At the October 1, 2014 Historic Preservation Commission (HPC) hearing, the HPC directed staff to re-engage the consulting firm, MIG, to complete additional research and analysis to address public comments received on the August 2014 Draft Civic Center Cultural Landscape Inventory document. The attached CLI (dated June 2015), case report and supporting documentation have been updated to address the public comments received in September 2014 and the HPC’s comments from the October 1, 2014 hearing.
Historic Resource Survey Case Report
Adoption of Civic Center Cultural Landscape Inventory

HEARING DATE: SEPTEMBER 16, 2015
(CONT. FROM OCTOBER 1, 2014, OCTOBER 15, 2014, DECEMBER 3, 2014,
MARCH 4, 2015, APRIL 15, 2015, AND AUGUST 5, 2015)

Case Number: 2014.1383U
Project: Civic Center Cultural Landscape Inventory
Staff Contact: Gretchen Hilyard – (415) 575-9109
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Reviewed by: Tim Frye – (415) 575-6822
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Recommendation: Adoption of survey findings

PROJECT DESCRIPTION

The case before the Historic Preservation Commission is consideration to adopt the Civic Center Cultural Landscape Inventory (CLI) findings. From August 2012 to June 2015, the planning consulting firm MIG, Inc. with oversight from Planning Department (Department) staff, conducted an inventory of historic landscape features within the boundaries of the Civic Center Landmark District. The 15-block area was first listed as a National Register Historic District in 1978 and subsequently listed as a San Francisco Landmark District under Article 10 of the Planning Code in 1994. A slightly smaller 8-block area was listed as a National Historic Landmark District in 1987. The purpose of the CLI was to supplement the historic resource surveys conducted for prior designations that focused on the architectural features of the district and provided only cursory information about the plazas, vegetation, infrastructure and other important cultural landscapes features that contribute to the district’s setting and significance.

The CLI boundary consists of 15 blocks within an area roughly bounded by Golden Gate Avenue to the north; UN Plaza to the east; Market Street to south; and Franklin Street to the west. This boundary includes all parcels within the Civic Center Landmark District. A map of the survey area is included in Attachment D.

ENVIRONMENTAL REVIEW

Historic resource surveys are exempt under Class 6 of the California Environmental Quality Act (CEQA). Section 15306, Information Collection of the CEQA Guidelines states the following: “Class 6 consists of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted or funded.”
PROJECT BACKGROUND

The purpose of the Civic Center CLI was to inventory and reveal new information about the historic landscape features of the Civic Center Landmark District that was not included in previous documentation efforts. The Department conducts historic resource surveys as planning tools that gather data and identify historic buildings, structures, sites, objects, landscape features, and historic districts. The Department’s survey activities, including adopted materials and findings, are reported to the California Office of Historic Preservation through the Federal Certified Local Government Program, and conform to State and Federal standards.

The San Francisco Public Utilities Commission was awarded a grant from the Environmental Protection Agency (EPA) to develop a sustainable district plan for the Civic Center area. The Planning Department was delegated a portion of the EPA grant funding to conduct the Civic Center CLI as part of the existing conditions analysis to inform the sustainable district plan and related studies and projects within the Civic Center cultural landscape. The CLI provides critical information necessary for future planning and design efforts within Civic Center. The information presented in the CLI will help inform planning decisions within the district and encourage consistent design treatments and maintenance of the Civic Center Landmark District. Projects within Civic Center are managed and stewarded by various groups including: the San Francisco Planning Department, Recreation & Parks Department, Public Utilities Commission, Municipal Transportation Agency, Department of Public Works, and local partners.

Prior to the development of the CLI, there was very little historical documentation or scholarly research focused on the historic landscape features constructed during the district’s established period of significance from 1896 to 1951. Previous documentation solely focused on the iconic buildings located within the district and no comprehensive inventory of extant landscape features was previously conducted. It is especially important that the landscape features be included in the understanding of the district because the previous documentation outlined significance of the district associated with community planning and development, landscape architecture, Beaux Arts style, and other landscape related themes.

The CLI relied on existing documentation as background about the district and its significance. The focus of the CLI was on identification and evaluation of cultural landscape characteristics and features as defined by the National Park Service in A Guide to Cultural Landscape Reports: Contents, Process and Techniques (Page, Gilbert and Dolan, 1998).

Please refer to the Civic Center Cultural Landscape Inventory Report for further information regarding boundary justification, methodology, and formatting (see Attachment B).

SUMMARY OF SURVEY FINDINGS

The CLI identified character-defining landscape features that contribute to the setting of the existing Civic Center Landmark District including: fire hydrants, fire boxes, trees and plantings, monuments, granite curbs, street lights, fences, public spaces and other features. Survey findings are summarized on the survey map on the project webpage: http://sf-planning.org/CivicCenterCLI
The findings of the CLI include the following:

- The Civic Center Cultural Landscape is significant under National Register Criterion A (Events) and C (Design) and character-defining landscapes features have been identified under these criteria.
- The Civic Center Cultural Landscape is significant under the following areas of significance: landscape architecture, Beaux Arts, Community Planning and Development, Entertainment/Recreation, Politics/Government and Social History.
- The period of significance for the Civic Center Cultural Landscape is 1896-1951.

The CLI did not include establishment of California Historical Resource Status Codes or evaluation of individual eligibility for landscape features within the district.

**OTHER ISSUES AND CONSIDERATIONS**

The Civic Center CLI marks the Department’s first effort to proactively document a cultural landscape in San Francisco. Cultural landscape studies have evolved over the last 30 years to include a more inclusive view of historic preservation that documents not only iconic buildings, but also the important connecting landscape characteristics, public spaces, sites and related features that contribute to the setting, context and significance of our historic environments. The CLI’s focus on documenting the Civic Center cultural landscape closely aligns with the pending Historic Preservation Element policies and the City’s commitment to expanding the definition of historic preservation to include more diverse resource types and communities to advance preservation efforts in San Francisco towards a more holistic and accurate record of our shared history.

**Previous Documentation Efforts**

The CLI relied on existing historic designation reports to provide the background historic context for the identified historic district. It has been a long-standing issue that the existing Article 10, National Register, and National Historic Landmark documentation contain contradictory facts related to the social and political context in which the Civic Center district developed. Several rounds of revisions were made to rectify the inaccuracies of these documents, however, it is important to note that the CLI scope did not include efforts to definitively resolve the inaccuracies in the existing documentation because this background information did not affect the identification of character-defining landscape features, the findings of the previous designations, or the findings of the CLI.

**UN Plaza/Civic Center Plaza**

Due to pending projects under the jurisdiction of other City agencies, no final determinations were made in the CLI regarding the contribution of UN Plaza and Civic Center Plaza to the Civic Center Landmark District’s cultural landscape. Previous documentation did call out the potential significance of UN Plaza and Civic Center Plaza, which will be evaluated in further detail as part of the Better Market Street Plan underway by the Department of Public Works, and upgrades to Civic Center Plaza underway by the Recreation & Parks Department. The CLI includes an existing conditions inventory of all of the landscape features of UN Plaza and Civic Center Plaza.
DEPARTMENT ANALYSIS

The Civic Center CLI was developed and conducted by MIG, Inc. by staff who meet the Secretary of the Interior Professional Qualifications Standards. The CLI was developed by MIG under the leadership of Director of Preservation Planning and Design/Senior Project Manager, Laurie Matthews, who has 15 years of experience in the inventory and evaluation of cultural landscapes in the United States. The project was managed and reviewed by Department Preservation staff who meet the Secretary of the Interior Professional Qualifications Standards. Preservation Planner Gretchen Hilyard led the development of the project and internal peer review and guidance was provided by Preservation Coordinator Tim Frye.

The Civic Center CLI methodology and findings are consistent with the standards as set forth by the National Park Service for the evaluation of cultural landscapes. A full description of the survey methodology, inventory and findings is found in the Civic Center Cultural Landscape Inventory Report (Attachment B).

DEPARTMENT RECOMMENDATION

The Department recommends adoption of findings associated with the Civic Center Cultural Landscape Inventory.

BASIS FOR RECOMMENDATION

- That the Civic Center CLI was prepared by qualified consultants and reviewed and managed by Department Preservation Planning staff who meet the Secretary of the Interior Professional Qualifications Standards.
- That the methodology utilized for the Civic Center CLI was based on best practices in cultural landscape inventory and evaluation as established by the National Park Service.
- That the public outreach and notification yielded definitive corrections to background historic context for the Civic Center Landmark District and these corrections were made to the final CLI document. None of these corrections affected the overall findings of the CLI including the identification and contribution of character-defining landscape features associated with the setting of the district.
- That further study is underway about the potential significance of UN Plaza and Civic Center Plaza to better understand the importance of these public spaces within the district.

NEIGHBORHOOD NOTIFICATION AND COMMUNITY OUTREACH

The following table is a timeline of the notifications, announcements, and outreach activities that occurred for the Civic Center CLI. Please note that there are no regulations, policies or procedures for public notification for consideration or adoption of historic resource surveys beyond standard hearing notice.
NOTIFICATION, ANNOUNCEMENT, AND OUTREACH ACTIVITY | DATE | NOTICE PRIOR TO ADOPTION HEARING
--- | --- | ---
Developed project webpage | August 2014 | 2 months
Department staff hosted an Ask-A-Planner booth at the Heart of The City Farmer’s Market (2 events). | August 2014 | 2 months
Department staff prepared a self-guided walking tour of the Civic Center cultural landscape features and distributed the tour at outreach events. | August 2014 | 2 months
Department staff distributed postcards promoting outreach events at the Heart of the City Farmer’s Market. | August 2014 | 2 months
The Civic Center CLI was highlighted in the Department’s September 2014 “Director’s Report.” | September 2014 | 1 month
Department staff invited key community stakeholders and City agency staff to attend the outreach events and HPC hearing to offer comments about the Civic Center CLI. | September 2014 | 1 month
Department staff distributed postcards promoting outreach events at the Historic Preservation Element Open House on September 10, 2014 | September 2014 | 20 calendar days
Department staff hosted a Civic Center CLI Community Meeting on September 16 to present the inventory findings. Meeting format consisted of activity tables outlining the survey findings and providing an overview of the Civic Center Landmark District, and Certificate of Appropriateness process. | September 2014 | 14 calendar days
First Historic Preservation Commission Hearing on the Civic Center Cultural Landscape Inventory. | October 1, 2014 | 

PUBLIC/NEIGHBORHOOD INPUT

The following is a summary of participation and comments received from the public and property owners:

- Approximately 40 people attended the Ask-A-Planner Booth at the Heart of the City Farmer’s Market on August 20 and 24.
- Approximately 15 people attended the September 16, 2014 Civic Center Cultural Landscape Inventory Community Workshop at the San Francisco Public Library.
• At the community events, several members of the public expressed interest and concern about upcoming projects in the Civic Center Landmark District.

• The Department received two public comment letters in September 2014 identifying factual inaccuracies in the CLI. The factual discrepancies identified did not affect the overall findings of the CLI including the identified character-defining features of the cultural landscape. Based upon direction received from the HPC at the first hearing on October 1, 2014, the consultant (MIG) conducted additional research to verify the factual inaccuracies outlined in the public comment letters. Where primary source materials were available to factually verify the comments, these changes were made to the CLI document. Where no supporting evidence was found to verify the comments, the document was rewritten for further clarification and these comments were retained in the Department’s records to support future survey efforts. These revisions were completed from October 2014 through June 2015 and the final CLI addresses all of these comments.

• A second public comment letter was received from James Haas on August 30, 2015 (included in Attachment E).

ATTACHMENTS:
Attachment A: Draft Historic Preservation Commission Motion
Attachment B: Civic Center Cultural Landscape Inventory Report
Attachment C: Outreach and notification materials
Attachment D: Sample Civic Center Cultural Landscape Inventory website pages
Attachment E: Public comments received

*The Civic Center Cultural Landscape Inventory findings are also available in a searchable Google map format at: http://sf-planning.org/CivicCenterCLI

GH: G:\Documents\Other\Civic Center Cultural landscape survey\HPC hearing_2015-09-16\2014.1383U_Civic Center CLI_Case Report.doc
ATTACHMENT A: DRAFT HISTORIC PRESERVATION COMMISSION MOTION
ADOPTION OF THE “CIVIC CENTER CULTURAL LANDSCAPE INVENTORY” AND ITS FINDINGS AS FUNDED THROUGH A GRANT FROM THE ENVIRONMENTAL PROTECTION AGENCY AS ADMINISTERED BY THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION.

PREAMBLE

WHEREAS, that the methodology for recording and evaluating landscape features in the Civic Center Cultural Landscape Inventory was based on best practices in cultural landscape evaluation as established by the National Park Service.

WHEREAS, that the Civic Center Cultural Landscape Inventory was prepared by qualified consultants in accordance with the Secretary of the Interior’s Professional Qualification Standards.

WHEREAS, that the Civic Center Cultural Landscape Inventory was reviewed by Department preservation planning staff in accordance with the Secretary of the Interior’s Professional Qualification Standards.

WHEREAS, that the Civic Center Cultural Landscape Inventory findings include the following:

- The Civic Center Cultural Landscape is significant under National Register Criterion A (Events) and C (Design) and character-defining landscapes features have been identified under these criteria.
- The Civic Center Cultural Landscape is significant under the following areas of significance: landscape architecture, Beaux Arts, Community Planning and Development, Entertainment/Recreation, Politics/Government and Social History.
- The period of significance for the Civic Center Cultural Landscape is 1896-1951.

WHEREAS, that the Civic Center Cultural Landscape Inventory was reviewed by the San Francisco Historic Preservation Commission for accuracy and adequacy and was adopted by the San Francisco Historic Preservation Commission at a public meeting agendized for this purpose.
WHEREAS, that a copy of the duly adopted the Civic Center Cultural Landscape Inventory will be maintained in the Planning Department Preservation Library and on the Planning Department’s website.

THEREFORE BE IT MOVED, that the Historic Preservation Commission hereby adopts the Civic Center Cultural Landscape Inventory, including the following findings:

- The Civic Center Cultural Landscape is significant under National Register Criterion A (Events) and C (Design) and character-defining landscapes features have been identified under these criteria.
- The Civic Center Cultural Landscape is significant under the following areas of significance: landscape architecture, Beaux Arts, Community Planning and Development, Entertainment/Recreation, Politics/Government and Social History.
- The period of significance for the Civic Center Cultural Landscape is 1896-1951.

BE IT FURTHER MOVED that detailed evaluation of the modern-era historic context for Civic Center Plaza and UN Plaza will be studied as part of the environmental review evaluations for projects being undertaken by the Recreation & Parks Department and the Department of Public Works.

BE IT FURTHER MOVED that the Historic Preservation Commission hereby directs its Commission Secretary to transmit a copy of the adopted survey materials and this Motion No. XXXX, to the California Office of Historic Preservation and to the Northwest Information Center at Sonoma State University for reference.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on September 16, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:
ATTACHMENT B: CIVIC CENTER CULTURAL LANDSCAPE INVENTORY
CIVIC CENTER HISTORIC DISTRICT CULTURAL LANDSCAPE INVENTORY

SAN FRANCISCO, CALIFORNIA
JUNE 2015

Prepared by: Laurie Matthews, Rachel Edmonds, Heather Buczak & Steve Leathers, MIG, Inc., and Bridget Maley, a+h architecture + history, llc, with assistance from Dr. Jeffrey T. Tilman, University of Cincinnati

Guided by: Tim Frye and Gretchen Hilyard, San Francisco Planning Department

PUBLICATION CREDITS

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COVER PHOTOS

Clockwise from top left: c. 1945 Aerial of Civic Center (University of California Berkeley, WBE Collection, College of Environmental Design Library), 1945 War Memorial Court (San Francisco History Center, San Francisco Public Library), 1964 Aerial of Civic Center (University of California Berkeley, WBE Collection, College of Environmental Design Library), 2012 Pioneer Monument (MIG), 2012 Seat Wall near San Francisco Public Library (MIG), 2012 Civic Center Plaza (MIG), 2012 Allegro near Asian Art Museum (MIG), 2012 Civic Center Plaza and City Hall (MIG), 2012 War Memorial Court (MIG), 2012 Fire Call Box (MIG), 2012 War Memorial Complex Gate (MIG), 2012 Simon Bolivar Statue (MIG), 2012 AWSS Fire Hydrant (MIG)

FOR MORE INFORMATION

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ACKNOWLEDGEMENTS

This project, led by MIG, consisted of an interdisciplinary team of preservation planning and design professionals with a deep understanding of the history of San Francisco, historic architecture, historic landscapes, and cartography. The breadth and depth of this team’s expertise was essential to developing a comprehensive survey of the cultural landscape features within the Civic Center Historic District.

The team was assisted by generous access to various online and brick and mortar repositories of information which allowed them to craft a comprehensive understanding of the area’s long and complicated development history and provide a thorough analysis of the historic district’s extant features. In particular the team wishes to thank the people and organizations who have spent considerable time and resources to provide online sources of information that are so critical to the success of this type of work. Access to online collections assisted the team, benefitted the project and will help those interested in the Civic Center Historic District craft more informed plans for its future.

Though the bibliography lists all of the sources that were consulted, the authors wish to acknowledge the following people and resources that were critical to developing key sections of the report:

- Argonaut Journal
- Elizabeth Skrondal, San Francisco Planning Department
- Brian Quigley, University of California Berkeley, Earth Sciences and Map Library
- David Rumsey Map Collection
- Eleanor Cox
- James W. Hazas
- Jeff Tilman, University of Cincinnati
- Historic American Building Survey
- Bancroft Library, University of California, Berkeley
- Miranda Hambr, Warley Lowell and Chris Martino, Environmental Design Archives, University of California, Berkeley
- College of Environmental Design (CED) Library, University of California, Berkeley
- San Francisco Chronicle
- San Francisco Recreation and Park Department
- San Francisco Department of Public Works, Bureau of Architecture
- San Francisco Examiner
- San Francisco Public Utilities Commission
- San Francisco History Center, San Francisco Public Library
- The Lawrence Halprin Collection, Architectural Archives of the University of Pennsylvania
- United States Geological Survey
- United States Library of Congress

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INTRODUCTION

The Civic Center Historic District comprises a roughly 58-acre and 15-block part of San Francisco that has multiple historic designations. It was designated locally as a San Francisco Landmark District in December 1984 (1984 SPLD), which followed a listing in the National Register of Historic Places on October 10, 1978 (1978 NR) for state and national levels of significance and a designation as a National Historic Landmark on February 27, 1987 (1987 NHL), which is the highest designation for a historic property in the United States. Both the National Register listing and National Historic Landmark designation comprise a smaller area boundary than the San Francisco Landmark District. The national listings include nearly an 8-block area just over 25 acres.

The historic district is located in the City and County of San Francisco, California, in downtown just north of Market Street between Franklin Street and 7th Street. It extends north to McAllister Street and Golden Gate Avenue. It is surrounded by several neighborhoods including South of Market (SOMA), Western Addition, Tenderloin, Nob Hill and the Financial District. Properties in the Civic Center are primarily public in nature, but owned and managed by several different city, state and federal agencies.

Most of the city’s major government and cultural institutions are located in the Civic Center Historic District including City Hall, San Francisco Public Library, War Memorial Complex including the Veterans Building and Opera House, Exposition (Chri) Auditorium, United Nations Plaza, Asian Art Museum, Civic Center Plaza, San Francisco Superior Court, Supreme Court of California, Louise M. Davies Symphony Hall, Federal Building at United Nations Plaza, Edmund G. Brown State Office Building, Hiram W. Johnson State Office Building, the

Figure 1.2 The Civic Center Historic District Cultural Landscape Inventory Study Area (MIG)
Nourse Theater and several educational institutions, including the University of California, Hastings College of the Law, Multi-modal transportation networks that run through Civic Center are overseen by the City of San Francisco, State of California, Bay Area Rapid Transit, and San Francisco Municipal Transportation Agency.

SUMMARY OF HISTORIC DEVELOPMENT

Historically, this area has served as the center of the city’s public services, including a city hall and other municipal and private buildings that were destroyed in the Great 1906 San Francisco Earthquake and Fires. That event and the near total destruction of the area necessitated the planning and construction of a new civic center. The plan for San Francisco’s Civic Center was developed by many leading Beaux Arts era architects and urban planners including Daniel Burnham and John Galen Howard. Many plans were debated and major portions of the Civic Center were developed over the next few decades up through the construction, dedication and opening of the War Memorial Complex in 1938 (the buildings within the Complex were completed in 1923, but the Memorial Court was not completed until 1936). The Beaux Arts era plans for the Civic Center (See Figures 2.7 and 2.8) were never fully realized. The Great Depression and World War II ceased major development, though some changes were made during these years.

Focus was placed on the Civic Center again in the 1950s resulting in the construction of an underground exhibit hall, parking garage and the redesign of Civic Center Plaza. Controversy surrounded the plaza design and though discussions took place and plans were developed to renovate the major landscape space on more than one occasion (the first effort coming not long after the new plaza opened), no major changes were implemented. This pattern of intense focus and little to no action was a trend during the later half of the 20th century with multiple efforts to reimagine the Civic Center, but with few major changes actually implemented.

That trend of inaction was halted with dramatic developments in the last decade of the 20th century, with the building of the new public library in 1996 and rehabilitation of the old library into the Asian Art Museum in 2003. Also at this time the San Francisco Superior Court Building at Polk and McAllister Streets was built (using plan guidelines from 1912 and other Beaux Arts principal), City Hall was seismically repaired and restored to its 1915 configuration, and the State of California demolished and replaced its building on Golden Gate Avenue and restored the Supreme Court Building on McAllister Street as one integrated State building complex. The construction of BART and the Market Street transportation corridor improvements in the 1960s – 1970s also had a major impact on the southern edge of the Civic Center. A similar focus is currently being placed on Van Ness Avenue to implement transportation corridor improvements, including a bus rapid transit route. Bicycle facilities have also been added to the Civic Center to improve cyclist safety and convenience, such as the Polk Street Bikeway Improvement Project which was completed in May 2014.

SUMMARY OF SIGNIFICANCE

The Civic Center Historic District is significant for its association with events and architectural styles connected to the Panama-Pacific International Exposition, the Beaux Arts Civic Center Plan, the formation of the United Nations, and the United States peace treaty with Japan. All of these areas of significance have been established through the 1994 SFLD, 1987 NHL and 1978 NR. Studies of related area of significance are planned or currently being completed by the San Francisco Planning Department which will further clarify the district’s historic significance.

The Civic Center Historic District relates to several areas of National Register significance themes, including Architecture, Art, Beaux Arts, Community Planning and Development, Entertainment/Recreation (World’s Fair), Landscape Architecture, Politics/Government, and Social History. It has been demonstrated to meet two of the four National Register of Historic Places and National Historic Landmark program significance criteria: Criterion A – a property associated with events that have made a significant contribution to the broad patterns of our history; and Criterion C4 – a property that embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

That trend of inaction was halted with dramatic developments in the last decade of the 20th century, with the building of the new public library in 1996 and rehabilitation of the old library into the Asian Art Museum in 2003. Also at this time the San Francisco Superior Court Building at Polk and McAllister Streets was built (using plan guidelines from 1912 and other Beaux Arts architects, landscape architects and craftspeople associated with designing or building significant features in the Civic Center Historic District include: Arthur Brown, Jr.; John Bakewell, Jr.; John Bour; Jean-Louis Bourgeois; Willis Polk; B. Marcus Priteca; Bernard I.S. Cahill; Daniel H. Burnham; DeLeuw, Cathcart and Company; Frederic H. Meyer; G. Albert Lamiagne; Georges Kahlmann; Jean Louis Bourgeois; John Gaens Howard; John Bakewell, Jr.; John Reid, Jr.; Christopher H. Snyder; Paul Deniville; Thomas D. Church; Walter D. Blais; and William B. Ferril.

The boundary of the historic district reflects the limit outlined in the 1984 SFLD, which is more expansive than the boundary outlined in the 1978 NR and 1987 NHL. The period of significance for the Civic Center Historic District is 1896-1951. The end date for the period of significance was established by the 1987 NHL.

RELATED STUDIES

There are a few distinct areas of significance that are the focus of current studies and planned future studies that could change the documented significance for the Civic Center Historic District. In particular a study is currently being completed to review the mid-century modern era urban development, planning and landscape architecture for the construction of the underground exhibit hall, parking garage and redesign of Civic Center Plaza which were designed by known masters of architecture and landscape architecture including Douglas Boyl; Skidmore, Owings and Merrill (SOM); and Wurster, Bernardi and Emmons (WBE). If the work associated with these efforts is found to be significant then the period of significance would extend to 1961. The area being studied primarily affects block 0760, but also relates to features on block 0712. In addition, the work of known master landscape architect Lawrence Halprin and his work associated with BART, Market Street and the United Nations Plaza is currently being studied. If work associated with that project is found to be significant then the period of significance would be extended to the 1970s. The area designated for this future study is outlined on maps of blocks 0351 and 0355, which are located in the Existing Conditions and Analysis section. Finally, Civic Center Historic District should be studied in terms of its relationship to numerous national level civic protests and social movements such as the Vietnam War, the House Committee on Un-American Activities, the White Night Riots and the gay rights movement.

NEED FOR A CULTURAL LANDSCAPE INVENTORY

A great deal of research and documentation has been completed for the historic district’s buildings, structures and some landscape features, most notably through the National Register of Historic Places (NR) and National Historic Landmark (NHL) nominations that were completed in 1978 and 1987, respectively. In 2006, Jeffrey T. Tilmann published a book that examined the career of Arthur Brown, Jr., chief architect of four main buildings in the Civic Center designed and built following the Great 1906 San Francisco Earthquake and Fires. These buildings include City Hall, War Memorial Opera House and Veterans Building, and the Federal Building. Through these efforts and other endeavors, some knowledge of the landscape’s developmental history had emerged. However, in order to make sound decisions for the Civic Center Landmark District today and in the future, a more comprehensive understanding of the district’s landscape features, its history and significance was needed. This is particularly true for three main reasons:

- The San Francisco Landmark District (1994 SFLD), established by Article 10 of the San Francisco Planning Code in 1994, encompases a larger geographic boundary than the National Historic Landmark documentation covers. Developing an understanding of resources that are outside the NHL historic district, but included in the San Francisco Landmark District is critical for the City of San Francisco’s future planning efforts.

- None of the prior documentation efforts provides a comprehensive inventory or understanding of landscape features that relate to the periods and areas of significance. The previous studies focused on documenting the buildings with little attention to the surrounding landscape features and context. For every landscape feature that is documented, there are several that are not, and that may of information will only thwart future planning and design efforts in the Civic Center Historic District which need to be sensitive to the district’s history.

- Some discrepancies and contradictions occur between the three previous documentation efforts (1978 NR, 1987 NHL, 1994 SFLD) which needed clarification.
A Cultural Landscape Inventory (CLI) is necessary for planning efforts associated with National Historic Landmarks that include cultural landscapes, as outlined in the National Historic Preservation Act Section 110 (as amended). Therefore, it is an early and critical step in the process to provide the City of San Francisco and its partners with the guidance needed for a property possessing national level of significance and integrity that enjoys ongoing use. A CLI is a versatile document that:

- Provides the stewards of the Civic Center Historic District a valuable reference which enriches people’s knowledge of the history of the site;
- Deepens the understanding of extant features and whether they contribute to the historic character of the district; and
- Provides an understanding of the district’s significance.

In particular, because the historic district is owned and managed by multiple agencies and departments, it is critical to have a CLI which provides a common source of knowledge and guidance for its stewards. It is a guiding document more than a prescriptive document; a resource which guides and manages decisions rather than making them outright. It calls historic and current information, bringing it together in one place and providing a database, analysis and framework for future decisions affecting the Civic Center Historic District. In essence it documents and evaluates the current status of extant features and includes an evaluation of their historic significance. Though many understand its significant place in the city, both historically and geographically, many of the current users of the Civic Center have differing missions, goals, and resources inherent to their organizations. There are places where these goals and missions overlap, and there are areas where compromise and balance are necessary to achieve the overall goals for the Civic Center. This CLI provides a solid base of information for stewards of the Civic Center Historic District to work together to achieve long-lasting protection and viability for a place that has impacted and provided inspiration for the citizens of San Francisco and the world.

This CLI incorporates information from previous inventories, documentation efforts, reports and studies which are relevant to the current understanding and future planning of the district. The CLI also provides new information gathered through field survey and archival research. It is clear that the Civic Center Historic District holds a strong association with the citizens of San Francisco. The district has often been the site of civic protests, celebrations and other events. The Civic Center has been heavily involved in the City’s most important historic moments including the Great 1906 San Francisco Earthquake and Fire, the rise of San Francisco as a major west coast urban center, use as temporary housing and as a victory garden during World War II, the signing of the United Nations Charter, post World War II urban development efforts, and the assassination of Mayor George Moscone and City Supervisor Harvey Milk and subsequent riots. While other studies go into depth about specific events this CLI provides a comprehensive overview of significant historic events that have impacted its development. It is the historic district as a whole, its buildings, its spaces and landscape features that need to be fully understood since they were designed to exhibit a harmonious whole and should be treated as such now and into the future. Focusing on the major building elements only includes half the picture. In fact, it is the open spaces and landscape features that were used to reinforce the design aesthetics of the Civic Center that have experienced the greatest threats to their design integrity. For example, Memorial Court was recently the focus of a design competition to determine how best to sensitively incorporate a Veteran’s Memorial. Understanding the character-defining features of that landscape was critical in determining a preservation-minded solution that sensitively inserted a new design into a historic landscape. The same is true of many non-building contributing features; with little recognition and limited understanding they have been and could continue to be at a high risk of loss or damage. With very few of those historic features left in the district, it is imperative that the remaining contributing landscape features that date to the historic period and contribute to the significance of the district are recognized and preserved.

CULTURAL LANDSCAPE INVENTORY BENEFITS

This Cultural Landscapes Inventory for the Civic Center Historic District develops a greater understanding of the extant landscape features and their relationship to the historic period; lays the groundwork for approval by the City of San Francisco and the California’s State Office of Historic Preservation for future design interventions; and assists future efforts to update the National Historic Landmark documentation. The Cultural Landscape Inventory will directly affect preservation planning, design and maintenance for the site by:

- Deepening the understanding of the site’s history and its extant resources as they relate to the historic district;
- Providing a compilation of current analysis and evaluation of the site’s extant character-defining features and its historical significance; and
- Providing information about the important landscape elements of the Civic Center that were not included in previous documentation, which focused on the individual buildings within the district.

METHODOLOGY AND SCOPE OF WORK

WHAT IS A CULTURAL LANDSCAPE INVENTORY?

A Cultural Landscape Inventory (CLI) is a comprehensive tool critical for the understanding of a cultural landscape associated with a National Historic Landmark property.

Section I: Site History includes a narrative and graphic account of the landscape’s development through the present focusing on the historic period to provide context for the later sections.

Section II: Existing Conditions & Analysis documents and assesses the extant features in the landscape, focusing on landscape characteristics and features that contribute to the significance of the historic district. The same is true of many non-building contributing features; with little recognition and limited understanding they have been and could continue to be at a high risk of loss or damage. With very few of those historic features left in the district, it is imperative that the remaining contributing landscape features that date to the historic period and contribute to the significance of the district are recognized and preserved.

Section III: Evaluation reviews the existing historic documentation and makes recommendations for updates to the documentation using National Register of Historic Places and National Historic Landmark program guidelines. The boundary, period of significance, areas of significance, and criteria are all evaluated.

Work for all sections was performed in conformance with guidelines established by the Department of the Interior, and other documents that lead this work including The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes; A Guide to Cultural Landscape Reports: Contexts, Process, and Techniques; and the Cultural Landscapes Inventory Professional Procedures Guide.

METHODOLOGY

The methodology for developing this Cultural Landscape Inventory blends traditional research, documentation and analysis methods with modern methods and tools. In particular, the site history was developed using traditional research methods by visiting select archives and repositories known to hold written and graphic materials relating to the history of the Civic Center’s development. Additional research was gleaned through various online sources, some relating to the brick and mortar repositories that the research team visited, but also extending to solely online sources of verifiable data.

The existing conditions were documented using a base of information gathered from various City of San Francisco departments and public agencies. This base information was sparse and/or needed a great deal of verification by the project team. A field team verified or recorded landscape features that were not previously captured or captured accurately on base maps and with photographs in September 2012. Individual features were verified during subsequent visits. This information was transferred to GIS along with a table of information associated with each feature. Photographs of each feature were tagged in the GIS data. The printed report provides a thorough view of the data that is available in the comprehensive digital GIS inventory, which has been transferred to the San Francisco Planning Department.

The existing conditions of the study area are organized using the San Francisco Office of the Assessor-Recorder’s numbering convention which assigns each block a unique number. With the exception of blocks 0765 and 0437 which are combined, each block has its own subset of information including a map, a features list, photos of select features, and a summary narrative. There are 15 “blocks” total.

The analysis and evaluation merges the information gleaned through the research and development of the site history with the inventory of extant features that were documented during field work and verification. Reports, newspaper articles, maps and photographs were used to determine what year or time period a particular feature was built or established. The date or era
was added to the features inventory and then an evaluation was made noting whether a particular feature dates to the historic period and contributes to the historic character of the district, or post-dates the historic period and is non-contributing to the historic character of the district.

The Civic Center survey area includes two known documented and significant archeological sites: the site of the former Yerba Buena Cemetery (a triangular site bounded by McAllister Street to the north, Market Street to the south, and Larkin Street to the west); and portions of Old City Hall foundation located at the current site of blocks: 0353, part of 0354 and part of 0351 (see 1905 period plan). This area was studied in depth before construction of the new public library in the 1990s and during rehabilitation of the Federal Building in 2012. The rehabilitation of the former library into the Asian Art Museum may have also included an archeological study, but no records were found that outlined that type of effort. Although a study of archeological sites was not within the scope of the CLI, it is important to recognize that these sites exist within the district and should be considered in future planning.

STUDY BOUNDARY

The Civic Center Historic District study area encompasses the 1998 Final Environmental Impact Report for the Asian Art Museum Rehabilitation includes guidelines for mitigating the disturbance of archaeological resources, but there are no findings pertaining to any known resources.

As noted earlier, current and future studies are exploring a few distinct areas of significance for the Civic Center Historic District. One current study is reviewing resources on block 0788 and 0812 associated with the mid-century modern era urban development, planning and landscape architecture for the construction of the underground exhibit hall, parking garage and redesign of Civic Center Plaza which were designed by known masters of architecture and landscape architecture including Douglas Boyles; Skidmore, Owings and Merrill (SOM); and Wurster, Bernardi and Emmons (WBE). Another current study is reviewing the work of known master landscape architect Lawrence Halprin and his designs for BART, Market Street and the United Nations Plaza and blocks 0351 and 0355. Future studies will review Civic Center’s relationship to numerous national level civic protests and social movements such as the Vietnam War, the House Committee on Un-American Activities, the White Night Riots and the gay rights movement.

Figure 1.3 Cultural Landscape Inventory Study Area key map with SF assessor’s block numbers. The blocks associated with current and future studies into potential additional areas of significance are indicated in dark grey. (MIG)
SITE HISTORY

LATE 19TH CENTURY – 1906: BEFORE THE EARTHQUAKE AND FIRES

SELECTED DEVELOPMENT CHRONOLOGY

c. 1849: The Yerba Buena Cemetery (c. 1849 – mid-1880s) was established in March of 1850 as the City’s first municipal cemetery, although unofficial use occurred by at least 1848. The cemetery encompassed the site currently occupied by blocks 0351, 0353, 0354 and 0355. Approximately 9,000 people were buried there, including burials that were moved from the North Beach cemetery in 1852.

1860s: The focus shifted and proposals were entertained to use the site for a public plaza or park. The project of relocating bodies from Yerba Buena Cemetery to the Lone Mountain Cemetery began and was concluded by 1870. Soon after the cemetery was converted into Yerba Buena Park, although no funds were made available to improve it, so it remained as “sand lots” before being slated as the site for the new City Hall.

1870: On April 4, 1870 the State Legislature passed a bill designating the Yerba Buena Cemetery property as the location of a new City Hall. The San Francisco Public Library, Asian Art Museum, UN Plaza and Federal Building were later built over the site.

1850s: Van Ness Avenue, which served as the western boundary for downtown San Francisco until the 1850s was originally called Marlette Street. It was widened from 68′-9” to 125′ in the 1850s.

1870: On May 11, 1870 Yerba Buena Park was given to the Board of City Hall Commissioners by the City. Proceeds of the sale of the lots that were 25′ x 100′ lots stretching from Market Street to Park Avenue (City Hall Avenue). The lots that were located in line with 8th Street were left open to create a “long vista up Eight Street which would eventually be terminated by the main tower of the City Hall.” This would eventually become Marshall Square, also known as City Hall Square (see 1905 period plan).

1870: A design competition, based on a design program developed by Williams & Wright, is held for the design of the City Hall which attracts 30 entries. The firm of Lower, Fuller & Company from New York is chosen. The building’s architecture was modeled after the Second Empire style that was in vogue at the time following prominent buildings of a similar style including the new wing of the Louvre and city halls in Philadelphia and Detroit.

FIGURE 2.1 C. 1956 CIVIC CENTER PLAZA

FIGURE 2.2 C. 1890 IMAGE OF OLD CITY HALL (CALIFORNIA STATE LIBRARY)
1870s: Photographs of Van Ness Avenue during this decade depict trees and planters lining the street.10

1872: On February 22 the cornerstone is laid for Old City Hall (destroyed in 1906) and construction begins. The Old City Hall was built over an expansive area encompassing three blocks: 0353, part of 0354 and part of 0351 (see 1905 period plan).

1880s - 90s: Van Ness Avenue had wood plank sidewalks, gaslights on street corners, and trees planted in front of residential buildings. By the 1890s Van Ness Avenue was a stately boulevard flanked by Queen Anne style mansions. Street trees, brick gutters, and a cable car line can be seen in historical photographs.11

1882: The Mechanics Pavilion opened on the block bound by Grove, Larkin, Hayes and Polk Streets (block 0812). The Pavilion was a huge wooden meeting hall and served as the City’s convention, meeting and exhibit hall until it was destroyed by fire in the Great 1906 San Francisco Fire and Earthquake.12

1883: Various buildings were located along Van Ness Avenue including: St. Ignatius College, the Priests’ Houses and theatre buildings on block 0810; two and three story residential buildings on blocks 0786A and 0787; and one and two story dwellings on blocks 0787 and 0786. The sidewalks along Van Ness Avenue between Hayes and Grove were about 20’ wide and the sidewalks between Grove and McAllister were between 10-15’ wide. Blocks 0786A and 0787 were originally bisected by Fulton Street into four blocks.13

1893: Various buildings were located along Van Ness Avenue including: St. Ignatius College, the Priests’ Houses and theatre buildings on block 0810; two and three story residential buildings on blocks 0786A and 0787; and one and two story dwellings on blocks 0787 and 0786. The sidewalks along Van Ness Avenue between Hayes and Grove were about 20’ wide and the sidewalks between Grove and McAllister were between 10-15’ wide. Blocks 0786A and 0787 were originally bisected by Fulton Street into four blocks.13

1894: The Pioneer Monument, designed by Frank H. Happersberger,14 was completed with $100,000 in funding which was left for the establishment of the monument by James Lick in his will. He died in 1876, but the trustee of his estate ensured the project was completed.15 It was originally placed between City Hall Avenue (originally named Park Avenue) and Market Street, within what was known as City Hall Square and later Marshall Square, located in the SE corner of block 0354 (see 1905 period plan).

1897: The Old City Hall is finished after years of construction. Some sources point to a construction process that was characterized by rampant corruption which contributed to cost overages, and which some deemed the cause of the building’s project was completed.16 It was originally placed between City Hall Avenue (originally named Park Avenue) and Market Street, within what was known as City Hall Square and later Marshall Square, located in the SE corner of block 0354 (see 1905 period plan).

1899: The Old City Hall is finished after years of construction. Some sources point to a construction process that was characterized by rampant corruption which contributed to cost overages, and which some deemed the cause of the building’s

10 Historical Resources Evaluation Report for the Van Ness Avenue Streetscape Improvement Project, Attachment VI, DPW, 2007, 4
11 Historical Resources Evaluation Report for the Van Ness Avenue Streetscape Improvement Project, Attachment VI, DPW, 2007, 7
13 Historical Resources Evaluation Report for the Van Ness Avenue Streetscape Improvement Project, Attachment VI, DPW, 2007, 10-12
14 Civic Center Pioneer Monument, Art + Architecture, January 27, 2012

Figure 2.5 (above) 1905 plan view image of the Daniel Burnham Plan for Civic Center (D. Rumsey)

Figure 2.3 (upper right) c. 1899 view of McAllister Street and City Hall Avenue (which used to cut diagonally through block 0354) and no longer exists (California State Library). Figure 2.4 (lower right) 1905 axonometric view image of the Daniel Burnham Plan for San Francisco (D. Rumsey)
1905


1 inch = 200 feet
failures during the 1906 earthquake and fire.16 Another source notes that the corruption only amounted to contractors, who were being supervised by an inexperienced group of commissioners, substituting inferior materials during the construction.17 Stephen Tobriner notes that the eventual failure of City Hall was the result of a series of bad decisions that had more to do with its long construction history and the aspirations of the growing city than with corruption.18 Like most American civic structures it had a strongly classicist Baroque flavor, although individual details betrayed its Victorian setting. Somewhat awkwardly proportioned in its main building, with a lofty tower and dome embarrassedly set on the tower’s top...19

1899: By 1899, City Hall Square becomes known as Marshall Square (block 054), named after James W. Marshall, who discovered gold at John Sutter’s mill on the American River in 1848.20

1899: The fire box system is established in the City of San Francisco. Some boxes remain which bear that date.21 A handful remain in the Civic Center Historic District.

1899: Bernard J.S. Cahill develops a plan for the Civic Center area at the request of Mayor James D. Phelan. Plan proposed a bifurcated Market Street, creating an island in the middle on which a hotel could be built and redoubling the property on either side of the street so that the U.S. Court House and Post Office could be visually connected with City Hall. No action is taken to implement the ambitious plan.22

1900: Various buildings were located along Van Ness Avenue, including a mixture of residential and commercial buildings on block 0815; St. Ignatius College on block 0810; residential buildings, a commercial building and bike shop on block 0811; a mixture of two to three story residential and commercial buildings such as a hotel and drug store on blocks 0781A and 0787; and one and two story dwellings plus a stable on blocks 0767 and 0768. The sidewalks along Van Ness Avenue between Hayes and McAllister were roughly 10’ wide.23

1904: The Association for the Improvement and Adornment of San Francisco was established on January 15, 1904 and unanimously elected former Mayor James Phelan as its president. The association included an executive committee. Membership was broadened to include any citizen genuinely interested in improving the city.24 Membership grew to include 450 individuals. Goals of the association included promoting in every practical way the beautifying of streets, public buildings, parks, squares and places of San Francisco and to stimulate the sentiment of civic pride in the improvement and care of private property.25 It was through this organization’s efforts that Daniel Burnham was asked to develop a plan for San Francisco. In response Burnham...26

Figure 2.7 (top right) 1914 Jules Guerin bird’s eye view rendering of John Galen Howard’s 1912 Civic Center plan (J. Tilman), Figure 2.8 (bottom right) 1912 lay out map of John Galen Howard’s 1912 Civic Center plan (J. Tilman)

Figure 2.6 (above) Portion of 1906 plan highlighting street widening projects (Earth Sciences & Map Library, UC Berkeley).

References:
16 Photographs, Written Historical and Descriptive Data: City Hall, Civic Center, HABS No. CAL-1881, 38-SANFRA73, Historic American Building Survey, National Park Service, 2; Archaeological Monitoring and Architectural Documentation San Francisco Main Library Project, 1994, 19-20; San Francisco Chronicle, “City Hall Frauds: Brick Walls Filled in With Rubbish” June 6, 1890, B 17 James W. Haas comments, 2014, 4
18 Tobriner, Stephen. Bracing for Disaster: Assessment of Damage in the 1906 Earthquake, 173
19 Photographs, Written Historical and Descriptive Data: City Hall, Civic Center, HABS No. CAL-1881, 38-SANFRA73, Historic American Building Survey, National Park Service, 2
20 Archaeological Monitoring and Architectural Documentation San Francisco Main Library Project, 1994, 24-25
sent associate Edward Bennett to San Francisco to begin the effort. He in turn solicited the help of Willis Polk, John McLaren and Arthur Brown.  

1905: Van Ness Avenue was largely a residential street. Photographs taken in 1905 show trees planted in front of residences, cable car tracks set into brick pavers, gaslights on street corners, wide concrete sidewalks, and brick gutters.  

1905: Daniel Burnham and his associates develop a plan for the City of San Francisco including the Civic Center, though no momentum to implement it immediately follows. While Burnham had recently completed a high profile commission for Washington, D.C. this was his first opportunity to develop a plan for an entire city.  

In keying out his plan for San Francisco, Burnham and his associates visited and drew inspiration from L’Enfant’s Washington, D.C. design. Burnham’s plan intended to bring imperial grandeur to San Francisco. The Burnham Plan exemplified Burnham’s “conceptual view of the ideal city” and was modeled on Paris. The plan was “built around a set of monumental civic buildings, from which radiate grand diagonal streets and concentric boulevards. Buildings of particular importance... are placed at the intersection of these avenues, on prominent topography.” It called for “a city traversed by graceful roadways and diagonal boulevards; an abundance of fountains, parks, and plazas; and lakes filled with water flowing from reservoirs built in the city’s hills. It also called for a grand Beaux Arts style civic center situated at Market Street and Van Ness Avenue, the geographical heart of the city.” Though portions of Burnham’s plan were incorporated into the Civic Center Plan that was eventually built, “several key pieces of Burnham’s Plan for the Civic Center were never realized. These include the creation of a rond-point (a roundabout at the convergence of streets) at the intersection of Market Street and Van Ness Avenue; a new promenade connecting the rond-point to an opera house; extending the panhandle (of Golden Gate Park) to the Civic Center; and a different site for City Hall.” The plan was restated following the 1906 earthquake which is outlined later in the site history.  

1905: Simultaneously Barnard J.S. Cahill revised his 1898 plan in response, but like the Burnham plan it was not acted upon at this time. Cahill’s plan called for a collection of civic buildings grouped around a public open space. His drawing was published in local newspapers and he sent copies to both Phelan and Burnham.  

J. Tilman, Arthur Brown, Jr. Progressive Classicist, 69  


J. Tilman, Arthur Brown, Jr. Progressive Classicist, 68  

J. Tilman, Arthur Brown, Jr. Progressive Classicist, 69  

Freebairn-Smith, Rod, Jennifer Devlin and Sarah Karinsky, “Extending the City Beautiful,” The Urbanist, Issue 488, January 2010  

J. Tilman, Arthur Brown, Jr. Progressive Classicist, 69  

1906: On April 18 at 5:12 AM an earthquake hits San Francisco which causes massive damage to the buildings and infrastructure. The initial damage is exacerbated by fires that rage through the city for days after the earthquake. This event became known as the Great 1906 San Francisco Earthquake and Fires.  

1906-1937: CITY BEAUTIFUL AND THE BEAUX ARTS  

SELECTED DEVELOPMENT CHRONOLOGY  

1906: The Great 1906 San Francisco Earthquake and Fires wreaked great destruction on Van Ness Avenue and the City of San Francisco. The buildings on the east side of Van Ness Avenue were dynamited in an attempt to contain the fire, and as a result, most of the buildings on the west side of the street were saved. After the earthquake, many of the remaining mansions on Van Ness Avenue were converted to commercial uses.  

1906: The Great 1906 San Francisco Earthquake and Fires damaged City Hall causing a great deal of the façade to collapse. The dome’s drum lost its cladding and the huge exterior column drum fell away from the building onto Larkin Street, creating a mountain of debris. The Hall of Records, reinforced with iron and isolated from the rest of the building, was not badly damaged. The eastern portion of City Hall also fared better than the rest, and its basement was rehabilitated and used for the temporary City Hall.  

The Mechanics’ Pavilion across from City Hall survived the earthquake and was set up as a temporary hospital, but it later burned to the ground.  

1908: The new structure was planned to house various municipal departments (see 1905 period plan).  

1909: Although the Great 1906 San Francisco Earthquake and Fires offered a prime opportunity to implement either the Burnham or Cahill plans, the idealism of a formal, grand plan lost out to eagerness to rebuild the city quickly. Much of San Francisco was rebuilt along the same grid and plan that existed prior to the earthquake. However, by 1909 civic leaders were interested in reviving Burnham’s plan, so they asked him to revise and update it. Burnham’s colleagues, Willis Polk, led the revision effort. Hearing of this, Barnard J.S. Cahill also revised his 1904 plan and voiced his concern that the Burnham Plan would be too expensive to implement. Based on his previous interaction with Daniel Burnham and his associates before the earthquake and fire, Cahill felt disrespected and “thus began a campaign to frustrate any civic center campaign” that would implement Burnham’s plan. The buildout of Civic Center reflects more of what Cahill envisioned, but “in recompense for his obstructionist position, Cahill had no official role with the Civic Center Commission, nor did he receive any credit for his contribution to the design.”  

1908: City Architect Newton J. Tharp recommends razing the Old City Hall ruins. He was supported by John Galen Howard and a special committee of the Board of Supervisors.  

1909: The Old City Hall was demolished with the exception of the Hall of Records and a portion of the McAllister Street wing. That same year the Board of Supervisors proposed a $3 million bond for a “modest, fire proof city hall” which was still slated to be placed on the site of the Old City Hall. The new structure was planned to house various municipal departments (see 1905 period plan).  

1909: San Francisco Auxiliary Water Supply System (AWSS) hydrants are installed in the Civic Center Historic District and are part of a larger city-wide system. The hydrants are short and painted white with a blue cap and stamped with the following...
1910: On October 24, 1910, the Board of Supervisors accepted an offer from the Whitcomb Estate Co. to construct a seven story building on their property on the south side of Market between Eighth and Ninth Streets to act as a temporary City Hall. This building, later named the Whitcomb Hotel, was sufficient to accommodate all the City agencies including the Courts currently in rental space. City offices remained at this location until 1912.46

1912. On January 29 the Board of Supervisors officially selects the site of the Old City Hall for the new City Hall. This location was chosen because the old City Hall was too small, the civic buildings surrounding it were too set back from the central open space and the proposed Schemes A and B were released and commented upon through editorial coverage in a local newspaper. John Galen Howard, Frederick Meyer and John Reid, Jr. are referred to as the “Consulting Architects.”

1912: On May 28, while proposers are still in the midst of drafting submissions for the City Hall design competition, the Consulting Architects issued their report on the design of Civic Center calling for the location of City Hall on Van Ness between Grove and McAllister, on block 0776. Both schemes recommended that the existing street grid be established on the old site which would allow Hyde and Leavenworth to extend to Market. The proposed Schemes A and B were released and commented upon through editorial coverage in a local newspaper.56

1912: Ultimately the site was switched and the competition garnered over seventy submissions for a City Hall designed on its current site.62

1913: Construction of City Hall, designed by Arthur Brown, Jr. and John Bakewell, Jr. begins in April.63

1912: Competition for the architectural design of City Hall, led by John Galen Howard, Frederick Meyer and John Reid, Jr., receives 73 entries. The commission is awarded to Arthur Brown, Jr. and John Bakewell, Jr. (Bakewell & Brown) along with a $25,000 commission.58

1912: One key aspect of the Civic Center Plan that was adopted by John Galen Howard’s committee is that each building follows the Burnham Plan and the configuration of civic buildings surrounding a central open space reflects the Cahill Plan.65

1912: Following the decision to use the site of the Old City Hall for the new City Hall, a special election is held on March 30 which overwhelmingly passes a $8.8 million bond for the purchase of land for the Civic Center and construction of City Hall.53

1913: Exposition (Civic) Auditorium, designed by John Galen Howard, Frederick Meyer and John Reid, Jr., is slated for use during the San Francisco Panama-Pacific International Exposition.

1910: Newton J. Tharp Commercial School is designed and constructed on a site fronting on Grove Street between Polk and Larkin Streets (block 0788, the future location of Civic Center Plaza). The school is moved after three years and reconstructed at 170 Fell Street.45

1912: Historic photographs show planting strips located in the wide sidewalks paralleling Van Ness Avenue and trees planted equidistantly apart in sidewalk planters near the future site of City Hall.52

1913: Construction of City Hall, designed by Arthur Brown, Jr. and John Bakewell, Jr. begins in April.63

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1913: Exposition (Civic) Auditorium, designed by John Galen Howard, Frederick Meyer and John Reid, Jr., is slated for use during the San Francisco Panama-Pacific International Exposition.
Exposition. Priority is given for this building to be finished in time for the Exposition, a goal that is ultimately achieved.\

1913: Throughout the early 20th century a location for the public library was often at the periphery of discussions by city officials and those involved in planning the Civic Center. Prior to the 1906 Earthquake and Fire the library was located in the Old City Hall. However, the facilities were considered insufficient and following the failure of the Old City Hall, a search was on to find a permanent home. To that end Library Trustees acquired property on block 0787, which later became the preferred site for the City Hall. In December 1913, Library Trustees transferred ownership of their property on block 0787 to the City in exchange for property on block 0353 for the future main public library.\

1913: (Newton J. Tharp) Commercial High School building was moved from its location on Grove Street (today’s Civic Center Plaza) to the southwest corner of block 0815 (135 Fell Street) when that block was given to the Board of Education in exchange. It should not be confused with the High School of Commerce which was built in 1926 on the same block.

1914: In anticipation of the Panama-Pacific International Exposition, which spurs work in and around the Civic Center including the Exposition (Civic) Auditorium, the Van Ness Avenue trolley tracks are completed in less than five months to accommodate the anticipated attendance predicted for the city during the 1915 Exposition. A 1915 report by City Engineer M.M. O’Shaughnessy predicted that during days of maximum attendance it would be necessary to transport up to 60,000 people per hour on rail, a staggering number that far outstripped the city’s capacity, prior to the completion of this rail line. The Van Ness Avenue trolley track was flanked by 259 trolley poles to support the overhead wires that powered the cars. The columns of the poles were composed of reinforced concrete, with a slender, tapered square form, a decorative finial, and cast iron footings with a modest tolated design and square base. The poles were initially erected without attached streetlights, but the city ultimately found the resources to install light fixtures. By the time of the Exposition’s opening, pairs of electric streetlights were hung on each trolley pole, making Van Ness Avenue the “best lit thoroughfare in the city.”

The finial features a tapered square crown flanked by abacus and medallions terminating in volute detailing and the base is square with foliated detailing. The door is stamped “Joshua Hendy Iron Works S.F.CA.”, a Bay area foundry commissioned to make the base. Several of the doors are stamped “Staiger and Kerr Stove and Foundry Company S.F.CA.”. Most likely these doors were early replacements for the original Hendy products. The replacement fiberglass bases do not have access doors and do not bear a maker’s mark.

1914: The City of San Francisco introduced tall, slender street lights to Van Ness Avenue sidewalks around 1914, which reflects the City’s plan at the time to develop the Civic Center area according to City Beautiful design principals.

1914: The Consulting Architects set up a competition for the design of the Main Library. George Kelham’s design is selected. Some controversy surrounded the selection since Kelham’s design resembled fellow architect Cass Gilbert’s design for the Detroit Public Library, and Gilbert was a member of the jury. However, Joan Draper stated that Kelham “won on the basis of his plan as much as his facades.”

66 HREIR Van Ness Avenue Bus Rapid Transit (BRT) Project, 22
67 HREIR Van Ness Avenue Bus Rapid Transit (BRT) Project, 35
63 Joan Draper, San Francisco Civic Center: Architecture, Planning and Politics, 1979, 161-162
64 Joan Draper, San Francisco Civic Center: Architecture, Planning and Politics, 1979, 162; Historical Resources Evaluation Report for the Van Ness Avenue Streetscape Improvement Project, Attachment VI, DPW, 2007, 8
65 HREIR Van Ness Avenue Bus Rapid Transit (BRT) Project, 22
66 HREIR Van Ness Avenue Bus Rapid Transit (BRT) Project, 22
67 HREIR Van Ness Avenue Bus Rapid Transit (BRT) Project, 35
Figure 2.16 1915 photograph of trolley service opening on Van Ness Avenue for the Panama-Pacific Exposition (San Francisco History Center, San Francisco Public Library)

Figure 2.17 1915 City Hall near Van Ness and Grove (SF Dept. of Public Works historic photos, San Francisco History Center, San Francisco Public Library)

Figure 2.18 1915 image of City Hall with Civic Center Plaza in the foreground (J. Tilman)

Figure 2.19 1915 view of the SW corner of Civic Center Plaza with City Hall in the background (J. Tilman)

Figure 2.20 1915 detail of City Hall with part of Civic Center Plaza in the foreground (J. Tilman)

Figure 2.21 c. 1915 image of Civic Center Plaza with City Hall in the background (J. Tilman)

Figure 2.22 (above) c. 1915 rendering of Exposition (Civic) Auditorium from direction of Civic Center Plaza (CED Library, UC Berkeley)
1914: In his plan for Civic Center, John Galen Howard called for a large plaza based on Beaux Arts principles, landscaped quadrants, two round pools, and generous paved spaces in front of City Hall available for public gatherings of up to 20,000 people from the City Hall steps to Larkin Street. Final plans for Civic Center Plaza prepared by the Consulting Architects were finished and approved by the Board of Supervisors on May 11, 1914. This was the last major contribution of the Consulting Architects.69

1915: Though dedicated by Mayor Rolph on December 28 the new City Hall, designed by Arthur Brown, Jr. and John Bakewell, Jr. (Bakewell & Brown) for $3.4 million, was not completed until March 1916.70 It was not finished in time for the Panama-Pacific International Exposition. Although the general feeling of the building’s style is Baroque, both inside and out, the details are generally Classical, with a generous addition of French Baroque ornamental features.71

1915: Civic Center Powerhouse is built (block 0347).72

1915: The Consulting Architects engagement with the Civic Center ends on June 30, 1915. John Reid, Jr. stays on part-time as a consultant to look after remaining projects which largely involved schools. Reid, who was Mayor Rolph’s brother-in-law, later became City Architect.73

1915: By 1915, commercial buildings and an automobile/motorcycle showroom are located on block 0811. Block 076A includes commercial buildings such as a paint shop, auto showrooms, machine shop, restaurant and hotel. Blocks 0767 and 0766 contained an assortment of auto showrooms, supply shops and repair shops.74 Some of this development and the configuration of these blocks are still evident on the 1919 period plan, based on the 1919 Sanborn Map.

1915: Civic Center Plaza was established in time for the Panama-Pacific International Exposition, but the full implementation of its design was not completed until 1925. A. Lucy Warne, who was with the City Architect’s office, designed the plan which included major and minor design areas and preserved important sight lines between the Civic Center’s major buildings. “Two fountains, each located at the junctures of the cross axes, flanked the main ceremonial axis. Functionally the plan provided for a clear and open central plaza area which was available for important civic events, and permitted parades to proceed along Fulton Street directly to City Hall. The two fountains were framed by large sweeping semi-circles which were lined with seating bays and in turn framed a double row of trees around the perimeter.”75

1915: A temporary, but elaborate balustrade wall made of plaster is constructed and decorated with large urns and sculpture around the perimeter of Civic Center Plaza. Linear shrubs lined the balustrade. Each fountain contained a large sculptural composition, all of plaster. The Consulting Architects explained that the temporary nature of the plaster works was intended to be a trial to determine whether these adornments would be suitable and appreciated by the public.76 Built for the Panama Pacific Exposition, these features of the Plaza design were removed within a few short years (See Figures 2.15, 2.18, 2.19 and 2.21). Archival drawings dated 1914 confirm plaster construction of these and other features.77

1916: About this time, blue police telephone call boxes are installed around the city including in Civic Center to serve as a pre-radio and phone communication system allowing police officers walking a beat to check in with their station houses.78 Some of these remain in the Civic Center Historic District.

1916: Pedestrian light poles and young London plane trees exist along Polk Street and the Civic Center Plaza.79

1917: The Public Library designed by George Kelham is constructed (present day Asian Art Museum) with a structural framework of reinforced concrete.80

71 HABS No. CAL-1381, 8
72 1987 NHL, 7,11
74 Historical Resources Evaluation Report for the Van Ness Avenue Streetscape Improvement Project, Attachment VI, DPW, 2007, 13
75 Diane Feinstein, City Center Proposal, 1987, 14
76 San Francisco Chronicle, unnamed article, May 7, 1914, 13
77 J. Tilman, Arthur Brown, Jr. Progressive Classicist, 97
78 Civic Center Proposal, Diane Feinstein, November 1987, 14
79 WBE Collection, Environmental Design Archives
81 J. Tilman, Arthur Brown, Jr. Progressive Classicist, 97
steel frame, reinforced concrete floors, and unreinforced brick walls (block 0353).81

1917: A design competition is announced for the State Building (now Supreme Court of California) on McAllister Street. Bliss & Faville are awarded the prize with their Italian Renaissance-influenced design for the building.82

1918-1919: Specifications call for protection of existing granite curbs during construction of the State Building (now Supreme Court of California).83

1920: The cornerstone for the State Building (now Supreme Court of California) is laid.84

1922: Future site of the War Memorial Complex (block 0786A) is purchased and cleared by the City.85

1922: Arthur Brown, Jr. expresses concern about the design of the space between the two buildings of the War Memorial Complex and how they would frame City Hall from this open plaza86 (See Figure 2.28). Thomas Church is later commissioned to design the courtyard between the buildings.

1923: Architectural Advisory Commission for the War Memorial presents drawings for buildings separated by a large memorial court with a victory column.87

1924: The trustees for the War Memorial hire Willis Polk, G. Albert Lansburgh and Arthur Brown to develop designs for the War Memorial Complex buildings based on the 1923 drawings. “It was agreed that Polk and Lansburgh would collaborate on the opera house, and that Bakewell & Brown would design the Veterans Building and the memorial court (which was later designed by Thomas Church).” However Polk’s death in 1924 put the project on hold and the dissolution of the firm of Bakewell & Brown meant that Lansburgh was the principal designer of the Opera House and Brown the principal designer of the Veterans Building.88

1924: High School of Commerce Athletic Field and Grandstand is built on block 0810.89

1926: State Building (now Supreme Court of California), designed by Bliss & Faville, is finished.90

1926: High School of Commerce Athletic Field and Grandstand is built on block 0810.89

1926: State Building (now Supreme Court of California), designed by Bliss & Faville, is finished.90

1928: The trustees for the War Memorial hire Willis Polk, G. Albert Lansburgh and Arthur Brown to develop designs for the War Memorial Complex buildings based on the 1923 drawings. “It was agreed that Polk and Lansburgh would collaborate on the opera house, and that Bakewell & Brown would design the Veterans Building and the memorial court (which was later designed by Thomas Church).” However Polk’s death in 1924 put the project on hold and the dissolution of the firm of Bakewell & Brown meant that Lansburgh was the principal designer of the Opera House and Brown the principal designer of the Veterans Building.88
Figure 2.32 1930 oblique aerial of the Civic Center district (San Francisco History Center, San Francisco Public Library)

Figure 2.33 Undated hand tinted postcard of the Civic Center during a major civic celebration. Note absence of the War Memorial Complex and San Francisco Department of Public Health Building. (CED Library, UC Berkeley)

Figure 2.34 1932 view of City Hall through the War Memorial Court (Architect & Engineer)

Figure 2.35 1932 Image of the War Memorial Complex (J. Tilman)

Figure 2.36 1930s annotated oblique aerial of the Civic Center district (San Francisco History Center, San Francisco Public Library)
1926: High School of Commerce at 135 Van Ness Avenue was completed in 1928 in the Spanish Colonial Revival style. The building was composed of three separate building wings and the Nourse Auditorium (Theater) and designed by John Reid, Jr. It was built on the same block as the Newton J. Tharp Commercial High School.

1928: The Pentages Theater (now the Orpheum Theater) opened its doors at Hyde and Market Streets as the fifth of Market Street’s six major movie palaces. The theater was designed by B. Marcus Priteca, a prominent Bay Area architect.

1929: The Department of Public Health Building, located on the NE corner of block 0811, is constructed with a structural steel frame and reinforced concrete floors.

1930: In the early 1930s, the historic photographs show curb cuts in the sidewalks directly in front of the entrances to the War Memorial Complex buildings. Historic photographs show awnings extending from the Opera House’s façade to the sidewalk cuts.

1931: Construction on the War Memorial Complex buildings, including the Opera House and Veterans Building, commences.

1932: The War Memorial Complex buildings, including the Opera House and Veterans Building, are dedicated on California State Admission Day, September 9.

1932: The French Renaissance style of the Opera House, designed by Arthur Brown and G. Albert Lansburgh, opens with performance of Puccini’s Tosca. The frame is structural steel with reinforced concrete floors. The walls are reinforced concrete with some unreinforced brick. The Veterans Building, designed by Arthur Brown, Jr., is constructed with similar specifications.

1932: Perpendicular parking (90 degree) is visible in front of the Veterans Building, part of the War Memorial Complex.

1932: Crosswalk treatments (dotted lines) are visible on the street at the corner of McAllister and Van Ness Avenue.

1932: Decorative iron fencing is visible along the Van Ness side of Memorial Court. Low wide curbs are visible at the edge of each building’s lawn course.

1932: Light poles along Van Ness Avenue between McAllister and Grove Streets are double globe lights that are attached to the pole about 2½ up in height on every other pole.

1937: In the late 1920s, the west side of Van Ness Avenue between Fell and Grove Streets was lined with trees in sidewalk planters.

1938 storefronts along Fulton at Hyde (San Francisco History Center, San Francisco Public Library)

94 Historical Resources Evaluation Report for the Van Ness Avenue Streetscape Improvement Project, Attachment VI, DPW, 2007, 8
95 1978 NRHP Inventory Nomination Form, continuation sheet 7
97 Landmarks Preservation Advisory Board Final Case Report, War Memorial Complex, Approved September 4, 1974, 4
98 Landmarks Preservation Advisory Board Final Case Report, War Memorial Complex, Approved September 4, 1974, 4
100 1987 NHL, 7,4; Civic Center Development Plan: Preliminary Report, Appendix V; Landmarks Preservation Advisory Board Final Case Report, War Memorial Complex, Approved September 4, 1974, p. 6
101 J. Tilman, Arthur Brown, Jr. Progressive Classicist, 102
102 J. Tilman, Arthur Brown, Jr. Progressive Classicist, 102
1938


1 inch = 200 feet
1932: Single columnar trees (possibly Taxus sp.) are located in landscape planters at the corners of the Veterans Building and Opera House along Van Ness Avenue. No other plantings are visible except turf. The mature plantings were due to the lack of funds to complete landscape work. The planters are irregular in plan and approximately fifteen-feet wide and twelve-feet deep. The corners of the planters are chamfered, a landscape design feature that echoes a vocabulary used in the corners of the War Memorial Complex buildings, City Hall, and the Department of Public Health Building. The planters are demarcated with low, white, granite walls, approximately one-foot tall by one-foot wide.107

1932: War Memorial Court contains soil from various cities around the world where Americans had been in battle which was gathered by American War Veterans.108

1933: Construction begins on Federal Building designed by Arthur Brown, Jr.108

1936: War Memorial Court finished, designed by Thomas Church and H. Leland Vaughn. Blue and gold painted ornamental iron fencing is installed at west and east entrances.111

1936: Van Ness Avenue is widened and the sidewalks are narrowed to 16 feet on both sides to anticipate surge of traffic due to completion of Golden Gate Bridge. To accommodate the street widening all of the trolley poles are moved back from the road.112

1936-37: Following the widening of Van Ness the San Francisco Public Utilities Commission undertook the relighting of the poles, affixing a single tear-drop luminaire. The uniform lighting standards replaced the small electric lights from the Exposition era (c. 1914), which had largely been considered a temporary expedient for the occasion, and many of which had already been taken out of service. In all, 259 specially designed pendant brackets mounted on the Municipal Railway trolley poles, supporting 6000 lumen pendants.113

1936: Specifications for light standards along Van Ness Avenue describe luminaires to have 6,000 lumen lamps, with bronze finials and globe fitters, mounted to poles brush-painted with buff colored paint.114

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113  HREIR Van Ness Avenue Bus Rapid Transit (BRT) Project, 29; San Francisco Public Utilities Commission Reports, Volume II, 1936-40, Electric Power Bureau, 130
114  Public Utilities Commission: Proposal for Street Lighting Construction on Van Ness (Market to North Point), McAllister (Polk to Franklin), and Grove (Hyde to Franklin), October 1936, 38; Public Utilities Commission: Proposal for Street Lighting Construction on Van Ness (Market to North Point), McAllister (Polk to Franklin), and Grove (Hyde to Franklin), October 1936, 47

113  HREIR Van Ness Avenue Bus Rapid Transit (BRT) Project, 29; San Francisco Public Utilities Commission Reports, Volume II, 1936-40, Electric Power Bureau, 130
114  Public Utilities Commission: Proposal for Street Lighting Construction on Van Ness (Market to North Point), McAllister (Polk to Franklin), and Grove (Hyde to Franklin), October 1936, 38; Public Utilities Commission: Proposal for Street Lighting Construction on Van Ness (Market to North Point), McAllister (Polk to Franklin), and Grove (Hyde to Franklin), October 1936, 47
1936: Streets adjacent to the Federal Building are fitted with 32 16.5’ concrete standards carrying 4,000 lumen lamps.115

1936-37: 32 16.5’ light standards with 4,000 lumens are installed on McAllister and Grove Streets.116

1936: By 1936, small 12’ park standard lights are visible along Fulton Street, and ornate 30’ tri-globe lights are visible along Hyde Street.117

1936: Around 1936, the Civic Center Plaza includes four rows of parking down the center of Fulton Street reaching from Leavenworth to Larkin Street. The parking area between Hyde and Larkin is lined with a double row of plane trees.118

1938-1961: WORLD WAR II AND MID-CENTURY MODERN

SELECTED DEVELOPMENT CHRONOLOGY

1941: The Hospitality House opens to serve visiting military personnel, citizens and soldiers during World War II. It is located on Larkin Street on the site of Marshall Square (block 0354). It was one of the last New Deal projects in the Bay Area, and built by the Building Trades Council labor unions and private construction companies as an entirely volunteer effort. This building later housed the San Francisco Planning Commission.119

115 San Francisco Public Utilities Commission Reports, Volume I, 1930-36, Electric Power Bureau, 133
116 San Francisco Public Utilities Commission Reports, Volume II, 1936-40, Electric Power Bureau, 130
SITE HISTORY

1947: In front of the new Federal Building, newly planted trees (most likely London Plane trees) are visible. The UN Charter was ratified by nations later that year.

1950: The H Trolley Line, running along Van Ness Avenue since the 1915 Exposition, is abandoned in March and replaced with motor coach service. The tracks are quickly removed with a median replacing the rail lines.

1941: Prefabricated barracks, built to provide lodging for visiting service personnel at a cost of 50 cents per night, are located in the Civic Center Plaza (block 0788) during World War II. Based on photographs of the area it appears they were removed by the end of 1946.

1945: The United States Navy constructs a three-story wood frame stucco temporary office building on the NE corner of block 0353, later referred to as the 45 Hyde Street Annex. In 1948, the Navy transferred the building to the City of San Francisco, and it was used as an annex to the public library until it was removed 1997 during the conversion of the Public Library to the Asian Art Museum.126

1945: Around 1945, a gas station, potentially the same as the Standard Oil station that was relocated here in 1930, is located on the SE corner of block 0766 at the intersection of Polk and McAllister Streets. This site later becomes the San Francisco Superior Court in 1995.

1945: Light poles with an aggregate concrete base are located along Fulton Street near the Federal Building by 1945 (block 0351).

1945: The Pioneer Monument remains located on the SE corner of Marshall Square (block 0354), where it stood since its origination in 1894. Today, Marshall Square is now gone and the Pioneer Monument has been moved to the middle of Fulton Street between the Asian Art Museum (block 0353) and the Public Library (block 0354).

1945: Around 1945, yews are planted near the vehicular entrance to the Opera House on Grove Street.

1945: In the late spring and summer of 1945, representatives from 50 nations gathered in San Francisco to attend the founding conference of the United Nations, which was hosted in the Civic Center. It was during this conference that they drafted and later signed the United Nations Charter. President Truman and other dignitaries signed the United Nations Charter “in the auditorium of Veterans Memorial Hall” on June 26 in which the President addressed the delegates.122 The UN Charter was ratified by nations later that year.

1946: Bird’s eye aerial photos and existing landscape plans123 dated 1946 show trimmed acacia trees located in two rows at the perimeter of Civic Center Plaza. Yews are planted around the circular fountains and along the Fulton Mall. Civic Center Plaza also contains decorative flower beds, hedge species, fountains, dogwood fountains, and brick paving.


124 Bird’s eye black and white photographs of Civic Center Plaza drawn up by Board of Park Commissioners’ Division of Engineering and Landscape Design, 1946, WBE Archive

1945: The United States Navy constructs a three-story wood frame stucco temporary office building on the NE corner of block 0353, later referred to as the 45 Hyde Street Annex. In 1948, the Navy transferred the building to the City of San Francisco, and it was used as an annex to the public library until it was removed 1997 during the conversion of the Public Library to the Asian Art Museum.126

1950: The H Trolley Line, running along Van Ness Avenue since the 1915 Exposition, is abandoned in March and replaced with motor coach service. The tracks are quickly removed with a median replacing the rail lines.125

1950: An apartment building, as well as commercial buildings, automobile repair shops and show rooms remain located along Van Ness Avenue on the west side of block 0811, near the Department of Public Health Building.125

1950: In 1958, block 0767 contained a variety of commercial buildings, including an automobile dealer, single-story electric supply shop, and a two-story automobile sales shop. Most of these buildings, including a law school, are no longer present since the State of California Building now resides here. The Barbara Apartments, located in the SW corner of block and present in 1950, remain.

1950: Commercial buildings, state offices and an automobile dealer are located along Van Ness Avenue on block 0766.121

1950: The sidewalks along Van Ness Avenue range from 10’ wide near the High School of Commerce on block 0815 to 25’ wide near the War Memorial Complex on block 0786A.128

1951: The Treaty of San Francisco is signed at the War Memorial


121 1987 NHL, 7,11

122 San Francisco Department of Planning, San Francisco Main Library Final Environmental Impact Report, 1992, 61a

125 HRIER Van Ness Avenue Bus Rapid Transit (BRT) Project, Attachment VI, DPW, 2007, 11

126 Historical Resources Evaluation Report for the Van Ness Avenue Streetscape Improvement Project, Attachment VI, DPW, 2007, 12

127 Historical Resources Evaluation Report for the Van Ness Avenue Streetscape Improvement Project, Attachment VI, DPW, 2007, 14

128 Historical Resources Evaluation Report for the Van Ness Avenue Streetscape Improvement Project, Attachment VI, DPW, 2007, 12

Figures 2.48 1943 view of barracks being constructed in Civic Center Plaza (San Francisco History Center, San Francisco Public Library)

Figures 2.49 1945 photo of the Powerhouse at the corner of Larkin and McAllister (San Francisco History Center, San Francisco Public Library)

Figures 2.50 1946 Civic Center Plaza landscape plans of existing conditions showing areas for flower beds, trimmed Irish yew hedges around fountains and along Fulton Mall, and two rows of acacia trees at the plaza’s perimeter.
Opera House on September 8, officially ending strife between the Allied Powers and Japan, effectively ending World War II. The Treaty went into effect in April 1952.129

1952: The High School of Commerce Athletic Field and Grandstand are removed from block 0810 along Van Ness Avenue.130

1953: In June, the San Francisco Planning Department publishes An Introductory Plan for the Civic Center suggesting a modernist approach for its redevelopment. The 1953 plan is eventually rejected for not adhering to the 80 foot height and bulk limit and spatial layout around the plaza.131 Despite controversy, a $3.25 million bond measure is eventually passed in November 1954 to upgrade the Civic Auditorium for conventions and build an exhibit hall under Civic Center Plaza.132

1956-1957: Excavation begins for the construction of Brooks Exhibit Hall which necessitates the removal of the Beaux Arts-era Civic Center Plaza.133 Brooks Hall and the associated underground parking garage (later built in 1959) were designed by the architectural firms Wurster Bernardi Emmons (WBE) and Blackmore Oetting and Merrill (SOM) to modernize and expand San Francisco’s convention facilities at the Exposition Civic Auditorium, which had not changed since the building’s construction in 1915. Douglas Boylis was the team’s landscape architect; he was tasked with redesigning Civic Center Plaza after the completion of Brooks Hall.134

1957: The California State Building Annex, located on the north end of block 0765, is completed.135 This addition was located behind the California State Building, designed by Blais & Ferris and built in 1928. The 1957 California State Building Annex was damaged in the 1989 Loma Prieta Earthquake and subsequently replaced by the Hiram W. Johnson State Office Building, designed by SOM.136

1958: Brooks Exhibit Hall below Civic Center Plaza is completed.137

1958: Tied to their work on Brooks Hall and the anticipated redesign of Civic Center Plaza, a Civic Center Development Plan is completed by WBE and SOM.138

1958: Several recommendations are made for the buildings and landscape spaces in the Civic Center Development Plan, but only some were implemented, including the new underground parking

Figures 2.51 - 2.52 (left and below) 1945 bird’s eye view of the War Memorial Court from Franklin Street (San Francisco History Center, San Francisco Public Library), c. 1947 bird’s eye view of the Civic Center areas flanking Fulton Street with view of new Federal Building at lower right (CED Library, UC Berkeley)
garage adjacent to Brooks Hall, new plaza landscape, and street closings to increase open space. Some recommendations that were not implemented include the demolition of the Department of Public Health Building and replacement of the Power House.  

1958: A study by the City and County of San Francisco found that they do not have modern design requirements for lateral loads, rendering remodeling for separations physically challenging and economically unfeasible. This study, completed by WRE and SOM, noted: “Even if the structural frame remains in good condition, plumbing, wiring, HVAC, and space allocations render the buildings obsolete and expendable.” However, City Hall receives fair condition assessment and “with proper upkeep may operate in present way indefinitely.”

1958: Transportation recommendations in the Civic Center Redevelopment Plan include a subway along Market Street (BART was built in the early 1970s), changes to traffic direction (one-way to two-way or vice versa), closing portions of Polk and Larkin Streets (not executed) and closing portions of Fulton Street (executed and made way for design of United Nations Plaza).

1958-1961: The restoration plan for Civic Center Plaza, outlined in the 1958 Civic Center Development Plan, was necessitated by the construction of Brooks Hall and the associated parking garage, both located underneath the 1915 era Civic Center Plaza. The first version of the Civic Center Plaza redesign, completed by landscape architect Douglas Boylston, closely reflected the 1915 era design, but was met with criticism by Mayor George Christopher. This design was never constructed. Boylston completed another version of the site design, which followed the modern design aesthetic in vogue at the time. However, following construction in 1961, this design was met with major public criticism, again from Mayor Christopher and joined by San Francisco architecture critic Alan Temko. This criticism resulted in an international design competition to redesign the plaza in the mid-1960s. Though modifications have been made, it is the 1961 Boylston design that remains today. It’s interesting to note that there is no reference to this project in the Douglas Boylston collection at the University of California at Berkeley College of Environmental Design Archives. It has been theorized that this omission was deliberate since Boylston was involved in at least one other controversial project in San Francisco for Portsmouth Square, but materials related to that project are included in his professional archives and papers.

1959-1960: Civic Center Parking Garage is built adjacent to Brooks Hall and designed by WRE/SOM. The two structures are built independently of each other, although by the same designers. It opens on March 1, 1960.

1960: Pollarded sycamores were added to landscape planters at

138 San Francisco Civic Center Development Plan 1958, 4
139 Civic Center Development Plan: Preliminary Report, Appendix V
140 San Francisco Civic Center Development Plan 1958, 10
141 1960 Site & Paving Plan, A3; 1960 Planting Plan, L1
142 Civic Center Proposal, Dianne Feinstein, November 1987, 18; The Argonaut, 82
143 The Argonaut, 82
144 The Argonaut, 79

Figure 2.56 1956 photo of Civic Center Plaza (J. Baird)
Figure 2.57 1956 removal of acacia trees from Civic Center Plaza prior to excavation for Brooks Hall and underground parking garage (San Francisco History Center, San Francisco Public Library)
Figure 2.58 1955 oblique aerial of Civic Center showing the west side of the War Memorial Complex and athletic field associated with the high school (San Francisco History Center, San Francisco Public Library)
Figure 2.59 c. 1960s model of planned Brooks Hall construction (San Francisco History Center, San Francisco Public Library)
Figure 2.60 1958 photo of Civic Center Plaza demolition (San Francisco History Center, San Francisco Public Library)
Figure 2.61 1958 dedication of Brooks Hall from Hyde Street access ramp (San Francisco History Center, San Francisco Public Library)

Figure 2.62 1961 photo of fountain pool at Civic Center Plaza with City Hall in background (San Francisco History Center, San Francisco Public Library)

Figure 2.63 1960 Douglas Baylis planting plan for Civic Center Plaza. Notes indicate that trees along the pool were to have a "3' - 4' spread" indicating they are pollarded London plane trees. (SF Dept. of Public Works)
the corner of the Veterans Building and Opera House in the War Memorial Complex along Van Ness Avenue after 1960.145

**SELECTED DEVELOPMENT CHRONOLOGY**

1964: A distinguished jury is selected for the Civic Center Plaza redesign which includes Thomas Church (landscape architect), Luis Barragán (architect), Andre Bloc (sculptor), Moses Lasky (art patron), and Sybil Moholy Nagy (art historian).146 Though a great deal of effort is exerted on the redesign (which is reflected in this section of the site history), no plans are ever approved or executed as part of this effort.

1964: City Hall is documented by the Historic American Buildings Survey.

1964: The Civic Center Technical Coordinating Committee determines “that a review of the Civic Center Development Plan is necessary at this time because of changes that have occurred with the passing of time and because of proposed new developments which will require decisions of far reaching consequence to the physical development of the Civic Center.”147

1964: The International Competition for the Enhancement of the San Francisco Civic Center is announced to solicit plans for a redesign of Civic Center Plaza.

1964: Exterior renovations to Civic Auditorium include extending the western most pier to accommodate an escalator to Brooks Auditorium.148

1965: 317 submittals are received in response to the International Competition for the Enhancement of the San Francisco Civic Center Plaza. The winning design by architects Ivan Tavetz and Angela Danadjieva of Paris, France was the unanimous choice by the Competition’s jury who urged its realization. However the modernist design was considered so far removed from the character of the Civic Center that no action was ever taken to implement the design.149 The jury provided several reasons for choosing the Tavetz and Danadjieva design, including “that if there was to be a departure from the present design, it should be so decisive that a truly original and new space would be created. The scheme, comprising a series of flat and varied terraces, represents a fresh and, in many ways, surprising approach.”150

1966: The Civic Center Plaza Fountain, which had been a center of controversy surrounding the Plaza, is described in the San Francisco Chronicle as “the mayor’s urinal” due to the position and phallic appearance of the spouts.152 This criticism likely leads to the fountain’s jets being replaced in 1970 (see below).

1966: Landscape architect Lawrence Halprin is asked by civic leader and philanthropist Walter Haas, Sr. to develop a design for Civic Center Plaza. The plan includes two circular pools and flagpoles. The unveiling was followed by hearings, but nothing was ever implemented due to a concern that the plan is too

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146 The Argonaut, 83
147 A Report on the Civic Center Development Plan, October 1964
148 1987 NHL, 7.5
149 SF Examiner, “$6000 Gift to Speed Design for Civic Plaza,” by Chas Cruttenden, March 1966, WBE Archives
150 It is interesting to note that Angela Danadjieva went on to work for Lawrence Halprin and Associates.
152 SF Examiner, “Civic Center’s pond a font of controversy,” by Gerald Adams, August 9, 1993
Figures 2.70 1964 plan of existing plaza for the International Competition for the Enhancement of the SF Civic Center (CED Library, UC Berkeley)

Figures 2.71 - 2.72 1964 photographs documenting existing conditions of Civic Center Plaza, including olive groves (left) and above ground ventilators above Brooks Hall (right) (Environmental Design Archives, UC Berkeley)

Figures 2.73 - 2.75 (clockwise from top) 1964 photographs documenting existing conditions of Civic Center Plaza including the flagpoles, water features, benches and trees (Environmental Design Archives, UC Berkeley)
1965
Source: Catalog of California Aerial Photography, Air Photo 17, 1965. UCB Earth Sciences & Map Library.

1 inch = 200 feet
1967: Work begins on the Market Street Subway and underground stations, including a station at Civic Center.\textsuperscript{156}

1970: Following complaints, city engineers dismantle the Civic Center Plaza fountain’s multi-spouts of water and replace them with a conventional single jet of water shooting vertically. The height is not deemed satisfactory.\textsuperscript{157}

1973: Service at the Civic Center/UN Plaza BART Station begins in November.\textsuperscript{158}

1966: Wells Fargo building (1258 Market Street) is remodeled after it is purchased by the bank.\textsuperscript{154}

1963-1968: It is important to note that based on a review of the finding aid of archived materials from Halprin’s design firm, his work on the Civic Center Plaza spanned between 1955-1968, but was not related to his later work associated with UN Plaza and BART work along Market Street.\textsuperscript{153}

1966: It is likely that Halprin was consulted or submitted design plans on multiple occasions for Civic Center. Further research about Halprin’s role was deemed outside the scope of this project, but needs to be researched and analyzed.\textsuperscript{154}

1978: NRHP Inventory Nomination Form, continuation sheet 1

1967: Work begins on the Market Street Subway and underground stations, including a station at Civic Center.\textsuperscript{156}

1970: Following complaints, city engineers dismantle the Civic Center Plaza fountain’s multi-spouts of water and replace them with a conventional single jet of water shooting vertically. The height is not deemed satisfactory.\textsuperscript{157}

1973: Service at the Civic Center/UN Plaza BART Station begins in November.\textsuperscript{158}

153  SF Chronicle, “Powers that be can revive Civic Center,” by John King, August 15, 2012; The Argonaut, BS

154  It is likely that Halprin was consulted or submitted design plans on multiple occasions for Civic Center. Further research about Halprin’s role was deemed outside the scope of this project, but needs to be researched and analyzed.

155  1978 NRHP Inventory Nomination Form, continuation sheet 1
1974: Civic Center: A Comprehensive Plan developed by the San Francisco Department of Planning is adopted by the San Francisco City Planning Commission on July 25 (Resolution No. 7216). No additional information or references about this plan have been found to date.

1975: Construction begins in January on United Nations Plaza, designed by landscape architect Lawrence Halprin, and is completed in June. The United Nations Plaza was part of the Market Street/Civic Center Station project (Halprin office job numbers 6721 and 6842). It was a joint venture with John Carl Warnecke & Associates and Mario Ciampi & Associates, and funded by a 1968 bond issue. The plaza is located along Fulton Street, between Market and Hyde, and Leavenworth, between Market and McAllister. The 1-acre pedestrian plaza was designed to commemorate the founding of the United Nations in the Civic Center in 1945. The original design consisted of 117,000 square feet of brick paving laid in a herringbone pattern, over 20,000 square feet of lawn area, 16 light standards and 24 wood slat benches (later removed) lining the outer edges of the promenade, low granite walls bordering the promenade and planting areas, 192 Platanus acerifolia (London plane) and Populus nigra (Lombardy poplar) trees, and a large granite slab fountain.

The granite materials were chosen to echo the principal materials of the Civic Center buildings. UN Plaza functions to provide a pedestrian approach to the Civic Center and a view from Market Street to City Hall. The entrance to the Civic Center BART Station is located just south of the pedestrian promenade.

1975: The first tree at UN Plaza is dedicated by Mayor Alioto on June 26 in honor of the late Dag Hammarskjöld, United Nations Secretary General from 1953 to 1961.

1977-2015: HISTORIC DISTRICT ESTABLISHED TO PRESENT DAY

SELECTED DEVELOPMENT CHRONOLOGY

1977: Design guidelines are drafted for UN Plaza and describe the site as a hard edge open space where buildings rise directly from the plaza pavement without intervening grass or other plantings, and where main entrances of the surrounding buildings should open into the plaza. The fountain consists of major granite slabs symbolizing the earth’s major continents, with the lower block in the center signifying the mythical lost continent. Tickal action of the earth’s oceans is represented by a surge of water into the fountain basin, a short pause at flood stage, followed by a rapid draining period. This cycle repeats every two minutes. Jets shoot up in the air to alert people that the surge will begin. Jets also make the fountain more visible from Market Street and other areas of the plaza.

1978: The Civic Center is listed in the National Register of Historic Places as a historic district.

1978: Discussions are held to discuss the implications of the 80’ height limit surrounding the United Nations Plaza and its impact on framing the axial view west toward City Hall.

1979: Opera House Addition is completed, extending west side of Opera House out to Franklin Street.
1980: Hiro II sculpture installed near the SE corner of the Veterans Building (created by artist Peter Voulkos in 1967).

1980: Louise M. Davies Symphony Hall (designed by Skidmore Owings and Merrill) opens, anchoring the western corner of Civic Center.167

1980a: Glass domed bus shelters are installed for MUNI stations. They are later deemed inaccessible.168

1980a: United Nations Plaza begins hosting Farmer’s Markets on Wednesdays and Sundays.169

1981: Harold L. Zellerbach Rehearsal Hall is completed and opened, adjacent to Davies Symphony Hall at the corner of Hayes and Franklin Streets.

1982: San Francisco Public Library (now Asian Art Museum) adds symmetrical handicap access ramps to the Larkin Street entrance.170

1984: Simon Bolivar Monument is dedicated on the 200th anniversary of his birth. The statue was a gift from Venezuela to San Francisco.171

1986: Edmund G. Brown State Office Building is completed. It is designed by Skidmore Owings & Merrill to echo Davies Symphony Hall with semi circular curbs and a triple tiered façade.172

1987: Civic Center Proposal, submitted by Mayor Dianne Feinstein, includes many recommendations. These include a new consolidated courthouse, improvements to Civic Center Plaza, added retail along the Fulton Street Mall, and painting the Orpheum Theater façade. It also calls for the construction of a pedestrian mall along Fulton Street in concert with construction of a new library on the Marshall Square site and a remodeling of the existing library into the Asian Art Museum.173 The proposal calls for the preservation of the War Memorial Court as a special urban space within the Civic Center, and improving the appearance of the Van Ness Avenue streetscape with new a median, landscaping and crosswalk areas (median and landscaping exist today).174 The proposal also calls for the street light system to be redesigned so they are uniform.175

1987: The San Francisco Chapter of the American Institute of Architects proposes a design for Civic Center Plaza similar to the one proposed and built based on the 1912 civic center plan and the 1914 A. Lacy Warwheat design. The proposal would have restored the public assembly area (location of rectangular fountain) and rebuilt the two oval fountains, on either side of the assembly area. Voters later fail to pass the bond that would finance the redesign in November 1991.176

1988: San Francisco voters approve a bond issue to construct a new library on block 0354, which was the site of Marshall Square. The building’s design will integrate Beaux Arts detailing on two sides to complement other Civic Center Buildings and a contemporary façade on the other two sides to meet the “city of commerce” on Market and Hyde streets.177

1988: San Francisco Planning Commission Resolution #11428 proposes the Civic Center as local historic district pursuant to Article 10 in the City Planning Code. The local historic district is not formally designated until 1994.178

170 Civic Center Historic District, Prepared for the Landmarks Preservation Advisory Board, Jan 1995, 5
171 United Nations Plaza: Site Assessment Report, 11
172 SF Civic Center Historic District, Prepared for the Landmarks Preservation Advisory Board, Jan 1995, 5
173 Civic Center Proposal, SF Planning Dept, 22
174 Civic Center Proposal, SF Planning Dept, 22
175 Civic Center Proposal, SF Planning Dept, 3
176 SF Examiner, “Civic Center’s pond a font of controversy,” by Gerald Adams, August 9, 1993; The San Francisco Civic Center: A Study in Urban Form, 10
177 Certificate of Appropriateness from Recreation and Park Commission
178 San Francisco Civic Center News, May 1993, Issue 1, 2

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1989: San Francisco Landmarks Preservation Advisory Board holds plans to renovate Civic Center Plaza to Beaux Arts era design. Based on available research it is not known why this action was taken.

1989: Loma Prieta Earthquake strikes on October 17, 1989 at 5:04 PM. The earthquake severely damages City Hall and other buildings in the Civic Center Historic District.

1990: A $33.2 million bond is passed in June 1990 to fund Phase 2 of the Earthquake Safety Program which provided funds to repair City Hall, the Exposition (Civic) Auditorium, and the War Memorial Opera House. Separate arrangements and funding were made for other buildings such as the Old Main Library (Asian Art Museum) and Veterans Building. The Department of Public Health Building is the only City building which has not yet been seismically upgraded as of January 15.

1990: Mayor Agnos announced that homeless people will no longer be allowed to sleep in Civic Center Plaza.

1990: Deteriorated site furnishings and cracked/damaged paving are repaired in Civic Center Plaza.

1991: Hospitality House, built during World War II and which had been serving as an office for the Planning Department, is slated for removal, but plans to move the building are also considered. In the end the building is demolished.

1992: Friends of the Library initiate two bond issues on the June 2 ballot to restore and improve Civic Center Plaza and create a Fulton Street Mall ($36.7 million) and to expand the Civic Center Parking Garage under Fulton Street during the library construction ($24 million). Neither bond measure passed. 1993: Construction begins on the new Main Library on the former Marshall Square block (block 0354). Pat Cobbs Freed & Partners of New York and Simon Martin-Vegue Winkelstein Moris of San Francisco are awarded the commission.

1993: Various proposals for the Civic Center Plaza Fountain are voiced, some in response to the Department of Public Health’s concern about the safety of the water, including planting it with flowers and shrubs and filling it with Styrofoam. It is not clear if any of these proposals were implemented.

1994: The Civic Center Landmark District is designated under Article 10 of the San Francisco Planning Code, after first being nominated in 1988.

1994: City Hall is vacated to accommodate seismic upgrades. Staff moves to the Veterans Building.

1994: Civic Center Study completed by Planning Department is released. Few of the recommendations are implemented.

Recommendations that are implemented include a bicycle plan, a place for kids to play,” by Rachel Gordon, A-6, March 1994

185 Civic Center Historic District Improvement, General Obligation Bond Program Report, 2

186 San Francisco Civic Center News, May 1993, Issue 1, 2

187 SF Examiner, “Civic Center gets a place for kids to play,” by Rachel Gordon, A-6, March 1994

188 SF Examiner, “Civic Center pond a font of controversy,” by Gerald Adams, August 9, 1993

189 SF Examiner, “Civic Center Exodus Inspires Renewal Ideas,” by Gerald Adams, San Francisco City Planning Archive

190 Civic Center Plaza: Site Assessment Report, Appendix 2: Fountain Assessments, 1

191 United Nations Plaza: Site Assessment Report, Appendix 2: Fountain Assessments, 1

192 United Nations Plaza: Site Assessment Report, Appendix 2: Fountain Assessments, 1


195 SF Chronicle, “It’s time to raise a stink over public toilets,” by C.W. Nevius, December 10, 2011


179 San Francisco Independent, “Civic Center plans stalled,” by Susan Herbert, April 5, 1989

180 San Francisco Civic Center News, May 1993, Issue 1, 2


182 Civic Center Historic District Improvement, General Obligation Bond Program Report, 2


1996: The War Memorial Opera House is vacated to complete seismic upgrades.197
1997: Improvements are recommended for the Civic Center Historic District by the Department of Public Works, but few are implemented. The exceptions were removal of the fountain in Civic Center Plaza, the addition of some seating areas (which were later removed), and the removal of some olive trees.198
1998: The central pool in Civic Center Plaza is replaced by a lawn199 and later a decomposed granite pathway.200
1998: Civic Center Plaza’s name is formally changed to Joseph L. Alioto Performing Arts Plaza.201
1999: City Hall reopens after seismic upgrades are completed and damage from the 1989 Loma Prieta earthquake is fixed.202
1999: California Supreme Court relocates to the Earl Warren Building at 350 McAllister after renovations and seismic upgrades are completed.203
1999: Another children’s playground is constructed in Civic Center Plaza.199
1999-2000: Department of Public Works receives funding to implement street light improvements along Market Street including four along the north side of the Orpheum, four along the south façade of the Federal Building, and seven along the south and west sides of 83 McAllister.204
1999: The Department of Public Works completes a site assessment of UN Plaza. Recommendations include increasing programming of scheduled events, installing vertical elements to frame views of City Hall and direct pedestrian flow, and replacing the original modernist light standards with more “historically appropriate” light standards.205
1999-2005: Department of Public Works receives funding to implement street light improvements along Market Street and the United Nations Plaza. The project includes the insertion of new globe lighting fixtures on pylons, new pedestrian lighting, two new kiosks, new utility and electrical connections for kiosks, replacing the granite SE corner with an eating and performance space, adding tables and movable seating, relocation of the Simon Bolivar Monument to its current location, removing portions of walls blocking a footpath behind the fountain, hanging flags of all 191 UN member nations, replacing the hollands and chains around the fountain, and installing a new stone monument to commemorate the event and the 60th anniversary of the signing of the UN Charter.206  Lawrence Halprin was consulted in the redesign.
2006-2007: Department of Public Works installs 31 fixed pedestal (palmmount) newspaper racks in Civic Center which replace 137 free standing news racks.207
2008 DIY Victory Garden with City Hall in background (Flickr Creative Commons, edibleoffice)
2008 Detail of DIY Victory Garden plots (Flickr Creative Commons, squash)
2009 Patrick Dougherty willow saplings sculptures at Civic Center Plaza (Flickr Creative Commons, sinterbear)
2009 SantaCon 2010 at Civic Center Plaza (Flickr Creative Commons, Gil Riego Jr.)
2010 DIY Victory Garden with City Hall in background (Flickr Creative Commons, edibleoffice)
2010 Detail of DIY Victory Garden plots (Flickr Creative Commons, squash)
2007: Civic Center designated a “Sustainable Resource District” by Mayor Newsom.

2008: Victory Gardens are installed at Civic Center Plaza as a temporary display.213

2010: Lagunaria pattersoni (primrose) trees added to north side of block 0351 by Friends of the Urban Forest (located at McAllister and Leavenworth).214

2010: Glass domed MUNI bus shelters are deemed inaccessible and replaced with shelters with wavy red roofs.215

2010: San Francisco awarded grant from U.S. Environmental Protection Agency to develop Civic Center Sustainable District Plan. A portion of the EPA funds were originally proposed to pay for the preparation of a new plan for Civic Center Plaza but were eventually diverted to retrofit the plumbing in City Hall and other buildings.216

2011: Mayor Gavin Newsom signs legislation on January 9, 2011 establishing a Community Benefit District (CBD) for Civic Center covering some thirty blocks of public and private property. The CBD is a special assessment district conceived and organized by a group of concerned Civic Center property owners, arts organizations, government entities and other stakeholders. The CBD provides additional cleaning and maintenance in the area as well as safety and serves the primary public advisory body for Civic Center.217

2012-2013: The Federal Building undergoes rehabilitation project which is managed by GSA and being led by HKS Architects, with Knapp Architects as consulting historic preservation architect.

2013: Veterans Building is closed in May for seismic upgrades and rehabilitation including installation of the new San Francisco Opera Center and will reopen in June 2015.218

2014: Construction begins in April on a new Veterans Memorial in the War Memorial Court. Susan Narduli and landscape architect Andrea Cochran designed a granite octagon monolith, reflecting pool and polished granite wall inscribed with the poem “The Young Dead Soldiers” by Archibald MacLeish. The project is completed in October.219

2014: A new separated northbound bike lane (also known as a contra-flow lane) installed on Polk Street (which runs southbound one-way) between Grove and Market Streets as part of the DPW Polk Street Bikeway Improvement Project.220

2014: In Civic Center Plaza, the sunken square-shaped turf sections in the north and south areas of the plaza were replaced with at-grade turf to improve accessibility. In addition, the arc-shaped flower planting beds in these turf areas were removed.

2014-2017: Final concept designs for Civic Center playground renovations complete by the end of 2014. A draft project schedule sets construction drawings to be complete by the end of 2016 and construction to be complete by the end of 2017. Playgrounds to be designed at no cost to the City through an agreement with the Trust for Public Land. The project is funded through a pledge agreement between the Helen Diller Family Foundation and Trust for Public Land.221

213  SPUR, “DIY Urbanism,” The Urbanist, Issue 496, September 2010
214  Friends of the Urban Forest
Orientation to the study area:
The Civic Center study area is broken up into fifteen “blocks” using the San Francisco Office of the Assessor-Recorder’s numbering convention. Each block has its own photos, map and table except for blocks #0765 and #0347, which are combined. Contributing features have bolded blue photo captions and table entries.

The blocks are organized north to south and west to east. They are discussed in the following order:
- Block #0767 - State of California Building
- Block #0766 - San Francisco Superior Court
- Block #0767 - San Francisco City Hall
- Block #0811 - San Francisco Department of Public Health
- Block #0765 - Supreme Court of California
- Block #0347 - San Francisco Powerhouse Building
- Block #0788 - Civic Center Plaza
- Block #0812 - San Francisco Expo Center (Civic) Auditorium
- Block #0353 - Asian Art Museum
- Block #0354 - San Francisco Public Library
- Block #0355 - Wells Fargo and other Market Street Buildings
- Block #0351 - United Nations Plaza

Key to acronyms and abbreviations in tables:

<table>
<thead>
<tr>
<th>Jurisdiction</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADM - Admin Services</td>
</tr>
<tr>
<td>BART - Bay Area Rapid Transit</td>
</tr>
<tr>
<td>BEWS - Bureau of Engineering &amp; Water Supply</td>
</tr>
<tr>
<td>DPW - Department of Public Works</td>
</tr>
<tr>
<td>LOC - Library of Congress</td>
</tr>
<tr>
<td>MUNI - San Francisco Municipal Railway</td>
</tr>
<tr>
<td>ROW - Right-of-Way</td>
</tr>
<tr>
<td>RPD - San Francisco Recreation and Park Department</td>
</tr>
<tr>
<td>SFDPH - San Francisco Department of Public Health</td>
</tr>
<tr>
<td>SFDT - San Francisco Department of Technology</td>
</tr>
<tr>
<td>SFFD - San Francisco Fire Department</td>
</tr>
<tr>
<td>SFPUC - San Francisco Public Utilities Commission</td>
</tr>
<tr>
<td>SFUSD - San Francisco Unified School District</td>
</tr>
<tr>
<td>USPS - United States Postal Service</td>
</tr>
<tr>
<td>US Govt - United States Government</td>
</tr>
<tr>
<td>VA - Veterans Administration</td>
</tr>
<tr>
<td>WAR - War Memorial Board of Trustees</td>
</tr>
</tbody>
</table>

Guide to photos in this chapter:
All photos in the Existing Conditions chapter were taken during field work completed by MIG, Inc. in September 2012 and January 2013. A limited number of building photos were pulled from Google Street View. Those images have an asterisk (*) in their caption.

Period of significance:
The period of significance for the San Francisco Civic Center Historic District is 1896-1951. A more detailed discussion of the period of significance and how it relates to Civic Center Plaza and UN Plaza, which are the focus of further studies, is contained in the Evaluation section.

Character Defining:
- C - Contributing
- NC - Not Contributing
- U - Undetermined
As the north bookend to the War Memorial Complex, block #0767 has few landscape elements that date to the period of significance. Elements that remain on this block include Van Ness trolley poles, fire hydrants and granite curbs.

The California State Building, home of the California Public Utilities Commission, was constructed in 1986. This development cleared existing buildings on publicly owned property, though an historic apartment building remains along Franklin Street.

The California State Building*
Barbara Apartments at Franklin St*
Curb ramp at McAllister St and Van Ness Ave
6" granite curb at McAllister St
Circular metal grate, Van Ness Ave
Newspaper box, Van Ness Ave
Van Ness trolley pole with single pendant
6" granite curb at McAllister St
High pressure auxiliary main supply hydrant, Golden Gate Ave
Square metal grate, Franklin St
Circular metal grate, Franklin St
Curb ramp at McAllister St and Van Ness Ave
Barbara Apartments at Franklin St*
Phoenix canariensis/Canary Island Date Palm in the courtyard of the Barbara Apartments
Curb ramp at McAllister St and Van Ness Ave
High pressure auxiliary main supply hydrant, Golden Gate Ave
Circular metal grate, Franklin St
Curb ramp at McAllister St and Van Ness Ave
Barbara Apartments at Franklin St*
Phoenix canariensis/Canary Island Date Palm in the courtyard of the Barbara Apartments
Curb ramp at McAllister St and Van Ness Ave
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Curb ramp at McAllister St and Van Ness Ave
High pressure auxiliary main supply hydrant, Golden Gate Ave
Circular metal grate, Franklin St
Curb ramp at McAllister St and Van Ness Ave
Barbara Apartments at Franklin St*
San Francisco Civic Center Historic District
Planning Department, San Francisco, California

Cultural Landscape Report

LEGEND:
- bench - cement (two)
- bench - cement built into planter box
- bus shelter - covered with bench
- fire hydrant - built into the planter wall
- fire hydrant - painted white
- fire hydrant - painted white with blue top
- mail box
- newspaper box
- street light - Van Ness single pendant
- street light - single cobra
- street tree - Platanus x acerifolia
- street tree - Corymbia ficifolia
- street tree - Lophostemon confertus
- street tree - Metrosideros excelsa
- street tree - Eucalyptus polyanthemos
- tree - Acacia melanoxylon
- tree - Phoenix canariensis
- planter box - cement
- planter box - cement, camelia shrub
- tree well - square with no grate
- tree well - square with metal grate
- tree well - square cement grate
- tree well - circular metal grate
- curb - granite
- curb - cement
- contributing building or structure
- non-contributing building or structure

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

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

DRAWN DATE:
March 2013, updated September 2013

EXISTING CONDITIONS & Analysis
<table>
<thead>
<tr>
<th>CHARACTERISTIC</th>
<th>QTY.</th>
<th>FEATURE</th>
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<th>DATE BUILT</th>
<th>PRIMARY SOURCE</th>
<th>JURISDICTION</th>
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<td>Barbara Apartments</td>
<td>580 McAllister</td>
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<td>1994</td>
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<td>circulation</td>
<td>6</td>
<td>Curb</td>
<td>6&quot; cement curb</td>
<td>Block #0767 on Franklin, McAllister, Redwood, Van Ness</td>
<td>2006</td>
<td>site visit</td>
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<td>NC</td>
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<td>small scale feature</td>
<td>1</td>
<td>bench</td>
<td>bench - cement</td>
<td>Block #0767 on Redwood</td>
<td>1986</td>
<td>site visit</td>
<td>SFLD</td>
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<td>1</td>
<td>bus stop</td>
<td>bus shelter - covered with bench</td>
<td>Block #0767 on McAllister</td>
<td>1986</td>
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<td>fire hydrant</td>
<td>fire hydrant - four valves built into the planter wall</td>
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<td>fire hydrant</td>
<td>fire hydrant - painted white</td>
<td>Block #0767 on Franklin</td>
<td>1986</td>
<td>site visit</td>
<td>SFFD</td>
<td>NC</td>
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<td>small scale feature</td>
<td>1</td>
<td>fire hydrant</td>
<td>fire hydrant - painted white with blue top</td>
<td>Block #0767 on Golden Gate</td>
<td>1909c</td>
<td>site visit</td>
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<td>newspaper box</td>
<td>Block #0767 on Van Ness</td>
<td>2006</td>
<td>site visit</td>
<td>SF PUC</td>
<td>NC</td>
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<td>small scale feature</td>
<td>1</td>
<td>street light</td>
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<td>site visit, 1915</td>
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<td>3</td>
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<td>cement, camellia shrub</td>
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<td>1 of 15 with same metal grate; Platanus x acerifolia, London Plane</td>
<td>Block #0767 on McAllister, Van Ness</td>
<td>1986c</td>
<td>site visit</td>
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<td>NC</td>
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<td>vegetation</td>
<td>9</td>
<td>tree</td>
<td>Corymbia ficifolia, Red Flowering Gum</td>
<td>Block #0767 on Franklin, McAllister, Van Ness</td>
<td>1986c</td>
<td>site visit</td>
<td>SF PUC</td>
<td>NC</td>
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<td>vegetation</td>
<td>4</td>
<td>tree</td>
<td>Metrosideros excelsa, New Zealand Christmas Tree</td>
<td>Block #0767 on Franklin, McAllister, Golden Gate</td>
<td>1986c</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
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<tr>
<td>vegetation</td>
<td>3</td>
<td>tree</td>
<td>in elevated planting box with double row of camellia shrubs; Acacia melanoxylon, Black Acacia</td>
<td>Block #0767 on Van Ness</td>
<td>1986</td>
<td>site visit</td>
<td>State of CA</td>
<td>NC</td>
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<tr>
<td>vegetation</td>
<td>1</td>
<td>tree</td>
<td>located in courtyard - Phoenix canariensis, Canary Island Date Palm</td>
<td>Block #0767 on Redwood</td>
<td>1912c</td>
<td>site visit</td>
<td>private</td>
<td>C</td>
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<tr>
<td>vegetation</td>
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<td>tree</td>
<td>Eucalyptus ptilophylla, Silver Dollar Gum</td>
<td>Block #ROW on Van Ness</td>
<td>1950</td>
<td>2003 HIER Van Ness</td>
<td>DPR</td>
<td>C</td>
</tr>
</tbody>
</table>

*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.
Block #0786A is the home to San Francisco’s Opera House, Veterans Building, and the War Memorial Court, collectively known as the War Memorial Complex. The Van Ness frontage still features trolley poles installed as early as 1914, but most landscape features date from between 1932-1936. Thomas Church, landscape architect of the War Memorial Court, advised on plantings for the block’s streetscape, building entrances, and other interstitial spaces.

Completed in 1936, the War Memorial Court features a palette of trimmed evergreen shrubs, deciduous pollarded London Plane trees, lawn panels and walkways constructed of aggregate pavement, concrete, red brick and black unit pavers. Since construction, much of the original planting material has been replaced with the same or similar species. Groupings of Victorian Box trees (Pittosporum undulatum) at building corners along Van Ness are original from Church’s design but are overgrown and shadow the building façades. Boxwood shrubs were added by 1955 at the Franklin entrance to prevent foot traffic across the lawn. Groundcover along the paved walkways has periodically been replaced with species including low-growing junipers, English ivy and, most recently, creeping raspberry.
LEGEND:
- pathway
- curb - cement
- contributing building or structure
- spatial organization
- vegetation
- small scale feature
- circulation
- circulation - curb
- building or structure

LEGEND FOR SURROUNDING LANDSCAPE FEATURES:

bike rack
bollard - gray metal
bollard - concrete
bus stop
fire hydrant/policestation
fire hydrant - white with blue top
fire hydrant - white
sculpture - Hiro II, 1967
newspaper box
man-hole cover
vent grate
ramp with granite curbs
stairs - granite
fence
sidewalk lift
parking lot
driveway - textured pavement
sign - wheelchair access
sidewalk - paving variation
sidewalk - War Memorial Court
light pole - ornamental iron lamp
street light - Van Ness single pendant
street light - single cobra
hedge - boxwood
shrub - Heteromeles arbutifolia
shrub - Taus baccata 'Stricta'
planting area
stump of street tree
street tree - Platanus x acerifolia
tree - Laphrdommon confertus
tree - Carpinus betulus 'Fastigiata'
tree - Pittosporum undulatum
tree - Platanus x acerifolia
tree - Corymbia ficifolia
tree well - square with no grate
tree well - square with cement grate

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

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

DRAWN DATE:
March 2013, updated September 2013
### BLOCK #0786A - WAR MEMORIAL COMPLEX

**CHARACTERISTIC** | QTY. | FEATURE | DESCRIPTION | ADDRESS/LOCATION | DATE BUILT | PRIMARY SOURCE | JURISDICTION | CHARACTER-DEFINING
--- | --- | --- | --- | --- | --- | --- | --- | ---
buildings & structures | 1 | War Memorial Veterans Building | Veterans Building; similar in appearance to Opera House with long staiway approach | 401 Van Ness | 2019 | SF Transit | WAR | C
buildings & structures | 1 | War Memorial Opera House | Opera House; similar in appearance to Veterans Building | 301 Van Ness | 2019 | SF Transit | WAR | C

circulation | 4 | curb | 6" cement curb | Block #0786A on Franklin, Grove, McAllister, Van Ness | 1932 | site visit | DPW | C

circulation | 3 | bollard | bollard - grey metal; one in a set of three | Block #0786A on McAllister | 1932c | site visit | WAR | C

circulation | 2 | bollard | bollard - grey metal; one of many with chain for closing off parking spots | Block #0786A on Van Ness | 1932c | site visit | WAR | C

circulation | 1 | sidewalk | sidewalk - adjacent to driveway and edged by bowed hedge | Block #0786A on Van Ness | 1932c | site visit | WAR | C

circulation | 1 | driveway | driveway - south entry to building, textured paving | Block #0786A on Grove | 1932c | site visit | WAR | C

circulation | 1 | parking lot | parking lot - with bollards and chains | Block #0786A on Franklin | 1932c | site visit | WAR | C

circulation | 1 | tree well | tree well - square with cement grate | Block #0786A on Franklin | 1932c | site visit | DPW | C

circulation | 1 | sidewalk | sidewalk - variation in paving treatment and evidence of repair patching | Block #0786A on Van Ness | 1932c | site visit | WAR | C

circulation | 1 | steps | steps - granite leading up to central courtyard | War Memorial Court | 1932 | site visit | WAR | C

circulation | 1 | steps | steps - located in the middle of row | Block #0786A on Van Ness | 1932 | site visit | DPW | C

**EXISTING CONDITIONS & ANALYSIS**

| BLOCK #0786A - WAR MEMORIAL COMPLEX | CHARACTERISTIC | QTY. | FEATURE | DESCRIPTION | ADDRESS/LOCATION | DATE BUILT | PRIMARY SOURCE | JURISDICTION | CHARACTER-DEFINING
--- | --- | --- | --- | --- | --- | --- | --- | --- | ---
buildings & structures | 1 | War Memorial Veterans Building | Veterans Building; similar in appearance to Veterans Building | 301 Van Ness | 1932 | site visit | DPW | C

*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.*
As the south bookend to the War Memorial Complex, block #0810, bounded by Van Ness Avenue, Hayes, Franklin and Grove Streets existed as a sports field for the San Francisco Unified School District between 1934 and 1952. In 1980, the Louise M. Davies Symphony Hall was built, and in 1981, the Harold L. Zellerbach Rehearsal Hall was built. These new buildings added a new palette of landscape features including new sidewalks, street trees, tree grates, access drives, public artwork, signage, etc.

Landscape elements that remain from the historic period of significance include Van Ness trolley poles and granite curbs of varying widths. Newest additions to the block include fenced landscape planters installed as part of the Van Ness greening project through the Department of Public Works.
San Francisco Civic Center Historic District
Planning Department, San Francisco, California

Cultural Landscape Report

LEGEND:
- bollard
- fire hydrant - painted white with blue top
- fire hydrant - painted white
- sculpture - Large Four Piece Reclining Figure
- sign - information and advertising
- bike rack
- bus stop
- street light - Van Ness single pendant
- street light - single cobra
- street signal - ornate gold paint
- tree - Platanus x acerifolia
- tree - Nerium oleander
- street tree - Platanus x acerifolia
- street tree - Cerynia ficifolia
- street tree - Pittosporum undulatum
- street tree - Metrosideros excelsa
- tree well - circular with brick cover
- tree well - circular, filled with decomposed granite
- tree well - semicircle (elongated) no grate
- tree well - semicircle (filled in with cement)
- tree well - semicircle no grate
- planter box
- curb - granite
- curb - cement
- non-contributing building or structure

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

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

DRAWN DATE:
March 2013, updated September 2013

LEGEND FOR SURROUNDING LANDSCAPE FEATURES:
- vegetation
- small scale feature
- circulation
- circulation - curb
- building or structure
<table>
<thead>
<tr>
<th>CHARACTERISTIC</th>
<th>QTY.</th>
<th>FEATURE</th>
<th>DESCRIPTION</th>
<th>ADDRESS/LOCATION</th>
<th>DATE BUILT</th>
<th>PRIMARY SOURCE</th>
<th>JURISDICTION</th>
<th>CHARACTER DEFINING</th>
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<tbody>
<tr>
<td>buildings &amp; structures</td>
<td>1</td>
<td>Louise M. Davies Symphony Hall</td>
<td>Louise M. Davies Symphony Hall</td>
<td>201 Van Ness</td>
<td>1980</td>
<td>SFLD</td>
<td>WAR NC</td>
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<td>buildings &amp; structures</td>
<td>1</td>
<td>Harold L. Zellerbach Rehearsal Hall</td>
<td>Harold L. Zellerbach Rehearsal Hall</td>
<td>200 Franklin</td>
<td>1981</td>
<td>site visit</td>
<td>WAR NC</td>
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<tr>
<td>circulation</td>
<td>4</td>
<td>curb</td>
<td>6&quot; cement curb</td>
<td>Block #810 on Franklin, Grove, Hayes</td>
<td>site visit</td>
<td>DPW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>circulation</td>
<td>3</td>
<td>curb</td>
<td>6&quot; granite curb</td>
<td>Block #810 on Franklin, Van Ness</td>
<td>1915c</td>
<td>site visit</td>
<td></td>
<td>DPW C</td>
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<tr>
<td>small scale feature</td>
<td>3</td>
<td>bike rack</td>
<td>bike rack - metal staple type</td>
<td>Block #810 on Grove</td>
<td>-</td>
<td>site visit</td>
<td>WAR NC</td>
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<tr>
<td>small scale feature</td>
<td>4</td>
<td>bollard</td>
<td>bollard - metal adjacent to garage door</td>
<td>Block #810 on Hayes</td>
<td>1980c</td>
<td>site visit</td>
<td>WAR NC</td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>4</td>
<td>bollard</td>
<td>bollard - cement with dome top</td>
<td>Block #810 on Grove</td>
<td>1980c</td>
<td>site visit</td>
<td>WAR NC</td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>bus stop</td>
<td>bus stop - covered</td>
<td>Block #810 on Hayes</td>
<td>1980c</td>
<td>site visit</td>
<td>MUNI NC</td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>3</td>
<td>fire hydrant</td>
<td>fire hydrant - painted white with blue top; embossed 1909</td>
<td>Block #810 on Grove, Van Ness</td>
<td>1909</td>
<td>site visit</td>
<td>BEWS C</td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>fire hydrant</td>
<td>fire hydrant - painted white; embossed 1998</td>
<td>Block #810 on Franklin</td>
<td>1998</td>
<td>site visit</td>
<td>SF FD NC</td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>sculpture</td>
<td>sculpture - southeast corner of Davies Hall, bronze, &quot;Large Four Piece Reclining Figure&quot; by Henry Moore; 1973</td>
<td>Block #810 on Van Ness</td>
<td>1980</td>
<td>site visit</td>
<td>WAR NC</td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>3</td>
<td>sign</td>
<td>sign - advertising Louise M. Davies Symphony Hall</td>
<td>Block #810 on Grove</td>
<td>-</td>
<td>site visit</td>
<td>WAR NC</td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>sign</td>
<td>sign - information</td>
<td>Block #810 on Grove</td>
<td>-</td>
<td>site visit</td>
<td>WAR NC</td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>tree well</td>
<td>tree well - circular with brick cover</td>
<td>Block #810 on Grove</td>
<td>-</td>
<td>site visit</td>
<td>DPW NC</td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>tree well</td>
<td>tree well - semicircle with smaller semicircle (filled in with cement)</td>
<td>Block #810 on Hayes</td>
<td>1980c</td>
<td>site visit</td>
<td>DPW C</td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>tree well</td>
<td>tree well - semicircle with smaller semicircle and no grate</td>
<td>Block #810 on Hayes</td>
<td>1980c</td>
<td>site visit</td>
<td>DPW NC</td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>tree well</td>
<td>tree well - semicircle with smaller semicircle and no grate (no tree)</td>
<td>Block #810 on Hayes</td>
<td>1980c</td>
<td>site visit</td>
<td>DPW NC</td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>tree well</td>
<td>tree well - circular with metal edging, filled with decomposed granite</td>
<td>Block #810 on Van Ness</td>
<td>1980c</td>
<td>site visit</td>
<td>DPW NC</td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>6</td>
<td>tree well</td>
<td>tree well - single cobra</td>
<td>Block #810 on Franklin, Grove, Hayes</td>
<td>-</td>
<td>SF PUC</td>
<td>SF PUC C</td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>4</td>
<td>street light</td>
<td>street light - Van Ness single pendant</td>
<td>Block #810 on Van Ness</td>
<td>1915-1936</td>
<td>site visit, 1915 SF PL image</td>
<td>SF PUC C</td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>street signal</td>
<td>street signal - ornate gold paint on base of pole</td>
<td>Block #810 on Franklin</td>
<td>-</td>
<td>SF PUC</td>
<td>SF PUC C</td>
<td></td>
</tr>
<tr>
<td>vegetation</td>
<td>3</td>
<td>planter box</td>
<td>planter box - east side of the building - black iron decorative fencing</td>
<td>Block #810 on Van Ness</td>
<td>2010</td>
<td>site visit</td>
<td>DPW NC</td>
<td></td>
</tr>
<tr>
<td>vegetation</td>
<td>5</td>
<td>tree</td>
<td>tree - Metrosideros excelsa, New Zealand Christmas Tree</td>
<td>Block #810 on Franklin</td>
<td>1980c</td>
<td>site visit</td>
<td>DPW NC</td>
<td></td>
</tr>
<tr>
<td>vegetation</td>
<td>17</td>
<td>tree</td>
<td>tree - Platanus x acerifolia, London Plane</td>
<td>Block #810 on Grove, Hayes, Van Ness</td>
<td>1980c</td>
<td>site visit</td>
<td>DPW NC</td>
<td></td>
</tr>
<tr>
<td>vegetation</td>
<td>4</td>
<td>tree</td>
<td>tree - adjacent to building in planting area - Phoenix s, Desert, Desert</td>
<td>Block #810 on Grove, Van Ness</td>
<td>1980c</td>
<td>site visit</td>
<td>WAR NC</td>
<td></td>
</tr>
<tr>
<td>vegetation</td>
<td>4</td>
<td>tree</td>
<td>tree - northeast edge of building - Platanus x acerifolia, London Plane</td>
<td>Block #810 on Grove, Van Ness</td>
<td>1980c</td>
<td>site visit</td>
<td>DPW NC</td>
<td></td>
</tr>
<tr>
<td>vegetation</td>
<td>2</td>
<td>tree</td>
<td>tree in median - Corymbia ficifolia, Red Flowering Gum</td>
<td>Block #810 on Van Ness</td>
<td>1950</td>
<td>2009 MMLR Van Ness ART Project</td>
<td>DPW NC</td>
<td></td>
</tr>
</tbody>
</table>

*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.*
The San Francisco Unified School District (SFUSD) has maintained presence on the block bounded by Hayes, Van Ness, Fell and Franklin since 1913. That year, the Newton J. Tharp Commercial High School (b. 1913) was moved from its original location along Grove Street (between Polk and Larkin Streets) to its present location at the northeast corner of Franklin and Fell Streets. Moving the building allowed construction of Civic Center Plaza for the 1915 Panama Pacific International Exposition. In 1920, the High School of Commerce and Nourse Theater (Auditorium) was built in the Spanish colonial revival style at 135 Van Ness Street. These three SFUSD buildings on block #0815 date to the period of significance.

Landscape elements that remain from the period of significance include Van Ness trolley poles, brick paving treatment along Van Ness and granite curbs. Newest additions to the block include fenced landscape planters installed as part of the Van Ness greening project through the Department of Public Works.
LEGEND:

- fire hydrant - painted white
- street light - Van Ness single pendant
- street light - single cobra
- street light - single pendant lamp
- street light and signal - cobra
- shrub - Pittosporum crassifolium
- shrub - Rhaphiolepis indica
- shrub - Syzygium paniculatum
- shrub - Ligustrum japonicum
- shrub - Taxus baccata 'Stricta'
- stumps in planting area
- street tree - Lophostemon confertus
- tree - Syzygium paniculatum
- paving - brick paving treatment
- planter box

- curb - granite
- curb - cement
- contributing building or structure

LEGEND FOR SURROUNDING LANDSCAPE FEATURES:

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

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

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

DRAWN DATE:
March 2013, updated September 2013
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<th>DATE BUILT</th>
<th>PRIMARY SOURCE</th>
<th>JURISDICTION</th>
<th>CHARACTER DEFINING</th>
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<tbody>
<tr>
<td>buildings &amp; structures</td>
<td>1</td>
<td>SF Unified School District Administrative Building</td>
<td>SF Unified School District Administrative Building (High School of Commerce)</td>
<td>135 Van Ness</td>
<td>1926</td>
<td>1994 SFLD</td>
<td>SFUSD</td>
<td>C</td>
</tr>
<tr>
<td>circulation</td>
<td>6</td>
<td>curb</td>
<td>6&quot; cement curb</td>
<td>Block #0815 on Fell, Franklin, Van Ness</td>
<td>site visit</td>
<td>DPW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>circulation</td>
<td>5</td>
<td>curb</td>
<td>6&quot; granite curb</td>
<td>Block #0815 on Fell, Franklin, Hayes, Van Ness</td>
<td>1915c</td>
<td>site visit</td>
<td>DPW</td>
<td>C</td>
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<tr>
<td>circulation</td>
<td>1</td>
<td>paving</td>
<td>paving - brick paving treatment</td>
<td>Block #0815 on Van Ness</td>
<td>1926c</td>
<td>site visit</td>
<td>SFUSD</td>
<td>C</td>
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<td>small scale feature</td>
<td>2</td>
<td>fire hydrant</td>
<td>fire hydrant - painted white; embossed 2002 and 2007</td>
<td>Block #0815 on Franklin</td>
<td>2002</td>
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<td>SFFD</td>
<td>NC</td>
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<td>street light</td>
<td>street light - single cobra</td>
<td>Block #0815 on Fell, Franklin, Hayes</td>
<td>SF PUC</td>
<td>SF PUC</td>
<td>NC</td>
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<tr>
<td>small scale feature</td>
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<td>street light</td>
<td>street light - single pendant lamp</td>
<td>Block #0815 on Van Ness</td>
<td>SF PUC</td>
<td>SF PUC</td>
<td>C*</td>
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<tr>
<td>small scale feature</td>
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<td>street light</td>
<td>street light - Van Ness single pendant</td>
<td>Block #0815 on Van Ness</td>
<td>1915-1936</td>
<td>site visit, 1915 SFPL</td>
<td>image</td>
<td>SF PUC</td>
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<tr>
<td>small scale feature</td>
<td>1</td>
<td>street light</td>
<td>street light and signal - cobra</td>
<td>Block #0815 on Franklin</td>
<td>SF PUC</td>
<td>SF PUC</td>
<td>C*</td>
<td></td>
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<tr>
<td>vegetation</td>
<td>8</td>
<td>planter box</td>
<td>planter box - faux granite curb edges with black metal fencing</td>
<td>Block #0815 on Van Ness</td>
<td>2010</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
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<tr>
<td>vegetation</td>
<td>6</td>
<td>shrub</td>
<td>Shrub - Ligustrum japonicum, Japanese Privet</td>
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<td>site visit</td>
<td>SFUSD</td>
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<td>vegetation</td>
<td>1</td>
<td>shrub</td>
<td>Shrub - Pittosporum crassifolium, Rare Pittosporum</td>
<td>Block #0815 on Fell</td>
<td>-</td>
<td>site visit</td>
<td>SFUSD</td>
<td>-</td>
</tr>
<tr>
<td>vegetation</td>
<td>1</td>
<td>shrub</td>
<td>Shrub - Rhaphiolepis indica, Indian Hawthorn</td>
<td>Block #0815 on Hayes</td>
<td>-</td>
<td>site visit</td>
<td>SFUSD</td>
<td>-</td>
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<tr>
<td>vegetation</td>
<td>8</td>
<td>shrub</td>
<td>Shrub - Pittosporum crassifolium, Rare Pittosporum</td>
<td>Block #0815 on Van Ness</td>
<td>-</td>
<td>site visit</td>
<td>SFUSD</td>
<td>-</td>
</tr>
<tr>
<td>vegetation</td>
<td>2</td>
<td>shrub</td>
<td>Shrub - Syzygium paniculatum, Brush cherry</td>
<td>Block #0815 on Fell</td>
<td>SF USD</td>
<td>SF USD</td>
<td>-</td>
<td></td>
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<tr>
<td>vegetation</td>
<td>12</td>
<td>shrub</td>
<td>Shrub - Taxus baccata 'Stricta', Irish Yew</td>
<td>Block #0815 on Hayes, Van Ness</td>
<td>-</td>
<td>site visit</td>
<td>SFUSD</td>
<td>-</td>
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<tr>
<td>vegetation</td>
<td>1</td>
<td>stump</td>
<td>Stumps in planting area</td>
<td>Block #0815 on Fell</td>
<td>-</td>
<td>site visit</td>
<td>SFUSD</td>
<td>-</td>
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<tr>
<td>vegetation</td>
<td>18</td>
<td>tree</td>
<td>Street tree - Lophopoterum confertus, Brisbane Box</td>
<td>Block #0815 on Fell, Van Ness, 2010c</td>
<td>site visit</td>
<td>DPW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>vegetation</td>
<td>2</td>
<td>tree</td>
<td>Tree - Syzygium paniculatum, Brush cherry (dis eased)</td>
<td>Block #0815 on Van Ness</td>
<td>site visit</td>
<td>SFUSD</td>
<td></td>
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</tbody>
</table>

*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.
Block #0766, bounded by Polk and McAllister Streets and Golden Gate and Van Ness Avenues, is home to San Francisco’s Superior Court, several commercial buildings, a residential apartment building and the newly constructed San Francisco Public Utilities Commission building. Before 1995, a corner gas station and surface parking lot occupied the location of the courthouse. The northern half of this block is included in the project study area, but not within the 1994 San Francisco Landmark District.

Landscape elements that remain from the historic period of significance include Van Ness trolley poles, fire utilities, and granite curbs along Van Ness Avenue. The northern half of this block is included in the project study area, but not within the 1994 San Francisco Landmark District.
**San Francisco Civic Center Historic District Planning Department, San Francisco, California**

**Cultural Landscape Report**

**BLOCK #0766**

**Legend:**
- bollards - black metal
- bike rack
- sign - bus stop information
- fire hydrant - painted white
- fire hydrant - painted white with blue top
- newspaper box
- fire box
- bus stop
- street light - Van Ness single pendant
- street light - single cobra
- street tree - Platanus x acerifolia
- street tree - Arbutus ‘Marina’
- street tree - Ulmus parvifolia, Chinese Elm
- tree well - square with metal gate
- tree well - square with no grate
- curb: granite
- curb: cement
- contributing building or structure
- non-contributing building or structure

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

**Drawn by:**
MIG: Rachel Edmonds, Steve Leathers and Heather Buczek using Arc GIS 10.

**Drawn Date:**
March 2013, updated September 2013
<table>
<thead>
<tr>
<th>CHARACTERISTIC</th>
<th>Qty.</th>
<th>FEATURE</th>
<th>DESCRIPTION</th>
<th>ADDRESS/LOCATION</th>
<th>DATE BUILT</th>
<th>PRIMARY SOURCE</th>
<th>JURISDICTION</th>
<th>CHARACTER DEFINING</th>
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<tbody>
<tr>
<td>buildings &amp; structures</td>
<td>1</td>
<td>San Francisco Superior Court</td>
<td>San Francisco Superior Court Building</td>
<td>400 McAllister (450 McAllister)</td>
<td>1995c</td>
<td>SFLD City/County</td>
<td>NC</td>
<td>*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.</td>
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<td>San Francisco Public Utilities Commission Building</td>
<td>525 Golden Gate</td>
<td>2012</td>
<td>site visit City/County</td>
<td>NC</td>
<td>*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.</td>
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<tr>
<td>buildings &amp; structures</td>
<td>1</td>
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<td>Commercial building - formerly Trader Vic's</td>
<td>555 Golden Gate</td>
<td>1909</td>
<td>SF Assessor's Office</td>
<td>private</td>
<td>*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.</td>
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<tr>
<td>buildings &amp; structures</td>
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<td>Office building</td>
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<td>private</td>
<td>*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.</td>
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<td>buildings &amp; structures</td>
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<td>US Bank Building</td>
<td>540 Van Ness</td>
<td>1909</td>
<td>SF Assessor's Office</td>
<td>private</td>
<td>*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.</td>
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<tr>
<td>buildings &amp; structures</td>
<td>1</td>
<td>Commercial building</td>
<td>Commercial building - formerly William Hughson’s Standard Motor Car Company</td>
<td>530 Van Ness</td>
<td>1909</td>
<td>SF Assessor’s Office</td>
<td>private</td>
<td>*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.</td>
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<td>buildings &amp; structures</td>
<td>1</td>
<td>Residential apartment building</td>
<td>Corinthian Court Apartments</td>
<td>500-524 Van Ness</td>
<td>1915</td>
<td>1994 SFLD</td>
<td>private</td>
<td>*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.</td>
</tr>
<tr>
<td>circulation</td>
<td>6</td>
<td>curb</td>
<td>6” cement curb</td>
<td>Block #0766 on McAllister, Polk, Redwood, Golden Gate</td>
<td>site visit DPW</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>bike rack</td>
<td>bike rack - inverted U-style</td>
<td>Block #0766 on Polk</td>
<td>site visit DPW</td>
<td></td>
<td></td>
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<td>small scale feature</td>
<td>1</td>
<td>bike rack</td>
<td>bike rack - ring and post style</td>
<td>Block #0766 on Van Ness</td>
<td>site visit DPW</td>
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<tr>
<td>small scale feature</td>
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<td>bollard</td>
<td>bollards - black metal</td>
<td>Block #0766 on Redwood</td>
<td>site visit private</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>small scale feature</td>
<td>1</td>
<td>bus stop</td>
<td>bus stop with cover and bench</td>
<td>Block #0766 on McAllister</td>
<td>site visit MUH</td>
<td></td>
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<td>small scale feature</td>
<td>2</td>
<td>fire box</td>
<td>fire box</td>
<td>Block #0766 on Polk, Van Ness</td>
<td>site visit SFDT</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>fire hydrant</td>
<td>fire hydrant - painted white with blue top: embossed 1909</td>
<td>Block #0766 on Van Ness</td>
<td>1909</td>
<td>site visit BEWS</td>
<td>C*</td>
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</tr>
<tr>
<td>small scale feature</td>
<td>2</td>
<td>fire hydrant</td>
<td>fire hydrant - painted white</td>
<td>Block #0766 on Van Ness, Polk</td>
<td>site visit SFFD</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>small scale feature</td>
<td>3</td>
<td>newspaper box</td>
<td>newspaper box</td>
<td>Block #0766 on McAllister, Van Ness, Golden Gate</td>
<td>2006</td>
<td>site visit DPW</td>
<td></td>
<td></td>
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<tr>
<td>small scale feature</td>
<td>1</td>
<td>sign</td>
<td>sign - bus stop information</td>
<td>Block #0766 on McAllister</td>
<td>site visit Golden Gate Transit</td>
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<td></td>
<td></td>
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<tr>
<td>small scale feature</td>
<td>10</td>
<td>street light</td>
<td>street light - single cobra</td>
<td>Block #0766 on McAllister, Redwood, Golden Gate, Polk</td>
<td>-</td>
<td>SF PUC</td>
<td>SF PUC</td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>4</td>
<td>street light</td>
<td>street light - Van Ness single pendant</td>
<td>Block #0766 on Van Ness</td>
<td>1915-1936</td>
<td>site visit, 1915 SFLD image</td>
<td>SF PUC</td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>8</td>
<td>tree well</td>
<td>tree well - square with metal grate</td>
<td>Block #0766 on McAllister, Polk, Van Ness</td>
<td>site visit</td>
<td>DPW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>small scale feature</td>
<td>2</td>
<td>tree well</td>
<td>tree well - square with no grate</td>
<td>Block #0766 on McAllister</td>
<td>site visit</td>
<td>DPW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>vegetation</td>
<td>4</td>
<td>tree</td>
<td>tree - Arbutus Maritima, Strawberry Tree</td>
<td>Block #0766 on Polk</td>
<td>2012</td>
<td>site visit</td>
<td>DPW</td>
<td></td>
</tr>
</tbody>
</table>
As the defining architectural feature of the Civic Center, City Hall is both the seat of the City’s political and administrative function and also the iconic image of San Francisco that prevails in the public consciousness. It occupies block #0787.

Until the postwar period, trees and plantings were sparse around City Hall, concentrated mainly at building corners and entrances. Historic photos show evidence of London Plane trees at the building’s perimeter by 1957.

Landscape elements that date to the historic period of significance include the Van Ness trolley poles, building perimeter statuary, granite and brick curbs, fire utilities, ornamental lighting fixtures, and pollarded London Plane trees - the characteristic vegetation that defines the building’s exterior.

New additions to the block include landscaped landscape planters installed as part of the Van Ness trolley project and updated MUNI bus shelters.
San Francisco Civic Center Historic District
Planning Department, San Francisco, California

Cultural Landscape Report

LEGEND:
- utility
- fire hydrant - painted white with blue top
- fire hydrant - painted white with green top
- fire hydrant - painted white
- cement block - square in planting area
- newspaper box
- bus stop
- driveway
- fence - black metal fence
- entry post - granite square block
- vault doors
- ramp - granite edged
- steps
- sculpture - President Lincoln
- sculpture - Hall McAllister
- light pole - ornate metal painted blue
- street light - Van Ness single pendant
- street light - aggregate concrete
- street light - double pendant
- street light - single cobra
- street signal - aggregate concrete post
- tree - Quercus lobata
- tree - Platanus x acerifolia
- shrub - unknown species
- hedge - Griselinia lucida
- planter box
- gate - black metal fence
- curb - granite and brick
- curb - granite
- curb - cement
- contributing building or structure

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

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

DRAWN DATE:
March 2013, updated September 2013, updated July 2014

LEGEND FOR SURROUNDING LANDSCAPE FEATURES:
- vegetation
- small scale feature
- circulation
- circulation - curb
- building or structure
<table>
<thead>
<tr>
<th>CHARACTERISTIC</th>
<th>QTY.</th>
<th>FEATURE</th>
<th>DESCRIPTION</th>
<th>ADDRESS/LOCATION</th>
<th>DATE BUILT</th>
<th>PRIMARY SOURCE</th>
<th>JURISDICTION</th>
<th>CHARACTER DEFINING</th>
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<tr>
<td>Buildings &amp; structures</td>
<td>1</td>
<td>San Francisco City Hall</td>
<td>San Francisco City Hall - structure with dome</td>
<td>1 Carlton B. Goodlett Place</td>
<td>1913-1915</td>
<td>1978 NR, 1987 NHL, 1994 SFLD</td>
<td>DPW</td>
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<tr>
<td>circulation</td>
<td>10</td>
<td>curb</td>
<td>6&quot; cement curb</td>
<td>Block #0787 on Dr. Carlton B. Goodlett Place, Grove, McAllister, Van Ness</td>
<td>1915</td>
<td>site visit</td>
<td>DPW</td>
<td>C</td>
</tr>
<tr>
<td>circulation</td>
<td>3</td>
<td>curb</td>
<td>6&quot; granite and brick curb</td>
<td>Block #0787 on Dr. Carlton B. Goodlett Place, Grove, McAllister</td>
<td>1915</td>
<td>site visit</td>
<td>DPW</td>
<td>C</td>
</tr>
<tr>
<td>circulation</td>
<td>3</td>
<td>curb</td>
<td>6&quot; granite curb</td>
<td>Block #0787 on Grove, Van Ness</td>
<td>1915</td>
<td>site visit</td>
<td>DPW</td>
<td>C</td>
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<tr>
<td>circulation</td>
<td>2</td>
<td>driveway</td>
<td>driveway</td>
<td>Block #0787 on Grove</td>
<td>1915</td>
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<td>DPW</td>
<td>C</td>
</tr>
<tr>
<td>circulation</td>
<td>1</td>
<td>driveway</td>
<td>driveway - combination brick with cement</td>
<td>Block #0787 on McAllister</td>
<td>1915</td>
<td>site visit</td>
<td>DPW</td>
<td>C</td>
</tr>
<tr>
<td>circulation</td>
<td>2</td>
<td>driveway</td>
<td>driveway flanked by walls to lower level of building</td>
<td>Block #0787 on McAllister</td>
<td>1915</td>
<td>site visit</td>
<td>DPW</td>
<td>C</td>
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<tr>
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<td>ramp</td>
<td>ramp - granite edged by hedges and railing</td>
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<td>-</td>
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<tr>
<td>circulation</td>
<td>1</td>
<td>stairs</td>
<td>stairs - leading to the lower level of the building</td>
<td>Block #0787 on McAllister</td>
<td>1915</td>
<td>site visit</td>
<td>C</td>
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<tr>
<td>small scale feature</td>
<td>3</td>
<td>box stop</td>
<td>box stop - covered with bench</td>
<td>Block #0787 on McAllister, Van Ness</td>
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<td>site visit</td>
<td>MUNI</td>
<td>NC</td>
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<td>small scale feature</td>
<td>1</td>
<td>cement block</td>
<td>cement block - square pedestal in planting area</td>
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<td>1915</td>
<td>site visit</td>
<td>-</td>
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<td>small scale feature</td>
<td>4</td>
<td>lamp post</td>
<td>lamp post - granite square block and streetcar access sign</td>
<td>Block #0787 on Dr. Carlton B. Goodlett Place, Van Ness</td>
<td>1995c</td>
<td>site visit</td>
<td>-</td>
<td>NC</td>
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<tr>
<td>small scale feature</td>
<td>1</td>
<td>fence</td>
<td>fence - black iron fence with mesh concealing children's play area</td>
<td>Block #0787 on McAllister</td>
<td>1999</td>
<td>site visit</td>
<td>SF Chronicle</td>
<td>NC</td>
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<tr>
<td>small scale feature</td>
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<td>fire hydrant</td>
<td>fire hydrant - painted white</td>
<td>Block #0787 on Grove, Van Ness</td>
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<td>SFFD</td>
<td>NC</td>
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<td>fire hydrant</td>
<td>fire hydrant - painted white with blue top: embossed 1909</td>
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<td>1988</td>
<td>site visit</td>
<td>SFFD</td>
<td>NC</td>
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<td>fire hydrant - painted white with green top; embossed 1993</td>
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<td>gate</td>
<td>gate - black metal fence</td>
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<td>1999</td>
<td>site visit</td>
<td>SF Chronicle</td>
<td>NC</td>
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<td>newspaper box</td>
<td>newspaper box</td>
<td>Block #0787 on Dr. Carlton B. Goodlett Place, Grove, McAllister, Van Ness</td>
<td>2006</td>
<td>site visit</td>
<td>DPW</td>
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<tr>
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<td>sculpture</td>
<td>sculpture - at north entry of the building, Hall McAllister, bronze statue by Robert Altiken on cylindrical stone/concrete pedestal base located on 400 block of McAllister St</td>
<td>Block #0787 on McAllister</td>
<td>1915</td>
<td>1978 HR</td>
<td>DPW</td>
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<tr>
<td>small scale feature</td>
<td>1</td>
<td>sculpture</td>
<td>sculpture - President Lincoln, bronze statue by Haig Patigan on rectangular stone/concrete base located south of the Polk St entrance to City Hall overlooking Civic Center Plaza</td>
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<td>utility</td>
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<td>-</td>
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<tr>
<td>small scale feature</td>
<td>3</td>
<td>vaux doors</td>
<td>vaux doors in sidewalk</td>
<td>Block #0787 on McAllister</td>
<td>1915</td>
<td>site visit</td>
<td>-</td>
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<tr>
<td>small scale feature</td>
<td>3</td>
<td>light pole</td>
<td>light pole - ornate metal painted blue with gold trimming</td>
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<td>1915</td>
<td>site visit</td>
<td>-</td>
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<tr>
<td>small scale feature</td>
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<td>street light</td>
<td>street light - aggregate concrete post and single pendant lamp</td>
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<td>1945c</td>
<td>1945c</td>
<td>SF PUC</td>
<td>C</td>
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<td>street light</td>
<td>street light - double pendant on ornate blue iron post</td>
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<td>SF PUC</td>
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<td>street light - single cobra</td>
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<td>-</td>
<td>site visit</td>
<td>SF PUC</td>
<td></td>
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<tr>
<td>small scale feature</td>
<td>8</td>
<td>street light</td>
<td>street light - Van Ness single pendant</td>
<td>Block #0787 on Van Ness</td>
<td>1915-1936</td>
<td>site visit, 1915 SFPL image</td>
<td>SF PUC</td>
<td>C*</td>
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<tr>
<td>small scale feature</td>
<td>1</td>
<td>street signal</td>
<td>street signal - aggregate concrete post and post top</td>
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<td>pre 1945</td>
<td>1945c SFPL, ACE Archives</td>
<td>SF PUC</td>
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<tr>
<td>vegetation</td>
<td>1</td>
<td>hedge</td>
<td>hedge - Grevillea robusta, Akapuka</td>
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<td>-</td>
<td>site visit</td>
<td>-</td>
<td></td>
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<tr>
<td>vegetation</td>
<td>8</td>
<td>planter box</td>
<td>planter box - faux granite curb edges with black metal fencing</td>
<td>Block #0787 on Van Ness</td>
<td>2010</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
</tr>
<tr>
<td>vegetation</td>
<td>1</td>
<td>shrub</td>
<td>shrub - unknown species in space between fence and starway wall</td>
<td>Block #0787 on McAllister</td>
<td>-</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
</tr>
<tr>
<td>vegetation</td>
<td>-</td>
<td>tree</td>
<td>tree - slider - Arizona tabebuia, valley oak</td>
<td>Block #0787 on McAllister</td>
<td>-</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
</tr>
<tr>
<td>vegetation</td>
<td>66</td>
<td>tree</td>
<td>tree - Platanus x acerifolia, perifoliar London Plane</td>
<td>Block #0787 on Dr. Carlton B. Goodlett Place, Grove, McAllister, Van Ness</td>
<td>post 1957</td>
<td>SFPL image</td>
<td>DPW</td>
<td></td>
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</tbody>
</table>

*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.
The block bounded by Grove, Polk, Hayes Streets and Van Ness Avenue is home to the Department of Public Health Building (b. 1926). The block is divided in half by Lech Walesa Street. While many of the buildings on block #0811 date to the period of significance, most have been altered over the years from their original form. The northern half block has more buildings that date to the period of significance than the southern half block. The southern half of this block is included in the project study area, but not within the 1994 San Francisco Landmark District.

There are no street trees associated with the health building, but there are a number of mature London Plane trees facing the Church of Christ and San Francisco Arts Commission Gallery. Other landscape elements that date to the historic period of significance include the Van Ness trolley poles, aggregate base light poles, granite curbs and brick gutters.

New additions to the block include fenced landscape planters installed as part of the Van Ness greening project through Department of Public Works.
San Francisco Civic Center Historic District
Planning Department, San Francisco, California

Cultural Landscape Report

LEGEND:

- bike rack
- fire hydrant - painted white with blue top
- fire hydrant - painted white
- mail box, mail box
- ramp
- street signal - aggregate concrete post
- street light - Van Ness single pendant
- street light - aggregate concrete
- street light - single cobra
- street light - single cobra with ornate detail
- street tree - Platanus x acerifolia
- street tree - Lophostemon confertus
- planter box

- fence - blue metal
- curb - granite and brick
- curb - granite
- curb - cement

contributing building or structure
non-contributing building or structure

LEGEND FOR SURROUNDING LANDSCAPE FEATURES:

- vegetation
- small scale feature
- circulation

- circulation - curb
- building or structure

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

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

DRAWN DATE:
March 2013, updated September 2013

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<table>
<thead>
<tr>
<th>CHARACTERISTIC</th>
<th>QTY.</th>
<th>FEATURE</th>
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<th>ADDRESS/LOCATION</th>
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<td>6&quot; cement curb</td>
<td>Block #0811 on Grove, Lech Walesa, Polk, Van Ness, Hayes</td>
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<td>site visit</td>
<td>DPW</td>
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<td>6&quot; granite curb</td>
<td>Block #0811 on Grove, Lech Walesa, Polk, Van Ness, Hayes</td>
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<td>site visit</td>
<td>DPW</td>
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<td>bike rack</td>
<td>Bike rack - ring and post style</td>
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<td>-</td>
<td>site visit</td>
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<td>Bike rack - single staple-style</td>
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<td>Fire hydrant - painted white; embossed 1968</td>
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<td>Mail box - blue metal with USPS logo</td>
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<td>site visit</td>
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<tr>
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<td>Fence - blue painted metal fence</td>
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<td>Street light - aggregate concrete post and single pendant lamp</td>
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<td>pre 1945</td>
<td>1945 City of SF, Kittredge Archives</td>
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<td>street light</td>
<td>Street light - aggregate concrete post with single pendant arm style with cobra luminaire</td>
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<td>pre 1945</td>
<td>SF PUC</td>
<td>SF PUC</td>
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<td>street light</td>
<td>Street light - single cobra</td>
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<td>SF PUC</td>
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<tr>
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<td>street light</td>
<td>Street light - single cobra with ornate support detail</td>
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<td>-</td>
<td>SF Assessor's website</td>
<td>SF PUC</td>
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<td>street light</td>
<td>Street light - Van Ness single pendant</td>
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<td>1915-1936</td>
<td>site visit, 1915 SFPL image</td>
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<td>street signal</td>
<td>Street signal - aggregate concrete post and post top</td>
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<td>pre 1945</td>
<td>site visit</td>
<td>SF Assessor's website</td>
<td>-</td>
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<tr>
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<td>vacant lot</td>
<td>Vacant lot</td>
<td>165 Grove</td>
<td>-</td>
<td>1994 SFLD</td>
<td>-</td>
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<tr>
<td>vegetation</td>
<td>5</td>
<td>planter box</td>
<td>Planter box - faux granite curb edging with black metal fencing</td>
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<td>site visit</td>
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<td>1</td>
<td>tree</td>
<td>Street tree - Lophostemon confertus, Brisbane Box</td>
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<td>-</td>
<td>site visit</td>
<td>DPW</td>
<td>-</td>
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<tr>
<td>vegetation</td>
<td>12</td>
<td>tree</td>
<td>Street tree - Platanus x acerifolia, London Plane in square tree well</td>
<td>Block #0811 on Van Ness</td>
<td>-</td>
<td>site visit</td>
<td>DPW</td>
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</tr>
</tbody>
</table>

**This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.
The Supreme Court of California (Earl A. Warren Building), the Hiram S. Johnson State Office Building and the San Francisco Powerhouse occupy blocks #0765 and #0347 of the project study area.

Renovations to the Supreme Court of California Building following the 1989 Loma Prieta Earthquake resulted in additions to the landscape at the building perimeter in the 1990s. This included the installation of a new community garden and protective metal fencing along McAllister and Larkin Streets.

Landscape elements that date to the period of significance are few in number, but notable in that similar features are found throughout the historic district. These features include metal skateboarding guards, metal grates for trees, and concrete pathway and planter edging.

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

Cultural Landscape Report

BLOCKS #0765, #0347

The Supreme Court of California along McAllister St

The Metropolitan Auxiliary Water Supply hydrant along Polk St

Supreme Court of California along McAllister St

State Building Annex along Golden Gate Ave *
San Francisco Civic Center Historic District
Planning Department, San Francisco, California

Cultural Landscape Report

LEGEND:
- bike rack
- newspaper box
- fire hydrant - painted white with blue top
- fire hydrant - painted white
- fire box
- bus stop
- mail box
- street light - single cobra
- light pole - black post and cap
- street tree - Ginkgo biloba
- street tree - Metrosideros excelsa
- street tree - Platanus x acerifolia
- tree - Ginkgo biloba
- tree - Platanus x acerifolia
- community gardens
- tree well - square with metal grate
- curb - granite
- curb - cement
- pathway
- fence - blue metal
- contributing building or structure
- non-contributing building or structure

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

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DRAWN DATE:
March 2013, updated September 2013

LEGEND FOR SURROUNDING LANDSCAPE FEATURES:
- vegetation
- small scale feature
- circulation
- circulation - curb
- building or structure
### BLOCK #0765 - SUPREME COURT OF CALIFORNIA

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<th>CHARACTERISTIC</th>
<th>QTY.</th>
<th>FEATURE</th>
<th>DESCRIPTION</th>
<th>ADDRESS/LOCATION</th>
<th>DATE BUILT</th>
<th>PRIMARY SOURCE</th>
<th>JURISDICTION</th>
<th>CHARACTER DEFINING</th>
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<tr>
<td>buildings &amp; structures</td>
<td>1</td>
<td>Supreme Court of California</td>
<td>Supreme Court of California (Earl Warren Building, State Office Building, or California State Building) by Bliss &amp; Faville; earthquake rehabilitation by Page &amp; Turnbull (1998)</td>
<td>350 McAllister</td>
<td>1926</td>
<td>1978 NR, 1987 NHL, 1994 SFLO</td>
<td>State of CA</td>
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<tr>
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<td>Hiram W. Johnson State Office Building (California State Courts Building) by Sixsmith Owing Merrill</td>
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<td>1998</td>
<td>1994 SFLO</td>
<td>State of CA</td>
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<td>5</td>
<td>curb</td>
<td>6&quot; cement curb</td>
<td>Block #0765 on Larkin, McAllister, Polk, Golden Gate</td>
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<td>site visit</td>
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<td>C</td>
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<td>Bike rack</td>
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<td>site visit</td>
<td>DPW</td>
<td>NC</td>
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<td>bus stop</td>
<td>Bus stop - covered</td>
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<td>site visit</td>
<td>MUNI</td>
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<tr>
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<td>Fire box - red metal on single post</td>
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<td>SFDT</td>
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<td>Fire hydrant - painted white</td>
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<td>site visit</td>
<td>SFIO</td>
<td>C**</td>
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<td>Mail box - blue metal with USPS logo</td>
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<td>site visit</td>
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<td>SF PUC</td>
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<td>4</td>
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<td>NC</td>
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<td>site visit</td>
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<td>NC</td>
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<tr>
<td>vegetation</td>
<td>12</td>
<td>tree</td>
<td>Platanus x acerifolia, London Plane</td>
<td>Block #0765 on Larkin, Polk</td>
<td>1980-1995</td>
<td>site visit</td>
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<td>1999</td>
<td>site visit</td>
<td>SF PUC</td>
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</table>

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

### BLOCK #0347 - POWERHOUSE

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<thead>
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<th>DESCRIPTION</th>
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<th>JURISDICTION</th>
<th>CHARACTER DEFINING</th>
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<td>San Francisco Powerhouse Building</td>
<td>320 Larkin</td>
<td>1915</td>
<td>1987 NHL</td>
<td>City/County</td>
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<td>2</td>
<td>curb</td>
<td>6&quot; cement curb</td>
<td>Block #0347 on Larkin, McAllister</td>
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<td>site visit</td>
<td>DPW</td>
<td>C*</td>
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<td>pathway</td>
<td>Pathway - located within fenced courtyard</td>
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<td>1915-1927</td>
<td>Argonne</td>
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<td>C*</td>
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<td>post 1939</td>
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<td>Fire hydrant - painted white</td>
<td>Block #0347 on Larkin</td>
<td>post 1939</td>
<td>1994 SFLO</td>
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<td>Street light - single cobra</td>
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<td>site visit</td>
<td>SFIO</td>
<td>NC</td>
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<td>Vegetable garden beds - community gardens</td>
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<td>-</td>
<td>site visit</td>
<td>City/County</td>
<td>NC</td>
</tr>
</tbody>
</table>

*The 1994 San Francisco Landmark District designation does not recognize the Powerhouse building as a contributory building, but the 1987 NHL does.

**This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.**
Since it was first built as a formal processional space for the Panama-Pacific International Exposition in 1915, Civic Center Plaza has played an important role in San Francisco’s public life. For more than 40 years, the Plaza’s design reflected a Beaux Arts aesthetic that helped complement the scale and ornamentation of civic buildings that surrounded it.

As the Civic Center’s urban fabric continued to develop at a hurried pace between the 1930s and 1960s, the Plaza would be transformed several times over and even demolished to build underground parking and convention facilities. By 1961, the Plaza was redesigned with a modern aesthetic that reorganized the Plaza’s spatial relationships, allowed circulation through the site, removed traditional ornamentation, and introduced new planting material. Much of what exists today at the time of writing this report reflects the 1961 Douglas Baylis landscape design.

Features have also been added and/or removed to respond to public demand and safety concerns. These features include new public restrooms, playgrounds, art exhibit space, removal of the Plaza’s central water feature, and abandonment of stairwells leading underground to Brooks Hall.

Civic Center Plaza is currently being studied to fully understand how it contributes to the significance of the larger Civic Center district.
<table>
<thead>
<tr>
<th>CHARACTERISTIC &amp; STRUCTURE</th>
<th>FEATURE</th>
<th>DESCRIPTION</th>
<th>ADDRESS/LOCATION</th>
<th>DATE BUILT</th>
<th>PRIMARY SOURCE</th>
<th>JURISDICTION</th>
<th>CHARACTER DEFINING FEATURES</th>
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<tr>
<td>buildings &amp; structures</td>
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<td>Brooks Hall</td>
<td>Brooks Hall - located under north half of Civic Center Plaza</td>
<td>1915-1921</td>
<td>Tillman image</td>
<td>SF Chronicle</td>
<td>2007 Civic Center Plaza</td>
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<tr>
<td>parking garage</td>
<td>1</td>
<td>ventilation structure</td>
<td>ventilation structure for Civic Center Plaza Garage</td>
<td>1958</td>
<td>SF Chronicle</td>
<td>SF PUC</td>
<td>2000 Pelosi Press Release</td>
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<td>1958</td>
<td>SF Chronicle</td>
<td>SF PUC</td>
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<td>1961</td>
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<td>Civic Center Plaza</td>
<td>1961</td>
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<td>SF PUC</td>
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<tr>
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<td>2</td>
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<tr>
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<td>retaining wall - cement around planting area</td>
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<td>SF PUC</td>
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<tr>
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<td>bike rack</td>
<td>bike rack - ring and post style</td>
<td>1961</td>
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<tr>
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<td>fire hydrant - painted white</td>
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<td>fire hydrant</td>
<td>fire hydrant - painted white with green top</td>
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<tr>
<td>small scale feature</td>
<td>16</td>
<td>flag pole</td>
<td>flag pole - small - one of eight</td>
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<td>SF PUC</td>
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<tr>
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<td>playground</td>
<td>playground area for children</td>
<td>1961</td>
<td>SF Chronicle</td>
<td>SF PUC</td>
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<tr>
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<td>1</td>
<td>planting area</td>
<td>planting area - turf in allee</td>
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<td>SF Chronicle</td>
<td>SF PUC</td>
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<tr>
<td>vegetation</td>
<td>2</td>
<td>planting area</td>
<td>planting area - lawn around playgrounds</td>
<td>1961</td>
<td>SF Chronicle</td>
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<td>vegetation</td>
<td>2</td>
<td>planting area</td>
<td>planting area - lawn, concrete coping</td>
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<td>SF PUC</td>
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<td>shrub</td>
<td>shrub - Tibouchina urvilleana, Princess Flower</td>
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<td>SF PUC</td>
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<tr>
<td>vegetation</td>
<td>23</td>
<td>tree</td>
<td>tree in playground - Olea europea, Olive</td>
<td>1961</td>
<td>SF Chronicle</td>
<td>SF PUC</td>
<td></td>
</tr>
</tbody>
</table>

*The 1994 San Francisco Landmark District designation recognizes these buildings as contributing and non-contributing.

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

***RPD has jurisdiction over below ground features on the north side of Civic Center Plaza (parking garage). ADM has jurisdiction over below ground features on the north side of Civic Center Plaza (Brooks Hall). RPD has jurisdiction over all above ground features.

****The Civic Center Plaza will require a future study to fully understand how it contributes to the significance of the larger Civic Center district.
The Exposition (Civic) Auditorium was the first building constructed in the Beaux Arts style in the Civic Center in 1915. As a main assembly facility for attendees of the 1915 Panama Pacific Exposition, the Auditorium has long been in public use as a performance space, and has undergone extensive lighting, sound, seismic, and other upgrades before and after the 1989 Loma Prieta Earthquake. The Auditorium acts as the southern bookend of Civic Center Plaza (block #0788).

There are very few landscape elements for block #0812 that date to the period of significance. These include a series of aggregate post ornamental street lights, granite curbs and fire utilities. There are other elements that may be contributing features, such as embedded brass street name labels that are not found on other blocks in the district. No information is available about these brass labels, so further investigation is necessary to confirm whether they date to the period of significance.

Stairwells to subterranean Brooks Hall underneath Civic Center Plaza added to the Grove Street sidewalk between 1958-1960 have long since been barricaded and do not provide access to Brooks Hall from the street and are in poor condition. Features constructed on block #0812 in conjunction with Civic Center Plaza will require a future study to fully understand how they contribute to the significance of the larger Civic Center district.
San Francisco Civic Center Historic District
Planning Department, San Francisco, California

Cultural Landscape Report

LEGEND:
- bike rack
- bus stop
- fire box
- fire hydrant - painted white with blue top
- fire hydrant - painted white
- plaque - Jerry Garcia
- street sign - inlaid into sidewalk
- stairwell
- street light - aggregate concrete post
- street light - aggregate concrete; cobra luminaire
- street light - single cobra
- street tree - Platanus x acerifolia

- curb - granite
- curb - cement
- contributing building or structure

LEGEND FOR SURROUNDING LANDSCAPE FEATURES:
- vegetation
- small scale feature
- circulation
- circulation - curb
- building or structure

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

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

DRAWN DATE:
March 2013, updated September 2013, updated July 2014
## BLOCK #0812 - SAN FRANCISCO EXPOSITION (CIVIC) AUDITORIUM

<table>
<thead>
<tr>
<th>CHARACTERISTIC</th>
<th>QTY.</th>
<th>FEATURE</th>
<th>DESCRIPTION</th>
<th>ADDRESS/LOCATION</th>
<th>DATE BUILT</th>
<th>PRIMARY SOURCE</th>
<th>JURISDICTION</th>
<th>CHARACTER DEFINING</th>
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<tbody>
<tr>
<td>structure</td>
<td>6</td>
<td>curb</td>
<td>6&quot; cement curb</td>
<td>Block #0812 on Grove, Hayes, Larkin, Polk</td>
<td>-</td>
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<td>DPW</td>
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<td>curb</td>
<td>6&quot; granite curb</td>
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<td>street sign - brass lettering inset into the sidewalk</td>
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<td>-</td>
<td>site visit</td>
<td>DPW</td>
<td>-</td>
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<tr>
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<td>bike rack</td>
<td>bike rack</td>
<td>Block #0812 on Grove</td>
<td>-</td>
<td>site visit</td>
<td>DPW</td>
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<tr>
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<td>bike rack - ring and post style</td>
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<td>site visit</td>
<td>DPW</td>
<td>-</td>
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<td>bus stop - covered</td>
<td>Block #0812 on Hayes</td>
<td>1980s</td>
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<td>MUNI</td>
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<td>fire box</td>
<td>fire box - red metal single post</td>
<td>Block #0812 on Polk</td>
<td>1899c</td>
<td>SF Chronicle</td>
<td>SFDT</td>
<td>C*</td>
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<tr>
<td>small scale feature</td>
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<td>fire hydrant</td>
<td>fire hydrant - painted white with blue cap; embossed 1918</td>
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<td>site visit</td>
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<td>C**</td>
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<tr>
<td>small scale feature</td>
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<td>fire hydrant</td>
<td>fire hydrant - painted white; embossed 1993</td>
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<td>site visit</td>
<td>DPW</td>
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<tr>
<td>small scale feature</td>
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<td>stairwell</td>
<td>stairwell - access to Brooks Hall with black metal railing</td>
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<td>1968</td>
<td>site visit</td>
<td>DPW</td>
<td>C**</td>
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<tr>
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<td>5</td>
<td>street light</td>
<td>street light - aggregate concrete post and single pendant lamp</td>
<td>Block #0812 on Grove, Polk</td>
<td>pre 1945</td>
<td>1945c aerial CED Archives</td>
<td>SF PUC</td>
<td>C</td>
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<td>street light</td>
<td>street light - aggregate concrete post with single pendant arm style with cobra luminaire</td>
<td>Block #0812 on Larkin</td>
<td>pre 1945</td>
<td>1945c aerial CED Archives</td>
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<td>small scale feature</td>
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<td>street light - single column</td>
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<td>-</td>
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<td>SF PUC</td>
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<td>tree</td>
<td>street tree - Platanus x acerifolia, London Plane</td>
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<td>post 1965</td>
<td>1965 CA Aerial photo, UCB</td>
<td>DPW</td>
<td>-</td>
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*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.  
**Features constructed in conjunction with Civic Center Plaza will require a future study to fully understand how they contribute to the significance of the larger Civic Center district.
Block #0353, bounded by McAllister, Hyde, Fulton and Larkin Streets, is home to the Asian Art Museum. The building previously functioned as the San Francisco Public Library between 1917-1995. The museum opened in 2003.

Aside from the building itself, the block today has few landscape elements that date to the period of significance. These features include London Plane trees planted in turf beds at the building’s south side, fire utilities and granite curb remnants.
<table>
<thead>
<tr>
<th>CHARACTERISTIC</th>
<th>QTY.</th>
<th>FEATURE</th>
<th>DESCRIPTION</th>
<th>ADDRESS/LOCATION</th>
<th>DATE BUILT</th>
<th>PRIMARY SOURCE</th>
<th>JURISDICTION</th>
<th>CHARACTER DEFINING</th>
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<td>site visit</td>
<td>DPW</td>
<td>-</td>
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<tr>
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<td>granite curb</td>
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<td>driveway with light pole</td>
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<td>DPW</td>
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<td>DPW</td>
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<tr>
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<td>bus stop - covered with bench</td>
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<td>adjacent to building</td>
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<td>granite with tall shrub</td>
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<td>2003</td>
<td>site visit</td>
<td>MUNI</td>
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<tr>
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<td>planting area</td>
<td>planting area adjacent to building with box hedge</td>
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<td>pre 1938</td>
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<td>MUNI</td>
<td>C</td>
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<tr>
<td>vegetation</td>
<td>2</td>
<td>planting area</td>
<td>planting area adjacent to building with turf and box hedge</td>
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<tr>
<td>small scale feature</td>
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<td>sculpture at entry steps; bronze statue on a concrete base of Ashurbanipal - by Fred Parhad and Frank Tompkins</td>
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<td>1985</td>
<td>site visit</td>
<td>DPW</td>
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<td>logo for SFPD inlaid into the sidewalk</td>
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<td>site visit</td>
<td>DPW</td>
<td>-</td>
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<tr>
<td>small scale feature</td>
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<td>sign</td>
<td>street name 'FULTON' engraved into curbcut ramp apron</td>
<td>Block #0354 on Fulton</td>
<td>-</td>
<td>site visit</td>
<td>DPW</td>
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<tr>
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<td>green metal post</td>
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<td>1916c</td>
<td>site visit</td>
<td>SFLD</td>
<td>C</td>
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<tr>
<td>small scale feature</td>
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<td>tree well</td>
<td>square metal grate</td>
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<td>site visit</td>
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<td>small scale feature</td>
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<td>utility protected by a green mesh cage</td>
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<td>site visit</td>
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<td>C</td>
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<tr>
<td>small scale feature</td>
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<td>light pole</td>
<td>double lamp on metal post on median into driveway</td>
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<td>2003</td>
<td>site visit</td>
<td>SFLD</td>
<td>NC</td>
</tr>
<tr>
<td>small scale feature</td>
<td>3</td>
<td>street light</td>
<td>aggregate concrete post with single pendant arm style with cobra luminaire</td>
<td>Block #0354 on Fulton, Larkin</td>
<td>-</td>
<td>SF PUC</td>
<td>SF PUC</td>
<td>-</td>
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<tr>
<td>small scale feature</td>
<td>1</td>
<td>sculpture</td>
<td>Pioneer Monument - see Block #0354 for more information</td>
<td>Fulton between Larkin and Hyde</td>
<td>1894, 1993</td>
<td>1987 NHL, 1994 SFLD</td>
<td>DPW</td>
<td>C</td>
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<td>1</td>
<td>Fulton Street Mall</td>
<td>associated with Blocks #0351, #0353, #0354, #0788</td>
<td>Block #0353</td>
<td>c. 1916</td>
<td>1918 SF Planning</td>
<td>DPW</td>
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<tr>
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<td>20</td>
<td>tree</td>
<td>Platanus x acerifolia, London Plane</td>
<td>Block #0354 on Fulton</td>
<td>2003</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
</tr>
<tr>
<td>vegetation</td>
<td>5</td>
<td>tree</td>
<td>tree in an alley with turf - (historically) pollarded Platanus x acerifolia, London Plane</td>
<td>Block #0354 on Larkin</td>
<td>1980-1993</td>
<td>site visit</td>
<td>MUNI</td>
<td>NC</td>
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</tbody>
</table>

*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.
Block #0354, bounded by Fulton, Hyde, Grove and Larkin Streets, is home to the San Francisco Public Library, completed in 1995 and opened in April 1996.

North of the Fulton Street façade is the location of an historic sculpture that has been part of the Civic Center since 1894, the Pioneer Monument (James Lick Memorial). Today, the sculpture functions as a median in the Fulton Street/Fulton Mall right-of-way that slows through traffic between Larkin and Hyde Streets. The sculpture was relocated from the corner of Hyde and Grove Streets to this location in 1983 when construction for the new library commenced.

There are few landscape elements from Block #0354 that date to the period of significance. These features include London Plane trees planted in turf beds at the building’s north side, the Pioneer Monument, fire utilities and granite curb remnants.
San Francisco Civic Center Historic District
Planning Department, San Francisco, California

Cultural Landscape Report

LEGEND:
- bike rack
- fire hydrant - painted white with blue top
- bench
- book drop
- bus stop
- mailbox
- sculpture - Double & Excentric Gyration
- sculpture - Pioneer Monument
- sign - street name
- light pole - ornate metal
- street light - aggregate concrete post
- street light - single cobra
- street tree - Ficus macrocarpa
- street tree - Platanus x acerifolia
- tree - Platanus x acerifolia
- planting area
- tree well
- tree well - square with square tile covering
- curb - granite
- curb - cement
- Pioneer Monument
- non-contributing building or structure

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

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

DRAWN DATE:
March 2013, updated September 2013

LEGEND FOR SURROUNDING LANDSCAPE FEATURES:
- vegetation
- small scale feature
- circulation
- circulation - curb
- building or structure
# BLOCK #0354 - SAN FRANCISCO PUBLIC LIBRARY

<table>
<thead>
<tr>
<th>CHARACTERISTIC</th>
<th>QTY.</th>
<th>FEATURE</th>
<th>DESCRIPTION</th>
<th>ADDRESS/LOCATION</th>
<th>DATE BUILT</th>
<th>PRIMARY SOURCE</th>
<th>JURISDICTION</th>
<th>CHARACTER DEFINING</th>
</tr>
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<tbody>
<tr>
<td>buildings &amp; structures</td>
<td>1</td>
<td>San Francisco Public Library</td>
<td>San Francisco Public Library, former site of Marshall Square constructed in 1870, site of southwest wing of Old City Hall until 1906</td>
<td>100 Larkin</td>
<td>1995</td>
<td>SFLD City/County</td>
<td>NC</td>
<td></td>
</tr>
<tr>
<td>circulation</td>
<td>2</td>
<td>curb</td>
<td>6&quot; cement curb</td>
<td>Block #0354 on Fulton, Grove, Hyde, Larkin</td>
<td>-</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
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<tr>
<td>small scale feature</td>
<td>1</td>
<td>bench</td>
<td>bench - built into planting area with turf</td>
<td>Block #0354 on Fulton</td>
<td>1995c</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>bike rack</td>
<td>bike rack - metal bollards with turquoise ring (6 total)</td>
<td>Block #0354 on Grove</td>
<td>1995c</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>book drop box</td>
<td>book drop box - brushed steel with blue text</td>
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<td>1995c</td>
<td>site visit</td>
<td>DPW</td>
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<tr>
<td>small scale feature</td>
<td>2</td>
<td>bus stop</td>
<td>bus stop - covered with bench</td>
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<td>1988c, 2010</td>
<td>site visit</td>
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<td>NC</td>
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<tr>
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<td>1</td>
<td>fire hydrant</td>
<td>fire hydrant - painted white with blue top</td>
<td>Block #0354 on Larkin</td>
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<td>site visit</td>
<td>SFFD</td>
<td>C</td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>mail box</td>
<td>mail box - two blue metal mail boxes no logo</td>
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<td>1995c</td>
<td>site visit</td>
<td>USPS</td>
<td>NC</td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>sculpture</td>
<td>sculpture - Double Helicophony located in square furf planting area, 30' tall stainless steel by George Rickey</td>
<td>Block #0354 on Larkin</td>
<td>1982, 1997</td>
<td>site visit</td>
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<td>NC</td>
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<tr>
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<td>sign</td>
<td>sign - street name 'GROVE' engraved into curbside ramp apron</td>
<td>Block #0354 on Grove</td>
<td>-</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
</tr>
<tr>
<td>small scale feature</td>
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<td>tree well</td>
<td>tree well - missing tree</td>
<td>Block #0354 on Grove</td>
<td>1995c</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>tree</td>
<td>tree - in planting area with turf</td>
<td>Block #0354 on Fulton, Grove, Hyde</td>
<td>1995c</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
</tr>
<tr>
<td>small scale feature</td>
<td>4</td>
<td>fire hydrant</td>
<td>fire hydrant - painted white with blue top; embossed 1909</td>
<td>Block #0354 on Larkin</td>
<td>1909</td>
<td>site visit</td>
<td>BEWS</td>
<td>C</td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>mail box</td>
<td>mail box - two blue metal mail boxes no logo</td>
<td>Block #0354 on Larkin</td>
<td>1995c</td>
<td>site visit</td>
<td>USPS</td>
<td>NC</td>
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<tr>
<td>small scale feature</td>
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<td>sculpture</td>
<td>sculpture - Double Helicophony located in square furf planting area, 30' tall stainless steel by George Rickey</td>
<td>Block #0354 on Larkin</td>
<td>1982, 1997</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
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<tr>
<td>small scale feature</td>
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<td>sign</td>
<td>sign - street name 'GROVE' engraved into curbside ramp apron</td>
<td>Block #0354 on Grove</td>
<td>-</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
</tr>
<tr>
<td>small scale feature</td>
<td>1</td>
<td>tree well</td>
<td>tree well - no tree and filled in with small square tiles</td>
<td>Block #0354 on Fulton, Grove, Hyde</td>
<td>1995c</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
</tr>
<tr>
<td>small scale feature</td>
<td>23</td>
<td>tree well</td>
<td>tree well - no tree and filled in with small square tiles</td>
<td>Block #0354 on Fulton, Grove, Hyde</td>
<td>1995c</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
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<tr>
<td>small scale feature</td>
<td>6</td>
<td>street light</td>
<td>street light - aggregate concrete post with single pendant arm style with cobra luminaire</td>
<td>Block #0354 on Grove</td>
<td>pre 1945</td>
<td>site visit</td>
<td>SF PUC</td>
<td>C</td>
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<tr>
<td>small scale feature</td>
<td>8</td>
<td>street light</td>
<td>street light - single cobra</td>
<td>Block #0354 on Fulton, Grove, Hyde, Larkin</td>
<td>-</td>
<td>site visit</td>
<td>SF PUC</td>
<td>C</td>
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<tr>
<td>small scale features</td>
<td>1</td>
<td>Pioneer Monument</td>
<td>Pioneer Monument (James Lick Memorial) by Frank Happersberger, built 1894; modeling of large figures, ordinary people depicted in heroic groupings. Located at NE corner of Hyde &amp; Grove until 1993 when moved to Fulton Street ROW between Larkin &amp; Hyde.</td>
<td>Fulton between Larkin and Hyde</td>
<td>1894, 1993</td>
<td>1987 NHL, 1994 SFLD</td>
<td>DPW</td>
<td>C</td>
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<tr>
<td>spatial organization</td>
<td>1</td>
<td>Fulton Street Mall</td>
<td>Fulton Street Mall - associated with Blocks #0351, #0353, #0354, #0788</td>
<td>Block #0354</td>
<td>c. 1916</td>
<td>c. 1918 SF Planning image</td>
<td>DPW</td>
<td>C</td>
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<tr>
<td>vegetation</td>
<td>20</td>
<td>planting area</td>
<td>planting area - with turf; skateboard chips on edges</td>
<td>Block #0354 on Larkin</td>
<td>1995</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
</tr>
<tr>
<td>vegetation</td>
<td>20</td>
<td>tree</td>
<td>tree - Ficus macrocarpa, Chinese Barren</td>
<td>Block #0354 on Grove, Hyde</td>
<td>1995c</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
</tr>
<tr>
<td>vegetation</td>
<td>4</td>
<td>tree</td>
<td>tree - Platanus x acerifolia, London Plane</td>
<td>Block #0354 on Larkin</td>
<td>1995c</td>
<td>site visit</td>
<td>DPW</td>
<td>NC</td>
</tr>
<tr>
<td>vegetation</td>
<td>17</td>
<td>tree</td>
<td>tree - in planting area with turf - Platanus x acerifolia, London Plane</td>
<td>Block #0354 on Fulton, Larkin</td>
<td>1920s, 1995</td>
<td>site visit</td>
<td>SF PUC</td>
<td>C</td>
</tr>
<tr>
<td>vegetation</td>
<td>2</td>
<td>tree</td>
<td>tree in plaza with square tree wells filled with square tiles - Platanus x acerifolia, London Plane</td>
<td>Block #0354 on Fulton</td>
<td>1920s, 1995</td>
<td>site visit</td>
<td>SF PUC</td>
<td>C</td>
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</tbody>
</table>

*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.
Buildings on block #0355 are oriented towards Market Street and include restaurants, offices, commercial services, BART station access, and other uses. The Grove Street façades feature parking and delivery access as well as restaurants and offices.

There are few landscape elements that date to the period of significance. These include granite curbs, fire utilities, and Market Street pedestrian lighting.

Features on block #0355 built in conjunction with UN Plaza and the Market Street redesign will require a future study to fully understand how they contribute to the significance of the larger Civic Center district. More information about UN Plaza is in the Evaluation section.
San Francisco Civic Center Historic District
Planning Department, San Francisco, California

Cultural Landscape Report

LEGEND:

- bollard
- sign - street sign
- bike rack
- escalator
- newspaper box
- fire hydrant - painted white with blue top
- fire hydrant - painted white
- fire box
- kiosk
- street light - Market Street three arm with globe luminaire
- street light - aggregate concrete post
- street signal - aggregate concrete post
- street tree - Platanus x acerifolia, no tree grate
- street tree - Platanus x acerifolia, radial grate
- parking lot
- curb - granite
- curb - cement
- contributing building or structure
- non-contributing building or structure
- sidewalk - brick with herringbone pattern
- Market Street / Civic Center Station / UN Plaza Future Study Area

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

DRAWN BY:
MIG: Rachel Edmonds, Steven Leathers and Heather Buczek using ArcGIS 10.

DRAWN DATE:
March 2013, updated July 2014

LEGEND FOR SURROUNDING LANDSCAPE FEATURES:
- vegetation
- small scale feature
- circulation
- circulation - curb
- building or structure
<table>
<thead>
<tr>
<th>CHARACTERISTIC</th>
<th>QTY.</th>
<th>FEATURE</th>
<th>DESCRIPTION</th>
<th>ADDRESS/LOCATION</th>
<th>DATE BUILT</th>
<th>PRIMARY SOURCE</th>
<th>JURISDICTION</th>
<th>CHARACTER DEFINING</th>
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</thead>
<tbody>
<tr>
<td>buildings &amp; structures</td>
<td>1</td>
<td>Commercial building</td>
<td>Marye Building</td>
<td>1200 Market</td>
<td>1908</td>
<td>1994 SFLD</td>
<td>private</td>
<td>C*</td>
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<tr>
<td>buildings &amp; structures</td>
<td>1</td>
<td>Commercial building</td>
<td>Commercial building</td>
<td>1212 Market</td>
<td>1907</td>
<td>1994 SFLD</td>
<td>private</td>
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<tr>
<td>buildings &amp; structures</td>
<td>1</td>
<td>Commercial building</td>
<td>Commercial building</td>
<td>1240-42 Market</td>
<td>1908</td>
<td>1994 SFLD</td>
<td>private</td>
<td>C*</td>
</tr>
<tr>
<td>buildings &amp; structures</td>
<td>1</td>
<td>Wells Fargo Building</td>
<td>Wells Fargo Building - 2-story brick building extending through the block from Market (front side) to Grove (back side)</td>
<td>1256-64 Market</td>
<td>1908</td>
<td>1994 SFLD</td>
<td>private</td>
<td>C*</td>
</tr>
<tr>
<td>buildings &amp; structures</td>
<td>1</td>
<td>Commercial building</td>
<td>Commercial building (Hotel Avalon)</td>
<td>1272-76 Market</td>
<td>1907</td>
<td>1994 SFLD</td>
<td>private</td>
<td>C</td>
</tr>
</tbody>
</table>

| circulation | 2 | curb | 6" granite curb | Block #0355 on Larkin | 1915c | site visit | DPW | C |
| circulation | 3 | curb | 12" granite curb | Block #0355 on Larkin | 1915c | site visit | DPW | C |

| circulation | 2 | parking lot | asphalt (vacant lot) | Block #0355 on Larkin, Grove (41-47 Grove, SE corner of Grove & Larkin) | 1966c | 1994 SFLD | private | NC |
| circulation | 1 | sidewalk | brick sidewalks with a herringbone pattern | Block #0355 on Larkin, Grove & Market | 1899c | site visit | DPW | C |

| small scale feature | 4 | bike rack | metal staple (three in a row) | Block #0355 on Grove, Larkin, Market | 1973c | site visit | DPW | NC |
| small scale feature | 2 | bike rack | ring and post style | Block #0355 on Grove | 1973c | site visit | DPW | C |
| small scale feature | 6 | sidewalk | sidewalk - brick sidewalks with a herringbone pattern | Block #0355 on Grove, Larkin & Market | 1899c | site visit | DPW | C |

| small scale feature | 1 | fire box | fire and police box - red metal on single post, blue compartment | Block #0355 on Larkin | 1899c | site visit | SFDT | C* |
| small scale feature | 1 | fire hydrant | fire hydrant - painted white; embossed 1909 | Block #13701 on Market Street | 1909 | site visit | BEWS | C* |
| small scale feature | 1 | fire hydrant | fire hydrant - painted white with blue top | Block #13701 on Market Street | 1909c | site visit | BEWS | C* |
| small scale feature | 1 | fire hydrant | fire hydrant - painted white with blue top | Block #13701 on Market Street | 1909c | site visit | BEWS | C* |
| small scale feature | 5 | street light | aggregate concrete post with single pendant arm style with cobra luminaire | Block #0355 on Grove, Larkin | 1909c | site visit | SFDT | C* |
| small scale feature | 5 | street light | aggregate concrete post with single pendant arm style with cobra luminaire | Block #0355 on Grove, Larkin | 1909c | site visit | SFDT | C* |
| small scale feature | 1 | sign | aggregate concrete post with single pendant arm style with cobra luminaire | Block #0355 on Grove, Larkin | 1909c | site visit | SFDT | C* |
| small scale feature | 5 | street light | aggregate concrete post with single pendant arm style with cobra luminaire | Block #0355 on Grove, Larkin | 1909c | site visit | SFDT | C* |

**The 1994 San Francisco Landmark District designation recognizes these buildings as contributing/secondary and non-contributing.**

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

***The Market Street area will require a future study to fully understand how it contributes to the significance of the larger Civic Center district.***
The three city blocks that comprise block #0351 form an open space known as the UN Plaza, designed by master landscape architect Lawrence Halprin. The Plaza established Fulton Mall as a pedestrian-only space between Market and Hyde Streets. UN Plaza’s distinct palette of landscape features links to and complements Market Street on one side, while its other side is linked to the Civic Center. Fulton Mall provides a significant view shed of City Hall.

Landscape elements that date to the period of significance include granite curbs of varying width, and Market Street pedestrian lighting.

The UN Plaza will require a future study to fully understand how it contributes to the significance of the larger Civic Center district. More information about UN Plaza is in the Evaluation section.
<table>
<thead>
<tr>
<th>CHARACTERISTIC</th>
<th>QTY.</th>
<th>FEATURE</th>
<th>DESCRIPTION</th>
<th>ADDRESS/LOCATION</th>
<th>DATE BUILT</th>
<th>PRIMARY SOURCE</th>
<th>JURISDICTION</th>
<th>CHARACTER-DEFINING</th>
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<td>Commercial building</td>
<td>79 McAllister</td>
<td>1986</td>
<td>1994 SFLO</td>
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<td>Methodist Book Concern Building</td>
<td>633 McAllister</td>
<td>1907</td>
<td>1984 NL</td>
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<td>Ofimium Theater</td>
<td>1182 Market Street</td>
<td>1925</td>
<td>1978 NR, 1994 SFLO</td>
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<tr>
<td>circulation</td>
<td>4</td>
<td>curb</td>
<td>12&quot; granite curb</td>
<td>Block #331 on Charles J. Brenham Place, Hyde, Market</td>
<td>-</td>
<td>site visit</td>
<td>DPW</td>
<td>C</td>
</tr>
<tr>
<td>circulation</td>
<td>8</td>
<td>curb</td>
<td>6&quot; cement curb</td>
<td>Block #331 on Hyde, Leavenworth, McAllister, UN Plaza</td>
<td>-</td>
<td>site visit</td>
<td>DPW</td>
<td>C</td>
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<tr>
<td>circulation</td>
<td>4</td>
<td>curb</td>
<td>6&quot; granite curb</td>
<td>Block #331 on Hyde, Leavenworth</td>
<td>-</td>
<td>site visit</td>
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<tr>
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<td>1976</td>
<td>site visit</td>
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<tr>
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<td>1973-1975</td>
<td>site visit</td>
<td>BART</td>
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<td>stairs</td>
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<td>1973-1975</td>
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<td>bollard - cement block with chain</td>
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<td>1995c</td>
<td>site visit</td>
<td>DPW</td>
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<td>bus stop</td>
<td>bus stop - covered with bench</td>
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<td>site visit</td>
<td>MUNI</td>
<td>-</td>
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<td>commemorative block</td>
<td>commemorative block - stone with UN emblem and text</td>
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<td>1995</td>
<td>site visit</td>
<td>DPW</td>
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<tr>
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<td>fire box</td>
<td>fire box - red iron with U shape wielding</td>
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<td>site visit</td>
<td>SFTD</td>
<td>C*</td>
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<td>fire hydrant - cement block with two soap spouts</td>
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<td>1976c</td>
<td>site visit</td>
<td>SFTD</td>
<td>U**</td>
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<td>fire hydrant - painted white</td>
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<td>site visit</td>
<td>BEWS</td>
<td>C*</td>
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<td>flag pole</td>
<td>flag pole - metal base in radial pattern</td>
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<td>DPW</td>
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<td>U**</td>
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<td>kiosk</td>
<td>kiosk - admissions</td>
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<td>1975</td>
<td>site visit</td>
<td>DPW</td>
<td>U**</td>
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<td>mail box - iron gate embossed U.S. Mail</td>
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<td>1975</td>
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<td>USPS</td>
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<td>marker - lettering noting the latitude coordinates</td>
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<td>DPW</td>
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<td>site visit</td>
<td>DPW</td>
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<td>small scale feature</td>
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<td>newspaper box - newspaper box</td>
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<tr>
<td>small scale feature</td>
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<td>obelisk</td>
<td>obelisk - black stone with UN emblem</td>
<td>United Nations Plaza</td>
<td>1975</td>
<td>site visit</td>
<td>DPW</td>
<td>U**</td>
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<tr>
<td>small scale feature</td>
<td>1</td>
<td>plaque</td>
<td>plaque - in walkway &quot;C.J. Brenham Pl.&quot;</td>
<td>Block #331 on Charles J. Brenham Place</td>
<td>-</td>
<td>site visit</td>
<td>DPW</td>
<td>U**</td>
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<tr>
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<td>1</td>
<td>plaque</td>
<td>plaque - inlaid in pathway</td>
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<tr>
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<td>toilet - green painted metal with gold detail - travex</td>
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<td>tree well - metal grate with radial pattern</td>
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<td>2</td>
<td>light pole</td>
<td>light pole - gold spotlight pole with 12 lamps - possible Halprin light fixture</td>
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<td>SF PUC</td>
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<td>6</td>
<td>light pole</td>
<td>light pole - black post and cap</td>
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<td>1975</td>
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<td>10</td>
<td>light pole</td>
<td>light pole - United Nations Plaza square granite light standard with sphere globe luminaries</td>
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<td>10</td>
<td>street light</td>
<td>street light - Market Street three arm; globe luminaires on cast iron post</td>
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<td>pre 1928</td>
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<td>Bancroft image</td>
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<td>11</td>
<td>street light</td>
<td>street light - single-cobra</td>
<td>Block #331 on Charles J. Brenham Place, Hyde, McAllister</td>
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<td>United Nations Fountain</td>
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<tr>
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<td>United Nations Plaza - brick plaza with granite borders, rows of trees, bronze flag pole</td>
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<td>DPW</td>
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<td>Fulton Street Mall - associated with Blocks #331, #3353, #3354, #308</td>
<td>Block #331</td>
<td>c. 1916</td>
<td>-</td>
<td>1918 SF Planning image</td>
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<td>1</td>
<td>planting area</td>
<td>planting area with stairs and escalator</td>
<td>Block #331 on United Nations Plaza</td>
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<td>3</td>
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<td>planting area with tree allee</td>
<td>Block #331 on United Nations Plaza</td>
<td>1936</td>
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<td>DPW</td>
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<tr>
<td>vegetation</td>
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<td>tree</td>
<td>tree - Larix prone (Norfolk Island Pines)</td>
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<td>3</td>
<td>tree</td>
<td>street tree - Lophopodites conifer, Brancise Bla</td>
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<td>30</td>
<td>tree</td>
<td>street tree - Platanus x acerifolia, London Plane, with metal radial grate</td>
<td>Block #331 on Market, Hyde and United Nations Plaza</td>
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<td>DPW</td>
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<tr>
<td>vegetation</td>
<td>8</td>
<td>tree</td>
<td>tree allee east of fountain - Platanus x acerifolia, London Plane</td>
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<tr>
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<td>tree</td>
<td>trees in planting area - Platanus x acerifolia, London Plane</td>
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<td>tree</td>
<td>tree allee protected by bollards with chains - Platanus x acerifolia, London Plane</td>
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<td>1975</td>
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<td>DPW</td>
<td>U**</td>
</tr>
</tbody>
</table>

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

**The United Nations Plaza, Halprin Fountain and Market Street will require a future study to fully understand how it contributes to the significance of the larger Civic Center district.
This section evaluates the historical significance of the San Francisco Civic Center Historic District according to the National Register Criteria for the Evaluation of Historic Properties, focusing upon areas of significance related to the cultural landscape. The section begins with a primer on the National Register of Historic Places including definitions of key terms that are referenced throughout this section. That is followed by a review of existing documentation of the Civic Center Historic District completed for the National Register of Historic Places and National Historic Landmarks programs, and the City of San Francisco Landmark District under Article 10 of the Planning Code. This section ends with recommendations for updating existing documentation to include a more complete discussion of the significance of the cultural landscape, including features that date to previously established periods, and periods and areas of significance that were not previously recognized. It also includes recommendations for further research into potential areas and periods of significance that were outside the scope of this project.

**NATIONAL REGISTER OF HISTORICAL PLACES**

A set of guidelines have been developed for properties listed in the National Register of Historic Places or properties designated National Historic Landmarks by the United States Department of the Interior, National Park Service. These guidelines establish the standards a property must meet to be listed in the National Register of Historic Places, provides the context necessary for understanding the current documentation, and guidance for proposed changes to the documentation.

**NATIONAL REGISTER OF HISTORIC PLACES CRITERIA**

Any property listed in the National Register or designated a National Historic Landmark must meet at least one of these criteria. The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

**A.** That are associated with events that have made a significant contribution to the broad patterns of our history; or

**B.** That are associated with the lives of significant persons in or past; or

**C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; (design) or

**D.** That have yielded or may be likely to yield, information important in history or prehistory. (archaeological resources)

**NATIONAL HISTORIC LANDMARKS CRITERIA**

The quality of national significance is ascribed to districts, sites, buildings, structures, and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or

2. That are associated importantly with the lives of persons nationally significant in the history of the United States; or

3. That represent some great idea or ideal of the American people; or

4. That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style or method of construction, or that

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This Cultural Landscape Inventory highlights these contradictions and others and provides clarification regarding the evaluation of extant features located in the district, which are outlined here by feature in the Existing Conditions and Analysis section. To further clarify the similarities and differences between each of the documents, each document has been summarized below to provide an easy comparison of information relating to common information such as the district’s boundary, period of significance, evaluation criteria, areas of significance, architectural/building resources that are deemed contributing, and statements of significance. A synopsis of the statements of significance from each of the documentation efforts is included in the appendix for reference. Summaries of the documents are listed below in reverse chronological order, with most recent first.

1994 SAN FRANCISCO LANDMARK DISTRICT

Boundary: See Figure 1.2
Period of Significance: 1906-1936
Evaluation Criteria: Structures that have special character and special historical, architectural and aesthetic interest and value; constitutes a distinct section of the City.

Areas of Significance: Beaux Arts style


Category: District

Historic resources described in documentation (listed by determination category, if noted)

Copies of the documentation and amendments provided by the City of San Francisco were used as the primary source to develop this summary. Even though buildings and sites were described in the documentation, not all resources received a clear determination.

### PERIOD OF SIGNIFICANCE

Simply defined, the period of significance is “the span of time in which a property attained the significance for which it meets the National Register criteria. A work of architecture or landscape architecture typically has a period of significance that relates to the period of construction or end of its construction date. If a property is significant for its association with an event or a person, then the length of the period of significance typically relates to the length of time that the event or person was associated with the property.

### AREAS OF SIGNIFICANCE

An area of significance is the “aspect of historic development in which a property made contributions for which it meets the National Register criteria, such as agriculture or politics/government.” Though constantly evolving as historic periods are researched and defined as having local, state or national significance, there is a broad set of areas of significance that have been defined by the United States Department of the Interior. These include, but are not limited to: Agriculture, Architecture, Archeology, Art, Commerce, Communications, Community Planning and Development, Conservation, Economics, Education, Engineering, Entertainement/Recreation, Ethnic History, Exploration/SETTLEMENT, Health/Medicine, Industry, Invention, Landscape Architecture, Law, Literature, Maritime History, Military, Performing Arts, Philosophy, Politics/Government, Religion, Science, Social History, Transportation, and Other.

<table>
<thead>
<tr>
<th>CATEGORIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Period of Significance</td>
</tr>
<tr>
<td>Object</td>
</tr>
</tbody>
</table>

#### Object

The term “object” is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, moveable, an object is associated with a specific setting or environment. Examples: boundary marker, monument, sculpture, statuary

SITe | A site is a location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure. Examples: battlefield, computer, designed landscape, trail, ruins of building or structure, habitation site

District | A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Examples: canal system, college campuses, estates with large acreage, rural historic districts, transportation networks, residential areas

#### REVIEW OF EXISTING HISTORIC DISTRICT DOCUMENTATION

The Civic Center Historic District has been officially documented on three separate occasions: the 1978 National Register of Historic Places nomination (1978 NR), the 1987 National Historic Landmark documentation (1987 NHL), and the 1994 San Francisco Landmark District (1994 SFLD).

Each document provides a summary of the site history, a description of the district, information about the district’s significance, and evaluations of the resources within the district. While there is a lot of duplicative information, each also contains a unique perspective on the district and its resources. These documents also contain contradictory elements both within a single document and between the three documents. For example, the 1994 SFLD contains conflicting information about the 1236 Market Street building on block 0255 listing it under both the contributing-altered and non-contributing categories. The 1997 NHL provides descriptions of the district’s resources, but is vague in establishing clear evaluations of whether some resources are contributing or non-contributing. Contradictions between the documents are more numerous. For example, the Powerhouse on block 0347 is contributing in the 1987 NHL, but non-contributing in the 1994 SFLD.


<table>
<thead>
<tr>
<th>RESOURCE</th>
<th>CONTRIBUTING</th>
<th>NON-CONTRIBUTING</th>
<th>CONTRIBUTING ALTERED</th>
<th>NON-CONTRIBUTING - REMOVED</th>
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Note: Contributing features are bold in this table to match the information in the Existing Conditions Analysis section.
# Resources Described in Documentation

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<td>Parking Lot - 24 Grove</td>
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<td>1978 NR</td>
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<td>Pioneer Monument (Pioneer Memorial)</td>
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<td>Powerhouse</td>
<td>1987 NHL</td>
<td>1994 SFLD</td>
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<td>1978 NR</td>
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<td>San Francisco Art Commission</td>
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<td>San Francisco Public Library (Asian Art Museum)</td>
<td>1994 SFLD</td>
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<td>San Francisco Public Library (new Main Library, former Marshall Square site)</td>
<td>1994 SFLD</td>
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<td>Vacant Lot - 165 Grove Street</td>
<td>1994 SFLD</td>
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<td>Vacant Lot - 401 Polk Street</td>
<td>1994 SFLD</td>
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<td>Vacant Lot - 41-47 Grove Street</td>
<td>1994 SFLD</td>
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<td>Vacant Lot - SE corner of Grove Street at Larkin Street</td>
<td>1994 SFLD</td>
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<td>War Memorial Opera House</td>
<td>1994 SFLD, 1987 NHL, 1978 NR</td>
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<tr>
<td>War Memorial Veterans Building</td>
<td>1994 SFLD, 1987 NHL, 1978 NR</td>
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<td>Wells Fargo Building</td>
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Note: Contributing features are bold in this table to match the information in the Existing Conditions Analysis section.
1987 NATIONAL HISTORIC LANDMARK

Boundary: See Figure 1.2

Period of Significance: 1913-1951 with specific dates of 1912, 1915 and 1945

Evaluation Criteria: NHL 1 (events) and 4 (works of art and architecture)

Areas of Significance: Architecture, Art, Community Planning, Entertainment/Recreation (World’s Fair), Landscape Architecture, Politics/Government, Social History, Beaux Arts

Architects/Builders (listed): Arthur Brown, Jr.; Bernard J.S. Cahill; Daniel Burnham; Frederick H. Meyer; G. Albert Lansburgh; George Kelham; Hanz Kainz and Associates; Jean Louis Bourgeois; John Bakewell, Jr.; John G. Howard; John Reid, Jr.; Meyers and Ward; Paul Denxville; Skidmore, Owings and Merrill; Thomas D. Church; Walter D. Blias; William B. Finide; Warter, Bernardi and Emmona

Category: District

Resources described in documentation (listed by determination category, if noted):
- See “Resources Documented in Historic District Documentation” table.

1978 NATIONAL REGISTER OF HISTORIC PLACES

Boundary: See Figure 1.2

Period of Significance: 1800-1974 with specific dates of 1912, 1915 and 1945

Evaluation Criteria: A (event) and C (work of art and architecture)

Areas of Significance: Architecture, Art, Community Planning and Development, Entertainment/Recreation, Landscape Architecture, Politics/Government, Social History, Beaux Arts

Architects/Builders (listed): A.L. Warswick; Arthur Brown, Jr.; B.

229 A copy of the documentation and information from the National Register of Historic Places database were used to develop this summary.

230 Even though buildings and sites were described in the documentation, not all resources received a clear determination.

231 A copy of the documentation and information from the National Register of Historic Places database were used to develop this summary.

232 During the time this nomination was completed, periods of significance were not listed with as much certainty as they are today and were more focused on building construction dates.

Marcus Priteca; Bernard J.S. Cahill; C.A. Meadendorger; Daniel Burnham; Frederick H. Meyer; G. Albert Lansburgh; George Kelham; Hanz Kainz and Associates; Jean Louis Bourgeois; John Bakewell, Jr.; John G. Howard; John Reid, Jr.; Meyers and Ward; Paul Denxville; Skidmore, Owings and Merrill; Thomas D. Church; Walter D. Blias; William B. Finide; Warter, Bernardi and Emmona

Category: District

Resources described in documentation (listed by determination category, if noted):
- See “Resources Documented in Historic District Documentation” table.

STATEMENTS OF SIGNIFICANCE

Each of the documents, the 1978 NR, the 1987 NHL, and the 1984 SFLD have their own statement of significance which have numerous similarities. The 1984 NHL, which provided the best overview of the district’s significance, is a more concise and updated version of the 1978 NR and is the basis for the significance statement in the 1994 SFLD. They each profile the district’s history, its association with the Panama-Pacific International Exhibition, the Civic Center Plan, and international and national events such as the formation of the United Nations and the signing of the peace agreement with Japan at the end of World War II. They also profile the primary architects and civic leaders who influenced the design and building of the district.

Each contains descriptions of architectural and open space elements. A synthesis of these three statements of significance is included in the appendix.

UPDATING AND CLARIFYING CIVIC CENTER HISTORIC DISTRICT DOCUMENTATION

The following narrative focuses on recommendations (which are in bold) for updating and clarifying inconsistencies in the existing documentation for the Civic Center Historic District. It supports the evaluations for buildings and landscape features contained in the Existing Conditions and Analysis section.

It is important to note that the planning and design work associated with Civic Center Plaza, UN Plaza, and the Market Street BART development, which overlaps in part with the southeast corner of the Civic Center Historic District, is potentially eligible and is currently being evaluated as part of another study.

Even though buildings and sites were described in the documentation, only buildings were given a determination.

Due to the complex issues and geographic reach of UN Plaza and BART work along Market Street (which overlaps with the Civic Center Historic District but also extends beyond it), this evaluation was determined to be outside the scope of this project. However, in the meantime any features associated with UN Plaza should be considered eligible as contributing resources to the historic district until the more detailed study is completed.

BOUNDARY RECOMMENDATION

The boundary should reflect what was identified in the 1994 SFLD, which is more expansive than the boundary outlined in the 1978 NR and 1987 NHL. The 1984 SFLD boundary more accurately outlines the area that includes extant resources which contribute to the established areas and periods of significance.

PERIOD OF SIGNIFICANCE RECOMMENDATION

The period of significance should reflect all areas of significance associated with the Civic Center Historic District and the extant features that are associated with that significance which date to 1896-1951. No consistency or clarity for the period of significance exists within the documents associated with the Civic Center Historic District. Part of this is due to the evolving nature of how a period of significance is determined. In the past, the period of significance was often a rough bracket of dates in 25-year increments that encompassed the construction dates for buildings listed in the National Register documentation, either as individual buildings or as part of a district. The construction dates were often listed individually after the period of significance. Today the prevailing guidance advises that the period of significance more tightly bracket the dates of extant elements or features that are individually listed or contribute to the significance of the property, especially when a property has more than one area of significance. This approach is most appropriate for the San Francisco Civic Center Historic District because it has more than one area of significance dating to different periods of time, and also has an extended era of development related to the Beaux Arts style. The beginning date of 1896 corresponds to the Pioneer Monument, which is the earliest known feature in the district associated with the civic planning and design of this area, predating the loss and destruction of much of the district during the Great 1906 San Francisco Earthquake and Fire. The end date of 1951 was established by the 1987 NHL. It will remain in place until the current studies that are evaluating the mid-20th century modern design of Civic Center Plaza, and the design of UN Plaza and Market St. BART development are completed.

Additional information related to both of these potentially new areas of significance is included in the Statement of Significance Recommendation at the end of this section.

CRITERIA RECOMMENDATION

The Civic Center Historic District meets two of the four National Register/National Historic Landmark significance criteria:

- Criterion A/1: a property associated with events that have made a significant contribution to the broad patterns of our history
- Criterion C/4: a property that embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

The first criterion, National Register Criteria A (National Historic Landmark Criteria 1), is documented in both the 1978 NR and the 1987 NHL. The second criterion, National Register Criteria C (National Historic Landmark Criteria 4), is documented in the 1978 NR, the 1987 NHL, and the 1984 SFLD.

AREAS OF SIGNIFICANCE RECOMMENDATION

The areas of significance that have been documented for the Civic Center Historic District today are: Architecture, Art, Beaux Arts, Community Planning and Development, Entertainment/Recreation (World’s Fair), Landscape Architecture, Politics/Government, and Social History. These areas of significance are listed in one or more of the three existing documents associated with the Civic Center Historic District. The Beaux Arts style relates primarily to the areas of Architecture, Art, Community Planning and Development and Landscape Architecture. Information about significance related to the mid-20th century modern era design of Civic Center Plaza, and the design of UN Plaza and Market Street BART, both of which are the focus of other studies, is included in the Statement of Significance Recommendation at the end of this section.
CATEGORY RECOMMENDATION

The property should remain a District, as it has been designated in the 1978 NR, 1987 NHL and 1994 SFLD. However, sites and objects that contribute to the district should be more clearly defined and evaluated. For example, plazas and open spaces, such as Memorial Court, should be listed as sites within the district. Similarly, objects such as the Pioneer Monument and others listed as contributing should be listed as objects within the district.

DESIGNER RECOMMENDATION

Architects, landscape architects and craftspeople associated with designing or building previously documented significant features in the Civic Center Historic District include: Arthur Brown, Jr.; B. Marcus Priteca; Bernard J.S. Cahill; C. A. Meadwodscott; Daniel H. Burnham; Frederick H. Meyer; G. Albert Lansburgh; George Kelham; Jean Louis Bougevalo; John Golen Howard; John Bakewell, Jr.; John Reid, Jr.; Meyers and Ward; Paul Deniville; Thomas D. Church; Walter D. Bliss; and William B. Faville. All of these designers have been listed in one or more of the three existing documents associated with the Civic Center Historic District. Designers associated with the Architecture, Art, Community Planning and Development and Landscape Architecture of the Modern Style are Douglas Baylis; Lawrence Halprin; Skidmore, Owings and Merrill; DeLeuver, Cather and Company; and Wurster, Bernardi and Emmons. Their work is currently being studied in relationship to the designs for Civic Center Plaza, UN Plaza and Market Street BART.

HISTORIC RESOURCES RECOMMENDATION

All features that have been designated as contributing (C) in the Existing Conditions and Analysis section should be treated as resources that contribute to the historic character of the Civic Center Historic District. Any features that are the focus of ongoing studies were designated as undetermined (U) and, as stated in the The Secretary of the Interior’s Standards for the Treatment of Historic Properties, should be treated as potentially eligible until those studies are completed.

STATEMENT OF SIGNIFICANCE RECOMMENDATION

The Statement ofSignificance should be updated to include information about landscape features that were not previously documented which relate to established eras and areas of significance, such as the City Beautiful/Beaux Arts era.

For Criterion C (Design):

City Beautiful/Beaux Arts Era

1. The documentation should be updated to include landscape features associated with the City Beautiful/Beaux Arts era that were not previously recognized. Landscape features associated with the civic scale improvements of the City Beautiful/Beaux Arts era include granite curbs, single pendant light poles on Van Ness Avenue, fire hydrants associated with the San Francisco Fire Department Auxiliary Water Supply System improvements completed between 1909 and 1913, and sculptures associated with the design of City Hall. A few landscape features which survived the Great 1906 San Francisco Earthquake and Fires that are extant today include select fire boxes and the Pioneer Monument. The Pioneer Monument, granite curbs, single pendant light poles and sculptures reflect the vision of the architects and designers of the Beaux Arts era to exert influence over all elements in the design of the district and to create a harmonious whole between the buildings, landscape spaces, and landscape features. That type of design influence typified the Beaux Arts era. Utilitarian features such as the fire hydrants and fire boxes reflect the comprehensive city-wide efforts to improve the infrastructure of the city following the Great 1906 San Francisco Earthquake and Fire in order to prevent another catastrophic disaster of the same proportion.

2. The documentation should also be updated to provide a more detailed description of the significance of the War Memorial Court, a landscaped open space set between the Opera House and Veterans Building, that was planned by Arthur Brown, Jr. as part of the War Memorial Complex, but was not built until 1936 following the design of landscape architects H. Leland Vaughan and Thomas D. Church. Church is considered a leader in forgoing the iconic California garden style and modern landscape architecture style. Noted modernist landscape architect Garrett Eckbo described him as “the last great traditional designer and the first great modern designer.”234 In fact, the War Memorial Court, an early commission for Church is a rare example of his early work when he was transitioning between the Beaux Arts Style and Modern style, and of his public work since he is more well-known for his residential garden designs. The design predates a pivotal 1937 trip to Europe where he studied modern architectural master works by LeCorbusier and Alvar Aalto that altered the course of his career. The War Memorial Court possesses a high level of integrity to its original design, though some minor alterations including the replacement-in-kind of plant materials have been completed, and the insertion of the “Passage of Remembrance” veterans memorial.235 Extant character-defining features of the War Memorial Court include the overall symmetry of the design, the symmetrical horseshoe shaped courtyard inscribed with a rectangular lawn; the octagonal shaped lawn at the east end of the court; the horseshoe shaped drive; concrete curbing and brick and cast stone pathways; the central axis and view to City Hall; boxwood hedges along the perimeter, the walkways, and at the east end of the court; the double aisle of plane trees; the slight rise in topography in the direction of City Hall; and the iron and bronze fountains, lanterns, and light standards.236

Thomas Church

Thomas Church, born in Boston and raised in California, was trained at the University of California at Berkeley and Harvard Graduate School of Design. He taught briefly before opening a practice in San Francisco in 1933, where he worked until his retirement in 1977. In 1955, he authored Gardens Are for People: How to Plan for Outdoor Living which outlined his design philosophy: unity, which is the consideration of the schemes as a whole, for both architecture and landscape; function, which is the relationship of practical service areas to the needs of the house, and the relationship of decorative areas to the desires and pleasures of those who use the space; simplicity, both in terms of the economic and aesthetic success of the layout; and scale, which rests upon the pleasant relationship of elements to each other. His most notable works include the Donnell Garden (Sonoma, CA); Parkmerced (San Francisco, CA); Bloedel Reserve (Bainbridge Island, WA); and General Motors Technical Center (Warrens, MD).237

235 San Francisco Planning Department, War Memorial Court Review Comments, 5 April 2012
236 San Francisco Planning Department, War Memorial Court Review Comments, 5 April 2012
ADDITIONAL STUDIES

There are a few distinct areas of significance that are the focus of current studies and planned future studies that could change the documented significance for the Civic Center Historic District. In particular, a study is currently being completed to review the mid-century modern era urban development, planning and landscape architecture for the construction of the underground exhibit hall, parking garage and redesign of Civic Center Plaza, which were designed by known masters of architecture and landscape architecture including Douglas Baylis, Skidmore, Owings and Merrill (SOM), and Wurster, Bernardi and Emmons (WBE). If the work associated with these efforts is found to be significant then the statement of significance should be revised to include it. The area being studied primarily affects block 0788, but also relates to features on block 0812.

In addition, the work of known master landscape architect Lawrence Halprin and his work associated with BART, Market Street and the United Nations Plaza is currently being studied. If work associated with those projects is found to be significant and retain integrity, then the statement of significance should be revised to include it. The area designated for this future study is outlined on maps of blocks 0351 and 0355.

Finally, Civic Center Historic District should be studied in terms of its relationship to numerous national level civic protests and social movements such as the Vietnam War, the House Un-American Activities, the White Night Riots and the gay rights movement, and the statement of significance revised accordingly.

Though these studies are currently underway or planned for the future, the following information about these potentially new areas of significance is provided for contextual determinations. If the level of research is determined to be necessary, it’s helpful to understand the potential significance related to these development areas.

UNDER CRITERION A (EVENTS):

Events which have occurred in the Civic Center Historic District but were not previously documented include pivotal events in the founding of the gay rights movement in the United States associated with the murder in 1978 of San Francisco Mayor George Moscone and Supervisor Harvey Milk, the first openly gay elected official, by former City Supervisor Dan White and the subsequent White Night riots in 1979 following the sentencing of Dan White for their murders. More research is needed to put this event in its rightful context and determine which level of significance it reaches: national, state or local. It was determined that level of research was outside the scope of this project.

UNDER CRITERION C (DESIGN):

Modern Era

Following the end of World War II, a nationwide movement began to re-imagine urban areas, especially civic centers that had been neglected during the Great Depression and World War II years. This new aesthetic movement centered on progressive ideas and a modern future was also reflected in the rise of the space program and the presidency of John F. Kennedy. “Many cities after the end of the war wanted to look toward a bright new future, and turned (their) view toward an architecture that could convey that the city was in step with a post-World War II modern world.”238 An influx of private and public funding contributed to the rise in these types of projects, which transformed urban areas to reflect the modern or international style of architecture in vogue at the time. Modern materials, such as concrete, steel and glass, were combined in designs that exhibited clean lines and strong geometric forms.

Similar to the Beaux Arts era, the prevailing thought of the modern era was to have a city possess architectural symbols that reflect its citizens’ values on the importance of government and civic spaces in public life. Greater attention was being paid to civic government and discourse following World War II, which was personified by John F. Kennedy’s presidency and his emphasis on public service. A by-product of this movement included a celebration of the future, which in many ways included a rejection of the past. Architectural styles of this era were marked with flat roofs, minimal ornamentation in geometric shapes with typical materials of concrete, steel and glass. Buildings possessed strong vertical and horizontal lines, minimal fenestration and were often built using curtain walls.

Modern landscapes retained a similar formality with clean geometric lines and minimal ornamentation which was typically expressed in a landscape’s plant palette and modern materials such as concrete. Views and focal points were part of the design treatments and abstraction was often used as a design expression. For San Francisco, the modern era of civic scale design manifested in the construction of Brooks Hall and underground parking garage and the redesign of Civic Center Plaza. These projects were meant, much like the Beaux Arts design of Civic Center Plaza, to align San Francisco with the prevailing national and international design movements and the modern civic principals it espoused. It also set to expand the capabilities of the city to host large scale public and private events both indoors in Brooks Hall and outdoors in the Civic Center Plaza, and provided underground parking for an era of design centered on the automobile.

Civic Center Plaza’s 1961 landscape design reflects the modern era’s design styles, aesthetics and materials. In particular, the Civic Center Plaza design features garden rooms shaped by rows and boaxes of trees and rectilinear concrete forms. It uses a minimal palette of hardcape materials, namely concrete, decomposed granite and metal, and has a limited palette of vegetation species, relying on a few species of trees, lawn and low shrubs and ornamental plantings. The vegetation is meant less for ornamentation and more for organization and structure. There is symmetry to the landscape elements and spaces thatreesome the modern era of landscape design with the Beaux Arts character of the Civic Center District – as both touted symmetry as one of their tenants. In fact, much of the design, its materials and aesthetic are a modern interpretation of Paris’ public parcs, namely the Jardin du Luxembourg that used a similar palette of hardcape trees, decomposed gravel or gravel, lawn, a few species of atypical trees, and concrete or stone. In some cases, this reliance on Paris as a design inspiration reflected the same type of influence Paris had on the Beaux Arts era as well. Typical of the time the automobile is accommodated in the design, but the infrastructure related to its use is tucked into discrete spaces. Those infrastructure elements, such as the garage elevator building, vents and access routes all conform to the established grid of the design so that both the aesthetic and functional elements are in sync with each other across the space. For example one of the vents and two of the staircases are positioned within the plane tree grove to line up and be on center with the adjacent trees, keeping them tucked into a dominant landscape feature so they blend in with the overall site.

The mid-century modern urban redevelopment projects in Civic Center were led by the firm of Wurster Bernardi and Emmons (WBE) with consulting architects Skidmore, Owings and Merrill (SOM). Douglas Baylis, the WBE team’s landscape architect, was the lead designer for the Civic Center Plaza landscape redesign project.

Wurster, Bernardi and Emmons

WBE was founded in 1945 by William Wurster, Theodore Bernardi and Dean Emmons in San Francisco. Bernardi and Emmons were both former employees of Wurster when he had his own firm between 1924 and 1945. Bernardi and Emmons effectively managed the firm during the early years when Wurster was Dean of Architecture at MIT between 1944-1950 and Dean of the College of Environmental Design at the University of California, Berkeley between 1950-1963. Wurster, in particular, often collaborated with Thomas Church. The firm, well-known for their modern designs, won the American Institute of Architects architectural firm award in 1965, and Wurster was honored with the AIA Gold Medal in 1989. Some of their projects include: San Francisco’s adaptive reuse of Glisanell Square in which they collaborated with landscape architect Lawrence Halprin; 555 California, also in San Francisco, in which they collaborated with SOM and Italian architect Pietro Belluschi; and several projects for the University of California, Santa Cruz including the University’s Long Range Development Plan and designs for Cowell College.239

Douglas Baylis

Douglas Baylis studied at the University of California, Berkeley before working briefly for Thomas Church. Following that, he worked for the City of San Francisco Housing Authority before establishing his own practice. He also served as consulting landscape architect for the University of California, Berkeley between the

238 National Register nomination for Tulsa Civic Center His- toric District, 2012

years 1956-1959. His most notable public design work includes: Lever House in New York City; Memorial Coliseum in Portland, Oregon; Beinecke Rare Book and Manuscript Library in New Haven, Connecticut, and San Francisco’s 555 California Street for Bank of America and the Louise M. Davies Symphony Hall in the Civic Center.

**Skidmore, Owings and Merrill (SOM)**

SOM was formed in the 1930s by Louis Skidmore, Nathaniel Owings and John Merrill opening their first branch in New York City in 1937. They are well known for influencing the widespread use of the modern or international style of steel and glass skyscrapers indicative of the mid-20th century in the United States. In 1952 and 1956 SOM received the Architecture Firm Award from the AIA, and at this writing they are the only firm to have received this award twice. Some of their notable designs include: Lever House; Ilieva House in New York City; Memorial Coliseum in Portland, Oregon; Beinecke Rare Book and Manuscript Library in New Haven, Connecticut, and San Francisco’s 555 California Street for Bank of America and the Louise M. Davies Symphony Hall in the Civic Center.

**UNDER CRITERION CONSIDERATION G:**

United Nations Plaza and Civic Center BART Station

Further research is being conducted to evaluate landscape features associated with the United Nations Plaza and BART improvements in the Civic Center that were not previously documented. The existing National Register documentation references significant events including the formation of the United Nations in 1945 and the signing of the peace agreement with Japan at the end of World War II in 1951, and does recognize the importance of UN Plaza in commemorating these events. However, no evaluation of UN Plaza, the Civic Center BART Station, or associated landscape features has been conducted to establish significance under National Register Criterion Consideration G (Properties That Have Achieved Significance within the Past Fifty Years). A general summary of the history of UN Plaza is below.

UN Plaza is located at the east end of the Civic Center complex on Market Street between 7th and Hyde Streets and includes an approximately two-acre tree-lined plaza and a large granite slab fountain to the east. The plaza was designed by master landscape architect Lawrence Halprin and local designer Donald Baylis. It is the most recent addition to the Civic Center open space. The plaza was constructed in 1975 to commemorate the 30th Anniversary of the signing of the 1945 United Nations Charter at the nearby Veteran’s Building. UN Plaza was realized as part of the Market Street Reconstruction Project in conjunction with the underground BART system, including the station at Civic Center. The Market Street Reconstruction Project was designed by Mario Ciampi and Associates, John Carl Warnecke and Associates, and Lawrence Halprin and Associates.

Halprin designed UN Plaza as a dynamic and active public space connected physically and visually to both the Civic Center and to Market Street. In the mid-1960s and 1970s, Halprin’s designs became increasingly focused on the experience of moving through the landscape, and he often utilized his RSV data to plan and develop his designs. Halprin’s design for Market Street created a pedestrian-oriented open space sequence that includes United Nations Plaza, Hollis Plaza, and Embarcadero Plaza (an earlier example of his work now known as Justin Herman Plaza). These three plazas are tied together by Market Street, acting as the central transportation spine of the City.

UN Plaza is composed of an asymmetrical brick pedestrian promenade featuring two rows of granite pylons topped by lights. Rectangular lawns are set within granite borders and feature double allées of London plane trees located to the north and south of the column, forming the edges of the plaza. An esplanade of Simon Bolivar, a gift from the government of Venezuela to the city of San Francisco, is located at the western terminus of the plaza. The eastern side of the plaza features a sunken sculptural fountain formed by asymmetrical stacked granite blocks which is animated with arcing water jets.

Halprin employed his signature elements of water and stone in the design of the fountain. The fountain’s stacked granite slabs, powerful water jets, and asymmetrical design creates not only a focal point for the plaza, but also an anchoring feature to entice pedestrians to move through the large open space. The granite materials were chosen to tie the plaza to the buildings in the Civic Center. The stacked slab fountain design recalls the Iroquois Fountain in Portland, Oregon and other signature fountains Halprin designed in the 1960s. The fountain is lit by two tall light standards with multiple spot lights that likely date to the 1975 design and are similar to stage light types Halprin used for other fountain projects he designed in the late 20th century.

Changes have been made to UN Plaza since Halprin’s original design. To commemorate the 50th anniversary of the signing of the United Nations Charter, the existing fountain was engraved with quotes from a speech delivered to Congress by President Franklin D. Roosevelt. In 2005, improvements were made including: upgrading utilities to allow for kiosks and events, replacing existing light fixtures with new globe light fixtures on the pylons, adding new pedestrian lighting, replacing the bollards and chains around the fountain, removing the wall behind the fountain at 50 UN Plaza, improving accessibility (ADA) by constructing the 191 member statues of the UN by hanging their flags, inscribing the names of new member nations on the pylons, and installing a new stone monument commemorating United Nations World Environment Day in 2005 which was the 60th anniversary of the signing of the charter.

Although Halprin was consulted on some aspects of the late-20th century alterations to the plaza and fountain, newspaper articles from the period and Halprin’s own writings indicate that he did not fully support these changes.

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241 Halprin’s original lights were rectangular, and replaced with the current spherical lights in 2005. The fountain was refurbished and re-dedicated at this time as well, following consultation with Lawrence Halprin.

243 The fountain was refurbished and re-dedicated at this time as well, following consultation with Lawrence Halprin.

244 The original lights were rectangular, and replaced with the current spherical lights in 2005. The fountain was refurbished and re-dedicated at this time as well, following consultation with Lawrence Halprin.


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Lawrence Halprin

Lawrence Halprin was born in Brooklyn, New York in 1916 and moved to San Francisco after World War II. Halprin worked for Thomas Church’s office from 1945 until opening his own practice in 1949. Halprin was an influential landscape architect and theorist whose career spanned nearly 65 years until his death at the age of 93 in 2009. He authored nine books on landscape theory and design and encouraged innovation in the field through such concepts as his RSVP Cycles, which focused on user experience and community participation as drivers of the design process. His most notable works include: Sea Ranch site plan (1962-1967), renovation of Glencarrell Square (1962-1968), Portland Open-Space Sequences (1965-1978), Freeway Park in Seattle (1970-1974), Franklin D. Roosevelt Memorial in Washington, D.C. (1976-1987), and numerous civic, campus master planning and institutional projects in the United States and abroad.246

Halprin’s urban designs focused on the role of the landscape architect in reshaping the American city. Halprin understood his designs as inseparable from the social, cultural and natural contexts in which his projects were located.247 Halprin received much recognition for his work during his lifetime, including such honors as the AIA Medal for Allied Professionals in 1964, the ASLA gold medal in 1978, the Presidential Design Award for the FDR Memorial in 2000, and the National Medal of the Arts in 2002.

Figure 4.3 Lawrence Halprin at the dedication of Lovejoy Fountain in Portland, Oregon in the early 1970s (portlandoregon.gov)

246 Charles Birnbaum and Stephanie Foell, Shaping the American Landscape: New Profiles from the Pioneers of American Landscape Design Project (University of Virginia Press, 2009), 124-127.
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PLANS/IMAGES


Board of Public Works, Bureau of Architecture, “Maconinoous Details from 1914 Civic Center Plaza Design: Sheet 2 and Sheet 6,” detail drawings of urns, pedestals and light poles, June 1914. WBE Collection, CED Archives, Berkeley, CA.


“The proposed schemes for Civic Center; which scheme, in your opinion, is best?” photograph of magazine article, May 15, 1912. Bancroft Library, publication and author unknown.

MEMORANDA


Okamoto, Rei. Resolution 8064 to Explore Appropriate Height of Development Around UN Plaza. SF Planning Department Archive, October 1978.
APPENDIX

STATEMENT OF SIGNIFICANCE

This Statement of Significance is compiled directly from the 1987 NHL with added references from the 1978 NR and the 1994 SFLD when appropriate to provide a comprehensive and accessible link to the past as a means for updating the current historic documentation.

The San Francisco Civic Center, the scene of events of national and international importance, including the founding of the United Nations and the drafting and signing of post-World War II peace treaties with Japan, outstandingly illustrates the era of turn-of-the-century municipal reform movements in the United States and early public and city planning. By general consensus, its architecture and plan are regarded as one of the finest and most complete manifestations of the City Beautiful movement in the United States. Henry Hope Reed, a well-known scholar of Classical architecture, has called it “the greatest architectural ensemble in America.”

The Civic Center also embodies the city’s phoenix-like resurgence after the disastrous 1906 earthquake and fires. The Civic Center remains the permanent manifestation of this resurgence after the disastrous 1906 earthquake and fires. The Civic Center remains the permanent manifestation of this resurgence after the disastrous 1906 earthquake and fires.

THE CITY BEAUTIFUL MOVEMENT

The City Beautiful Movement, an aspect of the general drive for municipal reform that sprang up in the 1890s and continued into the first three decades of the 20th century, was a celebration of the city as a work of art and a reflection of the best that man was capable of achieving. The movement’s goal was to create a harmonious, clean and genteel environment for the city’s citizens.

The most immediate effect of the City Beautiful movement was the imitation of the White City in the world’s fairs that were held around the country in the next two decades. The fairs spread the ideals of classical architecture, Beaux Arts planning, and the example of cooperation among architects for greater effect in an ensemble. Buildings were historically significant examples of this movement, such as the White City in the World’s Columbian Exposition in Chicago in 1893, and the Panama-Pacific International Exposition in San Francisco in 1915.

HISTORY

San Francisco’s old City Hall crumbled in the first 60 seconds of the 1906 earthquake, and its replacement became a symbol of the city’s resilience and determination. The building was replaced in 1917 at the then-phenomenal cost of $5.75 million. The new City Hall, with its Beaux Arts design, was completed in 1915 and became a symbol of the city’s recovery after the devastating earthquake.

THE FINAL CIVIC CENTER PLAN

After Rolph’s election, steps toward planning of the Civic Center and the construction of the Exposition moved quickly, in hopes of completing at least the City Hall and Auditorium in time for the Exposition. In January 1912, the board of supervisors endorsed a renewal of the Civic Center Plan of 1899. The issue of its location was turned over to an architectural commission under the auspices of the Exposition, including Willis Polk, William B. Finkelde and John Gales Howard, among others; a clear majority chose the present site.

The mayor appointed another commission (John Gales Howard, Frederick W. Mayer and John J. Reid, Jr.) to select a final plan, oversee a City Hall design competition, and implement the plan. Howard, the chairman, guided the initial stages and campaigned for a March 1912 bond issue to finance the Civic Center and City Hall. Spurning public approval was the announcement by the State, just before the election, of its intention to erect a State building in the Civic Center. The bond issue passed overwhelmingly and the City Hall competition began quickly.

The approved Civic Center plan, then, consisted of a central civic plaza with the City Hall to the west, a State Building (now the California State Capitol) to the north, the Public Library to the east, and the Exposition, now the Palace of Fine Arts, to the south.

These conflicting views of the form the Civic Center should take became linked to plans for a major international exposition to be held in San Francisco. In 1910, the Panama-Pacific International Exposition Company was formed to hold a fair in 1915. By the mid-summer of 1911, the directors of the company had decided to build an Exposition Civic Auditorium on a modest site.

In 1919, although San Francisco had been reconstructed essentially on pre-earthquake lines, Burnham was asked to revitalize and revitalize his Civic Center plan. Willis Polk, his deputy, handled the design, planning and construction of the City Hall competition and the implementation of the Burnham/Polk plan. The Burnham/Polk plan was put before the public and easily defeated.

These conflicting views of the form the Civic Center should take became linked to plans for a major international exposition to be held in San Francisco. In 1910, the Panama-Pacific International Exposition Company was formed to hold a fair in 1915. By the mid-summer of 1911, the directors of the company had decided to build an Exposition Civic Auditorium on a modest site. The Burnham/Polk plan was put before the public and easily defeated.

A vice-president of the Exposition Company, James Rolph, ran for mayor in September 1911. A municipal street railway, the Hetch-Hetchy water project, and other civic improvements were parts of this program, but the Exposition and the Civic Center idea was its cornerstone. The Civic Center would permanently exhibit the grandeur which the Exposition would only briefly evoke. They would together demonstrate convincingly to the world that San Francisco had not simply recovered from the earthquake but had become a thriving and civilized metropolis of international importance. Rolph won a landslide victory and the city moved forward on both projects.

THE PANAMA-PACIFIC INTERNATIONAL EXPOSITION

The Panama-Pacific International Exposition of 1915, held in a 635-acre site in the Marina District of San Francisco, was, from the viewpoint of scholars who have studied the history of the world’s fairs, a notable event. As a recreational spectacle, it presented the same variety of amusements, exhibits, technological innovations, and spectacular architecture as others in the tradition. The “cur turms” used in 1900, for example, originated there, and the world’s first indoor airship flight took place in the giant Palace of Machinery.
World’s fair, though they have their lighter side, which tends to capture popular fancy, can also be appreciated from serious perspectives. Architectural historians, for example, have stressed the attention to the color schemes of the buildings and plantings and the use of soft indirect light as notable innovations at the Panama-Pacific International Exposition. They have also noted the Exposition’s emphasis on the arts, rather than technical sciences, that would have been expected in light of the fact that the primary event the Exposition was celebrating was the opening of the Panama Canal.

While it would be possible to elaborate on the legacy of the Panama-Pacific International Exposition in terms of both its architectural and recreational aspects, which are both highly significant, such a discussion would conclude with regret that, aside from the Exposition (Civic) Auditorium, no structures from it have survived intact.

The Palace of Fine Arts, by Bernard Maybeck, a structure of great architectural interest, survived until the 1960s. Then, however, it fell prone to the temporary character of the materials of which it was made and most other Exposition structures had been built, and had to be demolished. It had won such a place in the hearts of San Franciscans, however, that it was shortly thereafter reconstructed.

Certain tangential legacies of the Exposition have also survived, including much of the artwork in the early Civic Center structures and the great municipal pipe organ, from the Exposition’s Festival Hall, which was installed in Exposition (Civic) Auditorium in 1917. Exposition (Civic) Auditorium, however, intended as a permanent contribution to the city by the Exposition, does remain, though it is in a detached location from the Exposition’s main site. Exposition (Civic) Auditorium is the link between the two great events of 1915: hosting the Exposition in San Francisco and the development of the Civic Center. The Civic Center would grow, endure and transcend even the significance its planners had envisioned.

IMPLEMENTATION OF THE CIVIC CENTER PLAN

John Bakewell, Jr., and Arthur Brown, Jr., designed the City Hall, while Howard, Meyer and Reid received the Exposition (Civic) Auditorium commission. Construction of City Hall began quickly, in April 1913, and of Exposition (Civic) Auditorium in July of the same year. The Auditorium was dedicated on January 15, 1915, in time for the Exposition. The Powerhouse and Civic Center Plaza were also finished when the Exposition opened. The new City Hall, on the other hand, was not ready until early 1916, after the Exposition had closed.

With the City Hall, Exposition (Civic) Auditorium and Civic Center Plaza as anchors and the approved City Center plan as a guide, other buildings and features were added. A home for the San Francisco Public Library (now Asia Art Museum), which had been moving around in various temporary quarters since its establishment in 1879, was relocated to a building designed by George Kelham, World War I and the subsequent depression delayed further progress into the 1920s. The State Building (now Supreme Court of California), began in 1920, was thus not completed until 1928.

On the other hand, the proposed arcades and pergolias were never built. And, although the builders of the Orphans' (then Pantages) Theater planned to face the theater’s blank rear walls to match the Civic Center’s buildings, a never-realized dispute arose over who would pay for the facing. The walls have never been faced.

CONSTRUCTION OF THE WAR MEMORIAL COMPLEX

The Civic Center, then, as it was originally approved, gradually reached virtual completion. A new development west of the City Hall, the War Memorial Complex, expanded the Center. Completed in 1932, the buildings and Memorial Court thoroughly harmonize with the original plan.

Even before the end of World War I, a memorial to honor those who had died in the struggle was proposed in San Francisco. There was great public debate over the nature of the project, and whether it should take the form of a monument, a “living memorial” such as an opera house; or some other character.

San Francisco had been an enthusiastic opera town almost since the Gold Rush, but it had little luck with opera houses, with several burning down. The last of these, the Tivoli, perished in 1906. Every version of the Civic Center plan had called for an opera house.

In 1918, a citizens’ group revived the idea and invited the American Legion to join in support of a War Memorial Opera House. Together the two groups raised substantial funds and gained public support. A prestigious architectural advisory commission (Bernard Maybeck, John Galen Howard, Willis Polk, Ernest Croxton, G. Albert Lansburgh, John Reid, Jr., Frederick Meyer, and Arthur Brown, Jr.) drew up the site plan. By 1925, it had been decided that Brown would design the buildings with Lansburgh collaborating on the Opera House.

The scope of the project required far more money than had been raised privately and, with the help of local newspapers, a bond election was approved in 1927. It was four more years before construction began, because of disagreements between veterans, opera supporters, the mayor, and the Board of Supervisors over allocation of funds and space. Construction on the buildings finally began in the summer of 1931 and was complete in the fall of 1932.

Although there were sound aesthetic reasons for designing the two buildings of the War Memorial as a matched pair, in the end they were made identical because neither the opera supporters nor the veterans would consent to the other having a more complete, costly or magnificent home. As the Opera House was the more complicated structure, it was designed first and the Veterans Building derived its shape and design from it.

ADDITIONAL 1930s ERA CIVIC CENTER PLAN IMPLEMENTATION PROJECTS

Contemporary with the War Memorial Complex buildings, the Department of Public Health Building was constructed in 1931- 32, under the direction of Samuel Haasman of the City Architect’s office. A landscaped Memorial Court, between the Opera House and the Veterans Building, was planned by Arthur Brown along with the two structures, but was not built until 1937, from designs by Thomas Church.

Construction of the long-promised Federal Building, also designed by Brown (in his capacity as an architect for the Treasury Department), was begun in late 1933 and completed in 1936. Its addition essentially brought the Civic Center to completion.

EVENTS IN THE CIVIC CENTER

The beauty, monumental character, and excellent and varied facilities of the San Francisco Civic Center have drawn important people, meetings, and events to it. Two of these events are of international importance: the organization of the United Nations (1945) and the Peace Treaties with Japan (1951).


Ceremonial events and speeches took place in the Opera House. Concerts and public gatherings for the delegates, including the welcoming ceremony, were held in the Exposition (Civic) Auditorium. The Public Library (now Asia Art Museum) provided its facilities and services. The United Nations Conference demonstrated how successfully the buildings in the complex support one another in function as well as design.

A little more than six years later, on September 8, 1951, representatives of 49 nations signed a general peace treaty with Japan, returning full sovereignty to her after World War II, Japan, in the treaty, relinquished her claims to territories outside the home islands. In a separate treaty between the United States and Japan, concluded the same day, Japan granted the United States permission to continue stationed armed forces there. Both treaties, drawn in the Veterans Building, were signed in the Opera House.

Nationally important events associated with the Civic Center have been varied in character. The Democratic National Convention of 1920, in Exposition (Civic) Auditorium, at which James M. Cox and Franklin D. Roosevelt were nominated for President and Vice-President, respectively, helped to fulfill a key role foreseen for that structure. City Hall’s magnificent domed space has been utilized on state occasions, including the reception of distinguished visitors, such as the Presidents of the United States and French President Charles de Gaulle. President Warren G. Harding lay in state there in August 1923, after his sudden death in San Francisco, as did former Mayor James S. Rolph, the leading political figure behind the success of the Civic Center, in 1934. He died while Governor of California. That same year, events associated with the violent San Francisco general strike attracted around the Civic Center. Later events borne included House Un-American Activities Hearings in City Hall in the 1950s, anti-Vietnam War demonstrations in the 1960s.
The finest feature of the City Hall is its dome, whose exterior has been described as an effective and coherent synthesis of the European dome from the 16th to 18th centuries. The rich and variegated blue and gold metalwork, and dramatic lighting, is a magnificent Baroque space, comparable to the finest in the world.

The siting and design of the War Memorial Complex extended the Civic Center to an area not included in the original plan. Although designed 15 years later than the City Hall, the War Memorial is, nevertheless, aesthetically inseparable from it. The success of the complex is due principally to the designer of its buildings by Arthur Brown, Jr., and the War Memorial Court by Thomas D. Church.

The planning of the War Memorial was masterful in terms of its relationship to the City Hall, which had been criticized as being too short for its block and in need of two or three more bays at each end. By lengthening the front façades of the War Memorial buildings, they protrude beyond the wings of the City Hall and permit an imposing view of the War Memorial from the Civic Center Plaza. The lower scale of the two War Memorial buildings and the Court between them are also effective in highlighting the City Hall. Viewed from the west end of the complex, the War Memorial buildings in concert with the War Memorial Court, frame the view on the dome of the City Hall. This was achieved, though foreshortened, is on axis with and mirrors the one extending along the Fulton Street Mall from the east end of the Civic Center Historic District back toward the east façade of the City Hall.

The principal issue in the Library’s design competition, the shape of the building and its relation to the others in the Civic Center, clearly illustrates the impact of the City Beautiful movement of an individual building. The winning architect conformed his building in shape and exterior decoration to integrate his structure with the Civic Center plan.

The Exposition (Civic) Auditorium is designed in a very traditional Beaux Arts manner with a multi-faceted façade, huge bays and paired columns. As an aesthetic element of the Civic Center, it plays a unique role. The other buildings defer to the City Hall and mirror its rhythm and style. They might almost serve as the base for the dome themselves in their style, but the form of the Auditorium’s details, on the other hand, serve to harmonize it with the City Hall and other buildings.

The Federal Building links Market Street and the Civic Center visually. The uninterrupted rhythmic colonnade leads the eye up UN Plaza and Fulton Street to the City Hall dome. The rear entablature and the frontages of UN Plaza (resultive to the setback Asian Art Museum (former Public Library) make the building more visible from the Civic Center Plaza and thus appear to be more a part of the group.

The State Building (now Supreme Court of California), occupying the full-block street frontage, balances Exposition (Civic) Auditorium across the Plaza. The masterful handling of the War Memorial Complex brings the State Building (now Supreme Court of California) into relationship with the other Civic Center buildings.

The Civic Center Plaza, as the central feature of the principal grouping of Civic Center buildings, provides views that emphasize the unity of all the monumental buildings.

The 1912 plans for the Civic Center called for the four corner sites surrounding the Civic Center Plaza to be reserved. Therefore the buildings on these lots would, in addition to the major buildings on the blocks directly facing the Civic Center Plaza, would complete a classical wall all the way around the Plaza. On the four corner sites only two structures, the Powerhouse and Department of Public Health Building, were constructed by the end of the Beaux Arts era built out in the 1930s. Today, one more of the corner lots has been developed with a large civic structure, namely the San Francisco Superior Court at the corner of Polk and McAllister Streets.

The Department of Public Health Building is a simple but pleasing exercise in the Italian Renaissance style. In its shape and orientation, however, it helps to fill the gap between the Exposition Auditorium and City Hall; it is the same height as those two buildings and misses their decorative features.

The San Francisco City Hall is widely regarded as one of the finest examples of Beaux Arts classical architecture in the United States. A very conservative building for its day, it is within the tradition of American capitalist buildings such as the U.S. Capitol. Yet the influence of the Beaux Arts revival of the Baroque ideal and Arthur Brown, Jr.’s masterful and scholarly hand set it apart.

The Department of Public Health Building is a simple but pleasing exercise in the Italian Renaissance style. In its shape and orientation, however, it helps to fill the gap between the Exposition Auditorium and City Hall; it is the same height as those two buildings and misses their decorative features.

Just as the beauty and importance of the Civic Center is diffused among many elements, so no one person can be singled out as having presided over its development and that of the Panama-Pacific International Exposition. The same individuals were, with a few exceptions, involved in both projects. Mayor Phelan, Bernard J. S. Cahill, the Society for the Improvement and Adornment of San Francisco, Daniel Burnham, and the supporters of the Exposition all helped mold the Civic Center idea. Mayor Rolph and architect John Galen Howard were probably the most responsible for winning its acceptance. Arthur Brown, Jr., designed most of the buildings. Many of the men and groups were involved at more than one stage, and more, like Willis Polk, never left any tangible marks of their influence, yet were significantly involved through their support and service on the various commissions and design review boards that participated in the Civic Center’s growth and the building of the Exposition. A number of other individuals deserve credit, because the architects involved in the conception and execution of the Civic Center were an exceptional group, and some discussion of their background and accomplishments will make clearer the character of the individuals involved in these achievements.

The architects associated with the Beaux Arts era Civic Center Plan and Development were well grounded in the formal training required for their tasks. Six (John Galen Howard, John Reid, Jr., George Kelham, Arthur Brown, Jr., John Bakewell, Jr., and G. Albert Lambeaux) attended the École des Beaux Arts, and three (Howard, Walter D. Bliss, and William B. Ferril) had apprenticeship under McKim, Mead and White.

The École des Beaux Arts in Paris, the most important school of architecture in the 19th century, pursued the ideas which in the United States became incarnate as the City Beautiful movement. Certain American school and east coast architectural firms provided similar training and promoted many of the same ideas. The New York City firm of McKim, Mead and White was one of the most influential.
Arthur Brown, Jr. was the architect of more buildings in the Civic Center than any other individual, and they stand out as the finest. With John Bakewell, Jr., his partner, he planned the San Francisco, Berkeley, and Pasadena City Halls; the Horticulture Building at the Panama-Pacific International Exposition, which was a domed structure larger than the Pantheon; the Santa Fe Depot in San Diego; and many buildings at Stanford University. Bakewell & Brown operated between 1895-27. Later, he designed the War Memorial Complex, Federal Building, and Cott Tower in San Francisco, and the Department of Labor and Interstate Commerce Commission Buildings in Washington, D.C.'s Federal Triangle. He served on the architectural boards of the Panama-Pacific International Exposition and the 1933 Chicago World’s Fair, and chaired the Golden Gate Exposition held on Treasure Island in San Francisco in 1939-40.

G. Albert Lansburgh, who assisted Arthur Brown, Jr. with the Opera House, also served on the Panama-Pacific International Exposition board. He was principally known as a theater designer for the Orpheum chain, and built vaudeville and movie houses for the company throughout the United States.

George Kelham, the architect of the Public Library, now Asian Art Museum, chaired the architecture committee of the Panama-Pacific International Exposition and designed its Court of Flowers and Court of Palm. He had arrived in San Francisco in 1909 to supervise construction of the Palace Hotel, for the firm of Trobridge and Livingston. Kelham’s greatest impact on the city was as a skyscraper designer in the late 1920s and early 1930s. As much as any person, he gave definition to the famous skyline that lasted in the 1960s. His most prominent buildings are the Standard Oil Building, the Russ Building (the city’s tallest from 1927 to 1940), and the Shell Building. As supervising architect for the University of California, he also did the plan and four buildings at UCLA.

John Galen Howard chaired the advisory board that selected the plan for the Civic Center (1912) and oversaw the early stages of its implementation. Although Howard collaborated with Frederick H. Meyer and John Reid, Jr. on the Exposition Auditorium, his major role in the Civic Center was that of advisor and persuasive advocate. Howard had served on the board of the Pan-American Exposition in Buffalo (1901), where he designed the prize-winning Electric Tower, and chaired the board of the Alaska-Yukon Exposition in Seattle (1909). He was also the architect of the Hearst Memorial Mining Building at the University of California in Berkeley (1900), remodeled to plan the university campus, and founded its department of architecture, over which he presided for 25 years. During his tenure, he designed most of the university’s new buildings. Later in his career, he sat on the committee that advised the city on the War Memorial Complex.

Frederick H. Meyer, the German-born architect who shared in the design of the Exposition (Civic) Auditorium, was influential in art education in the Bay Area. He was most closely associated (1907-61) with the California School of Arts and Crafts in Berkeley, which he founded. He served on the original advisory board of architects for the Civic Center and on the later War Memorial board. His most notable architectural achievements, both in San Francisco, are the Humboldt Bank Building and the Monadnock Building.

John Reid, Jr. was the San Francisco City Architect (1912-28). In that capacity he played a long-term role in executing the Civic Center plan. Aside from his part in the Exposition Auditorium, he laid out the original Civic Center Plaza, made interior alterations to the Department of Public Health Building, and designed a large number of the city’s public schools.

Walter D. Blais and William B. Ferrill had one of the most prominent and well-respected firms in San Francisco when they won the State Building competition in 1915. They had just designed the key buildings at the Panama-Pacific International Exposition. Their other San Francisco commissions included the St. Francis Hotel, the Bank of California, and the Geary Theater. Virtually all of their commissions are extant, except the Exposition structures.

Bernard J.S. Cahill, an Englishman who came to San Francisco in 1891 to practice architecture, prepared the first Civic Center plan in 1899. His 1909 plan, revised around 1912, served as basis for the final design of the Civic Center. He specialized in museums but was most influential as an early advocate of city planning. He also invented the “butterfly” or octahedral map projection.

Several contributors to the Civic Center’s “decorations” also deserve mention. Jean-Louis Bourgeois assisted with the interiors of City Hall. Paul Deniville, who executed the decorative plaster and artificial stone of City Hall’s interior, also did the travertine interiors of the San Francisco Public Library (now Asian Art Museum) and the huge Palace of Machinery at the Panama-Pacific International Exposition, as well as Pennsylvania Station in New York City, both of which have been demolished. Thomas D. Church, a nationally prominent landscape architect associated with the Bay Region Style, planned the War Memorial Court.
The existing conditions plan for Civic Center Plaza from 1960 shows a significant amount of utilities to be worked around from the construction of Brooks Hall and the Civic Center Plaza Garage (SF Department of Public Works).
The site and paving plan for Civic Center Plaza from 1960 shows how circulation is arranged around elements such as water, lawn, groves and linear tree allees (SF Department of Public Works).
The planting plan for Civic Center Plaza from 1960 shows the arrangement of tree groves at the plaza corners and allées on either side of the pool. Trees at the pool were to have a "3' - 4' spread" indicating they are pollarded London Plane trees.
ATTACHMENT C: OUTREACH AND NOTIFICATION MATERIALS
6 FAQs: Civic Center Cultural Landscape Inventory

1. What is a Cultural Landscape Inventory?
The Civic Center Cultural Landscape Inventory provides a study of the environments and surroundings
that contribute to or enhance the cultural heritage of the Civic Center Historic District.¹ The objective of
the Cultural Landscape Inventory is to inform planning decisions within Civic Center and to encourage
design treatment and maintenance of the cultural landscape. Find more information about cultural
landscapes and cultural landscape inventories at www.sfplanning.org/CivicCenterCLI.

2. What is the Civic Center Historic District?
The Civic Center Historic District comprises a roughly 58-acre and 15-block part of San Francisco that has
multiple historic designations. It was designated locally as a San Francisco Landmark District in
December 1994, which followed a listing in the National Register of Historic Places in 1978 for state and
national levels of significance and a designation as National Historic Landmark in 1987, which is the
highest designation for a historic property in the United States.

3. Why was the Cultural Landscape Inventory Survey conducted, and who conducted it?
Previous historic district documentation focused on the architectural elements of the Civic Center and
did not look at the district’s larger historic landscapes and site planning elements. This inventory fills in
the gaps of the previous surveys rather than expanding the geographic scope of the existing Landmark
District designation. No new designations are being proposed. Rather the purpose this inventory is to
provide specific and in depth research on specific elements of the Historic District.

Three core purposes and goals guided the Cultural Landscape Inventory survey process:

- Deepen the understanding of Civic Center’s history and how its existing features relate to the
  history
- Evaluate the character-defining features of the Civic Center and the historical significance of
  those features
- Provide information about the important landscape elements of the Civic Center that were not
  included in previous historical documentation, which focused on the individual buildings within
  the district

The Planning Department collaborated with MIG, a Berkeley and Portland-based planning firm, to
complete the Civic Center Cultural Landscape Inventory and associated survey. The Department will
present the results of the survey to the Historic Preservation Commission at a noticed public hearing.
The purpose of this hearing is to provide a forum for the Historic Preservation Commission to hear from

¹ The National Park Service defines a cultural landscape as, “a geographic area, including both cultural and natural resources
and the wildlife or domestic animals therein, associated with an historic event, activity, or person, or exhibiting other cultural or
aesthetic values.”
the Department and the public, and to confirm that the survey was completed according to preservation best practices.

4. How will the survey results be used?
The Cultural Landscape Inventory is a guiding document more than a prescriptive document. Because the Civic Center Historic District and its cultural landscape features are already designated, the research in the CLI will be used as background and guidance to assist planners in making more informed and streamlined decisions regarding the treatment of historic landscape features in Civic Center.

5. Does the Civic Center Cultural Landscape Inventory designate new landmarks?
The Civic Center Cultural Landscape Inventory provided additional information about landscape features within the existing historic district boundaries, established in 1978 when the Civic Center was listed in the National Register. The current CLI proposed no changes to existing boundaries or contributing properties within the district.

6. Where can I find more information on the Civic Center Cultural Landscape Inventory?
Visit our website at www.sfplanning.org/CivicCenterCLI for more information.

Quick facts about the Civic Center Cultural Landscape Inventory:

- 1,644 individual features were surveyed in Civic Center.
- The period of significance for the Civic Center Historic District is 1896-1951.
- Civic Center Plaza will be evaluated in further detail as part of upcoming projects at the Plaza sponsored by the Recreation & Parks Department.
- UN Plaza will be evaluated in further detail as part of the environmental review for the Better Market Street Plan.

Examples of the more prevalent character-defining features identified in the Civic Center Cultural Landscape Inventory include:

- London Plane trees, the most abundant type of tree planted as early as 1916
- Fire boxes, part of a citywide installation in 1899
- Trolley poles, constructed in 1914 for the Panama-Pacific International Exposition
- Fire hydrants, three years after the 1906 Earthquake and Fire the Auxiliary Water Supply System is installed throughout the city, marked with blue fire hydrants

If you have questions about the survey or survey findings, planners will be available to answer questions at an upcoming “Ask-A-Planner” booth at the UN Plaza Farmers’ Market, August 20th and 24th and the Community Workshop at the San Francisco Public Library Main Branch, September 16th. Find more information about the event at the project www.sfplanning.org/CivicCenterCLI. You may also contact Preservation Planner Gretchen Hilyard to learn more at gretchen.hilyard@sfgov.org.
Late 19th Century – Before the 1906 Earthquake and Fire
- **1849-1860s:** Yerba Buena Cemetery, San Francisco’s first municipal cemetery, begins operations on land that would later become Civic Center. Approximately 9,000 people were buried here beginning in 1849. By the mid-1860s, a cemetery was no longer desirable in this location, and the project of relocating bodies from Yerba Buena Cemetery to alternative sites began. By 1870, the cemetery was converted into Yerba Buena Park.
- **1896:** The Pioneer Monument is installed at Marshall Square, a former park east of Larkin Street where the Public Library is now located.
- **1897:** After 25 years of construction, San Francisco’s Old City Hall is completed. It collapsed nine years after its completion in the first 60 seconds of the 1906 San Francisco Earthquake and Fire.
- **1899:** A fire fox system is installed in Civic Center and throughout the City. Using telegraph technology, the boxes remain active today. They are recognizable for their single red post topped with a small red and gold box.
- **1905:** Architect and urban designer Daniel Burnham develops a plan for the City of San Francisco, including the Civic Center. The plan is inspired by L’Enfant’s Beaux Arts plan for Washington, DC. Though the plan is not immediately implemented, it would continue to guide the design of the Civic Center in the aftermath of the 1906 Earthquake and Fire.

1906-1937: City Beautiful and the Beaux Arts
- **1906:** The 1906 San Francisco Earthquake and Fire devastates San Francisco. Nine years after its construction, old City Hall is destroyed by the disaster. (For more information, see [US Geological Survey overview](https://doi.org/10.1002/jgrb.20022) and [New York Times 1906 report](https://www.nytimes.com/1906/04/19/magazine/the-earthquake-of-1906.html).)
1909: After the 1906 Earthquake and Fire, a gravity-fed Auxiliary Water Supply System is installed throughout the City consisting of underground piping and large hydrants above ground. 135 miles of piping remain in mostly usable condition today.

1912: A new plan for Civic Center, based on the Burnham Plan, is approved and attributed to John Galen Howard.

1912: Civic Center’s oldest living tree, a Canary Island Date Palm, is planted in the Barbara Apartments courtyard on Franklin and McAllister Streets.

1913-1915: The new City Hall and Exhibition Hall are constructed in Civic Center. While the Exhibition Hall opens in time for the 1915 Panama-Pacific Exposition, City Hall opens at the end of the year, just shy of the international fair.

1915: San Francisco hosts the Panama-Pacific International Exposition—a world’s fair held in San Francisco to celebrate the completion of the Panama Canal. The event offered the City the opportunity to showcase its recovery from the 1906 Earthquake and Fire. The Exposition (Civic) Auditorium is completed in time for the Exposition, but City Hall does not open its doors until late December after the Exposition ended. (For more information, see National Park Service overview and 1915 Exposition brochure.)

1917: The Public Library, now the Asian Art Museum, is constructed per the design of George Kelham.

1917: The Public Library, now the Asian Art Museum, is constructed per the design of George Kelham.

1918: The veterans’ building, the Opera House, and the War Memorial Court are completed. The War Memorial Court contains soils from various cities around the world where American battles have been fought.

1932-1936: The Veterans’ Building, the Opera House, and the War Memorial Court are completed. The War Memorial Court contains soils from various cities around the world where American battles have been fought.

1938-1961: World War II and Mid-Century Modern


1945: United Nations Conference is held at the War Memorial Complex to create and sign the United Nations Charter. (For more information, see United Nations overview.)

1951: Treaty of San Francisco is hosted at the War Memorial Opera House officially ends WWII, creating a peace treaty between Japan and the United States. (See Treaty of San Francisco text.)

1958-1961: Civic Center Plaza is demolished for the building of the underground Brooks Hall and Civic Center Parking Garage.

1960: House Un-American Activities Committee hearings and protests occur at City Hall. (For more information, see PBS summary of the events.)

1961: The Civic Center Plaza landscape design by Douglas Baylis is constructed above the underground Brooks Hall and the Civic Center Parking Garage.

Late 20th Century to Present

1975: United Nations Plaza, a 1-acre pedestrian plaza between Civic Center and Market Street, commemorates the founding of the United Nations Charter at the War Memorial Complex in 1945.

1978: Supervisor Harvey Milk and Mayor George Moscone are shot at City Hall by former Supervisor Dan White.

1979: Former Supervisor Dan White is convicted of voluntary manslaughter and sentenced to only seven years in jail, igniting protests in the Castro District, later called the White Night Riots. The protests culminate at the steps of City Hall. (For more information, see University of Massachusetts at Lowell summary of the events.)
1980: Designed by Skidmore Owings and Merrill, Louise M. Davies Symphony Hall opens, replacing the athletic fields of the former High School of Commerce and anchoring the western corner of Civic Center.

1984: Venezuela presents the Simon Bolivar Monument as a gift to San Francisco on the 200th anniversary of his birth in 1984. The Monument sits at the western edge of United Nations Plaza, looking towards City Hall.

1986: Edmund G. Brown State Office Building is completed. It is designed by Skidmore, Owings and Merrill to echo Davies Symphony Hall with semi-circular curbs and a triple tiered façade.

1980s: Heart of the City Farmers’ Market begins hosting a weekly farmers’ market in UN Plaza.

1989: The 1989 Loma Prieta Earthquake hits San Francisco, causing damage to all of the major historic buildings in Civic Center, including City Hall, the Exposition (Civic) Auditorium, the Department of Public Health Building, the War Memorial Opera House and Veterans Building, and the former San Francisco Public Library (now the Asian Art Museum). In 2013, the Federal Building was the latest Civic Center building to be seismically upgraded.

1993: Construction of the new main library on the former Marshall Square block begins. The Pioneer Monument is relocated from Marshall Square to its current location in the center of the Fulton Street Mall, north of the Public Library.

1993-1994 and 1999: Children’s playgrounds are built on the southeast and northeast corners of Civic Center Plaza.

2003: Former public library is rehabilitated to become Asian Art Museum.

2014: Rehabilitation of the War Memorial Court begins to address drainage issues, to design American Disabilities Act-compliant paths, and to install a new memorial. The court was originally designed by Thomas Church in 1936 and is part of San Francisco Landmark #84. Church’s original design included a designated space for a Veteran’s Memorial that was never built and a new memorial will be installed as part of the rehabilitation project.
Civic Center Landscape Features

Significant Trees

Since the first design of Civic Center was proposed before the 1906 San Francisco Earthquake and Fire, trees have been an essential element in the vibrancy and iconic nature of Civic Center.

London Plane trees, a tree recognized for its gray bark and large leaves, is the most prevalent species in Civic Center, having first been planted in the 1910s. As with most trees in Civic Center, London Plane trees are pollarded – their upper branches are trimmed to achieve a denser bulb of green.

In 1950, Silver Dollar and Red Flowering Gum trees replaced the H Trolley Line in the Van Ness Avenue median, beautifying Civic Center in summer with white and red blooms.

At over 100 years of age, the oldest living tree in Civic Center is a Canary Island Date Palm that dates to 1912 and grows within the private courtyard on McAllister and Franklin.

Boxwood hedge and London plane trees at the War Memorial Court with City Hall in the background. Dates to 1936.

London plane allée, or tree lined path, along the turf area of the Fulton Mall where the Pioneer Monument sits. Dates to 1936.

London plane in the turf outside of City Hall. Dates to 1957.

Canary Island Date Palm, oldest living tree in Civic Center, at residential courtyard on McAllister and Franklin. Dates to 1912.
Civic Center Landscape Features

Significant Sculptures

The Pioneer Monument is the earliest known feature in the Civic Center Historic District, predating the loss and destruction of much of the district during the Great 1906 San Francisco Earthquake and Fire. With the building of the new San Francisco Public Library in 1995, the Pioneer Monument was moved from Marshall Square to its current location in the Fulton Mall between Civic Center Plaza and United Nations Plaza.

Civic Center also hosts two historic sculptures that date back to the period of significance (1896-1951) of the district. On the north side of City Hall sits a 1915 statue of Judge Hall McAllister who served on the US Circuit Court for the Districts of California in the 1850s and 60s. A statue of President Lincoln is located at the southeast corner of City Hall, overlooking Civic Center Plaza. This statue was reconstructed in 1927 after having been destroyed in the 1906 Earthquake and Fire.

The Pioneer Monument is placed in the Fulton Mall between the Asian Art Museum and the Public Library. Dates to 1894.

President Lincoln Statue sits at the southwest corner of City Hall facing Civic Center Plaza. Dates to 1927.

Judge Hall McAllister stands before the north entrance of City Hall facing the Superior Court of California. Dates to 1915.
Civic Center Landscape Features

Significant Pathways

Brick paving and designed walkways from the period of significance (1896-1951) beautify pedestrian pathways throughout Civic Center, providing foot access to and through the plazas, streetscapes, and open spaces throughout the historic district. Below is a selection of some of the more striking pathways that contribute to the character of the Historic District.

- Brick and aggregate path and lawn area at War Memorial Court. Dates to 1936.

- Brick paving in front of the San Francisco United School District (High School of Commerce) building. Dates to 1926.

- Brick paving on a sunken path at the War Memorial Court, lined with pollarded London plane trees. The pathway connects pedestrians between Franklin St and Van Ness Ave. Dates to 1936.

- Steps at City Hall’s northern entrance along McAllister. Dates to 1915.
Civic Center Landscape Features

Significant Utilities

Civic Center is dotted with fire boxes and fire hydrants that date back to the early 20th Century. In 1899, the citywide fire box system was established and a handful of boxes bearing a 1899 date, recognizable by their red posts with gold trim, remain in Civic Center.

In the wake of the 1906 San Francisco Earthquake and Fire in which 80% of the City’s 28,000 buildings were destroyed, utilitarian features such as the Auxiliary Water Supply System hydrants – a gravity fed system – was installed throughout the City, including in Civic Center. The hydrants in Civic Center are short and painted white with a blue cap. Several are stamped: “1909: S.F., A.W.S.”

Both the fire boxes and the AWSS fire hydrants are usable today. According to a report by the San Francisco Chronicle, the fireboxes are still used in over 1,000 emergencies a year. Likewise, a 2009 City of San Francisco study of the AWSS found 135 miles of underground piping to be in mostly usable condition. Repairs and optimizations have since been implemented.

Other utility features such as piping, traffic signals, and traffic control devices date to the period of significance (1896-1951).

Auxiliary Water Supply System hydrant with a blue cap next to a low pressure hydrant near City Hall. Dates to 1909.

Traffic control box with green metal post on the southwest corner of the Asian Art Museum. Dates to 1916.

Fire and police box at War Memorial Complex. Using telegraph technology, the boxes remain active today. Dates to 1899.
Civic Center Landscape Features

Significant Lighting

The most prevalent lighting fixture in the Civic Center Historic District are the Van Ness single pendant luminaires mounted on trolley poles. The trolley poles on which the light fixtures sit were engineered in anticipation of the Panama-Pacific International Exposition of 1915, during which 60,000 people were expected to ride the trolley per hour on busy days. Each of the 259 trolley poles that were constructed were affixed with lighting, making Van Ness Avenue the “best lit thoroughfare in the city.” In 1936, the Public Utilities Commission replaced the small electric lights with the single tear-drop luminaires that don the trolley poles today.

Other historic lighting in Civic Center include the ornate light poles specifically designed for the War Memorial Court and City Hall as well as the trident street lights with globe luminaires on a cast iron post that line the entirety of Market Street.
Civic Center Plaza was designed as a processional space for the 1915 Panama-Pacific International Exposition. The original design included tree lined pathways, two sculpture-crowned fountains, and a perimeter of ornamental railings with decorative urns and sculptures at the openings. After the plaza was demolished in 1956 to allow for construction of the underground Brooks Hall and Civic Center Parking Garage, landscape architect Douglas Baylis unveiled a modern plan that included a long, rectangular pool and fountain down the center, pollarded London Plane trees lining central pathways, and olive trees in the corners. The plan was adopted and constructed in 1961, despite much controversy. In the 1990s, two children’s playgrounds were added, olive trees were removed, the central pool was removed, and the decomposed granite pathway that today runs from Larkin Street to City Hall was added. Throughout its history, Civic Center Plaza has been an important public gathering space as the site of civic protests, celebrations, and casual gatherings.

**An in depth historic resource evaluation of the Civic Center Plaza is currently underway as part of an upcoming San Francisco Recreation and Parks Department project involving the plaza.**
United Nations Plaza

Designed by master landscape architect Lawrence Halprin, United Nations Plaza commemorates the signing of the United Nations Charter at the War Memorial Complex in 1945. The plaza opened in 1975 in conjunction with the new Civic Center BART Station. The original design consisted of:

- 117,000 square feet of brick paving
- over 20,000 square feet of lawn area
- 16 light standards and 24 wood slate benches
- low granite walls bordering the promenade
- 192 London plane and Lombardy poplar trees

The “walk of great ideas” was added to the plaza in 1995 at the 50th anniversary of the signing of the UN Charter. The walk includes the UN Charter Preamble, a list of member nations, and the preamble for the Universal Declaration of Human Rights. New lighting was also added to UN Plaza at the 50th anniversary. Sixteen hooded luminaires mounted on granite columns now line the pedestrian approach to City Hall, linking UN Plaza to the rest of Civic Center.

**UN Plaza will be studied in detail as part of the Better Market Street Plan environmental review.**

Crowded with parking as early as the 1930s, Fulton between Hyde and Market became a pedestrian pathway in the late 1950s and eventually UN Plaza in 1975. Fulton between Hyde and Larkin still has passenger vehicle and tour bus parking. This photograph shows Fulton Street in 1936.
Thomas D. Church (1902-1978), born in Boston and raised in California, was trained at the University of California at Berkeley and the Harvard Graduate School of Design. He taught briefly before opening a practice in San Francisco in 1933, where he worked until his retirement in 1977. The War Memorial Court (Landmark #84) in Civic Center is an early example of Church’s design work. His most notable landscape designs include the Donnell Garden (Sonoma, CA), Parkmerced (San Francisco, Ca), Bloedel Reserve (Bainbridge Island, WA), and General Motors Technical Center (Warren, MI). Church mentored many renowned landscape architects in the Bay Area and two of his employees, Douglas Baylis and Lawrence Halprin, would continue in his legacy in Civic Center in particular.

In 1955, Church authored *Gardens are For People* in which he outlined the four major tenets of his design philosophy: **unity**, which is the consideration of the schemes as a whole, for both architecture and landscape; **function**, which is the relationship of practical service areas to the needs of the house, and the relationship of decorative areas to the desires and pleasures of those who use the space; **simplicity**, both in terms of the economic and aesthetic success of the layout; and **scale**, which rests upon the pleasant relationship of elements to each other.

Douglas Baylis (1915-1971), well known for both his landscape designs and his writings on gardening, spent his career in the San Francisco Bay Area. After completing his studies at the University of California at Berkeley, Baylis worked under Thomas D. Church before establishing his own practice in 1945. With his illustrator wife, Maggie Baylis, he ushered in a new era of “how-to” garden writing, publishing in journals and magazines such as *Landscape Architecture, House Beautiful,* and *Better Homes and Gardens.* He is known as one of the founders of the “California School” of modern landscape architecture.

In addition to Civic Center Plaza, some of Baylis’s most notable public design works include Washington Square (Landmark #226) in San Francisco, IBM Headquarters in San Jose, and the Unit House in Hayward, California. He also served as consulting landscape architect for UC Berkeley in the late 1950s. He served on the San Francisco Art Commission from 1948-1953 and he was honored as an American Society of Landscape Architects Fellow in 1966.


Halprin designed United Nations Plaza in 1975 to commemorate the founding of the United Nations at the War Memorial Complex in 1945.

Halprin’s urban designs focused on the role of the landscape architect in reshaping the American city during the urban renewal efforts of the mid to late 20th Century. Halprin understood his designs as inseparable from the social, cultural and natural contexts in which his projects were located. Halprin received much recognition for his work during his lifetime, including such honors as the AIA Medal for Allied Professionals in 1964, the ASLA gold medal in 1978, the Presidential Design Award for the FDR Memorial in 2000, and the National Medal of the Arts in 2002.

Charles Birnbaum and Stephanie Foell, Shaping the American Landscape: New Profiles from the Pioneers of American Landscape Design Project, (University of Virginia Press, 2009), 124-127.


City Hall Features (Landmark #21)
San Francisco City Hall is considered one of the country’s finest examples of the Beaux Arts architecture. Completed in 1915, it was designed by architects John Bakewell Jr. & Arthur Brown Jr. Brown who studied at the renowned École des Beaux Arts in Paris. City Hall is a National Historic Landmark. Historic landscape features around City Hall include ornate light poles, statues of President Abraham Lincoln and Judge Hall McAllister, granite curbs, and original staircases.

London Plane Trees
First planted in Civic Center to prepare for the 1915 Panama-Pacific Exposition, London Plane trees have been a prevalent landscape feature in the Historic District, included in landscape designs such as the 1932 War Memorial Complex and the 1975 United Nations Plaza. Since the 1940s, London Plane trees have been pollarded, a medieval French pruning measure that encourages new growth and a denser bulb of green. The London Plane tree is recognized by its gray bark and large leaves.

Pioneer Monument
The Pioneer Monument is the earliest known feature in Civic Center, predating the loss of much of the district during the 1906 San Francisco Earthquake and Fire. The monument has sat at its current location in the center of the Fulton Street Mall since the new Public Library building was constructed in 1995. Before the 1990s, the monument sat at its original location at the corner of Grove and Hyde Streets on the edge of Marshall Square, which was a grassy plaza until World War II when the Hospitality House and parking lot were constructed.

Path of Gold Light Standards (Landmark #200)
The Path of Gold street light standards are a significant legacy from the City Beautiful-era movement of the early 20th Century. Of the 327 total Path of Gold Light Standards from the Embarcadero to Castro Street, 15 line Market Street within the Civic Center Historic District boundaries. The “Winning of the West” bases designed by SF sculptor Arthur Putnam feature ox-drawn covered wagons, seated pumas, and American Indians. The tops were designed in 1916 by sculptor Leo Lentelli and engineer Walter D’Arcy Ryan, whose lighting designs for the Panama Pacific International Exposition of 1915 had inspired emulation on the City’s principle thoroughfare. Path of Gold tops were added to the “Winning the West” bases from Seventh to Valencia Streets in the mid-1920s.

AWSS Fire Hydrants
In the wake of the 1906 San Francisco Earthquake and Fire in which 80% of the City’s buildings were destroyed, utilitarian features such as the Auxiliary Water Supply System – a gravity fed emergency water supply system – were installed throughout the City. The hydrants in Civic Center are stamped with “1909: S.F.A.W.S.” and are painted white with a blue cap, indicating that they receive their water from the Jones Street Tank. Throughout the City, 135 miles of piping remain in usable condition today. Repairs and optimizations of the system are being implemented, making San Francisco one of few cities along the West Coast to maintain an auxiliary piping network for fire emergencies.

Fire Boxes
Ten years before the 1906 San Francisco Earthquake and Fire, the City established a citywide system of fire boxes. The fire boxes are recognizable by their red posts with red and gold boxes. A handful of boxes bearing the 1899 date remain in Civic Center. Using telegraph technology, the fire boxes are still used today in over 1,000 emergencies a year.

Did you know that the oldest tree in Civic Center was planted over a hundred years ago in 1912?
ABOUT THE CIVIC CENTER CULTURAL LANDSCAPE INVENTORY

The cultural landscape features highlighted in this walking tour have been researched in detail as part of the Civic Center Cultural Landscape Inventory (CLI). The CLI provides information about the historic landscape features that contribute to the Civic Center Historic District. The objective of the CLI is to inform planning decisions within Civic Center and to encourage sensitive design treatment and maintenance of landscape features within the historic district.

For a full interactive map and more information about the Civic Center CLI visit the project website: www.sf-planning.org/CivicCenterCLI

Planning Department Phone Number: (415) 558-6378

Historic Preservation in San Francisco

Since 1967 San Francisco’s Historic Preservation Program has identified and protected a wide range of the City’s historic places including buildings, sites, districts, and landscapes. As staff to the Historic Preservation Commission, the Planning Department’s preservation planners work with property owners, city departments, and the general public to promote the preservation of these resources through incentives, long-range preservation planning efforts, public outreach, and technical assistance.

1 Canary Island Date Palm

The Canary Island Date Palm that resides within the courtyard of the residential apartments on the corner of McAllister and Franklin is the oldest tree in Civic Center. Planted in 1912, it is over 100 years old. First introduced in California in the 1800s, the Canary Island Date Palm grows only five feet a decade, but can grow over 60 feet tall with 20 foot long leaves.

2 War Memorial Court (Landmark #84)

Designed by landscape architect Thomas Dolliver Church in 1936, the War Memorial Court is located west of City Hall between the Veterans’ Building and the Opera. The courtyard features a grass plaza surrounded by hedges with gold painted ornamental iron fencing. The courtyard contains soil gathered by veterans from various cities around the world where Americans have fought in battle. Rehabilitation of the courtyard began in Summer 2014 to address drainage issues, to design American Disabilities Act-compliant paths, and to install a new memorial in an area set aside for a memorial in Church’s original plan but never built.

3 Trolley Poles

Leading up to the 1915 Panama-Pacific Exposition hosted in San Francisco, 259 trolley poles were installed along Van Ness Avenue to prepare for an expected 60,000 people riding trolleys every hour. More than twenty years later, when Van Ness was widened to accommodate the anticipated surge of traffic due to the completion of the Golden Gate Bridge, the City improved the avenue’s street lighting by affixing single drop luminaires to the trolley poles. Today, the trolley poles stretch from Market Street to Fisherman’s Wharf, creating a consistent line of detailed cast iron trolleys and luminaires, 34 of which are within the Civic Center Historic District.
Public Events

We want to hear from you!

Did you know the oldest tree in Civic Center was planted over one hundred years ago in 1912?
The San Francisco Planning Department invites you to three events about the Civic Center Cultural Landscape Inventory.

Please visit our Heart of the City Farmers’ Market “Ask-A-Planner” booth and attend the Main Library Civic Center Community Workshop to talk with SF Planning Staff and learn about the Cultural Landscape Inventory for the Civic Center Historic District. In October, please join us at the Historic Preservation Commission public hearing for adoption of the study.

ABOUT THE CIVIC CENTER CLI

The Civic Center Cultural Landscape Inventory provides information about the historic landscape of the Civic Center Historic District. The objective of the Cultural Landscape Inventory is to inform planning decisions within Civic Center and to encourage sensitive design treatment and maintenance of the cultural landscape.

Website: www.sfplanning.org/CivicCenterCLI  Contact: (415) 575-9109
ATTACHMENT D: SAMPLE CIVIC CENTER CULTURAL LANDSCAPE INVENTORY WEBSITE PAGES
Planning Department

Civic Center Cultural Landscape Inventory

ON THIS PAGE

- SUMMARY AND PURPOSE
- OVERVIEW
- HOW IT WILL BE USED
- INTERACTIVE MAP
- ADDITIONAL RESOURCES
- EVENTS AND HEARINGS
- CONTACTS

GET PROJECT UPDATES
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Project Summary and Purpose

Quick facts about the Civic Center Cultural Landscape Inventory

- 1,644 individual features were surveyed in Civic Center.
- The period of significance for the Civic Center Historic District is 1896-1951.
- Civic Center Plaza will be evaluated in further detail as part of upcoming projects, sponsored by the Recreation & Parks Department.
- UN Plaza will be evaluated in further detail as part of the environmental review for the Better Market Street Plan.

Examples of the more prevalent character-defining features identified in the Civic Center Cultural Landscape Inventory include:

- London Plane trees, the most abundant type of tree planted as early as 1916
- Fire boxes, part of a citywide installation in 1899
- Trolley poles, constructed in 1914 for the Panama-Pacific International Exposition
- Auxiliary Water Supply System fire hydrants, installed three years after the 1906 San Francisco Earthquake and Fire

The Civic Center Cultural Landscape Inventory provides information about the historic landscape features that contribute to the Civic Center Historic District. Cultural landscape studies focus on the important elements that express cultural values and highlight the history of a site. In Civic Center, these elements include public plazas, trees, pathways, lighting and fire boxes. These cultural landscape features serve to beautify the district,


1/4
provide spaces for gathering, contemplation and rest, and they also include the formal site planning elements that make the Civic Center an important center of civic activity in San Francisco. The objective of the Cultural Landscape Inventory is to inform planning decisions within Civic Center and to encourage sensitive design treatment and maintenance of the cultural landscape.

Project Overview

The 15 blocks of San Francisco’s Civic Center Historic District contain many prominent cultural and governmental buildings and open spaces located in the heart of the city. Nearly destroyed in the 1906 Earthquake, it was rebuilt beginning in 1915 to serve as the site of significant historic events, including the Panama-Pacific International Exposition, the formation of the United Nations, the United States Peace Treaty with Japan, and numerous civic protests and social movements, such as those associated with the Vietnam War, the House Un-American Activities Committee, the White Night Riots, and the gay rights movement.

Civic Center has multiple historic designations, including:

- San Francisco Landmark District designation in December 1994, and
- Listing as a National Historic Landmark in 1987—the highest designation for a historic property in the United States.

Beaux Arts style civic buildings such as City Hall and the Veterans Building, and Beaux Arts and Modern-era designed public spaces such as the War Memorial Courtyard, Civic Center Plaza, and UN Plaza help convey the significance of the district in representing the history of the area.

Over the course of two years, Planning Department, Recreation & Parks Department, and Public Utilities Commission staff, with the assistance of the planning consulting firm MIG, Inc. assessed the significance and historic integrity of the cultural landscape features of Civic Center using archival research and on-site surveys. The survey information was consolidated as a Cultural Landscape Inventory report for the entire district. This project fills in the gaps of the previous surveys and historic designation documentation to provide a comprehensive understanding of the Civic Center and all of its associated features. The Civic Center Cultural Landscape Inventory provides a study of the environments and surroundings that contribute to or enhance the cultural heritage of the Civic Center Historic District. Documented features include courtyards, statues, trees and vegetation, fire boxes and fire hydrants, curbs and pathways, lighting fixtures, utilities, and others.

How the Inventory Will Be Used

Civic Center Cultural Landscape Inventory
Download Now Available!

The Civic Center Cultural Landscape Inventory provides critical information necessary for future planning and design efforts within Civic Center by those who own, manage, and care about this unique historic place. The information presented in the CLI will help inform planning decisions within the district and encourage consistent design treatments and maintenance of the Civic Center Historic District. Projects within Civic Center are managed and stewarded by various groups including: the San Francisco Planning Department, Recreation & Parks Department, Public Utilities Commission, Municipal Transportation Agency, Department of Public Works, and local partners.

Events and Hearings

“Ask-A-Planner” booth at the Heart of the City Farmers’ Market
Wednesday, August 20, 2014 from 9:00am – noon
Sunday, August 24, 2014 from 10:00am – 3:00pm
The Planning Department will be hosting an “Ask-A-Planner” booth at the Heart of the City Farmers’ Market in UN Plaza. Please come by to meet with Planners and learn more about the Cultural Landscape Inventory.

Civic Center Cultural Landscape Inventory Community Workshop
Tuesday, September 16, 2014 from 6:00-7:30pm
The Planning Department will host a Civic Center Cultural Landscape Inventory Community Workshop at the San Francisco Public Library Main Branch. Everyone is welcome to attend.
Register here for the community workshop!

Historic Preservation Commission Hearing
Wednesday, October 1, 2014 starting at 12:30pm
The Historic Preservation Commission will hold a public hearing for adoption of the Civic Center Cultural Landscape Inventory at City Hall, Room 400.

Sign up here to receive email or text updates on future events!

Interactive Map
This interactive map highlights the locations of the cultural landscape features in Civic Center for the period of significance (1936-1951). For each cultural landscape feature, a summary box provides additional information, including a brief description, date of construction, address, and photograph. Major cultural landscape categories are described and depicted here.

The neighborhood data behind this map can be downloaded from SanFranciscoData.

Additional Resources
Download Materials
- Civic Center Cultural Landscape Inventory
- Civic Center Cultural Landscape Self-Guided Walking Tour
Civic Center Cultural Landscape Inventory FAQ Sheet

Summary of Civic Center Cultural Landscape Features

A Brief Timeline of the San Francisco Civic Center

Biographies of the Major Landscape Architects of Civic Center

Civic Center Area Plan in the General Plan (1996)

Visiting Civic Center

Asian Art Museum
Bill Graham Civic Auditorium
Civic Center Plaza
San Francisco City Hall tours
San Francisco Main Public Library information
San Francisco War Memorial and Performing Arts Center
Heart of the City Farmers' Market

Contact

Sign up here to receive email or text updates on future events!

For more information please contact:

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Photo captions for description and attribution:

- War Memorial Building (present day)  
  Courtesy of the project consultants, MIG, Inc.
- Pioneer Monument in Marshall Square with the damaged Old City Hall in the background (1906)  
  San Francisco History Center, San Francisco Public Library
- Civic Center Plaza with prefabricated barracks to host soldiers visiting the Hospitality House at Marshall Square during World War II, 1945  
  San Francisco History Center, San Francisco Public Library

[1] The National Park Service defines a cultural landscape as, "a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with an historic event, activity, or person, or exhibiting other cultural or aesthetic values."
ATTACHMENT E: PUBLIC COMMENTS
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*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated in part of this project.*
SAN FRANCISCO CIVIC CENTER HISTORIC DISTRICT CULTURAL LANDSCAPE INVENTORY

San Francisco Civic Center Historic District
Planning Department, San Francisco, California
Cultural Landscape Report
BLOCK #0810

As the south bounder to the War Memorial Complex, block #0810, bounded by Van Ness Avenue, Hayes, Franklin and Grove Streets existed as a sports field for the San Francisco Unified School District between 1924 and 1932. In 1980, the Louise M. Davies Symphony Hall was built and added a new parklike expanse to the landscape featuring new sidewalks, streetscapes, access drives, public artwork, signage, etc.

Landscape elements that remain from the historic period of significance include Van Ness trolley poles and granite curbs of varying widths. Newest additions to the block include fenced landscape planters installed as part of the Van Ness greening project through the Department of Public Works.

And in 1981, Harold L. Zellerbach Rehearsal Hall was built.
<table>
<thead>
<tr>
<th>CHARACTERISTIC</th>
<th>QTY.</th>
<th>FEATURE</th>
<th>DESCRIPTION</th>
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<th>DATE BUILT</th>
<th>PRIMARY SOURCE</th>
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<tr>
<td>buildings &amp; structures</td>
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<td>Louis M. Davies Symphony Hall</td>
<td>221 Van Ness</td>
<td>1929</td>
<td>1949 SDI</td>
<td>W</td>
<td>NC</td>
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<tr>
<td></td>
<td>4</td>
<td>curb</td>
<td>6&quot; concrete curb</td>
<td>Block #0810 on Franklin, Van Ness</td>
<td>1929</td>
<td>Site visit</td>
<td>DPW</td>
<td>C</td>
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<tr>
<td></td>
<td>3</td>
<td>bollard</td>
<td>bollard - metal adjacent to garage door</td>
<td>Block #0810 on Grove</td>
<td>1929</td>
<td>Site visit</td>
<td>DPW</td>
<td>WAR</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>bollard</td>
<td>bollard - cemented with domed top</td>
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<td>DPW</td>
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<td>chain link - concrete</td>
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<td>SFU</td>
<td>WAR</td>
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<td>fire hydrant - painted white with blue top</td>
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<td>sculpture</td>
<td>sculpture - southwest corner of Davies Hall, bronze, &quot;Lueur Four Piece Reclining Figure&quot; by Henry Moore, 1973</td>
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<td>Site visit</td>
<td>DPW</td>
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<tr>
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<tr>
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<td>sign - information</td>
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<td>1</td>
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<td>tree wall - circular with brick cover</td>
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<td>1929</td>
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<td>WAR</td>
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<tr>
<td></td>
<td>1</td>
<td>tree wall</td>
<td>tree wall - semicircle integrated no grate</td>
<td>Block #0810 on Elm Street</td>
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<td>Site visit</td>
<td>DPW</td>
<td>WAR</td>
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<tr>
<td></td>
<td>1</td>
<td>tree wall</td>
<td>tree wall - semicircle with smaller semicircle filled in with concrete</td>
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<td>1929</td>
<td>Site visit</td>
<td>DPW</td>
<td>WAR</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>tree wall</td>
<td>tree wall - semicircle with smaller semicircle and no grate</td>
<td>Block #0810 on Elm Street</td>
<td>1929</td>
<td>Site visit</td>
<td>DPW</td>
<td>WAR</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>tree wall</td>
<td>tree wall - semicircle with smaller semicircle and no grate (no line)</td>
<td>Block #0810 on Franklin</td>
<td>1929</td>
<td>Site visit</td>
<td>DPW</td>
<td>WAR</td>
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<tr>
<td></td>
<td>1</td>
<td>tree wall</td>
<td>tree wall - circular with metal edging, filled with beaded concrete</td>
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<td>1929</td>
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<td>DPW</td>
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<td>6</td>
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<td>street light - single column</td>
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<td>1929</td>
<td>Site visit</td>
<td>SFU</td>
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<td>street light</td>
<td>street light - Van Ness single pendant</td>
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<td>Site visit</td>
<td>SFU</td>
<td>WAR</td>
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<tr>
<td></td>
<td>1</td>
<td>street light</td>
<td>street light - Van Ness single pendant</td>
<td>Block #0810 on Franklin</td>
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<td>SFU</td>
<td>WAR</td>
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<tr>
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<td>planter box</td>
<td>planter box - east side of the building - black iron decorative facing</td>
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<td>SFU</td>
<td>WAR</td>
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<td>tree</td>
<td>tree - Mahagoni (eucalyptus, New Zealand Christmas Tree)</td>
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<td>SFU</td>
<td>WAR</td>
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<tr>
<td></td>
<td>17</td>
<td>tree</td>
<td>tree - Platycaxis (500 trees) - London Plane</td>
<td>Block #0810 on Van Ness</td>
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<td>Site visit</td>
<td>SFU</td>
<td>WAR</td>
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<tr>
<td></td>
<td>4</td>
<td>tree</td>
<td>tree - adjacent to building in planting area - norway maple, oak</td>
<td>Block #0810 on Van Ness</td>
<td>1929</td>
<td>Site visit</td>
<td>SFU</td>
<td>WAR</td>
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<tr>
<td></td>
<td>6</td>
<td>tree</td>
<td>tree - northeast edge of building - Platycaxis (500 trees) - London Plane</td>
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<td>Site visit</td>
<td>SFU</td>
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<tr>
<td></td>
<td>2</td>
<td>tree</td>
<td>tree in median - Corokia (300 trees) - Red flowering Gum</td>
<td>Block #0810 on Van Ness</td>
<td>1929</td>
<td>Site visit</td>
<td>SFU</td>
<td>WAR</td>
</tr>
</tbody>
</table>

*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.*
What is commonly known about the history of Civic Center and its buildings is based on forty year old documents prepared without much scholarship, sometimes by amateurs or volunteers. They have not been updated by more recent studies or modern research techniques. The common knowledge is thus full of errors, misunderstanding and distortions which unfortunately get repeated by the press and others with the errors and distortions only made worse. The CLR draft report is replete with such and is just the most recent example of the problem. To tell the real story, one needs to start again and to return to primary sources.

There are three decent sources of primary information of which only one is reference in the report – Prof. Tillman's excellent biography of Arthur Brown Jr. When the new main library was planned, Basin Research Associates was engaged to do an Archeological and Architecture report on the site of the Old City Hall. It contains a wealth of information about the early period although it has one glaring error. The late Joan Draper's seminal study of Civic Centers and the San Francisco Civic Center contained in her PhD thesis is a wealth of material. Unfortunately, it is not written as history and thus is not organized chronologically, nor does it contain an index. She was very focused on design issues and thus finds causality in them sometimes without referencing political or social events occurring at the same time. Neither of these documents are listed as sources.

To double check the above sources and provide new information, the digitalization of newspapers, reports and documents is now a new source. In this way one can easily follow events on an almost daily basis and discover what really happened. No longer does one have to speculate as Prof. Draper did.

Architectural Style

Popular culture and the United States often describe grand looking buildings as of the Beaux Arts style. That is of course incorrect. Beaux Arts is a set of values and a pedagogy for students of architecture taught at the Ecole des Beaux Arts in Paris at the beginning of the 20th century. It was created to produce graduates who could design buildings in any style of architecture and undertake large planning projects.

The Chicago Columbian Exposition of 1893, designed by many Ecole students, made popular an American neo-classical style for public buildings as representative by such buildings as Union Station in Washington DC. Arthur Brown Jr while at the Ecole absorbed classicism as designed by the French, particularly as used in the time of Louis XIV. Thus the proper description of the architectural style of
Civic Center should be neo-classical as designed by Beaux Art trained architects. However, if one wants to get more focused on the role of Brown, the architecture could be described as French Baroque Revival as design by Beaux Arts trained architects. (The only problem with that description is that the State Building is Italian Baroque.) I have discussed this issue several time with Dr. Paul Turner, retired professor of Architectural History at Stanford and he subscribes to these views. For the CLR a precise academic description of the architectural style should be used.

**Introduction**

Page 5. The list of governmental and cultural institutions should include the Nourse Auditorium on Hayes Street in the landmark Commerce High School Building.

Page 6

First full Paragraph. The War Memorial Buildings were dedicated and opened in 1932 not 1936. The Federal Building was completed in 1936 as a depression era project.


The sentence about the trend for inaction does not reflect the dramatic developments in the last decade of the 20\(^{th}\) century. During the time of construction of the new Main Library and the reconstruction of old Main Library for the Asian Art Museum occurred, the Court House at Polk and McAllister St was built following the 1912 Plan guidelines and Beaux Arts design principals and City Hall was seismically repaired and restored to its 1915 configuration. Also the State of California demolished and replaced its building on Golden Gate and restored the Supreme Court building on McAllister as one integrated State building complex. Total the cost of this work came to nearly $1b.

Third Paragraph. The list of architects, etc includes CA Muessdroffer about whom I can find no reference to any structure which he designed in the District or any involvement in any fashion. Likewise Meyers and Ward was a busy San Francisco firm but there is no reference to any work that they did in Civic Center. Clarence Ward was, however, a member of the Panama Pacific International Exposition Architectural Commission. He and his colleagues along with John Galen Howard were asked to advise the Public Building Committee of the Board of Supervisors on the most suitable location for the Civic Center, but that would hardly seem to warrant his being included in this list. Omitted from the list was Christopher H. Synder, the structural engineer for City Hall. An examination of the dome after the 1989 earthquake concluded that Synder's skillful engineering saved the dome from collapsing. He also worked on the War Memorial buildings.

Fifth Paragraph. There is discussion of additional studies which could change the text of the report. Hasn't the Mid-century Modern period been sufficiently studied and reviewed?. If there is more to be done, it should be described. I presume that the reference to UN Plaza and Lawrence Halprin involves work being included in the Better Market Street project and thus should so be noted. Regarding social movements, City Hall has always been the place for civil marriage ceremonies with numerous ceremonies occurring there daily. There is a famous photograph of Marilyn Monroe and Joe DiMaggio being married there in the 1950s. In light of the same-sex marriage movement beginning in City Hall, marriage should be a category listed for further examination.
Sixth Paragraph. Arthur Brown Jr. is described as the chief architect of Civic Center. That is incorrect. John Galen Howard was the chief designer of Civic Center. Brown was of course the chief architect of City Hall, the War Memorial and the Federal Building.

Page 7

Second paragraph. The statement that the historic district should be considered as a whole is very important. Civic Centers were designed to be a “group plan” of monumental governmental and cultural buildings to serve the public. The Progressive Movement leaders behind this effort held values and goals for improving society which they wanted diffused to the public through the images presented by the complex of buildings. This background should be understood in appreciating the significance of Civic Center. In my thirty years of work on Civic Center, I have found that the public tends to ignore the whole and focus on a particular building or aspect of it losing sight of the significance of the complex and its purposes.

Methodology. Fifth Paragraph The archeology of the Old City Hall site was studied extensively for the new Main Library. Basin Research Associates undertook variety of studies. During deep excavation and construction in the Marshall Square block, the soil was carefully examined for artifacts which were identified and inventoried. The Library has those records and artifacts, some of which they used to display in the Grove Street entrance. The Federal General Services Administration also did archeological work on the Federal Building site during its recent rehabilitation. Although I have no direct knowledge, I presume that the Asian Art museum engaged in archeological review when rehabilitating the Old main Library.

Study Boundary. The southern half of block 0811 has been added, not the northern half which is part of original Civic Center Plan.

Page 8

First Paragraph. Reference is made to Van Ness Single Pendant Street Lights. These were studied as part of the Van Ness Bus Rapid Transit Project for which an environmental impact report was prepared and certified. Various approvals and decisions have been made to build that project specifying removing the Lights and replacing them with modern fixtures. The engineering for construction is now being prepared. Thus, does it make sense to include and describe these Lights as worthy of significance?

Timeline

1849 The City declared the closed Yerba Buena Cemetery a public park in the early 1860s but no funds were made available to improve it so it existed as sand dunes.

1870 (1) On April 4, 1870 the State Legislature passed a City Hall bill designating the Yerba Buena property as the location of a new City Hall and providing financing it by subdividing and selling off the properties along Market Street for private development. However, the property in mid-block was withheld to become Park Street, a wide opening on Market to provide access to the new City Hall. (No Marshall Square until 1894)
1892 (new) The Mechanics Pavilion is opened on August 2, 1892 covering the block of Grove, Larkin, Hayes and Polk with a huge wooden meeting hall. It served as the City's convention, meeting and exhibit hall until it was burned down by the 1906 Fire. (This item should be added since the Exposition Auditorium was built to replace it on the same location to serve the same purposes.)

1894 The Pioneer Monument, donated by James Lick and designed by sculptor Frank Happersberger, was installed in the middle of Park Street in a small newly created green space now called Marshall Square, after John Marshall – the discoverer of gold.

1897 City Hall corruption. The public record shows no such blatant activity and no indictments. If there was graft and corruption it was subtle such as contractors substituting cheaper materials for what was specified or not doing the work as prescribed. The principal weakness of the effort was the City Hall Commission, composed of lay people, which oversaw the project without adequate professional staff or inspectors to supervise the work and its policy through the years of designing and constructing the building piece meal with numerous contractors.

The old City Hall did not collapse in the 1906 earthquake. The steel super structure held while the poorly attached facades with columns and lintels fell away particularly on the Larkin Street side.

The design of the City Hall was a composite hybrid overseen by eight architects. The initial plans, won in a competition by Augustus Laver, were in the Second Empire style then popular for American civic buildings including new city halls in Philadelphia and Baltimore and the old Executive Office Building next to the White House. They called for a 453 foot tower over the front entrance which was a source of controversy for the next twenty five years when it was finally finished by Frank Shea, a Beaux Arts trained architect, with a dome at 335 feet.

1899 B J S Cahill prepared on his own initiative a plan to improve the area around the City Hall by bifurcating Market Street, creating an island in the middle on which a large hotel could be built and redeveloping the property on either side of the street so that the US Court House and Post Office could be visually connected with City Hall. The Sunday, October 8 1899 issue of the Examiner published his plan as a full page article. He also showed it to Mayor Phelan who took interest in it. However, the government action required to implement the plan was beyond those processed by San Francisco at the time. In addition Phelan was pre-occupied with other pressing matters so the plan was ignored.

1904-05 (1) The Association for the Improvement and Adornment of San Francisco (AIASF), established by former Mayor Phelan and his progressive businessmen friends, invited Daniel Burnham of Chicago in April, 1904 to prepare a general plan for the City. Burnham had previous served on the McMillan Commission which had prepared a parks plan for Washington DC and the Group Plan Committee of Cleveland which had design a Civic Center for that City. To prepared for his first city-wide plan, he studied a variety of European cities as he explains on page 39 of his Plan report. From this study he ascertained the value of ring roads which was the heart of his plan starting with one following the shoreline on all sides of the City. The focal point of the rings was a huge Plaza at the intersection of Market and Van Ness. The first ring circled this point at a distance of three to five blocks passing by the Old City Hall on the East. On the South at approximately Eleventh and Bryant a grand train station would be located. On the north at Fulton and Gough would be the location of the Opera House. Within this vast expansion would be located other public and civic buildings, apartment buildings and fashionable shops. He did not intend this to be a Civic Center in the sense of his Cleveland Group Plan or in the recently develop idea of a Civic Center. The Burnham Plan was revealed to the public at a meeting of the Board of Supervisors on September 25, 1905.
1904-05 (2) In mid-1904 Thomas McCaleb, secretary of the AIASF wrote to a number of people seeking ideas and information about the City for Burnham's use. One letter went to B J S Cahill asking for his 1899 plan. Rather than respond immediately, Cahill spent the next several months creating a new plan calling for a grouping of public buildings to the west of the City Hall. He prepared detailed drawings and maps which he sent to the AIASF and Phelan. Burnham sent Cahill a polite letter of praise while Phelan responded in the negative. Latter in the year the Library Trustees of which Phelan was prominent member were deciding on the purchase of a block on Van Ness for the home of a new Main Library, one of the blocks would conform to Cahill's plans and the other would disrupt them. Cahill jumped in to the discussion thinking that he had Burnham's support for his views. The Trustee's final decision was to purchase the block against Cahill's recommendations which was confirmed a few months later by the Board of Supervisors. Cahill felt betrayed by Burnham and developed strong animus to Burnham, Phelan, and a wide group of prominent men involved with the AIASF.

1906 (3) The Earthquake and Fire severely damage the City Hall although the adjacent Hall of Records survived fairly well intact. (Neither were destroyed) The Mechanics Pavilion across from City Hall burned to the ground. The Hall of Justice was located on Portsmouth Square on Kearny St. which is nowhere near Civic Center. The location of Chemical Company #4 can't be determined.

1906 (4) The City agreed to lease the proposed Whitcomb Hotel on Market Street as a temporary City hall in 1910 and construction began on December 10, 1910. In the preceding four years City Office were located in the rehabilitated Hall of Records, a corner of the Old City Hall on McAllister Street and various leased halls and offices spaces around the City.

1909 (1 + 2) Based on the recommendations of City Architect Newton Tharp which were supported by a committee of architects headed by John Galen Howard, the Board of Supervisors voted on October 8, 1908 to demolish to old City Hall with the exception of the McAllister corner and the Hall of Records. The demolition was completed by July 1909. In the Spring of 1909 while the Supervisors were weighing various alternative for building a new City Hall, Willis Polk, Burnham's representative on the West Coast, advocated strongly for a Civic Center to be built at Market and Van Ness and drew up a new plan for it consisting of a grouping of public buildings. (Except for the location, it had no resemblance to the Burnham 1905 Plan.) Most of the Supervisors were progressive businessmen professionally or socially affiliated with Phelan and Polk and so supported Polk's view. At this time Burnham was heavily involved with preparing his mammoth Plan of Chicago but agreed to stop by San Francisco on a business trip in April 14, 1909 where he publicly endorsed Polk's Civic Center Plan. The Supervisors then called a special election for June 22, 1909 for $8.3m in bonds for this project.

1909 (4) Seeing Phelan, Burnham and Polk back with a new Civic Center Plan at Market and Van Ness, Cahill publicly attacked Polk's Plan and the bonds by writing articles, distributing copies of his updated 1904 plan and visiting newspapers. The City at that time was divided politically with many people antagonistic to the Phelan progressives. The Chronicle ran many editorials attacking the bonds as an extravagance and a threat to the City's credit. The Labor Council and P H McCarthy, Labor candidate for Mayor, urge a no vote since their priority was a large bond measure for a new water system. The bonds received a majority but not the necessary two-thirds vote. How big an effect Cahill had on the voters is hard to say, but he only further alienated the Phelan progressive businessmen.

1911 The businessmen behind the Panama Pacific International Exposition ran James Rolph Jr. for Mayor who advocated building a new City Hall and Civic Center. Wildly popular he overwhelmed
Mayor P H McCarthy in the September 26, 1911 primary and becomes Mayor-elect. Rolph devoted the time between his election and inauguration to preparing for a new City Hall/Civic Center which he wants built by the time the PPIE opens. He recruits the five architects of the PPIE Architectural Commission plus John Galen Howard to advise on the suitable location for the Civic Center. On December 12, 1911 the Mayor-elect invites the architects of the City to submit suggestions for the location and design of Civic Center. By the due date, December 27, 1911, forty-four responded, the majority of the submittals favor reusing the Old City Hall site. B J S Cahill submits his 1904 plan revised. Rolph, the Supervisors and the architectural advisory committee review these plans, but the committee will make its recommendations on the location in mid-January.

1912 (1+3) In his inauguration speech on January 8, 1912, Rolph says that he wants the City Hall built on the Old Site since that location will facilitate its construction within the Exposition time constraint. On January 12, 1912 the majority of the advisory committee favor of the Old Site in their report with the Civic Center extending to the West to Van Ness Avenue. On January 15,1912 the Supervisors call for a bond election on March 28, 1912 for City Hall and Civic Center on the location recommended. On January 29, 1912 the Mayor and the Supervisors appoint John Galen Howard, Frederick Meyer and John Reid Jr. as advisory architects to work with the Board of Public Works in designing and planning the Civic Center. On March 28, 1912 the voters approved $8.8m bonds by a eleven to one margin – overwhelming support for the Mayor and the Civic Center proposal. On the following day, the Advisory Architects are converted into Consulting Architects and put in charge of the City's Bureau of Architecture. The Consulting Architects then announce a competition for the design of City Hall open to all architects practicing in the City. On April 1, 1912 Supervisor Bancroft, Chair of the Public Building Committee, reveals the tentative plans for Civic Center prepared by the Consulting Architects showing two alternatives, one with the City Hall at the old location and the other with the City Hall on Van Ness between Grove and McAllister (Known as Alternatives A and B). One of the reason expressed for the alternatives is the condition of the old City Hall foundation and the soil under it which will be subject to testing. If the conditions are poor, the ability to construct the new City Hall could be effected.

1912 (2) On May 28, 1912 the Consulting Architects issued their report on the design of Civic Center calling for the location of City Hall on Van Ness (Alternative B) because of the conditions of the old Site. They proposed a two block square Plaza in front of it, a new Auditorium on the South side (Mechanics pavilion block) and an Art Museum on the North. Across the Plaza from the City Hall the Public Library and Opera house with be located. They recommended that the existing street grid be established on the Old Site which would allow Hyde and Leavenworth to extend to Market. They also suggested that their report be circulated for a month to get public reaction. The Supervisors approved Plan B on July 1, 1912 with four of the eighteen Supervisors voting no on the basis that the City had told the public in the bond election that the City Hall would be on the Old Site.

Cahill, who was not consulted on any of these developments since he was persona non grata with most of the principals, wrote a very negative review of the final Civic Center Plan in the July, 1912 issue of the Architect and Engineer saying that the plan was too severe and Beaux Arts for his taste. On April 18, 1912 he wrote to Mayor Rolph complaining that he had been “overlooked” in matters relating to Civic Center and asking for a paid appointment. He wrote “I have opposed the active missionary work of a very powerful opposition which has attempted to fashion an irrational Civic Center on a community at the wrong time and in the wrong place... This opposition has caused me much suffering and bitterness and brought abuse and ridicule upon my head.” I think this well describes his role in Civic Center planning.
As for Burnham, the approved plan had no resemblance to what Burnham proposed in 1905 nor to Polk's 1909 plan. The final plan was driven by the necessities of 1912 and designed primarily by Howard and should be attributed to him.

1912 (5) Howard's Civic Center Plan and the Jules Guerin rendering of Civic Center commissioned by Howard indeed show grand curved chamfered corners on the four proposed corner buildings facing into the Plaza. However, the Health Department building was designed and constructed with only a flat chamfered corner. That was duplicated on the 1990s Court House.

1913 (3) [This transaction is more complicated] The Hayes/Fell block (formerly known as Block 73) was acquired by the Public Library Trustees in 1905 on which to build a Main Library. After the earthquake and the destruction of the Main Library then located in the City Hall, the Trustees built a temporary Library on the block and engaged the Reid Brothers to design a grand new Library building there. With the development of the Civic Center Plan, Rolph offered the Trustees one of the new blocks across from the new City Hall in trade for their Van Ness block. They agreed and the voters approved the trade in the December 10, 1912 special election.

The Consulting Architects also had the problem of the brick building on Grove Street of the Commerce High School (named that by the School Board on May 24, 1910, not the High School of Commerce) which opened in 1910. So a second trade was arranged giving the School District property on the Van Ness block in exchange for its Grove Street property and the brick building was moved to 170 Fell Street in 1913. The Commerce High School Building at 135 Van Ness was built in the 1920s designed by John Reid Jr., then the sole City Architect.

1914 (1) The 19 Polk Streetcar Line of the Market Street Railway operated until 1939 on Larkin Street at Civic Center and transferred McAllister to Polk to reach the Bay.

1914 (New) The Consulting Architects set up a competition for the design of the Main Library on the Marshall Square block. George Kelham of San Francisco and his design was selected as the first choice.


1915 (1) Mayor Rolph dedicated the new City Hall on December 28, 1915 but it was not finished and occupied until March, 1916. The Board of Supervisors dedicated its Chambers and held its first meeting in City Hall on October 9, 1916.

1915 (4) [This is the first mention of the Plaza so this information should be added] In his Plan for Civic Center Howard called for a large Plaza based on Beaux Arts principals with four landscape quadrants, a major axis on the Fulton Street line and a minor one across wise and two parallel round ponds. The detailed drawings for the Plaza were prepared by A. Lacy Warwick, staff architect of the City Architect's office. The planting of trees and shrubs was give to John McLaren and the Park Department to undertake. On July 14, 1915 the Board of Supervisors transferred the Park Commission the responsibility for the completed Plaza.

1922 (1) The land for the War Memorial was acquired over a three year period being completed in
1926.

1922 (3) On April 25, 1924 the War Memorial Trustees contracted with Willis Polk and Albert Landsburgh to design the Opera House and Bakewell & Brown the Veterans Building. Polk died later in the year. The project is suspended for three years while more funds are secured. In 1927 Brown alone and Landsburgh are commissioned to design both buildings. Also in that year Brown and Bakewell dissolve their partnership.

1924 & 1927 The name of the school is Commerce High School, not High School of Commerce.

1926 (new) [Since Priteca is list in the introduction as a prominent architect, his major work in the area should be listed.] The Orpheum Theater at Market and Hyde Streets designed by B. Marcus Priteca opens.

1932 (2) The architectural style is French Baroque or French Baroque revival.

1936 (8) The double rows of parking on Fulton Street extended to Larkin St not Polk St since that block of Fulton Street was abandoned and incorporated in the Plaza. No parking was allowed in the Plaza.

1941 (1) Hospitality House was built for visiting military personnel not just soldiers. It was built on Marshall Square, the name had not changed. The “last New Deal” project make it appear to have been paid for by the Federal government. It was built entirely by local resources, much of it contributed. One could say it was the last pre-war structure in Civic Center.

1941 (2) The prefabricated Barricks were built in Civic Center Plaza to provide lodging for visiting service personal at a cost of 50 cents per night. The structures were removed by the end of 1946.

1945 (1) In 1944 the US Navy built a wooden structure behind the Public Library know as 45 Hyde Street for its use. In 1948 it was turned over to the City and was used by the Library until 1995.

1946. There is no record of London Plane trees ever in the middle of Civic Center Plaza, pallarded or not. The Plane trees came in the 1960s.

1953 ([his a garble. Replacement] In June, the San Francisco Planning Department published An Introductory Plan for the Civic Center suggesting a modernist approach for its redevelopment. A Mayoral Citizens committee ignores it and proposes a $3.25m bond issue to upgrade the Civic Auditorium for conventions and build an exhibit hall under Civic Center Plaza which passes in November, 1954. The exhibit hall eventually was named Brooks Hall.

1956-1957 Only Brooks Hall is constructed during this time. The Parking Garage, separately financed, was begun in 1969 and opened in 1960. It is an independent free-standing structure from Brooks Hall although SOM/MBE designed both.

1958-161 The City never added the $250,000 “embellishments” to the Plaza called for in the Baylis Plan.

1962 The jury mentioned here was not announced until 1964. This information should be incorporated with that in 1964 (3)
1966 (1) Only one fountain not fountains – a rectangle pond with numerous water jets.

1986 State Office Building #2 was designed by Skidmore Owings & Merrill (not that hard to find)

1987 (1) The SF Chapter of the AIA could not have proposed a 1912 Burnham design for Civic Center Plaza since his 1905 Plan did not consider anything in the Plaza area specifically. Proposal for a Civic Center of Willis Polk of the D H Burnham & Co San Francisco office in 1909 was located at Market and Van Ness. Furthermore Warwick under the direction of John Galen Howard completed the design and drawing for the 1915 Plaza in 1913-14, not 1925. The last sentence refers to events in 1993.

1989 (1) The 1989 $60m bond issue was to improve fire stations, Museums and Laguna Honda Hospital. The 1990 $332m bond issue was to cover earthquake damage and upgrades to all City Buildings. It was not enough to cover all Civic Center buildings - only City Hall, Opera House and the Civic Auditorium receive such improvements. Separate arrangements and funding were be made for other buildings such as the Old Main Library (Asian Art Museum) and the Veterans Building. The Health Department Building is the only City building which has not yet been seismically upgraded.

1992 Friends of the Library initiate two bonds issue on the June 2, 1992 ballot to restore and improve Civic Center Plaza and create a Fulton Street Mall ($26.7m) and to expand the Civic Center Garage under Fulton Street during Library Construction ($24m). Both failed.

1995(5) No bond funds were available to refurbish and restore City Hall to its 1916 condition. A $64m bond issue for those purposes was placed on the November ballot and passed.

1996 (new) Mayor Brown allocates $200,000 for the preparation of a new plan for Civic Center Plaza and the surround area. After a competition Simon Martin-Vegue Winklestein Moris of San Francisco and the Olin Partnership of Philadelphia were selected to do the work. Their draft report was issued in October, 1998 after numerous public workshops, focus groups and other public participation sessions. For political reasons, Mayor Brown suppressed the report. Although it was discussed in public forums it was never completed or approved.

2004 (new) The Board of Supervisors established the City Hall Preservation Advisory Commission composed of five members to insure that the restored City Hall and its environs remain in first class condition.

2010 (3) A portion of the EPA funds were originally proposed to pay for the preparation of a new plan for Civic Center Plaza but were eventually diverted to retrofit the plumbing in City Hall and other buildings.

2011 (new) Mayor Gavin Newsom signs legislation on January 9, 2011 establishing a Community Benefit District for Civic Center covering some thirty blocks of public and private property. The CBD provides additional cleaning and maintenance in the area as well as safety and serves as the the primary public advisory body for Civic Center.

2013 (new) Veterans Building closed in May for seismic upgrades and rehabilitation including installation of the new SF Opera Center and will reopen, June 2015.

2014 (new) Construction begins on new Veterans Memorial Garden in War Memorial Court.
2014 (new) Planning Department approved Budget for 1914-1916 include the Civic Center Public Realm Project which will prepare a comprehensive new plan for Civic Center Plaza, Fulton Street, the Grove Street Corridor and other public areas in the District.

Illustrations

2.6 A portion of Burnham's post-earthquake 1906 street widening plan called the “Cobweb” plan.

2.7 1914 Jules Guerin rendering of Howard's Civic Center plan.

2.8 1913 lay out map of John Galen Howard's Civic Center plan.

2.25 1918 image from City Hall looking over the Civic Center Plaza and down Fulton Street towards Market Street.

2.38 The 1936 date cannot be accurate since Hospitality House is the picture. The date has to be 1941 or later.

2.43-2.49 Why have six pictures of Civic Center with the barracks? That is five percents of all the illustrations devoted to one obscure event in the history of Civic Center.

2.48 The date can't be accurate since the barracks have been removed from the Plaza so the date has to be 1947 or later.
August 24, 2015

Civic Center Cultural Landscape Report

James W. Haas Comments (Second Set)

Page 12 1899 (3) The derivation of Cahill's 1899 Market Street scheme is incorrect. As he explains in the October 9, 1899 Examiner article which includes the plans and in his memoir in the August 1918 Architect and Engineer, he created the scheme on his own having recently traveled in Europe and studies several cities. He also had a client or two who were considering building new neighborhoods or towns so he had given time to considering city planning matters. After he developed the scheme he showed it around to property owners, newspapers and officials including Mayor Phelan. Phelan told him that it was an interesting idea but did nothing more to pursue it. Phelan and Cahill were never on particularly good terms and their relationship worsened as the years passed. This item gives the impression that they were on good terms so that Phelan was the reason that Cahill developed his scheme. That is untrue. Thus the clause at the request of Mayor Phelan should be deleted.

Page 13 1905 (2) The sentence that Burnham visited Washington DC and drew inspiration from the L'Enfant plan is incorrect. Burnham makes it very clear in his Report on a San Francisco Plan that his background studies and vision for the San Francisco Plan were all derived from European sources. Why would the consultants reference a non-scholarly newsletter from a local non-profit for this view when they could cite the primary sourced document to describe Burnham's real inspiration. This sentence should be deleted.

Three sentences further there is reference to a grand Beaux Arts style Civic Center. This would presume the sort of group plan Civic Center designed by Burnham for Cleveland or the civic center concept which Charles Mulford Robinson wrote about and whichwas the basis for so many civic center plans. Burnham's proposal was sui generis since it was not a grouping of buildings but a huge assemblage of public and private commercial and residential building spread over the numerous blocks around the central Place. The important point is that what actually was built had no relationship to Burnham's initial proposal. It is a “group plan” located away from Market Van Ness. Thus the Beaux Arts reference in this sentence should be deleted. The next sentence regarding portions of Burnham's concept being incorporated into what was actually built is incorrect and should be deleted. The further sentence says that Burnham proposed a new location for the existing City Hall. That is incorrect as his civic center plan incorporates the old City Hall into it. All this can be easily established by reading his Plan of San Francisco Report

Page 13 1905 (3) Cahill did not revise his 1899 scheme. As he reports in his memoir, he received an invitation from the Association for the Improvement and Adornment of San Francisco to submit ideas to Burnham and Bennett. Rather than submitting his old plan, he spent several months studying the City Hall area and developed a complete new plan which he submitted to Burnham and Phelan. Phelan rejected it.

Page 13 1908 (2) This item follows the first 1909 item and so should be moved before it to fit the chronology.
Page 13

1909 (1) The second and third sentences about a $5m bond issue to rebuild on the old site are erroneous and not based on the facts. In April the Board of Supervisors approved a $8.3m bond issue to be place before the voters on June 22, 1909 to acquire property around Van Ness and Market and build a new City Hall at that location as advocated by Willis Polk, local representative of D H Burnham & Co. (See Polk's proposed civic center on page 79 of the Summer Argonaut.) Rewrite paragraph.

Page 14

1910 (1) The Commerce High School building designed by City Architect Newton Tharp was constructed on Grove between Polk and Larkin Sts on property already owned by the School District. On March 24, 1910 the School Board named the school Commerce High School and then on December 13, 1913 the High School of Commerce and it was known by both names throughout its existence when located on Grove Street, when the building was moved to 170 Fulton in 1913 and when the new larger Mission style complex was opened in 1926. (After City Architect Tharp died in March 1909, the School Board in June did name the building the Newton Tharp Commercial School but then abandoned the title the following year.)

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1911 This entry is still not correct and show a lack of understanding of the history and of Tilman's material. Rolph won the September 26, 1911 Mayoral primary by an overwhelming margin and so became Mayor-Elect until he was sworn in as Mayor of San Francisco on January 8, 1912. During this interim time, he started preparing for the creation of a Civic Center and a new City Hall using the resources of the PPIE Architecture Committee to which he had added John Galen Howard who had previously declined to be a part of the PPIE effort. On December 8, 1911 at the suggestion of Willis Polk Rolph extended an invitation to all City architects to submit ideas on the location and design of a new Civic Center. He wanted the submissions to be voluntary at no cost to the City. The process was not a completion as there would be no winners. By the December 27, 1912 deadline forty-four had done so including BJS Cahill. The majority favored the old City Hall site extending West since the City already owned the land and the public favored reusing it. A few suggested extending the Civic Center from the City Hall site south across Market Street. Only a couple suggested the Market/Van Ness location and a few more suggested other locations in the City. The suggestions overwhelmingly favored the old City hall site. This had nothing to do with Cahill's earlier plans but was about costs and feasibility. Revise paragraph.

Page 14

1912 (1) In his inaugural address on January 8, 1912 Mayor Rolph came out unconditionally in favor of using the old City Hall site saying it was the only one on which a new City Hall could be built in time for the opening of the PPIE. This ended any further consideration of the matter.

Page 14

1912 (2) Big error. It should be Mayor Rolph, not Phelan who left office in 1901.

Howard and the other two architects first were appointed on January 29, 1912 to the official post as the Architectural Advisory Committee to the Public Building Committee of the Board of Supervisors and to the Board of Public Works for which they were to be compensated $7500. On March 29, 1912 Rolph reorganized them as the Board of Consulting Architect with supervisory authority over the Public Works Department for which they were to paid a retainer of $25000 and $25 per day per diem. They held this formal title and post until June 31, 1915. Rewrite last sentence.

Page 14

1912 (4,5,6,7 & 8) These items deal with the City Hall competition and its final location and have repetitive and conflict information (seventy submission vs 73 entries). They should be synthesized and made coherent eliminating the reference to the Burnham plan in 1914(7) which is not relevant.
Page 15 1913 (1) This item misunderstand the events around the Public Library and which blocks were purchased so it needs to be rewritten. The independent Library Trustees were long dissatisfied with the Library being in City Hall and decided in 1904 to purchase land on which to build a new free standing Library. They initially considered the Grove Van Ness Fulton Polk block (0787) but in March 1905 with the support Supervisors purchased the Hayes Van Ness Fell Franklin block (0815). After the Earthquake and Fire, they built a temporary brick building on the block to house the Library. When the new Civic Center Plan was adopted, Rolph offered the Library the block on the northeast side of the Plaza (0353) in exchange for their block which they accepted. The City in turn exchanged the old Library block with the School District on which to relocate Commerce High School. The voters approved the transfer at a special election on December 10, 1912.

Page 15 1913 (2) The Commerce High School Building was moved from middle of Grove St. between Polk and Larkin block (0788) to Fell Street block (0815) the former Library block. All the buildings on the block became Commerce High School or the High School of Commerce.

Page 17 1914(1) and 1915(5) The Consulting Architects supervised the Civic Center work through their control over the Public Works Department including the City Architect's Office. With the exception of the Exhibition Auditorium, they only did general planning and design work leaving it to others to do the detailed design. Warswick in the City Architect's Office prepared the detailed plans for the Plaza following Howard's instructions. The construction of the Plaza was completed in July 1915 with the planting in place and the fountains operating. Over the next several decades changes to the landscaping, the fountains and ponds and other decorated items were made, but it was completed during the time of the PPIE. These two items overlap and need to be straightened out.

Page 19 1920 (New) War Memorial Trustees purchase the former St. Ignatius Institute block (0810) to house a new opera house and art institute designed by Willis Polk.

Page 19 1922 (New) War Memorial Trustees conclude that the St. Ignatius block in inadequate to hold all of the desired functions and recommend that the City acquire the two block in front of City Hall.

Page 19 1922 (1) incorrect – replace with “1923-1925 Supervisors agreed to purchase and clear all the properties in the two blocks which took two years”.

Page 19 1922 (2) This does not conform to the facts since the eight person architectural advisory committee for the War Memorial was not appointed until October 1922 and only made a proposal for twin buildings in January, 1923. Polk and Brown refined the proposal during the rest of that year. Delete the entry. 1923 item is accurate.

Page 19 1924 (1) The last sentence is incorrect. Arthur Brown Jr. became the architect for both buildings with Lansburgh assisting with the Opera House. Lansburgh's skill was with theater design. This is correctly stated in 1932 (2).

Page 19 1924 (2) This is incorrect. Replace with “1925 The War Memorial Trustees sold the St. Ignatius block (0810) to the SF Unified School District on October 25, 1925 for use as an athletic field for Commerce High School”.

Page 21 1926 (3) E. Marcus Priteca was a prominent Seattle architect. Alexander Pantages, operator of an extensive vaudeville theater circuit, met Priteca shortly after he opened his architecture practice in Seattle and chose him to design his first San Francisco theater in 1911. He was so satisfied that he had
Priteca design twenty-one more including the Civic Center Pantages building. Pantages was only a tenant in the building but so large a tenant that the owner/developer agreed to use Priteca as his architect. Priteca did not do other buildings in the Bay Area and never had a permanent office here.

Page 26 1952 Replace with “The San Francisco School District closed Commerce High School and converted the athletic field (0810) into a parking lot”. (A very long discuss of the history of the School can be found in the Chronicle June 1, 1952 page 28 and June 2, 1952 page 31)

Page 28 1958-1961 The speculation about Baylis in the last sentence does not appear in the Argonaut article and should be deleted.

Page 30 1963 (new) The San Francisco Art Commission decided to hold an international competition for a new design of Civic Center plaza.

Page 30 1964 (1) Incorrect The named jury members were announced in 1965 not 1964.

Page 30 1964 (4) delete as unnecessary

Page 30 1966 (1) Correct The quote is from the Examiner not the Chronicle as noted in the footnote.

Page 34 1974 (New) Planning Commission designated Marshall Square (0354) home for new symphony hall. Friends of the Library organized an opposition campaign to have the block designated for a new Main Library.

Page 34 1975 (New) Board of Supervisors reached agreement with School District to transfer Commerce High School Parking lot (0810) to the War Memorial Board for the symphony hall and leave Marshall Square available for a new Main Library.

Page 36 1980 Davies Hall was designed by Pietro Belluschi and SOM jointly. Belluschi was involved long before SOM was brought in.

Page 36 1987 (1) Mayor Feinstein's most important recommendation was the construction of a new Main Library on Marshall Square which is buried in a list of small items. It should be the first item mentioned. The proposed courthouse was to be at the Hall of Justice on Bryant St. and thus is not relevant to Civic Center and so should be deleted.

Page 38 (new) New Superior Courthouse opens on City owned property in block 0766 designed in strip-down neo-classical style with a chamfered corner by Ross Drulis Cusenbery Architects. (The Courthouse is listed on Pages 6 and 54 related to Block 0766 but not mentioned in the timeline.)

Page 38 2003 The new Asian Art Museum is designed by Italian architect Gae Aulenti.

Page 33 Illustration 2.76 This illustration was prepared for a proposal to construct a new symphony hall across Franklin Street connected to the War Memorial Court by a plaza on top on an under-grounded Franklin St. The bonds to pay for this project were rejected by the voters.