

SAN FRANCISCO PLANNING DEPARTMENT

DATE:	August 2, 2017	1650 Mission St. Suite 400 San Francisco, CA 94103-2479
TO:	Architectural Review Committee (ARC) of the Historic	
	Preservation Commission	Reception: 415.558.6378
FROM:	Elizabeth Gordon-Jonckheer, Preservation Planner (415) 575-8728	Fax:
REVIEWED BY:	Tim Frye, Historic Preservation Officer (415) 575-6822	415.558.6409
RE:	Review and Comment: Civic Center Kiosk and Vents at Civic Center Plaza - Joseph L. Alioto Performing Arts Piazza, 335 McAllister Street, Case No. 2017-009341COA.	Planning Information: 415.558.6377

The Planning Department (Department) has requested review and comment before the Architectural Review Committee (ARC) regarding a proposal to construct a new 640 square foot, 12-foot tall, food and beverage kiosk, and to replace the three existing above ground mechanical vents to Brooks Hall, at the southeast corner of Civic Center Plaza. The proposal also includes outdoor seating, lighting, and site accessibility improvements. The subject property is located within the Civic Center Landmark District, which is locally designated under Article 10, Appendix J of the Planning Code¹. The period of significance for the Civic Center Landmark District is 1896-1951. Civic Center Plaza (aka. Joseph L. Alioto Performing Arts Piazza) is a contributing site within the landmark district. Civic Center Plaza is also identified in the San Francisco Civic Center Historic District Cultural Landscape Inventory (CLI), adopted by the Historic Preservation Commission in 2015.

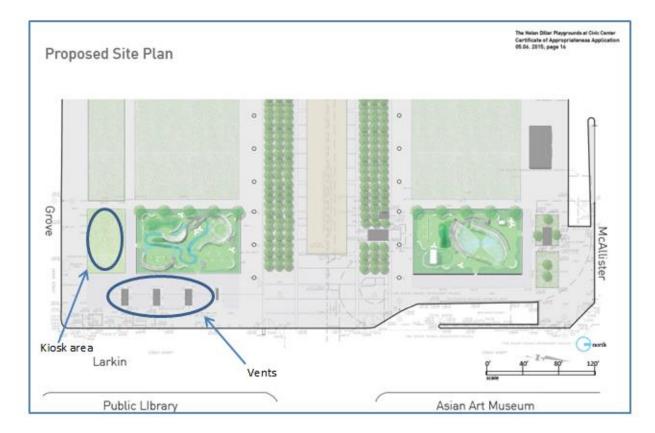
PROPERTY DESCRIPTION

355 McAllister Street (Civic Center Plaza) is bounded by Dr. Carlton B. Goodlett Place, Larkin Street, McAllister Street and Grove Street (Assessor's Block 0788; Lot 001). Civic Center Plaza was originally designed by A.S. Warswick of the City Architect's Office during the post-earthquake reconstruction of the Civic Center in 1906. The plaza was redesigned as part of the expansion of the Civic Center in the early 1950s that included the creation of an underground parking garage and exhibition hall (Brooks Hall) beneath the plaza. The existing plaza was demolished at that time and redesigned to its current appearance in 1961 by landscape architect Douglas Baylis.

In 2015, a Certificate of Appropriateness was approved by the Historic Preservation Commission (HPC) for the Civic Center Playground Rehabilitation Project, including the south playground which is adjacent to the project site. The playground rehabilitation is currently under construction and includes new play

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

equipment, plantings, site furnishings and lighting. Please see playground rehabilitation rendering from Case No. 2015-005727COA below with the proposed kiosk area and vents noted for clarification:



Civic Center Plaza is considered a Contributing site within the Civic Center Landmark District for its importance as a public gathering space within the district. The subject property is located within the P (Public) Zoning District with an OS (Open Space) Height and Bulk limit.

PROJECT DESCRIPTION

The proposed project is located at the southeast corner of Civic Center Plaza (across from the Bill Graham Auditorium) and includes:

- 1. Installation of a temporary, 640 square foot, 12 foot tall, kiosk building. The base of the kiosk would be 44 feet long, 20 feet wide with a canopy that extends 9 feet from the base when open.
- 2. Removal and replacement of three existing rectangular, 9 foot-2 inch tall, above-ground mechanical vents to Brooks Hall. The new circular, six-foot diameter, 16-foot tall, mechanical vents would increase air intake capacity for Brooks Hall. The vent design would be prepared to support future integration of informational data regarding Civic Center, signage and lighting (to be reviewed by the HPC at a later date).
- 3. The project will also include repaying of approximately 2,360 square feet of ground surface.

<u>Kiosk</u>

The kiosk will provide food, beverage and outdoor seating for park visitors, as well as additional lighting. The kiosk will house a kitchen, cleaning and storage areas, and a staff restroom. Exterior features would include a standing bar, counter seating area, and pick-up and order windows. Food would be purchased through service windows on the Grove Street side of the kiosk (employee entrances at the north side of the kiosk). Mechanical equipment would be housed in a well over the restroom. Using a bi-fold system, perforated stainless steel panels would act as an awning structure providing shade during operating hours. After operating hours the bi-fold system would retract, acting as a security gate, fully enclosing the kiosk. At night, lighting within the kiosk would be visible through the perforated panels and provide a light source for the southeast portion of the plaza. Proposed outdoor furniture such as tables and chairs would be stored within the kiosk at night. New fixed trash/recycling/compost enclosures and a storage bench are also proposed to the east of the kiosk. The storage bench would accommodate and secure sun umbrellas after operating hours.

Proposed materials include:

- Façade: Vision glass system with butt-joint glazing or aluminum framing
- Base: Sierra White Granite (preferred) or composite metal panel or tile (dependent on constructability)
- Bustle West Side Wall: Matte finished stainless steel system of panels and mesh at vents
- Bustle North Wall (facing playground): Sierra White Granite with anti-graffiti coating with a reveal at the base
 - Texture options: Granite with stainless steel inlay or granite with stainless steel channel reveals
- Bi-fold Awning and Retractable Bi-Fold Doors (at Bustle East Side Wall): Perforated Stainless Steel
 - Pattern options custom interlocking scrolled circles (2'-2 5/8" square sections) or prefabricated (1/8" x 3/4' sized) staggered slots
- Roof: Range of materials to be considered final selection dependent on constructability; including white EPDM roof, white ballast or low profile photovoltaic panels
- Lighting: backlit through the perforated metal

<u>Vents</u>

- Louvers: Aluminum with concealed bracing
- Panels: Brushed silver-finished metal to match louver

New Paved Surfaces

• Exposed aggregate concrete constructed to match the character of existing paved surfaces

ENVIRONMENTAL REVIEW

The proposed project is currently undergoing environmental review.

APPENDIX J OF ARTICLE 10

The Civic Center Landmark District is locally designated in Article 10 of the San Francisco Planning Code (Appendix J). The Civic Center Landmark District is significant under events and design/construction for serving as the city's center of civic government since 1897, and for possessing a unique place and significance in the areas of architecture, history, and environment worthy of protection as an historic district. The Civic Center Landmark District is comprised of the monumental buildings, public open spaces, and statuary that occupy the area which is generally bounded by Franklin Street to the west, Hayes Street to the south, Market Street to the southeast, Seventh Street to the east and McAllister Street to the north. The district provide the formal design relationships between the buildings. Setting is an essential component reinforcing the overall formal composition for Civic Center. The identified period of significance for the district is 1906 to 1936.

Per Section 5 of Appendix J, buildings and open spaces within the Civic Center Landmark District are significant based on how they relate to one another while also deferring to City Hall, which serves as the visual and historical centerpiece of the district. The cohesiveness of the district is:

...achieved through a harmony of color, material, scale, size, texture, rhythm and style. Within these constrictions the buildings achieve individual interest through the imaginative manipulation of the elements. The historic Civic Center buildings are unified in the Beaux Arts classical design. They are organized into horizontal bands of vertically proportioned elements, with the grand order of the facade displayed on two or three floors above a usually rusticated base of one or two ground and partially sub-ground floors. The Civic Center Historic District contains standard features such as overall form, massing, scale, proportion, orientation, depth of face, fenestration and ornamentation, materials, color, texture, architectural detailing, facade line continuity, decorative and sculptural features, street furniture, granite curbing and grille work.

The Case Report adopted as part of the Civic Center Landmark District designation identifies standard characterdefining features of the district, such as:

- 1. Overall Form.
- 2. Massing.
- 3. Façade Line Continuity.
- 4. Scale and Proportion.
- 5. Fenestration.
- 6. Materials.

7. Color.
 8. Texture.
 9. Architectural Detailing.
 10. Decorative and Sculptural Features.
 11. Street Furniture.
 12. Granite Curbing.
 13. Grille Work.

In addition to the aforementioned features, Section 9 of Appendix J also includes the following standards for new construction and alterations within the Civic Center Landmark District:

(*a*) The standards for review of all applications for Certificates of Appropriateness are as set forth in Section 1006.7 of Article 10 and are as follows:

(b) For applications pertaining to sites, buildings, structures and objects in the Civic Center Historic District, any alteration, construction, relocation or demolition,...shall (1) be compatible with respect to height, massing, fenestration, materials, color, texture, detail, style, scale and proportion, signage, landscaping and street furniture which may define the character of the historic district as described in Section 5 of this designating ordinance and in the Civic Center Urban Design Guidelines adopted by the City Planning Commission; and (2) preserve, enhance or restore, and not damage or destroy, the exterior architectural appearance of the subject site, building, structure and object which is compatible with the character of the Historic District.

- (1) Notwithstanding the foregoing, any exterior change to a site, building, structure and object which is not already compatible with the character of the Historic District shall bring the site, building, structure and object closer to compatibility. Where the required compatibility exists, the application for a Certificate of Appropriateness shall be approved.
- (2) Except as provided in Planning Code Subsection 1017(d), no application for a demolition permit in a Historic District may be approved until a Certificate of Appropriateness for the replacement structure has been approved by the Landmarks Board.

(c) Alterations to Contributory and Contributory/Altered buildings shall be compatible with the architectural and historic character of this Historic District. New construction shall be compatible with the character of the Historic District as described in the Landmarks Preservation Advisory Board San Francisco Civic Center Historic District Case Report and its Appendix A and with the Civic Center Urban Design Guidelines. Said Case Report was adopted by the Landmarks Preservation Advisory Board at its Regular Meeting of October 6, 1993 by Resolution No. 454 and was adopted and amended by the City Planning Commission at its Regular Meeting of July 7, 1994 by Resolution No. 13719 and is contained in

Board of Supervisors File No. 115-94-10.

OTHER GUIDELINES²

The San Francisco Civic Center: A Study in Urban Form (please see attached exhibit)

Completed in 1987, the goal of the study and report by the AIA's Urban Design Committee was to enhance the Civic Center as a community resource through a series of Planning, Urban Design and Architectural Design Recommendations. The purpose of the study focused on defining the physical form of the Civic Center and enhancing its overall vitality. Of particular note are the following sections:

- Activities (Pages 11): The Civic Center Plaza should be used for special city-wide events with daily use by local workers and visitors, with space for food vendors within "plaza architecture".
- Sub Area 1: The Classical Core (Page 13): Recommendations outlined the redesign of Civic Center Plaza specifying that the plaza serve as a public gathering place with programmed activities that facilitate major congregations, inclusion of garden structures to provide support services for large gatherings, and recommendations to define the four major intersections around the Civic Center Plaza.
- Plaza Architecture (Page 19): Any food service structures, flower stands or miscellaneous service/maintenance buildings which may locate in the plaza should have the following "garden architecture" characteristics:
 - 1. The structures should of painted metal and glass.
 - 2. The building footprint should be round, octagonal or square.
 - 3. The building facades should be designed symmetrically with the intention of being approached from all directions.
 - 4. The square footage of each building should as small as possible, housing only the essential functional elements.
- Phasing Priorities Open Space (Page 21): The recommendations noted that the Civic Center Plaza should be re-built following the design guidelines presented. The plaza would be a town square for civic events, and also be usable by local workers and residents on a daily basis.

² The Civic Center Design Guidelines did not address streetscape and open space; therefore these guidelines are not referenced here.

San Francisco Civic Center Historic District Cultural Landscape Inventory (CLI) (please see: <u>http://sf-planning.org/ftp/files/Preservation/cultural landscape/CivicCenterCLI FinalReport.pdf</u> and attached exhibit)

A Cultural Landscape Inventory (CLI) is a comprehensive tool for the understanding of a cultural landscape associated with a National Historic Landmark property. The CLI project was undertaken by the City of San Francisco from 2012 to 2014 to document the historic landscape features of the existing Civic Center Historic District. The CLI was adopted by the HPC September 2015. Of particular note are the following sections:

• Existing Conditions and Analysis of Block #0788, Civic Center Plaza (Page 66-68): The CLI states that 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 Block #0788 analysis noted which landscape characteristics and features date to the historic period and therefore, contribute to the significance of the historic district. The Civic Center Plaza spatial organization and Brooks Hall mechanical vents were designated U-Undetermined and requiring future study.

San Francisco General Plan Civic Center Area Plan

(please see: http://generalplan.sfplanning.org/Civic_Center.htm)

Pertinent Objectives and Policies include:

OBJECTIVE 1

MAINTAIN AND REINFORCE THE CIVIC CENTER AS THE SYMBOLIC AND CEREMONIAL FOCUS OF COMMUNITY GOVERNMENT AND CULTURE.

POLICY 1.3

Design Civic Center buildings and open spaces to serve as public gathering places for ceremonial, cultural, recreational, and other community activities.

• Public open areas in the Civic Center should be designed to accommodate both passive individual use and intense community use and intense community use for various civic events. To complete the primary Civic Center axis from Market Street to City Hall and beyond to the War Memorial Court, and to complement the new Main Library and Asian Art Museum, Fulton Street between Hyde and Larkin Streets should be designed as a pedestrian mall as per the guidelines adopted by the Planning Commission.

POLICY 1.4

Provide a sense of identity and cohesiveness through unifying street and Plaza design treatments.

 Identity of the Civic Center as the focus of government and culture in San Francisco should be reinforced through the use of common design elements such as sidewalk and street paving, lighting fixtures, landscaping, and street furniture. Related architectural elements such as the color and texture of materials should also be used throughout the area to reinforce its overall unity. Widened pedestrian lanes in front of City Hall and at other locations, with special design treatment related to adjacent uses, would add to the unity and formalism of the Center.

OBJECTIVE 3

PROVIDE CONVENIENT ACCESS TO AND CIRCULATION WITHIN THE CIVIC CENTER, AND SUPPORT FACILITIES AND SERVICES.

POLICY 3.4

Encourage privately-operated support and personal service establishments to locate within the Civic Center area.

• The daily convenience and service requirements of the various governmental agencies within the Civic Center and their employees and visitors require facilities such as restaurants, stationery stores, book and card shops, newsstands and other specialty shops that cater to immediate daily needs. Such establishments, in addition to fulfilling needs, add to the amenity and interest of the Civic Center. Private business establishments should not conflict with the principal purpose of the Civic Center, and should be located on the periphery of the core area along the pedestrian frontages of both public and private buildings.

Civic Center Public Realm Plan (please see: <u>http://civiccentersf.org/about/</u>)

The Civic Center Public Realm Plan is an interagency effort managed by San Francisco Planning and is part of the City's ongoing efforts to improve the area as both a neighborhood gathering space and common area for everyone who lives in, works in and visits San Francisco. The goal of the Plan is to create a unified vision for long-term improvements to Civic Center's plazas, streets, and other public spaces. The first major component of the plan is the Civic Center Public Life Study, an analysis of how people currently use the area's streets and public spaces. The study is currently underway, utilizing surveys, in-the-field observation, and other data on how people currently use Civic Center's public realm to create preliminary recommendations on areas of improvement. Upon completion of the public life study, the project will move into the design phase (through summer 2018), which includes streetscape design standards, a transportation infrastructure plan, focus area designs, and activation and implementation strategies. Environmental analysis and Plan adoption are scheduled for completion in 2020.

STAFF ANALYSIS & RECOMMENDATIONS

The Department seeks the advice of the ARC regarding the compatibility of the new construction with the surrounding landmark district as defined by Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards) and Article 10 of the San Francisco Planning Code. The Department would like the ARC to consider the following information:

Secretary of the Interior's Standards for Rehabilitation & Appendix J of Article 10

The proposed project would not destroy or damage any contributing elements to the Civic Center Landmark District. Department staff will undertake a complete analysis of the proposed project per the applicable Standards as part of the environmental review and the subsequent preservation entitlements (Certificate of Appropriateness). In addition, Department staff will undertake additional analysis of the proposed project per the standards outlined in Appendix J of Article 10, specifically to assess the project's conformance to the guidelines for new construction and compatibility within the surrounding landmark district.

Overall Form and Continuity

Within the Civic Center Landmark District the existing buildings are monumental in scale around Civic Center Plaza. The plaza provides the central open and community space for the district. Additional buildings extend along the principal axis at either end. The temporary kiosk is proposed at the southeast corner of Civic Center Plaza and sited within the symmetry of the plaza, specifically to maintain sight lines from the intersection of Grove and Larkin Street, and to enable pedestrian circulation and access to the renovated playground.

<u>Recommendation</u>: Overall, the Department believes that the form of the proposed project, both the kiosk and vents, are compatible with the surrounding Civic Center Landmark District. The kiosk is a low single-story structure with a minimal footprint that reflects proportions found within the district. The design incorporates a high degree of transparency, allowing vistas to be maintained when open, while after hours, the bi-fold awning allows for enclosure and protection. The vents are also minimized in shape and style and reflect a more streamlined form compatible with district.

Scale and Proportion

The location of the kiosk uses an overall composition reflective of an existing tripartite pattern within the district – base-shaft-capital. In this case, the base is granite or composite metal panel or tile, the shaft or middle is vision glass for the main portion of the façade, and cornice is a metal bi-fold awning. Generally rectangular in form, the main volume of the kiosk structure is compact (at approximately 44 feet x 20 feet, and 12 feet tall) and transparent, aside from the bustle north wall which houses the restroom and cleaning area on the interior of the kiosk. The proposed new construction for the Brooks Hall vents involves the replacement of existing contemporary features. Moreover, the existing vents contain hazardous material (lead paint) and do not meet current health and safety standards. The new circular 16-foot tall, mechanical vents are proposed to reduce view obstruction within the plaza and contain future signage and lighting installation.

<u>Recommendation</u>: Overall, the Department believes that the scale and proportion of the proposed project, both the kiosk and vents, are compatible with the surrounding Civic Center Landmark District. The Department recommends that size of the kiosk not increase, as the scale and proportion of the kiosk fits within the context of the plaza and does not impact sightlines and

visibility. Any larger scale building would overwhelm the playground, compete with pedestrian axis corridors and hinder activation of the area.

Fenestration

Within the Civic Center Landmark District, windows, specifically larger windows, are typically wood or steel, with multi-lite glazing. The project proposes a vision glass window system with butt-joint glazing or aluminum framing. Service windows are at accessible counter height and will have stops installed to restrict the opening to a code compliant maximum and will be equipped with automatic closing wire mesh screens.

<u>Recommendation</u>: Generally, the Department believes that the project's overall fenestration is compatible with the surrounding Civic Center Landmark District. Windows will maximize transparency through the kiosk. The fenestration design allows for visibility and safety, as well as maximizing functional relationships between the kiosk and the new playground, other public areas, and the street.

Materials

Within the Civic Center Landmark District, the older buildings commonly feature Raymond granite cladding that is light gray in tone. In the 1930s, terra cotta cladding finished to replicate the gray Raymond granite was introduced. In general, properties are primarily characterized by neoclassical design elements including pediments, pilasters, colonnades, bracketed window balconies, double-height glazed openings, intermediate cornices, rusticated stone and ornamental details designed in Classical Revival and Beaux Arts architectural styles. New construction shall have materials of comparable quality, color and finish.

The project proposes several options to the material palette. Materials for the kiosk consist of glass, white granite or composite metal panel or tile at the base, white granite with stainless steel inlay or stainless steel channel reveals at the bustle, perforated stainless steel awnings with interlocking scrolled circles or prefabricated staggered slots, and range of materials to be considered for the roof, including white EPDM roof, white ballast or low profile photovoltaic panels. The vent panel material is proposed as brushed silver-finished metal to match aluminum louvers. The material option for the new paved surface is aggregate concrete.

<u>Recommendation</u>: Generally, the Department believes that the proposed materials, color and finishes proposed are appropriate and compatible with the Civic Center Landmark District. However, Department staff recommends continued refinement of materials as constructability options are considered. The Project Sponsor needs to provide physical samples for review and approval. As the project progresses, the Project Sponsor should continue to confirm that all aspects of the kiosk project meet health and safety codes (such as take-out windows, exhaust ducts etc.) to ensure that these functions do not impact design and materials.

Architectural Details

The Project Sponsor has provided a comprehensive design package, outlining visual compatibility with the architectural detail of the district. The project proposes a material palette that is simple and drawn from the Civic Center context, blending durable and traditional materials as such granite or tile with stainless steel in patterned metal styles, and brushed metal for the vents. Graphics for the vents will be reviewed separately by the HPC.

<u>Recommendation</u>: Generally, the Department believes that the proposed details are appropriate and compatible with the Civic Center Landmark District. However, the Department shall require additional information regarding detailing to ensure color compatibility, high quality surface finishes, and that appropriate maintenance is incorporated into the project. Staff specifically recommends that a delicate pattern be used for the bi-fold awning perforation and that the steel inlay in the granite at the north wall should provide differentiation but also be modest. Staff also recommends roof equipment and materials remain as flush as possible. Specifically, if photovoltaic panels are used, they should be as low-profile as possible. The mechanical equipment located in the mechanical well over the restroom should be shielded from pedestrian vantage points. Finally, lighting detail has not been provided in the Project Sponsor design package. The Project Sponsor needs to provide lighting specifications for review and approval. Nighttime light studies may be advisable.

REQUESTED ACTION

The Department seeks comments on:

- Compatibility of the proposed additions within the Civic Center Landmark District, and
- Recommendations for the Standards outlined in Appendix J, specifically in regard t:
 - o Overall Form and Continuity
 - Scale and Proportion
 - Fenestration
 - o Materials
 - o Architectural Details

ATTACHMENTS

- Appendix J of Article 10
- The San Francisco Civic Center: A Study in Urban Form (Oct., 1987)
- Civic Center CLI: Existing Conditions and Analysis of Block #0788, Civic Center Plaza
- Parcel Map
- Sanborn Map
- Aerial Photo
- Zoning Map
- Site Photos

- Correspondence
- Renderings and Architectural Drawings from WRNS Studio

APPENDIX J TO ARTICLE 10 - CIVIC CENTER HISTORIC DISTRICT

SEC. 1. FINDINGS AND PURPOSES.

The Board of Supervisors hereby finds that the area known and described in this ordinance as the Civic Center Historic District contains a number of structures having a special character and special historical, architectural and aesthetic interest and value, and constitutes a distinct section of the City. The Board of Supervisors further finds that designation of said area as an Historic District will be in furtherance of and in conformance with the purposes of Article 10 of the City Planning Code and the standards set forth therein, and that preservation on an area basis rather than on the basis of individual structures alone is in order.

This ordinance is intended to further the general purpose of historic preservation legislation as set forth in Section 1001 of the City Planning Code, to promote the health, safety and general welfare of the public.

(Added by Ord. 413-94, App. 12/23/94)

SEC. 2. DESIGNATION.

Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, the San Francisco Civic Center Historic District is hereby designated as an Historic District, this designation having been duly approved by Resolution No. 13719 of the City Planning Commission and Resolution No. 454 of the Landmarks Preservation Advisory Board.

(Added by Ord. 413-94, App. 12/23/94)

SEC. 3. LOCATION AND BOUNDARIES.

The location and boundaries of the San Francisco Civic Center Historic District generally bounded by Golden Gate Avenue to the north, Franklin Street to the west, Jones Street to the east and Market Street to the south shall be as designated on the San Francisco Civic Center Historic District Map, the original of which is on file with the Clerk of the Board of Supervisors under File No. 115-94-10, which Map is hereby incorporated herein as though fully set forth.

(Added by Ord. 413-94, App. 12/23/94)

SEC. 4. RELATION TO CITY PLANNING CODE AND THE PROVISIONS OF THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO.

(a) Article 10 of the City Planning Code is the basic law governing historic preservation in the City and County of San Francisco. This ordinance, being a specific application of Article 10, is both subject to and in addition to the provisions thereof.

(b) Except as may be specifically provided to the contrary in this ordinance, nothing in this ordinance shall supersede, impair or modify any City Planning Code provisions applicable to property in the San Francisco Civic Center Historic District, including but not limited to existing and future regulations controlling uses, height, bulk, lot coverage, floor area ratio, required open space, off-street parking and signs.

(Added by Ord. 413-94, App. 12/23/94)

SEC. 5. STATEMENT OF SIGNIFICANCE.

The San Francisco Civic Center possesses a unique place and significance in the areas of architecture, history, and environment worthy of protection as an historic district.

The land on which the Civic Center stands was declared a City Hall Reservation as early as 1870. Portions of that reservation land were sold to raise funds for City Hall construction, and Old City Hall - located on the site that had first been used as the Yerba Buena Cemetery, approximately where the present library stands - was erected between 1871 and 1897, in a lengthy project marked by the now well known City government corruption of that time.

In 1899, B.J.S. Cahill, with the encouragement of Mayor Phelan, proposed a grander vision for the area, with the dual goal of clearing up land titles clouded by the dubious practices of the promoters of the Old City Hall and, at the same time, of creating an imposing setting for the entire area. This plan envisioned clearing out smaller structures and visually uniting the remaining monumental structures - Old City Hall, the Main Post Office, the Hibernia Bank building, and other larger structures - and setting them off against new open spaces (such as a planned extension of the Golden Gate Park panhandle to Market Street). Conflicting new developments were blocked for a time, but the plan eventually failed, in large part because of general distrust - bred of experience, perhaps - of large government projects.

Undaunted, former Mayor Phelan soon led the formation of an Association for the Improvement and Adornment of San Francisco. In 1904, the Association invited Daniel Burnham to design a grand plan for the City, with B.J.S. Cahill providing a design for the Civic Center. This produced two visions of the Civic Center: Cahill, with the practicality borne of personal and local experience, proposed using existing structures and City-owned land to create a central plaza, surrounded by major buildings, and, again, connected to a Golden Gate Park panhandle extension; Burnham proposed a grander Civic Center, with buildings connected by a generally circular series of boulevards and grand open vistas. The Burnham Plan, though politically impractical, fired the public imagination and was submitted to and adopted by the Board of Supervisors on September 27, 1905.

Following the 1906 earthquake, the public desire to rebuild and reclaim what had just been lost confirmed in practice what Cahill had perceived before: that political expediency set limits to the definition of the Civic Center. Competition continued between the different views of Burnham and Cahill of what the Civic Center might become, but by 1912 the Board of Supervisors had endorsed the Cahill Plan as modified in 1909. The momentum of growing civic pride and the Civic Center development effort - spearheaded by then-Mayor Rolph and the coming of the 1915 Panama-Pacific Exposition - was focused into the general outlines sketched by Cahill.

Mayor Rolph, a reform candidate, saw the Civic Center as a central civic improvement, the symbol of a new unity of the people under a new and honest political era and a permanent expression of the grandeur and vitality which the 1915 Exposition would exemplify on a temporary scale.

The World Columbian Exposition in Chicago, in 1893, was the source of inspiration for the "City Beautiful" movement which emphasizes formal plan and composition of monumental scale, neoclassical style buildings fronting plazas, boulevards and grand public gathering spaces. The order, harmony, cleanliness, and grandeur of the exhibition, called "The White City," was in sharp contrast to the rapid, chaotic growth that most U.S. cities had experienced in the preceding era of rapid immigration and industrialization.

Several world's fairs were held throughout the country in the later 1800's, spreading the ideals of classical architecture, Beaux Arts forms, and the concepts of planning and cooperation for ensemble effect in design. These planning and design schemes were an important influence for forty years, with their primary manifestation coming in designs for cities, parks, and civic centers. Numerous City plans were commissioned in the early years, but only Cleveland and San Francisco implemented a portion of their plans, with San Francisco more nearly reaching completion.

The historic significance of the "City Beautiful" movement lies in the manner in which it reformed and refocused architectural vision, contributing to something of a national style of architecture; and, on a practical level, in the formation of City Planning Departments and schools or courses devoted to City Planning.

The design of the San Francisco Civic Center is an example of the development of those significant contributions. More particularly, the San Francisco Civic Center is an expression of a nation ready to display its new international importance in an architectural statement. At the time it took form, geography and historical events had made San Francisco the center of western America. Monumental classical architecture for the City's central public space expressed this consciousness, as well as the accompanying belief that such inspiring surroundings should be democratically available to all, not just a privileged few.

The Exposition Auditorium, the Central Plaza, and the Powerhouse were completed before the 1915 Panama-Pacific Exposition, and the new City Hall was completed in late 1915. The library was completed in 1916; the State Building in 1921; and the Public Health Building in 1932 and the Old Federal Building in 1936. The present Opera House and Veterans Building expanded the Civic Center to the west in 1932 and 1933, respectively, much in the manner the original proponents envisioned. The original plaza was excavated in 1956 to add the underground parking garage. At this time the ground level details were changed into the present reflecting pool and semi-park. United Nations Plaza, which opens the vista to the east of City Hall in a manner consistent with the original vision of the Civic Center, was created in the mid-1970's.

It is an exemplary City Beautiful complex in the best of the American Academic Beaux Arts tradition. Designed and built in the revival of classical style, stemming from the Chicago World's Fair of 1893 that has been called the "American Renaissance," it succeeds in making a strong impression of Civic dignity and pride. The San Francisco Civic Center Historic District consists of a principal aggregation of monumental buildings around a central open space, with additional buildings extending the principal axis at either end. It includes all or part of the fifteen City blocks. There are eight major buildings, a group of secondary buildings, three unrealized building sites, and a large plaza within the Historic District.

Each building in the Civic Center was faced with the problem of providing modern, functional facilities in a classical idiom. The classical Beaux Arts style was deemed suitable as the traditional style of American governmental buildings, and was amenable to City Beautiful ideals of harmony among many buildings on a grand scale. The formal composition of "City Beautiful" architecture, plantings, street embellishments and plazas was meant to be an expression of civic authority and pride - intending to impress and overawe. The classical style aptly expressed the mood of a nation eager to redefine its newly achieved international importance in architectural terms. It reflected a mood and an existing state of affairs as much as an inspiration to dominance. In San Francisco, it represented the city's emergence as a regional center of national importance, and within the City, it symbolized the united efforts of a population recently divided along many lines.

In terms of "democratic" architecture, or architecture for an ever larger segment of the population, monumental classical architecture uncompromisingly demonstrated the enhanced concern for the general public. Only a few years earlier, such splendor was exclusively reserved for the rich and the privileged few. To this day, no greater public interiors have been built in the United States than those influenced by and representative of the City Beautiful Movement, including among the very finest, the San Francisco City Hall.

Within the scope of turn of the century classical architecture in the United States, the San Francisco Civic Center contains several fine examples of the mode and one superlative example in its City Hall. The other buildings in the group, although less interesting individually cannot properly be evaluated in the same way. In particular, the State Building, the Federal Building, the Health Building and the War Memorial group would probably appear rather dull compared to City Hall, as if they were missing an essential ingredient. But seen in the context of the Civic Center as a whole, and in relation to City Hall, all the buildings together achieve distinction.

The criteria on which the buildings are judged, then, must be the degree to which each enhances the group without distracting from City Hall. These qualities are achieved through a harmony of color, material, scale, size, texture, rhythm and style. Within these constrictions the buildings achieve individual interest through the imaginative manipulation of the elements.

The historic Civic Center buildings are unified in the Beaux Arts classical design. They are organized into horizontal bands of vertically proportioned elements, with the grand order of the facade displayed on two or three floors above a usually rusticated base of one or two ground and partially sub-ground floors. Civic Center Historic District contains standard features such as overall form, massing, scale, proportion, orientation, depth of face, fenestration and ornamentation, materials, color, texture, architectural detailing, facade line continuity, decorative and sculptural features, street furniture, granite curbing and grille work.

The Civic Center is designated as both a National Historic Landmark District and a Historic District on the National Register of Historic Places, the former designation occurred on February 27, 1987, the latter, October 10, 1978. These designations offer recognition that certain properties within the Historic District are worthy of preservation and alterations undertaken both in the local and federal districts shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Said Standards were adopted by the Landmarks Preservation Advisory Board at its Regular Meeting of October 2, 1985, the amended Standards were readopted by the Landmarks Board at its Regular Meetings of February 6, 1991 and August 3, 1994.

SEC. 6. FEATURES.

The architectural features of said Historic District that should be preserved are set forth in this ordinance and described and depicted in the Landmarks Preservation Advisory Board's Case Report "San Francisco Civic Center Historic District" including Appendix A: Survey of Parcels. Said Case Report was adopted by the Landmarks Preservation Advisory Board at its Regular Meeting of October 6, 1993 by Resolution No. 454 and was adopted and amended by the City Planning Commission at its Regular Meeting of July 7, 1994 by Resolution No. 13719. The architectural features, formal plan composition and streetscape elements of said Historic District that should be preserved and strengthened are also identified in the Civic Center Plan, an Element of the City's Master Plan, and in the Civic Center Urban Design Guidelines adopted by the Planning Commission pursuant to that plan.

(Added by Ord. 413-94, App. 12/23/94)

SEC. 7. ADDITIONAL PROVISIONS FOR CERTIFICATES OF APPROPRIATENESS.

The procedures, requirements, controls and standards in Sections 1005 through 1006.8 of Article 10 of the City Planning Code shall apply to all applications for Certificates of Appropriateness in the San Francisco Civic Center Historic District.

In addition, the following provisions shall apply to all such applications. In the event of any conflict or inconsistency between the following provisions and Article 10, the procedures, requirements, controls and standards affording stricter protection to the Historic District shall prevail, except for the provisions of Section 8 of this designation ordinance.

A Certificate of Appropriateness shall be required for all major alterations, as set forth below, to Contributory or Contributory/Altered buildings sites, structures or objects within the Historic District. Within 10 days after the Central Permit Bureau refers any permit application to the Department, the Zoning Administrator and the Secretary to the Landmarks Preservation Advisory Board shall determine in writing whether the proposed alteration is a major alteration or a minor alteration. The decision of the Zoning Administrator shall be final.

(a) An alteration is considered major if any of the following apply:

(1) The alteration will remove or cover an exterior architectural feature or a portion of an exceptionally significant interior as set forth in Section 10, or replace it with substitutes that are inappropriate in material, scale, color or architectural style. This provision shall apply to exceptionally significant interior public spaces designated in Section 10 of said ordinance; or

(2) The alteration would affect all or any substantial part of a structure's interior or exterior column or load-bearing wall, exterior walls or exterior ornamentation; or

(3) The alteration results in a substantial addition of height above the height of the structure; or

(4) The cumulative impacts of serial permits may be determined to be a major alteration. An alteration, in combination with other alterations authorized within the preceding five years, shall be deemed a major alteration if the cumulative impact of said alterations may be considered a major alteration as described above.

(b) An alteration is considered minor if the criteria set forth in Subsection (a) do not apply or the work consists of ordinary repair and maintenance.

(c) The Department of City Planning in consultation with the Landmarks Preservation Advisory Board, may promulgate Rules and Regulations to distinguish major alterations from minor alterations for this Historic District consistent with this Section 7.

(d) Permit applications determined to be for minor alterations shall be returned, with that determination noted, to the Central Permit Bureau for further processing; provided, however, that the Zoning Administrator may take any other otherwise authorized action with respect to the application.

(Added by Ord. 413-94, App. 12/23/94)

SEC. 8. APPEALS FROM THE LANDMARKS PRESERVATION ADVISORY BOARD AND CITY PLANNING COMMISSION DECISIONS ON CERTIFICATES OF APPROPRIATENESS.

(a) Certificate of Appropriateness decisions of the Landmarks Preservation Advisory Board may be appealed to the City Planning Commission pursuant to the provisions of Planning Code Section 1006.8. Nothing in this ordinance shall supersede, impair or modify provisions of the City Charter or laws governing the State of California and the United States of America. All governmental bodies shall work cooperatively with the Landmarks Preservation Advisory Board on proposed exterior and interior changes to ensure that the alteration of buildings within this Historic District comply with the Secretary of the Interior's Standards for Rehabilitation, Revised 1990 (and subsequent revisions).

(b) This ordinance designating the Civic Center Historic District shall in no way diminish the powers, rights and duties vested in the Art Commission, the War Memorial Board of Trustees, the Library or the Asian Art Museum. It is the intent of the Board of Supervisors, however, to retain its authority, and the authority of the Landmarks Preservation Advisory Board and the Planning Commission, over historic preservation decisions in the Civic Center Historic District in order to ensure the appropriate treatment of the historical elements of this historic district.

(c) The entities referenced in Subsection 8(b) above shall consult with the Landmarks Preservation Advisory Board on any proposed interior alterations to the publicly accessible spaces of their buildings, regardless of whether a Certificate of Appropriateness is required by this ordinance or by Article 10.

(Added by Ord. 413-94, App. 12/23/94)

SEC. 9. STANDARDS FOR REVIEW OF APPLICATIONS.

(a) The standards for review of all applications for Certificates of Appropriateness are as set forth in Section 1006.7 of Article 10 and are as follows:

(b) For applications pertaining to sites, buildings, structures and objects in the Civic Center Historic District, any alteration, construction, relocation or demolition, shall comply with the standards contained in Section 1017(c), and shall (1) be compatible with respect to height, massing, fenestration, materials, color, texture, detail, style, scale and proportion, signage, landscaping and street furniture which may define the character of the historic district as

described in Section 5 of this designating ordinance and in the Civic Center Urban Design Guidelines adopted by the City Planning Commission; and (2) preserve, enhance or restore, and not damage or destroy, the exterior architectural appearance of the subject site, building, structure and object which is compatible with the character of the Historic District.

(1) Notwithstanding the foregoing, any exterior change to a site, building, structure and object which is not already compatible with the character of the Historic District shall bring the site, building, structure and object closer to compatibility. Where the required compatibility exists, the application for a Certificate of Appropriateness shall be approved.

(2) Except as provided in Planning Code Subsection 1017(d), no application for a demolition permit in a Historic District may be approved until a Certificate of Appropriateness for the replacement structure has been approved by the Landmarks Board.

(c) Alterations to Contributory and Contributory/Altered buildings shall be compatible with the architectural and historic character of this Historic District. New construction shall be compatible with the character of the Historic District as described in the Landmarks Preservation Advisory Board San Francisco Civic Center Historic District Case Report and its Appendix A and with the Civic Center Urban Design Guidelines adopted by the City Planning Commission. Said Case Report was adopted by the Landmarks Preservation Advisory Board at its Regular Meeting of October 6, 1993 by Resolution No. 454 and was adopted and amended by the City Planning Commission at its Regular Meeting of July 7, 1994 by Resolution No. 13719 and is contained in Board of Supervisors File No. 115-94-10.

(d) Treatment of Stone Surfaces. Numerous structures in the Historic District exhibit stone, terra cotta, or brick exterior surfacing. Proposed treatment of said masonry surfaces with any acid wash, sandblasting, high pressure wash or other abrasive methods is discouraged as such abrasive treatments can severely damage historic masonry surfaces.

(Added by Ord. 413-94, App. 12/23/94)

SEC. 10. CERTIFICATE OF APPROPRIATENESS APPLICABILITY FOR ALTERATIONS TO EXCEPTIONALLY SIGNIFICANT INTERIOR PUBLIC SPACES.

Pursuant to Section 1004(c)(1) of the City Planning Code, proposed alterations to exceptionally significant interiors of the following publicly owned buildings shall require a Certificate of Appropriateness:

(a) San Francisco City Hall, 400 Van Ness Avenue (City Landmark No. 21 and a Contributory Building to the Historic District) shall comply with Sections 1006 and 1006.8(e) for any construction or alteration which requires a building permit for the following exceptionally significant interior public spaces which shall be designated and shall include: the Board of Supervisor's Chambers (Room C200); the Rotunda; and the Mayor's Office (Rooms D200, D205 and D209) including the Reception Room, inner corridors and offices and the Chief Administrator's Officers (C.A.O.'s) Offices (Room 289) which were previously designated under Ordinance No. 16-70, effective date, March 13, 1970.

(b) The Main Library, 200 Larkin Street, a Contributory Building to the Historic District. The following exceptionally significant interior public spaces shall be designated: the Monumental Grand Staircase (Room S101), the Main Entrance Hall and Vestibule, (Rooms 101 and 191); the

Monumental Public Corridors and Balcony Spaces including the Gottardo Piazzoni Murals in Public Corridor 290 (Rooms 190, 192, 193, 290 and 291A); and the Main Program Spaces (Rooms 200, 201, 202, 203, 210 and 218).

(c) The Public Health Department, 101 Grove Street, a Contributory Building to the Historic District. The following exceptionally significant interior public spaces shall be designated: the Main Entry and Elevator Lobby; the Marble Lined Corridors (All Floors) and the Third Floor Board Meeting Room/Auditorium.

(d) No other sites, buildings, structures and objects have exceptionally significant interior public spaces and would be subject to this Section.

(Added by Ord. 413-94, App. 12/23/94)

SEC. 11. SIGNIFICANCE OF INDIVIDUAL BUILDINGS TO THE HISTORIC DISTRICT.

The history of each parcel within the Historic District is documented in Appendix A: Survey of Parcels, and is included in the San Francisco Civic Center Historic District Case Report as readopted by the Landmarks Board on October 6, 1993 by Resolution No. 454 and as amended and readopted by the City Planning Commission on July 7, 1994 by Resolution No. 13719 and is located in Board of Supervisors File No. 115-94-10.

Each building is assigned a finding from the three following categories:

1. Contributory. This category identifies buildings which date from the Historic District's period of significance (1906 to 1936) which reflect a Beaux Arts style and which retain their historic and architectural integrity. These structures are of the highest importance in maintaining the character of the Historic District. Recognizing the unique character of this Historic District which is derived from its expression of an historic plan, some structures within the Historic District may date from the Historic District's period of significance but do not contribute to the intended original plan in their architecture, detailing, height or scale. Such buildings are designated noncontributory and may be considered for replacement with structures designed in a monumental style and manner which would complete the San Francisco Civic Center Plan as originally conceived.

The following buildings are deemed Contributory to the Historic District: Newton Tharp Commercial High School, 170 Fell Street, Lot 1 within Assessor's Block 815; (a portion of Landmark No. 140), Federal Building, 50 Fulton Street, (50 United Nations Plaza) Lot 35 within Assessor's Block 351; Exposition Auditorium, 99 Grove Street, Assessor's Block 812; Department of Public Health, 101 Grove Street/50 Ivy/Lech Walesa Street, Lot 1 in Assessor's Block 811; San Francisco Public Library, 200 Larkin Street, Lot 1 in Assessor's Block 353; Orpheum Theater Building, 1182 - 92 Market Street, Lot 22 in Assessor's Block 351; 1212 Market Street, Lot 3 in Assessor's Block 355; 1240 - 1242 Market Street, Lot 6 in Assessor's Block 355; Hotel Avalon, 1272 - 1276 Market Street, Lot 9 in Assessor's Block 355; 1278 - 1298 Market Street, Lot 10 in Assessor's Block 355; Methodist Book Concern, 83 McAllister Street, Lot 32 in Assessor's Block 351; Old State Office Building, 50 McAllister Street, Lot 2 in Assessor's Block 765; Barbara Apartments, 580 McAllister Street, Lot 8 in Assessor's Block 767; 1 United Nations Plaza (35 - 57 Fulton Street); Lot 37 in Assessor's Block 351; the High School of Commerce, 135 Van Ness Avenue, (a portion of Landmark No. 140), Lot 1 in Assessor's Block 815; War Memorial Opera House, 301 Van Ness Avenue (a portion of Landmark No. 84), Lot 1 in Assessor's Block 786; San Francisco City Hall, 400 Van Ness Avenue (Landmark No. 21), Lot 1 in Assessor's Block 787; War Memorial Veteran's Building, 401 Van Ness Avenue (a portion of Landmark No. 84), Lot 1 in Assessor's Block 786; and, the Corinthian Court Apartments, 500 - 524 Van Ness Avenue, Lot 6 in Assessor's Block 766.

2. Contributory/Altered. This category identifies buildings which date from the Historic District's period of significance and have had alterations as detailed on page 22 of the San Francisco Civic Center Historic District Case Report located in Board of Supervisors File No. 115-94-10. Appropriate restoration of such buildings is encouraged, though in certain situations (see No. 1 above) their demolition and replacement may be more appropriate in order to achieve completion of the original San Francisco Civic Center plan. Such replacement should adhere to any Civic Center Urban Design Guidelines adopted by the City Planning Commission.

The following buildings shall be deemed Contributory/Altered within the Historic District: Marye Building, 1200-1208 Market Street, Lot 15 in Assessor's Block 355; 1220-1232 Market Street (29 Grove Street), Lot 4 in Assessor's Block 355; 1236 Market Street (37 - 39 Grove Street), Lot 5 in Assessor's Block 355; the Wells Fargo Building, 1256 - 1264 Market Street, Lot 8 in Assessor's Block 355. The following site shall also be deemed Contributory/Altered within the Historic District: Civic Center Plaza, being all of Block 788.

3. Noncontributory. This category identifies buildings which post-date the Historic District's period of significance or have had their integrity compromised by inappropriate alterations as detailed on page 21 of the San Francisco Civic Center Historic District Case Report. Demolition permit applications for these buildings will be processed without reference to the suspension provisions of Article 10. Alterations to Noncontributory buildings will require Certificate of Appropriateness if determined to be a major alteration in order to minimize conflicts with the historic character of the Historic District. Replacement buildings should adhere to Civic Center Urban Design Guidelines adopted by the City Planning Commission.

The remaining buildings shall also be deemed to be Noncontributory within the Historic District: California State Courts Building, 455 Golden Gate Avenue, Lot 3 within Assessor's Block 765; vacant lot, 41 - 47 Grove Street, Lot 12 in Assessor's Block 355; vacant lot, southeast corner of Grove Street at Larkin Street, Lot 11 in Assessor's Block 355; vacant lot, 165 Grove Street, Lot 21 in Assessor's Block 811; Library Annex, 45 Hyde Street, Lot 1 in Assessor's Block 353; the New Main Library, 100 Larkin Street, Lot 1 in Assessor's Block 354; 1170 Market Street, Lot 51 in Assessor's Block 351; 1220 - 1232 Market Street (29 Grove Street), Lot 4 in Assessor's Block 355; 1236 Market Street (37 - 39 Grove Street), Lot 5 in Assessor's Block 355; 1244-1254 Market Street, Lot 7 in Assessor's Block 355; 77 - 79 McAllister Street, Lot 33 in Assessor's Block 351; 456 McAllister Street., Lot 4 in Assessor's Block 766; 460 McAllister Street, Lot 5 in Assessor's Block 766; vacant lot, 401 Polk Street, Lot 2 in Assessor's Block 766; 10 United Nations Plaza, Lot 50 in Assessor's Block 351; Louise M. Davies Symphony Hall, 201 Van Ness Avenue, Lot 1 in Assessor's Block 810; 234 Van Ness Avenue, Lot 18 in Assessor's Block 811; 240 Van Ness Avenue, Lot 19 in Assessor's Block 767.

The Board of Supervisors, through the adoption of this ordinance, shall deem 450 McAllister Street, Lot 3 in Assessor's Block 766, the Civic Center Powerhouse, 320 Larkin Street (298 McAllister Street) Lot 8 in Assessor's Block 347, the San Francisco Art Commission Gallery, 155 Grove Street, Lot 16 in Assessor's Block 811 and the Church of Christ Building, 171-195 Grove Street, Lot 20 in Assessor's Block 811 as Noncontributory buildings. Any replacement building should adhere to Civic Center Urban Design Guidelines adopted by the City Planning Commission.

(Added by Ord. 413-94, App. 12/23/94)

SEC. 12. CERTIFICATES OF APPROPRIATENESS FOR CITY HALL ALTERATIONS.

Section 1006.8(e) of the City Planning Code describes the process for review of Certificate of Appropriateness applications proposing alterations to City Hall, Landmark No. 21. Nothing in this legislation shall be construed to amend said Section 1006.8(e). Said process shall serve to meet the Certificate of Appropriateness requirement for City Hall by its inclusion in this Historic District.

(Added by Ord. 413-94, App. 12/23/94)

SEC. 13. PAINT COLOR.

Nothing in this legislation shall be construed to regulate paint colors within the Historic District. Painting of previously unpainted masonry and stone surfaces is discouraged.

(Added by Ord. 413-94, App. 12/23/94)

CIVIC CENTER HISTORIC DISTRICT





THE SAN FRANCISCO CIVIC CENTER:

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A STUDY IN URBAN FORM

OCTOBER 1987

URBAN DESIGN RECOMMENDATIONS FOR SAN FRANCISCO'S CIVIC CENTER UNDERTAKEN BY THE URBAN DESIGN COMMITTEE AMERICAN INSTITUTE OF ARCHITECTS • SAN FRANCISCO CHAPTER

> DEVELOPED IN CONJUNCTION WITH THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING &

THE CIVIC DESIGN COMMITTEE • SAN FRANCISCO ARTS COMMISSION

SPONSORED BY THE ARCHITECTURAL FOUNDATION OF NORTHERN CALIFORNIA

• PREFACE/ACKNOWLEGEMENTS •

The report presented herein is the culmination of a design charrette undertaken to reawaken public interest/civic spirit in the Civic Center Area. The goal of this study is to facilitate the completion of a world-class civic center begun in the early 20th century. The vision of this special urban place and the current physical form is the combined efforts and talents of many individuals. With sensitive reinforcement ,we believe the vision of civic leaders, nearly 80 years ago, can be fully realized. It is our hope that this study can act as a catalyst in evolving this vision and that the continued completion of this great civic composition is accomplished.

The charrette study took place on the 13, 14, 22 and 23 of July 1987. We wish to accnowledge the valued participation of the following individuals:

Clark Manus, Chairperson

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- Alex Bonutti, Steering Committee
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- Bruce Race, Group Leader
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- Michael Stanton, Group Leader

Erin Bell, Camilo Carrillo, Marien Coss, Norman Davis, Mary Dooley, Lester Gerstman, Rob Gibson, Maria Gray, Ricka Hale, Lisa Kramer, Jerry Lee, Alex Lui, Maureen Hart, Sandy Miller, Caesar Quitevis, Andrej Scarica, Makato Takashima, Tom Trimbue

In addition, we would like extent our thanks for the support, encouragement and contribution of the following individuals: George Rockrise, James Chappell : Architectural Foundation of Northern California Dean Macris, George Williams, Richard Hedman, Calvin Malone : Department of City Planning, City of San Francisco Chris Nelson, Edward Michael : Foundation for the Preservation of San Francisco's Architectural Heritage Peter Henschel : Office of the Mayor, City of San Francisco Deborah Learner : Recreation & Parks Department, City of San Francisco James Haas, Diane Filippi, Marilyn Smulyan : Friends of the Library Claire Isaacs, George Rockrise : San Francisco Arts Commission John Kriken Adam Krivatsy Rai Okamoto Marie Farrell, Liz O'Hara, Mark Mattocks : A.I.A. / SF Staff • TABLE OF CONTENTS •

• EXECUTIVE SUM MARY	1
• CONTEXT	
• Background	2
•Urban Design Analysis	4
•Architectural Analysis	6
• RECOMMENDATIONS	
•Urban Design Concepts	8
•Architectural Concepts	16
• Actions	21



• EXECUTIVE SUMMARY •

OVERALL GOAL

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• Enhance the Civic Center as a setting for cultural and government activities providing opportunities for every citizen to utilize the district as a community resource.

PLANNING RECOMMENDATIONS

• Provide for a continued focus and diversity of government office, retail and cultural activities to maintain the Civic Center as a safe and active area both during the day and evening.

• Review the balance of cultural activities citywide identifying the role of the Civic Center as a cultural district.

• Locate additional cultural and evening activities on the east side of the plaza to facilitate wider use of the Civic Center as a cultural district.

• Expand government and cultural facilities within the Civic Center district in priority sites as identified in this report.

URBAN DESIGN RECOMMENDATIONS

• Complete and restore the original 1912 Civic Center master plan in concept providing a formal Civic Center composition and character for the district.

• Enhance the definition of the Civic Center as a distinct district utilizing a stronger streetscape, open space framework and architectural guidelines that build on the characteristics of the classical core buildings.

•Improve the arrival experience at the Civic Center MUNI/ BART stations by posturing future development on the south side of Market street toward United Nations Plaza.

URBAN DESIGN RECOMMENDATIONS

• Reintroduce traffic along the Fulton Street Mall to improve access, activate the mall and improve the arrival experience to the Civic Center.

ARCHITECTURAL DESIGN RECOMMENDATIONS

• Maintain the existing perceived height and scale of the classical core area.

• Select materials for the infill civic center buildings that are similar in nobility, color and relief as the classical core buildings.

• Compose the infill buildings' elevations in the context of the adjacent classical tri-partite facades.

• Consider Proposition K requirements for the public open space in the important context of completing the Civic Centers' established formal Beaux Arts design.

RECOMMENDED ACTIONS

• Fund and execute a comprehensive design and facilities plan for the Civic Center district to realize the center's opportunities to unite the diverse and civic elements of the city.

• Budget and implement a formal open space and streetscape master plan for the Civic Center district to provide the necessary setting for community and cultural events and enhance the traditional role of the area as a place for government and culture.

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SCOPE OF STUDY

The focus of this study is the analysis of and suggestions for the physical form of the study area, an area that includes not only the core area that is traditionally considered the Civic Center, but also the areas adjacent to it.

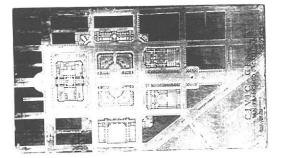
PURPOSE

The intent of this study is not to suggest specific uses for the various components of the Civic Center; but, rather, to focus on the more general issues which define the physical form of the Civic Center Area, and suggest ways of enhancing the vitality of the Civic Center.

The study adresses not only the historic core but also adjacent areas because it is the belief of the participants that the experience and use of the Civic Center must be viewed within the larger context of the surrounding city.

It is hoped that this study will serve as the basis for consideration of the Civic Center study area described herein as a zoning district, and lead to the preparation of District Guidelines that serve as a mechanism to assist the realization of the vision of a Civic Center that is based on a respect for the past, present consideration of the disparate needs of the city's inhabitants, and an understanding of this area's role in molding the future.

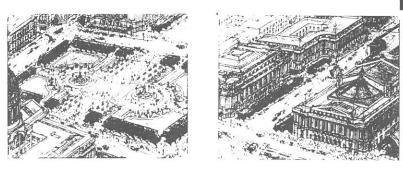




HISTORY

The rich history of the San Francisco's Civic Center grew from the "City Beautiful" movement spawned by the 1893 Chicago World Fair to create an organized center of civic buildings. The 1906 earthquake leveled the newly completed City Hall and created the opportunity to explore a grand plan such as the 1905 Burnham plan. The reform government of James Rolph in 1912 put the development of a civic center at the forefront of city policy, including the Panama-Pacific Exposition. Initial plans by John Galen Howard, Fred Meyer and John Reed Jr. called for the dome of City Hall to be on axis with both Fulton and Eighth Streets placing City Hall on the east side of the plaza. Part way through the competition, the City Hall was interchanged with the Opera House and Library creating a grand entrance to the Civic Center. The original designers recognized that to properly define such a large plaza, great strength and unity of design were required. All fronting buildings were given bold colonnades as werethe identical four corner buildings. Constructed in 1915, in time for the Exposition, the plaza became a central ceremonial way following the visual axis along Fulton Street, flanked by the two fountains on the cross axis of the State and the Exposition (Civic Auditorium) Buildings. The Bakewell & Brown designed City Hall opened later that year. The George Kelham designed Library was built in 1917 amid some hint of impropri-

CONTEXT Background



ety due to its resemblance to other public libraries. The State Office Building, by Bliss and Faville, was completed in 1926 after two years of delays resulting from City-State land swaps, World War I, and criticism of the design which departed from the horizontal divisions and characteristics that united the other buildings. The expanse of blank walls along the Fulton and Hyde Street sides of the 1926 Orpheum Theatre directed the city to buy a ten inch setback to construct a proper facade. But, with the 1929 Stock Market Crash and mismanagement of funds set aside for the project, the walls have since remained blank.

Efforts to build an opera house and museum were reactivated, in effect protecting City Hall from inappropriate neighbors to the west. The American Legion was brought in as a partner in the creation of the War Memorial in addition to assisiting with the fund raising. The site provided the needed space for an expanded program and extended the formal frame of the Civic Center. The Health Building, at the corner of Polk and Grove Streets, remains the only corner building built, though it is not as strong as suggested in the master plan. The old Federal Building on Fulton Street, completed in 1935, was the last project within the Civic Center managed by Mayor Rolph. To secure appropriate development, the site was not turned over to the Federal Government until the Mayor was given satisfactory proof that the building would conform to the other Civic Center buildings. The depression, the retirement of Mayor Rolph, and the demands of WWII brought active work on the Civic Center to a close for a period of almost twenty years.

With the Civic Center Plan of 1953, the formal arrangement along the Fulton axis was partially abandoned in favor of a more open and irregular pattern. Development brought the central freeway across the Fulton axis on the west, blocking views from and towards City Hall and limiting the extension of public services in that direction. Between the 1953 plan proposal and the officially adopted plan of 1958, Brooks Hall and a parking garage were placed under James Rolph Plaza. The Plaza by Douglas Bayliss retained many of the qualities of the original design while adding more trees, hedges and flowers to create more wind protected seating. But eventually, a reflecting pool was added, interrupting the ceremonial pathway.

The 1958 plan, a joint venture by Wurster, Bernardi & Emmons and Skidmore Owings & Merrill, called for the expansion of exposition facilities, the construction of four, nearly block sized, parking garages, and the extension of the complex to the north. Elaborate new open spaces around the 1962 Federal Building, designed by John Carl Warnecke & Associates, became unusable due to the severe wind problems in the area. In the 1960s, the 1953 idea of introducing greater informality in the arrangement of buildings was abandoned. With the construction of BART and the use of Federal funds, the city implemented the proposal to create a one block mall and plaza where Fulton meets Market Street.

Recent additions to the Civic Center include Davies Hall, to the south of the Opera House, and the equally monumental State Office Building, north of the War Memorial Complex. Both buildings, by Skidmore Owings & Merrill, face the reentrant corner of City Hall. The heart of the Civic Center remains incomplete while major public structures have been added to the periphery. The chance of realizing the visual unity of the central composition is still possible today.

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EXISTING COMPOSITION

The classical, pre-1930s buildings that surround the Civic Center plaza are the core of the original Beaux Arts plan. It is the collection of buildings that make the Civic Center distinct in San Francisco, the formal bridge between Market Street and Van Ness Avenue. The following points summarize key observations about the existing urban design composition:

• The 1960's plaza and government buildings lack the subtle secondary compositional plan elements of the 1912 plan.

• The international style plaza design does not respond to the existing northsouth or diagonal circulation patterns.

The City Hall axis resolution at Market street is weak. It is too open and without a deliberate street wall. Fulton Street and U.N. Plaza are ill-defined.
Van Ness Avenue provides a strong formal interface between the district

and points north and south.

VEHICULAR CIRCULATION

A review of vehicular circulation yielded the following observations:

• Most vehicular circulation paths near the Civic Center are oriented to divert traffic around the Center's Core.

• Paths that do penetrate the core are configured to facilitate movement primarily in a north/south direction.

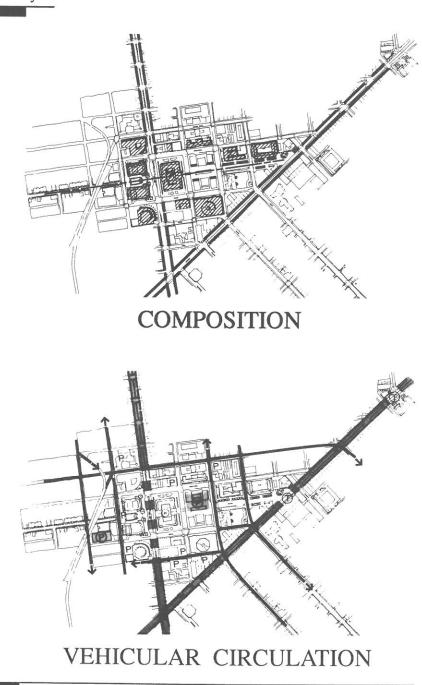
· McAllister provides the only direct east/west path through the core.

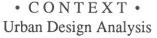
• The Fulton Street right-of-way, the central east/west axis through the Civic Center, is closed to through traffic east of Civic Center Plaza.

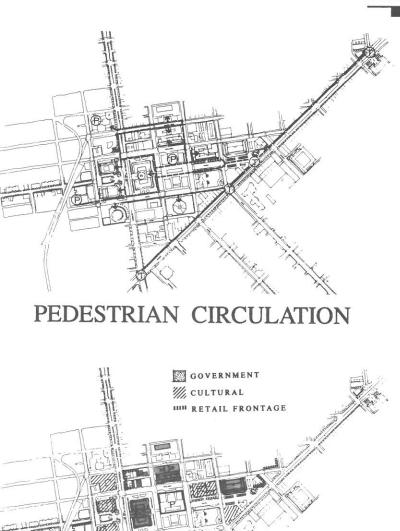
• Most of the traffic on streets adjacent to the area is routed as a series of one way couples.

• Several of these couples accomodate the transition between the wider South of Market and the tighter North of Market street grids.

• The Eighth/Ninth Street couple fails to enhance the experience of entering the Civic Center Core. North bound traffic enters at the rear of the Civic Auditorium complex, adjacent to the loading dock. South bound traffic exiting is diverted around Pioneer Monument, diminishing its importance as a historic landmark in the area.







EXISTING ACTIVITIES

PEDESTRIAN CIRCULATION

An analysis of pedestrian movement within the Civic Center has led to the following conclusions:

• Primary flow occurs in the east/west direction.

• During the day, the heaviest flow is between the Market Street BART/ MUNI stations, available parking areas and government facilities surrounding the Civic Center Plaza.

• North/South flow is limited, for the most part, to destinations between facilities within the Civic Center.

• At night, the heaviest flow continues in an east/west direction, though most of it occurs west of Larkin, between Brooks Hall and its parking facilities, the Performing Arts Complex and the Cultural Facilities on the west side of Van Ness.

• Partly due to the lack of activity along the Fulton Street right-of-way between UN Plaza and the Civic Center Plaza, this portion of the pedestrian path is not heavily used at night.

• The configuration of the open space components in the Civic Center, such as crosswalks and the design of the plaza, does not facilitate east/west pedestrian movement

EXISTING ACTIVITES

The Civic Center is the focal point of government and some cultural activities for the city. This district also provides the backdrop for citywide gatherings, whether political, cultural or civic. Related and support services are located at the district's edges. The Civic Center's areas include:

• The diverse activity core of Van Ness between City Hall, Davies Hall, the War Memorial Complex, and the State Building.

• Government offices are represented in the Civic Center, though not centralized. Workers are not served by retail outlets, typical of other districts in the city.

• The Plaza and other open space provide for city-wide functions, including parades, rallies, and a temporary market. Individual users encounter a social and physical environment that can be contolled by territoriality.

• The eastern portion of the Civic Center, lacks diverse day and evening activities. Other than special events and the market, this area is not utilized by local workers. At night, it is avoided altogether.

EXISTING BUILDING FORM ANALYSIS

As an urban area, the Civic Center Core buildings are different from the rest of the city. The common expression of the buildings strengthens the comprehension of the Civic Center as a **place** rather than a collection of buildings. At the most general level, the heights, widths, massing and distribution of the built volumes in the area are related to one other. These volumes are of three general types, (1) those that stretch the full length of city blocks on the east/west axis, (2) those that define the 'corners' of the principal open space and (3) those buildings that straddle the city's street grid (City Hall). All of these types have comparable heights of between 72-86 feet, including the base portion of City Hall.

More specifically, all the buildings have a uniform architectural style: the 'heroic' or 'civic' Beaux-Arts style, and a uniform palette of building materials. Buildings outside the core area, whether visible from it or not, are dissimiliar in either style, material selection or both.

The diagrams on the adjacent page summarize some of the principles that define the treatment of the facades of the existing buildings in this area. They are derived from an overlay of all the primary buildings within the core area. These principles include:

Principles:

- Axial entry at the center of the east/west facades.
- A plinth that accomodates the natural slope of the land.

• A deep, horizontally rusticated base ranging from 19'6" to 31'6" in which openings are recessed a maximum of 1'8", and occupy a maximum of 20% of the surface.

• A shaft between 33'6'' and 45'6'' in height, with vertically oriented solids and voids at least 2'6'' deep, with a maximum of 50% surface in openings.

• A cornice line at about 65'0" in height.

• A 'capital' of about 15'0" in height, with a non-directional pattern and a maximum of 60% in voids, the voids being a maximum of 8" deep.

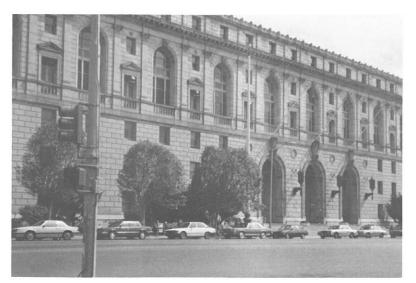
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• A mansard roof, where appropriate, whose slope aligns with the angle from the floor at the midpoint of the entry to the top of the 'capital' band.

Materials:

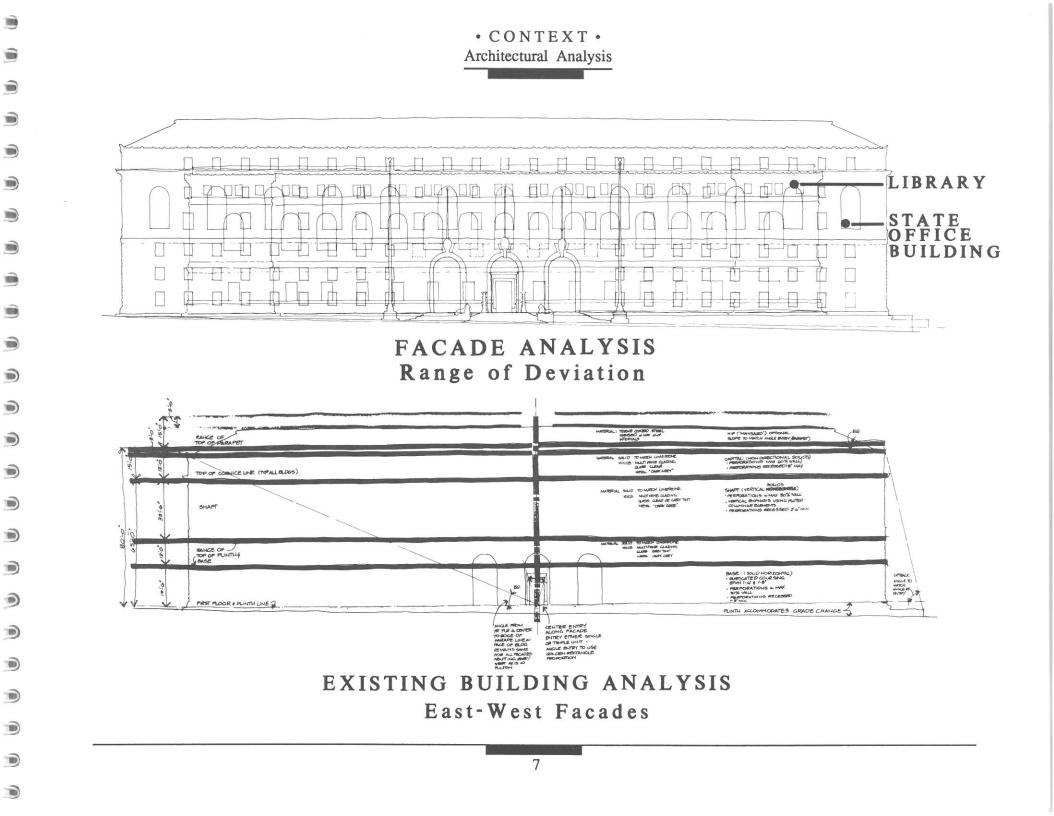
• Plinths of predominantly gray granite with gray limestone above.

• Terne coated or colored metal work with clear or grey tinted glazing.



STATE OFFICE BUILDING

6



OVERALL URBAN DESIGN FRAMEWORK

The overall design framework for the Civic Center has to complete the formal plan to enhance its identity as the center for government and the arts. This must be achieved within the context of an evolving setting with a diversity of bordering and support activities.

As the focus for government and cultural activities, it has considerable influence on contiguous areas. Supporting restaurants, retail and galleries have located within this area to take advantage of cultural patrons and lunchtime meals. The Van Ness corridor has new buildings that express "Classical" tendencies to take advantage of the positive market influence of the Civic Center cultural hub. The Civic Center continues to evolve as an area charged with integrating cultural and civic elements.

The Civic Center complex represents one of the strongest Beaux Arts plans and finest collection of neo-classical buildings for a municipality in the United States. The City Hall, State and Federal Office buildings, and cultural facilities constructed prior to 1930 compose the core of this as yet incomplete formal composition. The recommended plan places a high priority on completion of this composition with the first phase building being located on the Marshal Square site. Second priority buildings would be located on the diagonal corner sites.

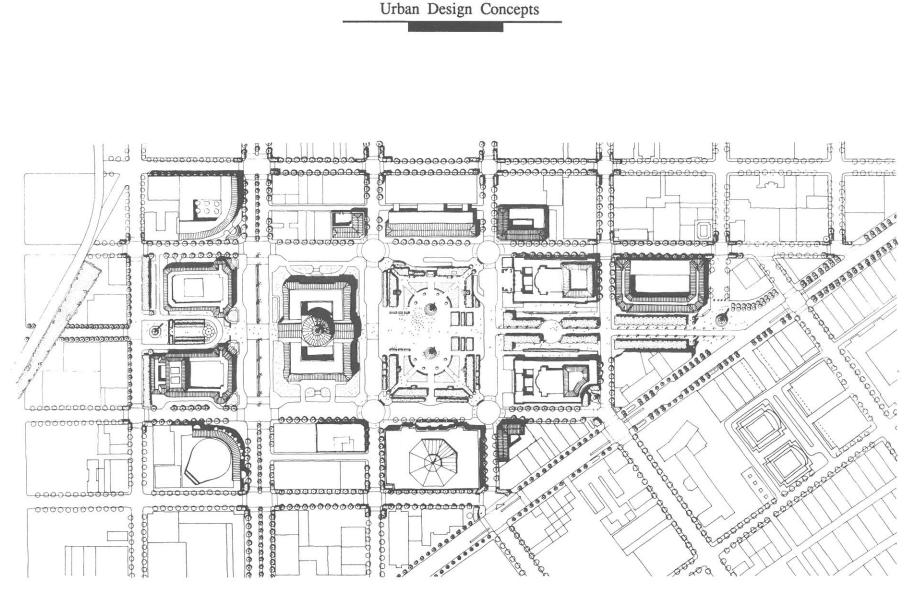
This formal building group, the ordering axis of the City Hall, and the dome float in between two key civic streets. Van Ness Avenue and Market Street are bridged by the Civic Center linking 'Commercial 'Market Street and 'Cultural/Mixed Use' Van Ness. Not perceived to be a part of the Civic Center, the transit stop at the U. N. Plaza is more of an entry to the district rather than a part of it. The architectural response along Market is one of indifference to the incidental intersection of the City Hall axis. This is contrasted with the aesthetically enhanced and economically invigorated Van Ness Avenue. The recommended concept plan builds on these relationships in physical design terms. It includes increasing the intensities and diversity of activities on the eastern section.

The overall goal guiding the development of the recommended concept envisions the Civic Center as an enhanced setting for cultural and government activities. There must be opportunities for all citizens to utilize this community resource, day or night.

More detailed design framework recommendations fall into five subject areas. They include:

- Defining the limits of the Civic Center
- Composition of the urban design plan
- Circulation
- Activities
- Streetscape

The following pages summarize these overall design framework issues and focus on recommended design criteria for distinct subareas within the Civic Center.



• RECOMMENDATIONS •

RECOMMENDED PLAN

9

• RECOMMENDATIONS • Urban Design Concepts

DEFINING THE LIMITS

Defining the boundaries, entries and edges of the Civic Center area is essential. The limits of the area enhance the perception of special activities and the civic importance. The following recommended policies address this issue:

• Create a strong and distinctive streetscape framework for the district utilizing thematic elements for open space treatment.

• Building massing should establish a base streetwall height within the district. Full block and half-block development patterns and consistent heights enhance perception of the formal importance of the district.

• Building materials should be light in color, have high relief and similar elevation characteristics (i.e. triparte composition) inside the district while contrasting these characteristics at established edges.

COMPOSITION OF THE URBAN DESIGN PLAN

The primary recommendation of the urban design composition is the development of the Civic Center area along the lines of the 1912 master plan. The following summarizes specific recommendations regarding future plan composition of development in the Civic Center:

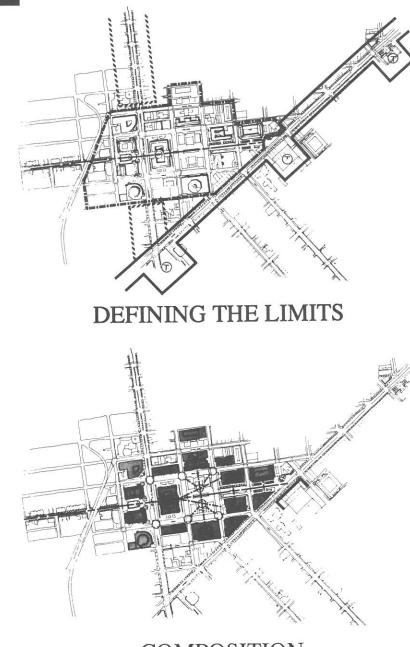
• Development of all future Civic Center projects should be developed as an integral part of the formal plan.

• The Marshall Square site and corner sites facing the plaza are to orient themselves formally toward the Civic Center Plaza.

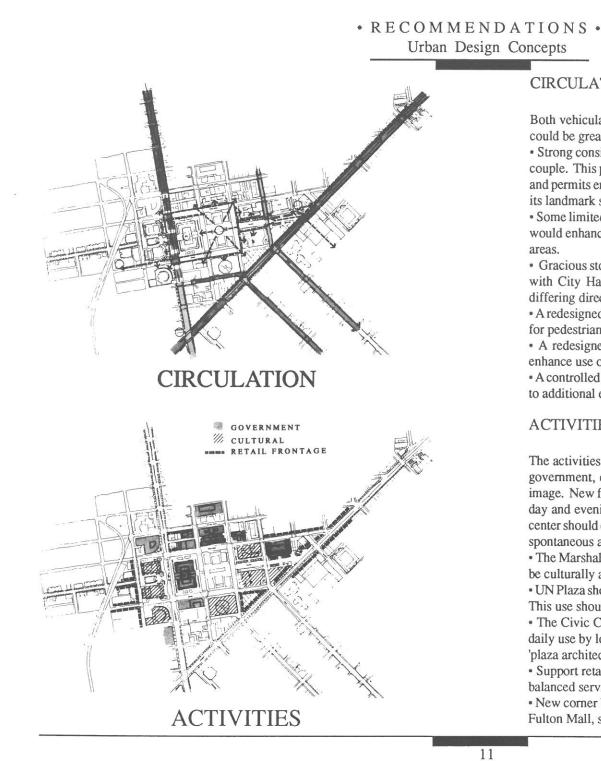
• Development around UN plaza should fill out the streetwall in order to define the plaza as integral to Market Street, while enhancing it as the entry to the Fulton Street Mall.

• The blocks directly north and south of City Hall should be considered as part of the Civic Center facing Van Ness Avenue and linking McAllister and Grove Streets to the plaza.

• Building entries, lobbies, courtyards and architectural elements should be located and expressed as formal components of the overall composition.



COMPOSITION



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CIRCULATION

Both vehicular and pedestrian circulation to and through the Civic Center could be greatly improved by the following :

• Strong consideration should be given to reversing the Eighth/Ninth Street couple. This provides more direct access to the area from the Lick Freeway, and permits entry to the area on axis with the Pioneer Monument, enhancing its landmark status.

· Some limited vehicular access in a western direction on Fulton Street Plaza would enhance the accessibility to the proposed Fulton Street Mall activity areas.

· Gracious stoplight controlled crosswalks at Fulton/Larkin Streets, on axis with City Hall entries at Van Ness and Polk Streets would address the differing directions of primary pedestrian and vehicular circulation.

· A redesigned Civic Center Plaza could provide a clearer axial east/west path for pedestrians from UN Plaza to City Hall.

· A redesigned Fulton Street Mall with activities along both sides could enhance use of mass transit elements along Market Street.

· A controlled crosswalk at Market Street and UN Plaza could enhance access to additional evening/night activities on the south side of Market Street.

ACTIVITIES

The activities of the Civic Center should maintain and foster a mixture of government, cultural and related retail activities solidifying the district's image. New facilities should reinforce the governmental center, balanced by day and evening activities through cultural and retail facilities. The civic center should continue to act as a city-wide forum for programmed users and spontaneous assemblies. These activities could include:

• The Marshall Square site should house a cultural activity. The site should be culturally activated, providing day and evening activities.

• UN Plaza should provide for programmed uses such as the open air market. This use should continue westerly on Fulton Street Mall.

• The Civic Center Plaza should be used for special city-wide events with daily use by local workers and visitors, with space for food vendors within 'plaza architecture'.

· Support retail should continue to be encouraged at the fringes, providing balanced services for local workers and visitors.

• New corner buildings, the Library and the Marshall Square site facing the Fulton Mall, should house food outlets and culturally related retail.

• RECOMMENDATIONS • Urban Design Concepts

STREETSCAPE

The following are suggestions for streetscape treatment within the study area:

Design:

• The Fulton Mall: The treatment of the Fulton Street Mall should include consideration of framework devices (colonnades, trellises,etc.) that would accomodate a multiplicity of uses between the central circulation path and the adjacent building walls.

• Van Ness Avenue at City Hall: The creation of a pedestrian crosswalk, defined by texture and color, and a median strip enhanced with the introduction of formal vertical elements, would reinforce the special role of this portion of Van Ness and provide for east/west pedestrian circulation throughout the Civic Center.

• Streets bordering Civic Center Plaza: A recollection of Beaux Arts planning principles at these streets could be accomplished through:

• Treatment of the four corners of the plaza to recall their originally proposed circular design.

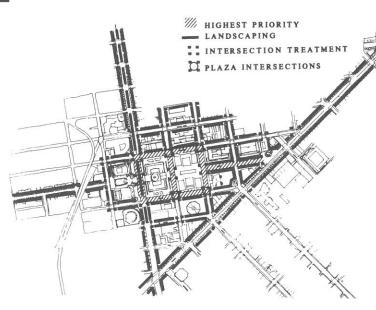
• Treatment of hardscape elements in a style appropriate to the Beaux Arts style of the buildings

• Provision of allees of street trees that complement, by their form, the architectural style of the surrounding buildings.

• Main View Corridors in the Surrounding Area: The existing character of the adjacent major street corridors, namely Van Ness, Market and Fulton Streets, should be enhanced and not compromised.

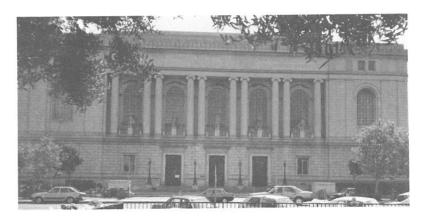
Phasing:

• Highest priority should be placed on improving the form of the streets and sidewalks in the following order: (1) The Fulton Mall, (2) the Van Ness corridor between the War Memorial / Cultural complex (3) City Hall and the area surrounding Civic Center Plaza.



STREETSCAPE





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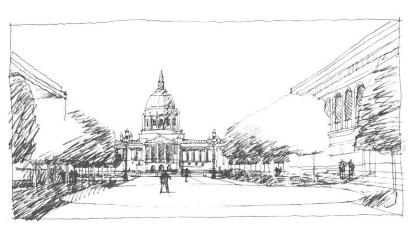
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FULTON MALL

SUB AREA 1: THE CLASSICAL CORE

Definition:

This area is characterized by buildings that radiate from the Civic Center Plaza. The primary buildings (City Hall, the State building, the Library and the Auditorium) are all circa 1920. The Plaza serves as the forecourt to City Hall acting as town hall which is the visual terminus of the east-west axis.

Recommendations:

• Construction of a building on the Marshall Square site with civic/cultural function.

• Redesign of the Civic Center Plaza to serve as a public gathering place with programmed activities that facilitate major congregations.

• Inclusion of garden structures to provide support services for large gatherings.

• Construction of a building at the intersection of McAllister/Polk for governmental functions.

• Definition of the four major intersections around the Civic Center Plaza.

SUB AREA 2: THE FULTON MALL

Definition:

This area is the linear promenade bordered by the facades of the Library, Federal building and Market Street commercial development. This space is marked by the ceremonial process which leads to the City Hall forecourt.

Recommendations:

- Increased expansion of transitory market useage.
- Introduction of traffic on a limited basis (this may take the form of automobile or the historic street car line.)

• Acknowledgement of the Pioneer Monument via consideration of redirecting traffic north on 9th street to create a Civic Center gateway from the south. (An alternativewould be: the relocation of the monument to an approriate location, such as United Nations Plaza which would maintain its role as a Market Street element.)

• R E C O M M E N D A T I O N S • Urban Design Concepts

• Definition of Hyde Street as a ceremonial vehicular crossing of the mall.

• Creation of retail along the plinthes of the Library and Marshall Square site.

SUB AREA 3: MARKET STREET

Definition:

This area is the key intersecting node for the Civic Center. United Nations Plaza and Ninth Street are the significant entry points to the Civic Center.

Recommendations:

• Create a built gateway to Fulton Mall as the start of the Civic Center procession.

• Redefinition of United Nations Plaza Fountain composition, sculpture.

• Response of private development on south side of Market Street to Civic Center axis; although this site is an integral element of Market Street, the visual attitude is part of the visual terminus of the east/west civicaxis.

· Reorientation of Pioneer Monument.

• Ghosted profile building or physical build out of the gore site to define gateway.

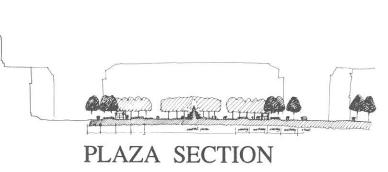
SUB AREA 4: WEST OF OPERA HOUSE AREA

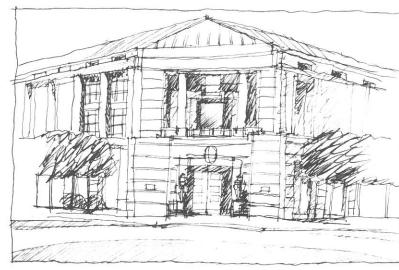
Definition:

The area west of Franklin Street is characterized by small scale retail and cultural uses. Upscale restaurants, art galleries, the ballet shop, etc. have grown up as "support" around the larger institutional uses. The recent construction of the new San Francisco Ballet building and Performance Arts parking garage are evidence of the vitality of this area.

Recommendations:

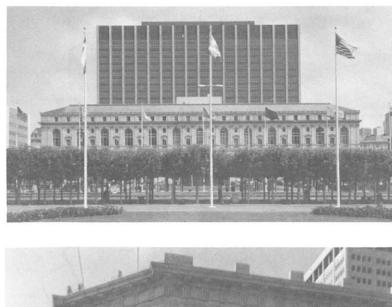
- · Continue the retail and cultural support acitivities currently in the area.
- Maintain the small-scale pedestrian character in any future development.
- Consider a storefront retail requirement for this area.
- The small scale facade elements and variety of materials and colors express the non-institutional uses; this character should be encouraged.





CORNER BUILDING ENTRIES





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SUB AREA 5: VAN NESS AVENUE

Definition:

This area, once the edge of the civic center, now functions as a formal space between the Cultural buildings to the west and City Hall. This north/south boulevard is significant as a vehicular experienced corridor.

Recommendations:

- · Create formal and generous east/west pedestrian crossings.
- Eliminate high vegetation between Grove and McAllister Streets.
- Create architectural elements and lighting of scale and design consistent with the expression of the War Memorial Complex and City Hall.
- Add a vertical element in the War Memorial Garden at Franklin Street.
- · Add a hanging garden from the aerial freeway above Fulton Street.

SUB AREA 6: NORTH CIVIC CENTER

Definition:

This area is defined primarily by the presence of the Federal high-rise office building, Hastings Law school, and small-scale supporting retail. Small restaurants, law bookstores, and copy shops are typical uses.

Recommendations:

• Strengthen the streetscape and crosswalk elements which would clearly include this area as part of the Civic Center.

• Strengthen the framework of landscaping to be consistent with the rest of the Civic Center.

• Maintain the small scale pedestrian and supporting retail uses.

• R E C O M M E N D A T I O N S • Architectural Concepts

16

ARCHITECTURAL RECOMMENDATIONS

The architectural recommendations are directed at unifying the architectural elements which will complete the Beaux Arts plan while accommodating more intense activities - cultural and "related retail" uses in some of the new buildings.

The major recommendations focus on:

• Design guidelines for the primary and secondary buildings which complete the Beaux Arts composition around the Plaza and Fulton Street.

• A new entrance element to the Civic Center promenade at U.N.Plaza

• Additional underground parking

• The garden pavilion character of small service buildings in the plaza.

PRIMARY BUILDING DESIGN GUIDELINES:

The Marshall Square site and the Library site are the only unbuilt or incomplete primary building sites. In order to respond to the other Beaux Arts buildings, the Marshall Square Building should have the following characteristics:

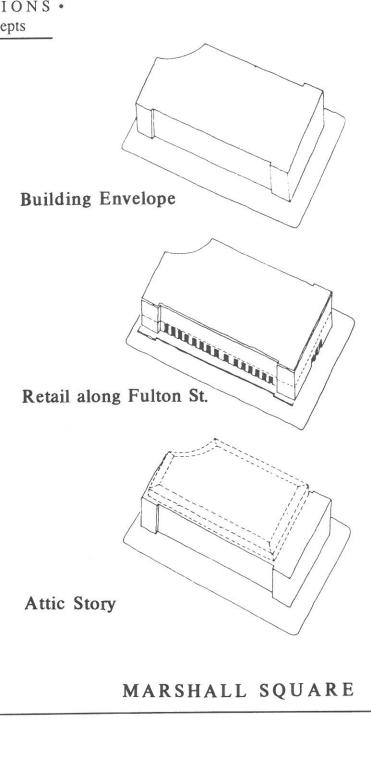
(1) The building envelope should entend to the property lines on Hyde and Grove streets. Setbacks along Fulton and Larkin streets should be similiar to the Library.

(2) The cornice height should be identical with the Library.

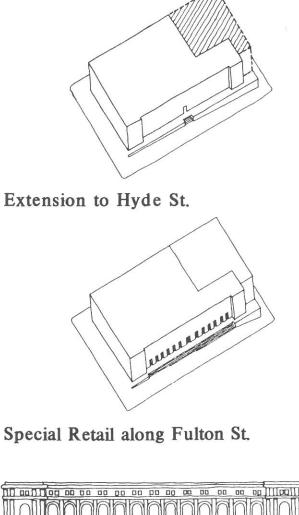
(3) The major horizontal divisions in the four facades should correspond to those of the library.

(4) A rusticated base (usually two stories)

(5) Grand orders or architectural elements similar in scale, proportion, and tripartition (both horizontally and vertically) should be used above the rusticated base.



Architectural Concepts



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Special Retail along Fulton St.



Suggested Fulton St. Facade

LIBRARY

(6) A similar scale to that of other primary buildings should be employed in the double height entrances, and double height windows in the facade facing the plaza.

(7) Architectural elements, such as doors, windows, and collonades should be recessed to similar depth as existing Beaux Arts buildings.

(8) Percentage of solid to void should be similar to the existing Library, with the rusticated base maintaining a lower percentage of openings than in the upper "Grand Order" level.

(9) The profile, angle of roof, and the angle determining the height and setback of one possible additional attic story should be similar to those used in the existing Beaux Arts buildings.

(10) A central major entrance should be off Larkin Street. An additional secondary entrances off Fulton Street are encouraged.

(11) Light colors should be used in the materials.

(12) Noble materials should be used.

(13) "Tern" color should be used on any sloping roofs.

LIBRARY

(1) The library building should be extended east toward Hyde street replacing the office building at 45 Hyde Street. This addition should match the existing Library in height, facade expression and materials.

(2) The ground level, fronting Fulton Street, can be modified to accomodate more active uses, such as specialty retail and cafes. (3) The main entry to the Library building should remain on Larkin street fronting Civic Center Plaza.

17

• R E C O M M E N D A T I O N S • Architectural Concepts

SECONDARY BUILDING DESIGN GUIDELINES

CORNER BUILDINGS

(1) The building corners facing the plaza should be reentrant corners similar to the Health Building.

(2) The entrance should be on the corner and should be double height.

(3) The building envelope should extend to the property lines. Setbacks are not recommended.

(4) Proportions of facade elements should respond to adjacent buildings.

(5) Percentage of solid to void should respond to adjacent buildings. Punched windows should be employed, as contrasted with grand orders, ribbon windows, etc.

(6) Additional embellishment and detailing of the fenestration above the rusticated base level should be encouraged at the corner entry facade.

(7) All other primary building design guidelines apply, (i.e. light color, noble material, tern color for roof material).

ORPHEUM THEATER

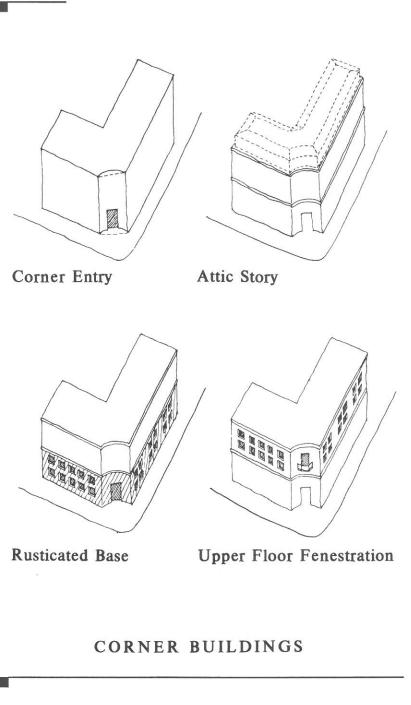
Temporary solutions to the blank walls of the Orpheum Theater should be investigated as a way to integrate this building into the Civic Center district.

Potential solutions might take the following forms:

(1) a painted facade (tromp l'oeil) which would reflect the expression of the Federal Building

(2) a trellis which would recall the Beaux Arts order and window expression common to the Civic Center buildings.

A long term solution to the blank wall is a stone facade following the architectural guidelines for primary buildings.



(iii)

Architectural Concepts

PLAZA ARCHITECTURE

Any food service structures, flower stands or miscellaneous service / maintenance buildings which may locate in the plaza should have the following "garden architecture" characterisitics:

(1) The structures should be of painted metal and glass.

(2) The building footprint should be round, octagonal or square.

(3) The building facades should be designed symmetrically with the intention of being approached from all directions.

(4) The square footage of each building should be as small as possible, housing only the essential functional elements.

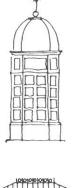
CIVIC CENTER GATEWAY AT MARKET STREET

An entrance "gateway" to the Civic Center is desirable at the Market Street-United Nations Plaza entrance. The gateway can be defined as a landscape, architectural or sculptural element.

ADDITIONAL UNDERGROUND PARKING

Building on the Marshall Square site and the unbuilt portions of the existing library site creates the opportunity to add additional parking under these sites and Fulton Street. These could be additional public or staff parking for the city.

Construction on these sites creates the opportunity to consolidate the service elements for both buildings. This would allow the service ramp for Brooks Hall to be moved off Fulton Street. This is an important step in completing the Beaux Arts plan. Entrances and exits should not be located on Larkin or Fulton. Hyde is a preferable location.



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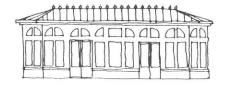
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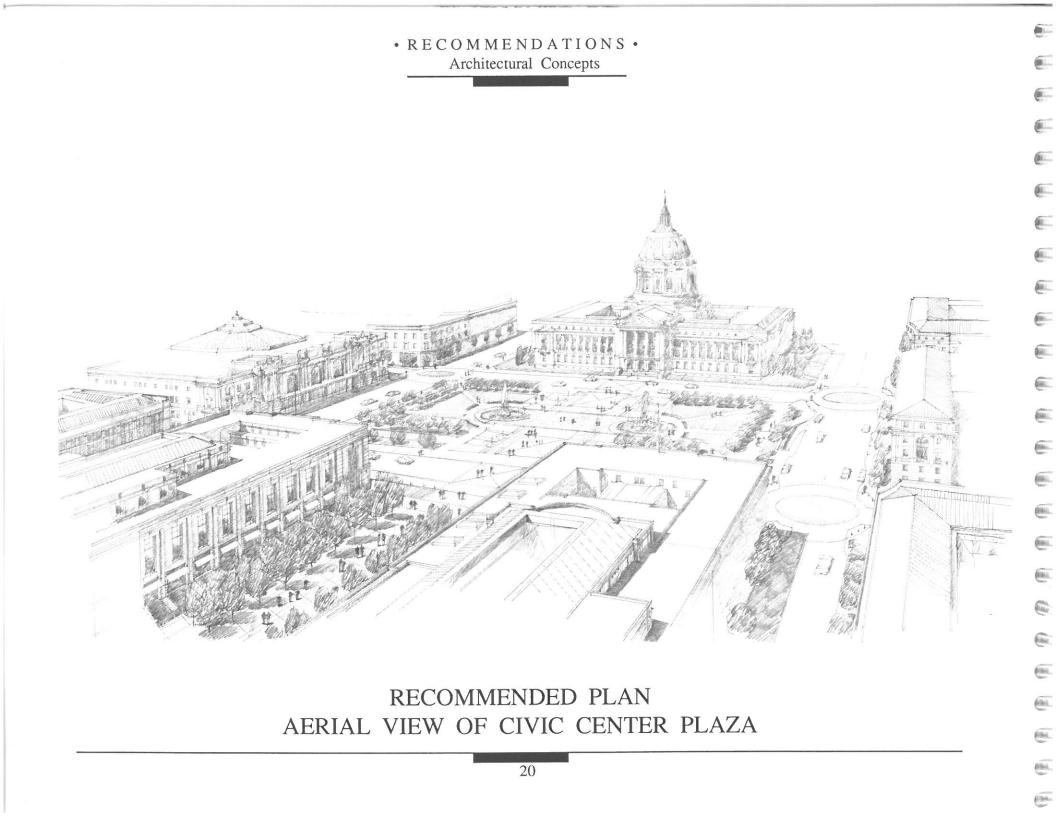
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PLAZA BUILDINGS



RECOMMENDATIONS
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What is required to complete the Civic Center? A comprehensive Master Plan that would be codified in the form of Special Zoning District Legislation would further this goal. This would include the following components:

- A government facilities plan.
- A cultural facilities plan.
- A streetscape master plan.
- A public and city government parking plan.
- A coordination of public and institutional master plans.
- Architectural guidelines.

PHASING PRIORITIES - BUILDING

• Marshall Square is the most significant site remaining in the Civic Center and should be addressed first. Construction on this historic site will complete the formal frame of the Plaza and provide the city an opportunity to introduce civic/cultural activities to an underutilized area.

• The corner sites on the Plaza are secondary to the Marshall Square site. And of the three remaining, the corner at McAllister and Polk Streets should be developed first.

• The remaining two corners and other available sites within the Civic Center can be developed by the city as needs arise. The City's offices and civic functions need to be concentrated to create an identifiable government center.

• To complement the Civic Center, surrounding developments should be planned in conjunction with the Master Plan. While these developments are not part of the Civic Center District, the opportunity for future developments (such as the Greyhound site and Hastings) to enhance and benefit from proximity to the <u>Civic Center should not be lost</u>.

PHASING PRIORITIES - OPEN SPACE

• Once the Marshall Squaredevelopment site is completed, the mall on Fulton Street should be created. Formalizing the main view axis, this open space will provide for increasing use as exists in the portion of the mall to the east.

• The Civic Center Plaza should be re-built following the design guidelines presented herein. The plaza could thereby become the town square for civic events, and also be usable by local workers and residents on a daily basis.

A new plan for United Nations Plaza and the proposed entrance is necessary to formalize the entrance to the Civic Center and interface with adjacent Market Street development.
As an ongoing process, the city should prepare a Master Plan for the streetscape, so that in time, the entire Civic Center will be further unified.

CREDITS

Walker Repro Graphics Pac Tel Info Systems, Pine Street Blue Print Service Company Department of City Planning, Graphics

21

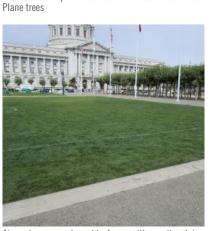




Elevated display planting bed and small flag poles north of Exposition (Civic) Auditorium



Carlton B Goodlett Place



At-grade square-shaped turf area with granite edging



Retaining wall for display planting bed north of Exposition (Civic) Auditorium along Grove St



Double cobra street light along Larkin St



Concrete paving band and large flagpoles related to US and CA history



Blue painted metal utility cage near south playground



Bronze plaque affixed to large flagpole related to US and CA history



Overview of Civic Center Plaza from corner of Larkin and McAllister Streets*



Brooks Hall ventilation structures near south playground along Larkin St



Civic Center Plaza Garage kiosk building and small perimeter flagpoles along McAllister St

Olea europaea/European Olive trees lining north playground along Larkin St



Processional path of decomposed granite



Commemorative inlaid plaque along Larkin St



Granite curb with brick gutter along Dr. Carlton B. Goodlett Place



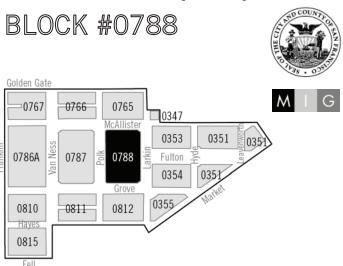
Street light - double pendant painted blue along Dr. Carlton B. Goodlett Place



High pressure auxiliary water supply hydrant at Larkin St



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



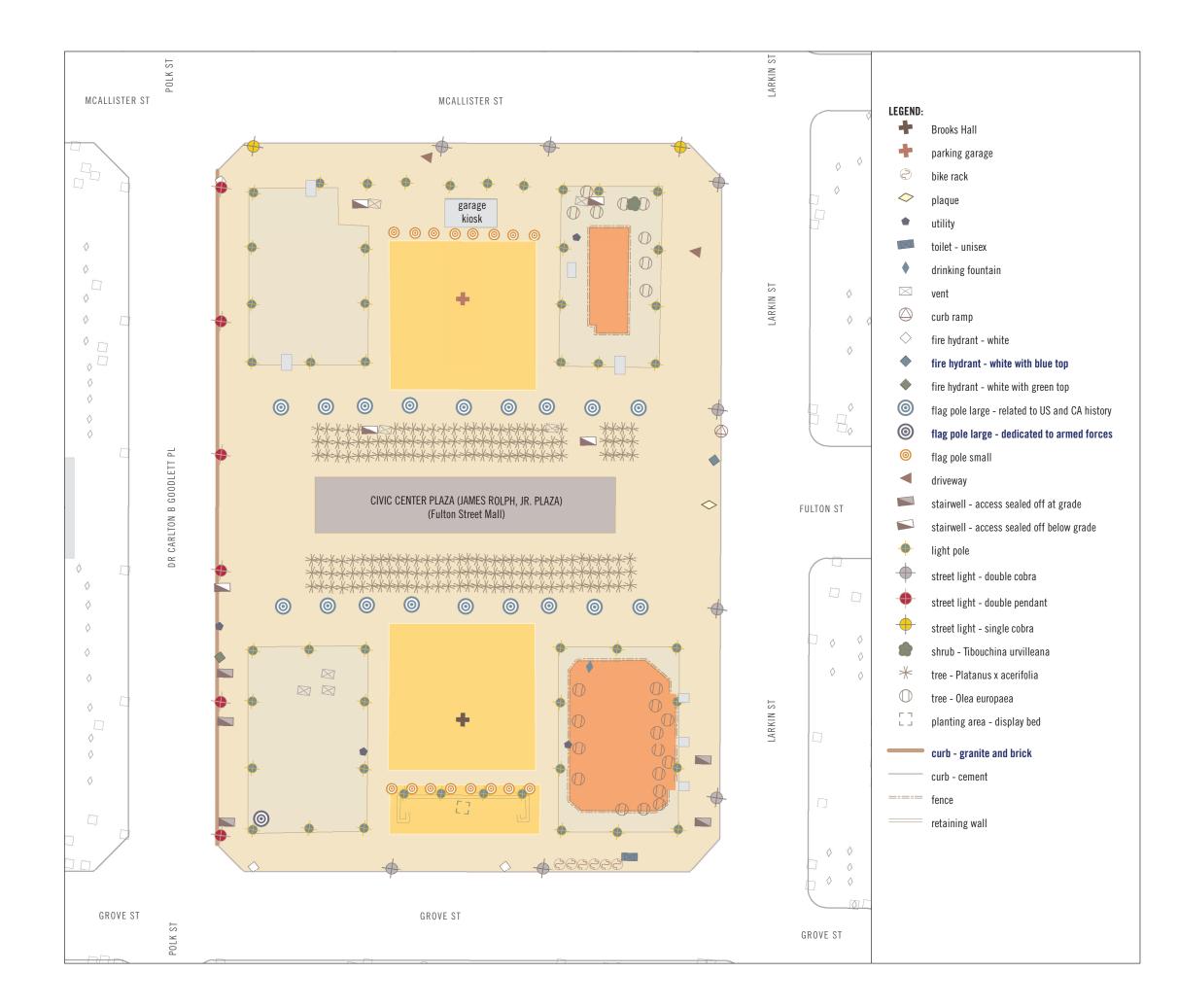
Cultural Landscape Report

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, altered 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.

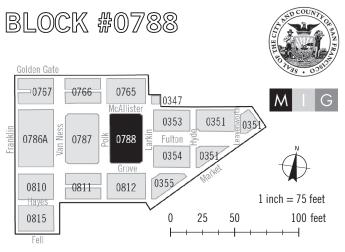
Features have also been added and/or removed to respond to public demand and safety concerns. These features include new public restrooms, playgrounds, art exhibit space, removal of the Plaza's central water feature, and abandonment of stairwells leading underground to Brooks Hall.

Civic Center Plaza is currently being studied to fully understand how it contributes to the significance of the larger Civic Center district.



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

Cultural Landscape Report



SOURCES:

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

DRAWN BY:

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

DRAWN DATE:

March 2013, updated September 2013, updated July 2014

LEGEND FOR SURROUNDING LANDSCAPE FEATURES:



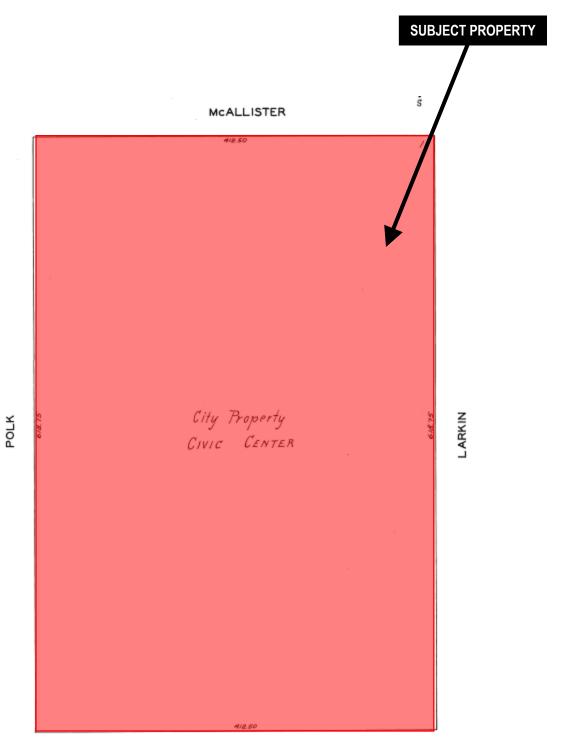
BLOCK #0788 - CIVIC CENTER PLAZA								
CHARACTERISTIC	QTY.	FEATURE	DESCRIPTION	ADDRESS/LOCATION	DATE BUILT	PRIMARY SOURCE	JURISDICTION	CHARACTER DEFINING
buildings & structures	1	Brooks Hall	Brooks Hall - located under south half of Civic Center Plaza	99 Grove	1958	1960 Extg Surface Cond, A2	ADM	U****
buildings & structures	1	garage kiosk	Civic Center Plaza Parking Garage kiosk building	Civic Center Plaza	1958	1960 Extg Surface Cond, A2	RPD	U****
buildings & structures	1	parking garage	Civic Center Plaza Parking Garage - located under north half of Civic Center Plaza	355 McAllister	1958	1960 Extg Surface Cond, A2	RPD	U****
buildings & structures	3	ventilation structure	ventilation structure for Brooks Hall	Block #0788 on Larkin	1958	1960 Extg Surface Cond, A2	RPD	U****
buildings & structures	4	ventilation structure	ventilation structure for Civic Center Plaza Garage	Civic Center Plaza	1958	1960 Extg Surface Cond, A2	RPD	U****
circulation	5	curb	6" cement curb	Block #0788 on Grove, Larkin, McAllister	1961	1960 Site & Paving Plan, A3	DPW	U****
circulation	1	curb	6" granite and brick curb	Block #0788 on Dr. Carlton B. Goodlett Place	1915	1960 Site & Paving Plan, A3	DPW	С
circulation	1	curb ramp	curb ramp	Civic Center Plaza	-	site visit	RPD	NC
circulation	2	driveway	driveway into lower level parking garage	Civic Center Plaza	1958	1960 Site & Paving Plan, A3	RPD	U****
circulation	1	pathway	processional pathway - decomposed granite	Civic Center Plaza	1990	SF Chronicle	RPD	NC
small scale feature	2	fence	fence - metal fence around play area	Block #0788 on Larkin	1993 north, 1998 south	1992 Layout Plan & Construction Details, L-3; SF Chronicle	RPD	NC
small scale feature	1	retaining wall	retaining wall - cement around planting area	Block #0788 on Grove	1961	1960 Site & Paving Plan, A3	RPD	U****
small scale feature	6	bike rack	bike rack - ring and post style	Civic Center Plaza	-	site visit	RPD	NC
small scale feature	1	drinking fountain	drinking fountain - metal	Civic Center Plaza	1993	site visit	RPD	-
small scale feature	3	fire hydrant	fire hydrant - painted white	Civic Center Plaza	-	site visit	SFFD	-
small scale feature	1	fire hydrant	fire hydrant - painted white with blue top; embossed 1909	Civic Center Plaza	1909	site visit	BEWS	C**
small scale feature	1	fire hydrant	fire hydrant - painted white with green top	Civic Center Plaza	-	site visit	SFFD	-
small scale feature	18	flag pole	flag pole large - with flags related to US & CA history	Civic Center Plaza	1961	1960 Site & Paving Plan, A3	RPD	U****
small scale feature	1	flag pole	flag pole large - white metal, plaque on base dedicated to the City's armed forces, dedicated 2007	Civic Center Plaza	1915-1921	Tillman image	RPD	с
small scale feature	16	flag pole	flag pole small - one of eight	Civic Center Plaza	1961	1960 Site & Paving Plan, A3	RPD	U****
small scale feature	1	plaque	plaque - in the walkway "Joseph L. Alioto Performing Arts Plaza"	Civic Center Plaza	1998	SF Chronicle	RPD	-
small scale feature	2	playground	playground in fenced area	Civic Center Plaza	1993, 1998	SF Chronicle	RPD	NC
small scale feature	5	stairwell	stairwell - access sealed off at grade	Civic Center Plaza	1958	1960 Extg Surface Cond, A2	RPD/ADM***	U****
small scale feature	5	stairwell	stairwell - access sealed off below grade	Civic Center Plaza	1958	1960 Extg Surface Cond, A2	RPD/ADM***	U****
small scale feature	1	toilet	toilet - unisex	Civic Center Plaza	1995	SF Chronicle	DPW	NC
small scale feature	3	utility	water utility - protected by metal cage	Civic Center Plaza	1961	1960 Utility Plan, P1	RPD	U****
small scale feature	3	utility	vent - green painted metal - Brooks Hall	Civic Center Plaza	1958	1960 Extg Surface Cond, A2	RPD	U****
small scale feature	4	utility	vent - metal cover with railing - Civic Center Plaza Parking Garage	Civic Center Plaza	1958	1960 Extg Surface Cond, A2	RPD	U****
small scale feature	1	utility	gas meter box - protected by white bollard	Civic Center Plaza	1958	1960 Extg Surface Cond, A2	RPD	U****
small scale feature	48	light pole	light pole - decorative blue painted metal	Civic Center Plaza	2000-2009	Pelosi Press Relase, SF Chronicle	RPD	NC
small scale feature	8	street light	street light - double cobra	Block #0788 on McAllister, Larkin, Grove	-	SF PUC	SF PUC	NC
small scale feature	6	street light	street light - double pendant on ornate blue iron post	Block #0788 on Dr. Carlton B. Goodlett Place	2000-2009	Pelosi Press Relase, SF Chronicle	SF PUC	NC
small scale feature	2	street light	street light - single cobra	Block #0788 on McAllister	-	SF PUC	SF PUC	NC
spatial organization	1	Civic Center Plaza	Civic Center Plaza (James Rolph, Jr. Plaza); city block, flagpoles, lawn panels, London Plane trees	Civic Center Plaza	1961	1960 Planting Plan, L1; 1960 Site & Paving Plan, A3	RPD	U****
spatial organization	1	Fulton Street Mall	Fulton Street Mall - associated with Blocks #0351, #0353, #0354, #0788	Block #0788	c. 1916	c. 1918 SF Planning image	DPW	С
spatial organization	2	playground	playground area for children	Block #0788 on Larkin	1993, 1998	SF Chronicle	RPD	NC
vegetation	1	planting area	planting area - display bed	Civic Center Plaza	1961	1960 Planting Plan, L1	RPD	U****
vegetation	2	planting area	planting area - lawn around playgrounds	Block #0788 on Larkin	1993, 1998	1992 Planting & Irrigation Plan, L-6; SF Chronicle	RPD	U****
vegetation	2	planting area	planting area - turf along Dr. Carlton B. Goodlett Place	Block #0788 on Dr. Carlton B. Goodlett Place	1998	SF Chronicle	RPD	U****
vegetation	3	planting area	planting area - lawn, concrete coping	Civic Center Plaza	1961	1960 Planting Plan, L1	RPD	U****
vegetation	1	shrub	shrub - Tibouchina urvilleana, Princess Flower	Civic Center Plaza	-	site visit	RPD	NC
vegetation	191	tree	tree in allee - pollarded Platanus x acerifolia, London Plane	Civic Center Plaza	1961	1960 Planting Plan, L1	RPD	U****
vegetation	23	tree	tree in playground - Olea europaea, Olive	Civic Center Plaza	1961	1960 Planting Plan, L1	RPD	U****

*The 1994 San Francisco Landmark District designation recognizes these buildings as contributory/altered 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 south side of Civic Center Plaza (Brooks Hall). RPD has jurisdiction over all above ground f *The Civic Center Plaza will require a future study to fully understand how it contributes to the significance of the larger Civic Center district.

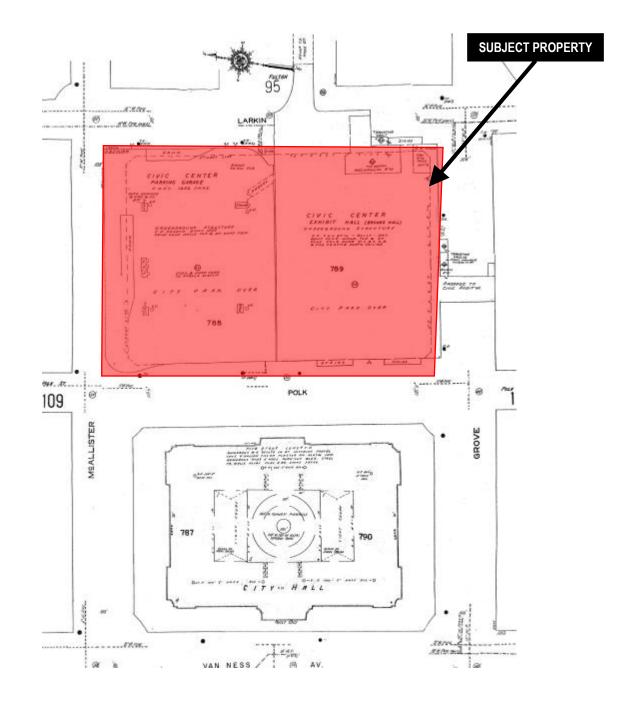
Parcel Map



GROVE



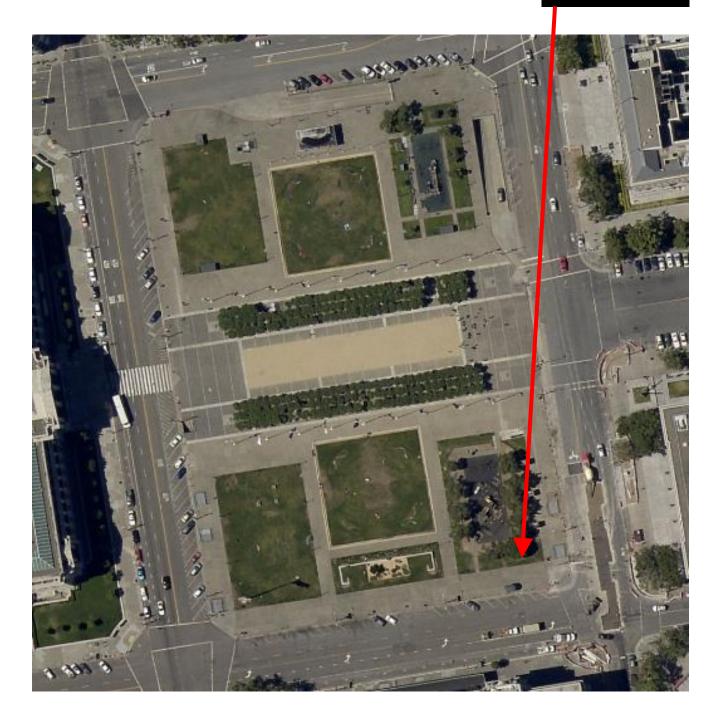
Sanborn Map*



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

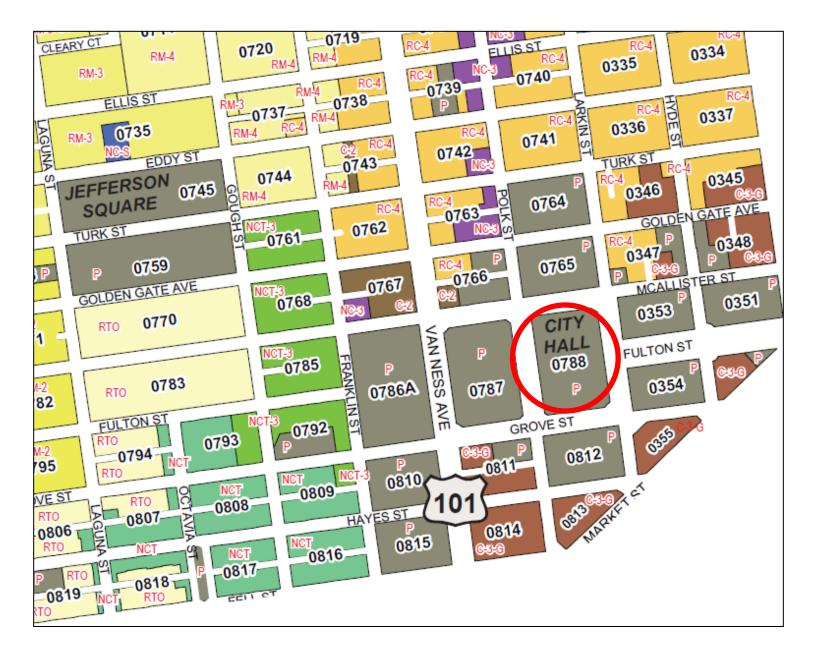
Aerial Photo

SUBJECT PROPERTY



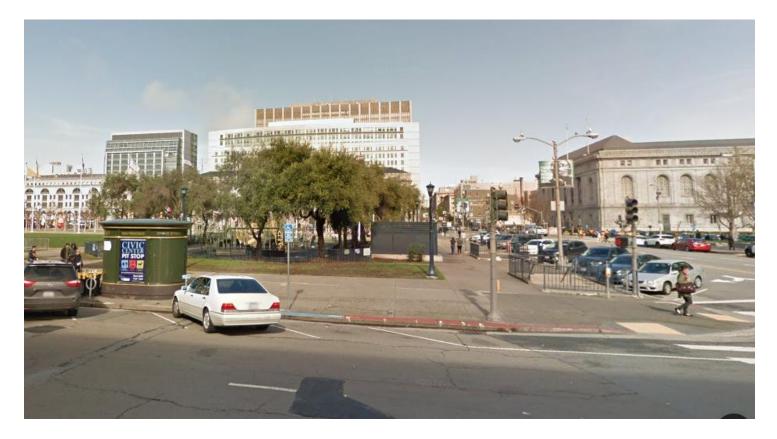


Zoning Map



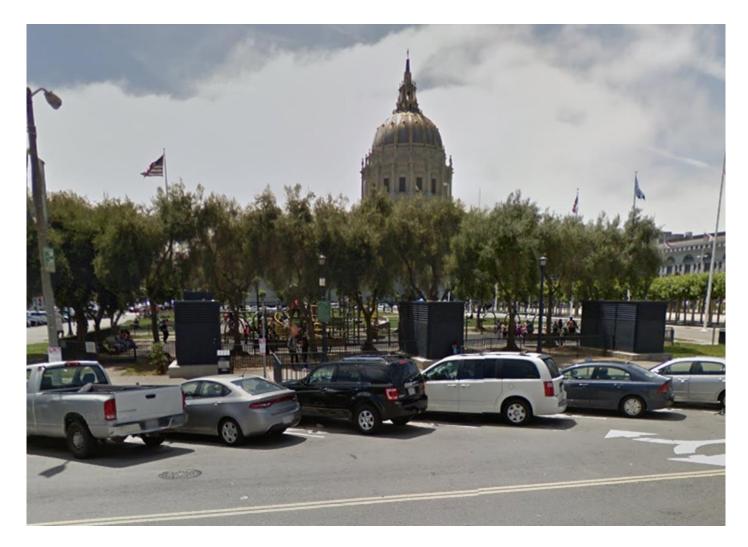


Site Photos



Corner of Grove and Larkin Street – Kiosk area

Site Photos



Brooks Hall Vents (Existing)

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



200 Larkin Street San Francisco, CA 94102 T 415.581.3500 F 415.581.4700



Historic Preservation Commission Attn: Tim Frye, SF Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

July 21, 2017

Dear Historic Preservation Commissioners,

On behalf of the Asian Art Museum of San Francisco, I am writing in support of the proposed kiosk, to be located at the corner of Grove St. and Larkin St., on the Civic Center Plaza. The museum firmly believes the visitor experience begins in the Civic Center before audiences reach the museum, and sees the kiosk as a much-needed amenity to encourage exploration of the neighborhood.

The Asian Art Museum sees itself as an integral member of the Civic Center, contributing to the vibrancy of our location in the heart of San Francisco, the center of which is the Civic Center Plaza. Opportunities for artistic and physical expression encourage visits to and generate interest in the area, building awareness for the richness of this vital heart of the City.

The museum community is excited about the kiosk as it will provide additional activation to the plaza, complementing the current design of the space. We anticipate a positive impact on our visitors, who utilize Civic Center Plaza as a place to gather before and after visiting the museum. The Asian Art Museum considers the proposed kiosk part of its own backyard and is excited to publicly give support to The Trust for Public Land for this project.

Thank you for your consideration.

Sincerely,

Allison Wychoff

Allison Wyckoff Associate Director, Public and Community Programs



David L. Faigman Chancellor & Dean John F. Digardi Distinguished Professor of Law Professor, UCSF School of Medicine, Department of Psychiatry

University of California Hastings College of the Law | 200 McAllister Street | San Francisco, CA 94102 phone 415.565.4700 | fax 415.565.4702 | faigmand@uchastings.edu | www.uchastings.edu

July 21, 2017

Historic Preservation Commission Attn: Tim Frye, SF Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Re: Trust for Public Land – Civic Center Plaza

Dear Historic Preservation Commissioners,

We at UC Hastings College of the Law enthusiastically support the proposal being made by the Trust for Public Land to create a kiosk on the Civic Center Plaza. We are confident that this improvement will enhance the plaza by making for a more welcoming experience and encourage neighborhood residents, workers and visitors to use this truly magnificent public space more intensively.

UC Hastings, founded in 1878, prides itself on being an anchor institution in the neighborhood with an enrollment of approximately 960 full-time students, 60 full-time faculty members, 80 adjunct faculty members, and 155 support staff. In addition to academic programs, UC Hastings hosts symposia, conferences, and other events, and has a number of volunteer programs. UC Hastings has a curriculum of extraordinary depth, an enviable location next to courthouses and law firms, and a commitment to social justice interwoven into the fabric of the law school's urban home. We are major contributors to the vitality of the community.

The proposed kiosk will serve food and encourage people to stay and enjoy the plaza. We believe that the design is light and transparent and will fit well with the character of the district and the richness of the Civic Center. The UC Hastings community is excited to publicly give support to The Trust for Public Land for this project.

Thank you for your consideration.

Sincerely, David L. Faigman

cc: David Seward, Chief Financial Officer Alex Shapiro, Director of External Relations



San Francisco Public Library

July 24, 2017

Historic Preservation Commission Attn: Tim Frye San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Dear Historic Preservation Commissioners,

I am writing on behalf of the San Francisco Public Library to express our full support for the proposed kiosk at the Civic Center Plaza. I am confident this initiative will strengthen and improve the experiences for Main Library visitors.

The Public Library is a Civic Center Plaza neighbor, contributing to the vibrancy of our location in the heart of San Francisco. Opportunities for increased activation and positive energy through nutrition and seating encourage visits and generate interest in the area.

The Public Library is excited about this kiosk proposed by The Trust for Public Land as it will provide additional activation to the plaza. We anticipate a positive impact on our visitors, particularly young people, schools and families. These important audiences utilize Civic Center Plaza as a place to gather before and after visiting the Library.

For these reasons, San Francisco Public Library is excited to publicly give support to The Trust for Public Land and kiosk in the Civic Center.

Thank you for your consideration.

Sincerely,

Herrera

City Librarian



July 18, 2017

Historic Preservation Commission Attn: Tim Frye, San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: Civic Center Plaza Café Kiosk

Dear Historic Preservation Commissioners:

I am writing in support of the kiosk proposed by The Trust for Public Land to be located at the corner of Grove St. and Larkin St. on the Civic Center Plaza.

The kiosk will be funded through generous donation from the Hellen Diller Family Foundation who also funded the playgrounds through the Trust for Public Land. Trust for Public Land is proposing to gift the kiosk to the CCCBD for its operation with the goal of it becoming a hub of positive energy and activation by serving a combination of kids and families using the playground, visitors to the Museum, Library and City Hall and visitors to theaters in the evening as well as our growing sports programs during the day and evenings.

The kiosk will serve as a cafe providing a variety of food and drink selections and seating with movable tables and chairs that will be stored at night. Its light and transparent design preserves important views of Civic Center and allows for visibility of the playgrounds. At night, it will be well lit to help make Grove Street feel safer but will be secured and closed. The well-designed structure is also temporary without a permanent foundation so that in the future it can easily be removed for another use in the Plaza.

We believe that this kiosk will provide additional activation of the Plaza while melding with the current design. The design is elegant and civic and at the same time functional.

We are asking that the Historic Preservation Commission support this exciting project that is so important for the neighborhood and the Plaza.

Thank you for your consideration.

Sincerely,

Tracy Everwine, Executive Director

901 Market Street Suite 490 San Francisco, CA 94103 (415) 658-7979 info@sfciviccenter.org **www.sfciviccenter.org**

Gordon-Jonckheer, Elizabeth (CPC)

From: Sent: To: Subject: RPD Communications (REC) Tuesday, July 25, 2017 12:10 PM RPD Communications (REC) PRESS RELEASE: Helen Diller Family Foundation Expands Gift to SF???s Civic Center Plaza

FOR IMMEDIATE RELEASE July 25th, 2017

Contact: SF Rec and Park Department Communications Office <u>RPDCommunications@sfgov.org</u>

Helen Diller Family Foundation Expands Gift to SF's Civic Center Plaza

A \$1 million donation to create a street café in the Park

SAN FRANCISCO – The San Francisco Recreation and Park Department in partnership with The Trust for Public Land and Civic Center Community Benefit District (CCCBD) announced today that Helen Diller Family Foundation will be expanding its \$10 million playground renovation gift to Civic Center Plaza. Through The Trust for Public Land, Helen Diller Family Foundation has donated funds to support CCCBD to create a street café and central gathering place at Civic Center Plaza. CCCBD has selected Bi-Rite, a family-owned San Francisco institution since 1940, to be the operator of the café, which will provide ice cream and a variety of fresh foods.

"During the community outreach and design process for the playground renovation, when we asked the community what other activities they would like to see at Civic Center Plaza, they talked about park amenities like food and seating as well as an area to relax and gather near the playgrounds with their children and families," said **Alejandra Chiesa**, Bay Area Program Director with The Trust for Public Land. "Because of the community feedback, we worked with Helen Diller Family Foundation who has offered additional resources and funding to provide this much-needed community hub serving families living in the Civic Center and Tenderloin neighborhoods."

"Food brings people together, and we could not be more excited about the outcome here," said **Jackie Safier**, President of the Helen Diller Family Foundation.

As an active community member in the San Francisco neighborhoods in which it operates, Bi-Rite welcomes this opportunity to deepen its existing partnerships in the Civic Center and Tenderloin neighborhoods, and to bring its delicious ice cream and freshly prepared foods to this new space.

"Creating community through food is why we exist," shares **Sam Mogannam**, second-generation owner of Bi-Rite. "And we're honored to be asked to be a part of the fun and togetherness that this project is going to create in the heart of the City."

The street café, to be located at the corner of Grove and Larkin Streets, will be housed in a kiosk, and will offer a variety of food and drink selections as well as movable tables and seating for the public to relax and enjoy recreation activities at Civic Center Plaza. Currently, the Department offers Zumba classes, youth soccer, adult bocce ball, adult kickball, and volleyball games as well as food trucks in partnership with Off-The-Grid on a weekly basis. Designed by WRNS, the street café has a light and transparent structure that will preserve the grand views of Civic Center Plaza and allow visibility of the playgrounds when the renovations are completed. And while it is built to last, the café structure can be removed to make way for another long-term future use in the Plaza.

"The CBD's mission is to provide essential services, including activation, that complement those provided by City agencies," said **Tracy Everwine**, Executive Director of the CBD. "This project and our partnership with Bi-Rite enhance our work and will provide a tremendous convenience for Plaza-goers."

"We are thankful for the generous donation and kind support of Helen Diller Family Foundation, The Trust for Public Land, Civic Center Community Benefit District, Bi-Rite and many other city agencies and community partners," said **Phil Ginsburg**, SF Rec and Park Department General Manager. "With their support, our City is making milestones one after another in the effort of activating Civic Center Plaza, making it a fun and lively open space for everyone."

The street café is a \$1 million addition to the already generous \$10 million donation the Helen Diller Foundation made in 2013 to Civic Center Plaza community through the Trust for Public Land to fund the design and construction of two vibrant, state-of-the-art playgrounds, at no cost to the City. As part of the multi-year comprehensive community outreach and design process, The Trust for Public Land in partnership with SF Rec and Park Department, conducted a user survey, focus groups and community-wide workshops with stakeholders including parents, educators, children, institutions, and city agencies. The conceptual design for the \$10 million renovation was finalized and approved in fall 2016. Members of the Foundation, the Trust for Public Land, city officials, and park advocates joined the Department for a groundbreaking ceremony last February. The gift has also served as a catalyst for a renewed focus on improving and activating Civic Center and the surrounding area.

The street café design will be reviewed by the Planning Department through the application for a Certificate of Appropriateness. The project is scheduled to be presented to the Historic Preservation Commission's Architectural Review Committee on August 2nd and if approved, it is expected to be presented to full Historic Preservation Commission on August 16th. If and when the project design is approved, The Trust for Public Land will be overseeing the construction of the street café. In addition, the Department is considering a license agreement with CCCBD where CCCBD and Bi-Rite, its selected operator will be managing and operating street café at Civic Center Plaza. The license agreement is expected to be presented to SF Rec and Park Commission this fall. The timeline for the project completion has yet to be determined as it is still undergoing a city approval and public hearing process.

###

Civic Center Kiosk

CERTIFICATE OF APPROPRIATENESS APPLICATION 07.24.2017

The base

WRNSSTUDIO



Project Areas

Civic Center Kiosk

Located at the Southeast corner of Civic Center Plaza, adjacent to Grove St. and Larkin St., the proposed project is a new 640 SF food service kiosk and 2,360 SF of hardscape constructed from materials in keeping with the character of Civic Center. Food can be purchased through service windows on the Grove Street (South) side of the kiosk. Employee entrances are on the North side of the kiosk. The project is fully accessible and service windows comply with SF Department of Health requirements. Mechanical equipment will be housed in a well over the restroom, shielding it from pedestrian vantage points and minimizing its visibility from an aerial perspective. The base of the kiosk is 44' long, 20' wide, and 12' tall; with a canopy awning that extends 9' from the base when open. When closed at night, the awning functions as a security gate.

The kiosk program consists of a commercial kitchen and employee restroom with exterior seating area for the public using movable furniture that is stored inside the kiosk at night. Other site improvements are fixed trash enclosures and a storage box for umbrellas. The kiosk is lit from within at night, creating a glow that filters through the perforated awning and providing increased visibility.

Brooks Hall Vents

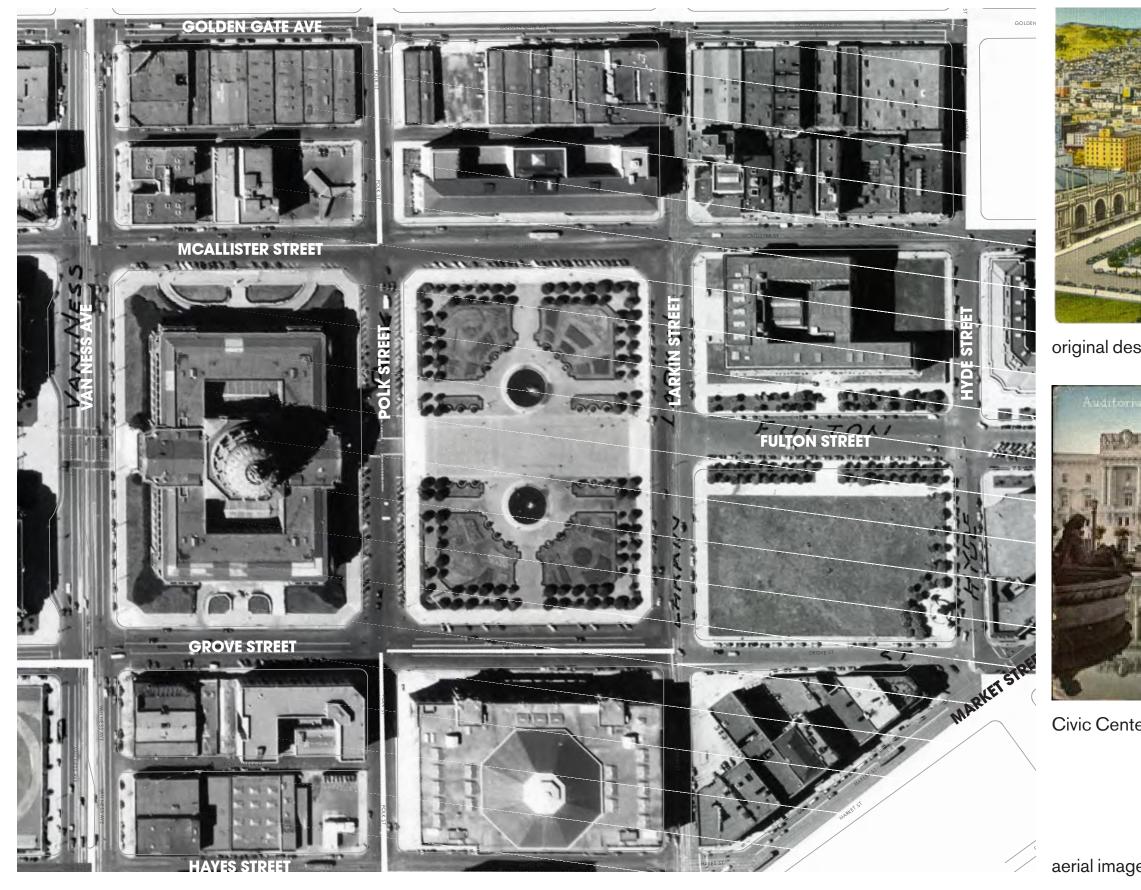
Brooks Hall, located beneath Civic Center Plaza, relies upon three venting structures located along Larkin St. The project proposes to replace the existing vents with new vent structures in order to meet current safety, mechanical, and building codes. The new vents will also increase visibility in this area, improving views to the playground, kiosk and City Hall beyond. The vent structures will also accommodate future signage, communicating information about the plaza and district to the public.

The proposed vent structures are each 6' in diameter and 16' tall, occupying 85 SF total - a decrease from the existing 270 SF total. New hardscape to match existing paving will be installed over the 185 SF vacated by removing the existing vents. The vent structures will be constructed from materials in keeping with the character of the district.

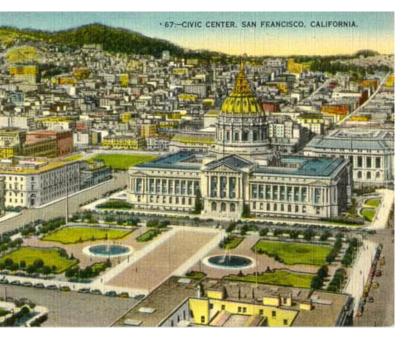
Contents

- SITE HISTORY
- 2. SITE CONCEPT
- CONCEPT DESIGN 3.
- MATERIAL RELATIONSHIPS 4.
- **BROOKS HALL VENTS** 5.

Civic Center Plaza Snapshot: 1930's



WRNSSTUDIO



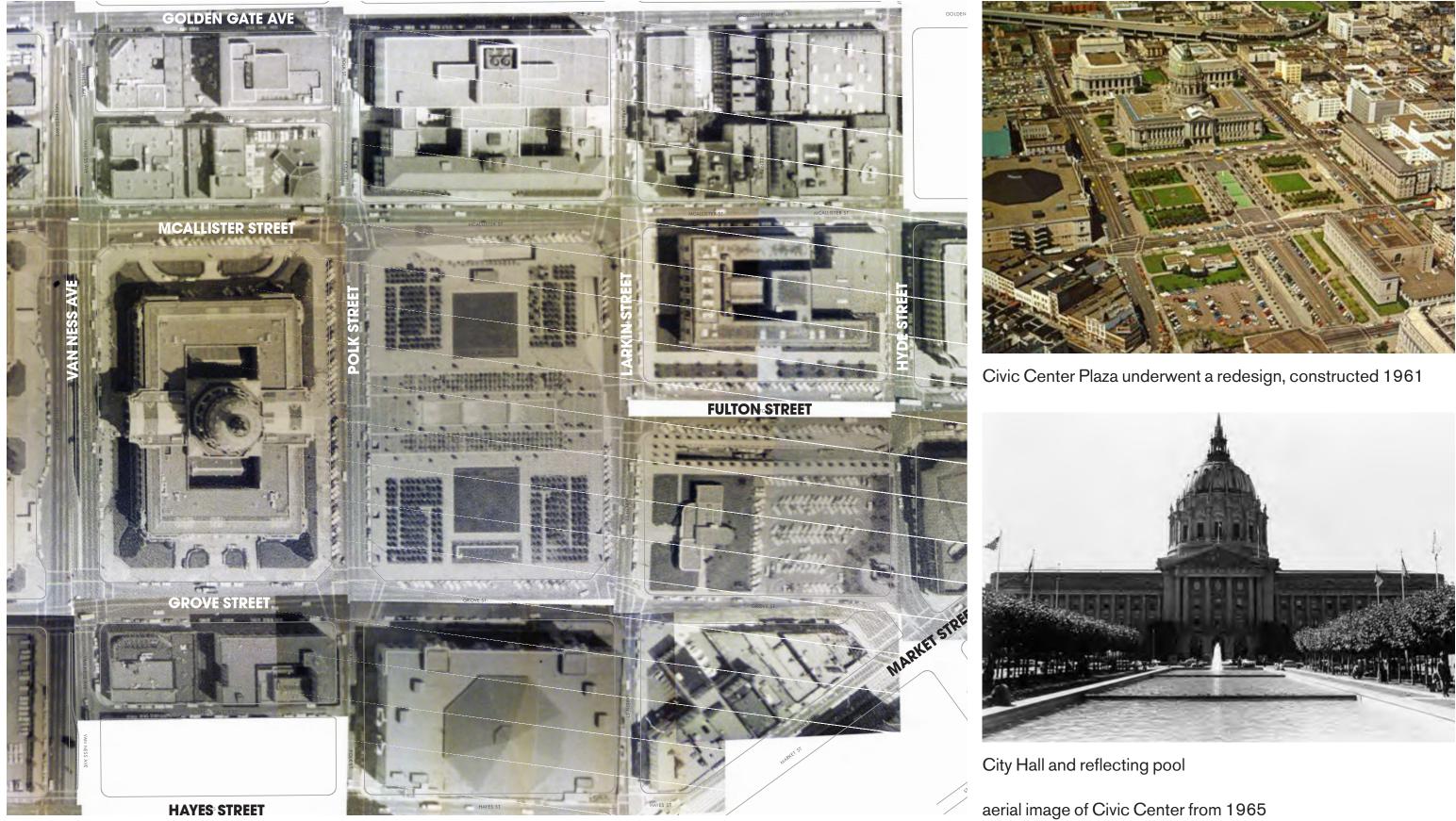
original design of Civic Center Plaza, constructed in 1915



Civic Center Plaza with the Auditorium building beyond

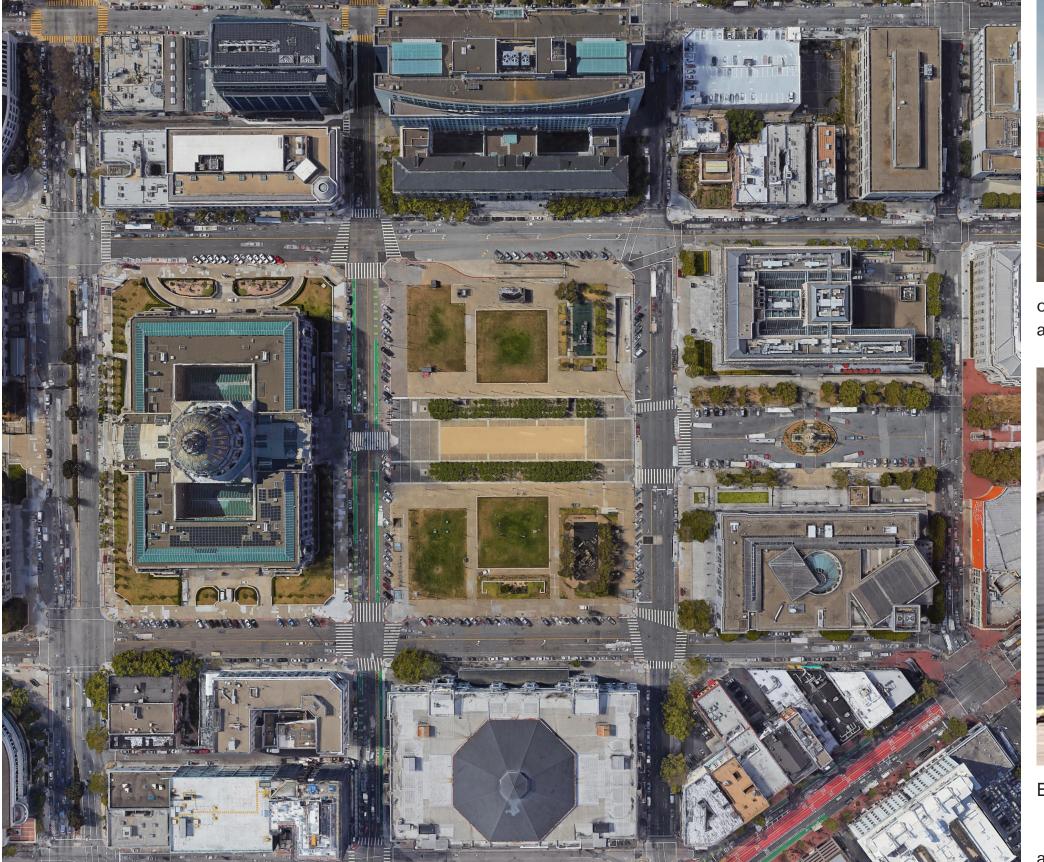
aerial image of Civic Center from the 1930's

Civic Center Plaza Snapshot: 1965



4

Civic Center Plaza Snapshot: 2016







aerial image of Civic Center from 2016

olive groves were removed and playgrounds added in the 90's, addressing security concerns but baring Civic Center Plaza

Bill Graham Auditorium, adjacent to the kiosk site

Civic Center Plaza: Planned



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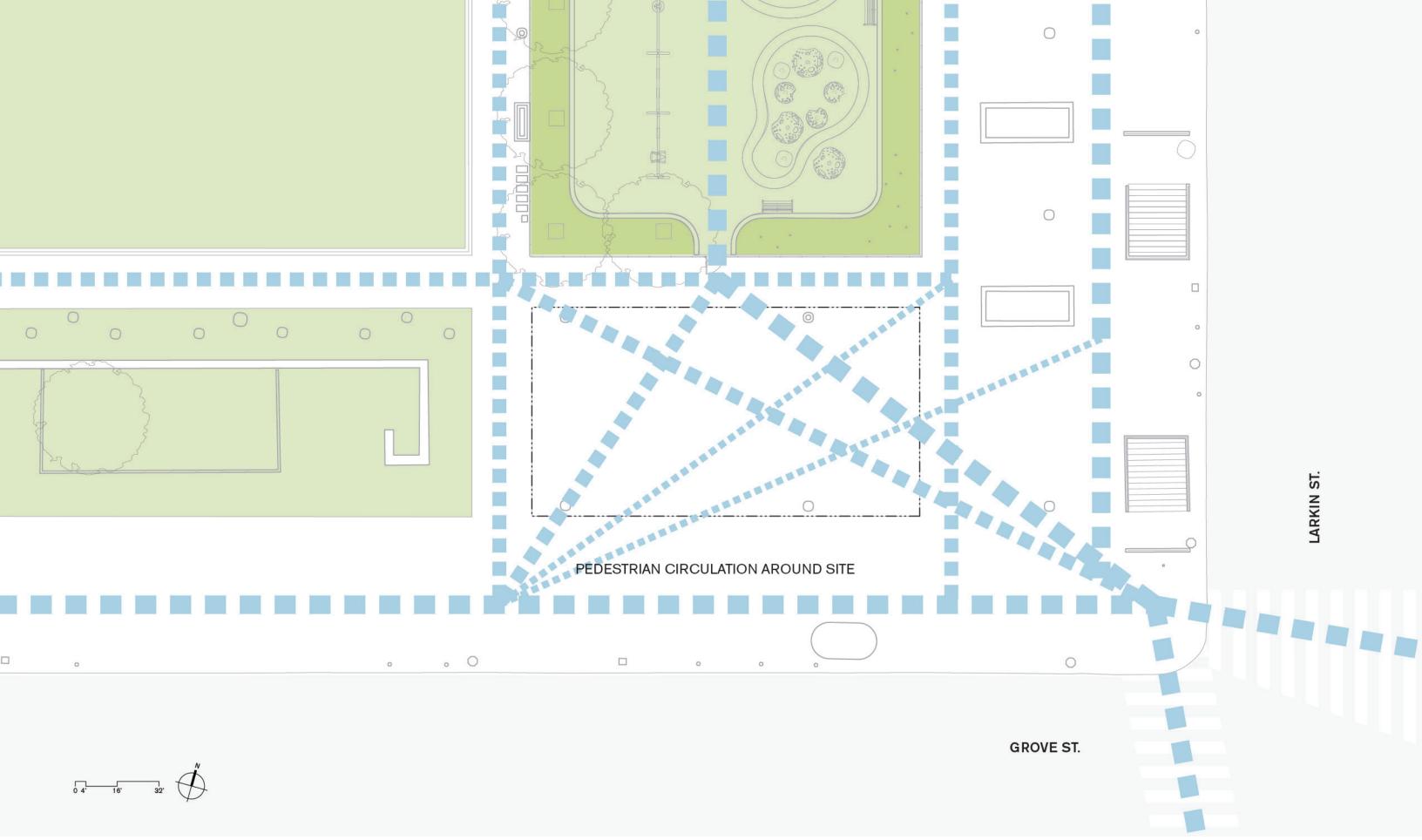
02 Site Concept

- RESPECT SYMMETRY OF CIVIC CENTER PLAZA
- MAINTAIN SIGHTLINES FROM INTERSECTION OF GROVE AND LARKIN
- INTERACT WITH ADJACENT PLAYGROUND AND SIDEWALK PEDESTRIAN TRAFFIC
- RESPOND TO ENVIRONMENTAL FACTORS

A OF GROVE AND LARKIN D

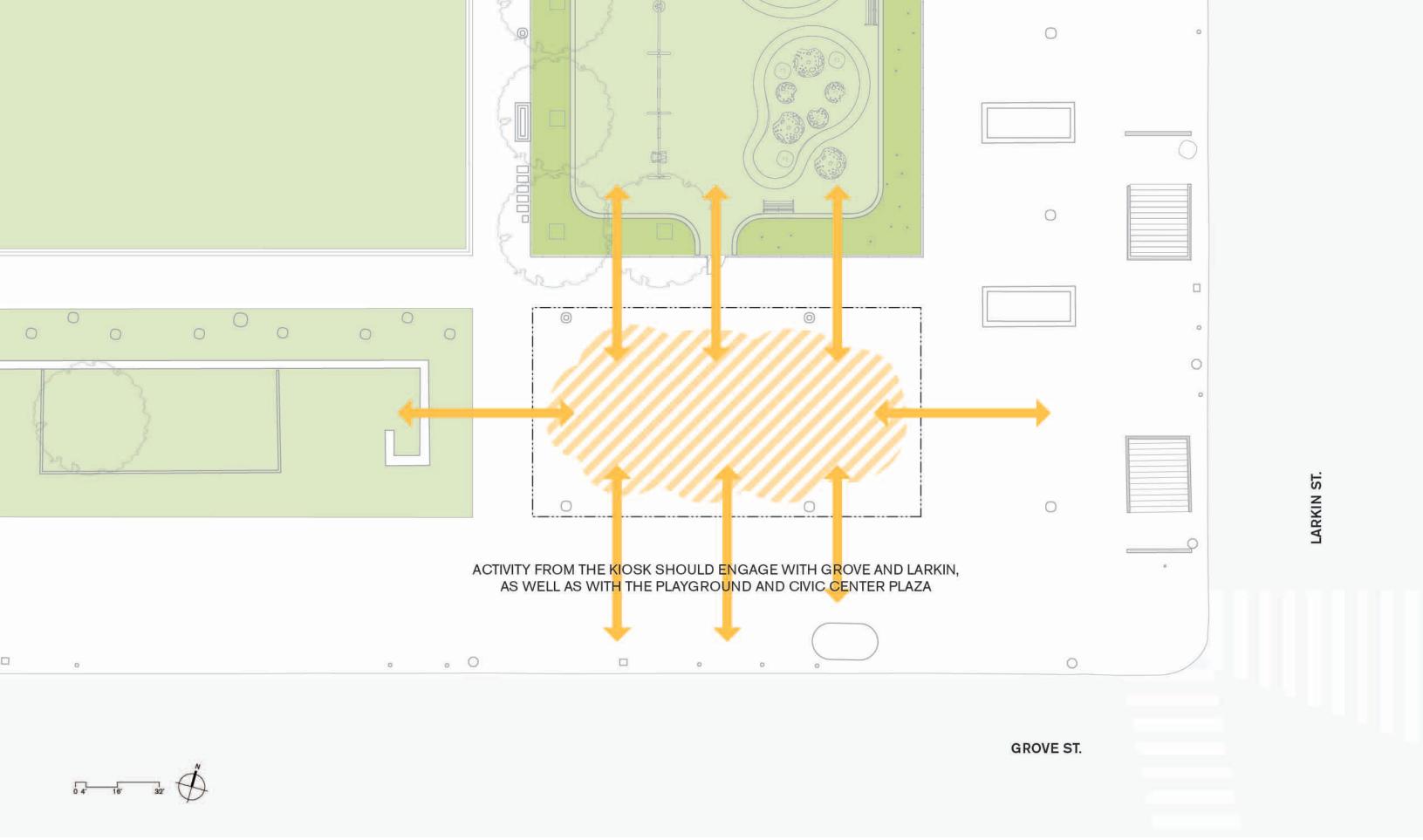


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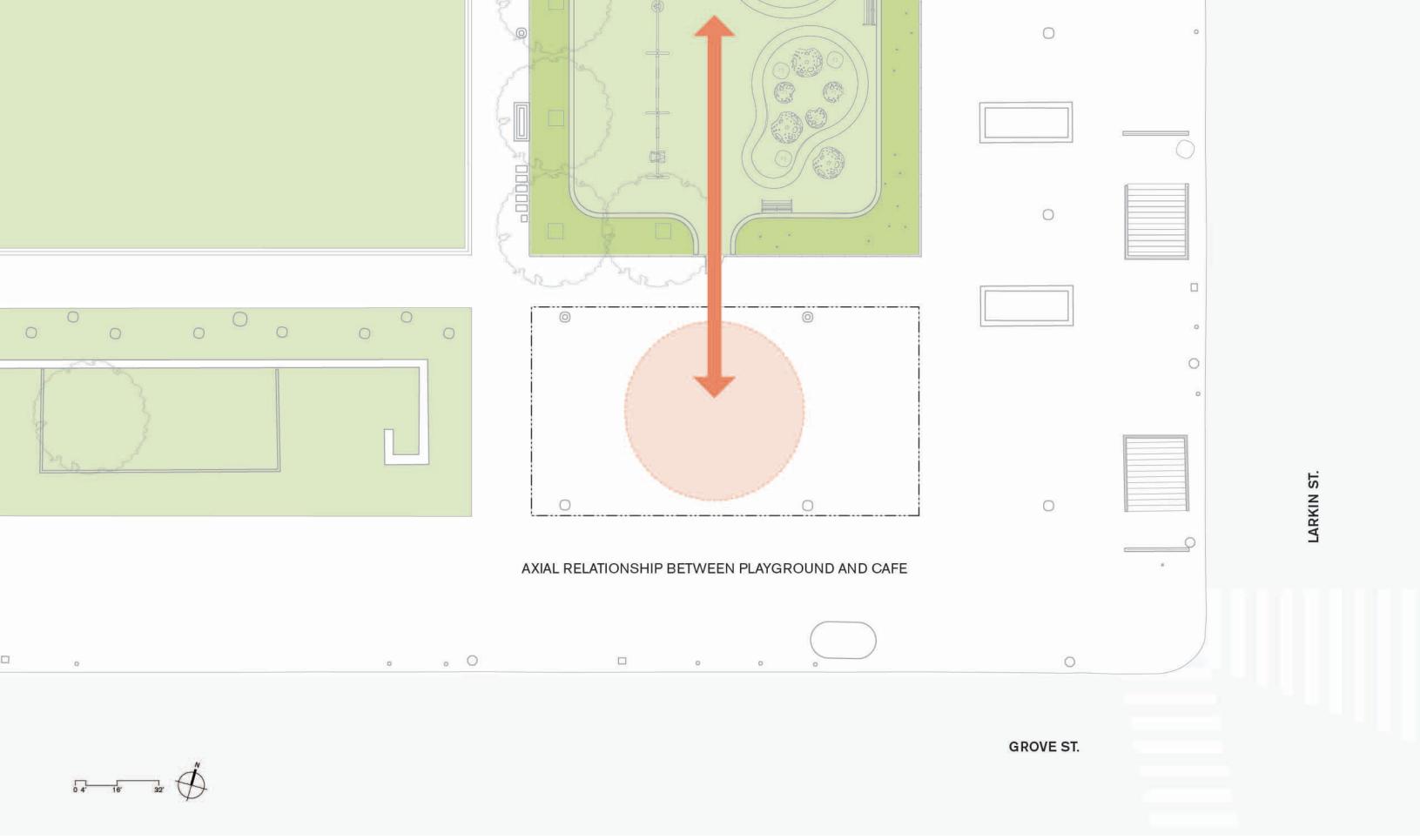


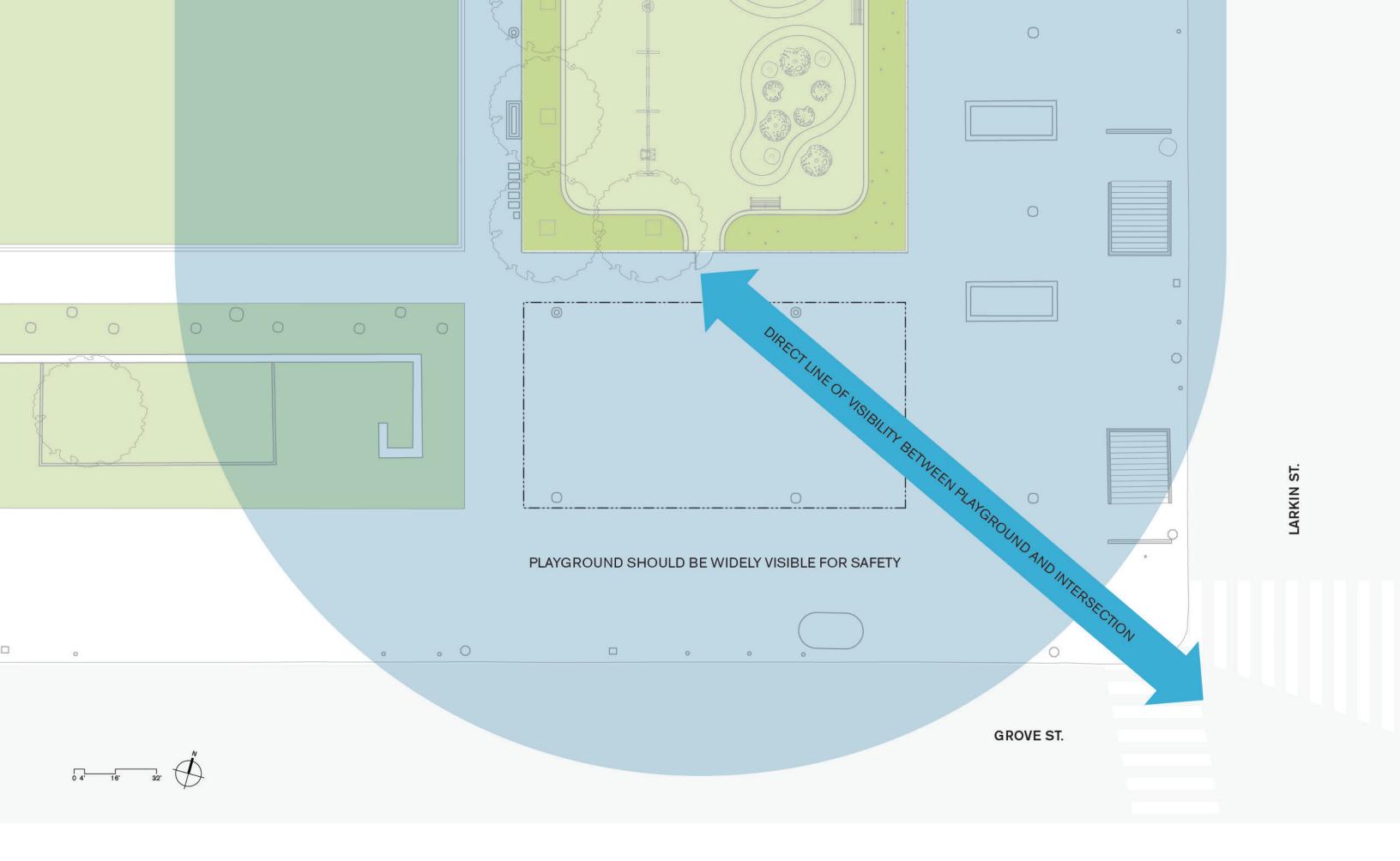
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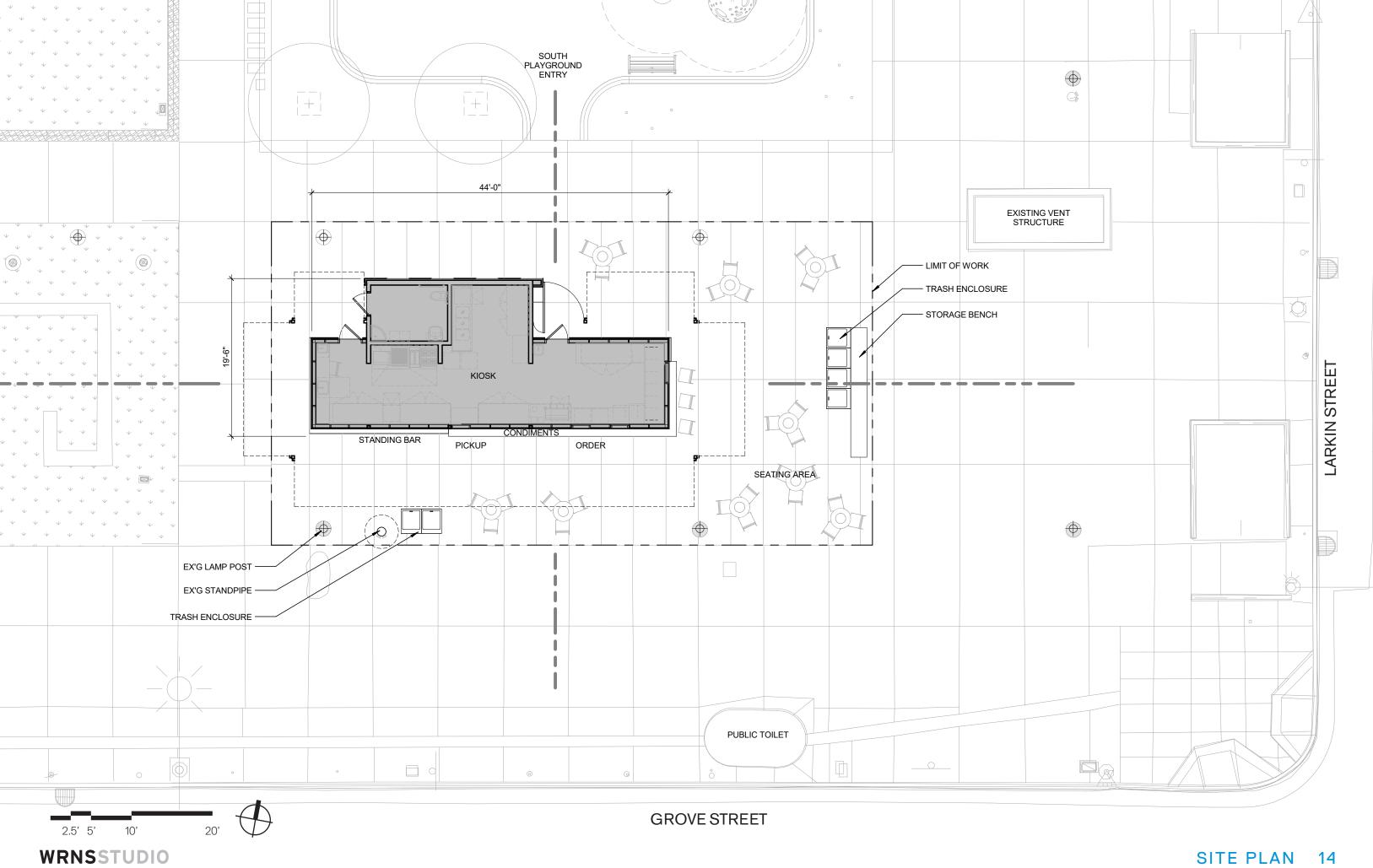
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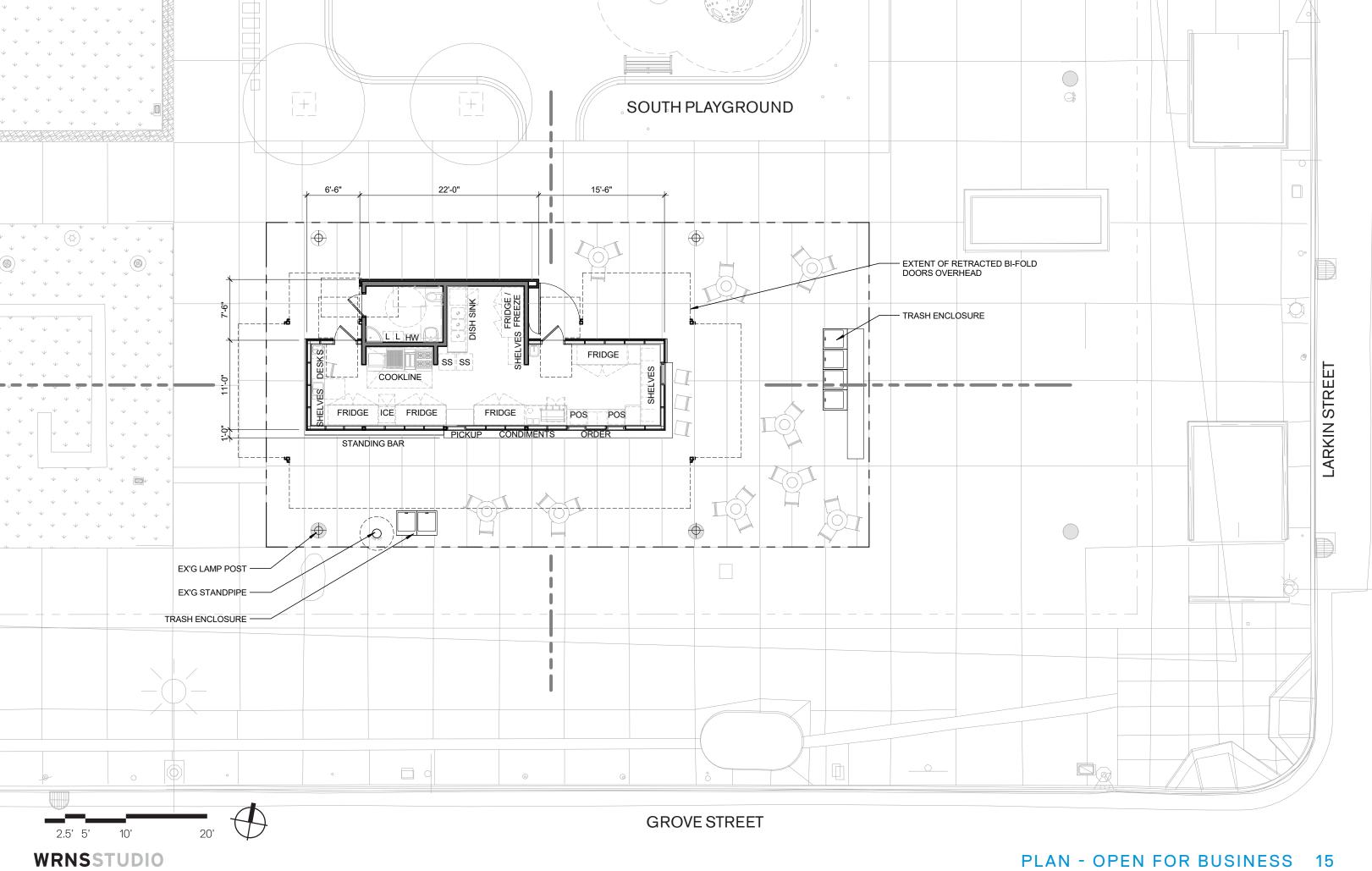




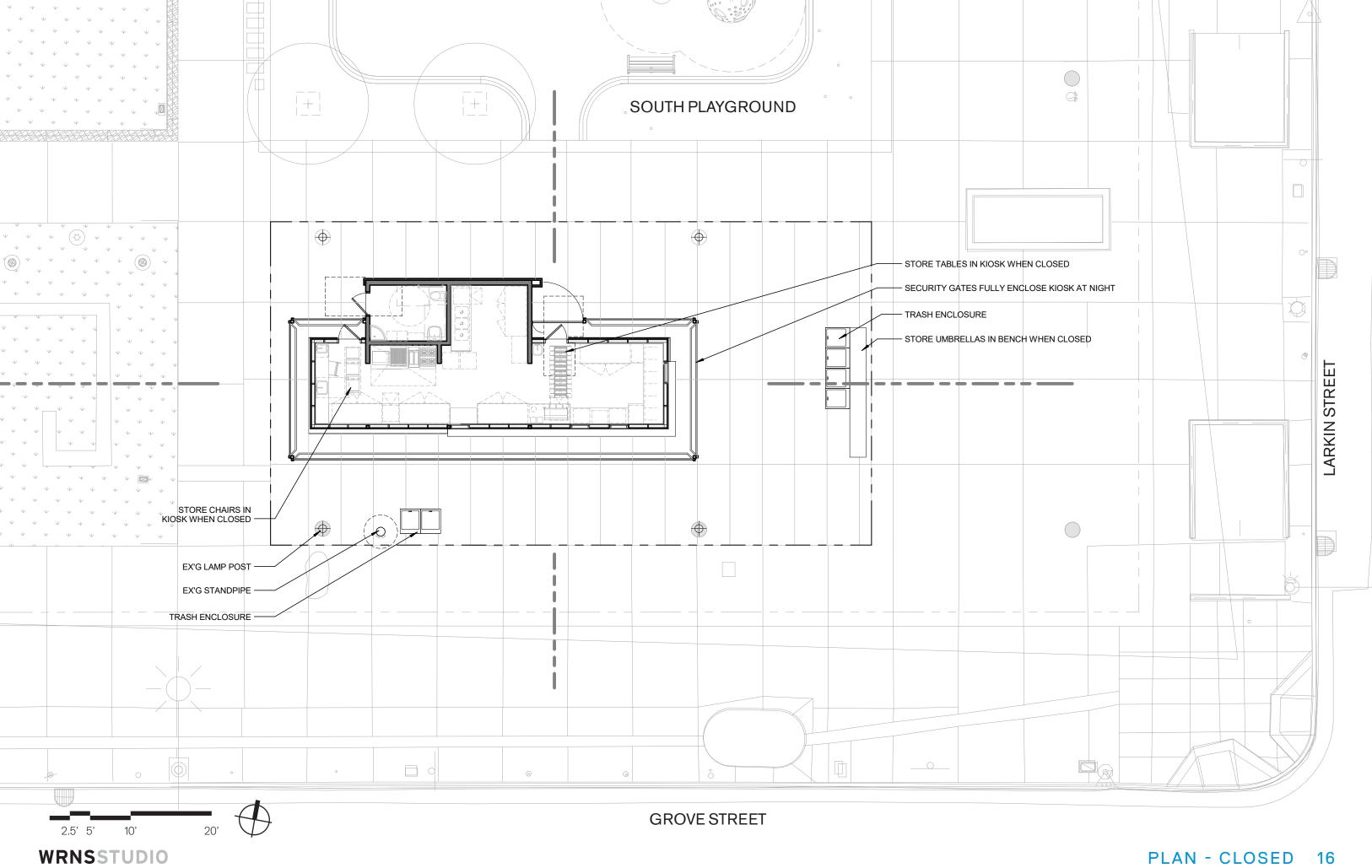
03 Concept Design

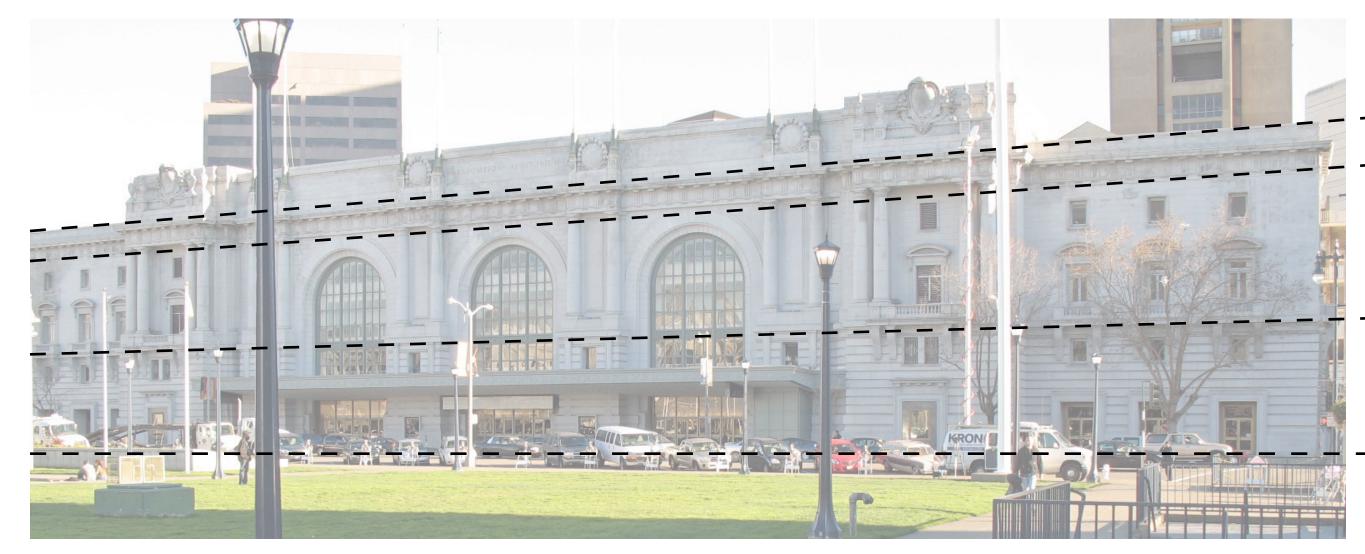
CREATE A WELCOMING AND MEANINGFUL SENSE OF PLACE THAT FEELS RIGHT FOR CIVIC CENTER



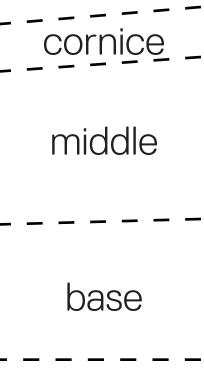


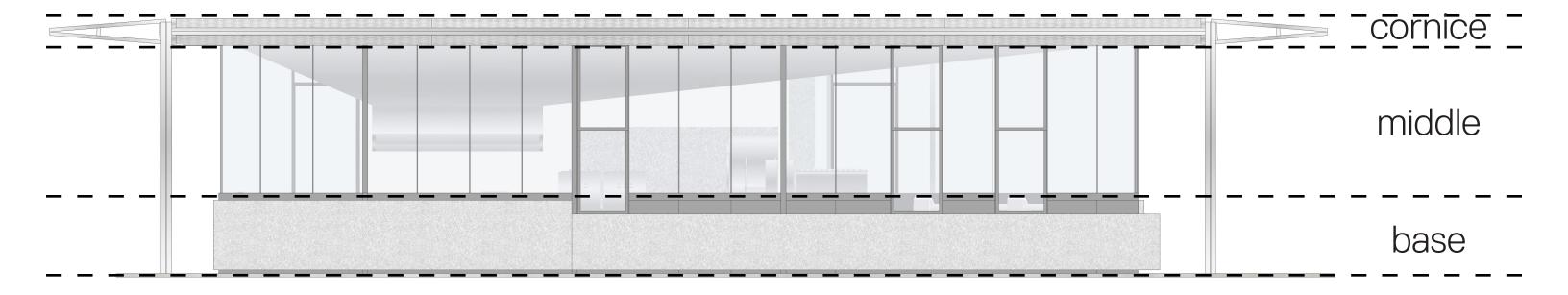
PLAN - OPEN FOR BUSINESS 15





tripartite façade composition

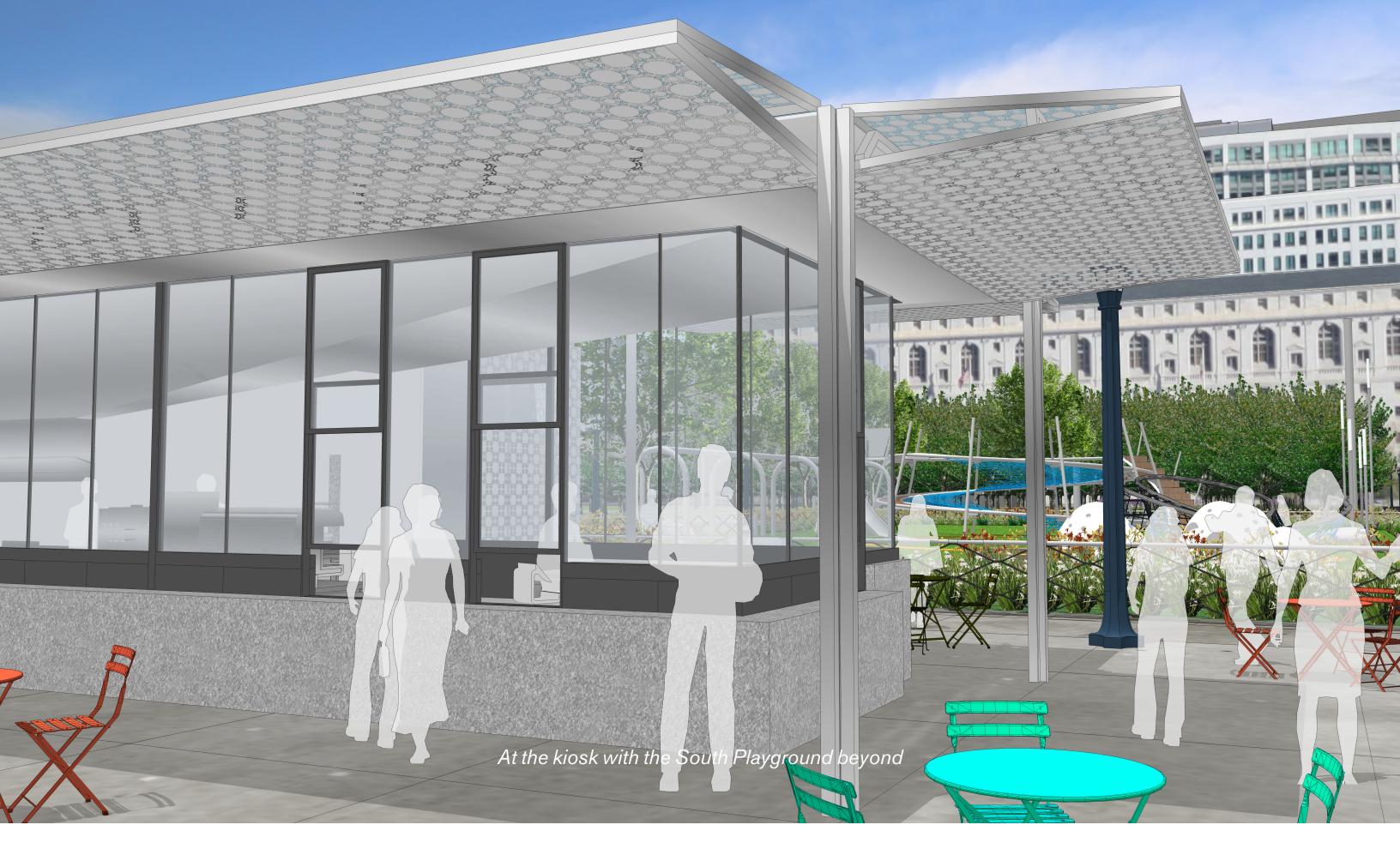




tripartite façade composition

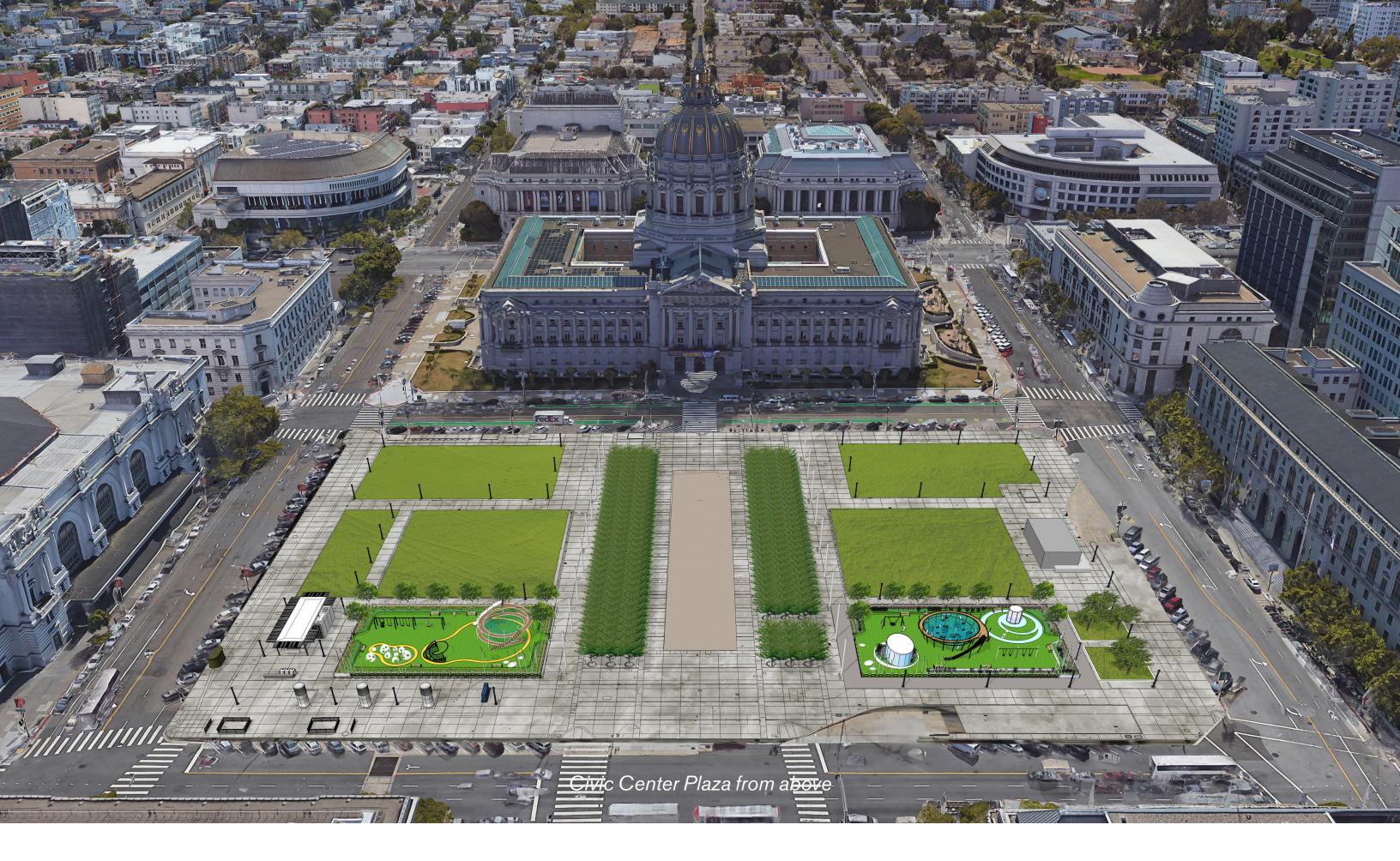


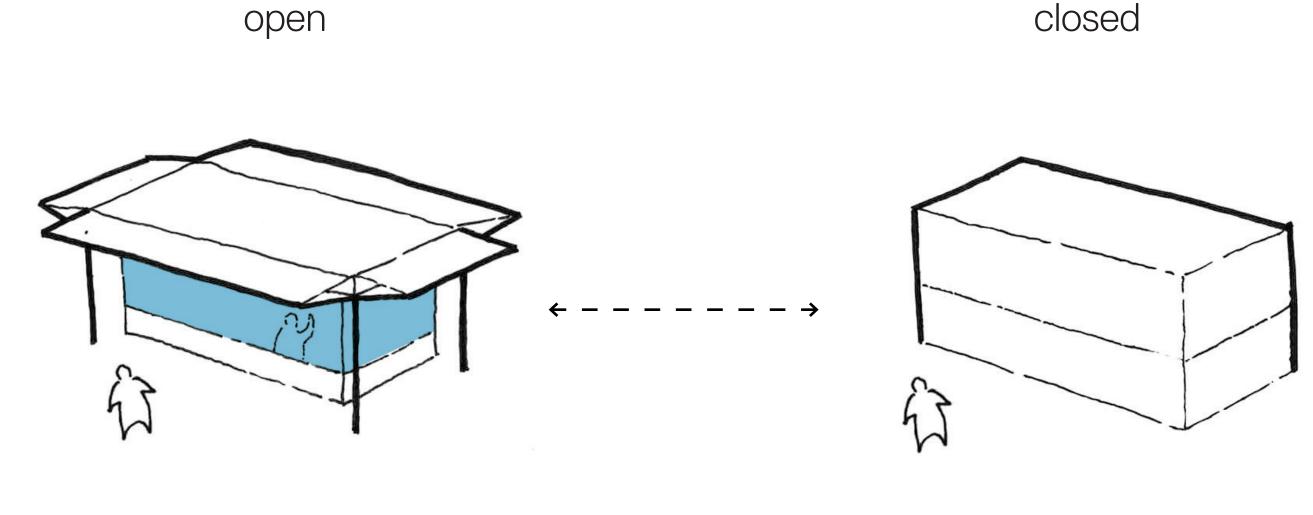














welcoming + transparent

WRNSSTUDIO



delicate + protected







04 Material Relationships

DRAW FROM THE RICH HISTORIC CONTEXT OF CIVIC CENTER WHILE LOOKING FORWARD TO ITS REVITALIZATION, OF WHICH THE PLAYGROUNDS ARE THE FIRST STEP

Range of materials to be considered - final selection dependent upon constructability and budget

Window System

Windows will have narrow sightlines intended to maximize transparency through the kiosk.

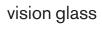
* Service windows will have stops installed to restrict the opening to a code compliant maximum and will be equipped with automaticclosing wire mesh screens.



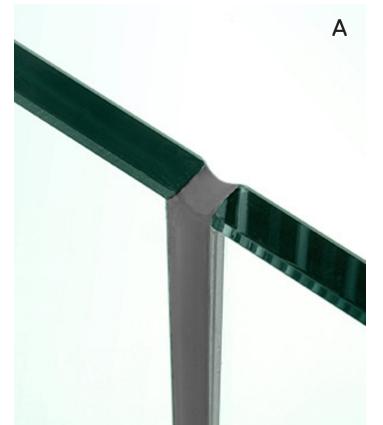


glazing on City Hall **Bill Graham Civic Auditorium**









butt-joint glazing





aluminum frame with narrow sight lines -orand steel-like expression

Base

Range of materials to be considered - final selection dependent upon constructability and budget

Drawing from the Civic Center context, the base of the kiosk will be a durable, formal material.



Bill Graham Civic Auditorium - white granite, brass-finished metal, patinated metal panel



Reveal at base for lighter expression

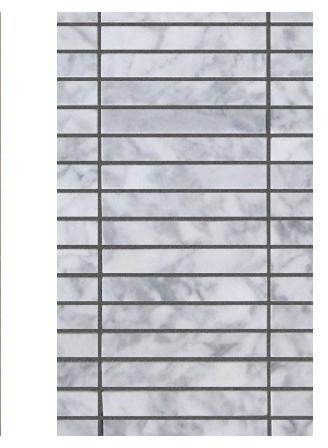


Sierra White Granite



-or- composite metal panel



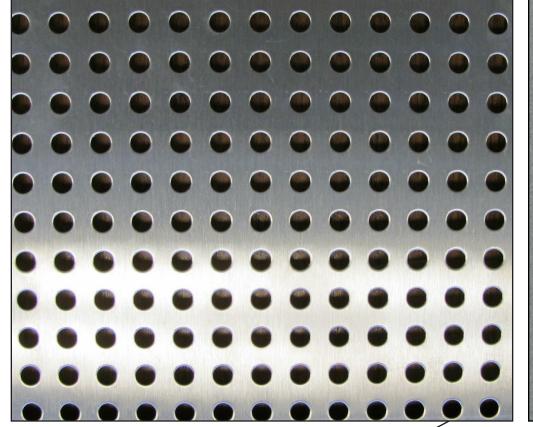


-or- tile

Bustle - Side Walls

Stainless steel metal relates to the Main Library adjacent to the site and helps lighten the visual presence of this solid volume.

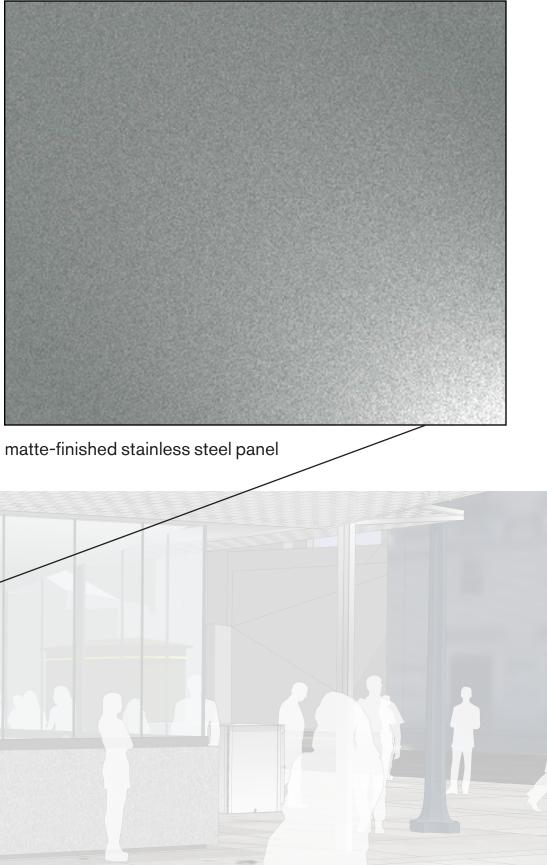




Public Library Main Branch

matte-finished stainless steel mesh at vents





Bustle - North Wall

The North wall of the kiosk will be Sierra White Granite, a material common to every building adjacent to the plaza and a key element of the character of Civic Center.



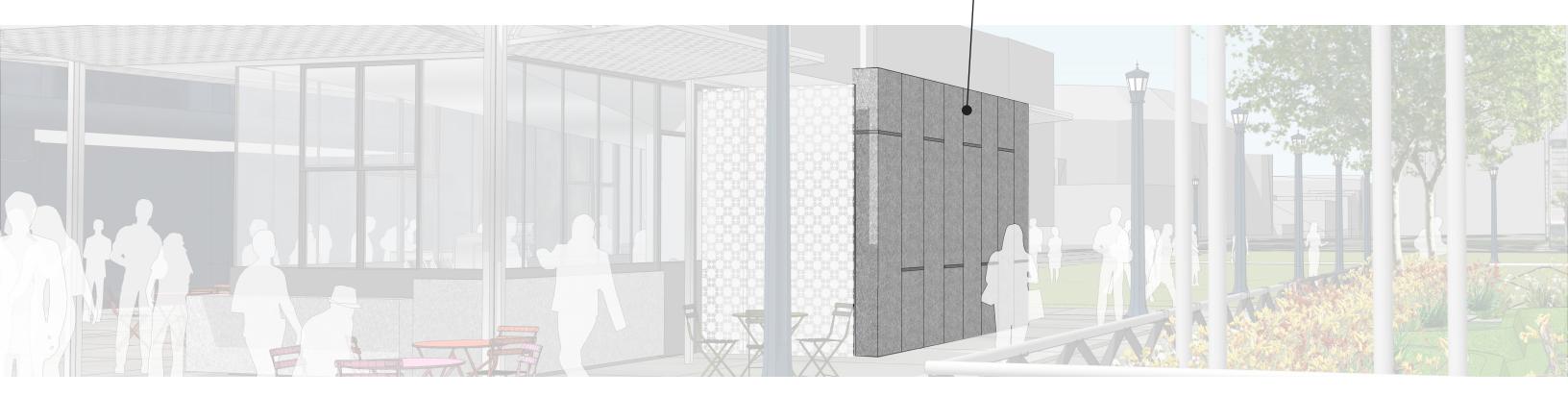
Range of materials to be considered - final selection dependent upon constructability and budget



Sierra White Granite with stainless steel inlay

-or-

City Hall





Sierra White Granite with stainless steel channel reveals

Bifold Awning

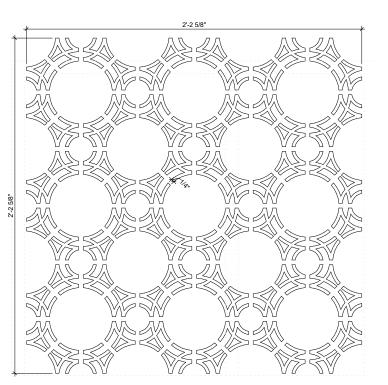
The bifold awning will be clad in metal panel perforated to reference the metal work on other Civic Center buildings.



City Hall - Main Entrance

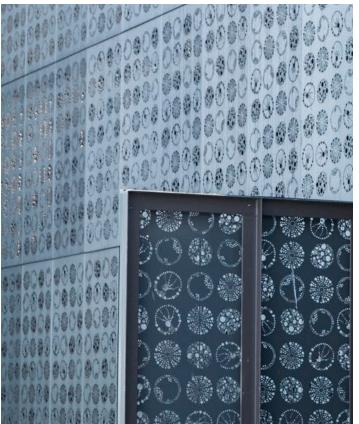


Department of Public Health Building - Main Entrance

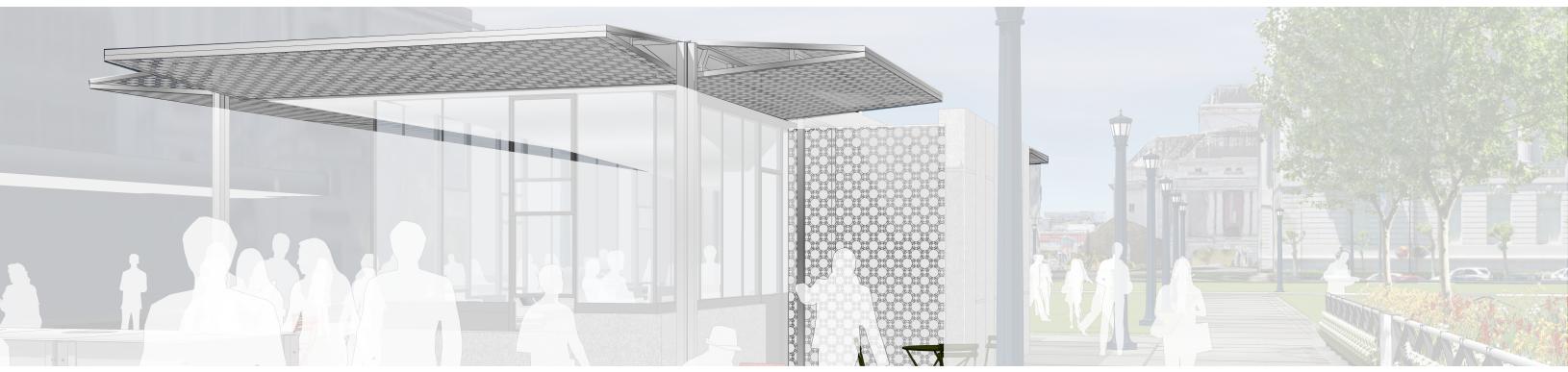


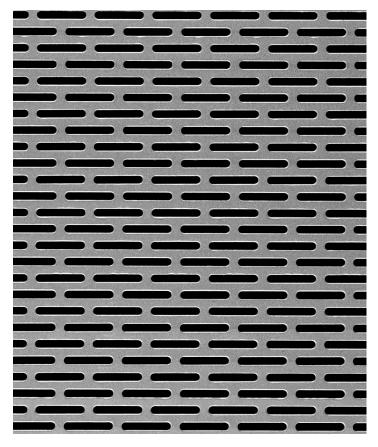
pattern drawing on existing Civic Center motifs





custom-perforated metal panel





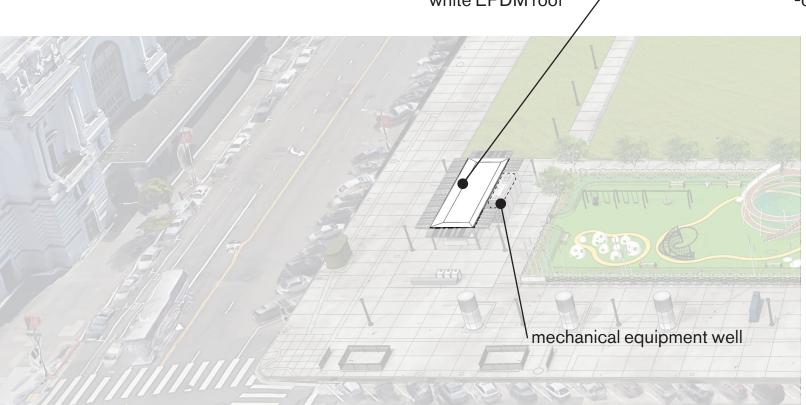
standard perforated metal panel -or-

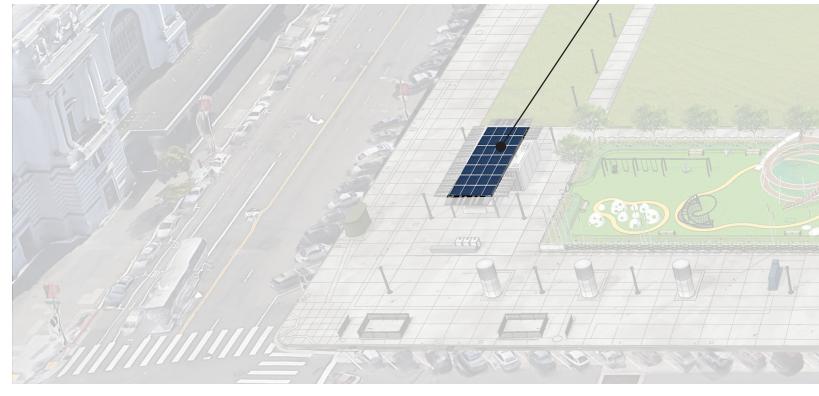
Range of materials to be considered - final selection dependent upon constructability and budget

Roof

The roof will be environmentally conscious - a high albedo surface that reduces heat gain, with the possibility of low-profile photovoltaics to be installed at a later date. The design intent is to minimize roof penetrations or otherwise shield them from view, with mechanical equipment in a well above the restroom (below the level of the main roof).









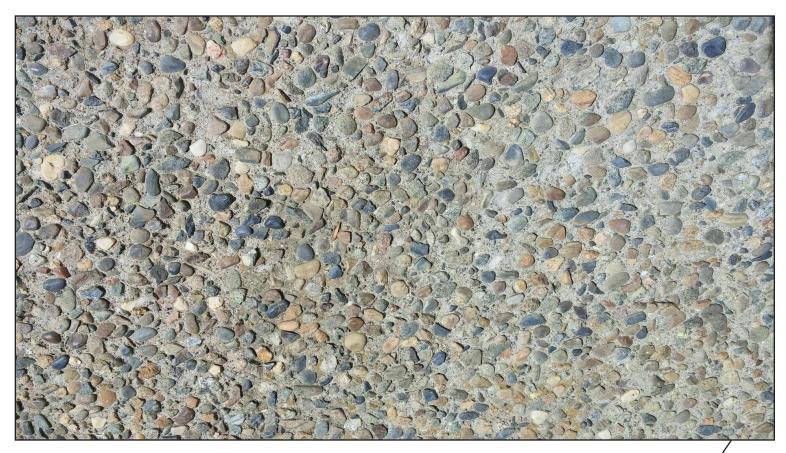
-or- low-profile PV panels

Paving

Paving will match existing ground plane materials in Civic Center Plaza at the Southeast corner.



Civic Center Plaza typical paving at Southeast

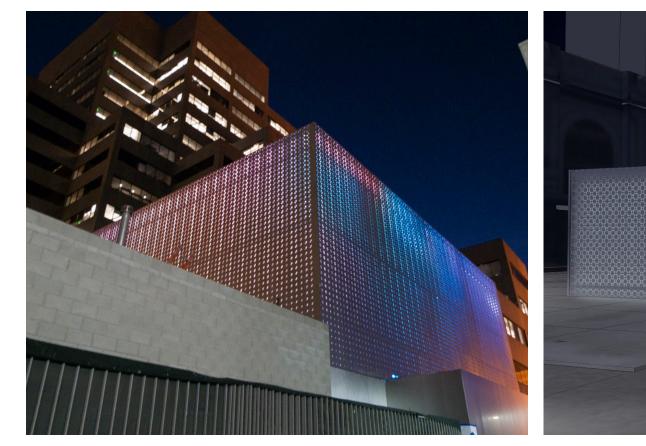




Lighting

The kiosk will be lit from within at night, turning the perforation of the bifold awnings into a light show and increasing visibility around the kiosk. The lighting strategy will complement the lights of the adjacent playground without competing.

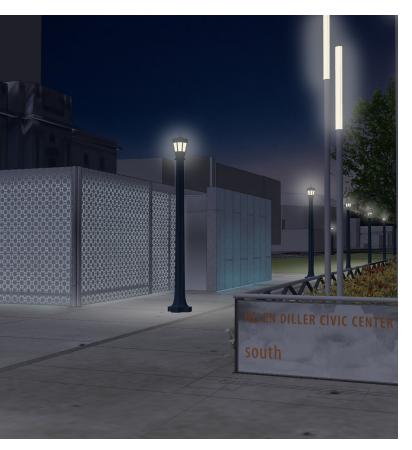
The North wall of the kiosk will be washed with colored light from below to deter vandalism and increase visibility on the playground side.



backlit perforated metal

lighting along North facade





05 Brooks Hall Vents

- EXISTING
- PROPOSED



Existing

- 3 VENTS
- 89 SF FOOTPRINT EACH
- 2 SUPPLY, 1 MAKE UP AND TOILET EXHAUST
- 9'-2" TALL, RECTANGULAR ON PADS

39

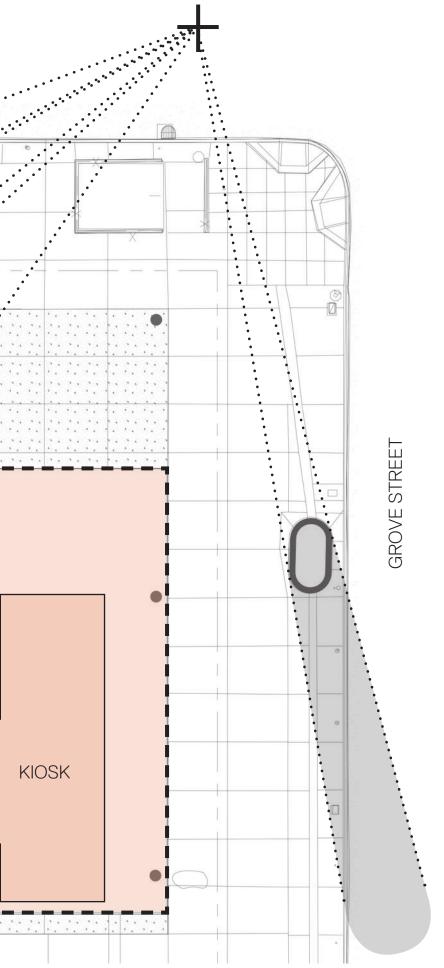
LARKIN STREET SIQ . MAKEUP SUPPLY **SUPPI** 0.0 • 9'-2' 9'-2" 9'-2' T.E. ê \triangle 1. 4 • . . . <u>. . .</u> $-2\cdot q = 2$. . . 12.2 . . . 1. 1. 1 KIOSK Õ 000 1.1

WRNSSTUDIO

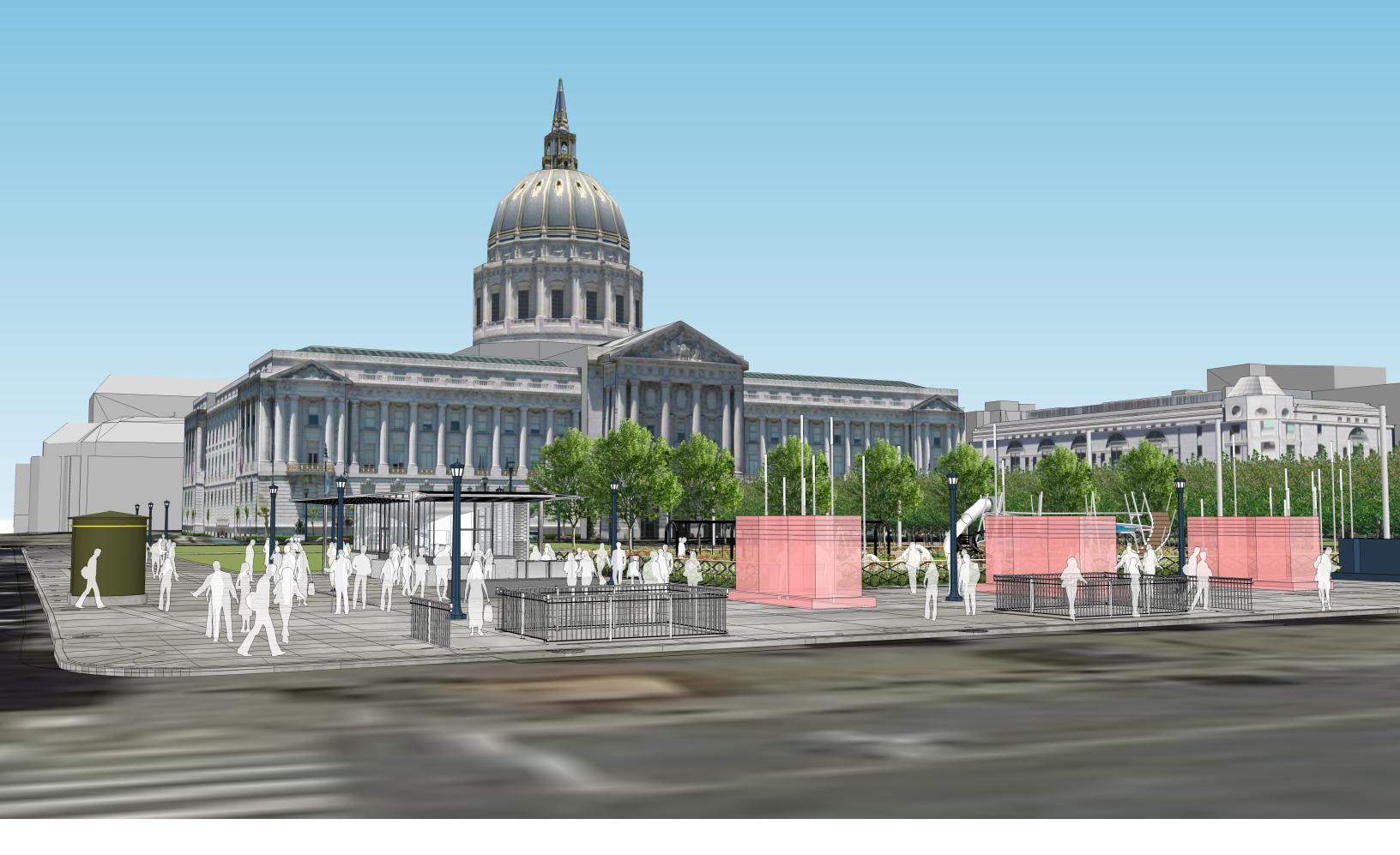
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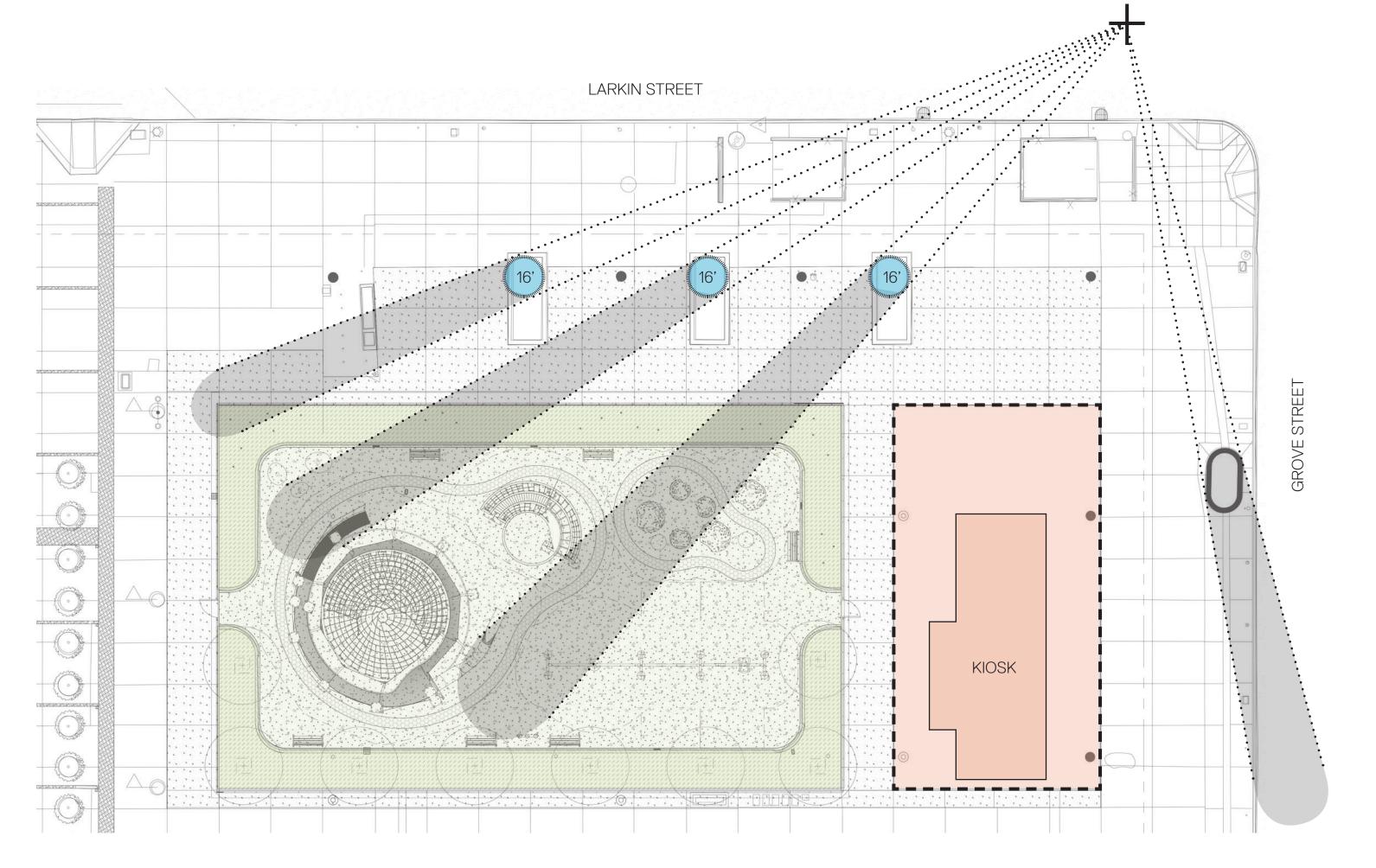
BROOKS HALL VENTS - EXISTING 40



BROOKS HALL VENTS - EXISTING 41

Proposed

- 3 VENTS
- 6' DIAMETER EACH, 19 SF FOOTPRINT
- 16' TALL (VENTS FROM 10'-16')
- REPLACE VENT BOXES WITH VENT TUBES
- RETAIN ALL EXISTING DUCTWORK BELOW SLAB
- REWORK SLAB OPENING FROM RECTANGLE TO CIRCLE
- REDUCED VIEW OBSTRUCTION
- PREPARED FOR FUTURE SIGNAGE AND LIGHTING INSTALLATION



BROOKS HALL VENTS - PROPOSED 43

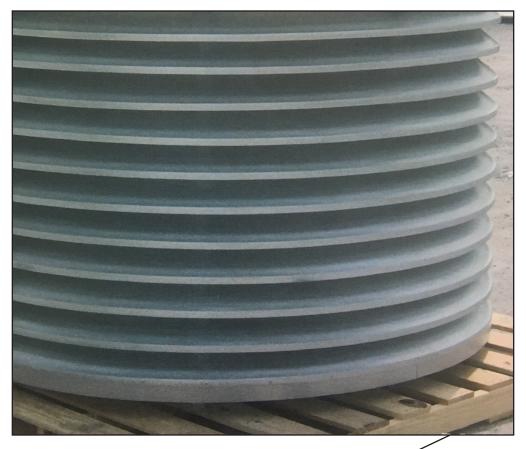


BROOKS HALL VENTS - PROPOSED 44

Brooks Hall Vents

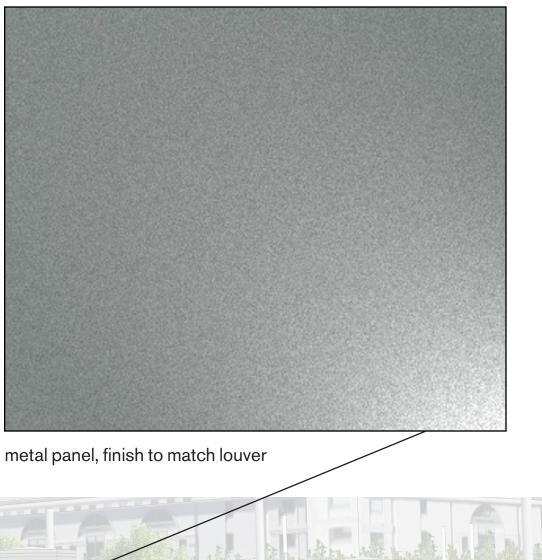
Silver-finished metal relates to the Main Library adjacent to the site, future JCDecaux street furnishings, and helps lighten the visual presence of the vents. Fasteners will be concealed in order to keep the vent minimal and prevent tampering.

The design supports the future integration of siteappropriate signage and lighting, to be submitted to the commission at a later date.



aluminum louvers with concealed bracing





BROOKS HALL VENTS - MATERIALS 45