

File No. 101230

Committee Item No. 3

Board Item No. 28

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date November 1, 2010

Board of Supervisors Meeting

Date November 9, 2010

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
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| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
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OTHER

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Historic Preservation Commission Resolution No. 638</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Historic Preservation Commission Resolution No. 653</u> |
| * <input checked="" type="checkbox"/> | * <input checked="" type="checkbox"/> | <u>Post-War Development of the Modern Branch Public Library in SF</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>State of California, Dept of Parks and Recreation - A Form</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Draft Historic Resources Technical Report (attachments not included)*</u> |
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Completed by: Alisa Somera Date October 29, 2010

Completed by: Alisa Somera Date November 3, 2010

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

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1 [Planning Code - Landmark Designation of 2000 Mason Street (North Beach Branch Library)]

2
3 **Ordinance designating 2000 Mason Street (North Beach Branch Library), Lot No. 001 in**
4 **Assessor's Block No. 0074, as a Landmark under Article 10 of the San Francisco**
5 **Planning Code; and adopting General Plan, Planning Code Section 101.1 and**
6 **environmental findings.**

7 NOTE: Additions are single-underline italics Times New Roman;
8 deletions are ~~strike-through italics Times New Roman~~.
9 Board amendment additions are double-underlined;
Board amendment deletions are ~~strikethrough normal~~.

10 Be it ordained by the People of the City and County of San Francisco:

11 Section 1. Findings.

12 (A) Pursuant to Section 4.135 of the Charter of the City and County of San
13 Francisco, the Historic Preservation Commission has authority "to recommend approval,
14 disapproval, or modification of landmark designations and historic district designations under
15 the Planning Code to the Board of Supervisors."

16 (B) On October 7, 2009, the Historic Preservation Commission passed Resolution
17 638, initiating consideration of the Appleton & Wolfard Libraries for designation as San
18 Francisco Landmarks pursuant to Section 1004.1 of the San Francisco Planning Code. 2000
19 Mason Street (a.k.a. the North Beach Branch Library, Lot 001 in Assessor's Block No. 0074)
20 was included in the initiation Resolution. Such resolution is on file with the Clerk of the Board
21 in File No. 101230 and incorporated herein by reference.

22 (C) On September 1, 2010, after holding a public hearing on the proposed
23 designation and having considered the specialized analyses prepared by Planning
24 Department staff and the Landmark Designation Case Report(s) prepared by Johanna Street
25 dated March 26, 2010 and April 23, 2010, the Historic Preservation Commission

1 recommended approval of the proposed landmark designation of the North Beach Branch
2 Library in Resolution No. 653. Such resolution is on file with the Clerk of the Board in File No.

3 101230.

4 (D) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
5 proposed landmark designation of 2000 Mason Street (North Beach Branch Library) will serve
6 the public necessity, convenience and welfare.

7 (E) The Board finds that the proposed landmark designation of 2000 Mason Street
8 (North Beach Branch Library) is consistent with the San Francisco General Plan and with
9 Planning Code Section 101.1(b) for the reasons set forth in Resolution Number 653
10 recommending approval of the proposed designation, which is incorporated herein by
11 reference.

12 (F) The Planning Department has determined that the actions contemplated in this
13 Ordinance are in compliance with the California Environmental Quality Act (California Public
14 Resources Code section 21000 et seq., "CEQA"). Specifically, the Planning Department has
15 determined the proposed Planning Code amendment is subject to a Categorical Exemption
16 from CEQA pursuant to Section 15060(c)2 of the Guidelines for Implementation of the statute
17 for activities that will not result in a direct or reasonably foreseeable indirect physical change
18 in the environment. Said determination is on file with the Clerk of the Board of Supervisors in
19 File No. 101230 and is incorporated herein by reference.

20 (G) The Board of Supervisors hereby finds that 2000 Mason Street (North Beach
21 Branch Library) has a special character and special historical, architectural, and aesthetic
22 interest and value, and that its designation as a Landmark will further the purposes of and
23 conform to the standards set forth in Article 10 of the San Francisco Planning Code.
24
25

1 Section 2. Designation. Pursuant to Section 1004 of the Planning Code, 2000 Mason
2 Street (North Beach Branch Library), Lot 001 in Assessor's Block No. 0074, is hereby
3 designated as a San Francisco Landmark under Article 10 of the Planning Code.
4

5 Section 3. Required Data.

6 (A) The description, location, and boundary of the Landmark site consists of the City
7 parcel located at Lot 001 in Assessor's Block No. 0074, with the street address of 2000
8 Mason Street (North Beach Branch Library).

9 (B) The characteristics of the Landmark that justify its designation are described and
10 shown in the Landmark Designation Case Reports and other supporting materials contained
11 in Planning Department Case Docket No. 2008.0968L. In brief, the North Beach Branch
12 Library is eligible for designation under the following National Register of Historic Places
13 criteria: (1) under Criterion A (Events), the North Beach Branch Library is a reflection of
14 principles of the modern public library promoted by the American Library Association after
15 World War II; and (2) under Criterion C (Design/Construction) said library represents an
16 innovative example of mid-century modern design in Northern California.

17 (C) The particular exterior features that shall be preserved, or replaced in-kind as
18 determined necessary, are those generally shown in photographs and described in the
19 Landmark Designation Case Reports, which can be found in Planning Department Docket No.
20 2008.0968L and which are incorporated in this designation by reference as though fully set
21 forth. Specifically, the following exterior features shall be preserved: i. Red brick masonry
22 walls, unpainted; ii. Location, size, shape, configuration and transparency of the window
23 systems, glazing and doors; iii. Glulam beams, stained; iv. Size, shape and configuration of
24 roof and eave; v. Wood trellis and supporting brick piers; vi. Terrazzo planters adjacent to
25 historic main entry, and vii. Retaining wall/planter at sidewalk. In addition, the following

1 interior character-defining features shall be preserved, or replaced in-kind as determined
2 necessary: i. Open floor plan; ii. Glulam beams, stained; iii. Chimney, mantle and fireplace,
3 unpainted; iv. Stair configuration and wood handrails; v. Red brick masonry walls, unpainted.
4

5 Section 4. The property shall be subject to further controls and procedures pursuant to
6 the San Francisco Planning Code and Article 10.
7

8 APPROVED AS TO FORM:
9 DENNIS J. HERRERA, City Attorney

10 By:


11 ANDREA RUIZ-ESQUIDE
12 Deputy City Attorney
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LEGISLATIVE DIGEST

[Planning Code – Landmark Designation of 2000 Mason Street (North Beach Branch Library).]

Ordinance designating 2000 Mason Street (North Beach Branch Library), Lot 001 in Assessor's Block No. 0074, as a Landmark under Article 10 of the San Francisco Planning Code; and adopting General Plan, Planning Code Section 101.1 and environmental findings.

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark.¹ Once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission ("HPC"). (Planning Code Section 1006; Charter of the City and County of San Francisco, Section 4.135.) Thus, landmark designation affords a high degree of protection to historic and architectural structures of merit in the City. There are currently 261 individual landmarks in the City under Article 10, in addition to other structures and districts in the downtown area that are protected under Article 11. (See Appendix A to Article 10.)

Amendments to Current Law

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: the North Beach Branch Library, located at 2000 Mason Street (Lot 001 in Assessor's Block No. 0074.)

The ordinance finds that the North Beach Branch Library is eligible for designation as a City landmark because it is a reflection of principles of the modern public library promoted by the American Library Association after World War II and it represents an innovative example of mid-century modern design in Northern California.

As required by Section 1004, the ordinance lists the particular exterior and interior features that shall be preserved, or replaced in-kind as determined necessary.

¹ The Board of Supervisors may also designate areas of the city as historic districts, but because the landmark nomination at issue pertains to an individual structure, this Legislative Digest concentrates on the rules that apply to individual landmarks.

Background Information

The landmark designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing to initiate the landmark designation of the North Beach Branch Library on October 7, 2009. At the time, the HPC initiated consideration of the all of the Appleton & Wolfard Libraries. The North Beach Branch Library was one of the libraries included in the initiation Resolution.

On September 1, 2010, after holding a public hearing on the proposed designation and having considered the specialized analyses prepared by Planning Department staff and the Landmark Designation Case Reports prepared by Johanna Street, the HPC voted to recommend approval of the proposed landmark designation of the North Beach Branch Library to the Board of Supervisors.



SAN FRANCISCO
PLANNING DEPARTMENT

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2010 SEP 23 PM 12:37

September 20, 2010

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

BY PC

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Suite 400
San Francisco,
CA 94103-2479

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Information:
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Re: Transmittal of Planning Department Case Number 2008.0968L:
Landmark Designation of the North Beach and Marina Branch Libraries

Historic Preservation Commission Recommendation: Approval

Dear Ms. Calvillo,

On October 7, 2009, the San Francisco Historic Preservation Commission (hereinafter "HPC") conducted a duly noticed public hearing to initiate the landmark designation of the Appleton & Wolfard Libraries pursuant to Article 10 of the Planning Code. Included in this initiation was the North Beach and Marina Branch Libraries.

On June 16, 2010, the HPC conducted a duly noticed public hearing to consider the proposed landmark designation of the Marina Branch Library and voted to recommend approval of the landmark designation under Article 10 of the Planning Code.

On September 1, 2010, the HPC conducted a duly noticed public hearing to consider the proposed landmark designation of the North Beach Branch Library and voted to recommend approval of the landmark designation under Article 10 of the Planning Code.

The proposed amendments received a Categorical Exemption under the California Environmental Quality Act Section 15060(c)(2).

Please find attached documents relating to the HPC's actions. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

John Rahaim
Director of Planning

Attachments (one copy of the following):

- HPC Resolution No. 638 – Initiating proposed landmark designation(s)
- HPC Resolution No. 648
- HPC Resolution No. 653



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution 653

HEARING DATE SEPTEMBER 1, 2010

Hearing Date: September 1, 2010
Request Date: October 7, 2009
Case No.: 2008.0968L
Project Address: 2000 Mason Street – North Beach Branch Library
Zoning: (P) Public and/or (OS) Open Space
Block/Lot: 0074/001
Property Owner: Director of City Property
25 Van Ness Avenue
San Francisco, CA 94102
Staff Contact: Tim Frye - (415) 575-6822
tim.frye@sfgov.org
Reviewed By: Sophie Hayward – (415) 558-6372
sophie.hayward@sfgov.org

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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD DESIGNATE 2000 MASON STREET, THE NORTH BEACH BRANCH LIBRARY, LOT 001 IN ASSESSOR'S BLOCK 0074, AS AN INDIVIDUAL LANDMARK PURSUANT TO ARTICLE 10 OF THE PLANNING CODE.

1. WHEREAS, on October 7, 2009 the Historic Preservation Commission ("Commission"), initiated Landmark Designation under Resolution 638 for the Appleton & Wolfard Libraries in consideration for designation as San Francisco Landmarks pursuant to Section 1004.1 of the San Francisco Planning Code; and
2. The Commission, at its regular meeting of October 7, 2009, reviewed staff analysis of the Appleton & Wolfard Libraries' historical significance per the National Register Criteria, and at its regular hearing on September 1, 2010, reviewed the Landmark Designation Case Reports prepared by Johanna Street dated March 26, 2010 and April 23, 2010; and
3. The Commission finds that the Appleton & Wolfard-designed North Beach Branch Library located at 2000 Mason Street appears to meet the eligibility requirements for listing on both the National Register of Historic Places and the California Register of Historical Places as an Individual Landmark per Section 1004 of the Planning Code and warrants consideration for landmark designation; and

4. The Commission finds that the North Beach Branch Library is considered individually significant; it embodies all the principles of mid-twentieth-century American public library design and displays a signature style developed by Appleton & Wolfard that at the time represented the City's greatest capital expenditure in the library modernization movement; and
5. The Commission finds that the following list of features, as identified in the consultant's case report, are character-defining features of the proposed landmark designation as they appear to relate to the building's historical significance and to retain historical integrity;
 - a. Exterior Character-Defining Features
 - i. Red brick masonry walls, unpainted.
 - ii. Location, size, shape, configuration and transparency of the window systems, glazing and doors.
 - iii. Glulam beams, stained.
 - iv. Size, shape and configuration of roof and eave.
 - v. Wood trellis and supporting brick piers.
 - vi. Terrazzo planters adjacent to historic main entry.
 - vii. Retaining wall/planter at sidewalk.
 - b. Interior Character-Defining Features
 - i. Open floor plan.
 - ii. Glulam beams, stained.
 - iii. Chimney, mantle and fireplace, unpainted.
 - iv. Stair configuration and wood handrails.
 - v. Red brick masonry walls, unpainted.
6. The Planning Department has determined the proposed Planning Code amendment is subject to a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)2 of the Guidelines for Implementation of the California Environmental Quality Act for activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment; and,
7. The Department has received a number of letters, emails, and other correspondence in support or in opposition to the proposed resolution. This information has been submitted to the Commission within the correspondence folder and is on file with the Commission Secretary.
8. The Commission has determined that the proposal will promote the following relevant objectives and policies of the General Plan:

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 2: CONSERVATION OF RESOURCES THAT PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Designating the significant historic resource as a local landmark will further continuity with the past because the building will be preserved for the benefit of future generations. Landmark designation will require that the Planning Department and the Historic Preservation Commission review any proposed work that may have an impact on its character-defining features. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made.

9. The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

N/A

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

The proposed amendment could conserve, protect and improve physical neighborhood character by recognizing the importance of the historic resource through its inclusion in Article 10 of the Planning Code as a City Landmark thereby requiring review and regulation of permit issuance through the Certificate of Appropriateness process.

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

N/A

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

N/A

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

N/A

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

The proposed amendment would not modify any physical parameters of the Planning Code or other Codes, requiring the greatest possible preparedness to protect against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed designation will further Priority Policy No. 7, that landmarks and historic buildings be preserved. Landmark designation will help to preserve a significant historical resource that is associated with events and architecture that embody the work of a master, and that embody the library modernization and program reform nationwide and in San Francisco.

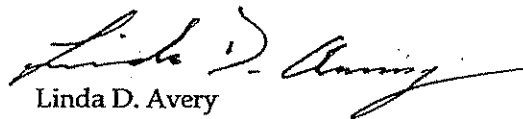
8. That our parks and open space and their access to sunlight and vistas be protected from development;

N/A.

NOW THEREFORE BE IT RESOLVED that the Commission hereby directs the City Attorney's Office to prepare a draft ordinance substantially reflecting the Commission's recommendations, as listed herein; and

BE IT FURTHER RESOLVED that the Commission hereby recommends that the Board of Supervisors ADOPT the proposed ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 1, 2010.



Linda D. Avery

Commission Secretary

AYES: C. DAMKROGER, J. BUCKLEY, D. MATSUDA, A. MARTINEZ

NOES: C. CHASE, A. WOLFRAM, K. HASZ

ABSENT:

ADOPTED: SEPTEMBER 1, 2010

SAN FRANCISCO
HISTORIC PRESERVATION COMMISSION
RESOLUTION NO 638.

ADOPTING FINDINGS RELATED TO INITIATION OF LANDMARK DESIGNATION OF THE

Parkside Branch Library
Marina Branch Library
Merced Branch Library
Eureka Valley Branch Library

1. WHEREAS, on September 2, 2009, Charles Chase, President, Historic Preservation Commission, requested a hearing to consider initiation of Landmark Designation for the Appleton & Wolfard Libraries in consideration of designation as City Landmarks pursuant to Section 1004.1 of the San Francisco Planning Code; and
2. The historic Preservation Commission, at its regular meeting of September 16, 2009, reviewed staff analysis of the Appleton & Wolfard Libraries' historical significance per the National Register criteria as part of the landmark Designation Initiation Case Report dated September 16, 2009; and
3. The Historic Preservation Commission finds that the ~~Parkside Branch Library~~, the Marina Branch Library, ~~the Western Addition Branch Library~~, ~~the Excelsior Branch Library~~, ~~the Merced Branch Library~~, ~~the North Beach Branch Library (building only)~~, and the Eureka Valley Branch Library appear to meet the eligibility requirements for listing on both the National Register and the California Register of Historical Places per Section 1004 of the Planning Code and warrant consideration for landmark designation; and
4. The Historic Preservation Commission finds that each of the above sited libraries are considered individually significant. They are also recognized significant under a larger multiple property listing. Combined under the multiple property listing, they embody all the principles of mid-twentieth century American public library design and display a signature design developed by Appleton and Wolfard that, at the time, represented the city's greatest capital expenditure in the library modernization movement ; and
5. The Historic Preservation Commission finds that the following list of features should be considered for preservation under the proposed landmark designation as they appear to relate to the building's historical significance and to retain historical integrity; and
 - a. One-story in height with double height main reading rooms, an open floor plan, and an overall residential "~~ranch-style~~" character.
 - b. A strong flat and/or a soft (low-pitch) asymmetrical gable roof form with a combination of exposed and boxed rafters, moderate to wide projecting eaves and soffits that contain recessed exterior lighting.
 - c. Residential or park-like landscaping in immediate vicinity with small in-ground masonry planters.
 - d. Trellis or pergola structures attached to the exterior of the building incorporated as part of the entrance, or installed adjacent to the structure.
 - e. A mixture of natural materials: use of light woods, exposed masonry, terrazzo, and cork
 - i. Stacked bond masonry (concrete units or brick). Occasionally with raked vertical mortar joints and horizontal joints pointed flush to strengthen verticality
 - ii. Wood beams and elements are often molded or glue laminate with clear varnish
 - f. Interior fireplace and hearth

- g. Outdoor reading areas or patios accessed through sliding glass doors flanked by large fixed windows.
 - h. Based on historic photographs all window and door systems are comprised of standard extruded components with a clear or dark finish. The Carey & Company report alludes to wooden sash windows; however, none were observed during site visits and all historic photos reviewed depict metal windows.
 - i. Fenestration patterns have either a strong vertical or horizontal expression through the overall shape of the window opening or through the mullion arrangement. Windows are also grouped into large bays that overlook entries, and pedestrian or landscaped public areas. Windows or glass block are occasionally located in the clerestory or extended up to eaves or in gable.
 - j. Light fixtures are commonly fluorescent light boxes with slatted diffusers.
 - i. Sometimes comprised of about 8 light boxes and arranged in a square doughnut configuration.
 - ii. Sometimes rectangular in shape and installed end to end for the width or length of the room.
 - k. Exterior sign is comprised of non-illuminated metal pin letters
6. The Historic Preservation Commission finds that by postponing initiation of the landmark designation until after completion of the current renovation project for the Parkside and the Merced Branch Libraries, the Historic Preservation Commission would ensure that the operations of the library and the public's access to the resource can resume as quickly as possible; and
- ~~7. The Historic Preservation Commission finds that postponement of the landmark designation initiation would allow the Historic Preservation Commission and the Planning Department to seek out the required funding for preparation of a landmark designation report and provide sufficient time for staff to inspect the site and evaluate the historical integrity of the proposed landmark; and~~
- ~~8. The Historic Preservation Commission finds that postponement of the landmark designation initiation until after project completion would be consistent with the Landmark Preservation Advisory Board's decision to initiate designation of the Carnegie Libraries after the renovations had been completed; and~~
9. The Historic Preservation Commission has reviewed documents, correspondence and the oral testimony on matters relevant to the proposed initiation of landmark designation, at a duly noticed public hearing held on September 16, 2009.

THEREFORE BE IT RESOLVED that the historic Preservation Commission hereby approves initiation of landmark designation and/or multiple property listing designation of the Marina Branch Library, Assessor's Block 0469, Lot 001; the Western Addition Branch Library, Assessor's Block 0793 Lot 002; the Excelsior Branch Library, Assessor's Block 6797, Lot 046; the North Beach Branch Library (building only), Assessor's Block 0074, Lot 001; and the Eureka Valley Branch Library, Assessor's Block 3564, Lot 095 pursuant to Article 10 of the Planning Code at this time; and

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby disapproves initiation of landmark designation and/or multiple property listing designation of the Parkside Branch Library, Assessor's Block 2351, Lot 001 and the Merced Branch Library, Assessor's Block 7236, Lot 001 pursuant to Article 10 of the Planning Code at this time; and

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs Planning Department staff to calendar initiation of landmark designation and/or multiple property listing designation for review by the Historic Preservation Commission at a public hearing to be held subsequent to the

completion of the Branch Library Improvement Program project currently underway Parkside Branch Library, Assessor's Block 2351, Lot 001 and the Merced Branch Library, Assessor's Block 7236, Lot 001.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on ~~September 16, 2009~~ October 7, 2009.

Linda D. Avery
Commission Secretary

AYES: Damkroger, Buckley, Martinez, Matsuda, Wolfram

NOES: Chase, Hasz

EXCUSED: 0



SAN FRANCISCO PLANNING DEPARTMENT

Landmark Designation Case Report

Hearing Date: May 19, 2010
Request Date: October 7, 2009
Case No.: 2008.0968L
Project Address: 1890 Chestnut Street - Marina Branch Library:
 2000 Mason Street - North Beach Branch Library:
Zoning: (P) Public and/or (OS) Open Space
Block/Lot: Marina Branch Library: 0469/001
 North Beach Branch Library: 0074/001
Property Owner: Director of City Property
 25 Van Ness Avenue
 San Francisco, CA 94102
Staff Contact: Tim Frye - (415) 575-6822
tim.frye@sfgov.org
Reviewed By: Sophie Hayward - (415) 558-6372
sophie.hayward@sfgov.org

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PROPERTY DESCRIPTIONS & SURROUNDING LAND USE AND DEVELOPMENT

Marina Branch Library: The subject building is a concrete structure with brick cladding and wide eave overhangs; and like all of the Appleton & Wolfard branch libraries, it features an outdoor patio and walls of windows that display the building's contents to pedestrians. The subject building is located on Chestnut Street within the Moscone Recreation Center, and near the intersection of Chestnut and Webster Streets within the Marina neighborhood. The surrounding context is primarily residential in character. Fort Mason is located to the northeast of the Recreation Center.

North Beach Branch Library: The subject building is a concrete structure with brick cladding and wide eave overhangs; and like all of the Appleton & Wolfard branch libraries, it features an outdoor patio and walls of windows that display the building's contents to pedestrians. It is located within the North Beach neighborhood on Mason Street within the Joe DiMaggio Playground and is bounded by Lombard, Mason, and Columbus Streets. The immediate area is mixed in character with neighborhood-serving commercial uses and multi-family residences. This area is known for its historic association with the Italian immigrant community as well as its Bohemian ties and its handsome collection of historic residential, institutional, and commercial buildings largely represented by urban forms of Colonial Revival, Edwardian, Art Deco and Moderne period architectural styles.

PROJECT DESCRIPTION

The case report and analysis under review was prepared by Johanna Street, dated March 26, 2010, and reviewed for its completeness by San Francisco Planning Department Preservation Staff.

The case before the Historic Preservation Commission (HPC) is the consideration of the landmark designation of the Marina and North Beach Branch Appleton & Wolfard Libraries as San Francisco

Landmarks under Article 10 of the Planning Code, Section 1004. The remaining library branches identified for initiation will be presented to the Historic Preservation Commission once Planning Department staff has received the case reports from the consultant and has adequate time to review them and deem them complete.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

BACKGROUND / PREVIOUS ACTIONS

At their regularly scheduled public hearing on September 2, 2009, the Historic Preservation Commission requested Planning Department Staff to prepare a case and analysis report for the Appleton & Wolfard Libraries in consideration for the initiation of designation as City Landmarks at their September 16, 2009 hearing.

The Historic Preservation Commission, at their regularly scheduled hearing on October 7, 2009, approved initiation of landmark designation and/or multiple property listing designation of the Marina Branch Library, Assessor's Block 0469, Lot 001; the Western Addition Branch Library, Assessor's Block 0793 Lot 002; the Excelsior Branch Library, Assessor's Block 6797, Lot 046; the North Beach Branch Library (building only), Assessor's Block 0074, Lot 001; and the Eureka Valley Branch Library, Assessor's Block 3564, Lot 095 pursuant to Article 10 of the Planning Code.

OTHER ACTIONS REQUIRED

None.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

The Planning Code Section 1004 (a)(1) authorizes the landmark designation of "an individual structure or other feature or an integrated group of structures and features on a single lot or site, having special character or special historical, architectural or aesthetic interest or value, as a landmark." Landmark designation may be initiated by the Board of Supervisors, Planning Commission, Arts Commission, Historic Preservation Commission, or by application of the property owner (Section 1004.1). Once initiated, the proposed designation is referred to the Historic Preservation Commission for a report and recommendation to the Board of Supervisors to approve, disapprove or modify the proposal (Section 1004.2).

If the Historic Preservation Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation (Section 1004.4). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days (Section 1004.5). The designating ordinance shall include "the location and boundaries of the landmark site...a description of the characteristics of the landmark...which justify its

designation, and a description of the particular features that should be preserved" (Planning Code Section 1004(b)).

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA

The Historic Preservation Commission on February 4, 2009, by Resolution No. 001, adopted the National Register Criteria as its methodology for recommending landmark designation of historic resources. Under the National Register Criteria, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, feeling, materials, workmanship, and association, and that are associated with events that have made a significant contribution to the broad patterns of our history; or that are associated with the lives of persons significant in our past or that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or that have yielded, or may likely yield, information important in prehistory or history.

BOUNDARIES OF THE LANDMARK SITES

The proposed landmark sites encompass the entire lot on which the subject buildings are located.

| | |
|------------------------------------|--------------------------------|
| Marina Branch Library (1953): | Assessor's Block 0469, Lot 001 |
| North Beach Branch Library (1959): | Assessor's Block 0074, Lot 001 |

STAFF ANALYSIS

The Department has determined that the following libraries before the Historic Preservation Commission at this time meet the requirements for individual National Register eligibility and encompass a thematically-related Multiple Property Listing (MPL). The justification for their inclusion is outlined below under the Criteria section of this case report.

| | |
|------------------------------------|--------------------------------|
| Marina Branch Library (1953): | Assessor's Block 0469, Lot 001 |
| North Beach Branch Library (1959): | Assessor's Block 0074, Lot 001 |

CHARACTERISTICS OF THE LANDMARK SITES THAT JUSTIFY ITS DESIGNATION UNDER APPLICABLE NATIONAL REGISTER CRITERIA

Criteria A (Events)

The Appleton & Wolfard Libraries were designed and constructed during a period of unprecedented commitment at the local, state, and national levels towards the development of public library systems and modernization of library services and functions, in particular with the passage of the 1956 Library Services Act. In San Francisco, only branch libraries followed this historical trend and it appears that the eight Appleton & Wolfard libraries benefitted from modern library theories, practices, and programming. The libraries listed above convey the broad trend of the social and cultural shifts in post-war American library programming and design. At the time, the branch libraries reflected the City's greatest capital expenditure in the library modernization movement. Combined, they embody all the principles of mid-twentieth-century American public library design and display a signature style developed by Appleton & Wolfard for these libraries. The Department concurs with the consultant's report in that the focused

building campaign, as realized through the Appleton & Wolfard libraries, is eligible under the events criterion for its association with broad nationwide library modernization and program reform.

Criteria C (Architecture)

The Department believes that the Marina and North Beach Branch Libraries are eligible individually under the architecture criterion. The libraries were constructed by the firm in 1953 and 1959, respectively. The branch libraries embody the principles of mid-twentieth-century American public library design and both display an array of character-defining features that clearly distinguishes the firm's work within the body of San Francisco's civic architecture. Appleton & Wolfard designed more libraries in San Francisco than any other single firm in the city's history. The libraries are eligible under the architecture criterion as works that possess a high artistic value and as the work of a firm that has made a significant contribution to San Francisco's built environment.

As a building type the libraries successfully convey many principles of postwar civic architecture and embody similar characteristics and features that identify them as the product of the firm Appleton & Wolfard. Both library designs express a residential character and scale that also appears to draw strong influence from informal Scandinavian architectural designs of the period, notably contemporaries like Finnish architect Alvar Aalto. As outlined in the consultant's case report, other strong influences are evident in the Joseph Eichler homes based on the designs of Anshen & Allen. Similar characteristics between these contemporaries and the Appleton & Wolfard libraries include scale, space planning, the use of natural light, and an appreciation of craftsmanship, color and texture of natural materials. For more information regarding the character-defining features, please see the character-defining features outlined within the consultant's case report.

The shift from the development of the classically-inspired hierarchy of pre-war civic architecture to a system based on leisure, recreation, and egalitarian social-service principles was a result of larger social and cultural changes than a mere interest in style. The consultant's report points to a revealing quote from a 1952 *Architectural Record* analysis of public libraries as a building type that articulates the evolution of the public library in program and design. In the analysis, Librarians Charles M. Mohrhardt and Ralph A. Ulveling remark, "The best of the new buildings show that a basic change in concept is taking place. The library is no longer a mere symbol of culture of a civic monument with pillars and impressive masses of steps: instead it is becoming a friendly place which reveals the resources within and invites one to share its hospitality. Simplicity of form, openness and a functional layout are its basic characteristics." The Department concurs with the consultant's report in that, "The Appleton & Wolfard-designed branch public libraries in San Francisco are innovative examples of Mid-Century Modern Design in Northern California."

While the work of the firm of Appleton & Wolfard has not been thoroughly analyzed and researched, based on the information that is known today, a number of their branch libraries represent the work of a credible firm whose oeuvre contains a number of handsome buildings identified as historic resources. Appleton & Wolfard began as the firm Hyman & Appleton during the early 20th-Century. Both Abraham Appleton and Samuel Hyman were educated in the Beaux-Arts tradition at the University of California, Berkeley. Together they designed a number of buildings, including residences, in a variety of styles for prominent San Francisco Jewish families. Through the influence of firm architect, Harold Wolfard, the firm expanded during World War II into designing within the Modernist aesthetic. Shortly after

Hyman's death, Wolfard became partner in 1948 and transitioned the firm solidly into Modernist design practice.

Other highlighted works by Appleton & Hyman, and Appleton & Wolfard include, Visitacion Valley Elementary School – a contributor to the eligible San Francisco Golden Age of School Construction MPL; Golden Gate Conservatory of Flowers – listed on the National and California Registers and City Landmark #50; Weinstein's Department Store at 1035 Market Street – listed on the California Register as a contributor to the Market Street Theater & Loft District; and the Academy of Art College at 625 Sutter Street – a Category II (Significant) Building within the Kearny-Market-Mason-Sutter Conservation District.

INTEGRITY OF THE LANDMARK SITES

The Department concurs with the consultant report regarding the integrity of the Marina and North Beach Branch Libraries. Below is a brief description of the historic integrity of each of the libraries.

- **Marina Branch Library:** The Marina Branch was rehabilitated in 2007 and it retains the majority of its character-defining features and possesses a high level of architectural integrity.
- **North Beach Branch Library:** The North Beach Branch Library possesses a high level of integrity and appears to have undergone almost no alterations since its date of construction.

DESCRIPTION OF THE PARTICULAR FEATURES OF THE LANDMARK TO BE PRESERVED

- a. The Planning Department concurs with the character-defining features identified within the consultant's report.

GENERAL PLAN POLICIES

The Urban Design Element of the San Francisco General Plan contains the following relevant objectives and policies:

OBJECTIVE 2: Conservation of Resources that provide a sense of nature, continuity with the past, and freedom from overcrowding.

POLICY 4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Designating the significant historic resources as local landmarks will further continuity with the past because the buildings will be preserved for the benefit of future generations. Landmark designation will require that the Planning Department and the Historic Preservation Commission review any proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's *Standards for the Treatment of Historic Properties* in their review to ensure that only appropriate, compatible alterations are made.

SAN FRANCISCO PLANNING CODE SECTION 101.1 – GENERAL PLAN CONSISTENCY AND IMPLEMENTATION

Planning Code Section 101.1 – Eight Priority Policies establishes and requires review of permits for consistency with said policies. On balance, the proposed designations are consistent with the priority policies in that:

- a. The proposed designations will further Priority Policy No. 7, that landmarks and historic buildings be preserved. Landmark designation will help to preserve a significant historical resource that is associated with events and architecture that embody the work of a master, and that embody the library modernization and program reform nationwide and in San Francisco.

PUBLIC/NEIGHBORHOOD INPUT

The Department has not received any additional correspondence from the public regarding the proposed designation since the HPC hearing to initiate designation on October 7, 2009. The Department will provide any public correspondence received after the submittal of this report in the HPC's correspondence folder.

PROPERTY OWNER INPUT

The property owner is the City of San Francisco.

DRAFT RESOLUTION FOR CONSIDERATION

The Historic Preservation Commission may recommend approval, disapproval, or approval with modifications of the proposed designation of the following libraries as San Francisco Landmarks under Article 10 of the Planning Code to the Board of Supervisors pursuant to Planning Code Section 1004.1. If the Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation (Section 1004.4). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days (Section 1004.5).

| | |
|------------------------------------|--------------------------------|
| Marina Branch Library (1953): | Assessor's Block 0469, Lot 001 |
| North Beach Branch Library (1959): | Assessor's Block 0074, Lot 001 |

PLANNING DEPARTMENT RECOMMENDATION

1. At this time, the Planning Department supports the landmark designation of the following library as a landmark under Article 10 of the Planning Code:

| | |
|-------------------------------|--------------------------------|
| Marina Branch Library (1953): | Assessor's Block 0469, Lot 001 |
|-------------------------------|--------------------------------|

The subject building is a historic resource that is both locally and nationally significant as it embodies distinctive characteristics of a type and period.

2. The Planning Department does not support the designation of the following library as a landmark under Article 10 of the Planning Code:

North Beach Branch Library (1959): Assessor's Block 0074, Lot 001

The subject building is a historic resource that is both locally and nationally significant as it embodies distinctive characteristics of a type and period. However, the Planning Department recommends that the Historic Preservation Commission adopt a resolution not to designate the subject site as a City Landmark and withdraw the initiation.

The demolition of the North Beach Branch Library and the construction of a new library are currently under evaluation in a soon to be published Environmental Impact Report (EIR). As part of this process, the proposed project and the alternatives to the project will be vetted by the public, the Historic Preservation Commission, and the Planning Commission in order to determine the project or alternative that minimizes impacts to the environment and meets the goals of the City. The EIR also takes into account potential environmental effects other than cultural resources and at this time the Department wishes to maintain the greatest flexibility in order to fully evaluate the proposed project against all Planning policies and quality-of-life issues associated with the project.

ATTACHMENTS

- A. *Department of Parks & Recreation L Form – Post-War Development of the Modern Branch Public Library in San Francisco 1945-1964*
- B. *Department of Parks & Recreation A Form – Marina Branch Library*
- C. *Department of Parks & Recreation A Form – North Beach Branch Library*
- D. October 7, 2009 Historic Preservation Commission Resolution #638 initiating designation.

TF: G:\PROJECTS\DESIGNATIONS\AWL libraries\AW_2008.0968L_Designation_Report.doc

CONTINUATION SHEET

*Recorded by: Johanna Street

*Date: 26 March 2010 Continuation Update

E. Statement of Historic Contexts

Post-War Development of the Modern Branch Public Library in San Francisco 1945-1964

Libraries in the United States after Carnegie

Andrew Carnegie (1835-1919) was a steel magnate in the late nineteenth century. His philanthropy funded the construction of more than a thousand public branch libraries throughout the United States; seven within the City of San Francisco.¹ His secretary provided grant applicants with guidelines to help regulate construction of the many buildings. As such, Carnegie's influence on the appearance and layout of branch libraries was pervasive and lasted well after his philanthropic foundation stopped funding their construction. Carnegie libraries are symmetrically rectangular in plan, with the main floor located above a basement, situated half above grade and half below. A formal staircase leads to the main floor which is entered through a small vestibule. The main floor is mostly an open floor plan subdivided by low bookcases. Windows are placed six feet above the floor level on all sides of the building to line the walls with bookshelves but still allow for natural light. The Carnegie libraries were Neo-Classical in style reflecting the solemn importance of the democratic goals of the public library institution. The last Carnegie grant to build a public branch library was given out in 1917 in response to a determination that "superior library service was ultimately a function of personnel, not architecture."² Today his foundation continues to offer grants that are not construction related.

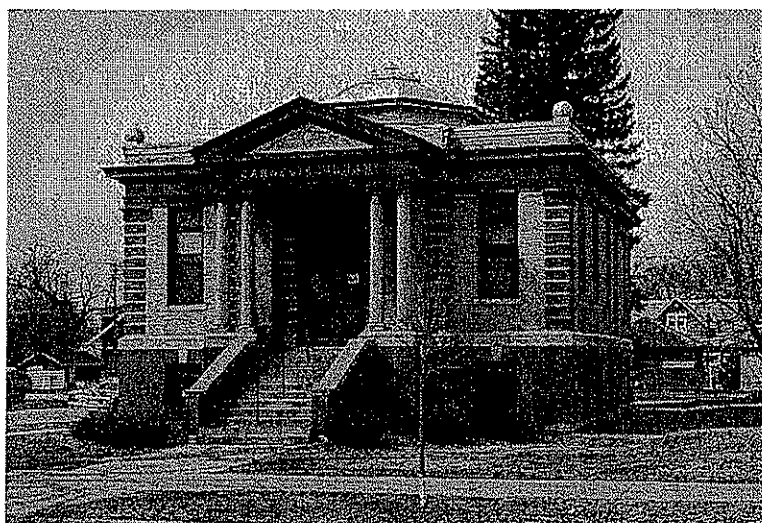


Figure 1. Typical Carnegie Library. Courtesy of the Library of Congress.

The prosperity of the 1920s allowed cities in the United States to finance their own construction of public branch library buildings. The appearance and layout of the city-funded projects tended to match, and are often confused with, the Carnegie-funded libraries. Demand for convenient branches outpaced construction and the trend of leasing spaces not specifically designed to be libraries persisted. When the Depression hit, libraries became more popular than ever. But funds for libraries decreased considerably during the 1930s, making it very difficult to serve the increased patronage. The United States Federal Government funded some library construction during the Depression through the Works Progress Administration in an effort to battle the severe unemployment. The Neo-Classical style started to disappear from library construction, in favor of more popular designs, during the 1930s.

After World War II, the United States quickly entered an era of affluence along with a population and construction boom. Funds for libraries were now available to address issues and theories that had been on hold since the beginning of the Depression. The American Library Association, the main professional organization for librarians in the United States since 1879, immediately identified this potential and published a document entitled Post War Standards for Public Libraries in 1943, followed by A National Plan for Public Library Service in 1948. These documents were used to promote, and became the basis of, the modern public

¹ Kelley, Tim. "Origins of the Seven San Francisco Carnegie Branch Libraries 1901-1921," Context Statement for the San Francisco Planning Department, January 2001, page 3.

² Van Slyck, Abigail. Free to All, Carnegie Libraries and American Culture:1890-1920. Chicago: University of Chicago Press, 1995, page 217.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2000 Mason Street

City: San Francisco

Zip: 94133

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Assessors Parcel Number: Block 0075 Lot 001

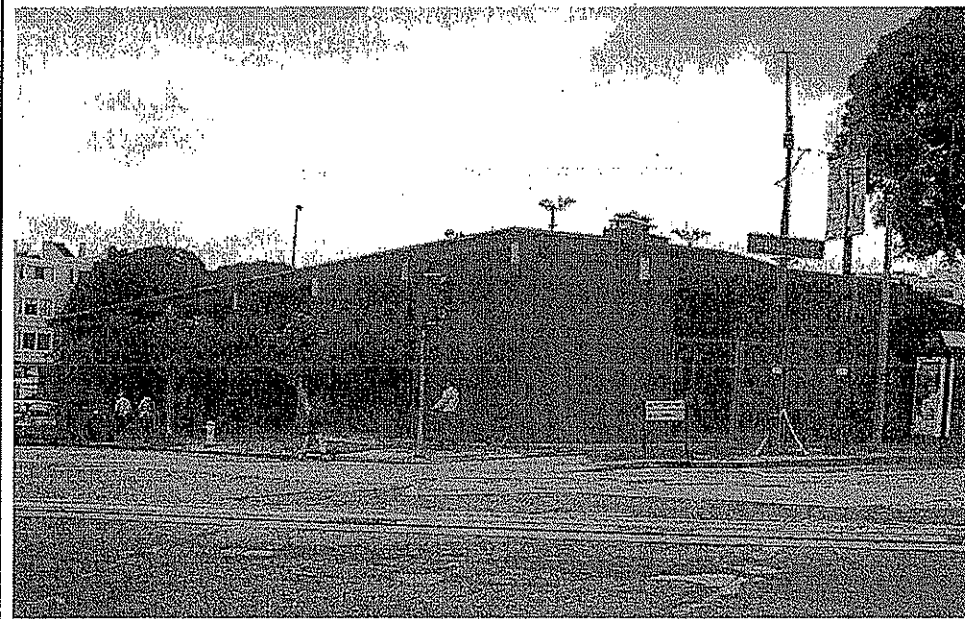
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The North Beach Branch Library is rectangular in plan featuring a low-pitched, gable roof, asymmetrically positioned. The front elevation of the library abuts the sidewalk of Mason Street and its west-facing red brick masonry wall is arranged in a saw-toothed pattern; a concrete planter is incorporated to take advantage of the triangular voids. Each north-facing fin of the sawtooth is full height metal sash glazing in a wood frame, divided two over two. Original metal sash casement windows, divided vertically, sit within the lower east glazing quadrants. The concrete and masonry of the west elevation has been painted in most pedestrian level areas due to vandalism. Nine, regularly spaced, deep, glulam beams articulate the wide eave of the front elevation. There are two points of entry to the library located on either side of the brick wall centered on the roof peak. The upper entry defines the corner of the south elevation with wood frame glazed side, and transom, lites flanking non-original, glazed metal double doors. The flanking terrazzo planter has been infilled and is painted in some locations. This entry is currently barricaded from use with a chain link fence due to handicap accessibility concerns. The other entry is located at a lower position due to the slope of Mason Street. It features similar non-original, glazed metal double doors with a wood frame glass transom that extends to the eave. A wood frame display case protrudes from the wall next to the doors. This is currently used as the main entry.
Continued on page 2.

*P3b. Resource Attributes: (List attributes and codes) HP15 Educational building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
Looking east, April 2010.

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1959, Dedication Ceremony

*P7. Owner and Address:
City and County of San Francisco
100 Larkin St.
San Francisco, CA 94102

*P8. Recorded by: (Name, affiliation, and address)
Johanna Street, Architect
1423 15th Ave
San Francisco, CA 94122

*P9. Date Recorded:
26 March 2010

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.")

Appleton & Wolfard Modern Branch Libraries in San Francisco

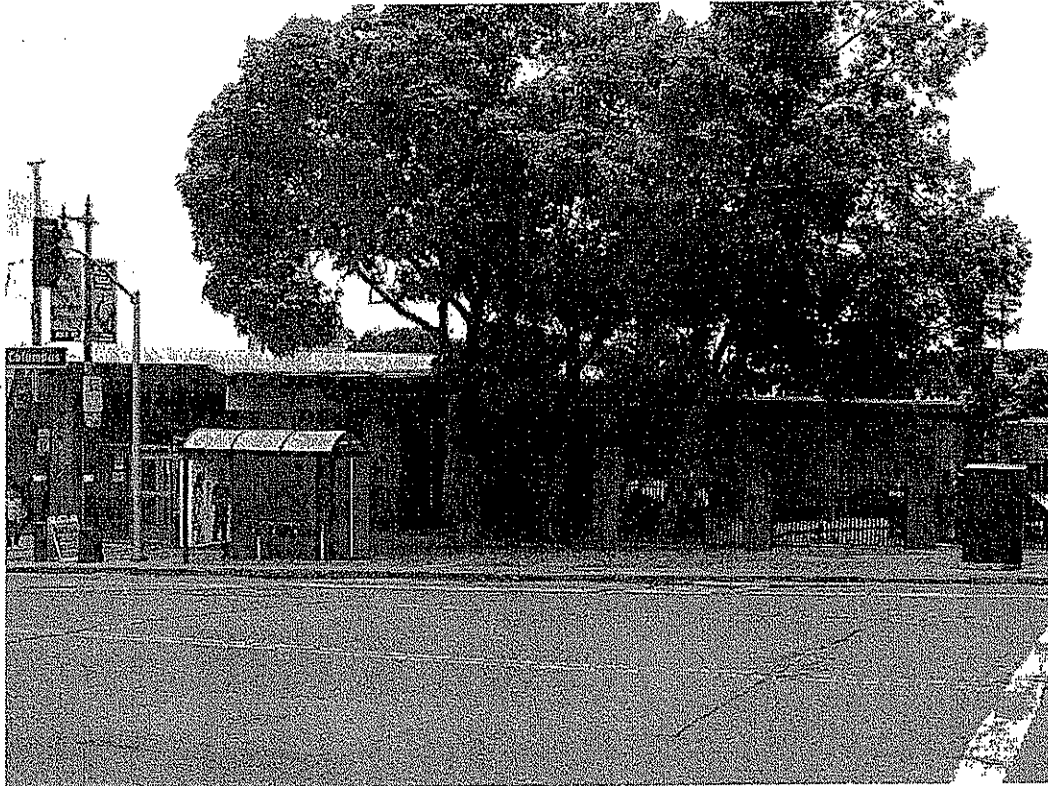
*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

*Recorded by: Johanna Street, Architect

*Date: 26 March 2010 Continuation Update

The metal lettered sign was moved from its position on the masonry to the south of the upper entry, to centered on the masonry between the two entries.

Columbus Avenue intersects Mason Street at an angle, which created a triangular open area in front of the south elevation of the library. A wood trellis supported on red brick piers, shades the large, south-facing, floor-to-ceiling, metal, sliding glass doors and connects to the wall of what was initially a public restroom. The restroom, though not internally connected, was part of the scope of work for the design of the library. It is a small, low, rectangular, red brick masonry building with a flat roof. Wood trellis elements function as a small eave. The south elevation of the restroom features two flush metal doors and the north elevation has six, regularly spaced, high, punched, square windows.



South Elevation of the North Beach Branch Library.

CONTINUATION SHEET

*Recorded by: Johanna Street, Architect

*Date: 26 March 2010 Continuation Update

The east elevation of the library faces tennis courts and is a tall, brick masonry wall articulated with the same nine, regularly spaced, deep glulam beams from the west elevation. Six pairs of low, metal vents located to the north of the roof peak are the only interruption in the, partially painted, red brick masonry wall. To the south, the east elevation of the library is divided into five vertical strips. Original metal sash casement windows, divided vertically, sit within each strip with a rectangular, concrete panel between floor levels. Fixed glazing fills in the spaces above the windows to the sloping eave. A flush metal door is positioned at the southern corner.



East Elevation of the North Beach Branch Library

*Recorded by: Johanna Street, Architect

*Date: 26 March 2010 Continuation Update

The short, rectangular north elevation features a long band of original metal sash casement windows, divided vertically, set below the side of a spanning glulam beam. The brick masonry wall is punctuated by ten metal vents regularly spaced. The western end of the north elevation has a brick walled exit stair enclosed with a metal gate and chain link fence.



North Elevation of the North Beach Branch Library

The lower entry of the library brings patrons to a long, curved, wood circulation desk and the open plan, main floor level. The interior side of the red brick masonry exterior walls is exposed and unpainted. The glulam beams are also exposed and articulate the acoustic tile ceiling. Florescent lights are arranged in square patterns and five square skylights are located near the eastern wall. The browsing area of the library, which overlooks the main floor, is located up half a flight of stairs to the upper entry landing and then up another half a flight stairs. Wood handrails flank both side of the stairs. The service area for the library staff is located below the browsing area, reached by a stair located beyond the circulation desk.

*Recorded by: Johanna Street, Architect

*Date: 26 March 2010 Continuation Update



West Elevation of the North Beach Branch Library.

Exterior character-defining features to be preserved:

- Red brick masonry walls, unpainted.
- Location, size, shape, configuration and transparency of the window systems, glazing and doors.
- Glulam beams, stained.
- Size, shape and configuration of roof and eave.
- Wood trellis and supporting brick piers.
- Terrazzo planters adjacent to historic main entry.
- Retaining wall/planter at sidewalk.

Interior character-defining features to be preserved:

- Open floor plan.
- Glulam beams, stained.
- Chimney, mantle and fireplace, unpainted.
- Stair configuration and wood handrails.
- Red brick masonry walls, unpainted.

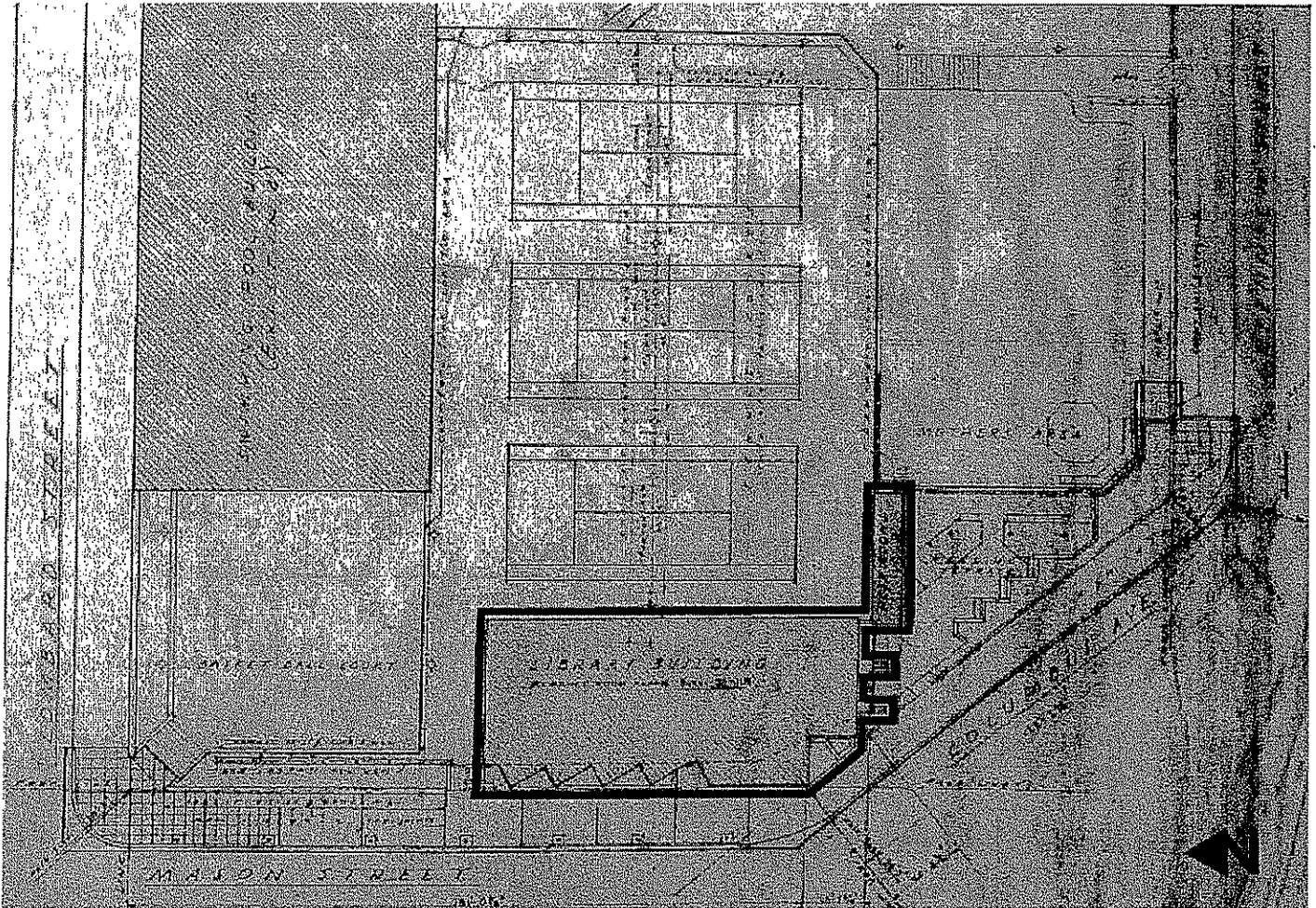


Figure 1. Location map showing boundary of North Beach Branch Library.

Mayor's Office on Disability



Gavin Newsom
Mayor

Susan Mizner
Director

October 5, 2010

Bill Wycko
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Draft EIR for the North Beach Public Library and the Joe DiMaggio Playground Master Plan Project
Project / 701 Lombard St., 2000 Mason St./661 Lombard St.
Planning Department Case No. 2008.0968E
State Clearinghouse No. 2009042130

Dear Mr. Wycko,

As Deputy Director for Physical Access at the Mayor's Office on Disability (MOD), I have reviewed the Draft Environmental Impact Report (EIR) for the North Beach Public Library and the Joe DiMaggio Playground Masterplan. I believe the Draft EIR is accurate and complete, and am writing to encourage your acceptance of the EIR.

My primary responsibility in my role at the Mayor's Office on Disability is to oversee the implementation of the City's ADA Transition Plan and Uniform Physical Access Strategy (UPhAS), which ensures full access to people with disabilities to the City's programs, activities, benefits and facilities. The Board of Supervisors adopted this ADA Transition Plan & UPhAS in May 2007. The North Beach library is a key part of the City's ADA Transition Plan and Uniform Physical Access Strategy (UPhAS). We count on the library's bond program to deliver full accessibility throughout the City's branch libraries.

The EIR is accurate in describing the current facility as inaccessible – that is, its programs and general services are not fully accessible to individuals with mobility disabilities. The building currently has four floor levels, with different types of programming on each level. Only one level is accessible through a side entrance, rather than through the main entrance. The upper level contains a portion of the children's and Chinese language library and the lowest level contains the news print library and toilet facilities. These are not wheelchair accessible. Because the main, accessible level has no assembly space, and because all programs must be accessible to everyone, poetry readings and unique programs offered at North Beach have had to relocate to other locations. The current building also has poor access to restrooms. Individuals with mobility disabilities must leave the building and travel around the perimeter of the block to use toilets at the North Beach Pool and Clubhouse.

The EIR is also accurate in reflecting the extensive public review and input process. The San Francisco Library has made multiple presentations at the Mayor's Disability Council (MDC) and at its Physical Access Committee meetings. The MDC has representatives from the disability community, who are appointed by the Mayor to advise the City. These meetings function as a primary venue for an agency or department to engage individuals with disabilities and individuals who represent organizations that service constituents with disabilities.

The EIR is accurate because it shows how much better a new library would be for this particular site and for the Library's system as a whole. As noted within the EIR, the library's design incorporates Universal Design,

- The design of products and environments to be usable by all people, to the greatest extent possible, without adaptation or specialized design.
- A user-friendly approach to design in the living environment where people of any culture, age, size, weight, race, gender and ability can experience an environment that promotes their health, safety and welfare today and in the future.

The EIR is accurate in highlighting the importance of accessibility within the primary design being evaluated, and in part, in the report's preservation alternates.

The EIR is adequate because it analyzed many detailed preservation alternatives that show renovating and laterally expanding the current library may not provide adequate ADA parity. Many of the preservation alternates are split-level facilities that have elevators with multiple, confusing door openings, or are alternates that would require multiple elevators. Several alternatives have elongated floor plates, connected by a zig-zagging corridor that does not provide a direct line-of-sight for simplified wayfinding.

These conditions do not meet the intent of first four principles of Universal Design:

1. Equitable Use
2. Flexibility in Use
3. Simple and Intuitive Use
4. Perceptual Information ("legibility" in the environment):

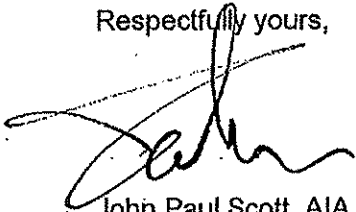
The EIR is accurate in determining the proposed project does not appear to obviously conflict with the draft Better Streets Plan. MOD and the Mayor's Disability Council have worked closely with the Planning Department to incorporate Universal Design into the Better Streets Plan, especially as a benefit to provide access to the City's public buildings and cultural life.

As shown in the proposed Master Plan, this site will become a fully functional recreational and cultural center. It could become an important neighborhood hub providing synergistic civic programs to North Beach, Telegraph Hill and the portions of Russian Hill and Chinatown.

MOD wishes to note that due to the delays that have occurred in moving the DiMaggio Playground forward into Capital Development, we have not included this portion of the facility in the UPhAS ADA Transition Plan.

When this project and Master Plan is realized, the Library and Recreation and Parks Department will be equipped to administer services, programs, and activities in the most integrated setting appropriate to the needs of individuals with disabilities and the general public.

Respectfully yours,



John Paul Scott, AIA, CASp

Deputy Director for Physical Access

CC Brian Bannon, Chief of Branches, Branch Library Improvement program
Howard Chabner, chairperson of the Mayor's Disability Council's Physical Access Committee



SAN FRANCISCO ARTS COMMISSION

File 101230
11/1/10 - Distributed
in committee

November 1, 2010

GAVIN NEWSOM
MAYOR

LUIS R. CANCEL
DIRECTOR OF
CULTURAL AFFAIRS

Honorable San Francisco District Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: North Beach Public Library and Joe DiMaggio Playground Master Plan Project

Honorable Supervisors,

I am writing on behalf of the Arts Commission's Civic Design Review Committee. The Committee unanimously approved Phase 2 of the design for the new North Beach Branch Library on November 16, 2009. The Committee supports the Master Plan for the project and encourages the Board of Supervisors to reject the landmark designation of the current library.

We support the Master Plan for this project based on the evidence laid forth in the Environmental Impact Report (EIR), which demonstrates that by building a new facility on the existing parking lot, removing the current structure, and closing the end of Mason Street, the neighborhood will gain much needed open space. This addition of 12,000 square feet of public space will greatly enhance the functionality and civic importance of the library and playground in a neighborhood that has little room for expansion and yet a high population of children and families. Additionally, we believe that because the EIR states that there are no significant impacts to transportation or recreation resources, that there is no reason this project should not move forward. The Committee believes that the new building's design is appropriate for the neighborhood, conceptually strong, refined, and exemplary of our current values surrounding sustainability. Its contemporary design will be looked back on in the future as an example of excellence in architecture from this decade.

We believe that civic buildings should convey a sense of openness to the public as a gesture that that they are welcome. The new North Beach Branch Library does this with its public space, natural light and transparency. These are attributes that the existing North Beach Library building does not possess nor convey. Additionally, there are several Appleton & Wolfard libraries in San Francisco that are better examples of architectural excellence of that style.

We strongly encourage the Board of Supervisors to reject the landmark status of the existing North Beach Branch Library. We hope that the Board will support the master plan including removing the existing library, constructing a new library and creating new open space.

Thank you for your consideration.

Sincerely yours,

Cass Calder Smith
Chair, Civic Design Review Committee



CITY AND COUNTY OF
SAN FRANCISCO



LANDMARKING MERIT: NORTH BEACH LIBRARY

EXECUTIVE SUMMARY: The Library Department's technical reports, independent historians and the Planning Department concur that the North Beach Library has high architectural, historical and cultural significance, and has the highest integrity of all the Appleton-Wolfard Libraries. The North Beach Library is eligible for the National Register of Historic Places and the California Register of Historical Resources, as well as a thematically-related Multiple Property Listing. From 1988 to 2008, the Library's three Bond Measures, structural report and Branch Library Improvement Program planned for rehabilitating and expanding the North Beach Library. The North Beach Library may be the neighborhood's best example of mid-century modernism—a symbol of the social-democratization of the American library, serving as a community living room and cultural melting pot.

The win-win design satisfies all competing programmatic needs:

The largest library for the money, preserving a historic resource, enlarging multi-purpose/ softball fields, saving view corridors, honoring urban design principles & the SF General Plan, strengthening the triangle urban node on Columbus Avenue.....

Code-compliant designs should take precedence over non-code compliant proposals.

Preservation is code-compliant, while the proposed Triangle Library is non-code compliant—requiring rezoning, spot zoning.....

Preserve the regional Multi-Purpose Playground, Joe DiMaggio's Softball Fields, Triangle and Library.

The Playground's and softball fields' history needs to be studied. The proposed Master Plan decreases net recreational space.

Comply with legal mandates, regarding the Triangle site, Library Bond Measures, shadow ordinances...

Preservation complies with eminent domain resolutions, ballot language, General Plan principles, shadow ordinances.....

SUPPORTING ORGANIZATIONS

- National Trust for Historic Preservation
- San Francisco Architectural Heritage
- DOCOMOMO
- San Francisco Preservation Consortium
- Architectural historians and Preservation professionals
- Telegraph Hill Dwellers
- North Beach Neighbors
- Library Citizens Advisory Committee of the Board of Supervisors
- Coalition for San Francisco Neighborhoods
- San Francisco Tomorrow
- Parkmerced Residents Organization
- Sunset Parkside Education & Action Committee
- Coalition for a Better North Beach Library & Playground
- Save Mason Street
- Friends of North Beach Library
- Friends of Appleton-Wolfard Libraries
- and many residents.

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 BOARD OF SUPERVISORS
 SAN FRANCISCO
 2010 OCT 28 PM 3:15
 BY

NORTH BEACH BRANCH LIBRARY: HISTORIC RESOURCES TECHNICAL REPORT

SUMMARY: Carey & Co. has determined that the North Beach Branch Library appears to be individually eligible for the National Register of Historic Places and the California Register of Historical Resources. In addition, the building could be part of a multiple property listing, along with the seven other branch libraries designed by the architectural firm of Appleton & Wolfard..... Having undergone virtually no alterations, the North Beach Branch Library retains excellent integrity to convey its historical significance. Finally, demolition of the North Beach Branch Library constitutes a "substantial adverse change" to an individual historical resource.

EVALUATION: [The] building is considered a historical resource under CEQA, in accordance with the San Francisco Planning Department procedures for CEQA review of historical resources.

PROJECT IMPACT: Inasmuch as the proposed project [new Triangle Library] would demolish the North Beach Branch Library, the proposed project would thereby have a significant impact on the environment, because it would result in a substantial adverse change to the library building.

LANDMARK DESIGNATION CASE REPORT

STAFF ANALYSIS: The [Planning] Department has determined that the following libraries [Marina Branch Library and North Beach Branch Library] before the Historic Preservation Commission at this time meet the requirements for individual National Register eligibility and encompass a thematically-related Multiple Property Listing (MPL).

NATIONAL REGISTER CRITERIA A (EVENTS): The Department concurs with the consultant's report in that the focused building campaign, as realized through the Appleton & Wolfard libraries, is eligible under the events criterion for its association with broad nationwide library modernization and program reform.

NATIONAL REGISTER CRITERIA C (ARCHITECTURE): The Department believes that the Marina and North Beach Libraries are eligible individually under the architecture criterion.

INTEGRITY OF THE LANDMARK SITES: The Department concurs with the consultant report regarding the integrity of the Marina and North Beach Branch Libraries.

GENERAL PLAN POLICIES: Designating the significant historic resources as local landmarks will further continuity with the past because the buildings will be preserved for the benefit of future generations.

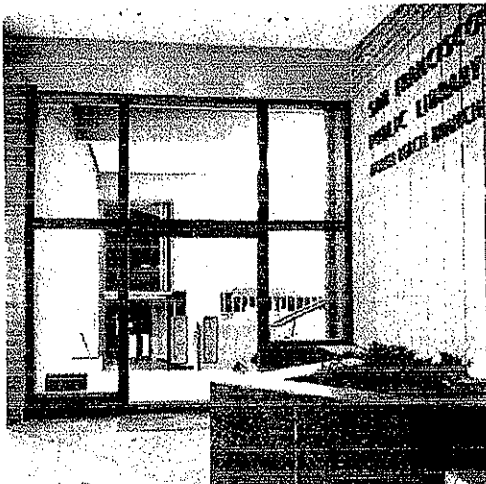
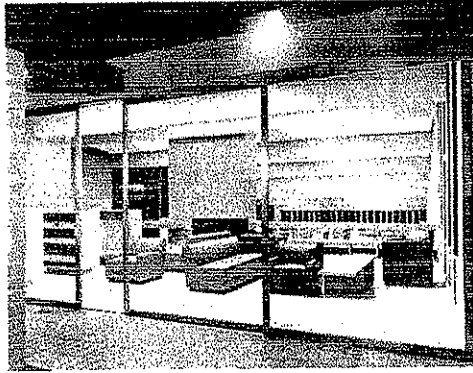
THE APPLETON-WOLFARD NORTH BEACH LIBRARY

The North Beach Library is acknowledged as a significant architectural, historical and cultural resource. As determined by the Library Department's own Historic Resources Report, Case Reports, Continuation Sheets, technical evaluations, independent historians, the Historic Preservation Commission and the Planning Department, the library is eligible for the National Register of Historic Places, California Register of Historical Resources and a multiple-property listing of Appleton-Wolfard Libraries. Historic preservation would restore this exemplary example of mid-century modernism.



THE APPLETON-WOLFARD NORTH BEACH LIBRARY

The heralded 1958 grand opening celebrated not only a state-of-the-art library, but a significant modernist architecture that symbolized the social democratization of the American library. Historic preservation would resurrect the original excellence and spatial quality





Please add to packet: Landmark North Beach Library
Sal to: alisa.somera

10/28/2010 11:33 AM

2 attachments



Walgreen's 2.jpg Walgreen's 3.jpg

October 27, 2010

TO: Land Use Committee
FM: Sal Busalacchi, Life long native, North Beach.
RE: LANDMARK NORTH BEACH LIBRARY

It has been said that the North Beach Library is not worth saving because it is ugly. Well if that is the criteria for demolishing a building then lets take a look at building that the library is proposing to build. The attached photo has been taken from the libraries web site and is the new building. To put this new building into prospective I have added signage. Now we, if we are basing the destroying the North Beach Library because it's ugly and we are using aesthetics for a criteria, we will be getting rid of so called ugly and trading it FOR REAL UGLY and out of place in our neighborhood.

Through out this process, these facts will remain and will not change:

1. The North Beach Library is historic and the Historic Preservation Committee and the Planning Department, plus independent studies by Carey & Co. and Johanna Street, speak to the high level of historic integrity the North Beach library.
2. If the North Beach Library gets redone, this library can be made bigger and better then the triangle library because it is a rectangle and will have more usable square feet and will give us more assignable square feet.
3. In Library Design Standards, the recommended time frame to allow for growth and expansion is 20 years. The North Beach Library will have the ability and room to grow, while the triangle library WILL NOT. If the triangular library is built; because of its configuration and site constraints, it will have no room to grow for future needs and will become obsolete.
4. The new triangular library has wasted nonassignable space and limited computer stations (as few as 18). An 8,500 square foot library should have 51 to 64 more stations then the present plan. If a class of 30 school children, for example, wanted to use the computers, there would be insufficient computer stations for the children as well as the library patrons. If we are to educate our children and future generations, we need a library that can grow, has more computers and less wasted space. I just came back from New York and in the subway, the N.Y. library has a 700 foot space with 13 computers! We on the other hand have 8,500 square feet with 18 computers.

5. These groups do not want a triangle library.

National Trust for Historic Preservation

San Francisco Architectural Heritage

DOCOMOMO

San Francisco Preservation Consortium, historians and preservation professionals

Telegraph Hill Dwellers

North Beach Neighbors

The Library Citizens Advisory Committee of the Board of Supervisors,

Coalition for San Francisco Neighborhoods

San Francisco Tomorrow

Parkmerced Residents Organization

Sunset Parkside Education & Action Committee

Coalition for a Better North Beach Library & Playground

North Beach Association

Save Mason Street organization

Friends of North Beach Library

6. The "Friends of Joe DiMaggio" are "NO FRIENDS of Joe DiMaggio" and have proved that by the misinformation they have given you.

They are interested in making a park rather than having a playground. The baseball field will be gone under their plan. If your union worked in your behalf as the friends of Joe DiMaggio has worked for the Joe DiMaggio baseball field, you would be out of a job. They are just a name with no real significance to Joe DiMaggio.

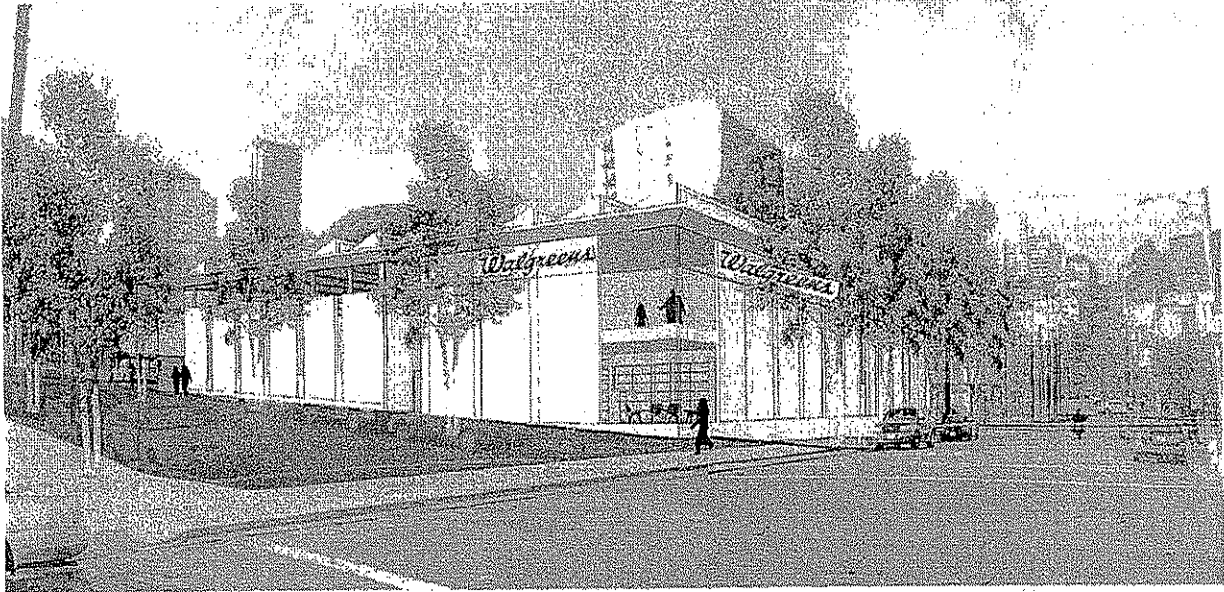
I think the point I am trying to make is; the North Beach Library is a fine example of our 50's heritage, good or bad. It should be land marked. It should be made just as good as the Marina Library. The domino effect of building a library on the triangle will have a much more devastating effect on our neighborhood than fixing what we have.

Respectfully

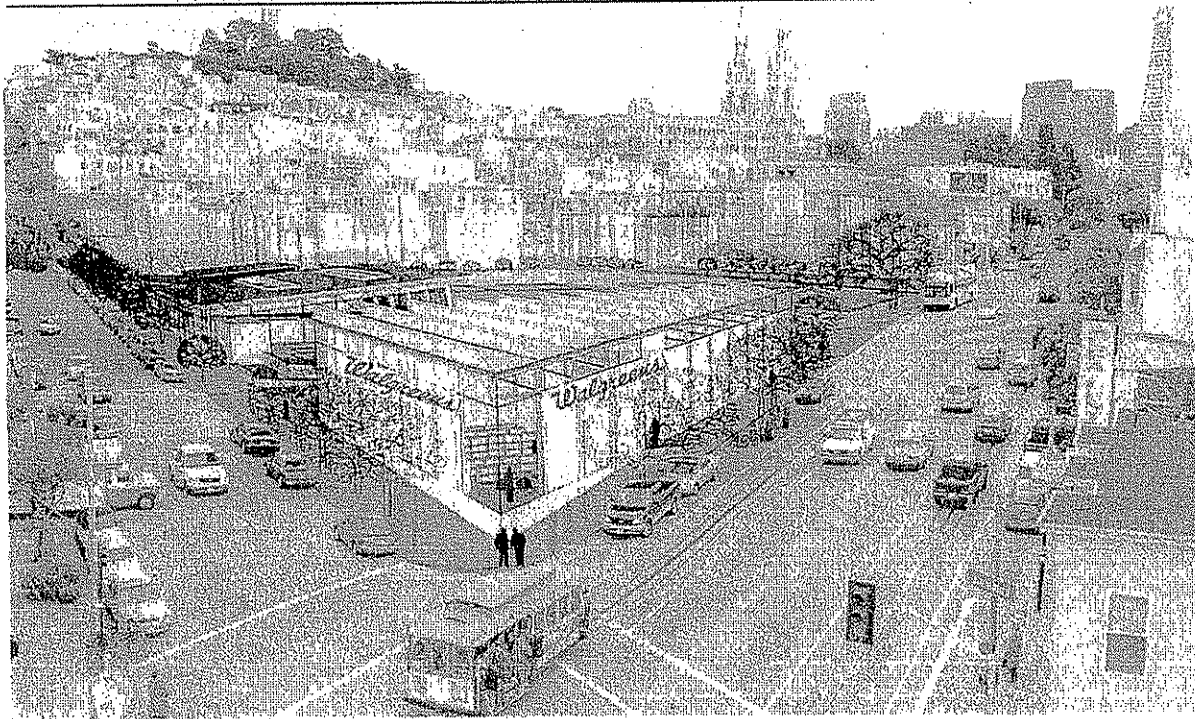
Sal Busalacchi

2154 Mason Street

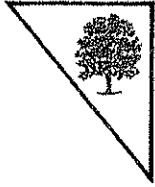
(415) 999-9019



VIEW WEST UP LOMBARD STREET - AFTER



701 LOMBARD WITH JOE DIMAGGIO PLAYGROUND AND TELEGRAPH HILL BEYOND - AFTER



**COALITION FOR
A BETTER NORTH BEACH LIBRARY & PLAYGROUND**

1321 Montgomery Street San Francisco CA 94133
415 391 0737

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2010 OCT 28 AM 10:33
BY

October 27, 2010

TO: Land Use Committee
FM: Coalition for a Better North Beach Library & Playground (Sue Cauthen, Chair)
RE: LANDMARK NORTH BEACH LIBRARY

I am a lifelong library patron, a published writer and a former English teacher at UC Berkeley and Lowell High School. The North Beach library is a major element in my life and a literary tradition in our community.

On behalf of the Coalition for a Better North Beach Library & Playground, I urge you to landmark this historic building so it can be renovated and expanded and continue its role as the intellectual centerpiece of our neighborhood.

Please do not be swayed by the political arguments of those who seek to demolish this unique architectural asset and literary icon and replace it with an inefficient, visually unappealing structure that is twice as expensive and contains space for half the amenities

Ignore Misinformation & Spurious Arguments

Note that there is more hysteria and misinformation circulated about the North Beach library than all the other library renovation projects together. Instead of being a good steward of buildings under its control, San Francisco Public Library (SFPL) is doing everything in its power to destroy our historic and tradition-rich library. SFPL was pressured into using the controversial Triangle site, much to the consternation of city librarian Luis Herrera. We would be pleased to provide an email he sent at the time stating that "a two story library on the Triangle won't work."

Please resist the spurious arguments advanced by the well-financed publicity campaign of SFPL and its two support groups: Friends of the Library and the Council of Neighborhood Libraries. In fact, SFPL has even made inroads on the Board of Supervisors own Library Citizens Advisory Committee, a group chartered in 2004 to be an independent oversight body. I am the founder and immediate past chair of this group.

Ignore the subjective and false conclusion in the Planning Department report written by Tim Frye. After presenting glowing arguments about the library's historic significance and impeccable provenance, he states that the library should be demolished to provide open space. Our calculations (advanced in architect Howard Wong's letter to you) shows that the North Beach Master Plan actually reduces usable open space by about 12,000 square feet.

A far superior solution is to provide additional open space on the Triangle site, which was taken by eminent domain to be open space and which was purchased with \$2.8 million from the Open Space Fund. This fund can only be used to buy land for open space or recreation. The General Plan identifies libraries as non-recreational uses. Green space on the Triangle will continue the siting of mini-parks along Columbus from Fisherman's Wharf to the Financial District and will enhance the library/park project and uplift our community whether or not Mason Street is closed to traffic.

In making your decision, please apply the standards of historic preservation. The Historic preservation Commission used impeccable standards of historic analysis before recommending that the North Beach library be landmarked. Their professionalism, scholarship and objective criteria should be your yardstick as well.

Protection of our past enhances our future without sacrificing our soul.

Professional Analysis: Background

Both the Historic Preservation Committee and the Planning Department, plus independent studies by Carey & Co. and Johanna Street, speak to the high level of historic integrity the North Beach library possesses. In fact, they deem the library the most historic of the eight libraries designed by Appleton & Wolfard in the mid-1950s.

The Historic Preservation Commission carefully studied the North Beach library before reaching its conclusion. The library's historic significance was subjected to the most rigorous analysis over four separate HPC meetings. Professionalism, diligence and thoroughness were their watchwords. In addition, be aware that not only is the library eligible for listing on the National Register of Historic Places, it also conforms to standards of the California Register of Historic Places.

HPC further found that the library is individually significant, embodying the principles of mid-twentieth century American public library design. It also exemplifies the signature style of Appleton & Wolfard, the architects selected to design more San Francisco libraries than any of its peers.

Landmarking the North Beach library will promote numerous objectives of the General Plan, among them urban design, conservation of historic resources, preservation of areas of historic and architectural value, continuity with past development and especially Priority Policy 7: Preservation of historic buildings and landmarks. Landmark designation will preserve a significant historic resource associated with events and architecture that embody the library modernization and program reform nationwide in an era when libraries were converting to warm and welcoming buildings whose form honored their function.

Join with citywide good government groups and preservation advocates citywide to save a beautiful, community-enhancing building from the wrecker's ball. Supporting groups include Architectural Heritage, the Preservation Consortium, Docomomo, the Coalition for San Francisco Neighborhoods, San Francisco Tomorrow, and both North Beach community organizations: Telegraph Hill Dwellers and North Beach Neighbors, as well as countless residents and good government groups.

Jean Wood Founding Member of Coalition
37 Houston S.F. 94133
(415) 776-4567

JOAN JOAQUIN-WOOD
P.O. BOX 330214
SAN FRANCISCO, CA 94133-0214

Received
10/25/10 @ 2:00pm
DS

October 26, 2010

Alisa Somera, Clerk, Land Use Committee
S.F. Board of Supervisors
#1 Dr. Carleton B. Goodlett Place
Room 244
San Francisco CA 94102

Attention: Chairman Sophie Maxwell and Supervisors David Chiu and Eric Mar

Re: File #101230 Landmarking the North Beach Library

Ms. Somera:

As discussed previously, enclosed is the Historic Resources Technical Report by Carey & Co. from April 30, 2009 which will supplement Architect Johanna Street's report of April 23, 2010 already submitted to the Committee for its consideration of Resolution 653 to Landmark the North Beach Library. (It is titled "Draft" but was subsequently finalized.)

This report was commissioned by the Planning Department and consists of 74 pages which are complete here except for pages 44 through 54 unrelated to the North Beach Library. (*Appendix B*)

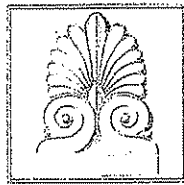
In order to make an informed decision, I believe the Committee can also rely on this additional professional analysis of the merits of the North Beach Library. The SUMMARY states in part:

"Carey & Co. has determined that the North Beach Branch Library appears to be individually eligible for the National Register of Historic Places and the California Register of Historical Resources.... The branch library appears to be eligible individually as an architectural type – a mid-twentieth-century public library – and for embodying the character-defining features of libraries designed specifically by the firm of Appleton & Wolfard, like asymmetrical gables, walls of wood-sash windows, masonry walls, and exterior patios....Having undergone virtually no alterations, the North Beach Branch Library retains excellent integrity to convey its historical significance."

Please add this to the packet already submitted by Planning. Thank you.

Joan Wood

Joan Wood, 37 Houston Street, North Beach
Enc.



CAREY & CO. INC.
ARCHITECTURE

North Beach Branch Library
San Francisco, California

Draft Historic Resources Technical Report

April 30, 2009

INTRODUCTION

Environmental Science Associates has engaged Carey & Co. to prepare a Historic Resource Technical Report requested by the City of San Francisco Planning Department for the North Beach Branch Library, San Francisco, California. Because the property was constructed 50 years ago and may be demolished as a part of a proposed project to build a new, larger, and modern North Beach Branch Library, the San Francisco Planning Department requires this report to be prepared as part of the EIR for the overall project. (This building has not been subject to previous surveys.) This report provides a historic resource evaluation of the North Beach Branch Library within the contexts of North Beach, mid-century libraries in the United States, and the mid-century San Francisco branch libraries designed by the architectural firm of Appleton & Wolfard. It also provides a project impact evaluation, suggested mitigation measures, and alternatives to the proposed project.

This report was prepared by Karen McNeill, PhD., and reviewed by Nancy Goldenberg, Architectural Historian and Principal at Carey & Co.

SUMMARY

Carey & Co. has determined that the North Beach Branch Library appears to be individually eligible for the National Register of Historic Places and the California Register of Historical Resources. In addition, the building could be part of a multiple property listing, along with the seven other branch libraries designed by the architectural firm of Appleton & Wolfard.

The branch library appears to be eligible individually as an architectural type – a mid-twentieth-century public library – and for embodying the character-defining features of libraries designed specifically by the firm of Appleton & Wolfard, like asymmetrical gables, walls of wood-sash windows, masonry walls, and exterior patios. It thus appears eligible under Criterion C/3. The North Beach Branch Library was the fifth of eight libraries designed by Appleton & Wolfard for the city between 1951 and 1966. Like the other libraries, this branch was designed and built during one of the most significant periods in the development of American public library systems and buildings. The purpose of public libraries shifted

from one of social control to democratic social service; in addition to providing books, libraries became leisure and community centers, information repositories, and education centers. Concern for and funding of the modernization of public libraries generally reached local, state, and national levels. Mid-century library architecture reflected these changes. Most notably, domestic and commercial architecture replaced monumental Classic revival public architecture as the model for library design. In San Francisco, the Appleton & Wolfard libraries, including the North Beach branch, embodied these changes. Having undergone virtually no alterations, the North Beach Branch Library retains excellent integrity to convey its historical significance. Finally, demolition of the North Beach Branch Library constitutes a "substantial adverse change" to an individual historical resource.

The other Appleton & Wolfard libraries are thematically related and thus, if deemed individually eligible themselves, could be included in a multiple property listing. While not a district per se, a multiple property listing documents the common context for thematically related properties. Each thematically-related property within the listing would need to meet requirements for individual National Register eligibility.

METHODOLOGY

Carey & Co. conducted a site visit of the North Beach Branch Library on December 22, 2008, at which time Carey & Co. staff observed the character-defining features of the library, made a preliminary assessment of its integrity, and documented the building with digital photography. On January 30, 2009, Carey & Co. visited the other seven libraries designed between 1951 and 1966 by the firm Appleton & Wolfard. Character-defining features of these libraries were compared to those of the North Beach branch, integrity of the libraries was assessed, and the buildings were documented with digital photography. Primary and secondary research focused on the development of North Beach, the history of American libraries, the development of San Francisco's mid-century libraries in particular, urban development in mid-century San Francisco more generally, and the architectural firm of Appleton & Wolfard. Primary and secondary sources included, but were not limited to historical newspaper articles about San Francisco libraries, Appleton & Wolfard, and former mayor George Christopher; Sanborn maps; historic photos from the San Francisco Public Library's History Center; and studies about reforms in the American library system during the postwar era.

This report includes four appendices:

- Appendix A: Photographs of the North Beach Branch Library
- Appendix B: Photographs of other Appleton & Wolfard Libraries
- Appendix C: Sanborn Maps of the North Beach Branch Library
- Appendix D: DPR 523A & 532B forms of the North Beach Branch Library

BUILDING DESCRIPTION

This reinforced masonry building, rectangular in plan, stands on a gently sloping site at the western edge of the Joe DiMaggio Playground, and faces west onto Mason Street at the intersection of Mason Street, Greenwich Street, and Columbus Avenue in San Francisco's North Beach neighborhood (2000 Mason Street, APN 0075 001). Joe DiMaggio Playground occupies the entirety of the rest of this block bounded by Mason, Lombard, Powell, and Greenwich. A vacant triangular parcel, currently used for surface parking, lies to the northwest, while Mason Street hosts residential buildings and, heading south, cable car tracks; two- to four-story apartment buildings dominate Greenwich and Lombard Streets; and commercial buildings line the heavily trafficked Columbus Avenue.

The building rises one story at the primary, west elevation, resulting in a strong horizontal profile, and two stories at the east. Exterior walls are exposed, stacked-bond red brick masonry, interspersed with large panels of mostly full-height glazing. The roof is an asymmetrical, low-pitched front-gable, covered with rolled asphalt; it terminates in a wide eave overhang with exposed rafter tails on the west elevation. Wooden joists span between the glue laminated beams, which are supported by reinforced masonry walls and piers. A central chimney, clad in red brick, rises about three feet from the roof.

Two entries, both level with the sidewalk, access the building. Both occupy the southern end of the main façade and are set at forty-five degree angles to the sidewalk. Both feature double metal doors; the northerly entry has large glazed panels and a vertical transom that occupies the remainder of the height and width of this wall. The southern entry, currently non-functional, features a square transom and sidelites, and is sheltered by a low overhang.

Windows include metal sash fixed, casement, and slider. The windows along the primary elevation are set at a forty-five degree angle, in a sawtooth arrangement, with glazing facing north and solid masonry facing south. The triangular spaces between these angled windows create planters, which contain rocks and small trees. A clerestory of casement windows marks the north elevation, while the northern half of the east elevation features no fenestration, and the southern half of the east elevation features five tall and narrow groupings of fixed and casement windows. Floor-to-ceiling sliding glass doors dominate the western half of the south elevation. They open onto an outdoor brick covered patio that steps down to the concrete slab, and brick columns support a wood pergola that projects from the west half of the south elevation to shade the patio. An iron fence encloses this porch, separating the library building from a children's playground that occupies a small, triangular area just to the south of the building.

HISTORIC CONTEXT

North Beach, 1850s-1950s

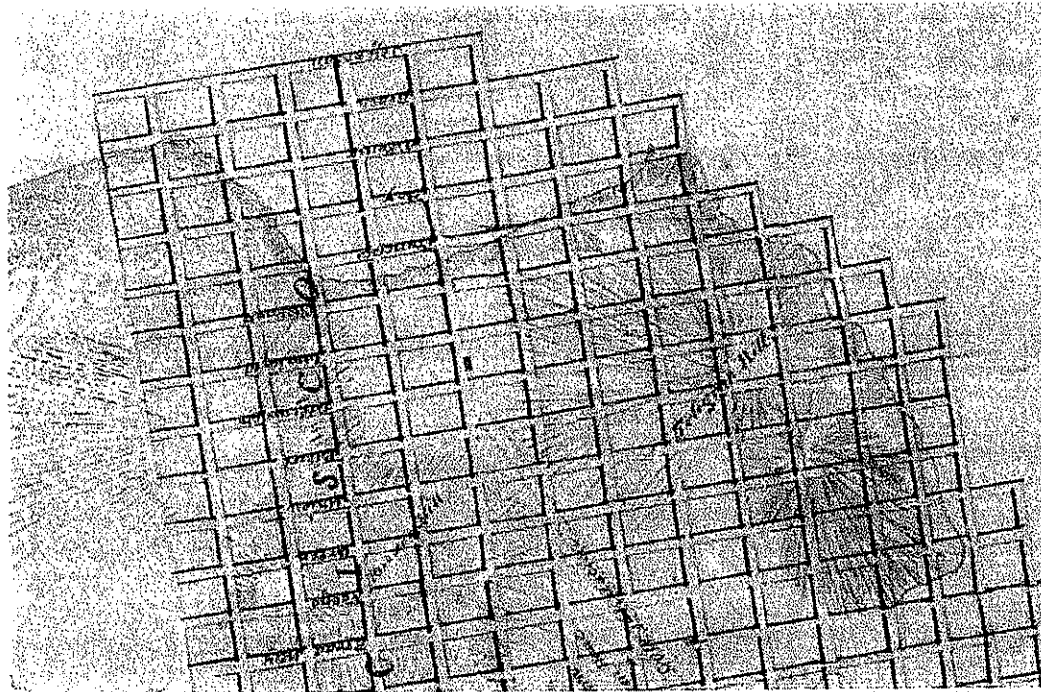


Figure 1. Detail of an 1855 map of San Francisco. The project site is highlighted in blue, and the dotted line indicates plans for grading of Montgomery Avenue (now Columbus Avenue). Courtesy of the Bancroft Library.

The world famously rushed in to San Francisco in 1848 and 1849 after the discovery of gold in the Sierra Nevada prompted people from around the world to seek their fortune in California. North Beach, then owned by Mexican settler Juana Briones, however, remained relatively isolated from the hustle and bustle of the frontier town. Things began to change in the 1860s, when Broadway was graded between Kearny and Montgomery Streets. Already planned in 1855, Montgomery Avenue, now Columbus Avenue, was cut diagonally across the base of Telegraph Hill in 1872-1873, facilitating widespread settlement into the area now thought of as North Beach (see Figure 1). The 1870s also saw the construction of a seawall where Fisherman's Wharf stands today; the water between the beach and the seawall was gradually filled in to create flatlands for housing and waterfront industries.¹

Since the 1870s, the North Beach neighborhood has been closely associated with Italian Americans. The Gold Rush compelled some Italians to leave their Mediterranean homeland in the 1850s, while others fled Italy during Giuseppe Garibaldi's campaign to unify the country in the 1860s. Those who emigrated to San Francisco tended to settle on Telegraph Hill, as it reminded them of the hills of their native country, or in the densely packed area of Jackson Square; some subsequently moved northwest into what became North Beach with the opening of Broadway and Montgomery Avenue. In 1890 San Francisco counted approximately 5,000 Italians, but widespread poverty in Italy sparked mass immigration to the United States. By 1920 the number of Italians in San Francisco had grown to 46,000, making Italians the largest foreign-born group in the city. As many as five Italian-language newspapers

¹ Rand Richards, *Historic Walks in San Francisco: 18 Trails through the City's Past* (San Francisco, 2002), 275-278; Map of San Francisco, 1855, Bancroft Library, University of California, Berkeley.

were published in San Francisco before World War II, and by 1940 San Francisco's Italian population grew to more than 60,000, or nearly one-tenth of the city's total population. Most of San Francisco's Italian community came from northern provinces in Italy, and most of them settled in North Beach, where they could find cheap housing and access to a broad variety of generally low-paying, working-class jobs in the rail yards or at places like the Del Monte cannery and the Ghirardelli Chocolate factory.² Fishing, however, dominated the local economy, rendering fishnets hanging from fences a common site, and signs of Italian culture filled the streets and the air. As historian James Beach Alexander wrote, "Italian restaurants, pasta factories, groceries, bakeries and salami shops lined upper Grant Avenue and its cross streets, which were... redolent of garlic, tomato sauce, fresh bread and stout red wine."³

A circa 1865 view of the project site shows that it was largely undeveloped at this time (see Figure 2).

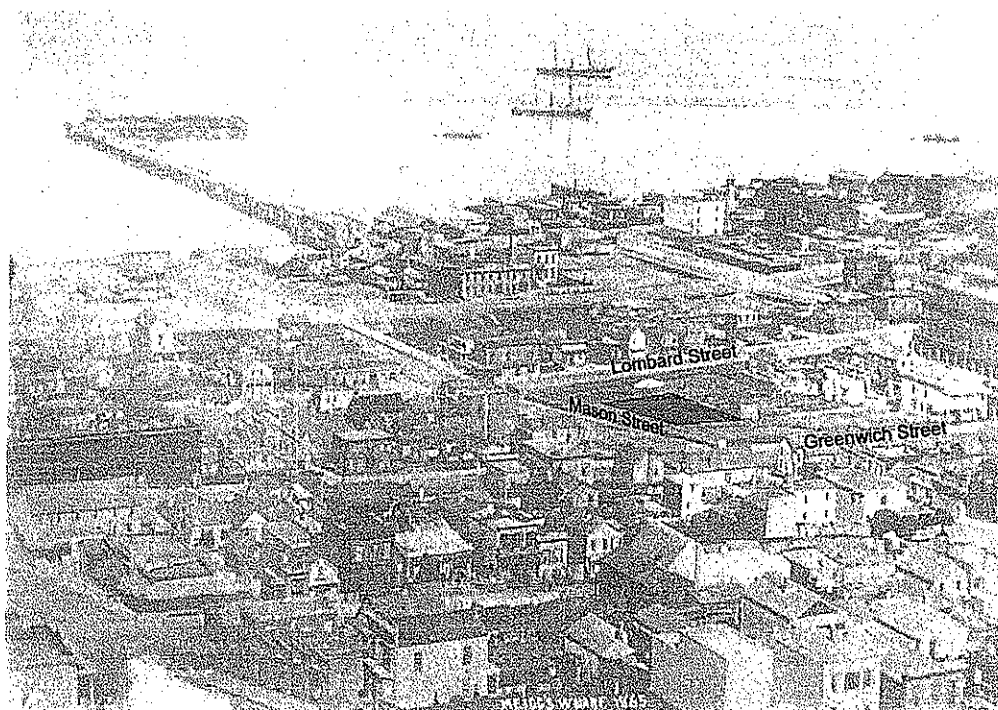


Figure 2. Approximate location of the project site, 1865. Courtesy of the Bancroft Library.

The earthquake and fires of 1906 wiped out most of North Beach, but Italian Americans emerged from the rubble as a powerful force in twentieth-century San Francisco. Those Italians who did not relocate to the Marina, the Mission, and the Excelsior rebuilt not only North Beach, but also San Francisco more generally. For example, Amadeo Giannini opened the Bank of Italy as a savings and commercial bank at the corner of Columbus and Montgomery on October 17, 1904. Through its now-familiar branch system, Giannini's institution was revolutionary for catering to the particular needs of nearby residents, instead of focusing exclusively on corporations and wealthy patrons as did more traditional banks.⁴ Giannini also instituted new practices in advertising, attracting customers from rural areas and from poorer demographic groups. He gave loans for real estate investments that helped develop the North Beach area, and was willing to grant personal loans in much smaller denominations than were other banks. In

² Randolph Delehanty, *San Francisco: The Ultimate Guide* (San Francisco, 1989), 109.

³ James Beach Alexander and James Lee Heig, *San Francisco: Building the Dream City* (San Francisco), 91.

⁴ Marquis and Bessie R. James, *Biography of a Bank: The Story of Bank of America NT & SA* (New York, 1954).

this way, the Bank of Italy gained great favor among the local immigrant and working-class community. The bank expanded exponentially.⁵ Renamed Bank of America in 1929, Giannini's neighborhood bank grew to be the largest and most powerful bank in the world. John Fugazi, founded the Transamerica Corporation, which eventually built arguably the most famous building in San Francisco, the Transamerica pyramid, and Domingo Ghirardelli's eponymous chocolate company thrived. Del Monte Corporation, a leader in the canning industry, and DiGiorgio Corporation, the largest fruit grower in the United States, hailed from North Beach too. Joe Alioto, the son of an Italian-born fish wholesaler and restaurateur, grew up in North Beach and rose to power as one of San Francisco's most charismatic and controversial politicians of the late 1960s and early 1970s. And Joe Di Maggio, one of the most famous Major League Baseball players to cross home plate, learned how to play the sport at the North Beach playground now named after him.⁶



Figure 3. The site that became North Beach Playground, 1906. The burned-out building is the Presentation Convent at Powell Street. Telegraph Hill rises in the background. Courtesy of the California Historical Society.

The North Beach Playground emerged from the rubble as well, on the block where the Presentation Convent had been located (see Figure 3). Since the mid-1850s, the eastern half of the block, east of Greenwich Alley, had been occupied mostly by the Presentation Convent and its large gardens. Stores, stables, dwellings, and flats had occupied the western half of the block. As shown in the photograph above, the earthquake and fires destroyed everything. Meanwhile, city officials had begun discussing the purchase of private property to build a children's playground in North Beach. The earthquake expedited this process, inasmuch as property owners were far more amenable to selling their charred land. Nineteen months after the earthquake and fires, the City of San Francisco purchased one block in the North

⁵ Gerald D. Nash, *A. P. Giannini and the Bank of America* (Norman, OK, 1992), 28.

⁶ Delehanty, *San Francisco*, 109; Richard Ben Cramer, *Joe DiMaggio: The Hero's Life* (New York, 2000), 4-25.

Beach neighborhood for the purpose of creating a children's playground; it was one of just two playgrounds that the City pursued in the two years immediately following the earthquake and fires. The new playground opened during the summer of 1909, complete with a swimming pool, gymnasium, and auditorium. This playground is now called the Joe DiMaggio Playground and occupies most of the block on which the North Beach Branch Library stands.⁷

Throughout its history, North Beach has been associated with bohemian culture. Now-famous writers and poets like Mark Twain and Ambrose Bierce frequented North Beach during the nineteenth century and the neighborhood's low rents attracted left-wing radicals during the 1930s. Many local artists contributed to the murals at Coit Tower, painting their capitalist critiques on the walls of this distinctive landmark. As suburbs developed throughout the greater Bay Area in the postwar period, many Italian families sold their San Francisco properties – increasingly to residents of nearby Chinatown – which opened a significant amount of low-cost housing that attracted a new crowd of young bohemian writers, poets, and artists. Venues like the Black Cat, for example, transformed North Beach into one of the San Francisco's early gay enclaves. More famously, in 1953 Lawrence Ferlinghetti, noted poet and artist, and Peter D. Martin, son of Italian-American anarchist, editor, and labor agitator Carlo Tresca, and nephew of American labor agitator Elizabeth Gurley Flynn (also Tresca's former longtime lover), opened the first store in the nation to sell only paperback books.⁸ Ferlinghetti and City Lights helped pave the way for Beat generation literature and freedom of expression in the United States.⁹

Despite North Beach's association with the Beat generation, this bohemian subculture counted relatively few individuals and lasted a relatively short period of time. For the most part, North Beach remained a largely working-class family neighborhood concerned with things like commercial development, crime, blight, playgrounds, ... and libraries.

A North Beach Saga: The North Beach Branch Library and Postwar Urban Development in San Francisco

The North Beach Branch Library took nearly two decades to build. This entire process highlighted the challenges of urban planning in the postwar era, with government, political, merchant, and community organizations all trying to balance the need for expanded social services while protecting each party's individual interests.¹⁰

Residents of North Beach organized to persuade the City of San Francisco to fund the construction of a new branch library in 1940. Concerned parties argued that the old North Beach branch, a Carnegie Library built in 1900 on Powell Street, near Washington Street, stood well outside the boundaries of North Beach and better served Chinatown instead. This situation left the children in one of San

⁷ "City's Purchase of Lands for Parks and Buildings," *San Francisco Call*, January 8, 1906, p. 5; "Playground Site to be Purchased in North Beach," in *ibid.*, August 8, 1907, p. 5; "May Establish Swimming Pools," *San Francisco Chronicle*, February 11, 1909, p. 4; "Lets Contract for Public shower Baths," *San Francisco Chronicle*, May 7, 1909, p. 20; *San Francisco Municipal Reports for the Fiscal Year 1907-8, ended June 30, 1908* (San Francisco, 1909), 897-899.

⁸ Stephen Charles Cole, "Elizabeth Gurley Flynn: A Portrait," (Ph.D. diss., Indiana University – Bloomington, 1991).

⁹ In 1956 Ferlinghetti published Allen Ginsberg's *Howl and Other Poems*, which described, among other things, drug use, radical politics, and sodomy in explicit detail.⁹ Ferlinghetti was arrested and charged with "willfully printing and selling lewd and indecent literature." Honan, William H, "Poet Reflects on Glow of City Lights" *The New York Times* (New York), 29 July 1993; Nancy Peters, "The Beat Generation and San Francisco's Culture of Dissent," in James Brook, et al., eds., *Reclaiming San Francisco History, Politics and Culture* (San Francisco, 1998), 199-212.

¹⁰ William Issel, "Liberalism and Urban Policy in San Francisco from the 1930s to the 1960s," *The Western Historical Quarterly*, 22 (November 1991), 431-450.

Francisco's most densely populated neighborhoods without convenient access to a public library. North Beach residents soon cited a location near Washington Square, the heart of the neighborhood, as ideal for the new library. Once the North Beach Merchants' Association and the North Beach Boosters' Association joined the cause, it gained rapid momentum. Within weeks, virtually every organization in North Beach supported the move; indeed the library movement sparked to life many dormant organizations and invigorated a more general neighborhood improvement program. So strong was this North Beach Library movement, that one *San Francisco Chronicle* writer commented, "Never before, to our knowledge, has such a central committee been formed with such marked success. It would seem to be an excellent idea for other districts to copy."¹¹ By late October, a district spokesman declared the library project was "in the bag." Individuals with influence at City Hall adopted the cause and, it was predicted, North Beach would have its new library within a year.¹²

One last article during this period of community action served as a more accurate harbinger of things to come: Organized residents not only wanted their library located near Washington Square, but in its very center. The parks commission, however, held jurisdiction over Washington Square and was not likely to give up precious open space or authority over the site. That said, city officials might be amenable to the park location, as purchasing property for the building project would escalate the costs – no small issue while the country still battled a more than decade-long economic crisis. This issue of location, *Chronicle* reporter Bill Simons opined, was bound to cause "quite a bit of inter-commission intrigue."¹³ Location, indeed, almost derailed the North Beach Branch Library project. But first, World War II intervened. Library construction nationwide essentially came to a halt, rendering library development a question of theory and planning.

Following the war, San Francisco, like many urban and rural municipalities and counties throughout the country, initiated library development programs. In 1948, Proposition E called for a \$2.7 million bond to fund the construction of a new wing of the main library at the Civic Center and to build eighteen branch libraries – nine at the cost of \$150,000 and nine at the cost of \$75,000. Proponents claimed the "branch library is as justifiable as the neighborhood shopping center" and that books should be accessible for everybody. The bond failed, a victim of too many bond measures on one ballot, but proponents promised to raise the issue again.¹⁴

No branch library stirred more controversy (or any, for that matter) than the North Beach branch. While several of the new branch libraries were located in newer areas of the city with significant space available for development, the North Beach branch was being constructed in one of the oldest and densest neighborhoods of the city. Not coincidentally, as Bill Simons of the *San Francisco Chronicle* had

¹¹ Bill Simons, "Northern Council Meeting Tonight to Urge Library," *San Francisco Chronicle*, September 18, 1940, p. 28.

¹² Simons, Bill, "In the Districts: North Beach Library Drive Takes on New Momentum," in *ibid.*, July 24, 1940, p. 21; _____, "In the Districts: North Beach Groups Seek A New Branch Library," in *ibid.*, August 13, 1940, p. 7; _____, "In the Districts: North Beach Speeds Drive for Library," in *ibid.*, August 28, 1940, p. 1928; _____, "In the Districts: Northern Council Meeting Tonight to Urge Library," in *ibid.*, September 18, 1940, p. 28; _____, "In the Districts: North Beach Library Drive," in *ibid.*, October 22, 1940, p. 16; _____, "In the Districts: Dr. Grosso, Raffetto Back North Beach Library," in *ibid.*, November 12, 1940, p. 26.

¹³ Bill Simons, "In the Districts: North Beach is Going to See Rossi About that Library," in *ibid.*, November 18, 1940, p. 6.

¹⁴ The larger of the proposed new branch libraries included North Beach, Richmond-Presidio, Marina, Alamo, Excelsior, Park Merced, Outer Sunset, Western Addition, and Parkside. The smaller libraries included Visitacion Valley, Potrero, Bay View, Glen Park, Portola, Ingleside, Crocker-Amazon, Ocean View, and Sunnyside. "Effective Libraries," *San Francisco Chronicle*, October 15, 1948, p. 18; "Too Many Issues Beat Airport Bonds," in *ibid.*, November 4, 1948, p. 3.

predicted well over a decade earlier, location proved to be the most controversial issue. Washington Square was ruled out. The Library Commission favored a triangular lot bounded by Columbus, Powell, and Greenwich, just south of the North Beach playground. Nothing, apart from discussions concerning the library's location, happened for two years. Then, in the spring of 1956, the Library Commission chose a site along the western edge of the North Beach Playground, which required the elimination of one of three tennis courts (see Figure 4). While the Recreation and Park Commission had to cede land for libraries in other parts of the city – for the Marina branch, for example – it protested such an intrusion in North Beach, because the neighborhood's recreational facilities were particularly limited.¹⁵



Figure 4. North Beach Playground, before 1957. The controversial library site is located just to the right of the first three cars in the photo. Courtesy of SFPL.

Mayor George Christopher intervened at this point. Born in Greece in 1907 and raised in the rough streets of San Francisco's working-class South of Market neighborhood, he rose to prominence as one of the most popular, charismatic, and controversial mayors of San Francisco. Upon taking office in 1956, Christopher inherited a city devoid of leadership, stalled in much needed redevelopment plans, and economically adrift as it saw waterfront and industry jobs leave the city. In his own words, Christopher "believed in getting things done and I must say... that everything I tackled I got done during my tenure in office."¹⁶ One of Christopher's first projects was the Golden Gateway Center, the first phase of which saw multiple apartment towers rise along the northeastern waterfront. Among his more controversial projects was the redevelopment of the Fillmore district, which resulted in the destruction of hundreds of

¹⁵ "New Site Studied for North Beach Branch Library," *San Francisco Chronicle*, November 12, 1954, p. 3; "North Beach Library Site Nears OK," in *ibid.*, April 10, 1956, p. 4; "Action on North Beach Library," in *ibid.*, December 22, 1956, p. 4; "Land Grant Agreed for New Library," in *ibid.*, August 15, 1952, p. 8.

¹⁶ George Christopher and Caspar W. Weinberger, "San Francisco Republicans," an oral history conducted by Gabrielle Morris, Sarah Sharp, and Miriam Stein (Berkeley, 1979), 24.

San Francisco's trademark (yet terribly dilapidated) Victorians and the displacement of thousands of poor, mostly African American residents (who had replaced Japanese residents who were interred during World War II). Christopher also pushed through the construction of dozens of tall buildings, including Embarcadero Center, which proponents hailed as modernizing the city and critics decried as the Manhattanization of San Francisco. Candlestick Park and the now-demolished Embarcadero Freeway were other pet projects of George Christopher.¹⁷

Though a small-scale project compared to those mentioned above, Christopher approached the North Beach library controversy with characteristic decisiveness and achieved similar results. He first appointed a neighborhood committee to recommend an alternative location to the playground site, and the committee concluded that the library be located on a triangular lot bounded by Mason, Columbus, and Lombard. Christopher rejected this suggestion, because a block of Mason would have to be closed to create a buffer zone between the building and streets surrounding it. It was perceived by some that such a move would create traffic and parking problems. The site was also thought to be too small and too expensive. In the end, Christopher essentially mandated that the library be located at the playground site. The Parks and Recreation Commission relented.¹⁸

The drama did not end with the mayor's mandate. The Telegraph Hill Dwellers protested the library's location and accused the mayor of applying "bulldozer tactics" and "dictatorial pressure" on concerned parties. Marie Pagano, president of the Telegraph Hill Cooperative Nursery, presented a petition opposing the library to the Board of Supervisors on behalf of neighborhood parents whose "children use the 'shabby, overworked playground' on Greenwich Street" and who "did not want to abandon an inch of needed recreation space." The Board of Supervisors decided to delay its decision. Finally, the mayor threatened to pull funds for the project and organized a site visit for proponents and opponents. Then, on January 29, 1957, after three hours (and nearly seventeen years) of contentious debate, the Board of Supervisors voted to build the library in the corner of the North Beach playground.¹⁹

¹⁷ Of course, Christopher did not achieve any of these feats alone, but with the cooperation of numerous city officials and agencies, as well as independent community and labor organizations and other interested individuals. *Ibid.*; Carl Nolte, "George Christopher, 1907-2000," *San Francisco Chronicle*, September 15, 2000, p. A1, 19; Eric pace, "George Christopher, 92, Dies," *New York Times*, September 16, 2000, www.nytimes.com, accessed December 18, 2008; Louis Sahagun, "Ex-S.F. Mayor Christopher Dies," *Los Angeles Times*, September 15, 2000, p. A3; "Spur Responds to the Death of Former San Francisco Mayor George Christopher," September 14, 2000, www.findarticles.com, accessed December 18, 2008; Biography, George Christopher Papers, 1950-2000, San Francisco History Center, San Francisco Public Library; Issel, "Liberalism and Urban Policy," 431-450.

¹⁸ Richard Reinhardt, "Christopher Picks Site for Library," *San Francisco Chronicle*, December 21, 1956, p. 2; "May Has His Way: Rec-Park Board Okays North Beach Library," in *ibid.*, December 28, 1956, p. 2; Reinhardt, "North Beach Library Site Ok'd," in *ibid.*, January 10, 1957, p. 2.

¹⁹ "Marching Mothers' Victory: Board Delays Library Site OK," in *ibid.*, January 15, 1957, p. 2; Reinhardt, "Mayor Hints Library Plan May Die," in *ibid.*, January 16, 1957, p. 2; "Library Site Toured by Friends and Foes," in *ibid.*, January 24, 1957, p. 2; Reinhardt, "Finally, a Library Site: Book Thrown at Playground," in *ibid.*, January 29, 1957, p. 4; Issel, "Liberalism and Urban Policy."



Figure 5. Left: Mayor George Christopher and others at the groundbreaking ceremonies for the long-awaited North Beach branch of the San Francisco Public Library. Right: Mayor Christopher speaking at the same ceremony. Courtesy of the San Francisco History Center, San Francisco Public Library.

One last controversy unfolded. As part of a compromise for losing playground space, the architects, Appleton & Wolfard, were supposed to incorporate playground space into their designs for the new library. When Harold Wolfard presented the firm's plans for the library at a joint session of the Recreation and Park and Library Commissions, however, he found himself under criticism for not including this recreational space. The president of the library commission vowed never again to give Appleton & Wolfard another library job (a vow that was not kept). On a wet morning in March 1958, after Appleton & Wolfard altered the plans to include playground space, Mayor George Christopher presided over groundbreaking ceremonies for the new North Beach Branch Library (see Figure 5). It opened one year later, nearly twenty years after the residents of North Beach first organized to build it.²⁰

Postwar American Libraries I: Services and Function

At the time the North Beach library was finally designed and built, America's public libraries were undergoing both functional and architectural transformations. Functionally, libraries were becoming more democratic and user-friendly, catering to the needs of the community rather than dictating those needs. Since their origins in the nineteenth century, public libraries functioned as a top-down means to address urban problems. Public libraries began essentially under a system in which the affluent and educated provided controlled spaces for the less fortunate to enrich their lives through reading. A closed-stacks system, whereby patrons had to request books at the main desk and only librarians had access to the shelves, epitomized the top-down hierarchy of the library system. While significant change did not come to library architecture until after World War II, public libraries and their functions were showing signs of redundancy by the 1930s.²¹

²⁰ In reality, Appleton & Wolfard designed three more branch libraries after the North Beach debacle: the Eureka (1960), Western Addition (1965), and Excelsior (1966) branches. "Library Plan Approved, Architect is Under Fire," *San Francisco Chronicle*, May 2, 1957, p. 3; "New Library Groundbreaking," in *ibid.*, March 26, 1958, p. 6; "Ceremony for Start of Library," in *ibid.*, March 28, 1958, p. 12; "Dedication Today of New Library," in *ibid.*, February 5, 1959, p. 3; Richard Brandi, "San Francisco's Modern Branch Libraries Face Rehabilitation," *Heritage News*, 31 (July/August 2003), 5. Also available on the internet at Brandi, Richard, "Parkside Library," (San Francisco: Western Neighborhood Projects, 2003), <http://www.outsidelands.org/parkside-library.php>, accessed September 29, 2008.

²¹ See Abigail A. Van Slyck, *Free to All: Carnegie Libraries & American Culture* (Chicago, 1995).

Between the 1920s and late 1940s, library theory and practices evolved, while construction all but stalled. The Great Depression saw the construction of some libraries under the New Deal's Works Projects Administration (WPA), but the most significant trend in American libraries during this period was a new focus on rural areas. Traveling libraries, in particular, emerged as a means to introduce library services to communities located well outside urban or suburban areas. In San Francisco and elsewhere, new library services, including indexing, book binding, and book repair, were implemented at this time as well. The federal government paid for many of these projects through the WPA, forging a new relationship between local, state, and federal entities. While these services created new jobs in times of economic distress, a growing number of patrons included the unprecedented number of unemployed adults who used the libraries for vocational, self-educational, and recreational purposes. Public library patronage dropped off during World War II, but, according to Verna Pungitore, remained relevant by "improving their services to business and industry, extending their activities in the areas of adult education and public information, and generally assisting in maintaining the public's moral."²²

The United States emerged from World War II a more democratic, wealthy, and populous nation, and one of only two superpowers. Federal programs like the G.I. Bill had created unprecedented opportunities for veterans from diverse social and ethnic backgrounds to purchase homes and pursue higher education. The United States' ideological battle with the Soviet Union, the arms race, and the space race between the two countries further compelled the country to invest in education – especially the maths and sciences – and rendered material culture an important indicator in the health of American democracy. Although the truth was much more complicated, America presented an image of itself as a place where anybody could own a house, a car, a television, a dishwasher, a washing machine, and an abundance of food, clothing, and gadgets. Families were growing too; between 1945 and 1946 alone, the number of children born in the United States rose from 2.8 million to 3.4 million, and the number of children born each year averaged closer to 4 million through 1964.²³

Social and cultural changes like these contributed to the transformation of public libraries in the postwar period. Practices and services that had been established out of extenuating circumstances during the Depression and war became permanent elements of librarianship. More than simple book-lending spaces, for example, libraries became centers that facilitated public education, provided resources for people to enjoy the latest in entertainment and technology, and offered spaces for groups to congregate for a variety of community interests and activities. Libraries particularly catered to preschoolers and elementary school children, who generally did not find libraries on their school campuses until well past the middle of the century. The growing field of adult education also demanded significant attention. With the passage of the Library Services Act in 1956, the federal government codified its relationship with public libraries and reinstated its role as a significant funding agent for library development. That year also marked the publication of national standards for public libraries, which emphasized the library's duty to facilitate self-education, wholesome recreation, and the general pursuit of democracy by making space, technology, information, and expertise accessible to all. According to Pungitore, the federal government's commitment in the 1950s "ushered in a golden decade for public libraries, unparalleled before or since."²⁴

²² Verna L. Pungitore, *Innovation and the Library: The Adoption of New Ideas in Public Libraries* (Westport, 1995), 43-52.

²³ *Ibid.*, 58-59; David Halberstam, *The Fifties* (New York, 1993); Elaine Tyler May, *Homeward Bound: American Families in the Cold War Era* (New York, 1988), 10-29, 143-162; Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (New York, 1981), 262-281; Statistics at Baby Boomer Headquarters, <http://www.bbhq.com/bomrstat.htm>, accessed February 4, 2009.

²⁴ Pungitore, *Innovation and the Library*, 57-60; Charles M. Mohrhardt and Ralph A. Ulveling, "Public Libraries," reprinted from *Architectural Record* (December 1952), 150-152.

Struggling to Keep Up: San Francisco's Public Library System

Reform efforts and criticisms levied against San Francisco's library system underscore local cognizance of and desire to join the library modernization movement. Laurence J. Clarke, who became San Francisco's city librarian in 1945, tried to usher in major reforms that conformed to national trends. He called for a systematic survey of the city's buildings and services, initiated a bond measure to increase the library's budget, tried to reorganize the main library into departments, reassessed the library's collections, and called for an end to a policy that required city librarians to live in San Francisco. Such a policy had created a severe shortage in qualified librarians. Meanwhile, the general public complained about libraries where books remained behind closed stacks and government documents remained in the basement and in their original boxes even though the federal government mandated that they be distributed. Some 160 residents briefly organized the Friends of the Library to pressure the city government to heed calls for reform. For all of their efforts to modernize, however, both Clarke and residents of San Francisco faced a largely disinterested mayor and Board of Supervisors who refused to allocate significant funds or otherwise address issues of library improvement.²⁵

A body of notable exceptions stands out amidst this outdated library system of the 1950s: branch libraries. As Wiley asserts, "Branch building, because of its political returns, may well have been the only way that the library commission could get the mayor and the supervisors to respond to the library's funding needs." Thus, Laurence Clarke used the creation of the Parkside, Ortega, Marina, and North Beach, and Eureka Valley Branch Libraries (the Western Addition branch postdates Clarke's tenure) as opportunities to implement modern library services. Rather than store books behind closed stacks and organize them according to the broad categories of fiction, nonfiction, and science, for instance, the new libraries featured brightly lit browsing rooms filled with open stacks and separate sections for adults, teenagers, and children. Magazine racks and comfortable furniture invited patrons to lounge at the library, not just seek self improvement, and flexible floor plans allowed the spaces to be used for community, educational, and cultural programs. While the main library languished in obsolescence, new branch libraries allowed San Francisco to claim for itself some of the finest institutions in the country.²⁶

Postwar American Libraries II: Architecture

All of these changes in a public library's functions and services required, in turn, a new approach to library design. Carnegie libraries, which steel magnate Andrew Carnegie funded in cities large and small throughout the nation, epitomized American libraries from the 1890s through the 1920s. They were often Classical and Beaux-Arts influenced buildings approached via grand stairways and featured plenty of arches and columns inside and out. These libraries stood as monuments to Carnegie's wealth and power, and they served as charitable spaces where the urban masses could seek self-improvement through books. Just as postwar library theory advocated a more service-oriented, democratic system, however, the new buildings abandoned monumental, Classically-inspired public architecture for domestic and commercial designs.

²⁵ Peter Booth Wiley, *A Free Library in this City: The Illustrated History of the San Francisco Public Library* (San Francisco, 1996), 149-151.

²⁶ *Ibid.*, 146; "At Last, a Library with a Clubhouse Look," *San Francisco Chronicle*, October 28, 1951, p. 9L; "Architects Okay Marina Library Plans," *ibid.*, March 10, 1953, p. 12; "Branch Library Dedicated, to Open Today," *ibid.*, January 24, 1958, p. 2.

By 1948, Carleton Joeckel and Amy Winslow reported in their survey of American public libraries that 60 percent of the country's main libraries dated to 1915 or earlier. They further argued that only about one third of the nation's main libraries were well suited to modern needs, and 592 new branch buildings were needed immediately across the country. In this affluent society of postwar America, with its many material distractions and easy access to cheap entertainment, however, libraries, like any other consumer space, had to work to attract patrons. At the same time, construction costs were rising, and efficiency was of the highest priority. Thus, postwar librarians, theorists, and designers looked to commercial architecture and the International Style as their guides.

Gone from drafting tables, then, was the monumental architecture of noblesse oblige, the historicist buildings with their perceived unfriendly, dark, crowded, and poorly ventilated interiors. In their place came relatively small-scale structures that blended into their commercial or park-like settings and featured expansive metal-sash windows that showcased the contents of the sleek, well-lit, modern interiors, including books, magazines, record players, microfilm machines, children's corners, and adult lounging areas. Patrons no longer had to scale stairs to enter the libraries either; they entered via doors located at ground level. In addition, because they were located in or near commercial centers, were relatively small in scale, open in plan, provided plenty of window display space, and featured plain smooth surfaces, the modern libraries could be converted easily into commercial spaces. As librarians Charles M. Mohrhardt and Ralph A. Ulveling commented, "The best of the new buildings show that a basic change in concept is taking place. The library is no longer a mere symbol of culture of a civic monument with pillars and impressive masses of steps: instead it is becoming a friendly place which reveals the resources within and invites one to share its hospitality. Simplicity of form, openness and a functional layout are its basic characteristics."²⁷

The Architects: Appleton & Wolfard

Appleton and Wolfard designed more libraries in San Francisco than any other single firm in the city's history. Between 1951 and 1966, this firm designed eight branch libraries; the North Beach Branch was the fifth of these buildings to open. These eight branch libraries were the largest ones built in San Francisco during this period and reflect the City's greatest capital expenditure in the library modernization movement. Combined, they embodied all the principles of mid-twentieth-century American public library design and display a signature style that Appleton & Wolfard developed for libraries.

Appleton & Wolfard was founded as Appleton & Hyman during the early twentieth century by Abraham Appleton and Samuel Lightner Hyman. Both men received classical training at the University of California, Berkeley, and the Ecole des Beaux-Arts, in Paris. Several of the firm's notable commissions were completed for San Francisco's Jewish community, including the \$700,000-800,000 Hebrew Home for the Aged (see Figure 6) at Mission and Silver Streets in 1920 (now the Jewish Home of San Francisco), and, with Arthur Brown, Jr., the Jewish Community Center in 1930 (no longer extant).²⁸ The firm's aesthetic began to shift during the 1930s. At that point Appleton & Hyman remodeled several buildings in the Art Deco style. During World War II, the firm, which now included Harold

²⁷ Mohrhardt and Ulveling, "Public Libraries," 149, 152; Charles M. Mohrhardt, "Buildings and Equipment," *Library Trends*, 1:4 (Spring 1953), 514-521; Carleton B. Joeckel and Amy Winslow, *A National Plan for Public Library Service: Prepared for the Committee on Postwar Planning of the American Library Association* (Chicago, 1948), 28-29, 122-123.

²⁸ "Hebrew Home and Hospital Unit to Go Up," *San Francisco Chronicle*, April 24, 1920, p. 8; Richard Brandi, "San Francisco's Modern Branch Libraries Face Rehabilitation," *Heritage News*, 31 (July/August 2003), 6.

Wolfard, collaborated with landscape architects Garret Eckbo and Thomas Church on wartime housing at Hunter's Point. This project firmly placed the firm in the modernist aesthetic.²⁹



Figure 6. Hebrew Home for the Aged, 1923. Courtesy of the Jewish Home of San Francisco.

Harold Wolfard was primarily responsible for transitioning the firm into a new era of modernism. Though trained at Berkeley in the Classicist tradition, Wolfard, like a growing number of contemporaries, abandoned monumental historicist forms for the scale of the everyday and aesthetic principles of the International Style, including the use of industrial materials, sharp geometric forms, and no applied decoration. Details like exposed rafter tails and pergolas, however, suggest the continued influence of the Bay Tradition in Wolfard's work. Wolfard became a partner in 1948, not long after Hyman's death, and Abraham Appleton's son, Robert, joined the firm in 1950. The year 1950 also saw Appleton & Wolfard embark on one of its most sustained architectural ventures: designing the eight largest of San Francisco's postwar libraries.³⁰

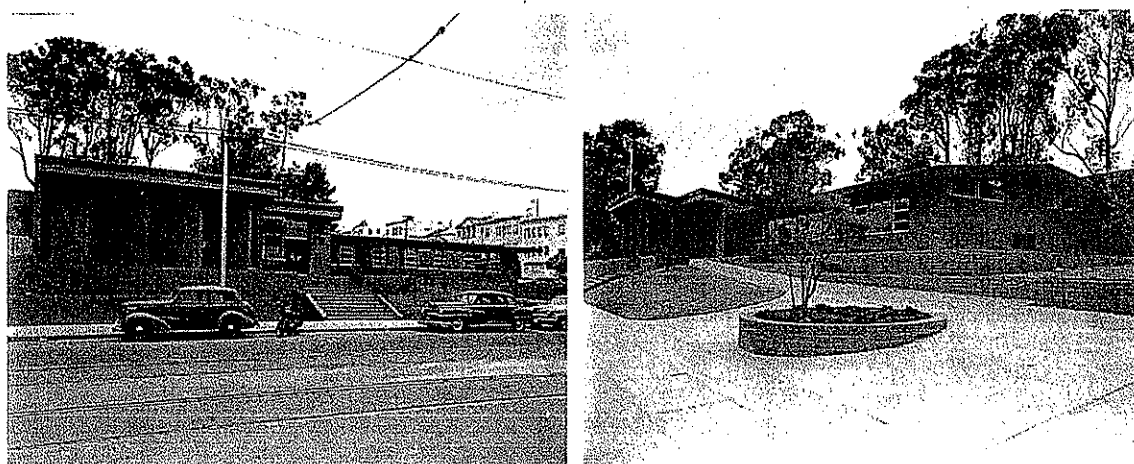


Figure 7. Parkside Branch Library, ca. 1951. Courtesy of San Francisco Public Library.

Two of the eight libraries that Appleton & Wolfard designed received acclaim, both locally and in the professional press. Opened in 1951, the Parkside Branch Library (see Figure 7), at Taraval Street and 22nd Avenue – within McCoppin Square, much as North Beach Library would later be built within

²⁹ Ibid.; "Inventory of the Garrett Eckbo Collection," Environmental Design Archives, University of California, Berkeley, www.oac.cdlib.org, accessed February 2, 2009.

³⁰ Brandi, "Parkside Library;" Lance Bernard, *Architecture and Regional Identity in the San Francisco Bay Area, 1870-1970* (Lewiston, NY, 2007), 67-93.

North Beach Playground – marked Appleton & Wolfard’s first attempt at library design. Several professional publications featured the Parkside branch, including the *Architect & Engineer* and *Architectural Record*. In all cases, articles hailed the Parkside branch as “smart” for its domestic scale; from a distance it looks much like a ranch house. The outdoor reading terrace and location within a park lent the building a clubhouse air, while the colorful, open, and bright interior, with its floor-to-ceiling windows and sleek modern furniture evoked “a refined night club.”³¹ Renowned landscape architect Lawrence Halprin, then a rising star, designed the planters and gardens. Experts agreed, the Parkside Library merchandised itself perfectly to attract potential customers. City Librarian Laurence J. Clarke explained the logic behind Appleton & Wolfard’s design: “These days . . . a public library must merchandise its services in much the same way a successful bookshop sells its wares. It must entice people, both young and old, to want to use it. Unfortunately, most existing public libraries look like a Water Department pumping station. Smart entrepreneurs make their cocktail lounges so attractive that you can’t help but stay on for another drink. Why not libraries?”³²

Appleton & Wolfard’s Marina Branch (see Figure 8), too, generated quite a bit of enthusiasm. Sam Markowitz, president of the Library Commission, predicted that Appleton & Wolfard’s design, with its sweeping lines, ample window space and natural light, direct access to the Funston Playground (now the Moscone Recreation Center), comfortable furniture, and a cozy fireplace would be “second to none in the nation.” When it was completed, the Marina branch, like the Parkside branch, was a brick and glass structure with predominantly horizontal lines, an open plan, and a clubhouse atmosphere.³³

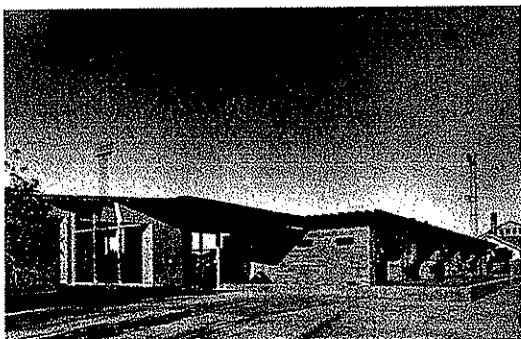


Figure 8. Marina Branch, ca. 1955. Courtesy of the S.F. Public Library.



Though not singled out as architectural gems at the time, two other Appleton & Wolfard libraries from the 1950s – the Merced and North Beach branch libraries (see Figures 9 and 10, respectively) – closely resemble the Parkside and Marina branches. They are both single-story red brick clad concrete structures with asymmetrical gabled roofs and wide eave overhangs that lend them a domestic aesthetic. Extensive steel-sash windows displaying the contents of the buildings to passers-by also characterize the libraries, underscoring the influence of commercial architecture in the designs. Both buildings expose the limitations of location too. The Merced branch, for instance, did not allow for park space, but, in

³¹ *Architect and Engineer*, March 1952; quoted in Brandi, “San Francisco’s Modern Branch Libraries Face Rehabilitation.”

³² “At Last, a Library with a Clubhouse Look,” *San Francisco Chronicle*, October 28, 1951, 9L; “Parkside,” *Architectural Record*, 115 (January 1954), 146-168; “Clubhouse with Books,” *Contract Interiors*, 1:4 (June 1952), 116-119.

³³ “Architects Okay Marina Library Plans,” March 10, 1953, p. 12; “Ceremony Today for New Library,” October 25, 1953, p. 28; “Dedication Today of New Library,” February 5, 1959, p. 3; “Marina Library Open for Readers,” August 11, 1954, p. 16; “Branch Library in San Francisco,” *Architectural Record*, 118 (September 1955), 171-173.

keeping with postwar principles, the library blends into the Ingleside Heights residential landscape that immediately surrounds it, and it was built directly across the street from the new Stonestown Shopping Center. Because the residents of North Beach and the Library Commission demanded a children's playground for the North Beach branch, which was already a small site, that library has a very small outdoor patio.

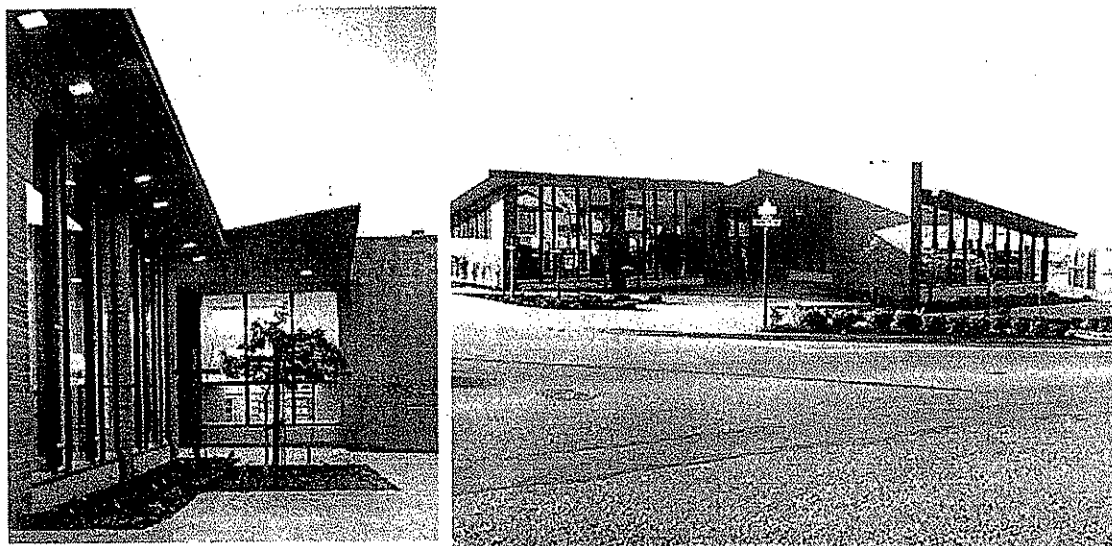


Figure 9. Merced Branch Library, 1958. Courtesy of the San Francisco Public Library.



Figure 10. North Beach branch of the San Francisco Public Library, ca. 1959. Courtesy of the San Francisco Public Library.

The Ortega Library, which was constructed in 1955, shows Appleton & Wolfard's more direct experimentation with the International Style (see Figure 11). The painted concrete does not feature brick cladding, and the building is modular, with a flat roof and almost no overhang. Still, the Ortega branch bears several signature features of Appleton & Wolfard libraries, including its scale, walls of glass, outdoor terrace, and extensive pergolas. Perched on a hill with views of the Pacific to the west, the

Ortega Branch Library was built as part of a larger civic center for the Sunset neighborhood and is surrounded by a playground, middle school, and elementary school.³⁴



Figure 11. Ortega branch library, 1956. Courtesy of the San Francisco Public Library.

Appleton & Wolfard designed three more libraries for San Francisco during the 1960s. The Eureka Valley branch (1960; see Figure 12) and Western Addition branch (1965; see Figure 13) continued in much the same tradition of the previous five libraries. Like the Ortega branch, the Eureka Valley branch is a flat-roofed modular structure; like the Parkside, Marina, Merced, and North Beach branches, it is a concrete structure with brick cladding and wide eave overhangs; and like all of the libraries, the Eureka Valley branch features an outdoor patio and walls of windows that display the building's contents to pedestrians. Set at the edge of Hamilton Square and at the busy northeast corner of Gear Boulevard and Scott Street, the Western Addition branch is a concrete building with brick cladding and cinder block columns that support the entrance overhang. Like the Marina library, it combines an asymmetrical gable and a flat-roofed wing, both of which feature a wide eave overhang. Walls of windows invite pedestrians to browse the building's contents. Unlike the other Appleton & Wolfard libraries, the original exposed brick exterior has been painted.

³⁴ Sophie Middlebrook to Viktoriya Wise, October 9, 2008, Memo re Ortega Library, Case No. 2008.0434E, San Francisco Planning Department.

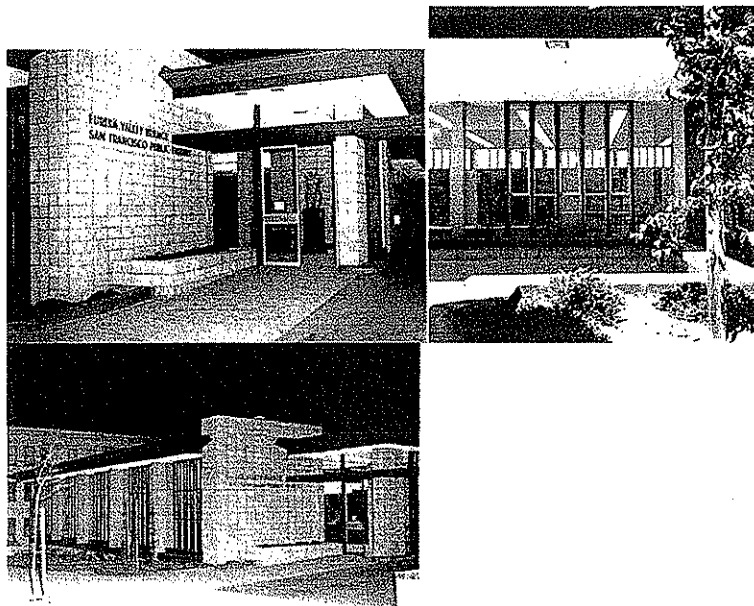


Figure 12. Eureka Valley branch library, ca. 1960. Courtesy of the San Francisco Public Library.



Figure 13. Western Addition branch library, ca. 1966. Courtesy of the San Francisco Public Library.

Of all the Appleton & Wolfard libraries, the last of them stands out as an anomaly. Although the Excelsior Branch (1966) features a characteristic flat roof and central gable as well as a large window looking onto Cotter Street, it is generally a non-descript painted concrete building that blends into the commercial streetscape (see present-day photos in Appendix B). The large window does not function like the others, in that it is too high for passers-by to see into the library, and it faces onto the less traveled residential street rather than the busy commercial street. Its small lot did not allow for an exterior patio. If anything, the Excelsior library conveys the decline in interest and funding for library systems and buildings during the postwar period.

The Appleton & Wolfard libraries formed a body of work that exemplified postwar trends in library architecture. Following national trends, the libraries blended domestic and commercial architecture in scale and style, and were located within or near parks and/or shopping areas. These characteristics reflected a more democratic approach to libraries and their changing function from highly controlled

reading spaces to information repositories, recreational spaces, and community centers. Appleton & Wolfard developed a signature aesthetic within this broad framework. Their libraries are all single-story buildings, usually featuring unpainted brick cladding and at least one wall of windows, a combination of an asymmetrical gable with a wide eave overhang and a flat-roof ell, a pergola, and an exterior patio. And while most of San Francisco's libraries faced neglect during the postwar period, the Appleton & Wolfard branch libraries generated public interest and professional recognition for model improvements in library design.

EVALUATION FRAMEWORK

The regulatory background outlined below offers an overview of federal, state, and local criteria used to assess the historic significance and eligibility of a building, structure, object, site or district for listing in the National Register of Historical Places (NRHP), in the California Register of Historical Resources (CRHR), and as a San Francisco City Landmark.

Federal Government Criteria

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be “associated with an important historic context.”³⁵ The National Register identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, “Statement of Significance,” of the National Register of Historic Places Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important to prehistory or history.³⁶

Criteria Consideration G: Properties that Have Achieved Significance within the Past Fifty Years.

The National Register Criteria for Evaluation exclude properties that achieved significance within the last fifty years unless they are of exceptional importance. Fifty years is a general estimate of the time needed to develop historic perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places...A building constructed early in the twentieth century (and having no architectural importance), but that was associated with an important period during the 1950s, must be evaluated under Criteria Consideration G because the Period of Significance is within the past fifty years. Such a property would qualify if the person was of exceptional importance.³⁷

Integrity

Second, for a property to qualify under the National Register’s Criteria for Evaluation, it must also retain “historic integrity of those features necessary to convey its significance.”³⁸ While a property’s significance relates to its role within a specific historic context, its integrity refers to “a property’s physical features

³⁵ U. S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15 (Washington, D.C., 1997), 3.

³⁶ U.S. Department of the Interior 1997, 41-43.

³⁷ U.S. Department of the Interior 1997, 75.

³⁸ *Ibid*, 15 & 3.

and how they relate to its significance."³⁹ To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting is the physical environment of a historic property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.⁴⁰

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.⁴¹

State of California Criteria

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The context types to be used when establishing the significance of a property for listing on the California Register of Historical Resources are very similar, with emphasis on local and state significance. They are:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.⁴²

³⁹ Ibid, 44.

⁴⁰ Ibid, 44-45.

⁴¹ Ibid, 45.

⁴² California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

Like the NRHP, evaluation for eligibility to the CRHR requires an establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet NRHP integrity standards may be eligible for listing on the CRHR.⁴³

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.⁴⁴

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.⁴⁵

California Historical Resource Status Codes

The California Historic Resource Status Codes (status codes) are a series of ratings created by the California Office of Historic Preservation to quickly and easily identify the historic status of resources listed in the state's historic properties database. These codes were revised in August 2003 to better reflect the historic status options available to evaluators. The following are the seven major status code headings:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or the California Register.
3. Appears eligible for National Register or California Register through Survey Evaluation.
4. Appears eligible for National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.
6. Not eligible for listing or designation.
7. Not evaluated for National Register or California Register or needs reevaluation.

San Francisco City Landmark Criteria

Article 10 of the Planning Code for San Francisco sets forth proposals for city landmark designations with the aid of the National Register of Historic Places (NRHP) Criteria in evaluating a resource's historic significance.⁴⁶ The four criteria for the National Register of Historical Places are listed above under Regulatory Framework.

⁴³ Ibid, 1.

⁴⁴ Ibid, 2.

⁴⁵ All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. [California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5, (Sacramento, n.d.) 1.

⁴⁶ San Francisco Preservation Bulletin No. 5, pgs. 5-6.

EVALUATION

The North Beach Branch Library appears individually eligible for the National Register of Historic Places and the California Register of Historical Resources for its architectural significance (Criterion E/3). As such, the building is considered a historical resource under the California Environmental Quality Act (CEQA), in accordance with the San Francisco Planning Department procedures for CEQA review of historical resources.⁴⁷ It was one of eight modern libraries designed by Appleton & Wolfard between 1951 and 1966 and expresses many of the principles of postwar American library architecture more generally. The following section evaluates the North Beach Branch Library as a potential individual resource.

NORTH BEACH BRANCH LIBRARY AS INDIVIDUAL RESOURCE

Criterion A/1

The North Beach Branch Library was designed and constructed during a period of United States history that witnessed an unprecedented commitment at the local, state, and national levels to the development of public library systems and modernization of library services and functions. In San Francisco, only branch libraries followed this historical trend. By itself, however, the North Beach Branch Library does not convey the broad trend. While the long story of the North Beach neighborhood's efforts to build a branch library highlights the difficulty of pushing through development projects in San Francisco, as well as Mayor George Christopher's role in seeing development projects come to fruition, this small project alone does not capture the politics of mid-century urban development. For these reasons, the North Beach Branch Library does not appear to be eligible individually for the NRHP/CRHR under Criterion A/1.

Criterion B/2

George Christopher, San Francisco's last Republican mayor, a beloved and controversial mayor who pushed through major development programs that reshaped the San Francisco landscape and skyline, played a hand in the realization of the North Beach Branch Library. Nonetheless, the building is a minor detail in the biography of this person and his relationship to the history of San Francisco. Therefore, the building does not appear eligible for the NRHP/CRHR under Criterion B/2, for its association with persons important to our past.

Criterion C/3

The North Beach Branch Library is one of eight modern libraries in San Francisco designed by architects Appleton & Wolfard between 1951 and 1966. It bears many of the characteristics most closely associated with their oeuvre of the 1950s. Specifically, the modernist single-story building is almost domestic in scale, features street-level access, and has an asymmetrical gable roof, ample metal-sash windows that expose the contents of the building, masonry walls, a pergola, and an exterior patio. Like most Appleton & Wolfard libraries, the North Beach Branch Library also stands adjacent to a children's playground area and near a commercial strip. While one can argue that the North Beach Branch is not the best library designed by Appleton & Wolfard, it nonetheless illustrates a particular aspect in the firm's career. In addition, the aforementioned characteristics also express many of the principles of postwar American library architecture more generally, making the North Beach Branch Library an example of a distinctive type of architecture from a particular period. Thus, the North Beach Branch Library appears eligible individually for the NRHP/CRHR under Criterion C/3.

⁴⁷ San Francisco Preservation Bulletin 16, p. 1.

Criterion D/4

The building is unlikely to yield information significant to prehistory or history; therefore, it does appear eligible for the NRHP/CRHR under Criterion D/4.

Integrity

The North Beach Library retains a high level of integrity, as it has undergone few alterations during its history. The most notable alterations include an iron fence that now encloses the outdoor porch, and some chain link fencing along the corner of the west and north elevations. Signage has also been moved from the southernmost section of the west elevation – next to the southern entrance – to a section of the west elevation adjacent to the northern entrance. All of these alterations are of minor significance, do not detract from the overall character of the building, and are reversible. No other alterations appear to have occurred to the building. While no historic photographs are available to assess the play structures and plan of the children's playground, the playground's site appears to retain its original triangular location. The Joe DiMaggio Playground to the east of the library and the rest of the streetscape surrounding the library also remains largely unchanged. Thus, the project site retains excellent integrity in all seven categories: location, setting, design, materials, workmanship, feeling, and association.

PROJECT IMPACT

Historical resources include properties eligible for listing on the National Register of Historic Places, the California Register of Historical Resources or a local register of historical resources (as defined at Public Resources Code §5020.1(k)). According to Public Resources Code §15064.5(b), a project would have a significant effect on an historic resource if it would "cause a substantial adverse change in the significance" of that resource. Specifically, "[s]ubstantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."

As part of a voter-approved bond program to fund renovation and replacement of various branch libraries, the San Francisco Public Library proposes to demolish the existing North Beach Branch Library and construct a new library building on the vacant triangular parcel to the northwest. Inasmuch as the proposed project would demolish the North Beach Branch Library, the proposed project would thereby have a significant impact on the environment, because it would result in a substantial adverse change to the library building. In general, demolition of a historical resource cannot be mitigated to a less-than-significant level, although the following measures could partially compensate for the effect.

MITIGATION MEASURES

Mitigation Measure HR-1. HABS-Level Recordation

Documentation of the North Beach Branch Library would be prepared in accordance with the guidelines established for the Historic American Building Survey (HABS). This documentation would include three components at one of two documentation levels to be selected by the San Francisco Historic Preservation Commission:⁴⁸

Documentation Level I:

1. Drawings: a full set of measured drawings depicting existing or historic conditions.
2. Photographs: photographs with large-format negatives of exterior views; photocopies with large-format negatives of select existing drawings or historic views where available. Several historic photographs of the North Beach Branch Library are available at the San Francisco History Center of the San Francisco Public Library. Photography would follow the *HABS/HAER Photographs: Specifications and Guidelines*.
3. Written Data: History and description. A report would be prepared that documents the existing conditions of the North Beach Branch Library as well as the overall history of the library in the context of San Francisco and American public libraries during the post-World War II era. Much of the historic context information contained in this report can be used for this task.

or

Documentation Level II:

1. Drawings: Select existing drawings, where available, would be photographed with large-format negatives or photographically reproduced on mylar.

⁴⁸ National Park Service, *Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation: HABS/HAER Standards* (Washington, D.C., 1990).

2. Photographs: Photographs with large-format negatives of exterior views; photocopies with large-format negatives of select existing drawings or historic views where available. Several historic photographs of the North Beach Branch Library are available at the San Francisco History Center of the San Francisco Public Library. Photography would follow the *HABS/HAER Photographs: Specifications and Guidelines*.
3. Written Data: History and description. A report would be prepared that documents the existing conditions of the North Beach Branch Library as well as the overall history of the library in the context of San Francisco and American public libraries during the post-World War II era. Much of the historic context information contained in this report can be used for this task.

Documentation of the North Branch Library site would be submitted to the following repositories:

1. Documentation report and one set of photographs and negatives, original drawings, and/or measured drawings would be submitted the History Room of the San Francisco Public Library.
2. Documentation report would be submitted to the Northwest Information Center of the California Historical Resources Information Resources System.
3. Documentation report and xerographic copies of the photographs would be submitted to the San Francisco Planning Department and Historic Preservation Commission for review prior to issuance of any permit that may be required by the City and County of San Francisco for demolition of the North Beach Branch Library.

Mitigation Measure HR-2: Interpretive Display

In addition to HABS level recordation, mitigation would include the installment of a permanent interpretative display at the site of the former North Beach Branch Library to discuss the history and significance of the mid-century Appleton & Wolfard libraries, including the North Beach Branch. Components of this mitigation program could include a permanent kiosk within or near the proposed new library building. It would contain historic photographs and plans, as well as descriptive text. Alternately, the display could be mounted in a publicly accessible display space of the proposed new library building. Elements of the display could be developed from the HABS-level recordation. The design for the interpretive display would be submitted to the San Francisco Historic Preservation Commission for review and approval prior to final installation.

These mitigation measures would not fully reduce the aforementioned significant adverse impact to a less-than-significant level. CEQA Section 15126.4(b)(2) states, "In some circumstances, documents of a historical resource, by way of historic narrative, photographs and /or architectural drawings, as a mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur." As such, even with implementation of the suggested mitigation measures, demolition of the North Beach Branch Library would be considered a significant unavoidable impact on the environment.

CUMULATIVE IMPACTS

As noted, the Appleton & Wolfard branch libraries in San Francisco could together be eligible as a multiple-property listing that could document their common context. As part of the same bond-funded improvement program under which the North Beach library would be replaced, the Appleton & Wolfard Ortega branch will also be largely demolished and a new, larger branch library build closer to Ortega

Street; demolition of the Ortega branch is scheduled for demolition in 2009. Planning Department preservation staff determined in 2008 that the Ortega branch was not a historical resource because it had undergone past alterations and thus retained integrity with respect to only three of the seven aspects of integrity considered in historical resources evaluation, having lost integrity of association, workmanship, setting, and feeling. Renovation of the Merced branch, including construction of a new addition, is also anticipated to begin in 2009. Renovations to existing Appleton & Wolfard branches have been completed at the Marina, Western Addition, and Excelsior branches and are under way at the Parkside and Eureka Valley branches. Preservation planning staff determined that the Parkside branch is a historical resource but that renovations would comply with the Secretary of the Interior's Standards for Rehabilitation, and thus would not result in a significant effect under CEQA. [Need information on Planning determinations regarding Marina, Merced, Eureka Valley, Western Addition, and Excelsior; ESA will investigate.]