

File No. 101229

Committee Item No. 2

Board Item No. 12

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

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

Board of Supervisors Meeting

Date 11/16/10

Cmte Board

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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. 648</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> |
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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 1890 Chestnut Street (Marina Branch Library)]

2
3 **Ordinance designating 1890 Chestnut Street (Marina Branch Library), Lot No. 001 in**
4 **Assessor's Block No. 0469, 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. 1890
19 Chestnut Street (a.k.a. the Marina Branch Library, Lot 001 in Assessor's Block No. 0469) was
20 included in the initiation Resolution. Such resolution is on file with the Clerk of the Board in
21 File No. 101229 and incorporated herein by reference.

22 (C) On June 16, 2010, after holding a public hearing on the proposed designation
23 and having considered the specialized analyses prepared by Planning Department staff and
24 the Landmark Designation Case Report(s) prepared by Johanna Street dated March 26, 2010
25 and April 23, 2010, the Historic Preservation Commission recommended approval of the

1 proposed landmark designation of the Marina Branch Library in Resolution No. 648. Such
2 resolution is on file with the Clerk of the Board in File No. 101229.

3 (D) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
4 proposed landmark designation of 1890 Chestnut Street (Marina Branch Library) will serve the
5 public necessity, convenience and welfare.

6 (E) The Board finds that the proposed landmark designation of 1890 Chestnut
7 Street (Marina Branch Library) is consistent with the San Francisco General Plan and with
8 Planning Code Section 101.1(b) for the reasons set forth in the Resolution Number 648
9 recommending approval of the proposed designation, which is incorporated herein by
10 reference.

11 (F) The Planning Department has determined that the actions contemplated in this
12 Ordinance are in compliance with the California Environmental Quality Act (California Public
13 Resources Code section 21000 et seq., "CEQA"). Specifically, the Planning Department has
14 determined the proposed Planning Code amendment is subject to a Categorical Exemption
15 from CEQA pursuant to Section 15060(c)2 of the Guidelines for Implementation of the statute
16 for activities that will not result in a direct or reasonably foreseeable indirect physical change
17 in the environment. Said determination is on file with the Clerk of the Board of Supervisors in
18 File No. 101229 and is incorporated herein by reference.

19 (G) The Board of Supervisors hereby finds that 1890 Chestnut Street (Marina
20 Branch Library) has a special character and special historical, architectural, and aesthetic
21 interest and value, and that its designation as a Landmark will further the purposes of and
22 conform to the standards set forth in Article 10 of the San Francisco Planning Code.
23
24
25

1 Section 2: Designation. Pursuant to Section 1004 of the Planning Code, 1890
2 Chestnut Street (Marina Branch Library), Lot 001 in Assessor's Block No. 0469, 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. 0469, with the street address of 1890
8 Chestnut Street (Marina 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 Marina Branch Library is
12 eligible for designation under the following National Register of Historic Places criteria: (1)
13 under Criterion A (Events), the Marina Branch Library is a reflection of principles of the
14 modern public library promoted by the American Library Association after World War II; and
15 (2) under Criterion C (Design/Construction) said library represents an innovative example of
16 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 original
23 window systems, glazing and doors; iii. Glass Block and red brick clearstory; iv. Glulam
24
25

1 beams, painted; v. Size, shape, and configuration of roof and eave; vi. Wood trellis and
2 supporting brick piers within planter; vii. Front terrace (south and west) and outdoor reading
3 terrace (east). In addition, the following interior character-defining features shall be
4 preserved, or replaced in-kind as determined necessary: i. Open floor plan; ii. Glulam beams,
5 painted; iii. Wood ceiling with alternating 2x4s and 2x6s, painted; iv. Red brick masonry walls,
6 painted.

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

10
11 APPROVED AS TO FORM:
12 DENNIS J. HERRERA, City Attorney

13 By:


14 ANDREA RUIZ-ESQUIDE
15 Deputy City Attorney

LEGISLATIVE DIGEST

[Planning Code – Landmark Designation of 1890 Chestnut Street (Marina Branch Library).]

Ordinance designating 1890 Chestnut Street (Marina Branch Library), Lot 001 in Assessor's Block No. 0469, 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 Marina Branch Library, located at 1890 Chestnut Street (Lot 001 in Assessor's Block No. 0469.)

The ordinance finds that the Marina 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 Marina Branch Library on October 7, 2009. At the time, the HPC initiated consideration of the all of the Appleton & Wolfard Libraries. The Marina Branch Library was one of the libraries included in the initiation Resolution.

On June 16, 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 Marina 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 *Re*

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

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415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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
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

Historic Preservation Commission Resolution 648 HEARING DATE JUNE 16, 2010

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Hearing Date: June 16, 2010
Request Date: October 7, 2009
Case No.: 2008.0968L
Project Address: 1890 Chestnut Street – Marina Branch Library
Zoning: (P) Public and/or (OS) Open Space
Block/Lot: 0469/001
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

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD DESIGNATE 1890 CHESTNUT STREET, THE MARINA BRANCH LIBRARY, LOT 001 IN ASSESSOR'S BLOCK 0469, 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 of Historic Places Criteria, and at its regular hearing on June 16, 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 Marina Branch Library located at 1890 Chestnut 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 Marina 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 original window systems, glazing and doors
 - iii. Glass Block and red brick clearstory
 - iv. Glulam beams, painted
 - v. Size, shape, and configuration of roof and eave
 - vi. Wood trellis and supporting brick piers within planter
 - vii. Front terrace (south and west) and outdoor reading terrace (east)
 - b. Interior Character-Defining Features
 - i. Open floor plan
 - ii. Glulam beams, painted
 - iii. Wood ceiling with alternating 2x4s and 2x6s, painted
 - iv. Red brick masonry walls, painted
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 not received any letters or phone calls in support or in opposition to the proposed Ordinance.
8. 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;

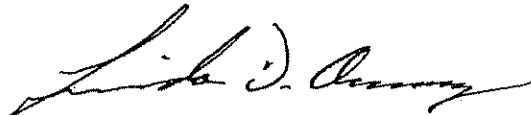
The proposed designation will further Priority Policy No. 7, that landmarks and historic buildings be preserved. Landmark designation will help to preserve a significant historical resource that is associated with events and architecture that embody the work of a master, and that embody the library modernization 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 recommends that the Board 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 June 16, 2010.



Linda D. Avery
Commission Secretary

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

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

ABSENT: NONE

ADOPTED: JUNE 16, 2010



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
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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\AWLibraries\AW_2008.0968L_Designation_Report.doc

*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.

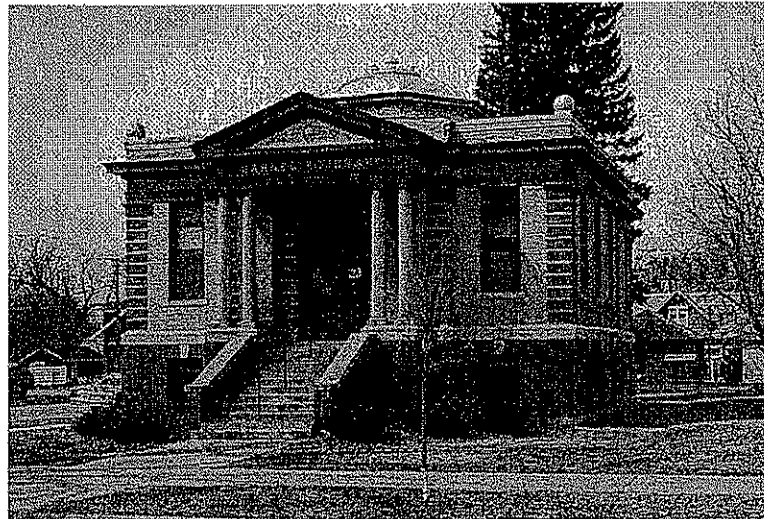


Figure 1. Typical Carnegie Library. Courtesy of the Library of Congress.

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.

Other Listings
Review Code

Reviewer

Date

Page 1 of 6

*Resource Name or #: San Francisco Public Library Marina Branch

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:

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; M.D.

B.M.

c. Address: 1890 Chestnut Street

City: San Francisco

Zip: 94123

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 0469 Lot 001

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

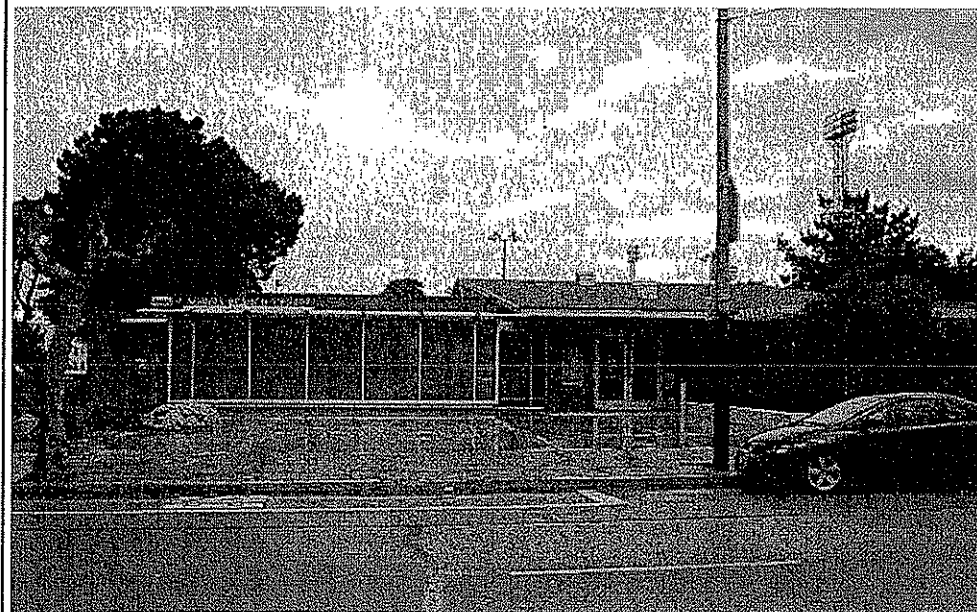
The Marina Branch Public Library is a one-story building, irregular in plan, featuring a low-slope gable roof over the main reading room. Flat-roofed areas flank either side of the main entry. The front facade faces south along Chestnut Street. The wide sidewalk extends into a paved terrace in front and of the building with three, new, round planted areas. The terrace has been repaved and reconfigured since its original construction. To the east of the main entry, the front facade is dominated by a wide, painted wood trellis on brick piers within a planter. The trellis shades floor-to-ceiling windows which are metal sash replacements of the original assemblies. To the west of the main entry, an addition of floor-to-ceiling glazing, set on a concrete base and surrounded by wood panels, protrudes from the original brick-clad service wing.

The south portion of the east elevation, beyond the trellis, is an exaggerated brick chimney that defines the end of what was originally the browsing room. The planter at the south elevation wraps around to the east elevation along with a concrete paved path. To the east of the path, a new playground has been built which incorporates the last brick pier supporting the wood trellis. In front of the north end of the east elevation, the path leads to the outdoor reading terrace of the library. The terrace has been repaved and new benches installed. The east elevation features floor to ceiling windows that look out onto the terrace.
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 north, February 2010

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1954; Dedication Ceremony

*P7. Owner and Address:
City and County of San Francisco
100 Larkin Street
San Francisco, CA 94117

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

*P9. Date Recorded:
23 April 2010

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey

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

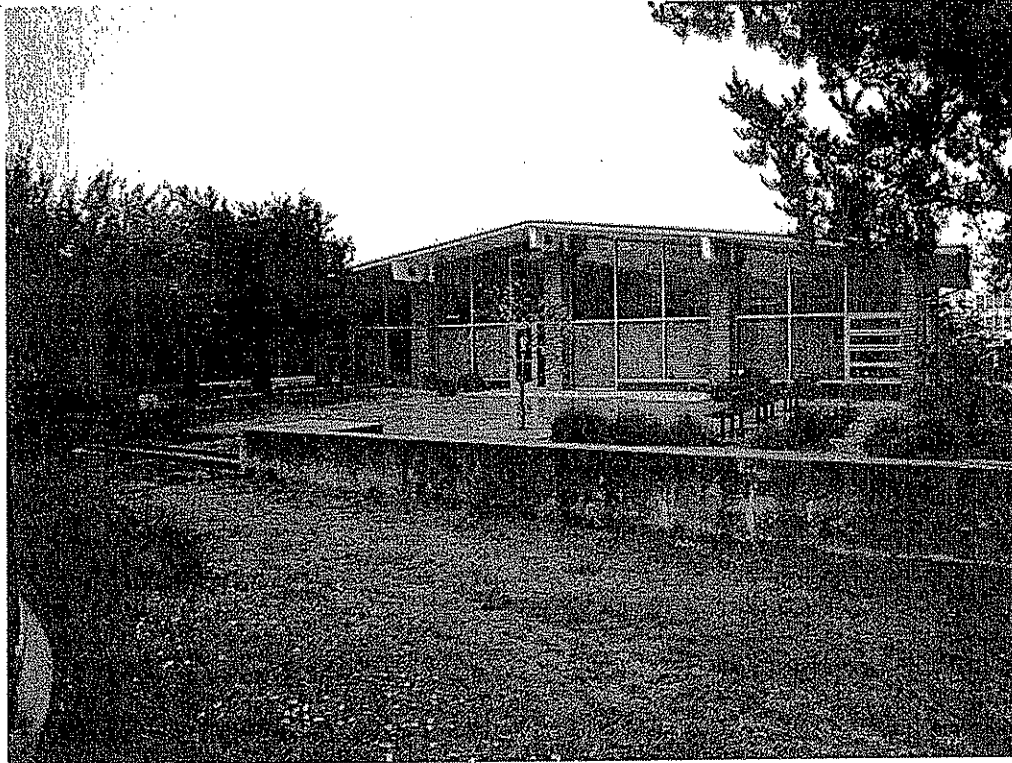
Appleton & Wolfard Modern Branch Libraries in San Francisco

*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: 23 April 2010 Continuation Update

The windows are new assemblies that match the original in size, shape, configuration and transparency. The original wood doors have been removed and now only one metal-framed, glazed door leads out from the library to the terrace. The windows of the east elevation are divided into four regular bays by protruding brick piers. Each pier supports a large glulam beam that in turn supports the wide eave of the gable roof.



East Elevation of the Marina Branch Library.

CONTINUATION SHEET

*Recorded by: Johanna Street, Architect

*Date: 23 April 2010 Continuation Update

The north elevation has two recessed wings on either side of an uninterrupted, rectangular, red brick wall. Set back to the east, floor-to-ceiling windows face the outdoor terrace. Set back and to the west, the original brick of the service wing has been replaced with wood panels. A new window assembly and mechanical vents punctuate the new paneled wall. The concrete pathway defines a square of lawn in front of the service wing.



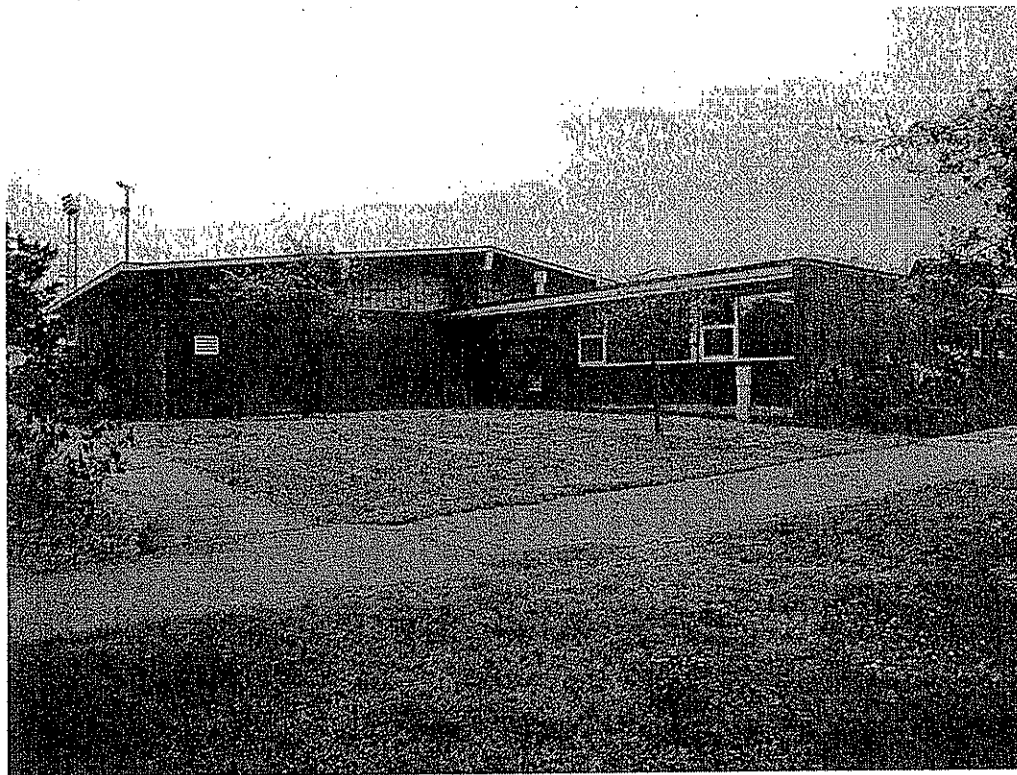
North Elevation of the Marina Branch Library.

CONTINUATION SHEET

*Recorded by: Johanna Street, Architect

*Date: 23 April 2010 Continuation Update

The west elevation features a glulam supported gable-end eave. The original decorative glass block and alternating red brick clerestory fills the area between protruding brick piers. Below the clerestory, is an uninterrupted red brick wall. A small new mechanical system addition sits at the north side of the east elevation. The service wing juts out from the south side of the west elevation. The original, red brick, rectangular, end wall features new metal window assemblies in the original square punched openings. The recessed service entry has a new door and flanking sidelite assembly.



West Elevation of the Marina Branch Library.

The interior of the Marina branch features a sloping ceiling supported by large glulam beams and a surface of alternating wood 2x4s and 2x6s; both beams and undulating wood extend to the exterior eaves. The furniture and shelving are contemporary replacements. The browsing room has become the children's area and the fireplace is closed off with a metal panel. A mantel of black terrazzo set in the red brick chimney is still visible. The library is in good condition due to its recent rehabilitation.

CONTINUATION SHEET

*Recorded by: Johanna Street, Architect

*Date: 23 April 2010 Continuation Update



South Elevation of the Marina Branch Library.

Exterior character-defining features to be preserved:

- Red brick masonry walls, unpainted.
- Location, size, shape, configuration and transparency of the original window systems, glazing and doors.
- Glass block and red brick clerestory
- Glulam beams, painted.
- Size, shape and configuration of roof and eave.
- Wood trellis and supporting brick piers within planter.
- Front terrace (south and west) and outdoor reading terrace (east).

Interior character-defining features to be preserved:

- Open floor plan.
- Glulam beams, painted.
- Wood ceiling with alternating 2x4s and 2x6s, painted.
- Chimney, mantle and fireplace, unpainted.
- Red brick masonry walls, unpainted.

LOCATION MAP

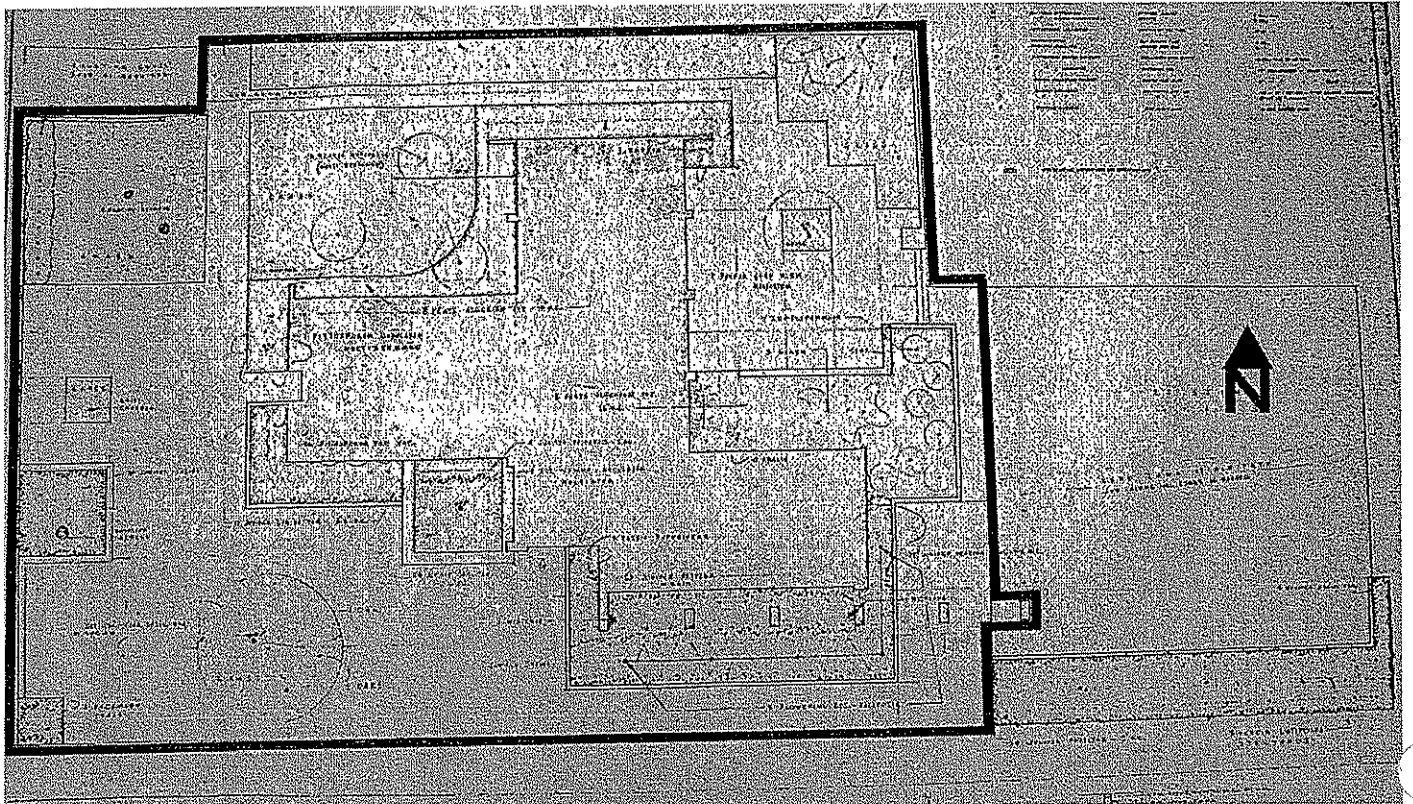


Figure 1. Location map showing boundary of Marina Library.