



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Certificate of Appropriateness Case Report

HEARING DATE: AUGUST 15, 2012

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Filing Date:* July 25, 2012  
*Case No.:* **2012.0361A**  
*Project Address:* **401 Van Ness Avenue (War Memorial Courtyard)**  
*Landmark:* No. 84 – San Francisco War Memorial Complex,  
Civic Center Historic District  
*Zoning:* P (Public)  
OS (Open Space) Height and Bulk District  
*Block/Lot:* 0786A / 001  
*Applicant:* Rommel Taylor  
War Memorial and Performing Arts Center  
401 Van Ness Avenue, Suite 110  
San Francisco, CA 94102  
*Staff Contact* Gretchen Hilyard - (415) 575-9109  
gretchen.hilyard@sfgov.org  
*Reviewed By* Tim Frye - (415) 558-6625  
[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

### PROPERTY DESCRIPTION

**401 Van Ness Avenue** is located on the west side of Van Ness Avenue between McAllister and Grove Streets (Assessor's Block 0786A; Lot 001). The subject property is located within the P (Public) Zoning District with an OS (Open Space) Height and Bulk limit. The Memorial Court at 401 Van Ness Avenue is part of the San Francisco War Memorial Complex and located in the Civic Center Historic District, which is locally designated under Article 10, Appendix J of the Planning Code. The War Memorial Complex is designated as Landmark No. 84 and includes the Veterans Building, Opera House and Memorial Court.

The subject property was designed in 1935 by Thomas Church and H. Leland Vaughan and constructed in 1936. The Memorial Court was planned by Arthur Brown, Jr. as part of the overall plan for the War Memorial project, which was partially completed in 1932 with the construction of the Opera House and War Memorial Building. The Memorial Court is a rare example of a publically accessible garden by master landscape architect Thomas Church. The Beaux-Arts style garden consists of a horseshoe shaped courtyard inscribed within a rectangular lawn. The courtyard is bordered by boxwood hedges, brick and cast stone pathways, concrete curbing, and a double allee of Plane trees.

### PROJECT DESCRIPTION

The proposed project involves the installation of a contemporary memorial, ADA curb cuts, and bench seating; and some re-grading and reconfiguration of the lawn, paving and hedges. Specifically, the work includes:

- Installation of a contemporary memorial within the octagonal paved area at the east end of the courtyard;
- Re-grading of the rectangular lawn to a 2% slope;
- Possible replacement of a portion of the lawn with grasspave<sup>1</sup> lawn or similar material to address ADA access and provide more durable turf in this area;
- Removal of the non-historic hedge at the west end of the lawn;
- Installation of an ADA curb cut in the existing sidewalk at the west end of the site;
- Reconfiguration of the curbing and the installation of new hedges (in-kind) at the east end of the courtyard to accommodate circulation around the memorial and to provide accessibility to the site;
- Removal and reinstallation (in-kind) of approximately 20% of the historic paving and curbing at the east end of the site to accommodate a 2.5% slope increase;
- Installation of a rammed earth wall along the edge of the lawn;
- Installation of ADA compliant bench seating at the east end of the property (outside the boundary of the courtyard).

## OTHER ACTIONS REQUIRED

None.

## COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

## APPLICABLE PRESERVATION STANDARDS

### ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

### ARTICLE 10 – Appendix J – Civic Center Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Civic Center

---

<sup>1</sup> Grasspave is a subsurface reinforcement material for high traffic areas that supports grass and prevents mud and erosion.

Historic District as described in Appendix J of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

#### **THE SECRETARY OF THE INTERIOR'S STANDARDS**

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

**Standard 1:** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

*The proposed project would retain the subject property's use as a public open space, and would maintain the area's civic character. The addition of the new memorial and its design is consistent with the use of the Memorial Court as a public open space commemorating Veterans and a memorial was always intended in this exact location within the courtyard. Locating the memorial in the octagonal paved area will require minimum change to the materials, features, spaces and spatial relationships that characterize the site. Therefore, the proposed project complies with Rehabilitation Standard 1.*

**Standard 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*In general, the proposed project maintains the historic character of the Memorial Court and the surrounding Civic Center Historic District. The proposed alterations maintain nearly all of the existing historic fabric with the exception of the removal and reconfiguration of curbing and hedges at the east end of the site. The project also includes work that is restorative in nature, such as removal of the non-historic hedge that currently blocks the west entrance into the courtyard. The remaining work is additive in nature and does not destroy historic materials, features or spatial relationships that characterize the property. The insertion of the memorial is a compatible alteration, as a memorial was always intended for this octagonal paved area. Therefore, the proposed project complies with Rehabilitation Standard 2.*

**Standard 3:** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

*The proposed project does not involve conjectural features that create a false sense of historic development of the subject property. In general, all additions to the property will be rendered as contemporary alterations that are compatible with the historic character of the site yet clearly differentiated as contemporary features.*

**Standard 4:** Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

*The Memorial Courtyard has undergone a few alterations since it was constructed in 1936, however, none of the alterations have acquired significance in their own right. The west hedge was added sometime in the late twentieth century and is considered a non-compatible alteration, which will be removed as part of the proposed project. Therefore, the proposed project does not involve alterations to the Memorial Court or Civic Center Historic District, which have acquired significance in their own right. Therefore, the proposed project complies with Rehabilitation Standard 4.*

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

*The proposed project would preserve all distinctive materials, features, finishes and construction techniques that characterize the subject property, including the overall form of the courtyard, historic paving, curbing and plant materials and/or replacement in kind of these features where re-grading is required. To ensure compliance with Standard 5, the project sponsor will have a qualified professional with experience in historic landscape architecture or architectural conservation provide specifications for the preservation and treatment of distinctive features, finishes, construction techniques and fine craftsmanship. This qualified professional will monitor the removal, storage and re-installation of historic paving, curbing and plant materials during construction. Therefore, the proposed project complies with Rehabilitation Standard 5.*

**Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary, physical, or pictorial evidence.

*The proposed project adopts an ethic of repair over replace, and includes repairing much of the historic materials, such as paving, curbing and plant materials. Where necessary, historic plant materials will be replaced with compatible in-kind materials to ensure the continued longevity of the vegetation on site. For example, the central lawn will be replaced with a compatible species of turf to remedy drainage and permeability issues on the site. Grasspave may be incorporated in the area immediately around the memorial to provide ADA access and more durable turf in this area. The new materials will blend with the character, composition and overall appearance of the historic materials. To ensure compliance with Standard 6, the project sponsor will consult with a qualified professional to monitor the removal, storage and re-installation of historic materials, and provide a report to the Planning Department's preservation staff before commencement of rehabilitation work. Therefore, the proposed project complies with Rehabilitation Standard 6.*

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

*Based upon provided information, the proposed project would involve minimal ground disturbance limited to the superficial re-grading of the lawn to a 2% slope and excavation required for the installation of an ADA curb cut and the memorial. No archaeological resources would be impacted by the proposed scope of work. Therefore, the proposed project complies with Rehabilitation Standard 8.*

**Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*The proposed project involves the insertion of a memorial with a water feature and pathway within the existing 2,125 square foot octagonal footprint. The original plans for the courtyard (dating to 1935) call out the octagonal area at the east end of the courtyard as the "future memorial site". The footprint of the proposed memorial is limited to the extent of the existing octagonal area and the memorial is contemporary in character and materials. The design intent of the memorial is that of a low scale feature that provides a striking visual presence at the east end of the lawn, while deferring to the existing historic fabric, including the overall site planning and scale of the existing courtyard. The Department finds the memorial to be a compatible alteration that does not destroy historic materials, features and spatial relationships that characterize the property.*

*In order to accommodate the memorial and to meet circulation and accessibility requirements, a portion of the historic hedges, curbing and walkway paving at the east end of the courtyard will be reconfigured. This change will be done in a manner that is minimally destructive and retains as much of the historic materials as possible, while realigning the walkway to allow for accessibility and circulation through the site. The overall spatial relationship of this portion of the courtyard will be retained and where disturbed, the hedge, curbing and pavement will be replaced in-kind. In plan, the arc of the curve of these features will be slightly flattened to allow for greater pedestrian circulation around the memorial.*

*A rammed earth wall will be inserted parallel to the historic hedge outlining the central lawn. This wall will be 8 inches thick and low in scale. The wall is designed to respect the existing geometry and layout of the lawn and surrounding features.*

*The memorial and rammed earth wall are differentiated from the surrounding historic courtyard in materials and are compatible with the overall massing, size, scale and landscape features of the property and the Civic Center Historic District. The reconfiguration of the hedges, curbing and*

*paving will be done in a manner that minimizes the removal of historic materials, and replaces in-kind those materials that will be modified to accommodate the memorial.*

*Therefore, the proposed project complies with Rehabilitation Standard 9.*

**Standard 10:** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*The proposed project involves the addition of a contemporary memorial within the existing octagonal paved area. If the memorial were to be removed in the future, the essential form and integrity of the property will be unimpaired. The original plans for the courtyard (dating to 1935) call out the octagonal area at the east end of the courtyard as "future memorial site". The footprint of the proposed memorial is limited to the extent of the existing octagonal area. Some re-grading and reconfiguration of the pathways, curbing and hedges at the east end of the courtyard will be modified to accommodate the new memorial, these changes are minor and do not affect the overall historic character of the property or the surrounding Civic Center Historic District. Therefore, the proposed project complies with Rehabilitation Standard 10.*

## PUBLIC/NEIGHBORHOOD INPUT

The Department received no public input on the project prior to the date of this report.

## ISSUES & OTHER CONSIDERATIONS

The proposed project must comply with Historic Preservation Commission Resolution No. 650, which requires that "sufficient public access is included in historic properties that house City government services, programs or activities, prior to any HPC approval, either the ADA Coordinator from the Department of Public Works, or the Compliance Officer from the Mayor's Office on Disability, shall review the proposed work and determine that the design of those areas open to the public are accessible to and useable by people with disabilities." The project sponsor consulted with Jim Whipple, CASp, Access Compliance Officer for the Mayor's Office on Disability during the design of the proposed project to ensure that all areas open to the public are accessible to and useable by people with disabilities. A letter from Mr. Whipple is attached confirming this review.

## STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the landmark or the Civic Center Historic District. The overall proposal includes the renovation of the War Memorial Courtyard to install a contemporary memorial and increase accessibility to the site. Staff finds that the historic character of the property will be retained and preserved.

Although the proposed work will alter approximately 20% of the existing concrete curbing, paving and hedges, these materials will be replaced in-kind. The new memorial and rammed earth wall will be

clearly differentiated but compatible in materials, finishes, size, scale, and proportion with the existing courtyard and surrounding district. The removal of the non-historic hedge at the west side of the property will restore the original spatial relationship and entry sequence of the courtyard. Furthermore, staff finds that the essential form and integrity of the historic district will be unimpaired by the proposed project.

## ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation. Staff recommends the following conditions of approval:

- That the project sponsor will consult with a qualified preservation professional to monitor the removal, storage and re-installation of historic materials, and provide a report to the Planning Department's preservation staff before commencement of rehabilitation work.

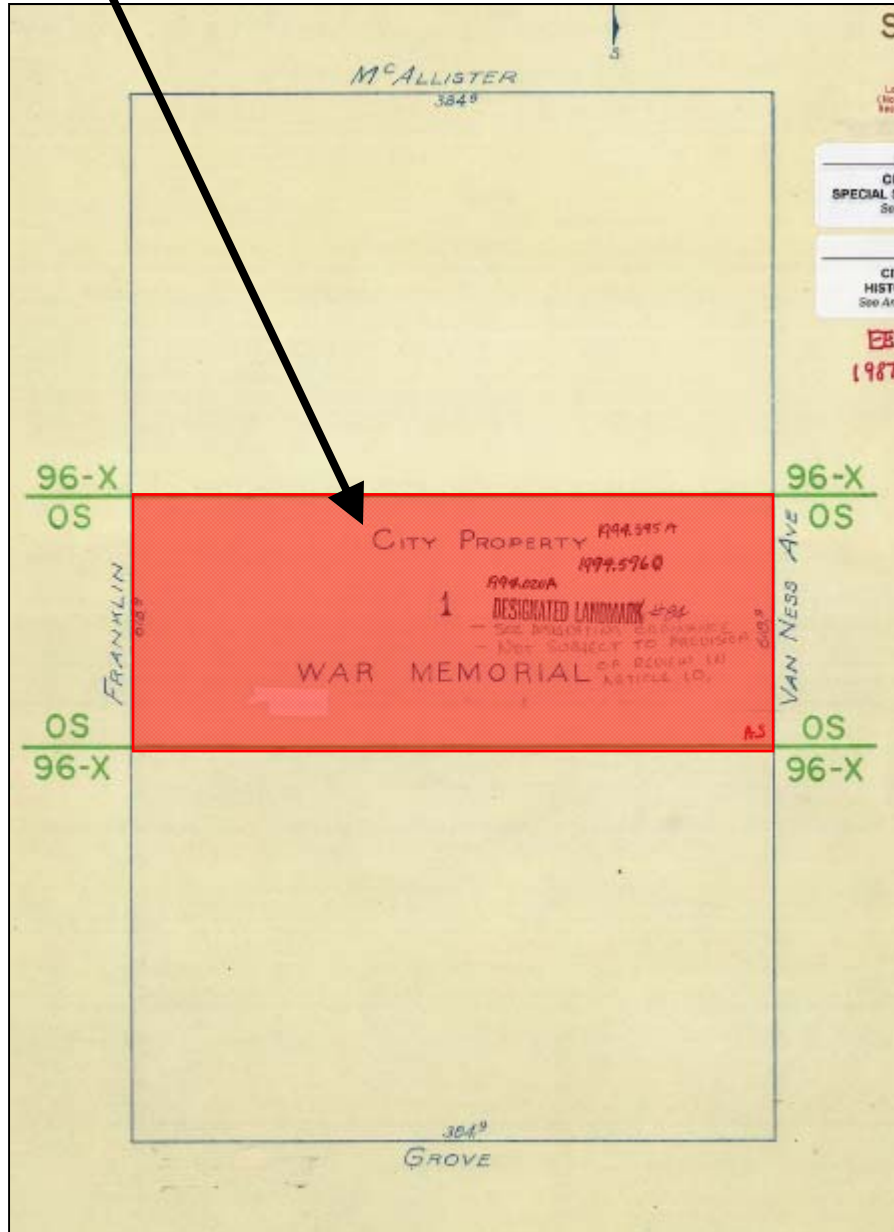
## ATTACHMENTS

Draft Motion  
Plans  
Photographs  
Materials cut sheets  
Previous Schemes Examined  
Letter from the Mayor's Office on Disability

GH: G:\Documents\CofA\War Memorial Monument Coordination\HPC hearing\_Aug 15\War Memorial Courtyard\_Case Report.doc

# Parcel Map

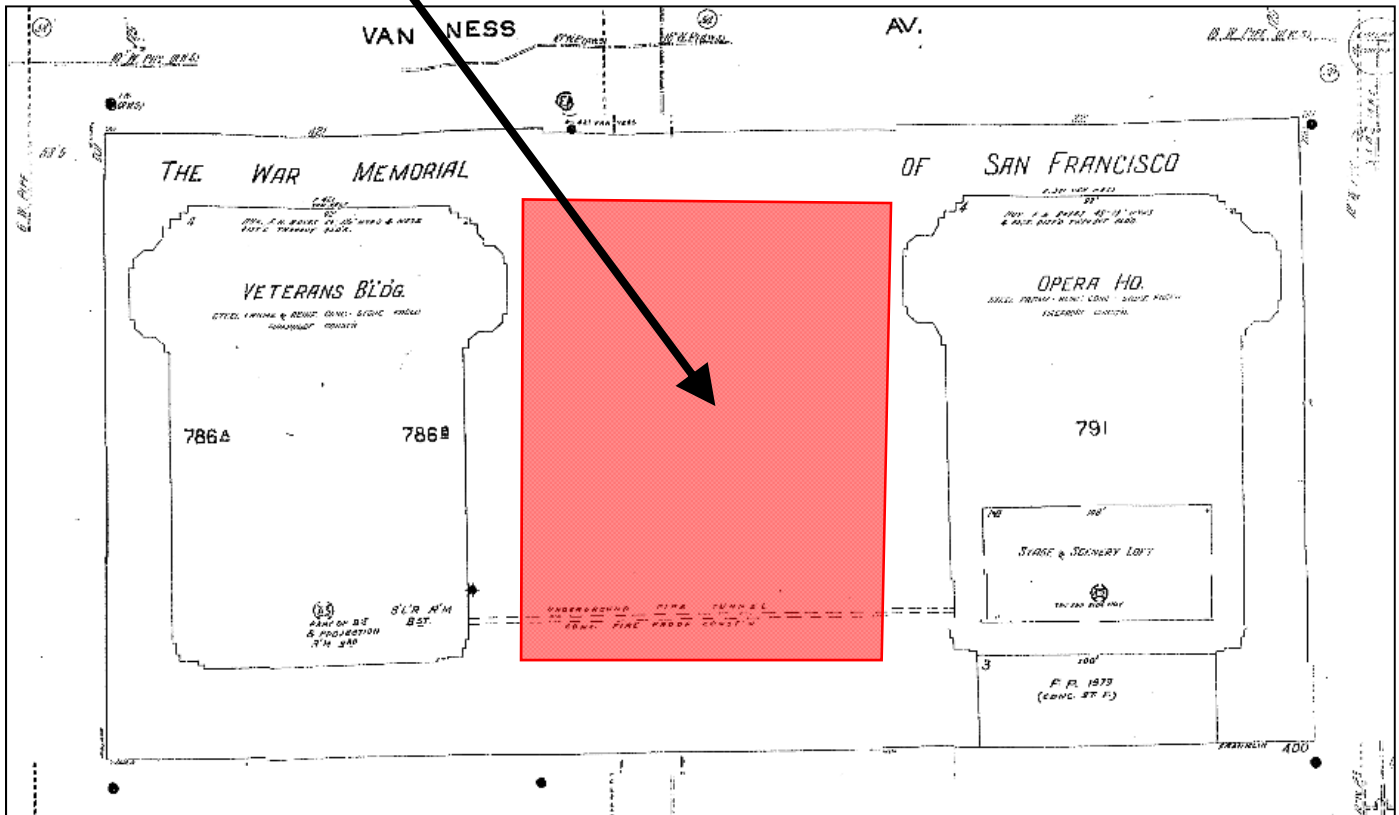
SUBJECT PROPERTY





# Sanborn Map\*

SUBJECT PROPERTY

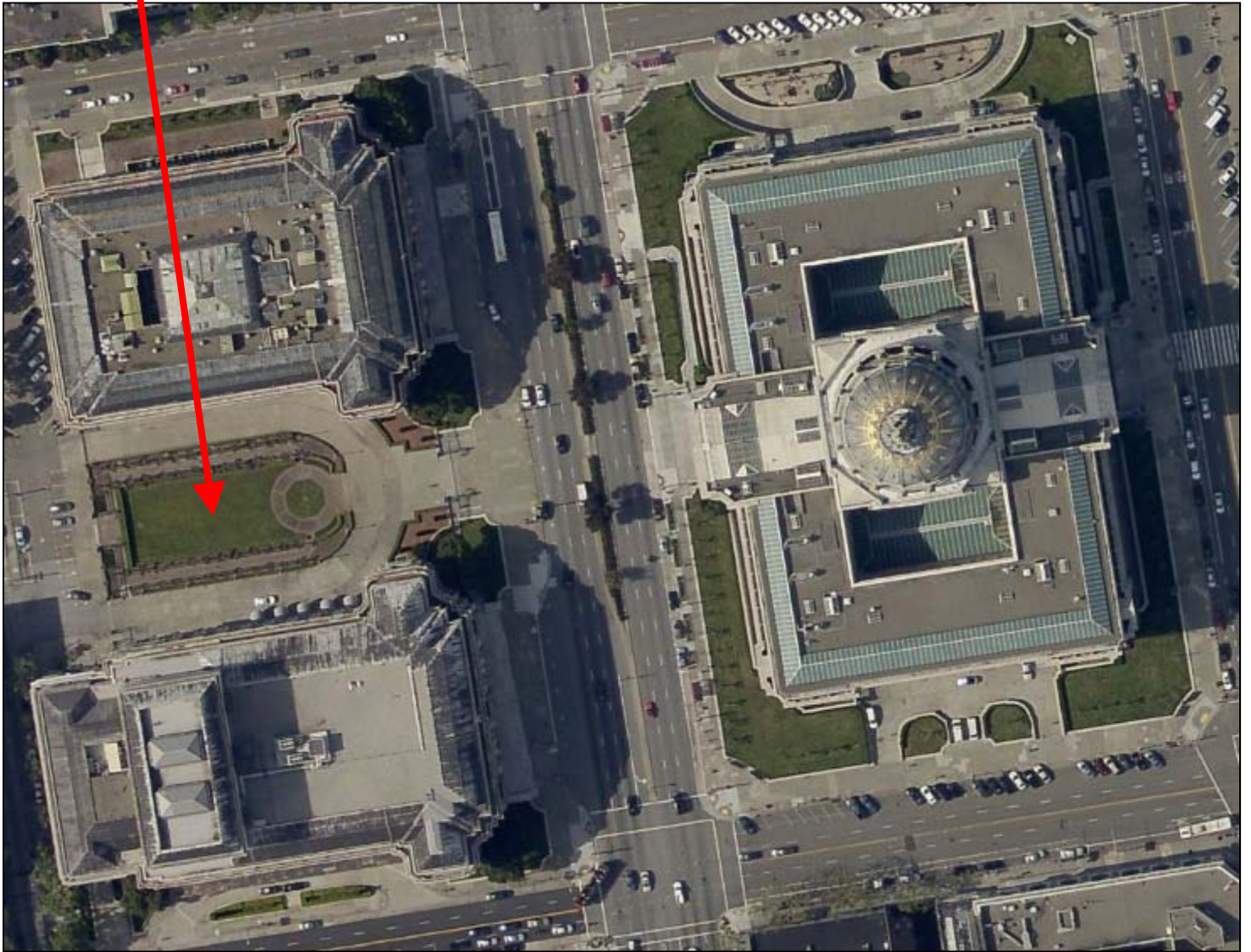


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



# Aerial Photo

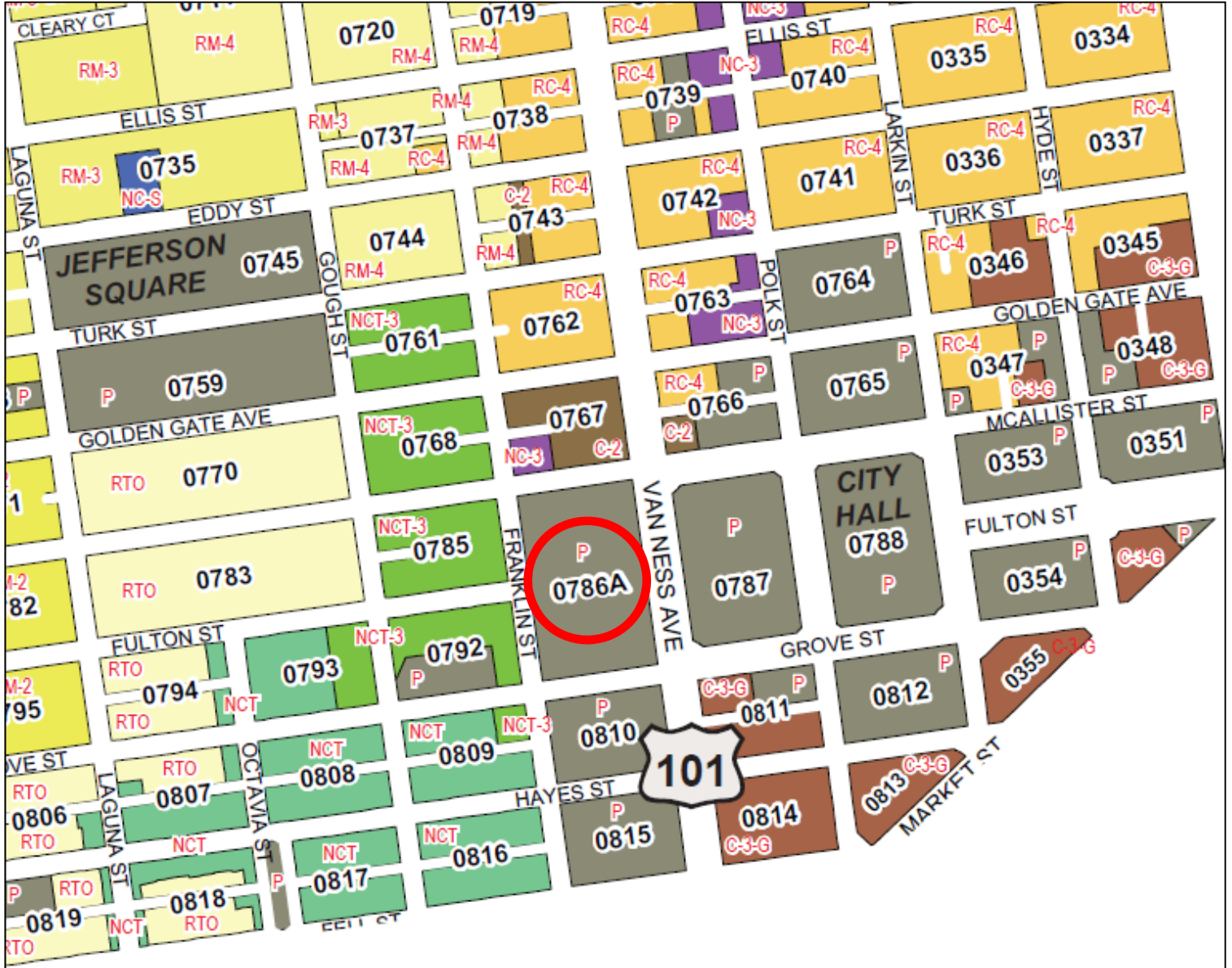
SUBJECT PROPERTY



Certificate of Appropriateness Hearing  
Case Number 2012.0361A  
401 Van Ness Ave  
War Memorial Courtyard



# Zoning Map



Certificate of Appropriateness Hearing  
Case Number 2012.0361A  
401 Van Ness Ave  
War Memorial Courtyard



# Site Photo



Certificate of Appropriateness Hearing  
**Case Number 2012.0361A**  
401 Van Ness Ave  
War Memorial Courtyard



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Historic Preservation Commission Draft Motion

HEARING DATE: AUGUST 15, 2012

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:* August 15, 2012  
*Filing Date:* July 25, 2012  
*Case No.:* **2012.0361A**  
*Project Address:* **401 Van Ness Avenue (War Memorial Courtyard)**  
*Landmark:* No. 84 – San Francisco War Memorial Complex,  
Civic Center Historic District  
*Zoning:* P (Public)  
OS (Open Space) Height and Bulk District  
*Block/Lot:* 0786A / 001  
*Applicant:* Rommel Taylor  
War Memorial and Performing Arts Center  
401 Van Ness Avenue, Suite 110  
San Francisco, CA 94102  
*Staff Contact* Gretchen Hilyard - (415) 575-9109  
gretchen.hilyard@sfgov.org  
*Reviewed By* Tim Frye - (415) 558-6625  
[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 0786A, WITHIN A P (PUBLIC) ZONING DISTRICT AND A OS (OPEN SPACE) HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, on July 25, 2012, Rommel Taylor of the War Memorial and Performing Arts Center (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to renovate the courtyard located on the subject property located on lot 001 in Assessor's Block 0786A. The work includes the installation of a contemporary memorial, ADA curb cuts, and bench seating; and some re-grading and reconfiguration of the lawn, paving and hedges. Specifically, the work includes:

- Installation of a contemporary memorial within the octagonal paved area at the east end of the courtyard;
- Re-grading of the rectangular lawn to a 2% slope;

- Possible replacement of a portion of the lawn with grasspave<sup>1</sup> lawn or similar material to address ADA access and provide more durable turf in this area;
- Removal of the non-historic hedge at the west end of the lawn;
- Installation of an ADA curb cut in the existing sidewalk at the west end of the site;
- Reconfiguration of the curbing and the installation of new hedges (in-kind) at the east end of the courtyard to accommodate circulation around the memorial and to provide accessibility to the site;
- Removal and reinstallation (in-kind) of approximately 20% of the historic paving and curbing at the east end of the site to accommodate a 2.5% slope increase;
- Installation of a rammed earth wall along the edge of the lawn;
- Installation of ADA compliant bench seating at the east end of the property (outside the boundary of the courtyard).

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on August 15, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0361A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

**MOVED**, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated July 10, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0361A based on the following findings:

#### **CONDITIONS OF APPROVAL**

- That the project sponsor will consult with a qualified preservation professional to monitor the removal, storage and re-installation of historic materials, and provide a report to the Planning Department's preservation staff before commencement of rehabilitation work.

#### **FINDINGS**

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.

---

<sup>1</sup> Grasspave is a subsurface reinforcement material for high traffic areas that supports grass and prevents mud and erosion.

2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the San Francisco War Memorial Complex as described in the designation report dated December 1976 and the Civic Center Historic District as described in the designation report dated December 1994.

- That the proposal is compatible with, and respects the character-defining features of the San Francisco War Memorial Complex;
- That the proposal is compatible with, and respects the character-defining features within the Civic Center Historic District;
- That the footprint of the proposed memorial is limited to the extent of the existing octagonal area indicated as the “future memorial site” on the original 1935 plans for the War Memorial Courtyard; and
- The proposed project meets the following *Secretary of the Interior’s Standards for Rehabilitation*:

**Standard 1.**

*A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

**Standard 2.**

*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

**Standard 3.**

*Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

**Standard 4.**

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

**Standard 5.**

*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

**Standard 6.**

*Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

**Standard 7.**

*Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

**Standard 9.**

*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

**Standard 10.**

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

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

*The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.*

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

*Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.*

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

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



*POLICY 2.5*

*Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.*

*POLICY 2.7*

*Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.*

*The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.*

*The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the landmark for the future enjoyment and education of San Francisco residents and visitors.*

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

*The proposed project is for the renovation of a civic property and will not have any impact on neighborhood serving retail uses.*

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

*The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark in conformance with the Secretary of the Interior's Standards.*

- C) The City's supply of affordable housing will be preserved and enhanced:

*The project will not have any impact on the City's supply of affordable housing.*

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

*The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

*The proposed will not have any impact on industrial and service sector jobs.*

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.*

- G) That landmark and historic buildings will be preserved:

*The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.*

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

*The proposed project will not impact the access to sunlight or vistas for the parks and open space.*

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 001 in Assessor's Block 0786A for proposed work in conformance with the renderings and architectural sketches dated July 10, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0361A.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

**Duration of this Certificate of Appropriateness:** This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

**THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.**

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on August 15, 2012.

Linda D. Avery  
Commission Secretary

AYES: X

NAYS: X

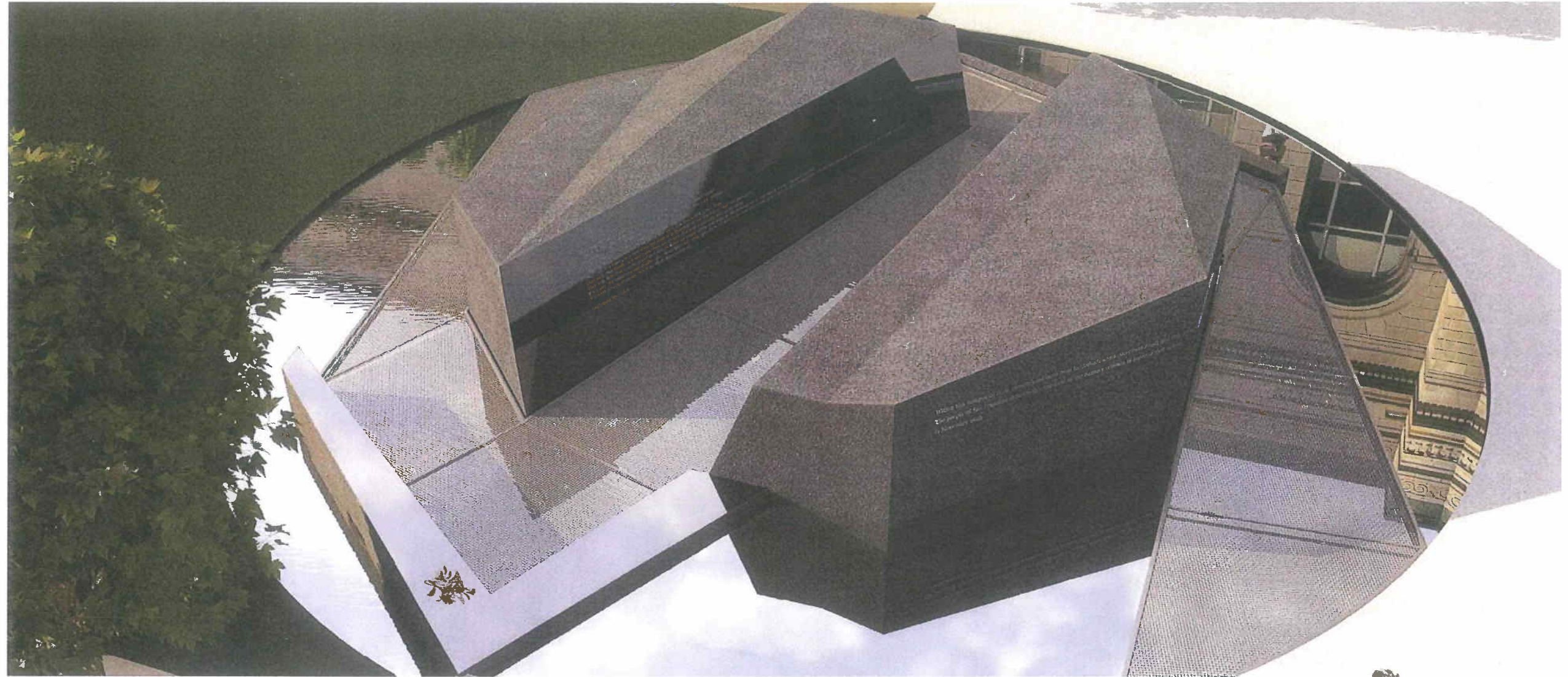
ABSENT: X

ADOPTED: August 15, 2012

# San Francisco Veterans Memorial



*"Keep the Promise"*



Historic Preservation Commission

July 10<sup>th</sup>, 2012

**NARDULI STUDIO**

memorial design



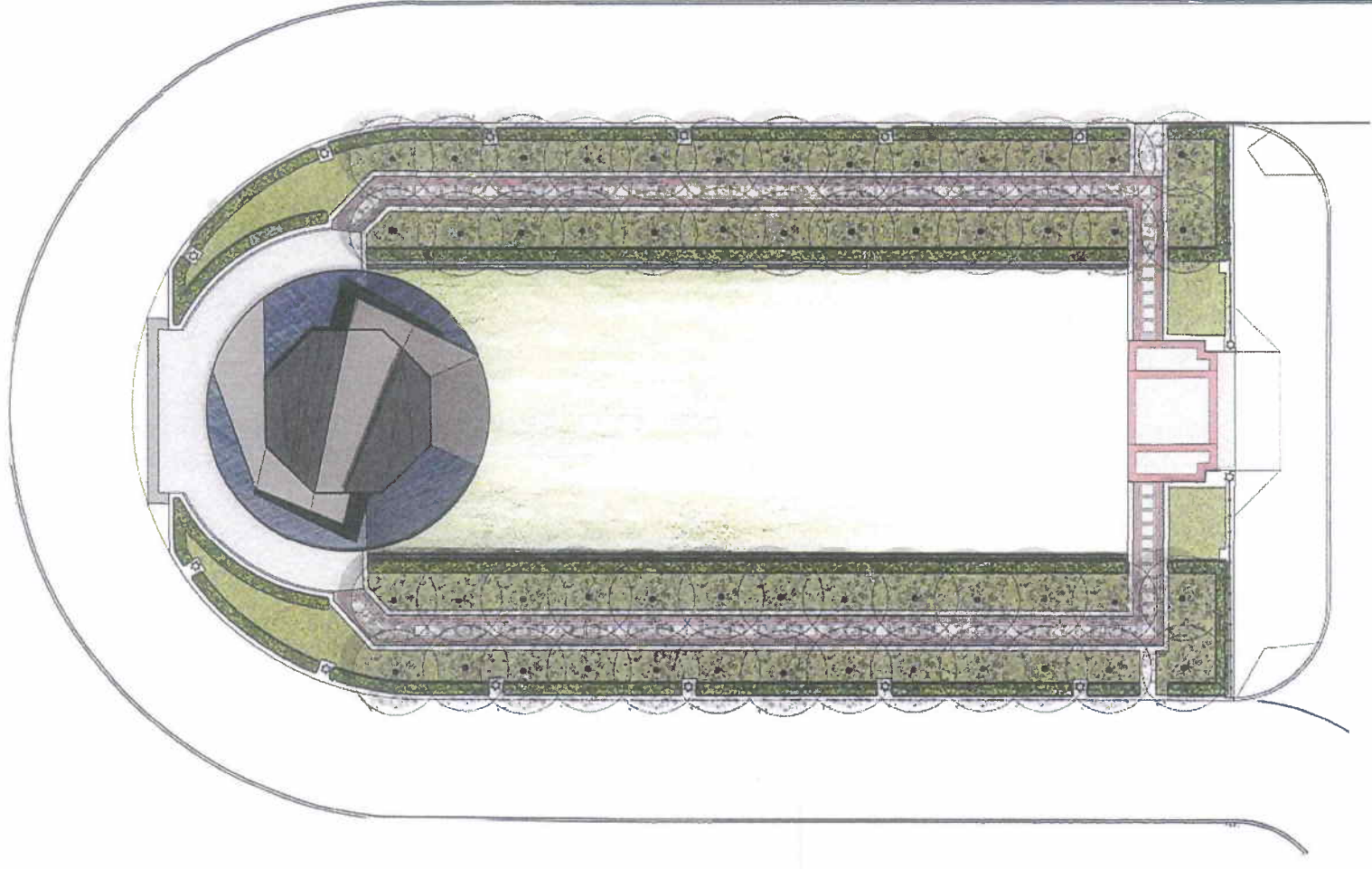
ANDREA COCHRAN  
LANDSCAPE ARCHITECTURE  
2325 Third Street #210  
San Francisco CA 94107  
415.503.0060

landscape design

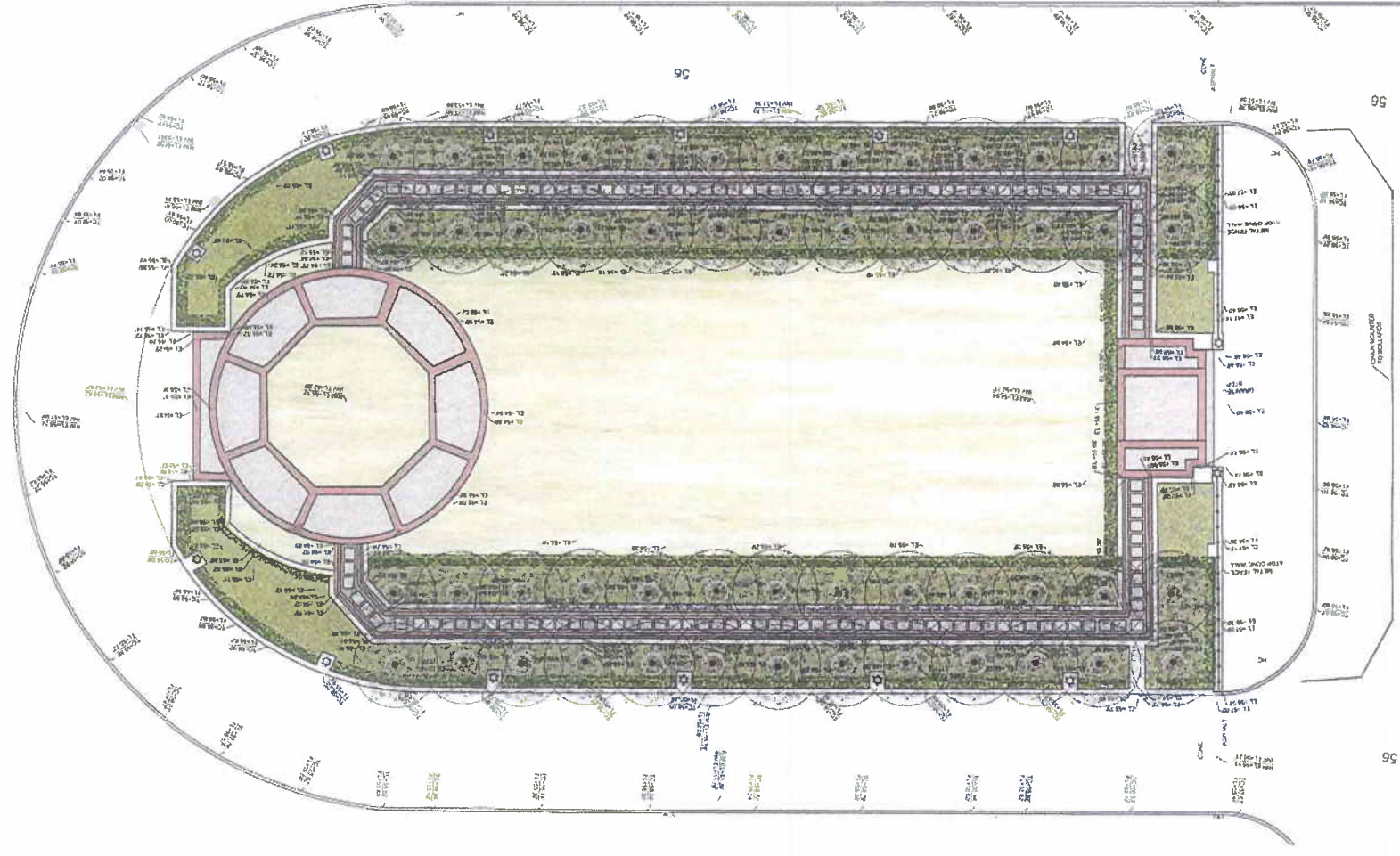
**HORTON LEES BROGDEN**

lighting design

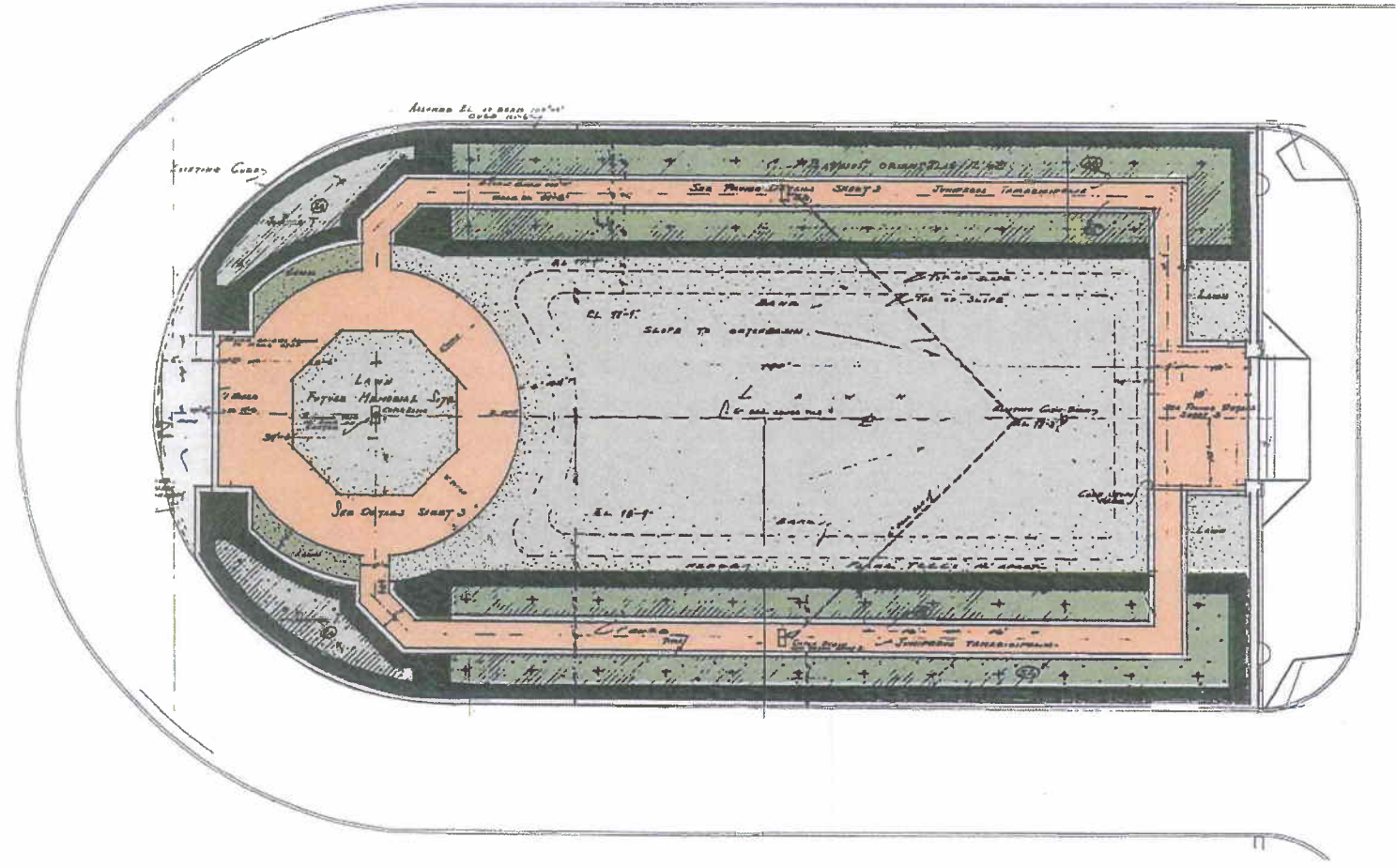




PROPOSED DESIGN

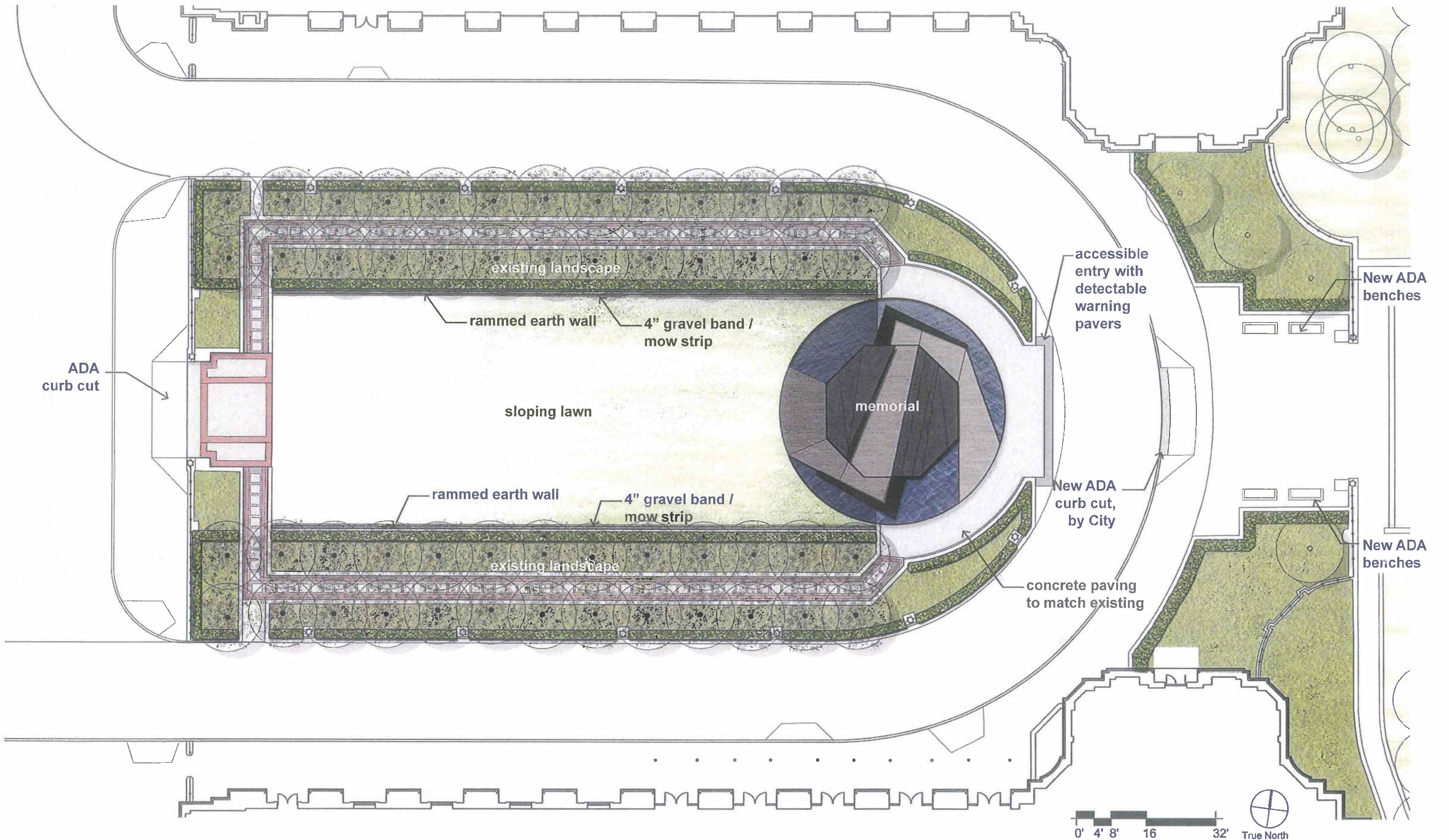


EXISTING CONDITIONS



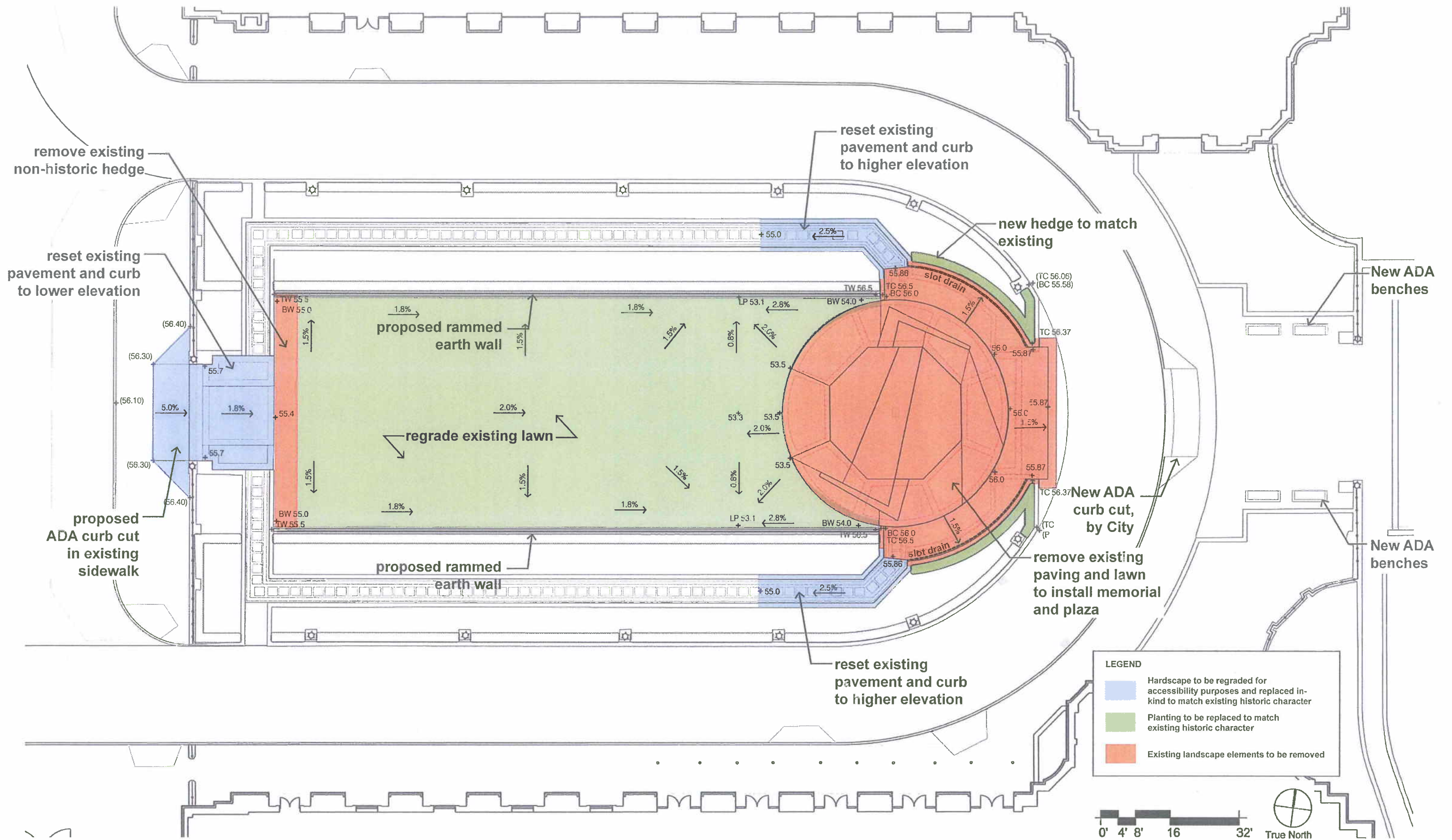
HISTORICAL DESIGN





# PROPOSED SITE PLAN





# SITE TRANSFORMATION





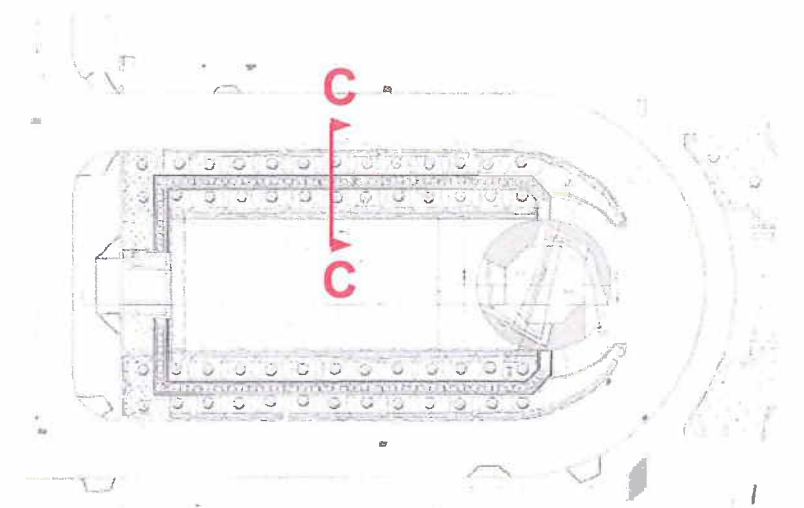




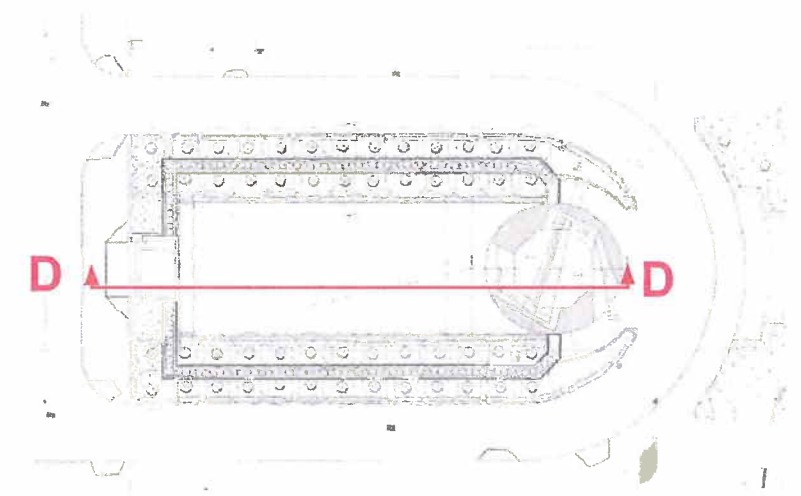
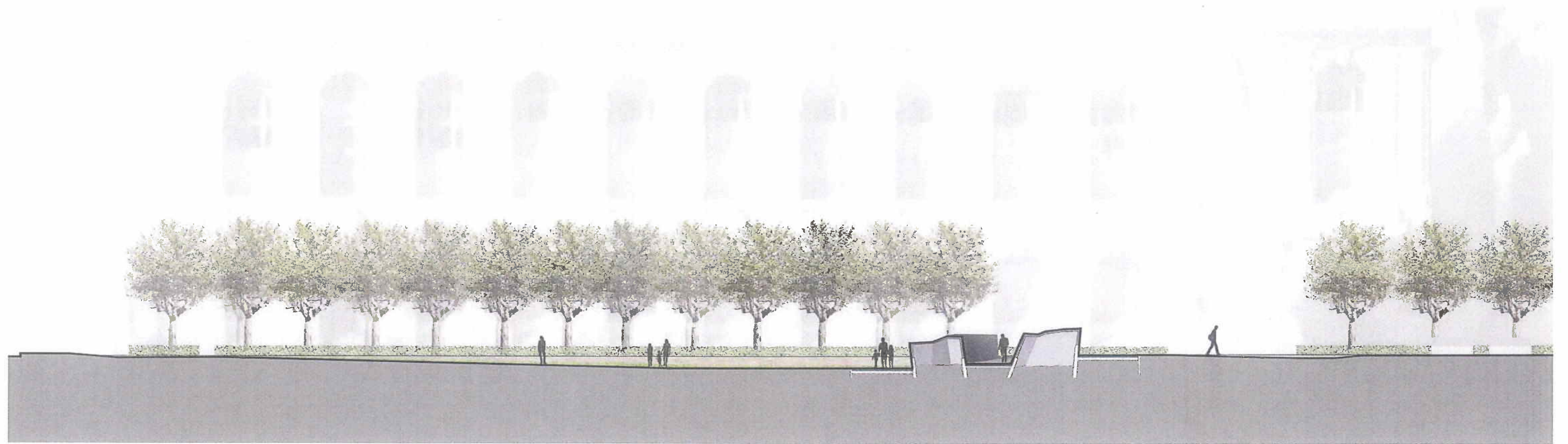
EXISTING SECTION CC



PROPOSED SECTION CC

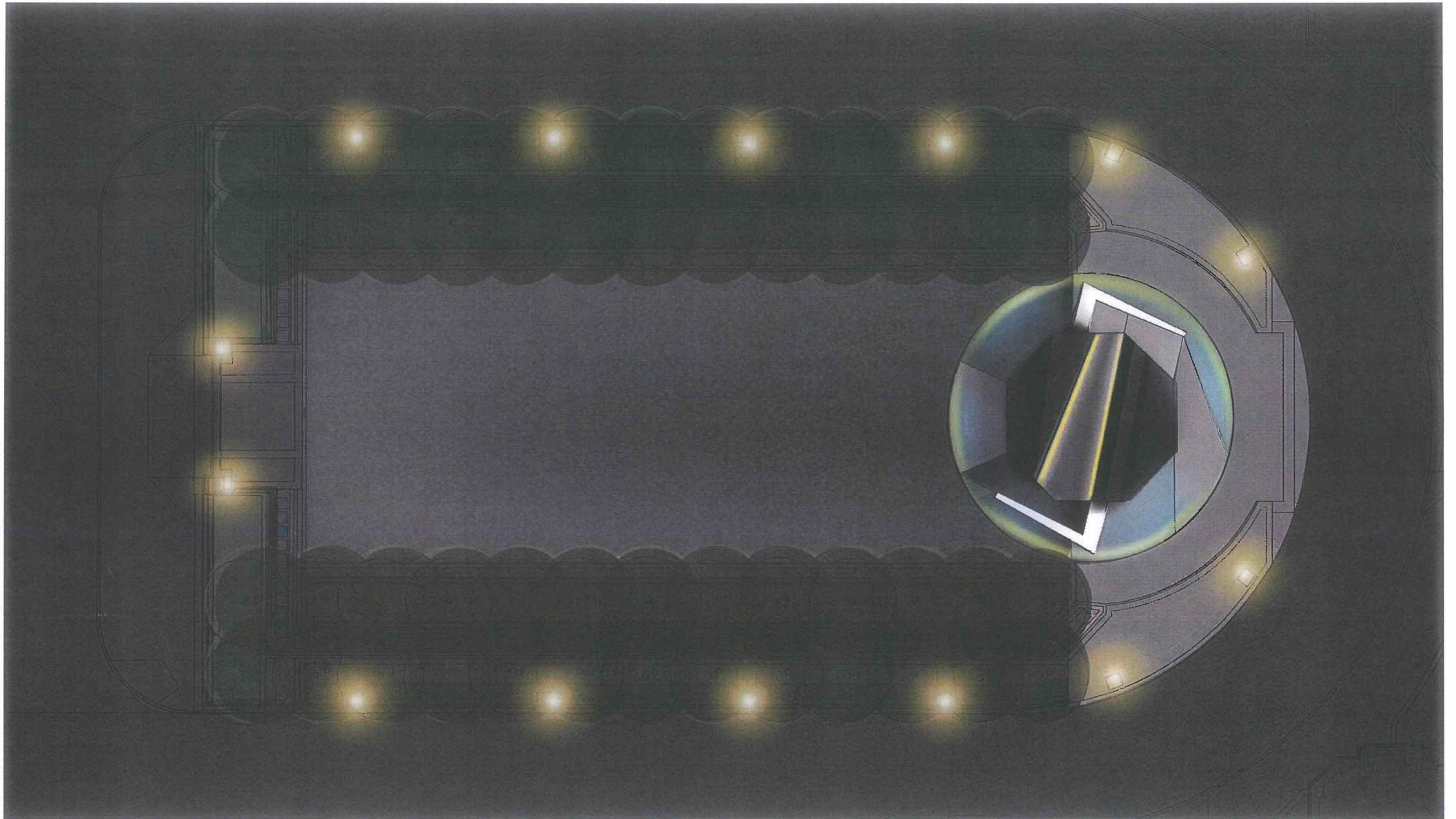


SECTIONS | LANDSCAPE



**PROPOSED SECTION DD**





NOTE: ALL HISTORICAL LIGHTING TO REMAIN AND BE PROTECTED IN PLACE  
NEW LIGHTING AT MEMORIAL ONLY

## LIGHTING SCHEME





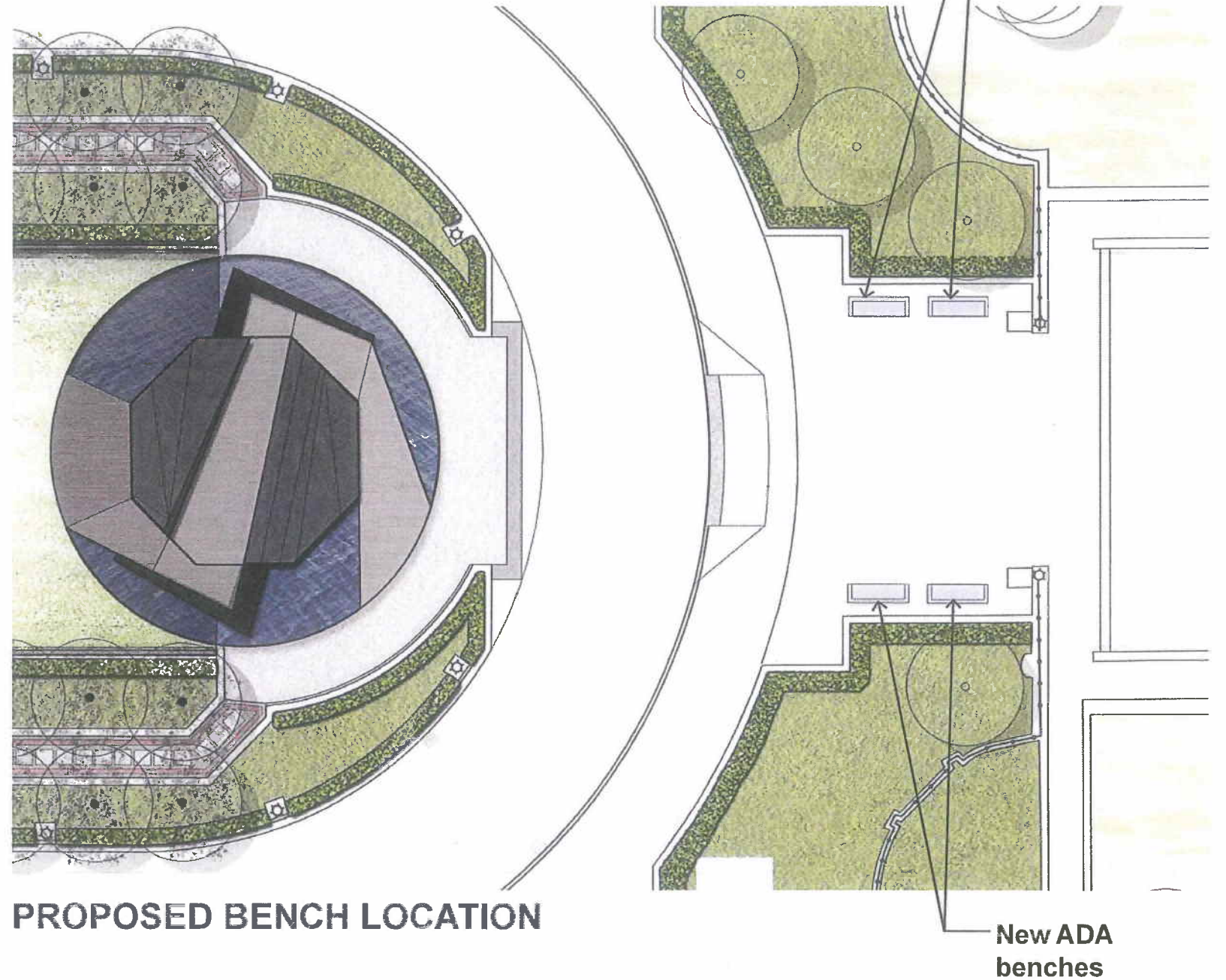
**PROPOSED ADA BENCH**

**BENCH SPECIFICATIONS:**

- Horizontal Steel bar stock
- Meets ADA requirements
- 6' or 8' nominal length
- Paint to match existing gate



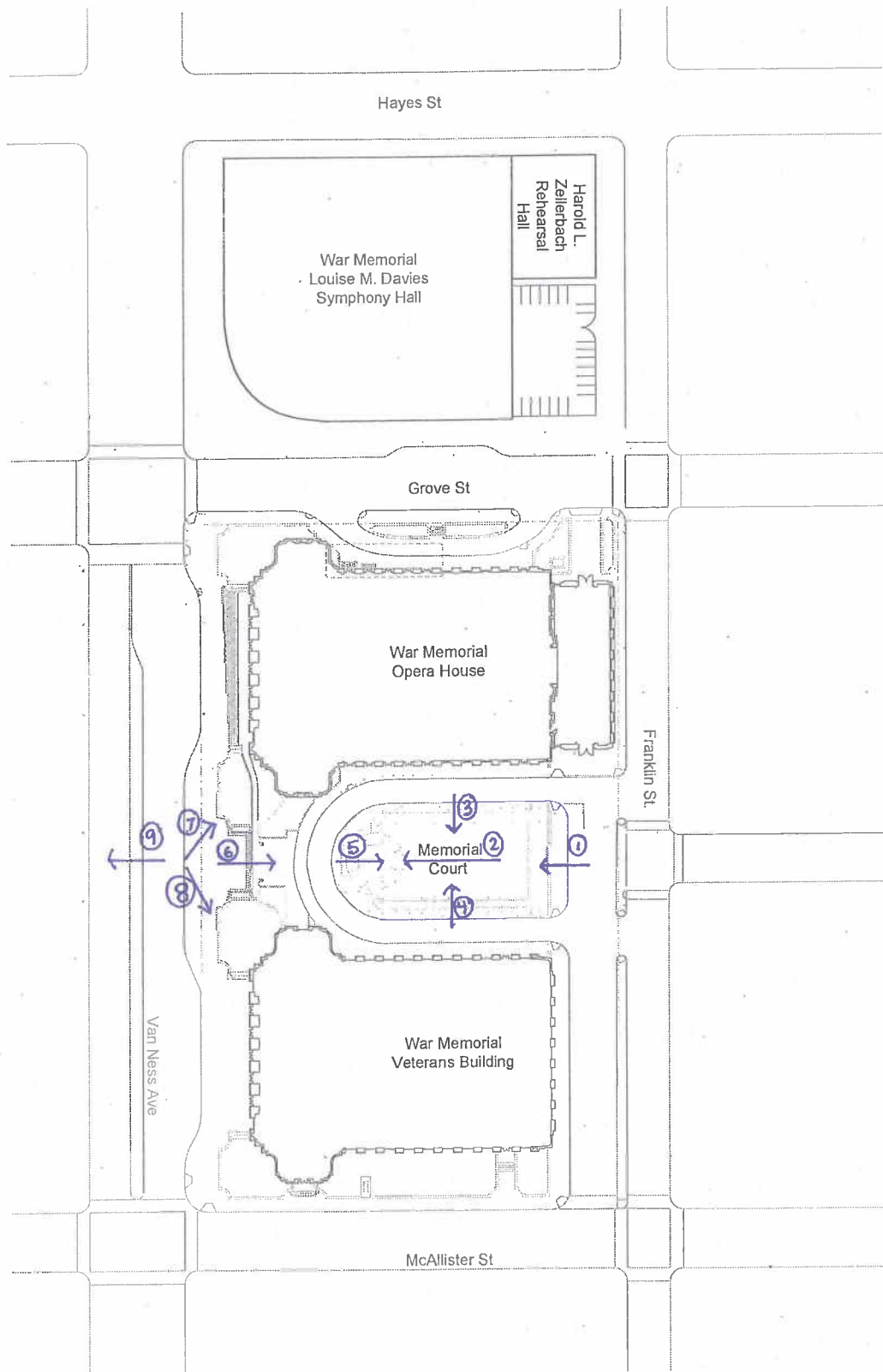
**EXISTING GATE**



**PROPOSED BENCH LOCATION**

**BENCH PROPOSAL**





San Francisco  
War Memorial Performing Arts Center



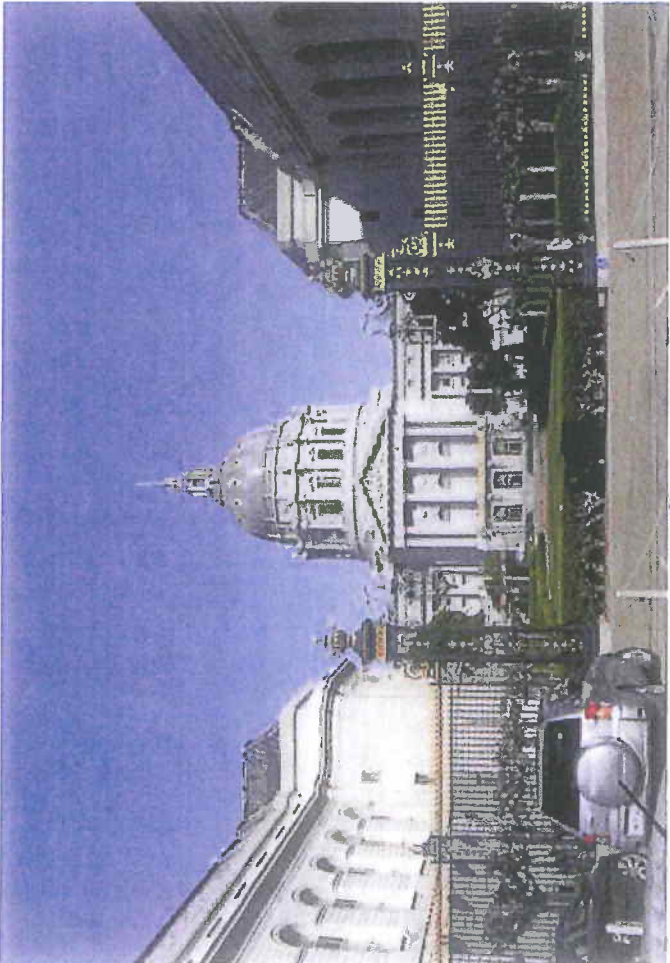




2



4



1



3





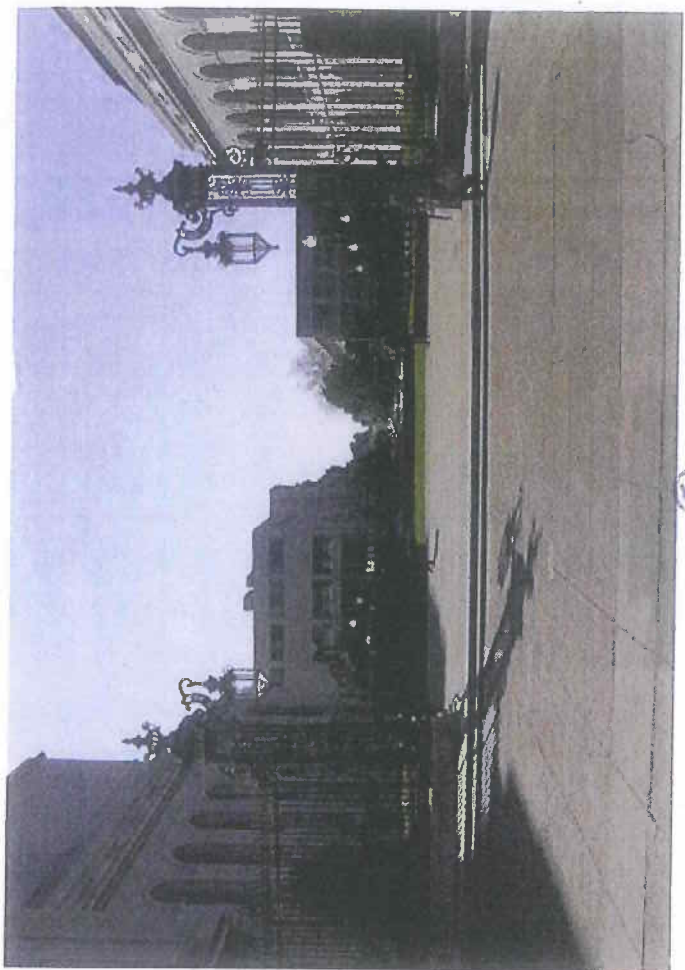
8

6

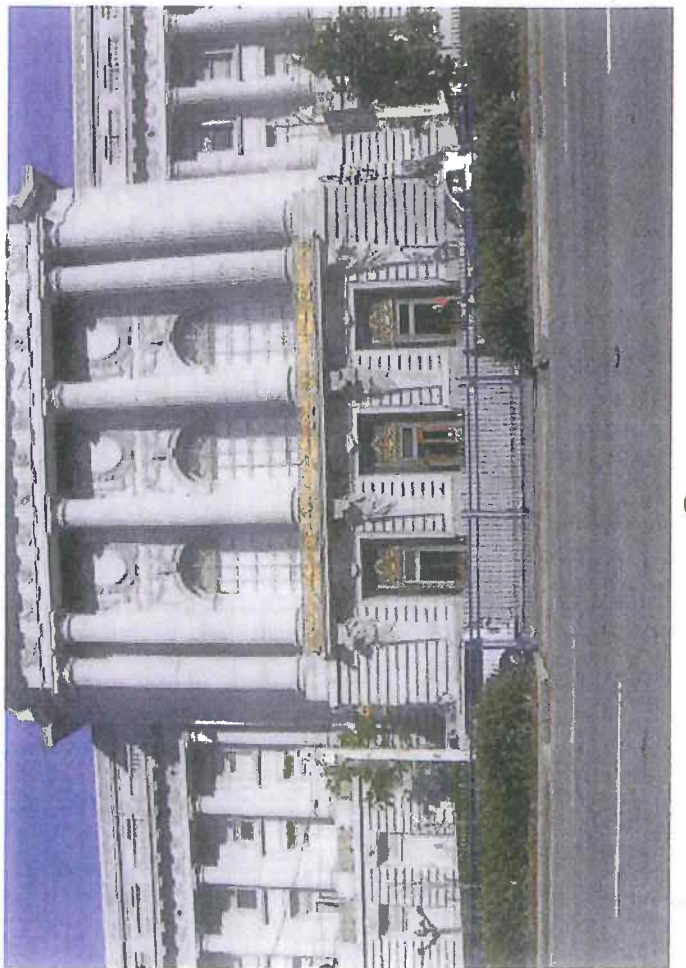


7

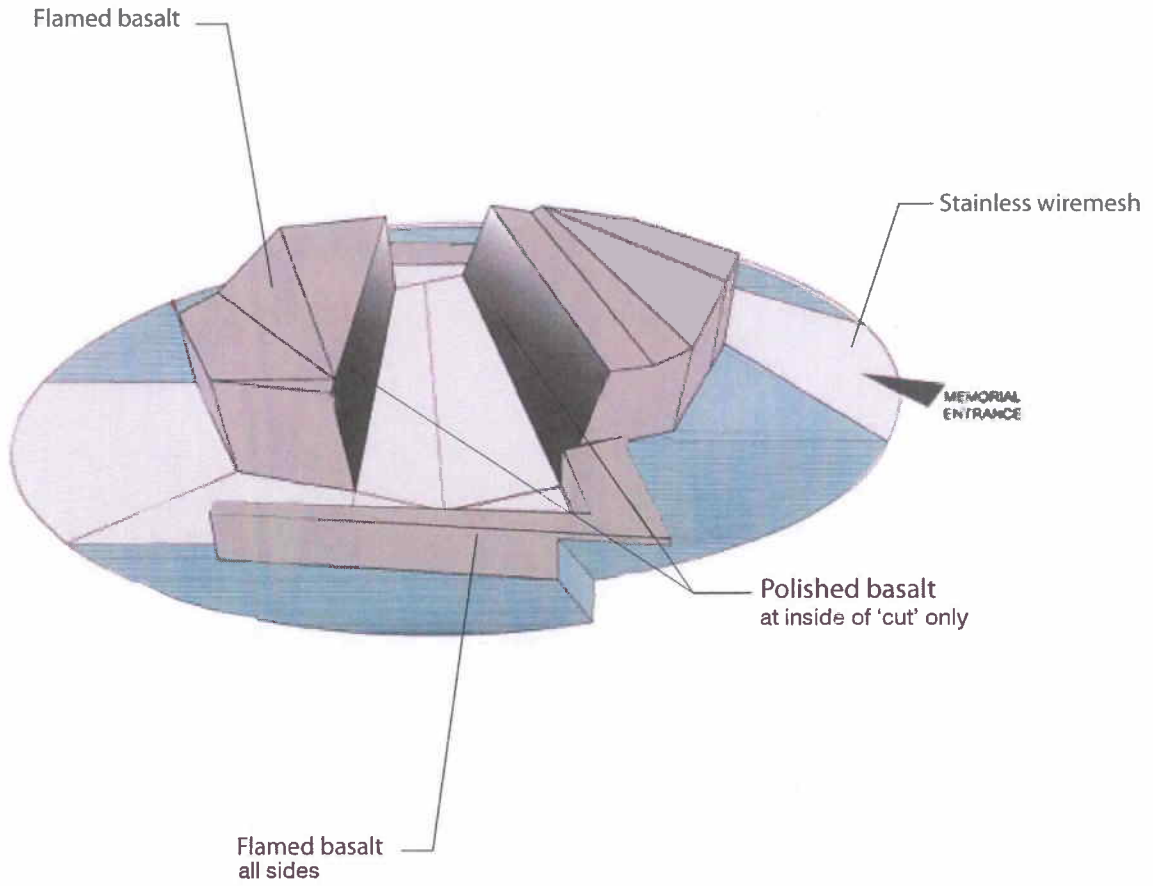
5







⑤



	BANKER MESH - Product # S-4	
	FLAMED BASALT	
	POLISHED BASALT	

**MEMORIAL MATERIAL DESCRIPTION  
NTS**

San Francisco Veterans Memorial

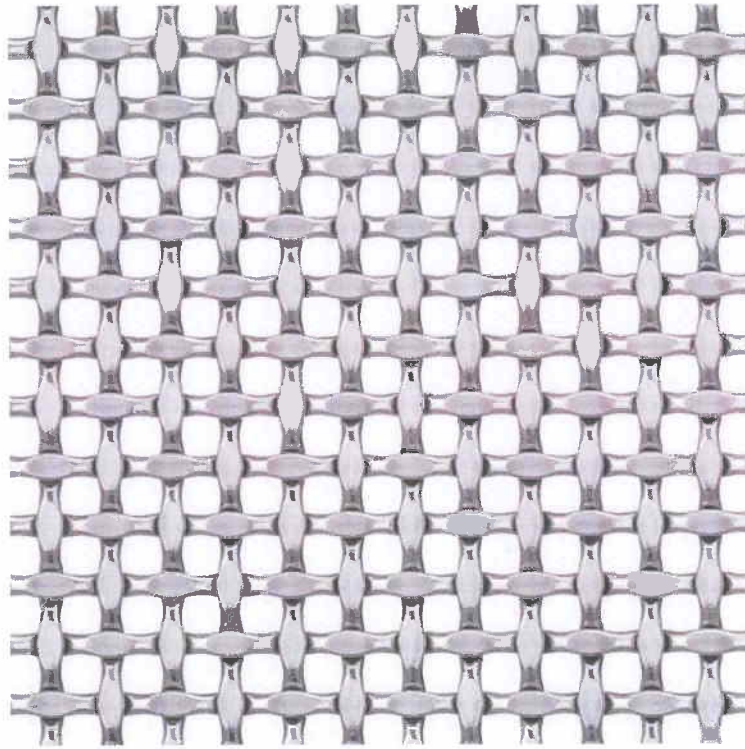


Image shown at 100% scale

## S-4

<b>MESH CATEGORY</b>	Mid-Fill
<b>PERCENT OPEN AREA</b>	36.9 %
<b>WEIGHT</b>	2.94 lbs/sq ft
<b>CRIMP STYLE*</b>	E1E1
<b>MAXIMUM "A" DIMENSION</b>	240 inches
<b>MAXIMUM "B" DIMENSION</b>	120 inches
<b>OPENING LIMITATION**</b>	0.210 inches
<b>OVERALL THICKNESS</b>	0.156 inches
<b>ASPECT RATIO</b>	1.00 : 1
<b>AVAILABLE ALLOYS</b>	Stainless

\*For complete definitions of crimp styles, please view our Wire Mesh Handbook on [www.bankerwire.com](http://www.bankerwire.com)

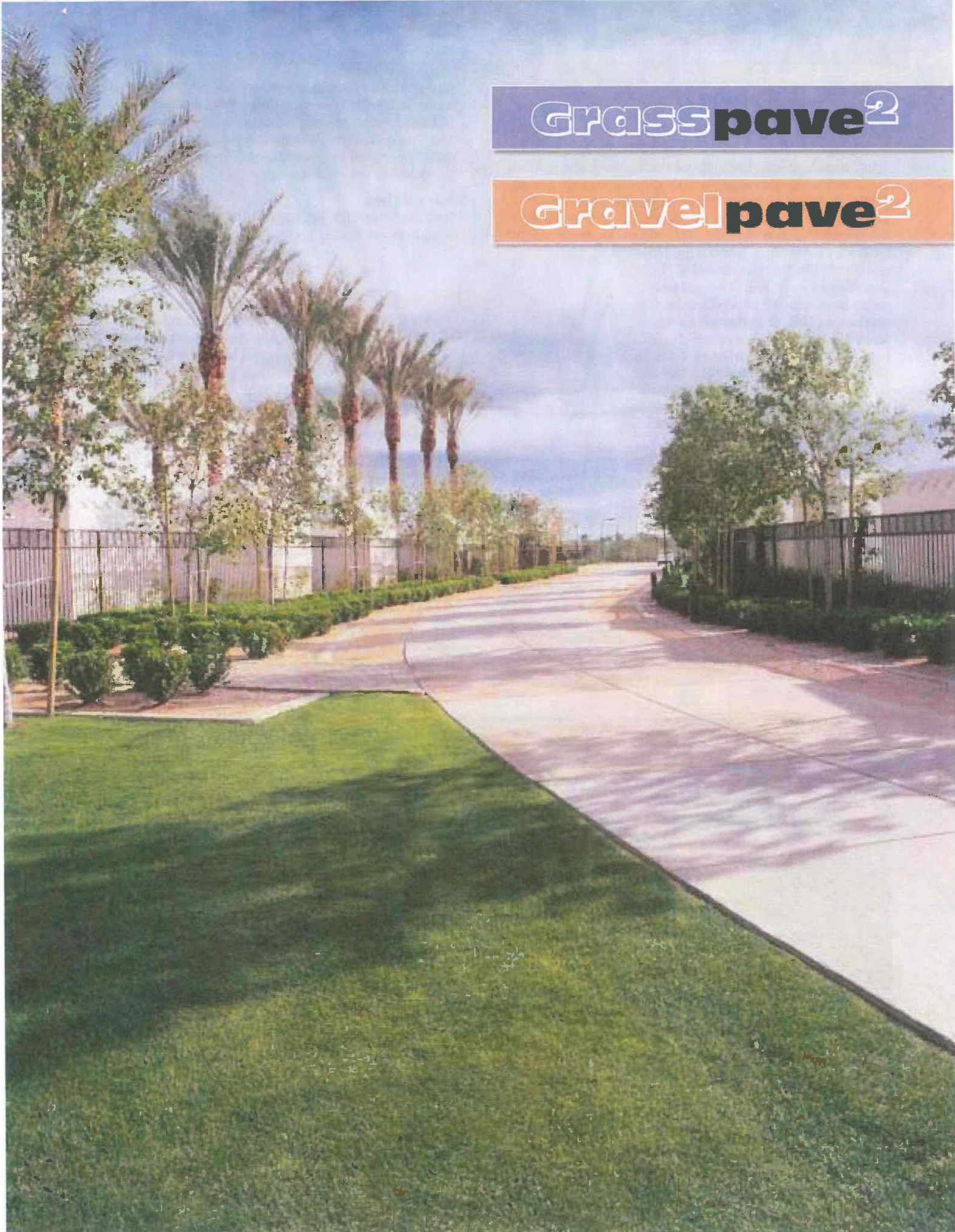
\*\*Maximum sphere diameter which will pass through opening

Product specifications are subject to change. Measurements and data are approximate and should be confirmed with a physical sample.



**Grasspave<sup>2</sup>**

**Gravelpave<sup>2</sup>**





## Introduction

### History of Porous Paving

Pebbles, cobblestones, and wood decking structures have been used since the dawn of civilization to reinforce where we walk and the roads we use. Little did we realize that these methods had benefits over the modern trends of sealing up the ground with asphalt and concrete. Porous, permeable or pervious paving—whatever you prefer—became a method for addressing stormwater issues in the early 20th century. Concrete turfblock for grass paving began in the mid-1940s and plastic versions were invented in the late '70s and early '80s. Great advancements have occurred in pervious concrete, pervious asphalt, and other permeable surfaces. We introduced Grasspave<sup>2</sup> in 1982, improving upon these earlier concepts. In 1993, Gravelpave<sup>2</sup> was unveiled, the only product specifically developed for gravel porous paving. Fast forward to this millennium, and Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> are considered by most, the finest porous pavers developed.

### Infiltration

Porous paving allows rainwater to percolate through the pavement's surface and back into the ground (infiltrating), where the water is cleaned and returned to ground water supplies. Porous paving improves upon impermeable surfaces, such as concrete or asphalt, which do not allow for this natural filtration. Rain collects airborne and surface pollutants such as sediment, brake dust, chemicals, vehicle exhaust, oil, salts, fertilizers, bacteria, and animal waste. On impermeable surfaces the polluted rainwater runoff (non-point source pollution) is collected, concentrated, and discharged to downstream

waters such as streams, reservoirs, and lakes—our drinking water. This runoff also harms vegetation and wildlife with increased water volumes, velocities, and higher temperatures. The Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> systems protect against this dangerous runoff by processing and cleaning the water, thus safeguarding the natural water cycle.

### State of the Earth

Invisible Structures, Inc. has developed an entire line of products to address stormwater and environmental concerns. Rainstore<sup>3</sup>, Slopetame<sup>2</sup>, Draincore<sup>2</sup>, and Beachrings<sup>2</sup> can work in addition to, or in conjunction with, Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> to provide your site, home, or office with stormwater and environmental enhancements. Our products can store and collect rain, provide erosion and sediment control, efficiently convey and deliver water, and protect natural areas.

### Advanced Technology

The Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> systems are based on a simple, but impressive technology—a series of rings (cylinders) connected on a flexible grid system. The cylinders are engineered to withstand

significant structural loads and the grid provides stability, flexibility, and continuity for large areas. The grid system also has the unique ability to be rolled up for easy shipping, handling and installation.

This engineered design allows for any street-legal vehicle (and sometimes larger) to park or drive on our Grasspave<sup>2</sup> or Gravelpave<sup>2</sup> surfaces. The point load pressure is transferred from the top of the ring, through the fill material and cylinders, to the engineered base course.



*Grasspave<sup>2</sup> large rolls and Gravelpave<sup>2</sup> large rolls (not shown) install quickly and conform to the contours of the ground.*



*Wallace Residence, Savannah, GA—Gravelpave<sup>2</sup> creates a wheelchair-accessible surface by stabilizing gravel and supporting tire pressure. 7% dry cement was mixed with gravel before filling rings. Cover photo: Westin Kierland Resort and Spa, Scottsdale, Arizona—Grasspave<sup>2</sup> fire lane and Gravelpave<sup>2</sup> fire lane (concrete widening).*



The ring and grid structure is 92 percent void space allowing for the healthiest root zone for grass (in Grasspave<sup>2</sup>) and more decorative gravel (in Gravelpave<sup>2</sup>) for some of the most attractive paved surfaces around. Less plastic means more natural looking surfaces. This technology also makes for better runoff coefficients and better percolation rates.

#### 120 psi Maximum on Public Highways!

Even empty, Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> will support 2,100 psi (14,470 kPa)—well over the 120 psi highest truck tire pressure allowed on public highways. This is a safety factor of 17 times. When Grasspave<sup>2</sup> is filled with sand for part of the root zone medium, the strength increases to 5,700 psi (39,273 kPa). The safety factor increases from 17 to 47 times. The heavier a vehicle, the more axles and tires it needs to support the load being carried. Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> will meet and exceed all loading criteria.

#### Vehicle Loading Examples:

- Auto tires: 40 psi
- Truck tires: 110 psi
- DC-10 tires: 250 psi
- F-16 tires: 350 psi
- Fire truck with outriggers: 78psi

*(An 85,000 lb. truck distributed to four outrigger pads is equal to 21,250 lbs. for each outrigger pad with 12' × 18' surface contact with Grasspave<sup>2</sup>.)*

All these vehicles are well within our 5,700 psi loading capability. With a sturdy base course design, our rings will easily perform

under all conditions. It's also a good design practice to strengthen concrete sidewalks and curbing that will be mounted by fire trucks.

#### CSI 32 12 43 Flexible Porous Pavers

In 1997 The Construction Specifiers Institute (CSI) came out with a generalized listing (02795) for all porous paving products. However, since performance and application is varied even in the porous paving industry, the 2004 CSI MasterFormat™ has adopted a new number *32 12 43 Flexible Porous Paving*, to recognize that Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> are in a class by themselves.

#### Best Management Practice

Porous paving is recognized as a Best Management Practice (BMP) by the Environmental Protection Agency, the Center for Watershed Protection, the U.S. Army Corp of Engineers, and countless other federal, state, regional and local authorities. In addition, Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> are often mentioned by name, as the product of choice for many of these agencies.

#### Applications

##### Stormwater Management

The Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> systems can easily handle storm water from an intense storm dropping three inches of rain in less than thirty minutes! In one square meter (40" × 40") there are 144 rings, two inches in diameter by one inch high. With one inch of fill in the rings and a standard road base of sandy gravel six



*The University of South Alabama, Mobile used Gravelpave<sup>2</sup> in parking aisles and Grasspave<sup>2</sup> in the spaces.*



*Bowditch Point Regional Park, Fort Myers Beach, Florida—Gravelpave<sup>2</sup> parking bays blend in with the natural surroundings.*



inches thick, our porous systems will percolate approximately ½ inch of rain per hour! A seven-inch section can store 2.4 inches of water (about 20 percent void after compaction). Alternatively, hard surfaces, such as asphalt and concrete, shed 95 percent of storm water.

#### Aesthetics

As a designer, engineer, contractor, or homeowner, you can be sure Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> can deliver a more beautiful surface and add a unique look to a site. Grass simply looks better than asphalt and decorative gravel has been used for centuries in landscaping. Space constraints can be dealt with by combining the beauty of grass or gravel with the utility of paving.

Trees and other vegetation not only survive, they thrive with Grasspave<sup>2</sup> and Gravelpave<sup>2</sup>. Porous paving has the ability to deliver water, oxygen and carbon dioxide through the cross section—all essential to root survival. Concrete and asphalt suffocate and starve the root zones of water and air. With Grasspave<sup>2</sup> and Gravelpave<sup>2</sup>, you can now design in as many trees and plants as your site will allow. Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> prevent compaction while allowing for ample amounts of water and air. Cars can then drive and park below tree canopies. Saving existing, mature trees is also possible with our products—our structures can come within inches of the mature tree trunk without damage. Our mats have the ability to flex with the tree root growth that would otherwise damage and crack hard surfaces.

#### Environmental Benefits

Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> not only protect the environment, they enhance it. All of our products are made from 100 percent recycled plastic—plastic that goes into improving the environment and not into a landfill. Through bioremediation, porous pavers have the ability to clean pollutants (heavy metals, 96–99 percent; suspended solids, 95 percent; phosphorous, 65 percent; nitrogen, 82 percent, hydrocarbons, up to 100 percent) out of stormwater. Our products also reduce erosion and soil migration, reduce site disturbance, and contribute to airborne dust capture and retention.

Cooling the atmosphere and reducing the “urban heat island effect” (cities being up to 10 degrees hotter than undeveloped land) are added benefits of Grasspave<sup>2</sup> and Gravelpave<sup>2</sup>. Both products can mitigate these increased temperatures. In addition, Grasspave<sup>2</sup> promotes the conversion of carbon dioxide (greenhouse gas) into oxygen and has an “air-conditioning effect.”

#### Driveways

Environmental, economic, and aesthetic enhancements are drawing homeowners and designers to use Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> in driveways. Most residential driveways are good candidates for our porous duo because of the reduced speed and limited frequency of traffic. Our products can add beauty to residential and commercial driveways.

#### Parking Lots

Parking for churches and synagogues, stadiums, arenas, and overflow at shopping centers, campuses, parks and more are ideal for Grasspave<sup>2</sup> and Gravelpave<sup>2</sup>. These sites generally support large numbers of vehicles but only on periodic basis. Stormwater management and green space can be combined with parking, reducing maintenance, real estate, and development costs. A great design idea is combining durable Gravelpave<sup>2</sup> drive aisles with attractive Grasspave<sup>2</sup> parking bays.

#### Pedestrian, Horse Trails and Bicycle Paths

Garden paths, greenhouse aisles, sidewalks, park paths, and wilderness trails paved with Grasspave<sup>2</sup>/Gravelpave<sup>2</sup> provide a stable surface for strollers, bicycles, wheelchairs, and horses. There are no puddles or mud and traction is very good. Tree roots break up hard surface sidewalks, but our mats flex to accommodate such shifts and gradient changes. Plus, with the high proportion of air, roots are discouraged from moving upward. Mountain bikers will not be able to tear up paths reinforced with Grasspave<sup>2</sup>/Gravelpave<sup>2</sup>. Our products can resist the destructive forces of mountain bikes, allowing your trails to be reopened to bikes.

#### Fire Lanes

By far, the most common application for Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> installations is for fire lanes. Our long and established history of providing safe, well-constructed fire lanes began in 1982 with our first installation in Snowmass, Colorado, near Aspen Ski Resort. Since then, we have firmly established credibility for this application. Tests have been conducted by several fire departments in Aurora, Colorado and Irvine, California. Nearly every major U.S. metropolitan area has accepted and used Grasspave<sup>2</sup> in a fire lane. You will most likely find a fire lane installation in your area.



*All fire fighting vehicles can safely navigate even a wet Grasspave<sup>2</sup> or Gravelpave<sup>2</sup> surface. In a 1983 test this 100-foot ladder truck was lifted off the Grasspave<sup>2</sup> by rear outriggers, and no ruts were caused by either outriggers or tires. The ladder was extended, rotated, and loaded with no depressions in the road surface.*



## Grasspave<sup>2</sup> Installation—Mats can be rolled out in minutes!

600 m<sup>2</sup> (6,000 sf) per two-person hour! For steps shown below—100 m<sup>2</sup> (1,080 sf) per two-person hour!



1 Place and compact sand and gravel base course.



2 Apply Hydrogrow mixture.



3 Roll out Grasspave<sup>2</sup>.



4 Fill rings with clean sharp concrete sand.



5 Hydroseed or lay sod.



6 Roll sod with heavy roller.



7 Ready for use after two mowing cycles.



8 Use a regular lawn mower for maintenance.  
Do not aerate!

The Grasspave<sup>2</sup> porous pavement system is comprised of a sandy gravel base course, Hydrogrow polymer-fertilizer mixture, the Grasspave<sup>2</sup> ring and grid structure, sharp concrete sand, and grass seed or sod.





## Grasspave<sup>2</sup> Installation Procedures

*This installation section is only intended as an overview. Please review our Grasspave<sup>2</sup> Technical Specifications (available at [www.invisiblestructures.com](http://www.invisiblestructures.com) or call 800-233-1510) for comprehensive installation instructions.*

Excavate a space for the base course as determined by site soils and loading requirements. Place and compact sandy gravel which should be a mixture of clean sharp sand and gravel varying in size but not exceeding 3/4 of an inch. To check porosity, use a hose to see that water flows into the base and drains away. Add subsurface drainage as necessary to low spots or locations with poor draining soils. Install irrigation lines and sprinkler heads if necessary.

Apply the Hydrogrow mixture that is included free with your order. Hydrogrow is a mixture of polymer and fertilizer designed especially for our Grasspave<sup>2</sup> system.

Roll out Grasspave<sup>2</sup>, aligning the side hole fasteners over the side pegs. The warmth of the sun will relax the plastic so it lays flat. Cut the grid between rings using pruning shears. Incorporate the cut pieces in other areas, as needed, keeping the distance between the rings uniform.

Fill rings with clean sharp concrete sand (AASHTO M6 or ASTM C-33) using large rakes and brooms so that the tops of the rings show when done.

Lay turf over the rings. On warm days, wet the sand first to lower sand temperature and provide moisture for grass roots. Seeding and hydromulching is also an accepted vegetating method at this stage. Repeated hydromulching/seeding may be necessary.

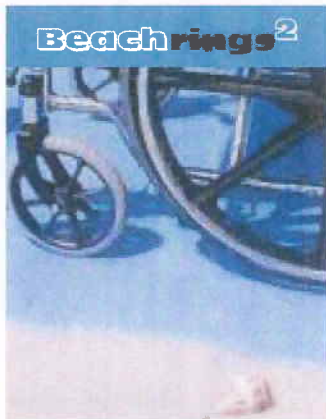
Roll sod with heavy roller to eliminate air pockets and make sure roots are in contact with the sand fill. Water lawn as usual according to climatic requirements.

Whether the area has been seeded or sodded, wait to drive on grass until two mowings have been completed, by which time the root system will be established and the sod pieces locked into place. In an emergency such as the need for fire truck access, grass may be driven on immediately after installation.

Use a regular lawn mower for maintenance. There should be no paver parts protruding through the surface that would damage mowers. Do not aerate!



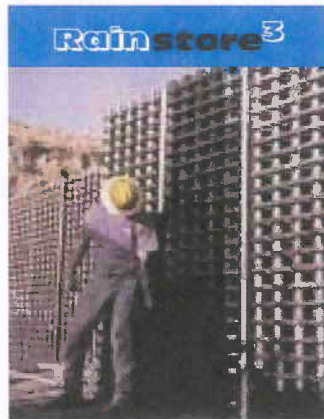




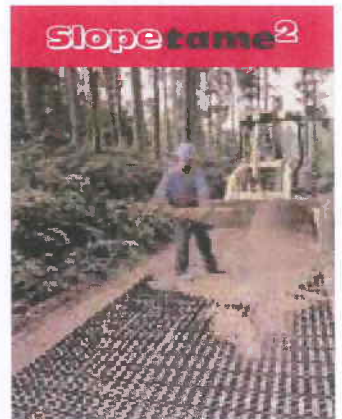
*Beachrings<sup>2</sup>, a portable and re-usable plastic boardwalk system, provides an attractive, comfortable, and slip resistant surface for equal access to beaches. Beachrings<sup>2</sup> also works well for temporary vehicle access over mud and sand.*



*Draincore<sup>2</sup> conveyance layer is used for advanced subsurface and green-roof applications. A replacement for antiquated French drains, Draincore<sup>2</sup> can maximize drainage (58 gpm per foot width) and minimize costs.*



*Rainstore<sup>3</sup> is the new standard in efficient sub-surface stormwater storage. Rainstore<sup>3</sup> is modular and stackable for versatile site design. Rainstore<sup>3</sup> is 94% void space and can be designed for detention, retention, or water harvesting for re-use.*



*Slopetame<sup>2</sup>—much more than an erosion control blanket or mat—a completely integrated system of rings, grid, fabric, anchors, and vegetation to control erosion on some of the toughest slopes, channels, swales and more.*

**Quick Reference Guide for Grasspave<sup>2</sup> and Gravelpave<sup>2</sup>**

	Grasspave <sup>2</sup>	Gravelpave <sup>2</sup>
Description	Connectable ring and grid system	Connectable ring, grid, and integrated fabric
Also Included	Hydrogrow polymer—exclusively for Grasspave <sup>2</sup>	Geotextile fabric molded to grid (exclusive to Gravelpave <sup>2</sup> ) and anchors
Available in Large, Flexible Rolls	Yes, various sizes—see roll chart page 14	Yes, various sizes—see roll chart page 14
Colors	Black	Black, gray, tan, terra cotta, custom colors extra
Components Needed for System	Base course, sand, labor, sod or seed (irrigation is recommended)	Base course, 1¼" (3.2cm) of ¾" to ⅜" decorative gravel, and labor
Traffic	Low speed, intermittent to moderate use	Low speed, unlimited use
Compressive System Strength	Filled: 5,721 psi (39,273 kPa); Empty: 2,100 psi (14,470 kPa)	Filled: to 5,721 psi (39,273 kPa) Empty: 2,100 psi (14,470 kPa)
Life Span	60 years	25 years
Recommended Maximum Slope	5% fire lanes, 8% car/light truck, 15-20% golf carts, pedestrian use, and trails	5% fire lanes, 8% car/light truck, 15-20% golf carts, pedestrian use, and trails
Stormwater Storage	Yes	Yes
Clean Pollutants through Bioremediation	Excellent	Good
Air-Conditioning Effect	Yes	No
Heat Island Mitigation	Yes—thermal conductivity, heat storage capacity, density, albedo (.40) and emissivity	Yes—thermal conductivity, heat storage capacity, density, albedo (varies) and emissivity
Reduces Runoff and Non-Point Source Pollution	Yes	Yes
Recycled Content	100% recycled HDPE plastic	100% recycled HDPE plastic, remnant fabric
Erosion Control	Yes	Yes
Airborne Dust Capture and Retention	Excellent	Good
Promotes and Retains Tree Growth	Yes	Yes
Recharges Groundwater	Yes	Yes



1600 Jackson St., Suite 310, Golden, CO 80401, USA  
 800-233-1510 · Fax: 800-233-1522  
 Overseas and locally: 303-233-8383 · Fax: 303-233-8282  
 www.invisiblestructures.com  
 email: sales@invisiblestructures.com



Gravelpave<sup>2</sup> and Grasspave<sup>2</sup> Patent No. 5,250,340  
 held by William Bohnhoff, ASLA  
 Copyright © 2006



**PREVIOUS SCHEMES EXAMINED**

**Memorial Court Interior Walkways:**

Original proposal provided for replacing the existing brick pathways and curbs and removing the interior perimeter hedges along the north and south edges of the Memorial Court. In their place, open pathways of decomposed granite extending to rammed earth walls were proposed (see 1/30/12 design drawings).

The proposed design now provides for retaining existing brick pathways and existing interior perimeter hedges.

**Bench Seating at Memorial:**

Design elements desired by the San Francisco Veterans Memorial Committee included the introduction of bench seating at the Memorial site to provide the public with opportunity to rest and reflect while visiting the Memorial.

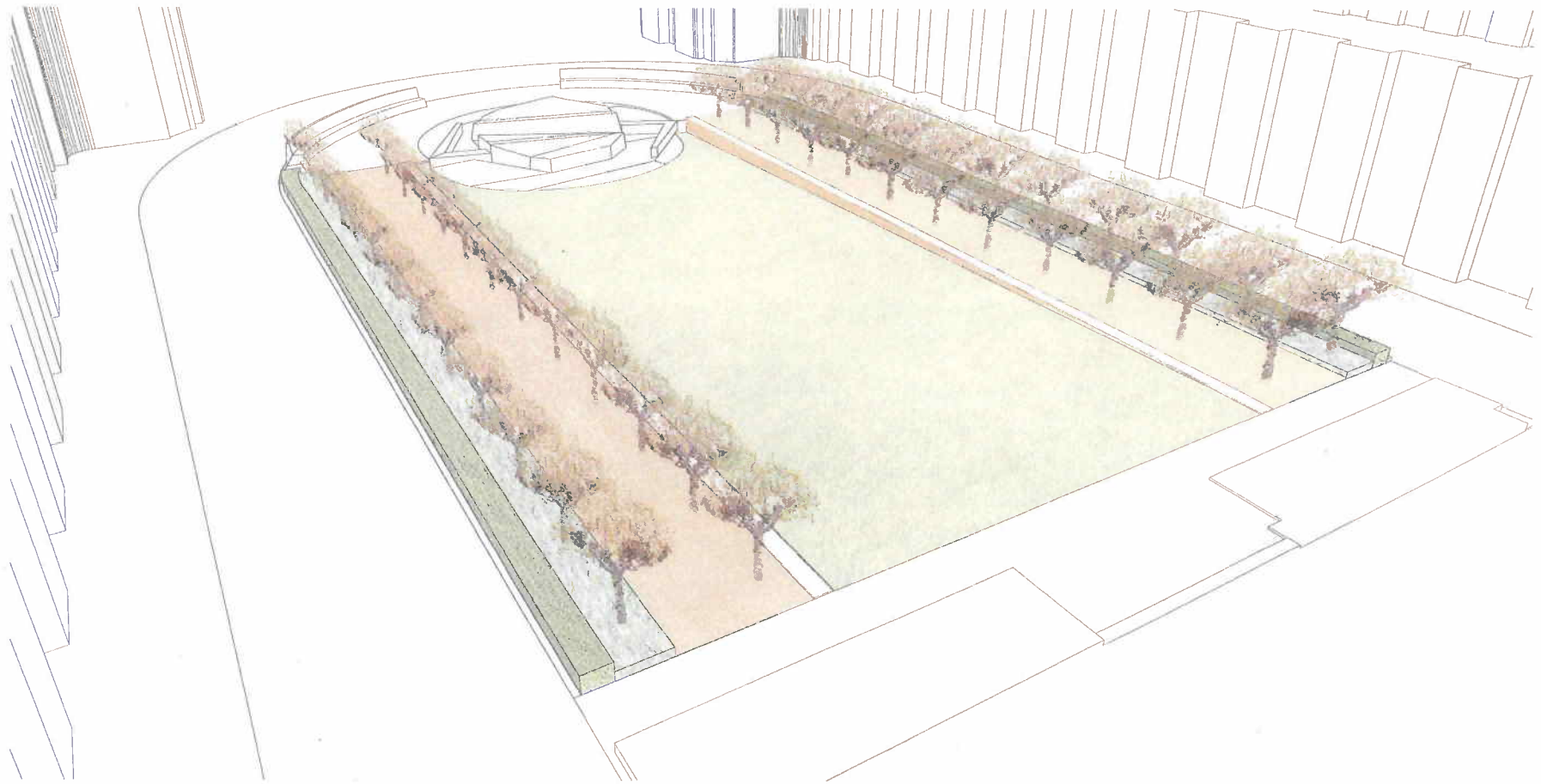
The original proposal provided for removal of hedges and planting beds flanking the east end of the Memorial Court and introduction of seating at the entry point of the Memorial (see 1/30/12 design drawings).

The 50% schematic design submittal maintains hedges and planting beds at the east end, with some modifications, with bench seating along the inner edges of these curved hedges and planting beds (see 6/25/12 design drawings).

The proposal submitted to the Historic Preservation Commission includes relocation of bench seating from the schematic design location adjacent to hedges and planting beds at the east end of the courtyard to the sidewalk area across the horseshoe drive from the Memorial perpendicular to the existing Memorial Court gates.

---

## re-focusing memorial court



**In Memorial Court as a whole, the landscape extends the influence of the Memorial into the larger civic space.**

**Sloping the central lawn toward the Memorial creates a processional through the space from the west. This elevation change re-focuses the attention toward the Memorial and offers a contemplative zone at its base.**

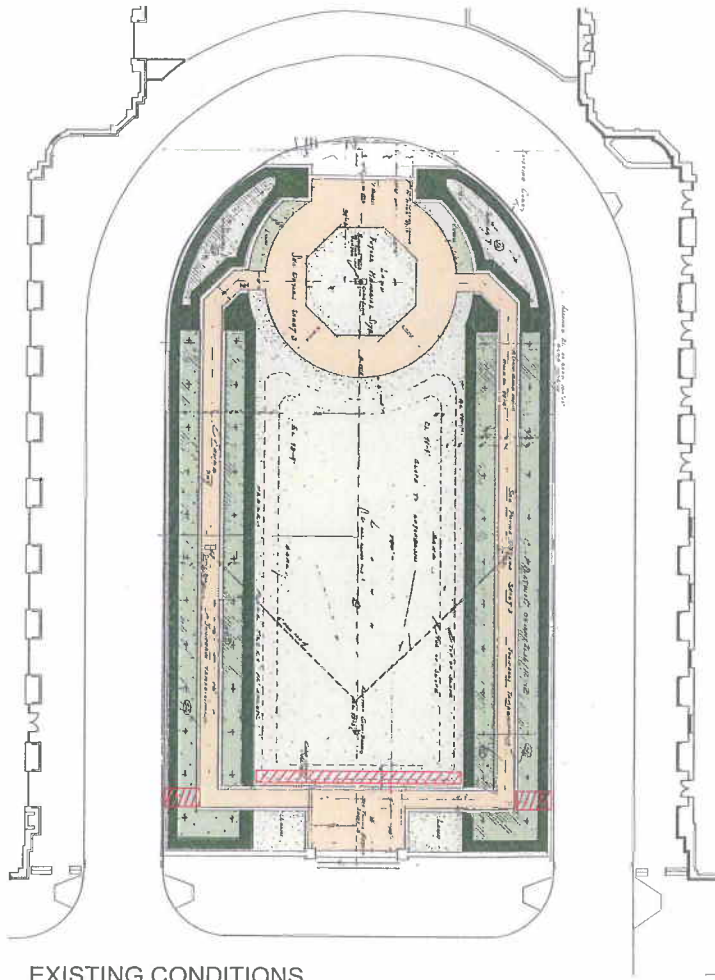
PREVIOUS SCHEME

1/30/12



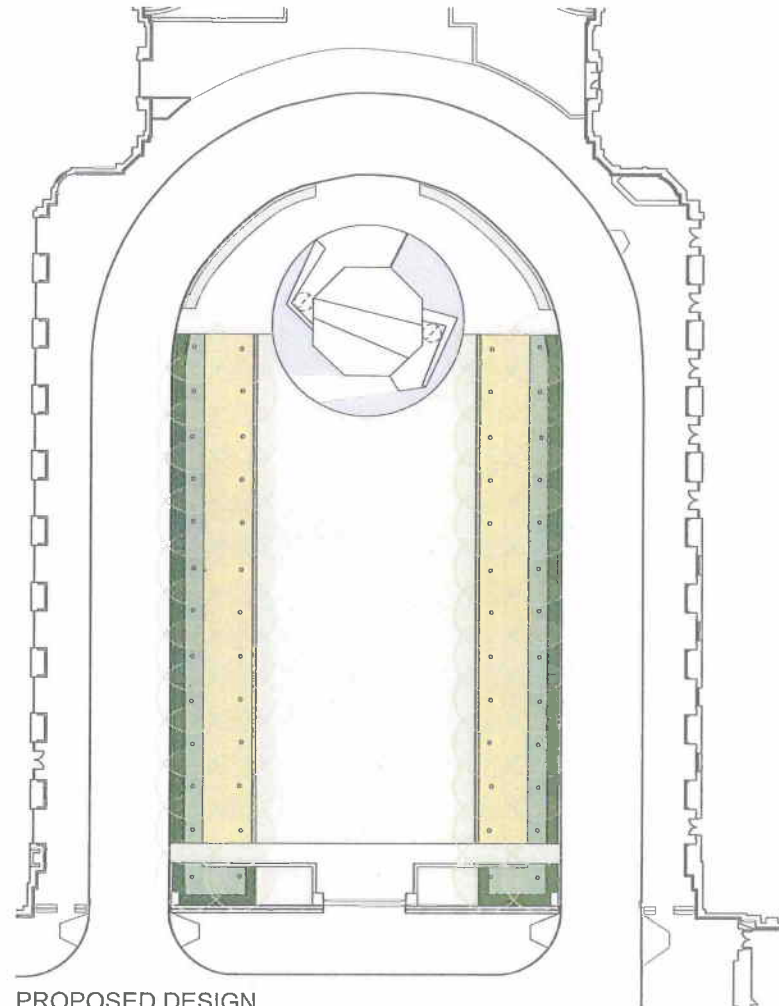
## respectful transformation

Our goal is to respect the historic Beaux Arts architecture while also simplifying the geometries of the existing conditions and encouraging more use of the central lawn.



EXISTING CONDITIONS

 CHANGES TO ORIGINAL DESIGN



PROPOSED DESIGN

# respectful transformation



We aim to preserve the original design intent by maintaining the edge that defines the interior space.

We have re-imagined this edge as a cut in the earth with layers of soil revealed in rammed earth walls.

1/20/12



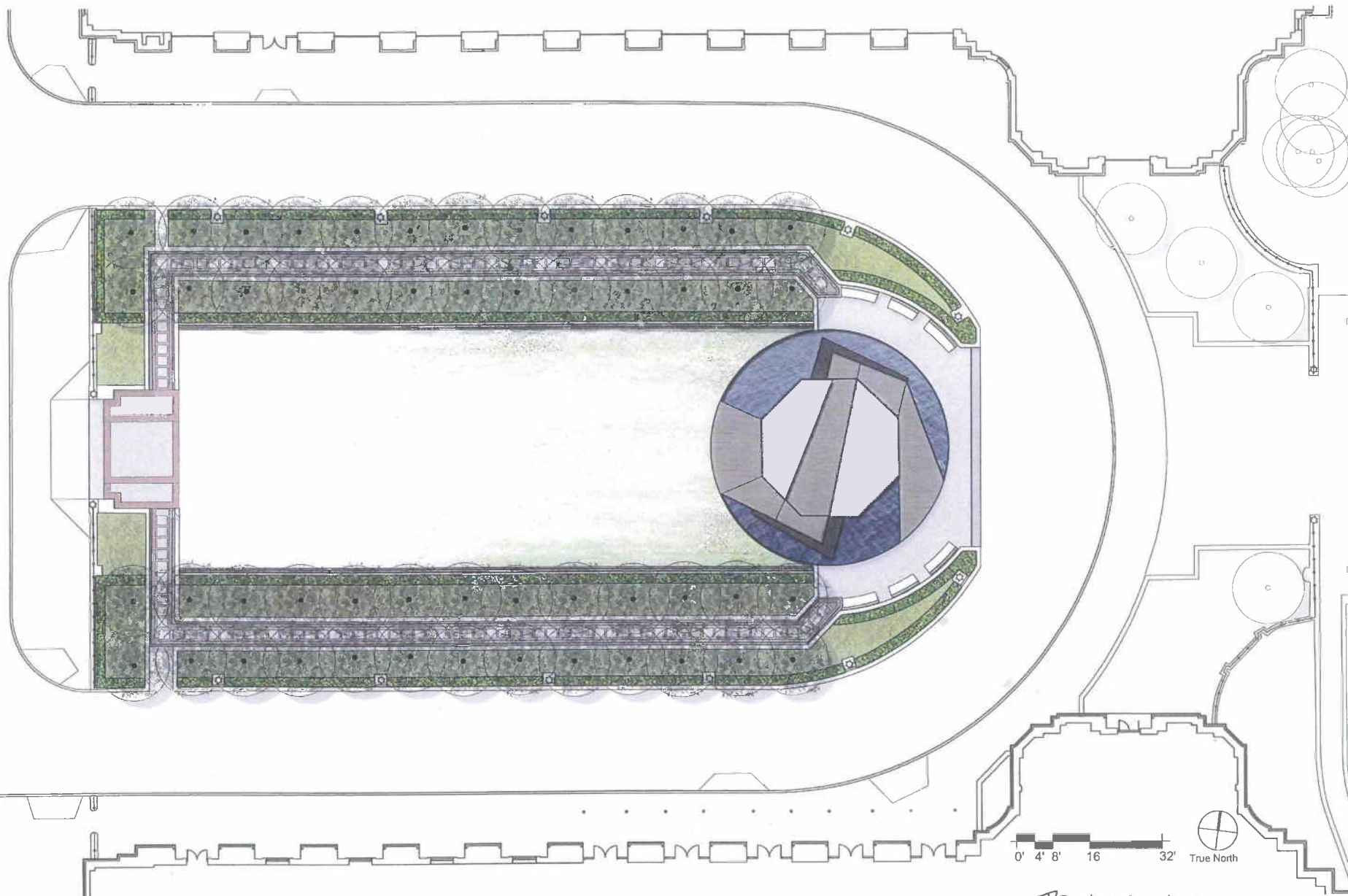


## respectful transformation

To unify the whole Memorial Court, we propose replacing the existing brick pathways and curbs along the north and south edges, which have a strong directional orientation. In their place, open pathways of decomposed granite would extend to the rammed earth walls.

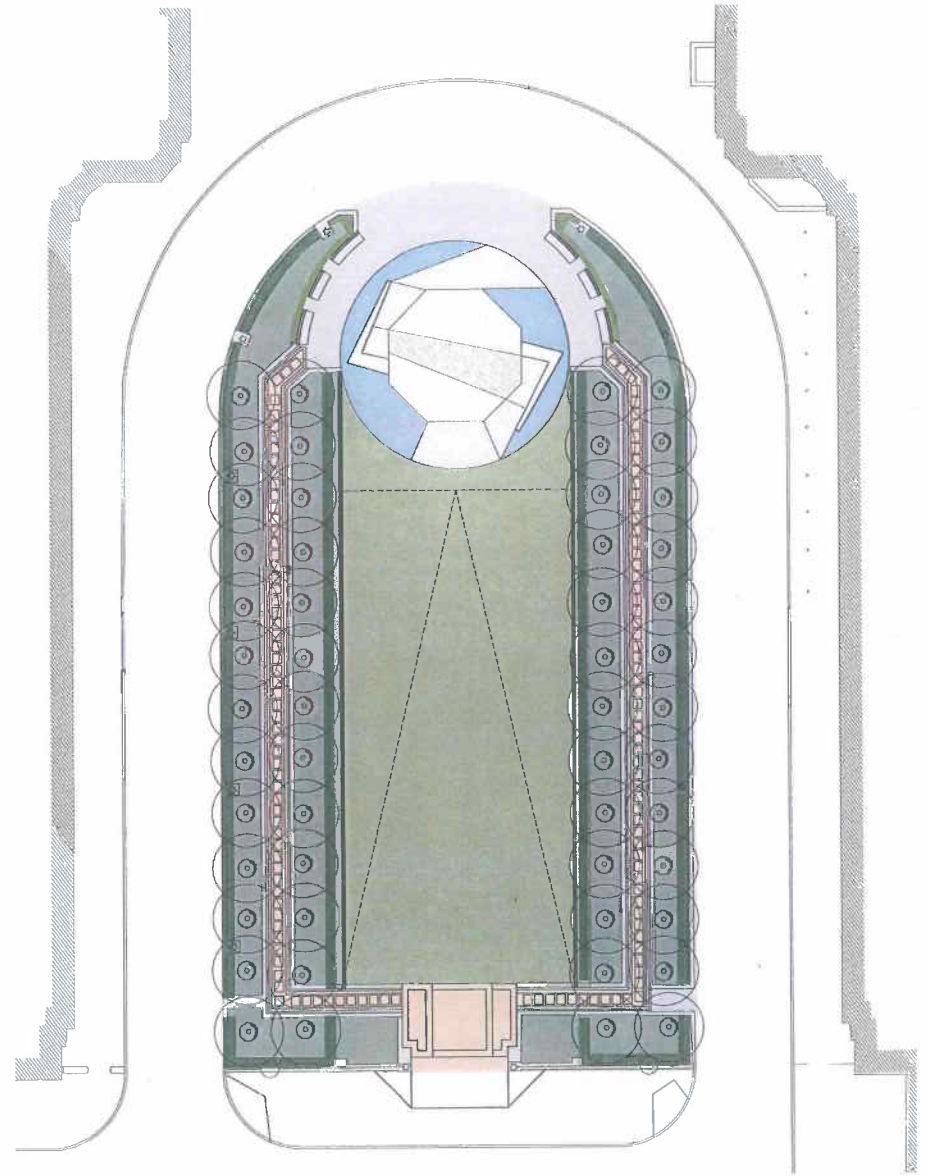
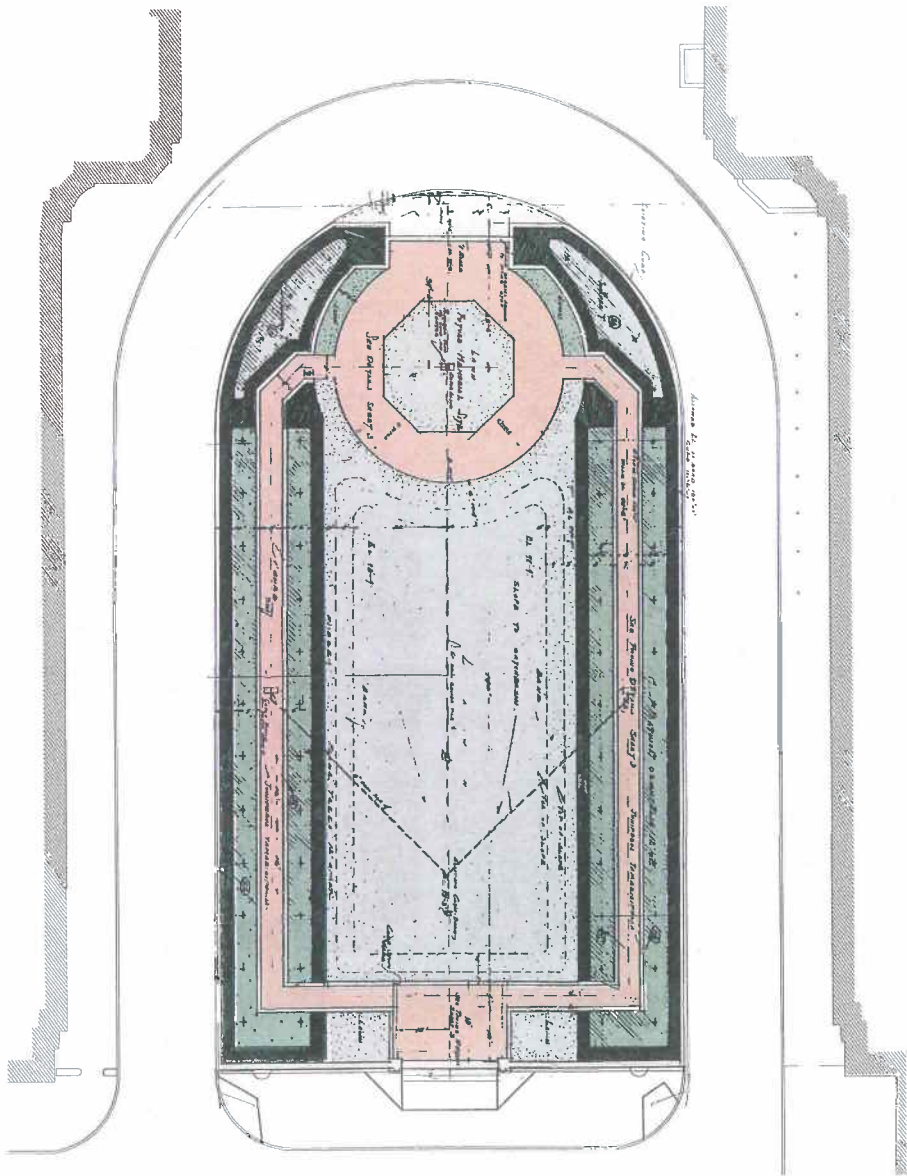






**PROPOSED SITE PLAN | LANDSCAPE**

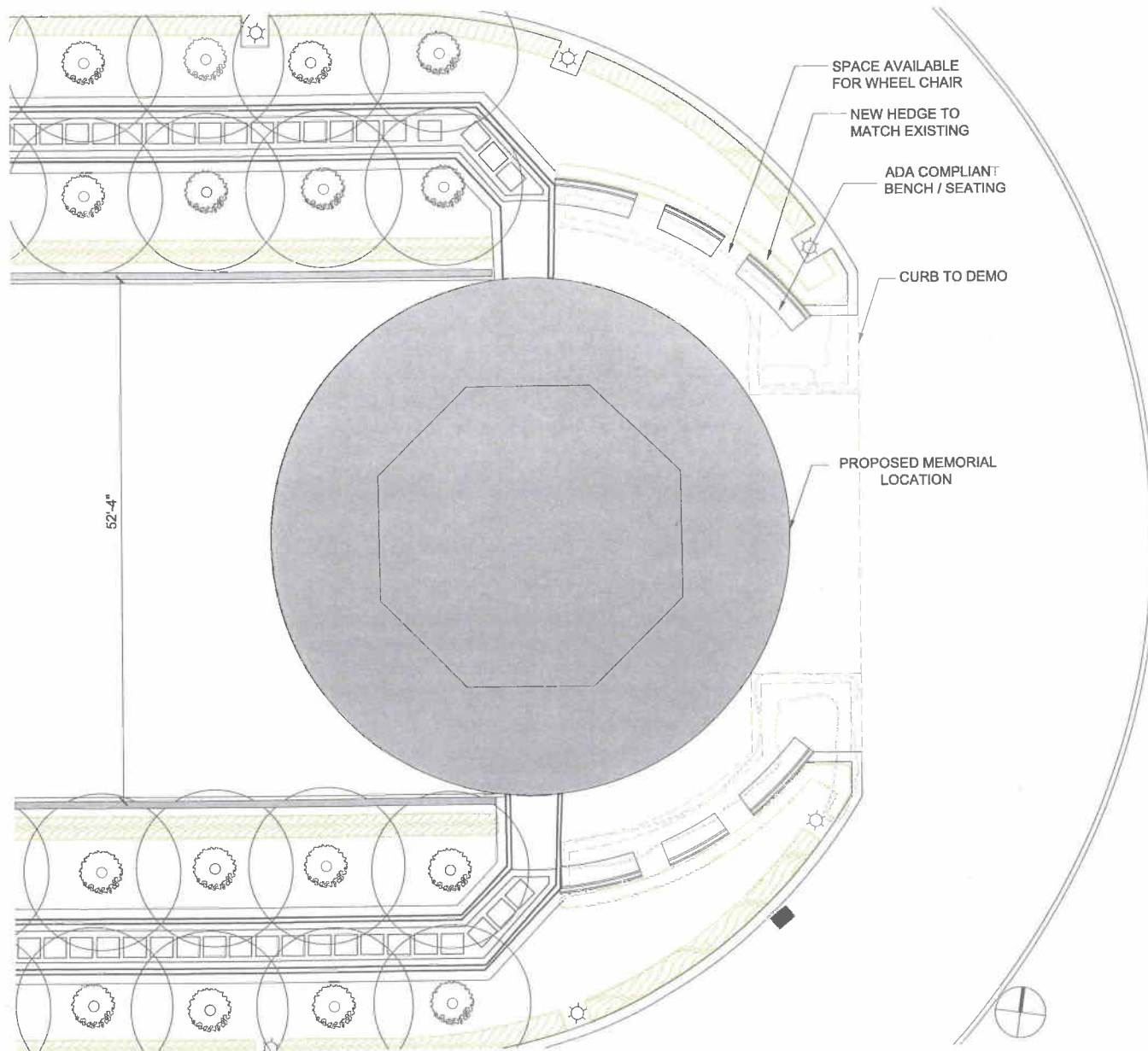
*PREVIOUS SCHEME*  
**San Francisco Veterans Memorial**  
 schematic design 50% submittal  
 25 June 2012



**RESPECTFUL TRANSFORMATION | SITE PLANS**

San Francisco Veterans Memorial  
schematic design 50% submittal  
25 June 2012





**PROPOSED DEMOLITION PLAN | MEMORIAL**  
**SCALE: 1/32"=1'-0"**

San Francisco Veterans Memorial  
 schematic design 50% submittal  
 25 June 2012

---

# Mayor's Office on Disability

---



**Edwin M. Lee**  
Mayor

**Carla Johnson**  
Interim Director

August 8, 2012

Elizabeth Murray, Managing Director  
San Francisco War Memorial and Performing Arts Center  
401 Van Ness Avenue, Suite 110  
San Francisco, CA 94102

Re: MOD Review of Veterans Memorial Design / 401 Van Ness Ave.

Dear Ms. Murray,

The Mayor's Office on Disability has attended two meetings and otherwise participated in the design process of the proposed San Francisco Veteran's Memorial to be located in the courtyard of the War Memorial / Veterans Building complex, consistent with Historic Preservation Commission Resolution #650.

Although final construction plans have not been completed, our office has reviewed and commented on conceptual plans. We are confident that all accessibility issues regarding the design will be addressed and that the completed Memorial will be accessible to all citizens, including persons with disabilities. Our participation will continue, and include plan review of the final construction plans and inspection of the work at the site.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carla Johnson", with a long, sweeping underline.

Carla Johnson,  
Interim Director

cc: Gretchen Hilyard, Preservation Technical Specialist / Planner, SF Planning Dept  
Kevin Jensen, DPW Disability Access Coordinator