



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: APRIL 3, 2013

Filing Date: September 12, 2012
Case No.: **2012.1169A**
Project Address: **Washington Square (corner of Filbert and Powell Streets)**
Landmark: No. 226 – Washington Square
Zoning: P (Public)
OS (Open Space) Height and Bulk District
Block/Lot: 0102/001
Applicant: Mary Hobson
San Francisco Recreation & Parks Department
30 Van Ness Avenue, 5th Floor
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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

WASHINGTON SQUARE is located on an irregular shaped block bounded by Columbus Avenue, Filbert, Stockton, Union and Powell Streets in the North Beach neighborhood of San Francisco (Assessor's Block 0102; Lot 001). The subject property is located within the P (Public) Zoning District with an OS (Open Space) Height and Bulk limit. Washington Square was locally designated as San Francisco Landmark No. 226 under Article 10 of the Planning Code in 1999.

Washington Square was established in 1850 and re-designed in 1958 according to a master plan by Douglas Baylis and Francis Joseph McCarthy, both prominent master designers of the Mid-Century Modern period. The 2.26-acre city park includes a large central lawn transected by concrete walking paths, benches, monuments and large trees and smaller shrubs and plantings. The park includes the subject building, a one-story convenience station (restroom/storage facility), located at the northwest corner of the park. The subject buildings was constructed as part of the 1958 master plan project and designed by McCarthy. The convenience station is designed in the Modern architectural style and notable historic features include: one-story massing, asymmetrical gable roof form, irregular saw-tooth plan angled at a 45 degree angle from Filbert Street, brick and stucco façade materials, wide overhanging roof eave, and associated shrubs and vegetation at the base of the building. Known alterations to the property include: installation of a chain link fence enclosure on the north side of the building at an unknown date, and alteration of the associated planting beds and vegetation.

PROJECT DESCRIPTION

The proposed project includes the replacement of the existing convenience station with a new ADA-accessible convenience station (including a public restroom and park maintenance storage facilities) at the northwest corner of the park.

In detail, Washington Square would be altered as follows:

- Demolition of the existing 291 square-foot convenience station;
- Construction of a new approximately 625 square-foot convenience station (bathroom and storage building); and
- Alteration of adjacent pathways and landscaping to accommodate the new building and ADA accessibility.

OTHER ACTIONS REQUIRED

According to Section 4.105 of the San Francisco City Charter and Section 2A.53 of the Administrative Code, a General Plan Referral is required prior to passage by the Board of Supervisors of any proposed action pertaining to construction or improvements of public buildings or structures within the City and County. The Planning Department must evaluate in writing its conformity with the General Plan. A General Plan Referral was completed for the proposed Washington Square Convenience Station project on March 25, 2013 and the Department determined that the Project is in conformance with the Objectives and Policies of the General Plan and meets the criteria set forth in Section 101.1 of the Planning Code.

The proposed work will also require Building Permit(s).

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.

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 historic character. The existing convenience station is not ADA accessible and a larger building is required to achieve accessibility while maintaining an adequate number of restrooms to accommodate the large number of visitors to the park. Reuse of the existing building would not adequately meet the facility and maintenance needs of this busy park. A new convenience station will be constructed in the same location as the existing building. The construction of the new building will require minimal change to the materials, features, spaces and spatial relationships that characterize the property and the character of the park as a whole will not be changed as a result of the project.

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.

The proposed project will include the replacement of the existing 1958 convenience station with a new building that is approximately double the existing square footage. The proposal includes renovation of the adjacent pathways to improve the ADA accessibility of the site and installation of additional foundation plantings around the new building to soften the appearance of the Filbert Street façade. The proposed project maintains the historic character of the landmark, as defined by its character-defining features described above. Although the existing convenience station is a character-defining feature of the landmark, the removal of this single feature will not impair the significance of Washington Square. The new building is designed to fit within the existing context of the landmark site and draws upon the historic characteristics of the existing building such that staff finds the new building to be compatible infill construction. The proposed project will not result in the loss of distinctive materials and will maintain the features, spaces and spatial relationships that characterize the landmark.

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 involves the addition of a new convenience station in the location of the existing convenience station. The new building is contemporary in design and overall, the proposed project will not create a false sense of history and no conjectural features will be added.

Therefore, the proposed project complies with Rehabilitation Standard 3.

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

The 1958 master plan elements of Washington Square have achieved significance in their own right and are documented in the 1999 Landmark Designation Report for the property. The overall site planning elements of the master plan will be retained and preserved as a result of the proposed project. Although the convenience station is a character-defining feature of Washington Square, the replacement of the convenience station building will not impair the significance of the 1958 master plan.

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 retains the majority of the property's character-defining features, including the overall site plan, topography, circulation pathways, views, vegetation, monuments, benches and related features of the 1958 master plan for the park. The design of the new convenience station draws upon the existing materials seen throughout the park, including concrete and wood. The new building also draws upon the materials, finishes and construction of the existing convenience station, specifically construction of a one-story building with wide overhanging eaves and an asymmetrical roof form, surrounded by vegetation at the northwest corner of the park. The overall proportion of the building and its relationship to the landmark will be unchanged. The proposed project will not alter the distinctive materials, features, finishes and craftsmanship that characterize Washington Square.

Therefore, the proposed project complies with Rehabilitation Standard 5.

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 will result in minimal change to the character-defining features of Washington Square and will be detailed to match the historic materials, features and spatial relationships that characterize the subject property (as described under Standard 5).

The demolition of the existing convenience station and construction of a new building in the same location will not alter the overall relationship of the building to the larger park. The new convenience station will be constructed of materials that match the color, texture and scale of

existing materials within the park, such as earth tone concrete and wood, as well as similar planting material around the base of the building to screen the Filbert Street façade.

The design of the new buildings draws inspiration from the existing 1958 convenience station. The new building will feature similar wide overhanging eaves, massing and siting. The new building will be set back from Filbert Street and will feature recessed entrances to provide a similar rhythm and treatment of the north (Filbert Street) and east façades.

The new building will clearly read as a contemporary feature and will be compatible with the materials, features, size, scale, proportion and massing of the landmark.

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 construction of a new convenience station in the same location as the existing building will not alter the overall form and integrity of the landmark and will be constructed of compatible materials and detailed to match the proportion and detailing of the existing historic features. Like the existing building, the new convenience station will be constructed as a free-standing element within the larger park. If the new convenience station was removed in the future, the essential form and integrity of Washington Square would be unimpaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

PUBLIC/NEIGHBORHOOD INPUT

The Department received one public inquiry about the project via telephone and received no written comments on the project prior to the date of this report.

ISSUES & OTHER CONSIDERATIONS

Per 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 Kevin Jensen, the designated ADA coordinator for all City contracts administered through the Department of Public Works, 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. Jensen 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 the Interior’s Standards for Rehabilitation*. Proposed work will not damage or destroy

distinguishing original qualities or character of the landmark. The overall proposal includes the demolition of the existing convenience station and replacement with a new ADA-accessible convenience station (including a public restroom and park maintenance storage facilities). Staff finds that the historic character of Washington Square will be retained and preserved and will not result in the alteration of the overall character-defining features and spatial relationships that characterize the landmark.

The proposal consists of the creation of a new convenience station that is nearly double the square footage of the existing building. The project includes re-grading adjacent pathways and slight alteration of adjacent planting beds to accommodate ADA accessibility and maintenance access to the building. Washington Square is significant for its continued use and design as a public park with large areas of open space, vegetation and pathways. Although the proposed work will remove the existing convenience station, this change will not alter the features, materials, spaces and spatial relationships that characterize Washington Square. The new convenience station is clearly differentiated in materials and design and also draws upon the features of the existing convenience station, including wide over-hanging eaves, recessed entrances and siting at the corner of the park. The new building is compatible with the overall massing and features of the existing building, including the overall one-story massing located at the corner of the park surrounded by vegetation. The new building is consistent with the materials palette, scale and character of the surrounding park and staff finds that the essential form and integrity of the landmark will be unimpaired by the proposed project.

Materials samples will be available for review at the hearing.

ENVIRONMENTAL REVIEW STATUS

The potential impacts of the proposed project were analyzed under a Historic Resource Evaluation Response, completed by Department Staff on March 14, 2013. On March 21, 2013, the Environmental Planning Division of the Department determined that the Project is Categorically Exempt from Environmental Review under CEQA Guidelines Section 15303(e) (New Construction—Accessory Structure) because the proposed project meets the *Secretary of the Interior's Standards*. The HRER and its supporting documents are available for this Commission's and the public's review at the Planning Department Office at 1650 Mission Street in file No. 2012.1169E.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

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 prior to issuance of Building permits, samples of the final exterior materials will be forwarded for review and approval by Planning Department Preservation Staff.

ATTACHMENTS

Draft Motion

Plans

Photographs

Previous Schemes Examined

Letter from Kevin Jensen, SFDPW Re: Disability Access Quality Assurance Review

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXXX

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

Reception:
415.558.6378

Fax:
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Information:
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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 THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 0102, WITHIN A P (PUBLIC) ZONING DISTRICT AND AN OS (OPEN SPACE) HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on September 12, 2012, Mary Hobson of the San Francisco Recreation & Parks Department (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to replace the convenience station located on the subject property at lot 001 in Assessor's Block 0102. The work includes the demolition of the existing convenience station, construction of a new convenience station and work to adjacent pathways and landscaping. Specifically, the work includes:

- Demolition of the existing 291 square-foot convenience station;
- Construction of a new approximately 625 square-foot convenience station (bathroom and storage building); and
- Alteration of adjacent pathways and landscaping to accommodate the new building and ADA accessibility.

WHEREAS, the current project, Case No. 2012.1169A ("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, A General Plan Referral was completed for the Project on March 25, 2013 and the Department determined that the Project is in conformance with the Objectives and Policies of the General Plan and meets the criteria set forth in Section 101.1 of the Planning Code.

WHEREAS, on April 3, 2013, the Commission conducted a duly noticed public hearing on the Project, Case No. 2012.1169A, 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 March 21, 2013 and labeled Exhibit A on file in the docket for Case No. 2012.1169A based on the following findings:

CONDITIONS OF APPROVAL

- That prior to issuance of Building permits, samples of the final exterior materials will be forwarded for review and approval by Planning Department Preservation Staff.

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.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of Washington Square as described in Article 10 and the designation report dated April 1999.

- That the proposal is compatible with and respects the character-defining features of Washington Square.
- That the subject property will continue its use as a public open space and maintain the area's historic character.

- That the new convenience station will be constructed in the same location as the existing convenience station and will require minimal change to the materials, features, spaces and spatial relationships that characterize the property.
- That the convenience station is one of many character-defining features within the larger park and the removal of this single feature will not impair the significance of Washington Square. The new building is designed to fit within the existing context of the landmark site, draws upon the historic characteristics of the existing building, and is compatible infill construction.
- That the new convenience station will be constructed of materials that match the color, texture and scale of existing materials within the park, such as earth tone concrete and wood, as well as similar planting material around the base of the building to screen the Filbert Street façade.
- That the construction of a new convenience station in the same location as the existing building will not alter the overall form and integrity of the landmark.
- That the new convenience station will be constructed of compatible materials and detailed to match the proportion and detailing of the existing building and the surrounding park.
- That 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 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.

II. RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 2

DEVELOP AND MAINTAIN A DIVERSIFIED AND BALANCED CITYWIDE SYSTEM OF HIGH QUALITY PUBLIC OPEN SPACE

POLICY 2.2

Preserve existing public open space.

OBJECTIVE 4

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

POLICY 4.1

Make better use of existing facilities.

POLICY 4.3

Renovate and renew the City's parks and recreation facilities.

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 would replace the public restroom, which is in poor condition, with a new and improved restroom facility. The project, including the restroom facility, and improvements to the adjacent landscaping and pathways would comply with ADA standards and allow for increased use of the park's recreational facilities, consistent with the General Plan.

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 0102 for proposed work in conformance with the renderings and architectural sketches dated March 21, 2013 and labeled Exhibit A on file in the docket for Case No. 2012.1169A.

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 April 3, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

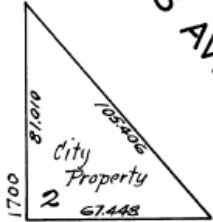
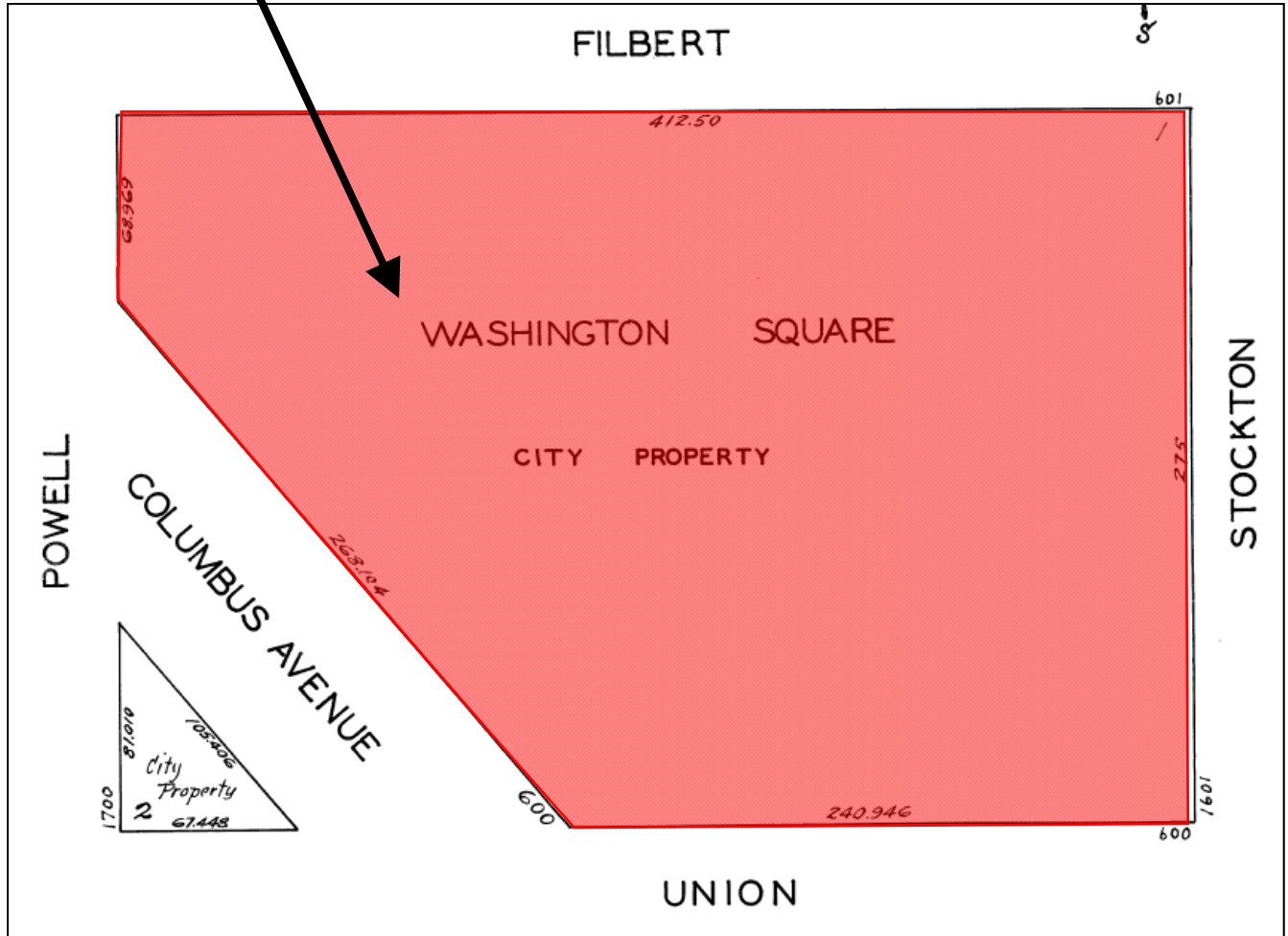
NAYS:

ABSENT:

ADOPTED:

Parcel Map

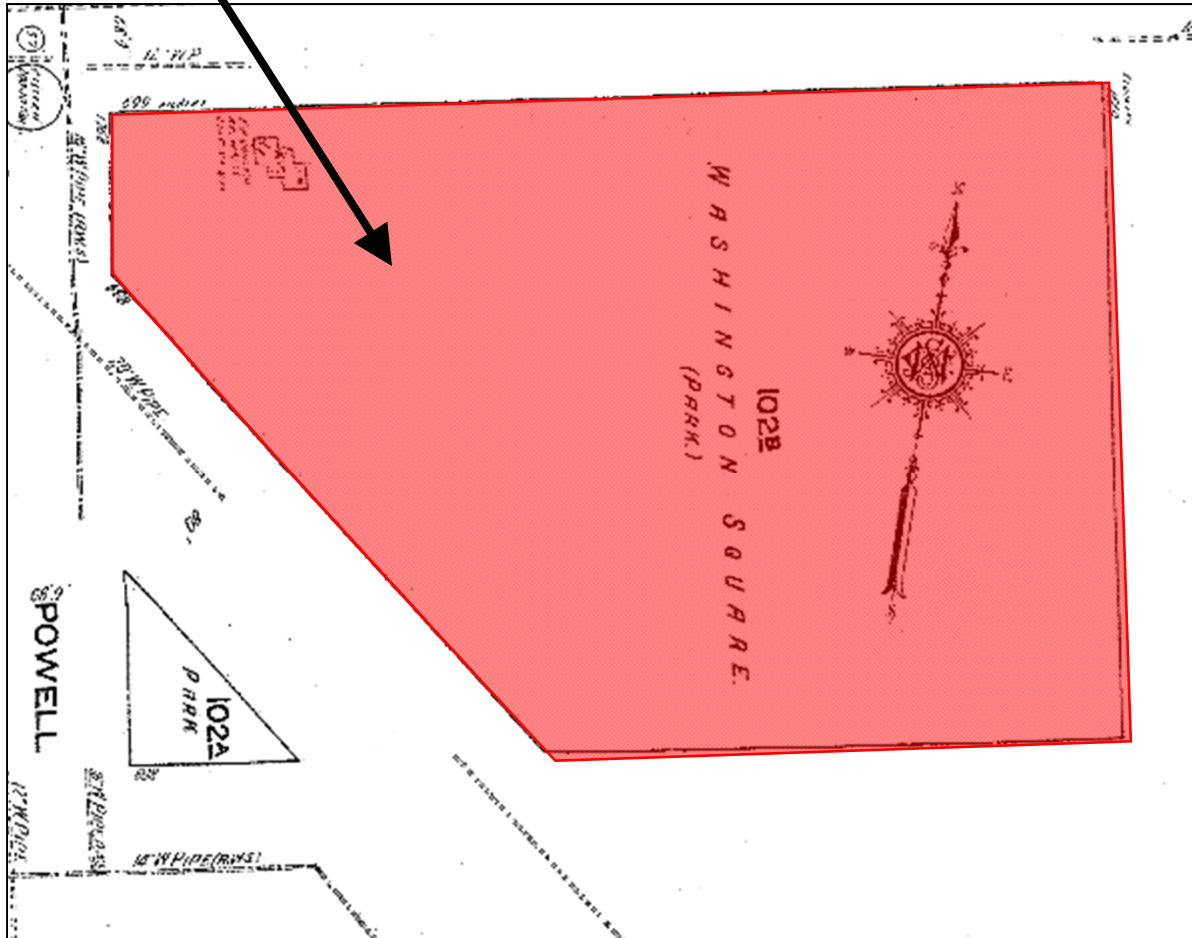
SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2012.1169A
Washington Square

Sanborn Map*

SUBJECT PROPERTY



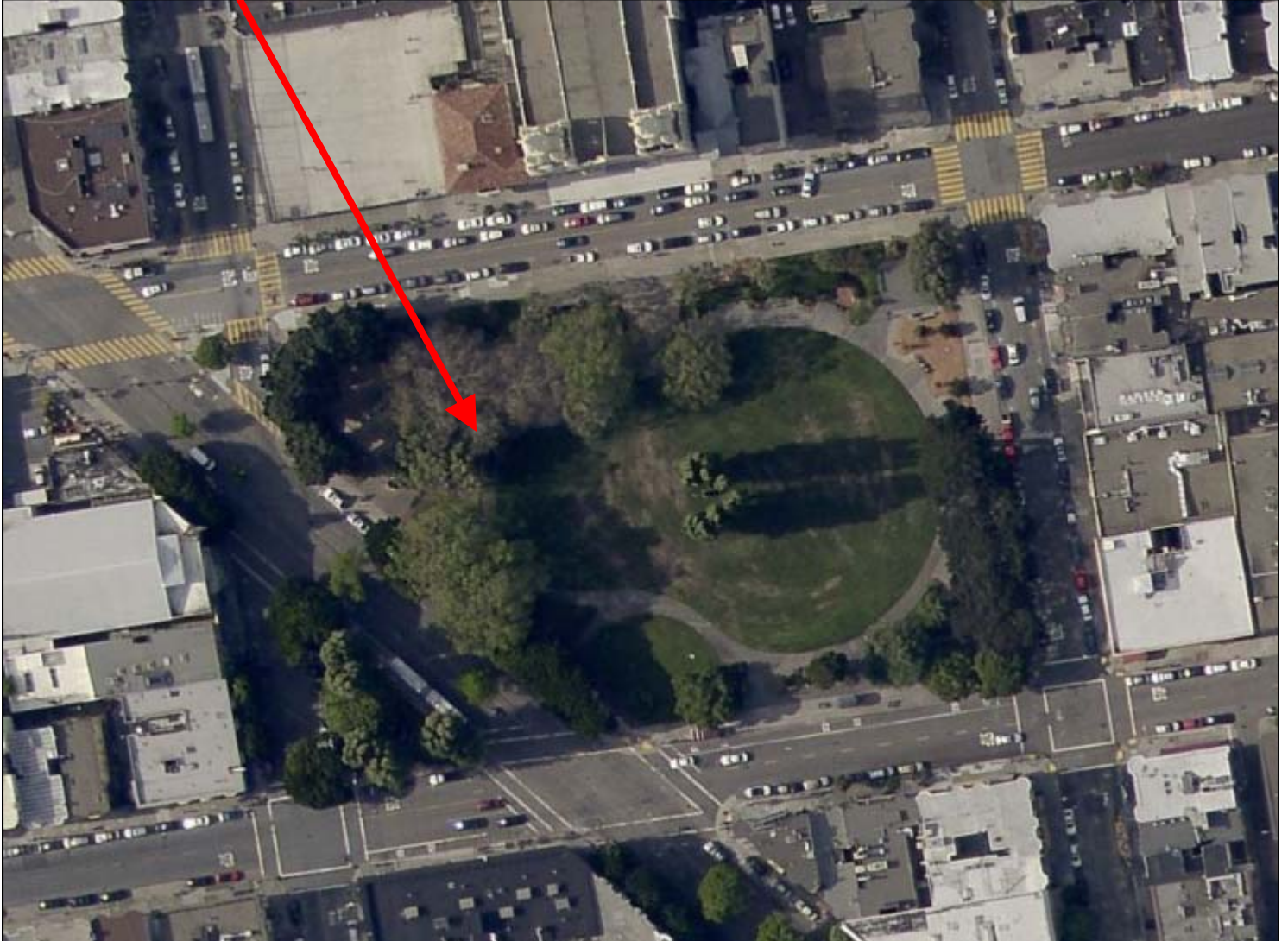
**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



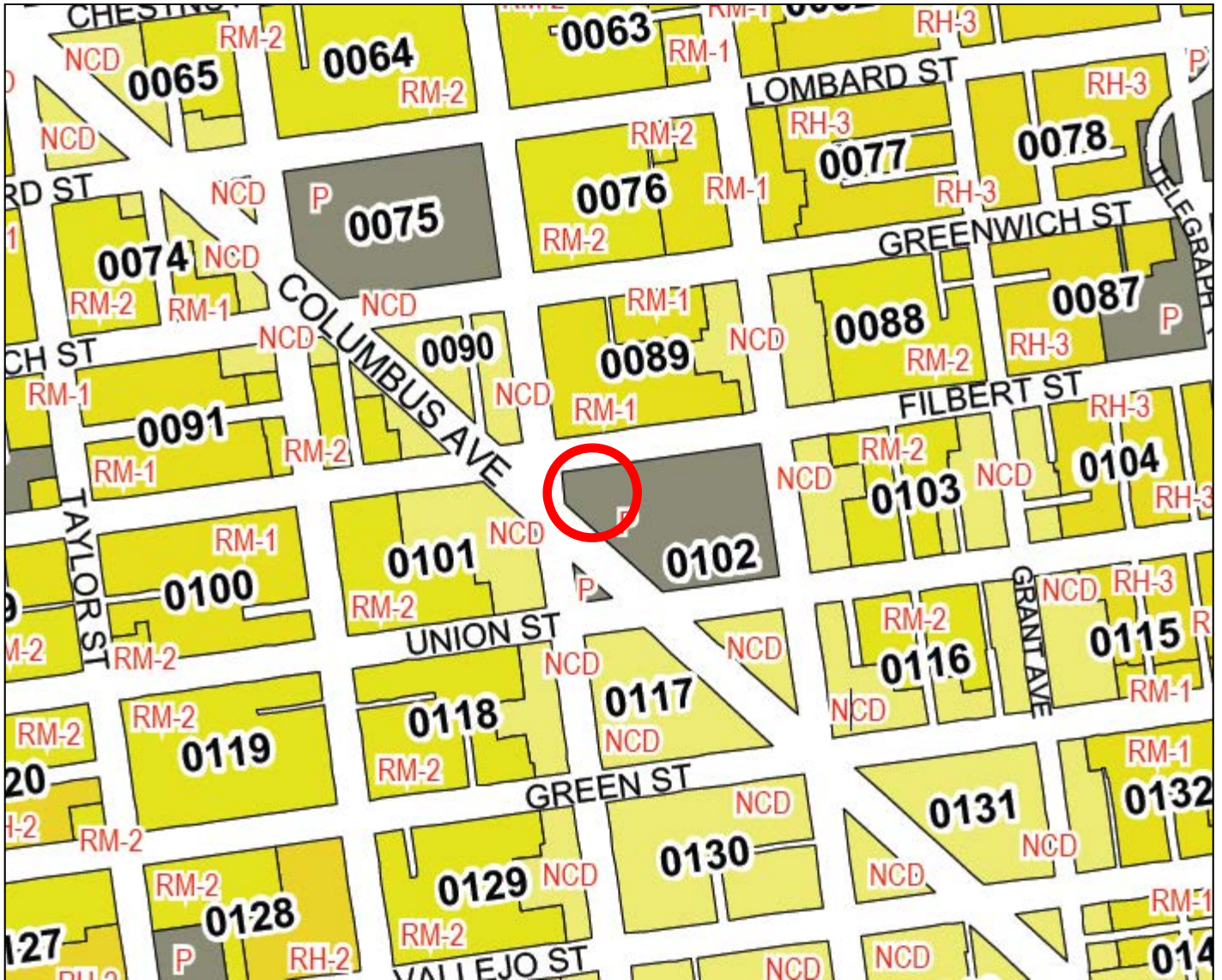
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Washington Square

Aerial Photo

SUBJECT PROPERTY



Zoning Map



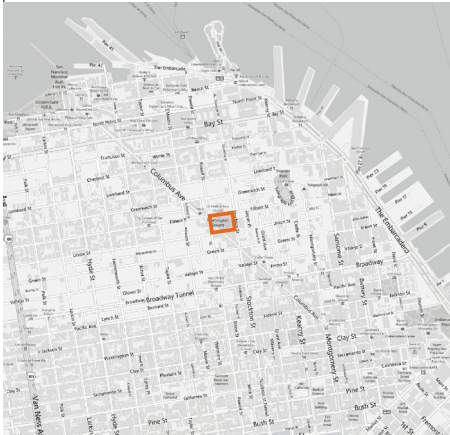
Certificate of Appropriateness Hearing
Case Number 2012.1169A
Washington Square

Site Photo



Certificate of Appropriateness Hearing
Case Number 2012.1169A
Washington Square

LOCATION MAP



PROJECT DATA

PROJECT SITE:	WASHINGTON SQUARE
PARCEL:	0102 001
PARK AREA:	95,762 SQ. FT.
ZONING:	P-PUBLIC
EXISTING BUILDING AREA:	291 SQ. FT.
PROPOSED BUILDING AREA:	625 SQ. FT.
ADDITIONAL AREA:	353 SQ. FT.
EXISTING USE:	PUBLIC RESTROOM
PROPOSED USE:	PUBLIC RESTROOM
CONSTRUCTION TYPE:	TYPE V
EXISTING FIXTURES IN WOMENS' RESTROOM:	2 TOILETS, 1 SINK
EXISTING FIXTURES IN MENS' RESTROOM:	1 TOILET, 1 URINAL, 1 SINK
PROPOSED FIXTURES IN WOMENS' RESTROOM:	3 TOILETS, 2 SINKS
PROPOSED FIXTURES IN MENS' RESTROOM:	1 TOILETS, 2 URINALS, 2 SINKS

DIRECTORY

APPLICANT	SAN FRANCISCO RECREATION AND PARKS DEPARTMENT CITY AND COUNTY OF SAN FRANCISCO MARY HOBSON PROJECT MANAGER CAPITOL IMPROVEMENT DIVISION 30 VAN NESS, 5TH FLOOR SAN FRANCISCO, CA 94102 T. 415.581.2575
ARCHITECT	PAULETT TAGGART ARCHITECTS PAULETT TAGGART 725 GREENWICH STREET, 4TH FLR SAN FRANCISCO, CA 94133 T 415.956.1116 F 415.956.0528
LANDSCAPE ARCHITECT	SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS BUILDING DESIGN AND CONSTRUCTION LANDSCAPE ARCHITECTURE LIZZY HIRSCH 30 VAN NESS, 5TH FLOOR SAN FRANCISCO, CA 94103 T 415.558.4494
HISTORIC CONSULTANT	PAGE AND TURNBULL RUTH TODD, PRINCIPAL JOHANNA KAHN, HISTORIAN 1000 SANSOME STREET, SUITE 200 SAN FRANCISCO, CA 94111 T 415.362.5154

SHEET INDEX

ARCHITECTURAL COVER SHEET/PROJECT INFO/ AREA MAP
VICINITY MAP
EXISTING SITE PHOTOS
EXISTING SITE PLAN
EXISTING BUILDING PLAN
EXISTING BUILDING ELEVATIONS
PROPOSED SITE PLAN
PROPOSED BUILDING PLAN
PROPOSED ELEVATIONS
PROPOSED ELEVATIONS
VIGNETTES
VIGNETTES
EXISTING PHOTOS

CODES

2010 SAN FRANCISCO BUILDING CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN



PROJECT NARRATIVE

A new restroom building to replace the existing restroom and park storage facility at Washington Square in North Beach.

As one of the most heavily used park restrooms in San Francisco, the current facility is no longer able to serve the needs of the community or the park support staff. In addition none of the existing fixtures meet accessibility standards. The new building will be in the same location as the existing. It will increase capacity and provide accessibility. The new design clusters the restroom and custodial entrances together providing more clarity in wayfinding and ease in function. The recreation and park storage space will be conveniently accessed from a path off of the Filbert Street sidewalk. One continuous roof caps the building volume, draining to one location to allow for future rainwater harvesting. The building is intentionally designed to avoid deep niches, as the current building's exterior niches are used as a restroom after hours. The exterior walls are concrete cast with a shiplap texture, relating in scale to the wood siding of the neighborhood buildings. The new building's metal screen clerestory creates good cross ventilation, provides daylight, and illuminates the exterior at night.

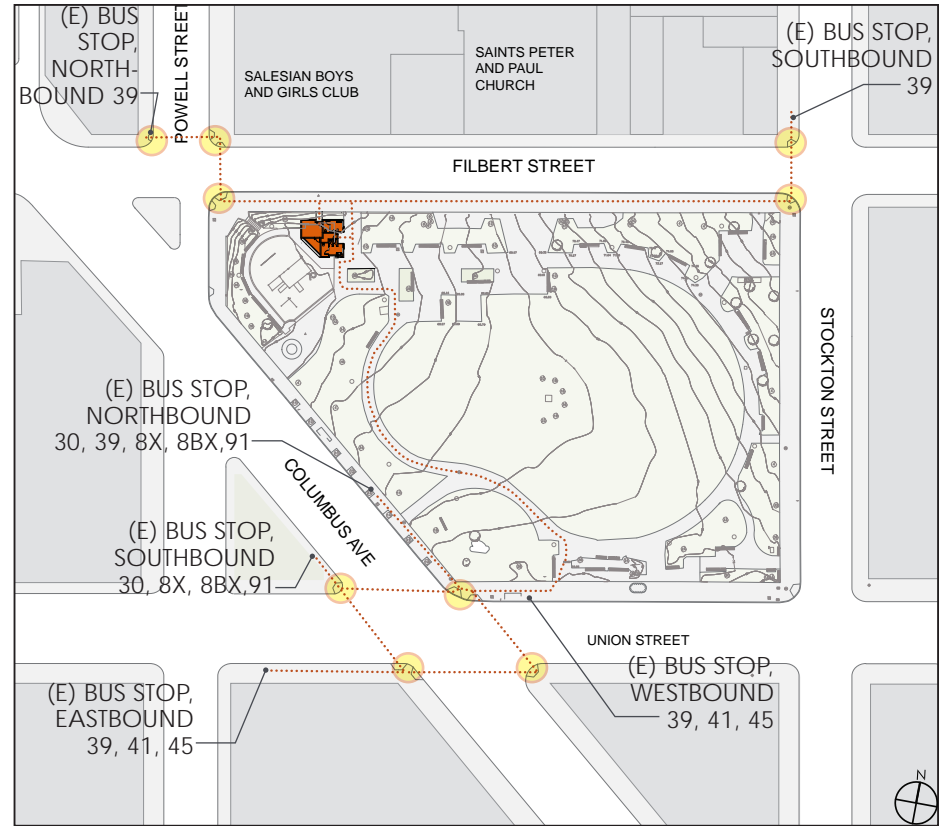


WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
ARCHITECTS
SFPDW - BDC - LANDSCAPE ARCHITECTURE



EXISTING VICINITY PLAN



PROPOSED VICINITY PLAN

KEY:

- ACCESSIBLE PATH OF TRAVEL - - - - -
- EXISTING CURB RAMP ●

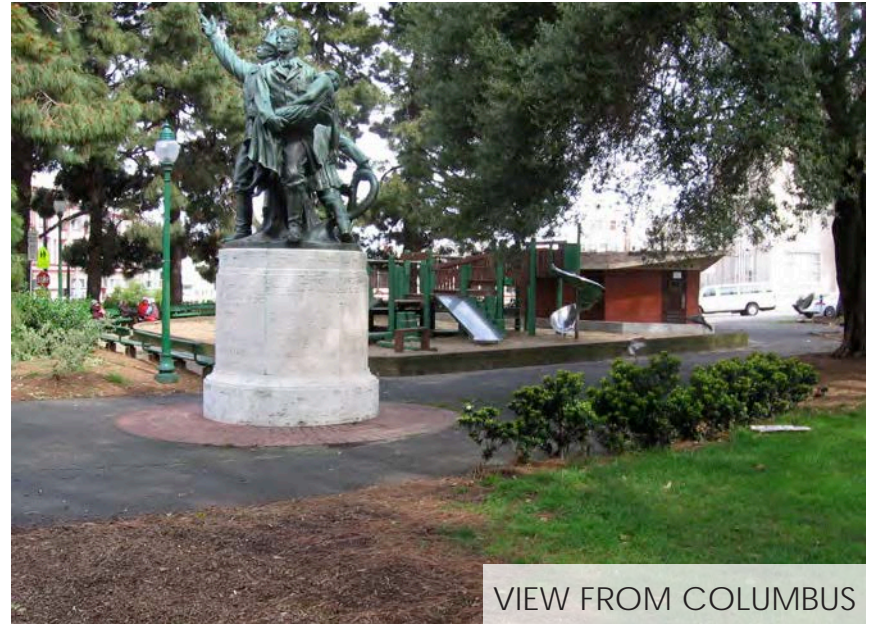


WASHINGTON SQUARE CONVENIENCE STATION

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 SFPDW - BDC - LANDSCAPE ARCHITECTURE



RESTROOM AND PLAYGROUND



VIEW FROM COLUMBUS



WOMEN'S RESTROOM ENTRANCE



VIEW ACROSS PARK



WASHINGTON SQUARE CONVENIENCE STATION

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SFPDW - BDC - LANDSCAPE ARCHITECTURE

EXISTING PARK VIEWS



FILBERT STREET

(E) REC + PARK STORAGE

(E) BUILDING FOOTPRINT

(E) ROOFLINE

PLAY AREA

POWELL STREET

COLUMBUS AVENUE

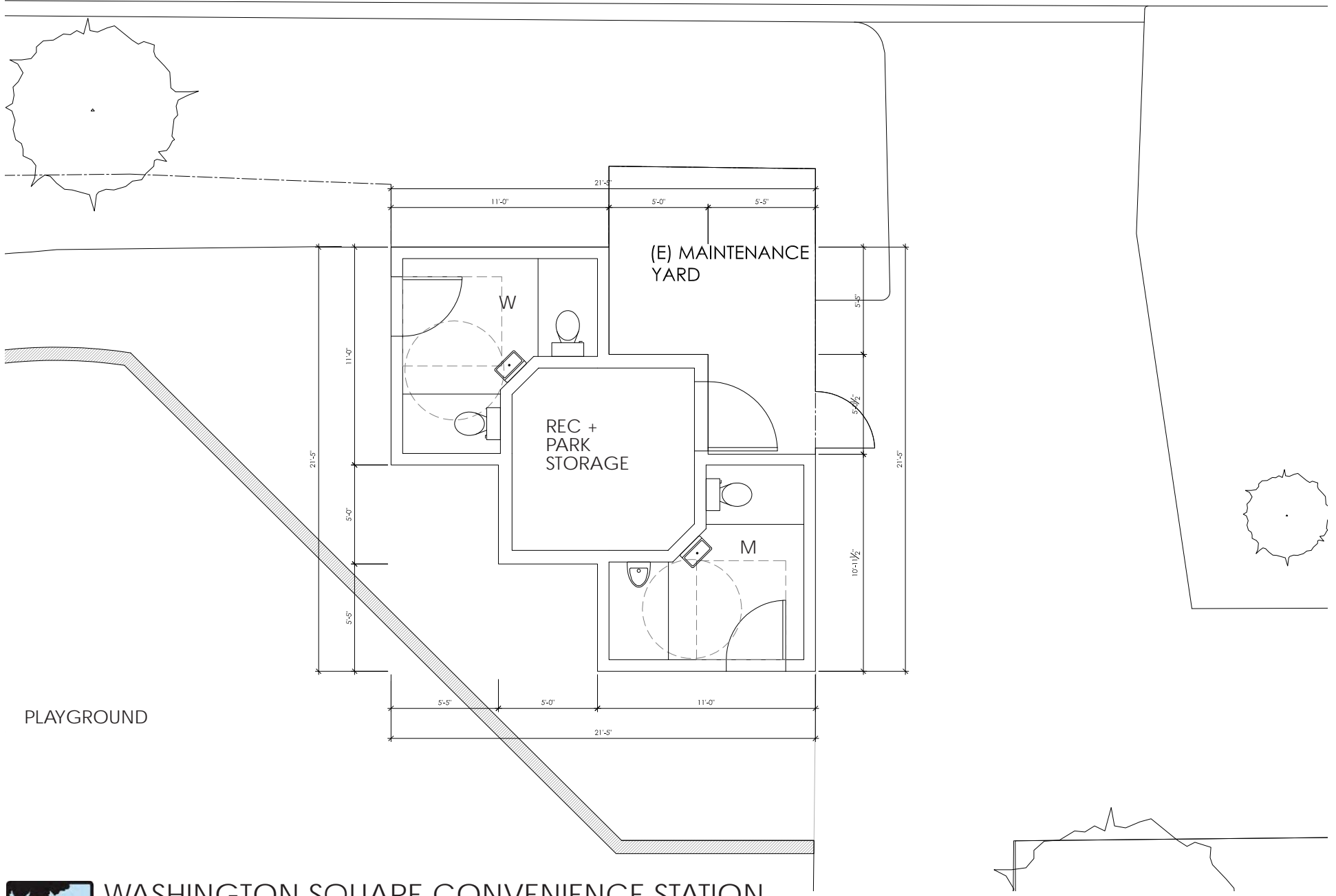


WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
ARCHITECTS
SFPDW - BDC - LANDSCAPE ARCHITECTURE

EXISTING SITE PLAN

3/18/13



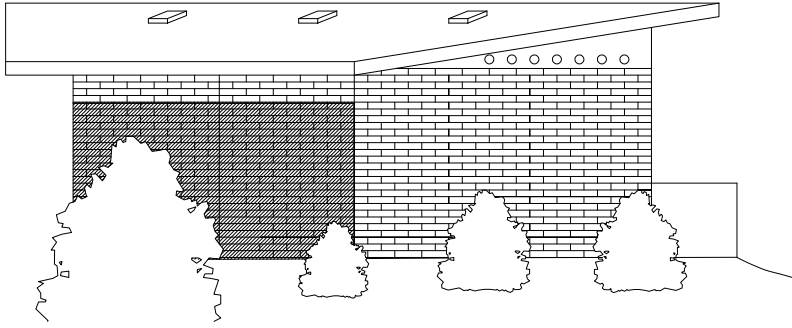
PLAYGROUND



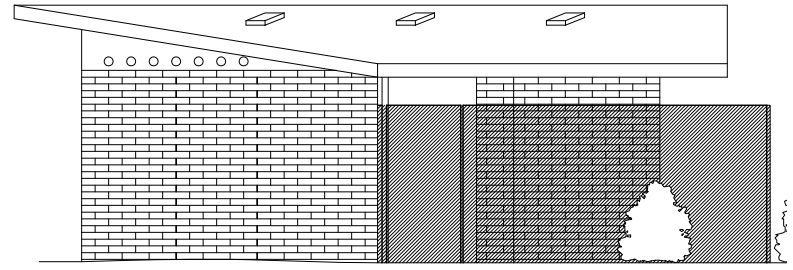
WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
 ARCHITECTS
 SFPDW - BDC - LANDSCAPE ARCHITECTURE

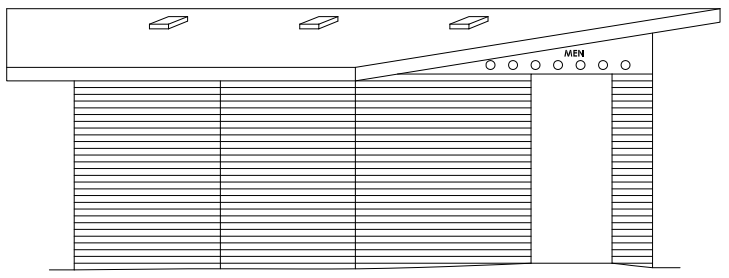
EXISTING BUILDING PLAN



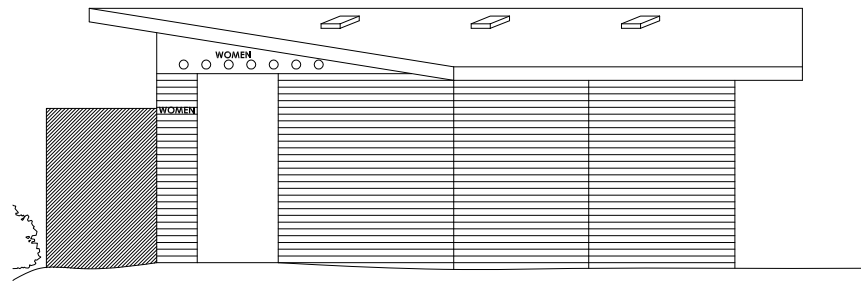
1 NORTH ELEVATION



2 EAST ELEVATION



SOUTH ELEVATION

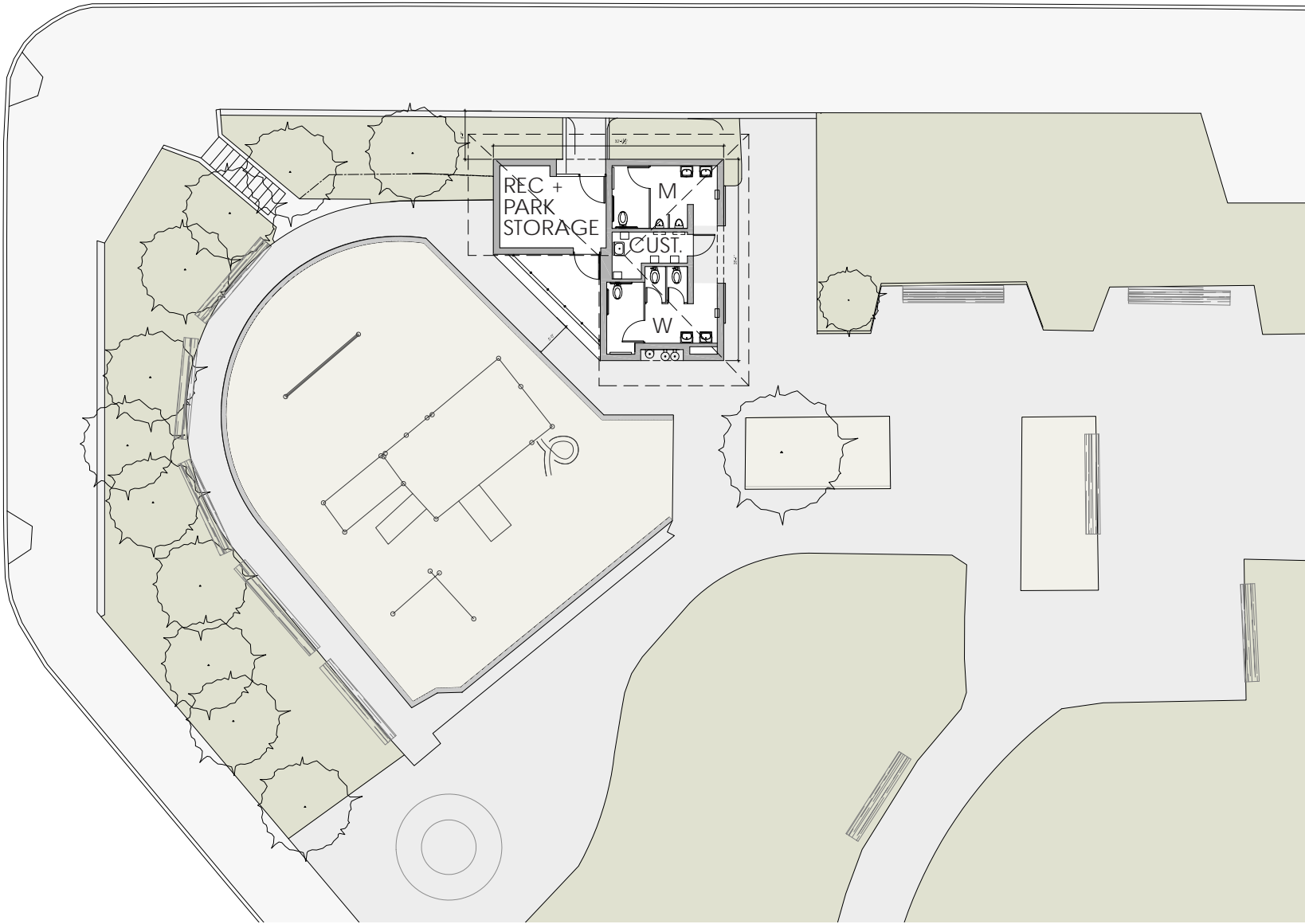


WEST ELEVATION



WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
 ARCHITECTS
 SFDPW - BDC - LANDSCAPE ARCHITECTURE

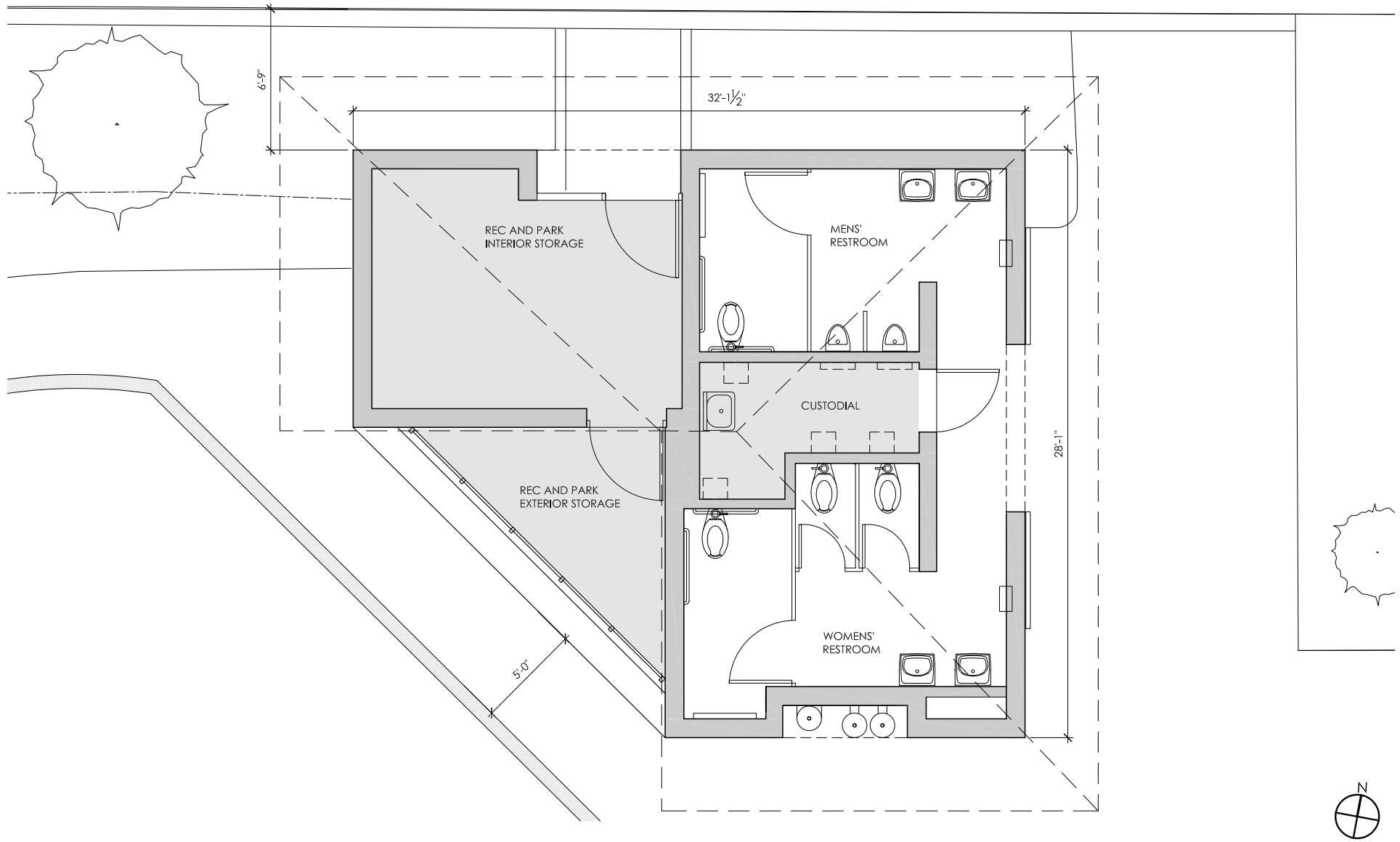


WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
ARCHITECTS
SFDPW - BDC - LANDSCAPE ARCHITECTURE

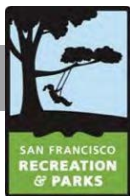
PROPOSED SITE PLAN

3/18/13



WASHINGTON SQUARE CONVENIENCE STATION

PROPOSED BUILDING PLAN

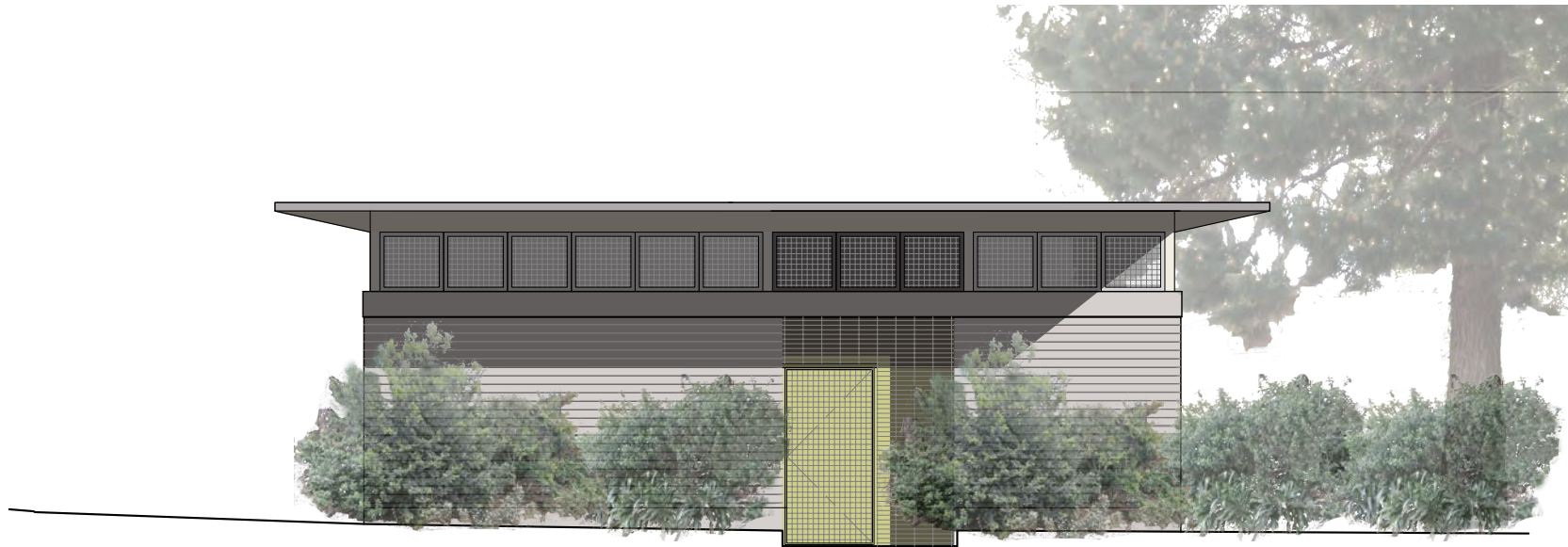


PAULETT TAGGART
 ARCHITECTS
 SFDPW - BDC - LANDSCAPE ARCHITECTURE



- ZINC ROOF
- WOOD SOFFIT
- METAL SCREEN @ CLERESTORY
- CONCRETE WALL W/ SHIPLAP TEXTURE
- TILE ACCENT WALL
- METAL SLIDING DOORS

EAST ELEVATION



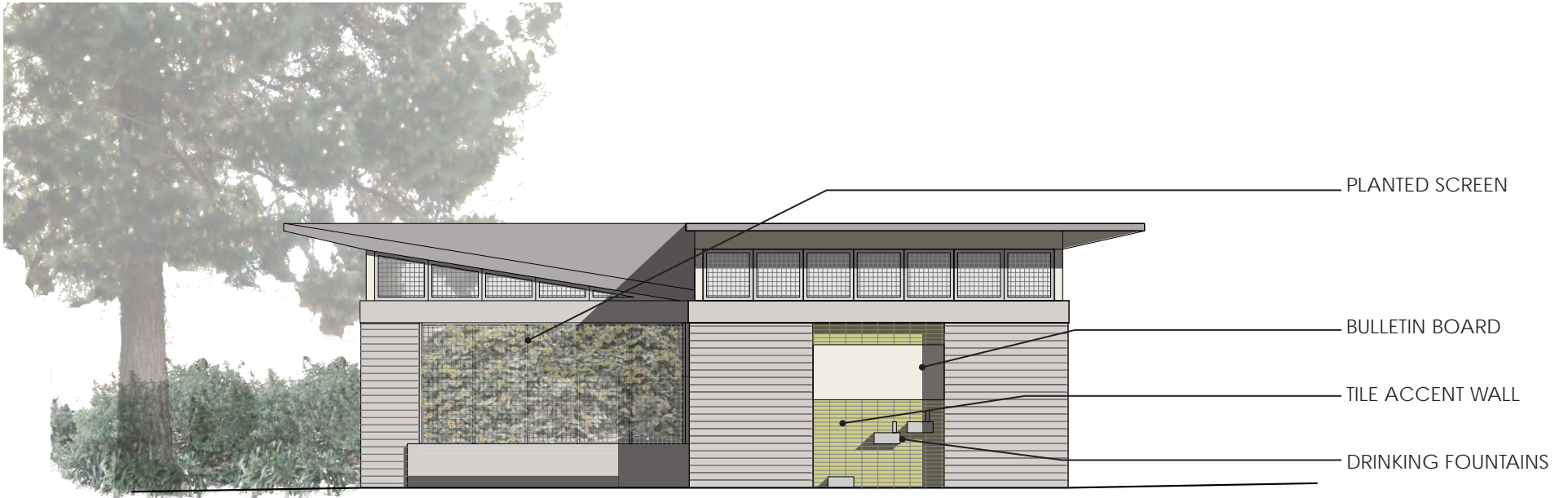
NORTH ELEVATION



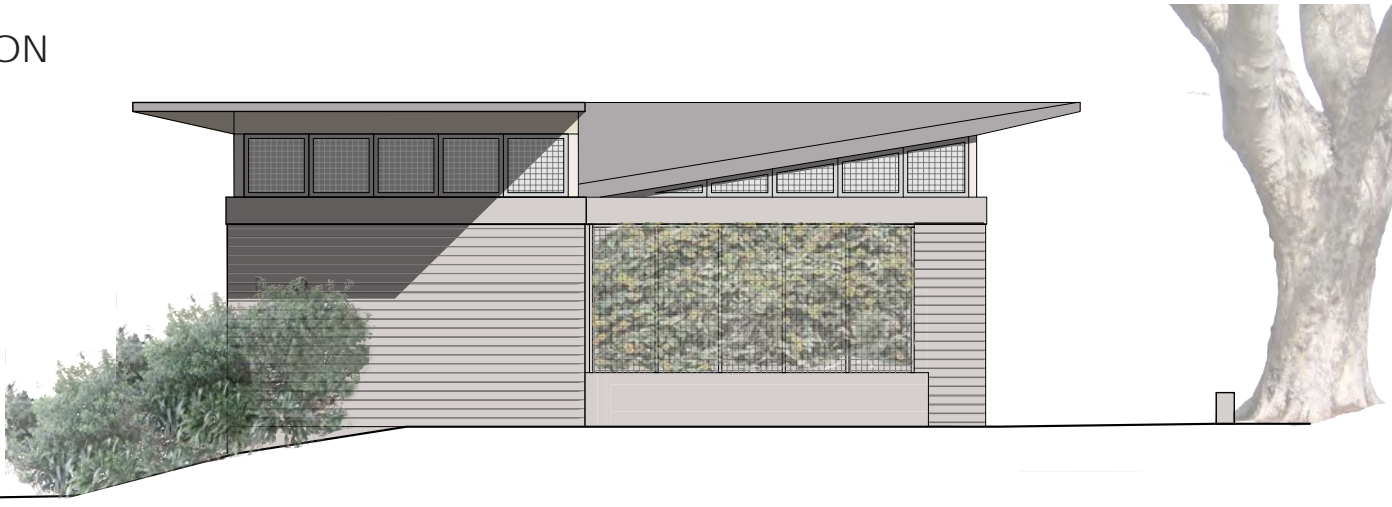
WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
 ARCHITECTS
 SFDPW - BDC - LANDSCAPE ARCHITECTURE

PROPOSED ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION



WASHINGTON SQUARE CONVENIENCE STATION

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ARCHITECTS
SFPDW - BDC - LANDSCAPE ARCHITECTURE

PROPOSED ELEVATIONS



FILBERT STREET FACADE



VIEW FROM UP FILBERT STREET



WASHINGTON SQUARE CONVENIENCE STATION

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ARCHITECTS
SFPDW - BDC - LANDSCAPE ARCHITECTURE

VIGNETTES

3/18/13



VIEW FROM ACROSS PLAYGROUND



VIEW OF RESTROOM ENTRANCE



WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
ARCHITECTS
SFDPW - BDC - LANDSCAPE ARCHITECTURE

VIGNETTES

3/18/13



FILBERT STREET FACADE



VIEW FROM UP FILBERT STREET



WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
ARCHITECTS
SFPDW - BDC - LANDSCAPE ARCHITECTURE

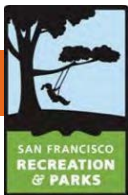
EXISTING PHOTOS

3/18/13

ILLUSTRATIONS FROM THE
CONVENIENCE STATION DESIGN PROCESS



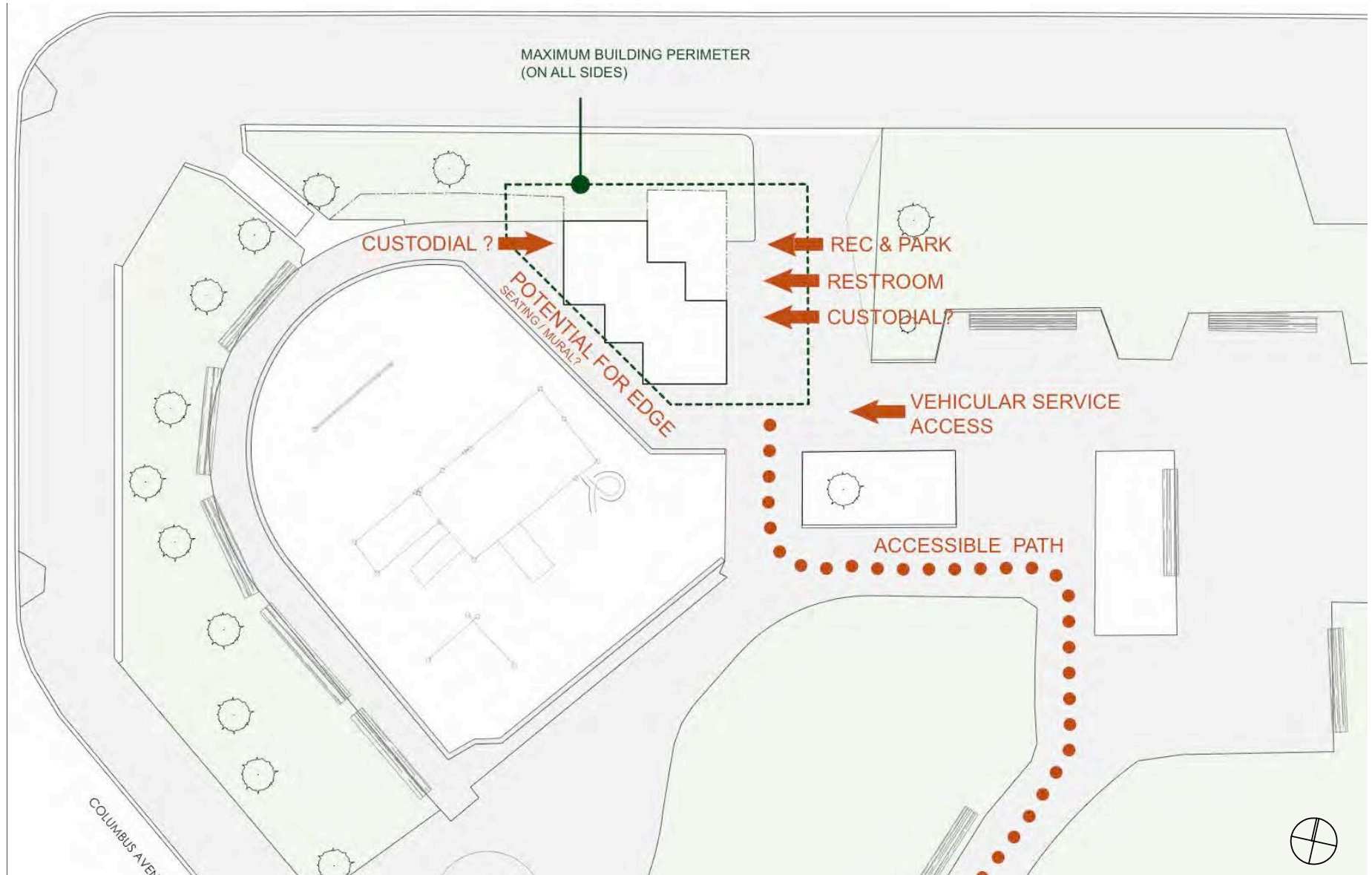
PROPOSED SCHEME 3/18/13



WASHINGTON SQUARE CONVENIENCE STATION DESIGN PROCESS

PAULETT TAGGART
A R C H I T E C T S

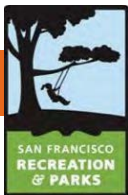
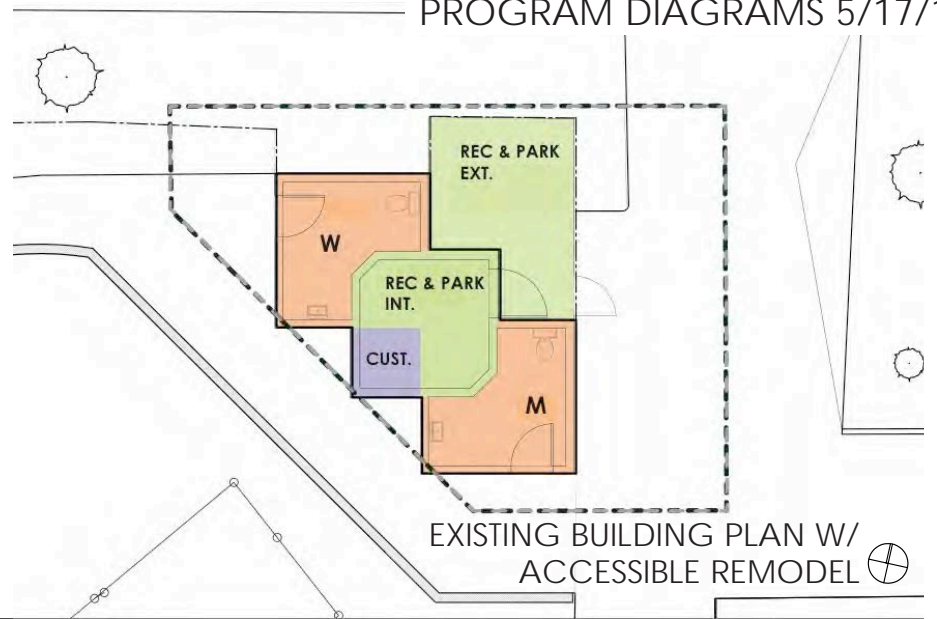
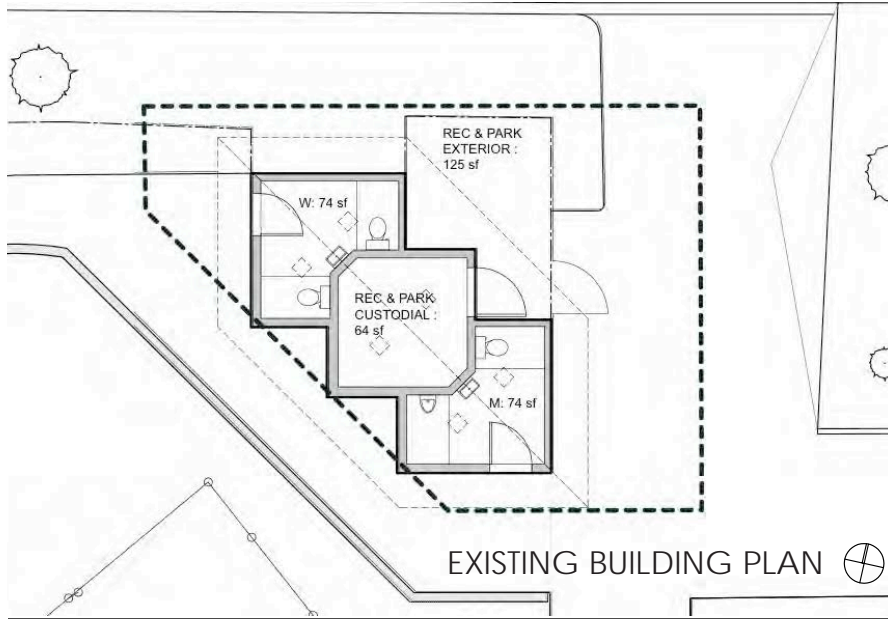
SFDPW - BDC - LANDSCAPE ARCHITECTURE



WASHINGTON SQUARE CONVENIENCE STATION

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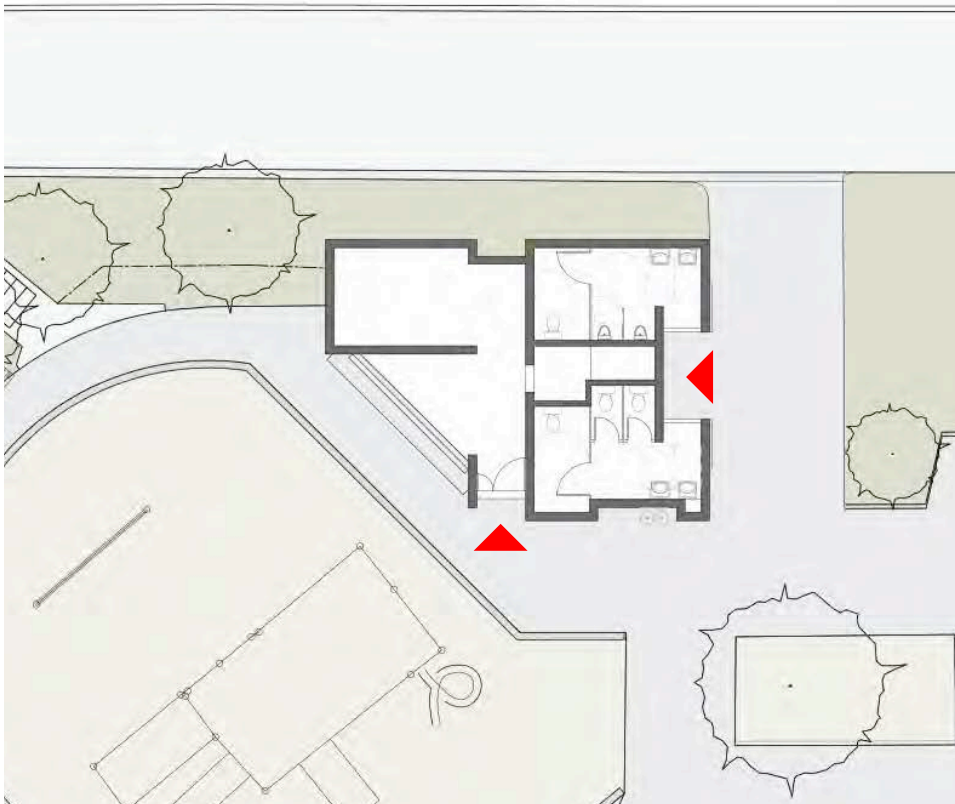
SFPDW - BDC - LANDSCAPE ARCHITECTURE



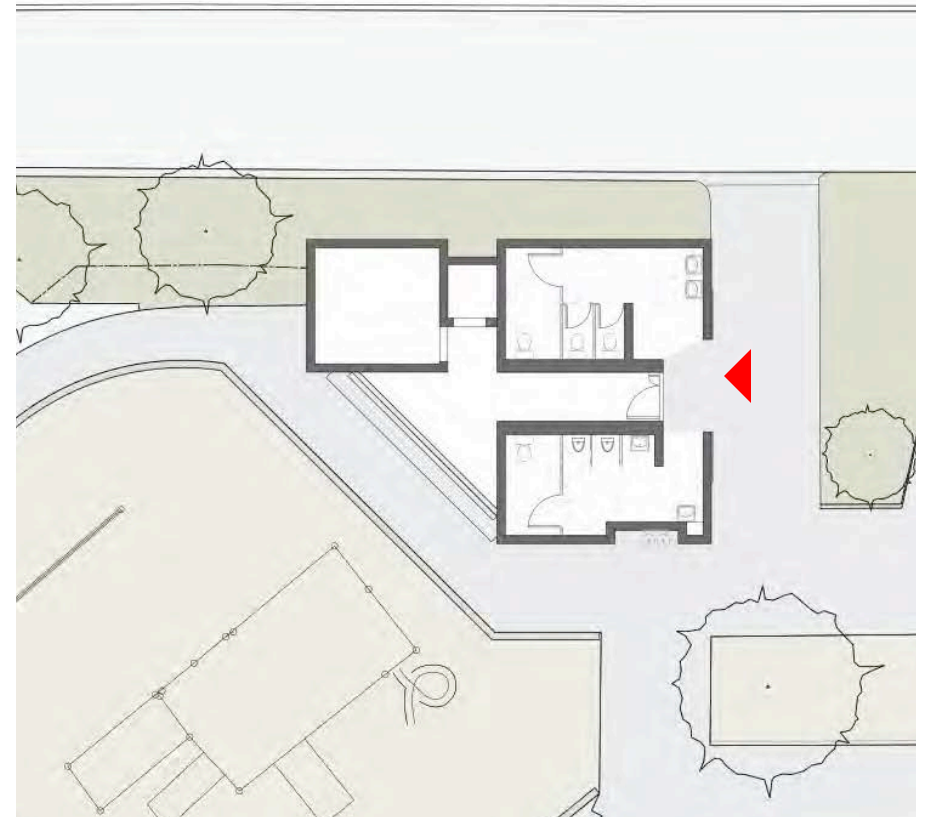
WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
ARCHITECTS

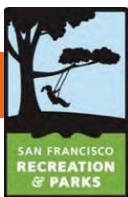
SFPDW - BDC - LANDSCAPE ARCHITECTURE



SCHEME WITH STORAGE ACCESS FROM SOUTH



SCHEME WITH SHARED RESTROOM , CUSTODIAL, AND STORAGE ACCESS

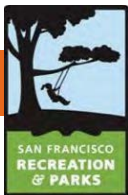
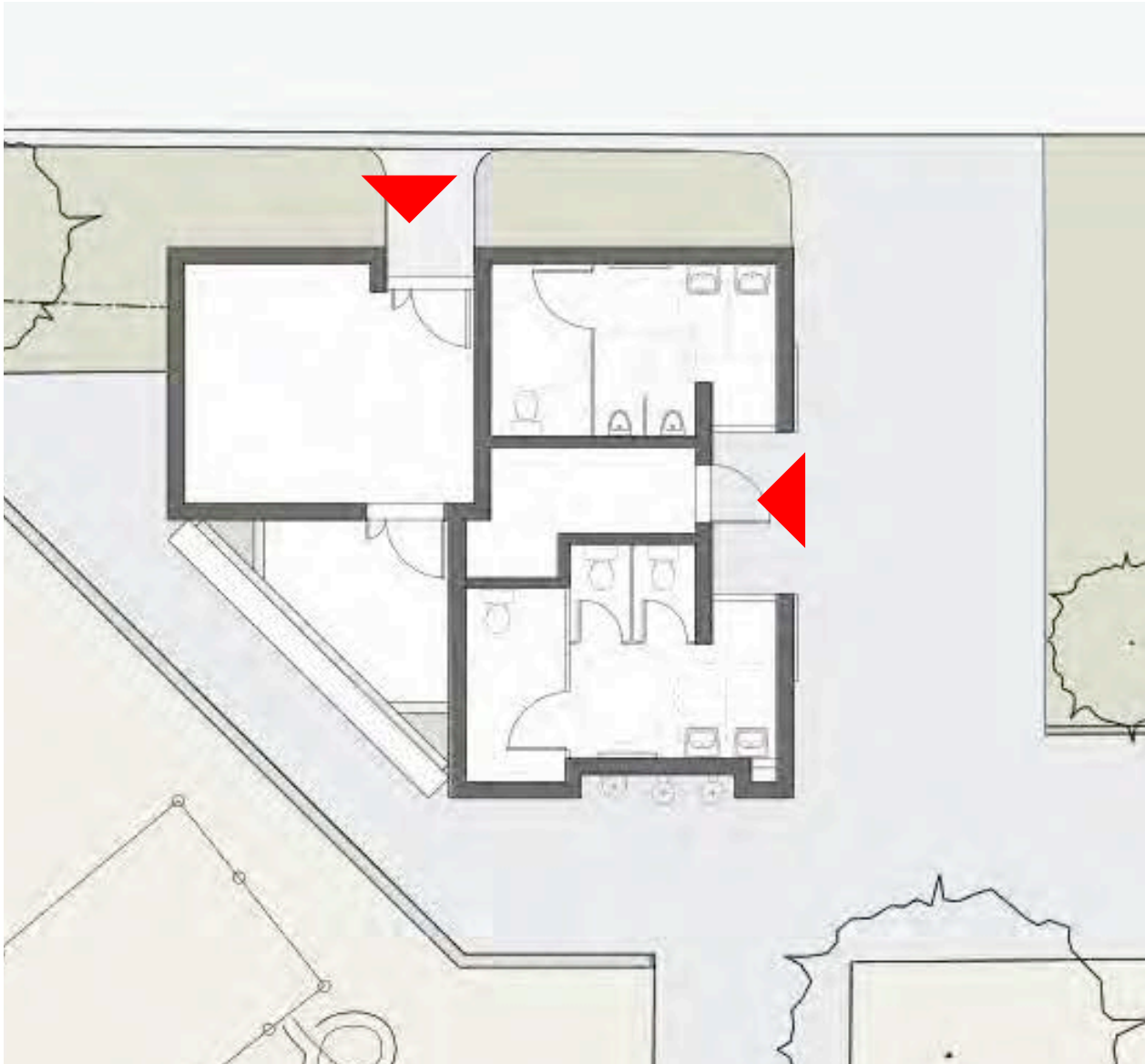


WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
ARCHITECTS

SFDPW - BDC - LANDSCAPE ARCHITECTURE

PROPOSED SCHEME 7.16.12
APPROVED BY CIVIC DESIGN



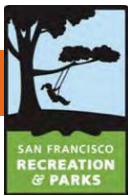
WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
ARCHITECTS

SFDPW - BDC - LANDSCAPE ARCHITECTURE



PARK VIEW VIGNETTE
CIVIC DESIGN 7/16/12



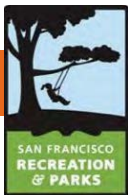
WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
ARCHITECTS

SFDPW - BDC - LANDSCAPE ARCHITECTURE



VIEW UP FILBERT ST.
CIVIC DESIGN 7/16/12

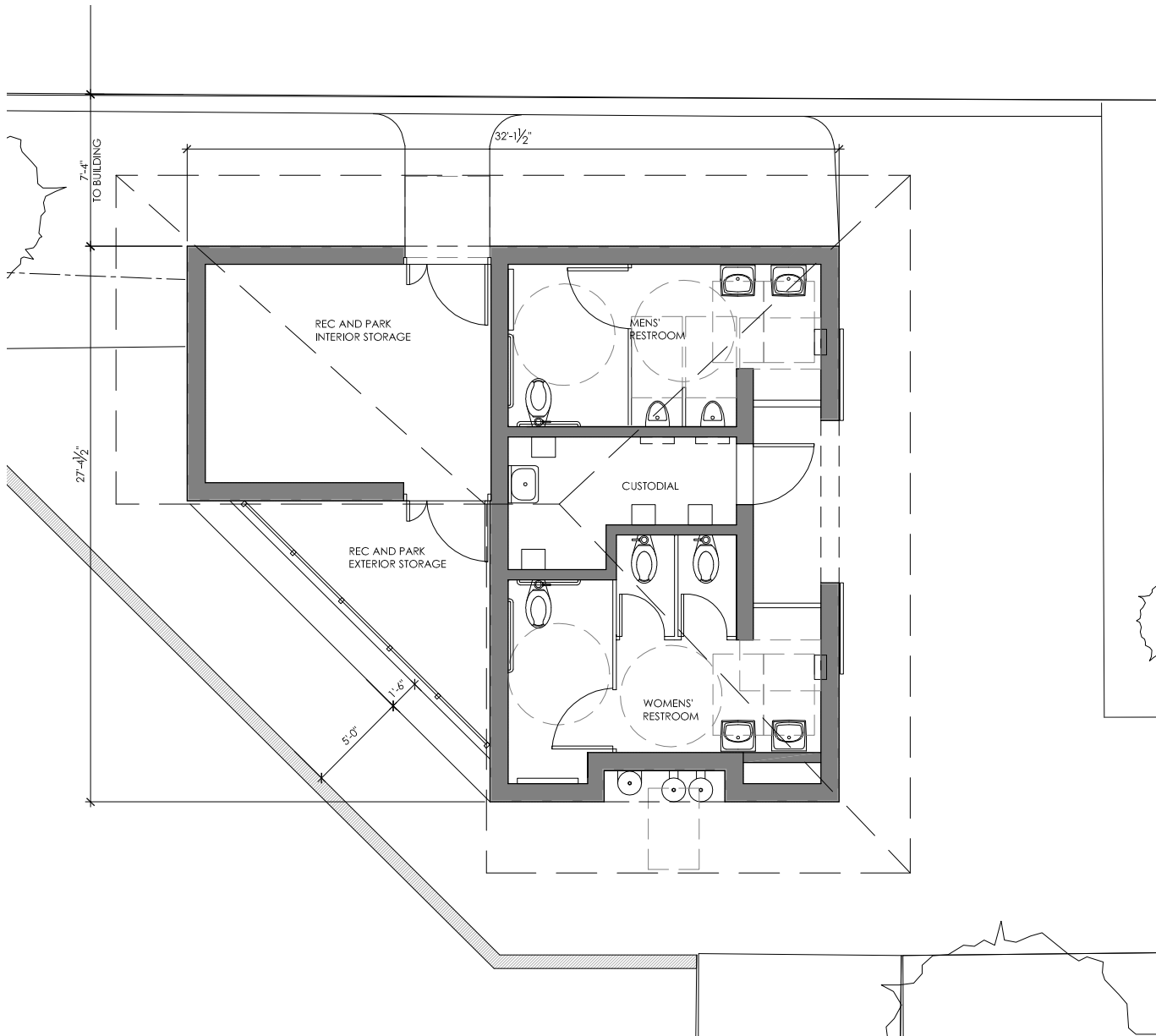


WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
ARCHITECTS

SFDPW - BDC - LANDSCAPE ARCHITECTURE

2.14.13 SCHEME WITH
REVISIONS PER PLANNING
DEPT. COMMENTS:



- BUILDING FURTHER AWAY FROM FILBERT STREET
- VINES PROPOSED ON FILBERT STREET FACADE



WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
ARCHITECTS

SDFPW - BDC - LANDSCAPE ARCHITECTURE



REVISION #1, VIEWS PRESENTED TO
PLANNING 2/14/13



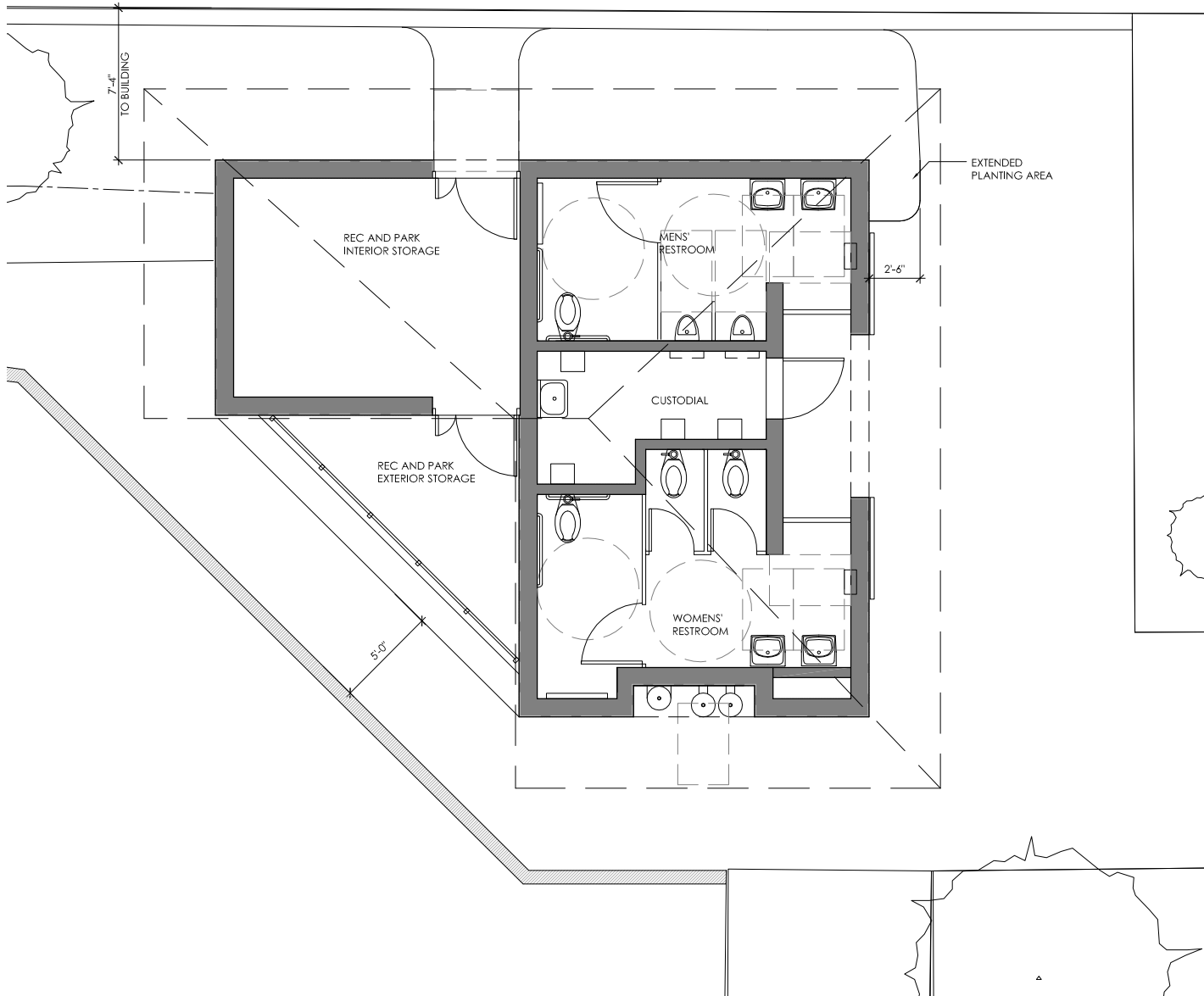
WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
ARCHITECTS

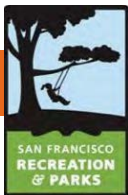
SFDPW - BDC - LANDSCAPE ARCHITECTURE

3/18/13

3.06.13 SCHEME
WITH REVISIONS #2
PER PLANNING DEPT.
COMMENTS:



- ADDED PLANTING STRIP ADJACENT TO BUILDING
- WARMER BUILDING COLOR



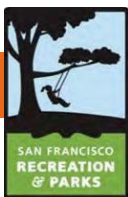
WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
ARCHITECTS

SFPDW - BDC - LANDSCAPE ARCHITECTURE



REVISION #2, VIEW ACROSS PARK,
PRESENTED TO PLANNING 3/06/13



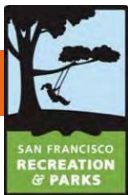
WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
ARCHITECTS

SFPDW - BDC - LANDSCAPE ARCHITECTURE



REVISION #2, VIEW DOWN FILBERT,
PRESENTED TO PLANNING 3/06/13



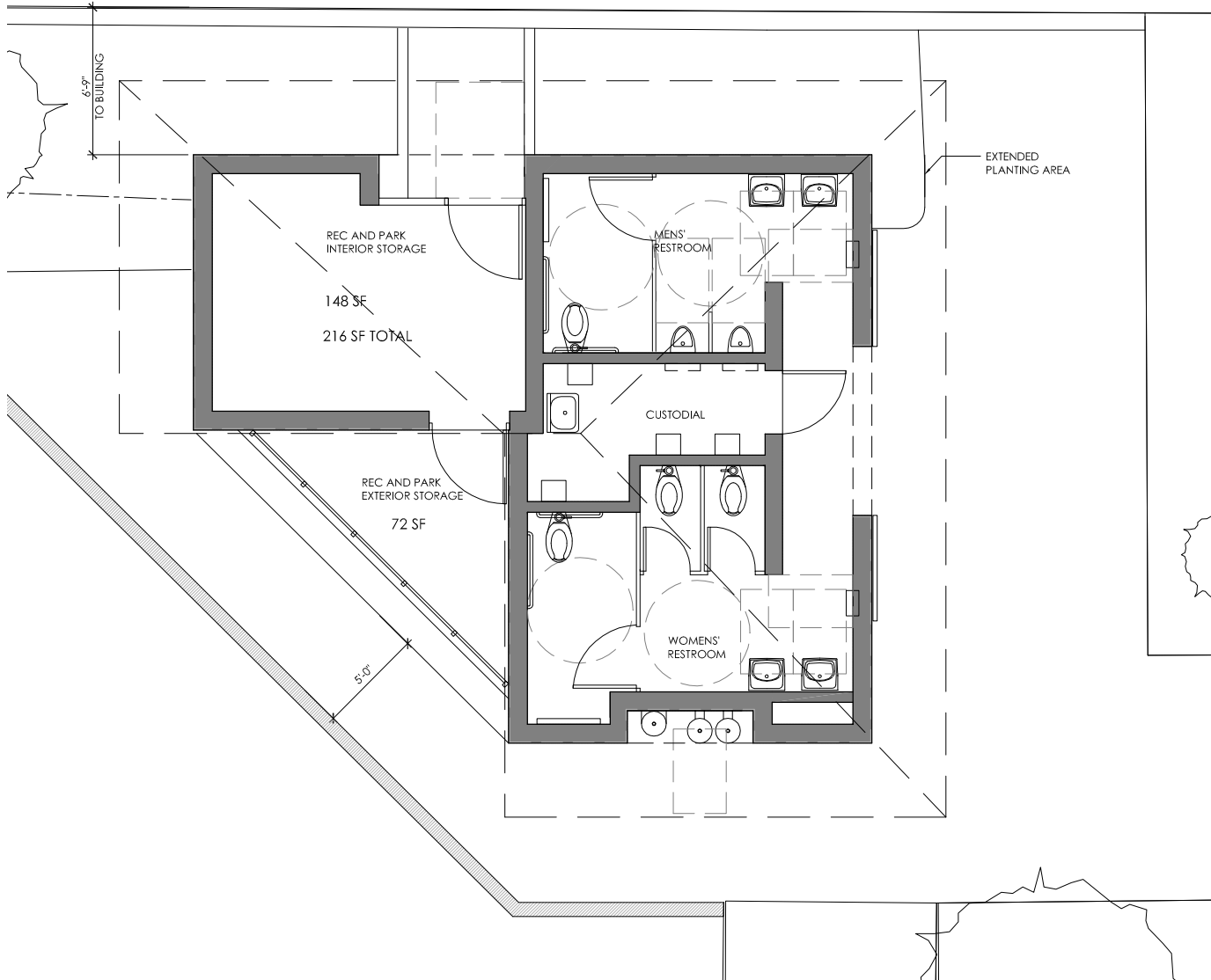
WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
A R C H I T E C T S

SFDPW - BDC - LANDSCAPE ARCHITECTURE

3/18/13

3.13.13 SCHEME
WITH REVISIONS #3
PER PLANNING DEPT.
COMMENTS:



- WIDER, DEEPER, TILED ENTRY RECESS AT STORAGE ENTRANCE ON FILBERT, WHICH EXTENDS TO THE ROOF



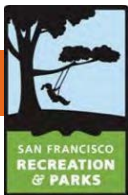
WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
ARCHITECTS

SFDPW - BDC - LANDSCAPE ARCHITECTURE



REVISION #3, VIEW DOWN FILBERT
PRESENTED TO PLANNING 3/13/13



WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
A R C H I T E C T S

SFDPW - BDC - LANDSCAPE ARCHITECTURE

3/18/13



REVISION #3, VIEW UP FILBERT
PRESENTED TO PLANNING 3/13/13



WASHINGTON SQUARE CONVENIENCE STATION

PAULETT TAGGART
ARCHITECTS

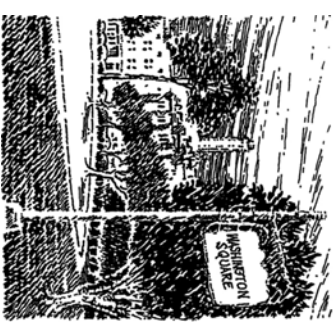
SFDPW - BDC - LANDSCAPE ARCHITECTURE

3/18/13

LETTERS OF SUPPORT

Friends of Washington Square

March 18, 2013



Historic Preservation Commission

The Planning Department

1650 Mission Street

Suite 400

San Francisco, CA 94103

Attn: Tim Frye

Re: Washington Square Convenience Station Replacement

Hon. Commissioners:

Friends of Washington Square have conferred with the Recreation and Park Department's Capital Division over the past months regarding the plans and design of a replacement for the 1957 Convenience Station at the Square.

With this letter, we support the architect's proposed design and plans for the replacement. We look forward to the acceptance of the proposed design by the Historic Preservation Commission and the granting of the Certificate of Appropriateness so the replacement plans may move forward to construction.

Our members will be present at the April 3 Commission meeting and will be available for questions and further comment.

Friends of Washington Square and park users look forward to the long overdue convenience station replacement.

Ken Maley

Friends Representative to the Capital Project

June M. Fraps
378 Chestnut St.
San Francisco CA 94133
415-392-1187
jmfraps@gmail.com

March 18, 2013

Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, #400
San Francisco CA 94103

Re: Replacement of Washington Square Park Restroom

Honorable Commissioners:

I am a member of one of the many groups that exercise in the square in the morning. Many of my fellow exercisers arrive very early, and from distant parts of the city.

Having access to clean and well-equipped restrooms is essential for all of us, but particularly for those who come some distance to start the day exercising in the beautiful surroundings our park offers.

We eagerly look forward to the construction of a new facility to replace the worn and outdated one we have.

Sincerely,

June Fraps



Edwin M. Lee, Mayor

Mohammed Nuru, Director



Kevin W. Jensen AIA, CSI, ADA/Disability Access Coordinator

TO : Gretchen Hilyward, Preservation Technical Specialist

SUBJECT : Disability Access Quality Assurance Review

PROJECT : 3110V Washington Square Restroom

CLIENT DEPARTMENT : San Francisco Planning Department

DATE : Monday, March 18 , 2013

This memo is to confirm that I have reviewed the above noted project at a conceptual level and provided initial accessibility comments. I will be a consultant for the project until its completion to confirm that it meets the applicable Federal, State, and local requirements for physical and programmatic accessibility.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin W. Jensen".

Kevin W. Jensen, AIA, CSI
ADA/Disability Access Coordinator

