



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: JUNE 4, 2014

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Suite 400  
San Francisco,  
CA 94103-2479

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Planning  
Information:  
**415.558.6377**

*Filing Date:* March 4, 2013  
*Case No.:* **2013.1334AE**  
*Project Address:* **Alamo Square Park**  
*Landmark District:* Alamo Square  
*Zoning:* P (Public)  
Open Space Height and Bulk District  
*Block/Lot:* 0799 / 001  
*Applicant:* Mary Hobson, Recreation & Parks Department  
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*Reviewed By:* Tim Frye  
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### PROPERTY DESCRIPTION

**Alamo Square Park** is bound by Scott Street, Fulton Street, Hayes Street, and Steiner Street in the Western Addition neighborhood. The 12.7-acre site is primarily open landscaped area. Built features include a playground, tennis court, and a free-standing restroom. The park encompasses a variety of passive and organized uses, including a dog play area, a tennis court, walking paths, and a playground. The park is located at the center of the Alamo Square Landmark District and is the district's primary contributing landscape feature. The property is located on Assessor's Block 0799, Lot 001 in a P (Public) Zoning District and an OS (Open Space) Height and Bulk District.

The Alamo Square Landmark District contains buildings in a variety of architectural styles, approximately half of which are Victorian and one-third of which are Edwardian. The period of significance spans the 1870s to the 1920s. The typical building height is two to three stories; however, the district contains a number of apartment buildings reaching up to 6 stories in height that are also included as contributing buildings. The Alamo Square Landmark District designation report describes the area as "unified in its residential character, relatively small scale, construction type, materials (principally wood), intense ornamentation (especially at entry and cornice), and use of basements and retaining walls to adjust for hillside sites." The Alamo Square neighborhood was first established as an enclave for primarily upper-middle class residents, often business men and their families. As a result, the area contains a higher than average percentage of architect-designed homes. Later, from about 1912 to 1934, new construction in the neighborhood consisted primarily of apartment blocks, usually replacing earlier and larger dwellings. During the later half of the period of significance, the district increased in density and attracted a growing number of renters. Physical development of the area essentially ended with the Great Depression.

Recent evaluation by Page & Turnbull found that the character-defining features of Alamo Square Park include, but are not limited to:

- Concrete perimeter curb/wall and piers
- Five concrete staircases at park entrances
- Hilltop location and topography
- Iconic views of downtown San Francisco and "Postcard Row" across Steiner Street
- Mature plantings and open lawns that were part of the original 1900 landscaping program
- Generally symmetrical and curvilinear design pattern of pedestrian paths and ramps
- Convenience station (1915 construction only)
- Location of tennis court (excluding non-historic materials)
- Location of playground (excluding non-historic materials)

And, that the features of Alamo Square Park that are not character defining include:

- Site furnishings such as the benches and trash cans that do not appear to be historic
- 1947 rear addition to the convenience station which post-dates the district's period of significance
- Freestanding storage unit located south of the convenience station
- Circular island and roundabout at the center of the park
- Fountain/planter located near the southeast corner of the park (installed sometime after 1938)
- Area with indefinite boundaries that surrounds the playground and that has undergone numerous alterations to date (e.g. changes to grading, paving, and landscape; enlargement and construction of a new playground)
- Signage
- Drinking fountain installed in 2004

## **PROJECT DESCRIPTION**

The proposed project calls for construction of a single stall ADA-accessible restroom to the north of existing playground; replacement of the irrigation system with a new water efficient irrigation system; and renovation of the landscaping, including the incorporation of water conserving lawn alternatives where appropriate.

### ***Construction of Unisex Restroom***

The project will include the construction of a new unisex restroom just north of the existing children's play area, set back from the pathway into the existing hillside. The unisex restroom will be cylindrical in shape and will be poured concrete construction with a flat roof. The facility will be approximately 191 SF, and contain a single unisex restroom with a toilet stall and sink, and small storage/utility room accessed from the outside.

The building's cylindrical shape and contemporary design are intended to play upon the curvilinear shape and concrete perimeter walls of the adjacent children's play area, integrating it into the park landscape while at the same time articulating its modern era origin. The new building's overall scale, proportion and parapet design, and the use of metal grillwork at the building penetrations are modern renditions of the vernacular of the historic structure. Integral color will be added to the concrete to create a warm hue, similar to the monotone tan of the existing building. The new building's concrete exterior

will be treated with an acid wash or sand blast at the top and base to bring out the material's natural texture.

A new raised planter will be constructed along the structures north edge. The planter's low wall will serve to tie the structure to the play area and create a small plaza. New asphalt incorporating a stamped leaf pattern will tie the new plaza to the existing asphalt path. Shrubs, trees, and climbing vines planted in the new planter and on the hillside at the rear of the building will integrate the new structure into the existing park landscape.

#### ***Irrigation and Landscape Improvements***

This project will include the installation of new, park-wide, water conserving irrigation system. The existing irrigation system will be abandoned and new irrigation lines, valves and heads will be installed. A new pump and controller will be installed in the existing restroom structure. Pathways, stairs and cobble swales will remain in place. However, in locations where new water lines must cross existing pathways, the paths will be patched with asphalt to match the existing color and texture. After installation of the new irrigation system, the majority of lawn will receive new sod. Beds at entrances and underutilized sloping areas along Fulton and Scott Streets of the park will receive new drought tolerant landscaping to reduce water demand. Areas below dense tree canopies will receive new understory shrub plantings. The goal of the project is to reduce water use in the park by 33% or 2,500,000+ gallons annually.

#### **OTHER ACTIONS REQUIRED**

The project requires a General Plan Referral issued by the Planning Department and approval by the San Francisco Arts Commission.

#### **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 landmark 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 E – The Alamo Square Landmark 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

Alamo Square Landmark District as described in Appendix E 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 project will support the current uses of the park and will not require significant changes to the distinctive elements of the building or of the landmark district.*

**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.

*All aspects of the park's historic character will be retained and preserved. No character-defining features will be removed or altered.*

**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.

*No conjectural features or elements will be added to the park. All new features will be reflective of their contemporary period.*

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

*No distinctive materials, features, finishes, construction techniques or examples of craftsmanship will be affected by the proposed project.*

**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 new restroom would not cause the removal of any important features of the park. It will be located in an area that does not contain historic features since it was previously altered by the expansion of the playground. The location next to the playground will not disturb the overall spatial organization of the park. The scale of the building also appears to be proportionate relative to the historic features of the park. The cylindrical form of the building relates well to the adjacent playground's circular plan and curving retaining walls while differentiating the building as a modern feature in the landscape. Also, the proposed textured and tinted concrete material appears to relate well to the existing stucco-clad restroom and the historic concrete retaining walls found*



*throughout the district. The concrete texture will vary at the base and top of the building to reflect the vertical hierarchy commonly found in the surrounding historic buildings and in the existing restroom. Also, the proposed metalwork will relate well to the cast iron and wrought iron fencing materials typically found in the district.*

*Likewise, the new paving treatment for the plaza between the playground and new restroom will blend well with the existing asphalt paving system and will not interrupt or detract from the historic circulation pattern in the park. The overall landscaping program will be maintained as the proposed plantings would not detract from the open lawns in the more gently sloped portions of the park or the mature tree plantings. The work will also support the future maintenance of the landscape by reducing its reliance on irrigation.*

**Standard 10.** New additions and adjacent or related new construction will 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 alterations to the park could be removed in the future without causing any harm to the character-defining features of the park or district.*

#### **Guidelines for the Treatment of Cultural Landscapes**

The project also appears to meet the Guidelines for the Treatment of Cultural Landscapes, provided by the National Park Service to apply the Secretary of the Interior Standards to landscape features. The Guidelines establish a hierarchy of treatments, beginning with (1) identification/retention of historic features and materials, (2) maintenance of historic features and materials, (3) repair of historic features and materials, and (4) replacement of deteriorated historic features and materials. These four recommendations would apply to the character-defining features of the park, which are all proposed to be retained, repaired, or replaced in-kind. The work on the existing landscape and irrigation system would rehabilitate existing features while retaining their material and design integrity.

The fifth treatment recommends replacement of missing historic features and materials when historical, pictorial or physical documentation is available. This treatment allows for either accurate restoration of the missing feature or designing new structures, furnishings and objects that are compatible with the historic character of the landscape. The proposed project does not include the replacement of any missing features as the park appears to retain all of its original features.

The sixth treatment concerns alterations and additions for new uses. It requires that these elements are compatible with the preservation of the historic character of the landscape. This would apply to the proposed restroom, proposed stamped asphalt plaza, and the new plantings. While the Standards allow for new features to be incorporated into the park, they need to be designed in a manner that is visually compatible with the mass, scale, form, features, materials, texture and color of the historic park.

## **PUBLIC/NEIGHBORHOOD INPUT**

The Department has received no public input on the project at the date of this report.

## **ISSUES & OTHER CONSIDERATIONS**

None.

## **STAFF ANALYSIS**

The proposed restroom design was reviewed by the Architectural Review Committee on November 13, 2013, and the current project largely reflects the direction given by the committee at that time as summarized below:

- The Commissioners found that the height and massing of the proposed restroom structure was appropriate, and these have been maintained.
- The Commissioners recommended removing or altering the regularly spaced horizontal wall banding, which has been done.
- The Commissioners also agreed that the building should exhibit a classical hierarchy of base and cap and that this should be achieved in a contemporary and subtle manner. This direction has been followed by using a change in surface texture to achieve this hierarchy, with a more rusticated texture at the base and differing textures in the middle and top of the structure. This was one method suggested by the committee.
- The Commissioners recommended a powder-coated finish for the metal gates and window screens in order to achieve a darker-toned, non-reflective appearance closer to the historic metalwork finishes found in the district. This has been incorporated into the design.
- The Commissioners agreed that the overall color and tone of the proposed concrete is appropriate. They were mixed in their opinion concerning whether or not the wall panel and door of the janitor's closet should be a darker tone than the main body of the building. Commissioner Pearlman suggested setting the door further back from the plane of the wall to achieve the effect of receding from view. Commissioner Hyland suggested that the wall may be a slightly darker tone to suggest that the panel is in shadow to achieve the same affect. Commissioner Hasz also recommended finishing the wall with a darker tone as it would strengthen the sense of the spiral form of the building. The design has been revised to incorporate dark-colored panels for the janitor closet door and wall.

With the changes directed by the ARC and based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work is largely compatible with the character-defining features of the park and with the Alamo Square Landmark District. The project is analyzed in its several parts below:

***Construction of Unisex Restroom***

The new restroom would not cause the removal of any important features of the park. It will be located in an area that does not contain historic features since it was previously altered by the expansion of the playground. The location next to the playground will not disturb the overall spatial organization of the park. The scale of the building also appears to be proportionate relative to the historic features of the park. The cylindrical form of the building relates well to the adjacent playground's circular plan and curving retaining walls while differentiating the building as a modern feature in the landscape. Also, the proposed textured and tinted concrete material appears to relate well to the existing stucco-clad restroom and the historic concrete retaining walls found throughout the district. The concrete texture will vary at the base and top of the building to reflect the vertical hierarchy commonly found in the surrounding historic buildings and in the existing restroom. Also, the proposed metalwork will relate well to the cast iron and wrought iron fencing materials typically found in the district.

***Irrigation and Landscape Improvements***

The new paving treatment for the plaza between the playground and new restroom will blend well with the existing asphalt paving system and will not interrupt or detract from the historic circulation pattern in the park. The overall landscaping program will be maintained as the proposed plantings would not detract from the open lawns in the more gently sloped portions of the park or the mature tree plantings. The work will also support the future maintenance of the landscape by reducing its reliance on irrigation.

**ENVIRONMENTAL REVIEW STATUS**

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One - Minor Alteration of Existing Structure) because the project includes a minor alteration of an existing structure that meets the Secretary of the Interior Standards for Rehabilitation of a Historic Property.

**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 supports the project with the following condition:

- The project sponsor shall document the locations of the cobble-lined swales that border the historic paths prior to any excavation, and will require that the swales are reconstructed in any locations where they must be temporarily removed for the irrigation system installation.

**ATTACHMENTS**

Draft Motion  
Parcel Map  
Photographs and Plans

SC: G:\DOCUMENTS\Cases\COFA\Case Reports\Al Sq\_6.4.14.doc





# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission

### Motion No. #####

HEARING DATE: JUNE 4, 2014

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Suite 400  
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*Reviewed By:* Tim Frye  
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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 INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 0799, WITHIN THE P (PUBLIC) ZONING DISTRICT AND OPEN SPACE HEIGHT AND BULK DISTRICT.**

### **PREAMBLE**

WHEREAS, on March 4, 2014, the Recreation and Parks Department, (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to construct a single stall ADA-accessible restroom to the north of existing playground; replace the irrigation system with a new water efficient irrigation system; and renovate the landscaping, including the incorporation of water conserving lawn alternatives where appropriate.

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 June 4, 2014, the Commission conducted a duly noticed public hearing on the current project, Case No. 2013.1334AE ("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 and specifications labeled Exhibit A on file in the docket for Case No. 2013.1334AE based on the following conditions and findings:

### **CONDITIONS OF APPROVAL**

- The project sponsor shall document the locations of the cobble-lined swales that border the historic paths prior to any excavation, and will require that the swales are reconstructed in any locations where they must be temporarily removed for the irrigation system installation.

### **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 the landmark district as described in the designation report.

- The new restroom will not cause the removal of any important features of the park. It will be located in an area that does not contain historic features since it was previously altered by the expansion of the playground.
- The location next to the playground will not disturb the overall spatial organization of the park.
- The scale of the building appears to be proportionate relative to the historic features of the park.
- The cylindrical form of the building relates well to the adjacent playground's circular plan and curving retaining walls while differentiating the building as a modern feature in the landscape.
- The proposed textured and tinted concrete material appears to relate well to the existing stucco-clad restroom and the historic concrete retaining walls found throughout the district. The concrete texture will vary at the base and top of the building to reflect the vertical

hierarchy commonly found in the surrounding historic buildings and in the existing restroom.

- The proposed metalwork will relate well to the cast iron and wrought iron fencing materials typically found in the district.
- The new paving treatment for the plaza between the playground and new restroom will blend well with the existing asphalt paving system and will not interrupt or detract from the historic circulation pattern in the park.
- The overall landscaping program will be maintained as the proposed plantings would not detract from the open lawns in the more gently sloped portions of the park or the mature tree plantings.
- The work will support the future maintenance of the landscape by reducing its reliance on irrigation.
- That the proposed project meets the requirements of Article 10, Appendix E of the Planning Code.
- 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 architectural elements from other buildings, shall not be undertaken.*

*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.*

*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 rehabilitation of a residential 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 building 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 reduce the affordable housing supply as the existing unit will be retained.*

- 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 as it will provide new off-street 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 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 010 in Assessor's Block 0798 for proposed work in conformance with the renderings and architectural plans labeled Exhibit A on file in the docket for Case No. 2013.1334AE.

**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 June 4, 2014.

Jonas P. Ionin  
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

# Parcel Map

FULTON

5'

893.75

1

SCOTT

618.75

*City Property  
ALAMO SQUARE*

618.75

STEINER

493.75

HAYES

SUBJECT PROPERTY



Certificate of Appropriateness  
Case Number 2014.1334AE  
Alamo Square Park  
Alamo Square Landmark District

# SAN FRANCISCO RECREATION & PARK DEPARTMENT ALAMO SQUARE RESTROOMS AND IRRIGATION UPGRADE PROJECT



13.1334 A



HISTORIC PHOTOGRAPHS



Early photograph of the Western Addition, likely before 1906.  
Source: San Francisco Public Library, San Francisco Historical Photograph Collection AAC-1896.



Looking east from Alamo Square Park ca. 1900-06. Old City Hall is in the distance at right.  
Source: San Francisco Historical Photograph Collection, AAA-6689.



Looking East from Alamo Square, ca. 1906  
Source: UC Berkeley, Bancroft Library, PIC1991.0451.



Spectators looking east from Alamo Square as the City burns, 18 April 1906.  
Source: UC Berkeley, Bancroft Library, FN# 32863.



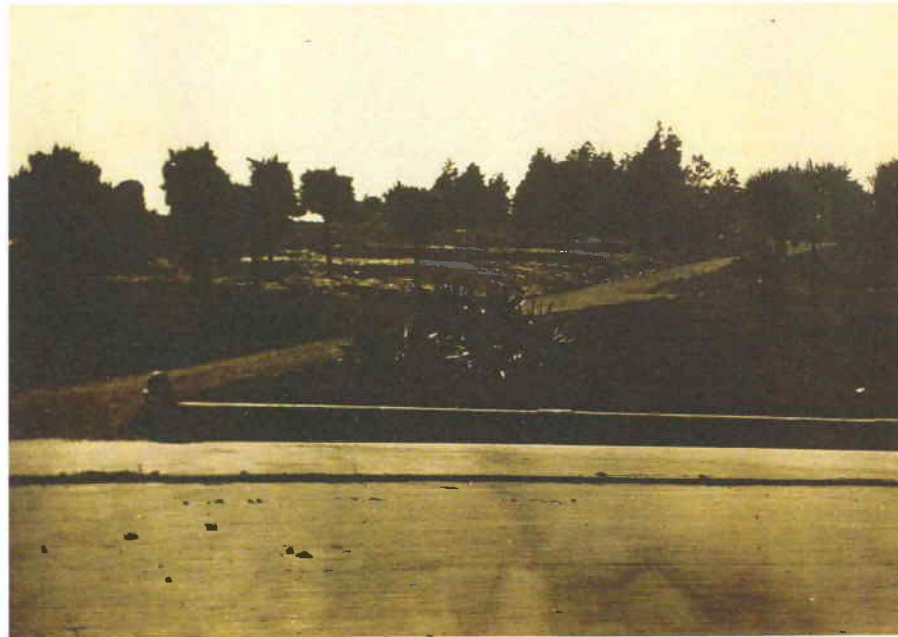
Relief Camp No. 22 in Alamo Square Park, 1907.  
Source: UC Berkeley, Bancroft Library, "BANC PIC 1905.00757—PIC."



Alamo Square Relief Camp, ca. 1906  
Source: San Francisco Historical Photograph Collection, Image No. AAC-2965



HISTORIC PHOTOGRAPHS (CONT.)



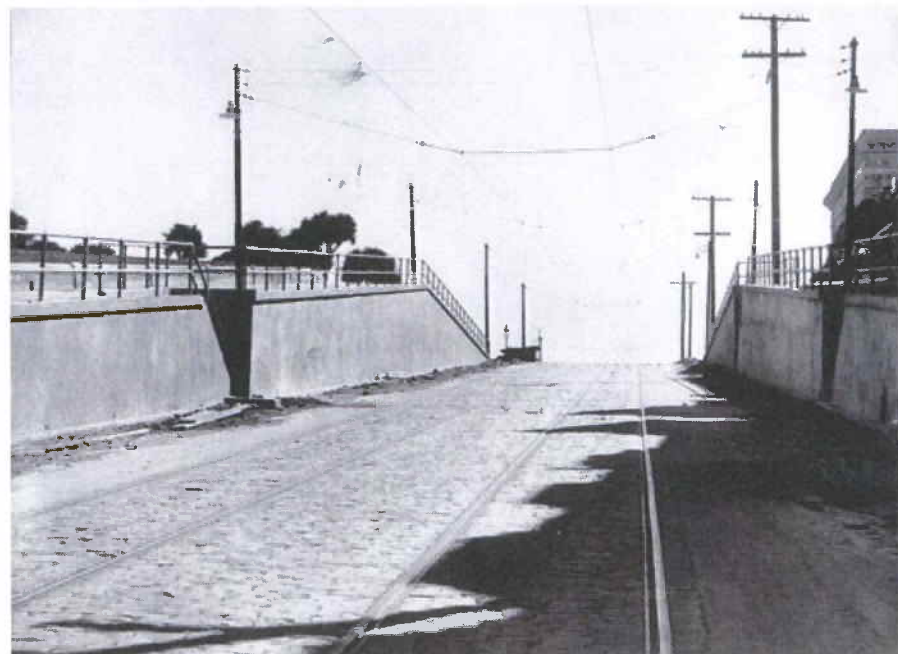
Looking west from Steiner and Hayes streets entrance, 1907. Numerous plantings and paved sidewalks are visible.  
Source: California Historical Society, San Francisco Streets—Hayes.



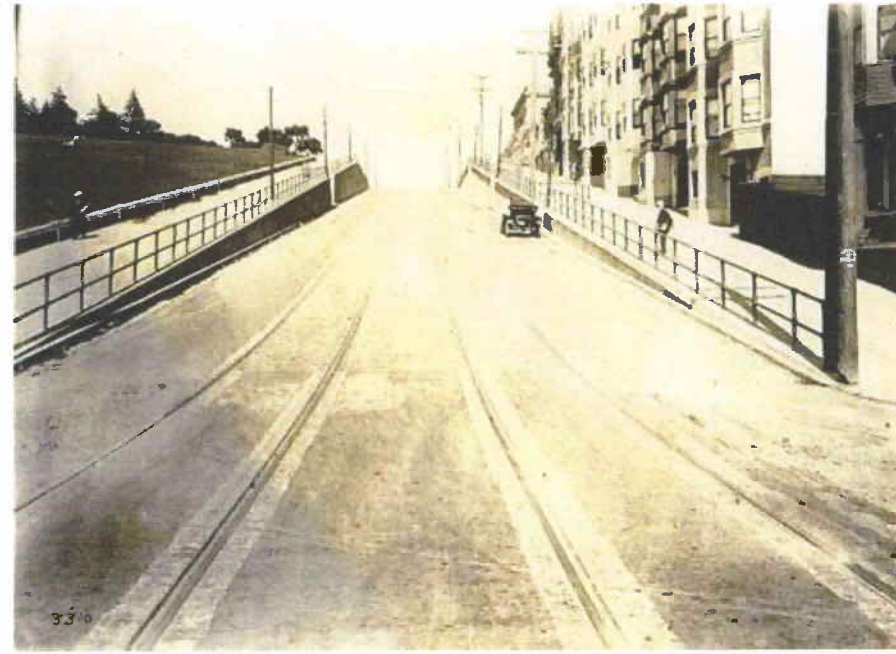
View towards SW Corner of Park, ca. 1907-12  
Source: San Francisco Historical Photograph Collection, Image No. AAA-6690.



Fulton and Scott Street, ca 1900-1925  
Source: San Francisco Historical Photograph Collection, Image No. AAA-6685



Hayes Street near Pierce, after 1910  
Source: San Francisco Historical Photograph Collection, Image No. AAB-3970



Looking east on Hayes Street after grading, ca. 1915-16.  
Source: San Francisco Historical Photograph Collection, AAB-6686.



Grading for park steps at Hayes and Pierce streets entrance, January 1916.  
Source: San Francisco Public Library, San Francisco Historical Photograph Collection, Department of Public Works Collection, No. 2976.



HISTORIC PHOTOGRAPHS (CONT.)



Grading for park entrance, January 1916.  
Source: San Francisco Public Library, San Francisco Historical Photograph Collection,  
Department of Public Works Collection, No. 2979.



Alicia Legorreta in Alamo Square, 1919  
Source: Will Crovo photos on Flickrriver-dot-com



Playground at Alamo Square Park, ca. 1945.  
Source: San Francisco Public Library, San Francisco Historical Photograph Collection AAA-6686.



Alamo Square Park, ca. 1968.  
Source: San Francisco Public Library, San Francisco Historical Photograph Collection AAA-6688.



Looking Northeast, date unknown  
Source: San Francisco Historical Photograph Collection, Image No. AAA-6687.



View towards Buena Vista Park, date unknown  
Source: San Francisco Historical Photograph Collection, Image No. AAA-6691.



CURRENT PHOTOGRAPHS



View of Steiner and Grove streets entrance, looking southwest.



River rock gutters and a rock-faced wall, looking west toward playground.



View of Fulton and Pierce streets entrance, looking south.



View of Hayes and Scott streets entrance, looking northeast.



View of Fulton and Steiner streets entrance, looking southwest.



View of Scott and Grove streets entrance, looking east.



CURRENT PHOTOGRAPHS (CONT.)



Corner of Hayes and Steiner, ADA Accessible entrance



View of Fulton and Steiner streets entrance, looking southwest.



The Painted Ladies, view from the playground



Playground, looking northeast



Tennis court looking southeast



Circular island and roundabout at the center of the park



CURRENT PHOTOGRAPHS (CONT.)



Planter/fountain.



Water fountain installed in 2004.



Looking south along pedestrian path from center of park.



Looking west along pedestrian path from north side of park.



Looking east along pedestrian path from north side of park.



View of convenience station from pedestrian path, looking southwest



CURRENT PHOTOGRAPHS (CONT.)



Northwest corner of primary facade



Primary (north) façade of convenience station.



Rear façade of convenience station



East façade of convenience station.



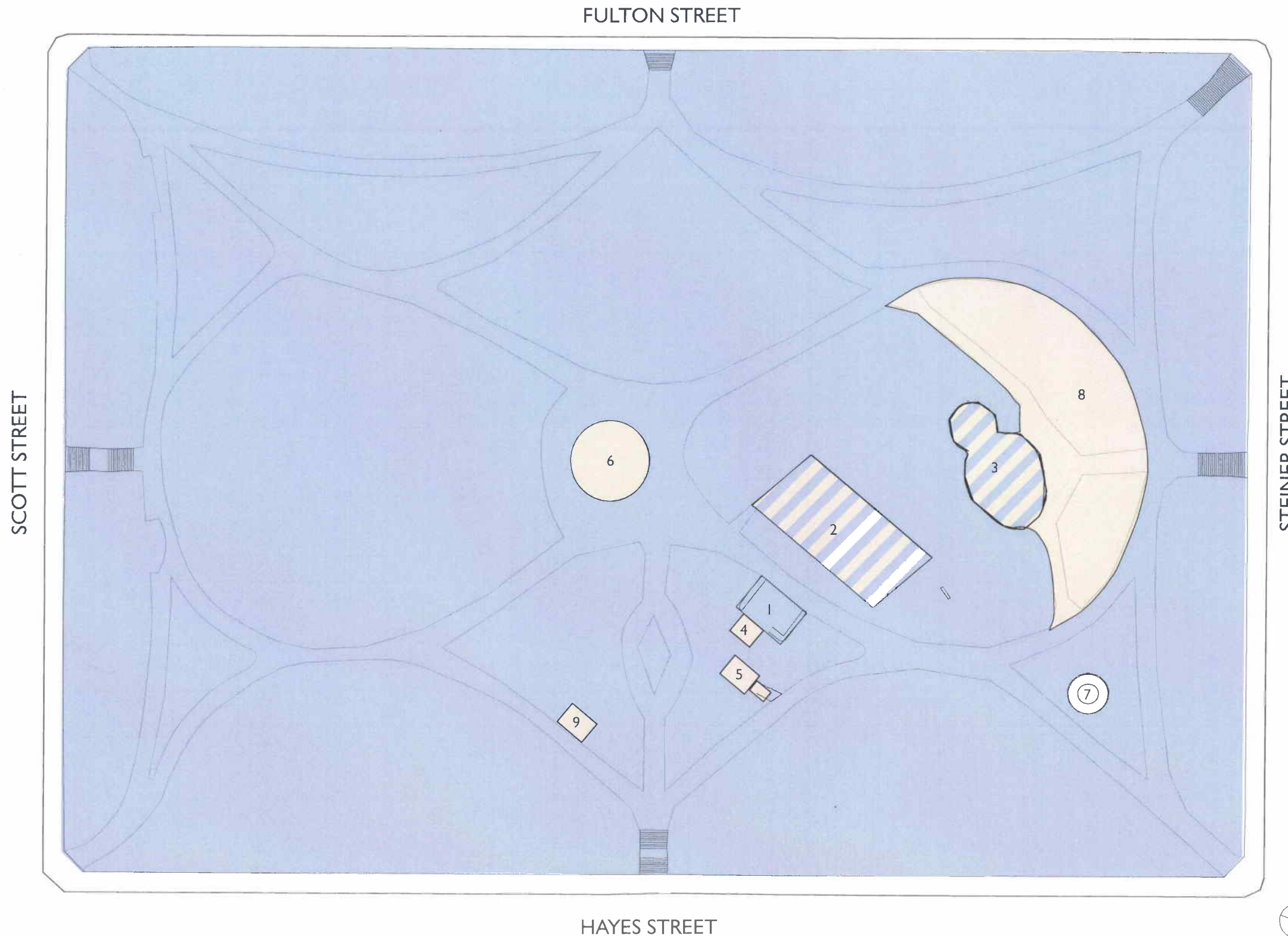
West façade of convenience station



East facade entrance



CHARACTER DEFINING FEATURES DIAGRAM



LEGEND

**CHARACTER-DEFINING FEATURES**

- Concrete perimeter curb/wall and piers
- Five concrete staircases at park entrances
- Hilltop location and topography
- Iconic views of downtown San Francisco and "Postcard Row" across Steiner Street
- Mature plantings and open lawns that were part of the original 1900 landscaping program
- Generally symmetrical and curvilinear design pattern of pedestrian paths and ramps
- Convenience station (1915 construction only) **(1)**
- Location of tennis court (excluding non-historic materials) **(2)**
- Location of playground (excluding non-historic materials) **(3)**

**NOT CHARACTER-DEFINING FEATURES**

- Site furnishings such as the benches and trash cans that do not appear to be original
- 1947 rear addition to the convenience station **(4)**
- Freestanding storage unit and driveway located south of the convenience station **(5)**
- Circular island and roundabout at the center of the park (Note: topography is a character-defining feature) **(6)**
- Fountain/planter located near the southeast corner of the park (installed after 1938) **(7)**
- Area with indefinite boundaries that surrounds the playground and that has undergone numerous alterations **(8)**
- Signage
- Drinking fountain installed in 2004 **(9)**

Drawing not to scale.

(From Meridian Surveying Engineering, Inc. for San Francisco Recreation and Park Department, 1997.)

# ALAMO SQUARE PARK RESTROOM UPGRADE PROJECT



**SITE LOCATION**



**DESIGN CONCEPT:**

THE GOAL OF THE PROJECT IS TO CREATE A "SCULPTURAL" LIKE STRUCTURE WITH THE USE OF SIMPLE FORM GEOMETRY (ARCHIMEDEAN SPIRAL) THAT ARTICULATES THE MODERN PLAYGROUND DESIGN, BUT THAT ALSO INTEGRATES THE HISTORICAL CONTEXT OF THE PARK WITH THE USE OF SUBTLE TEXTURES AND INTEGRAL COLOR.

**SCOPE:**

THE SAN FRANCISCO REC & PARK DEPARTMENT IS PROPOSING THE CONSTRUCTION OF A STAND ALONE RESTROOM STRUCTURE ADJACENT TO THE CHILDREN'S PLAY AREA IN THE ALAMO SQUARE PARK.

**BUILDING INFORMATION:**

**LOCATION:** ALAMO SQUARE PARK, HAYES STREET AT STEINER STREET

**SQUARE FOOTAGE:** 190.70 SF

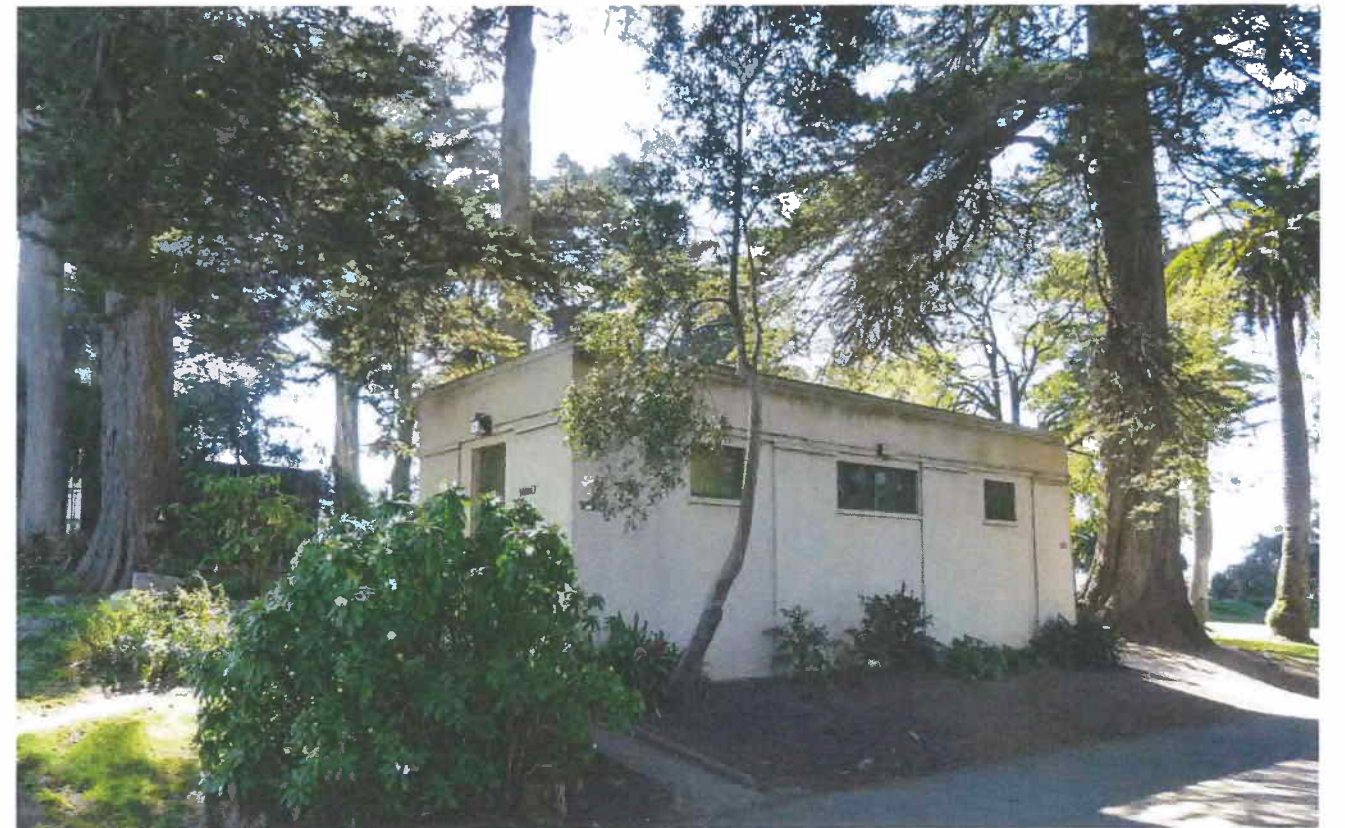
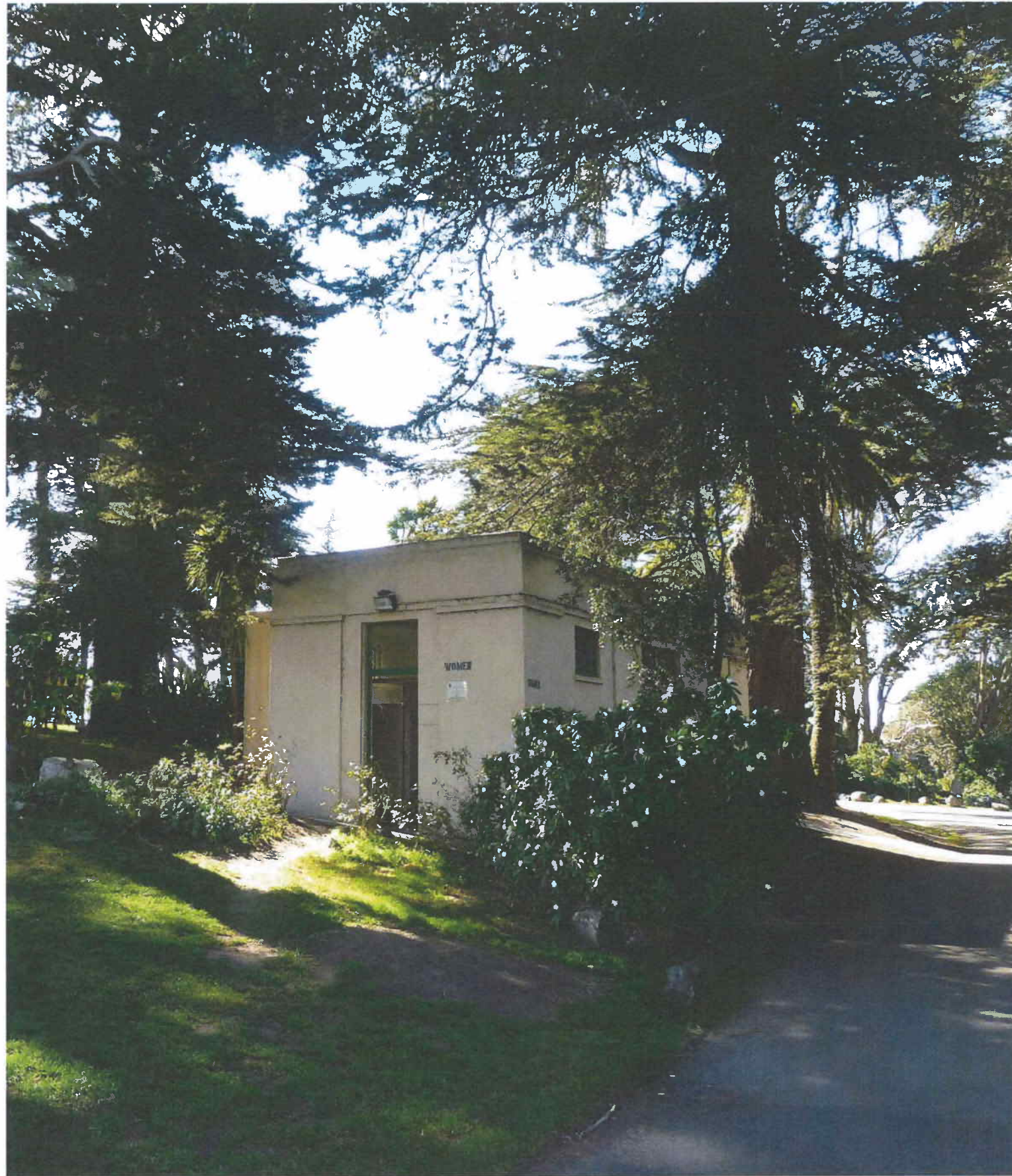
**BUILDING TYPE:** CAST IN PLACE CONCRETE



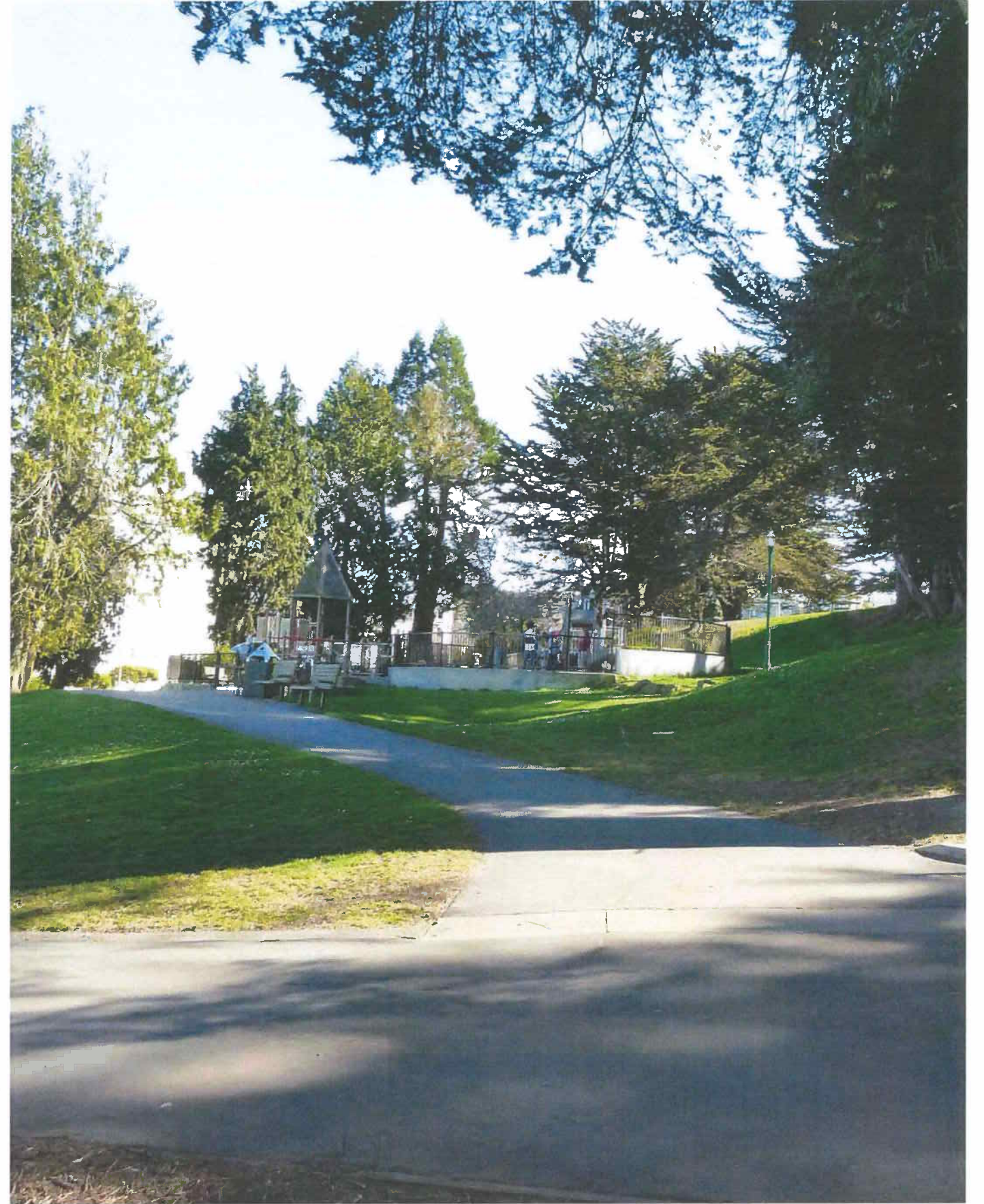




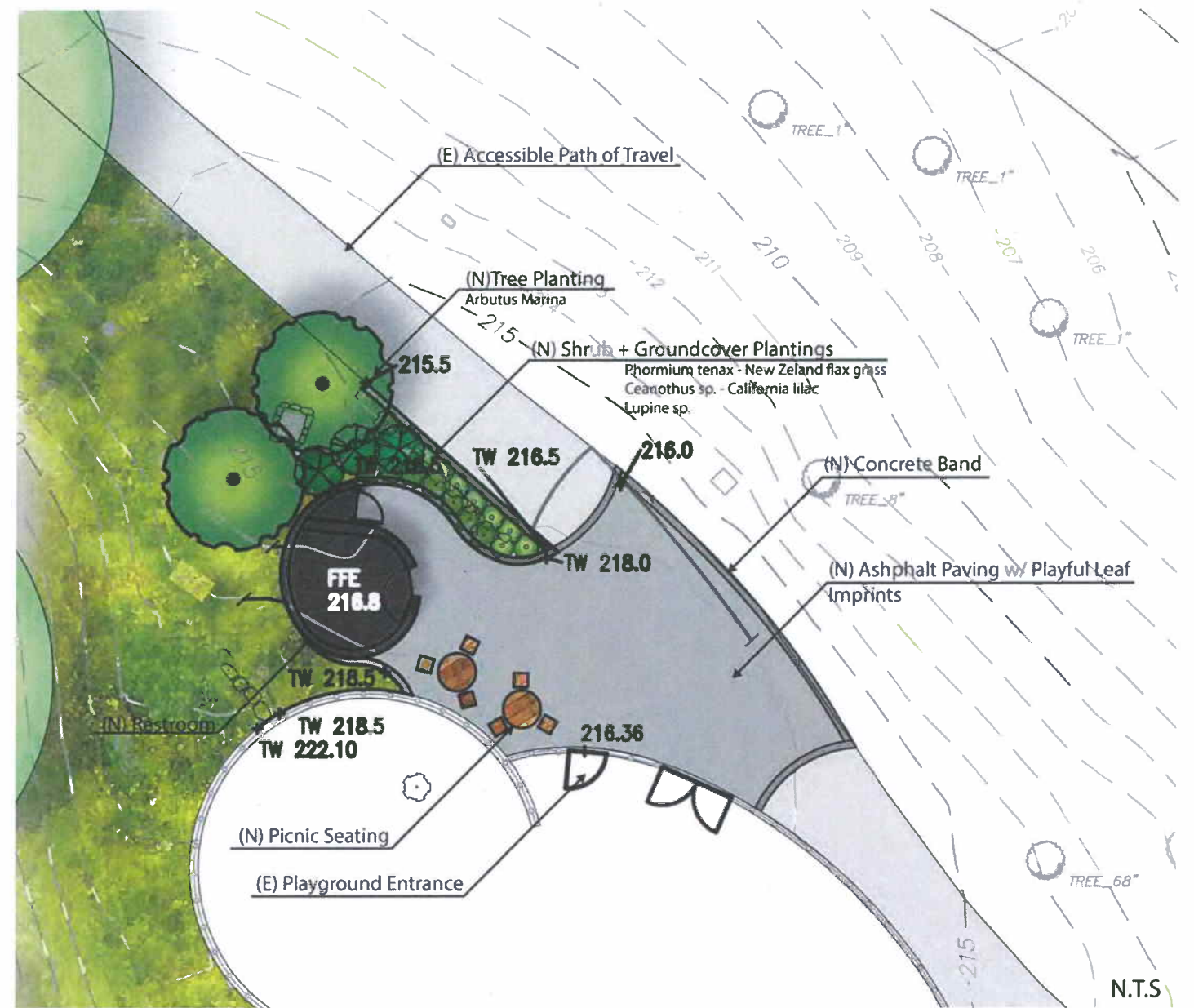












Arbutus Marina

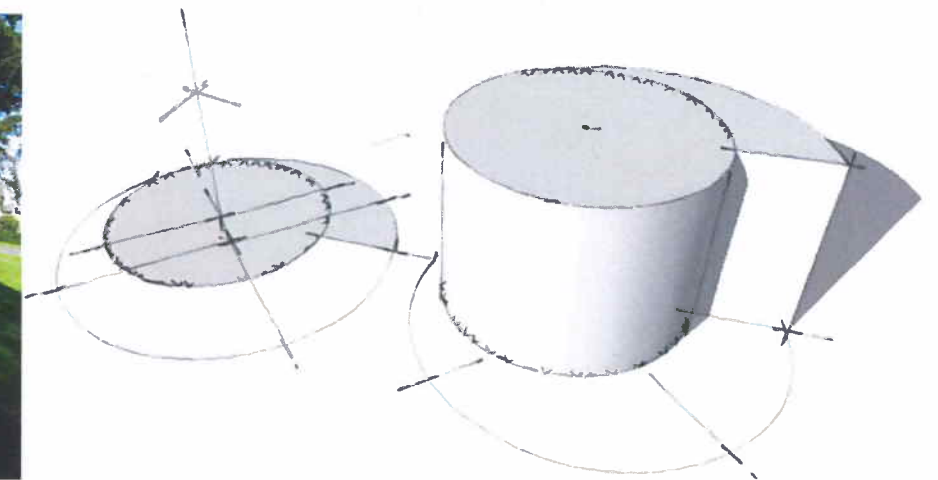
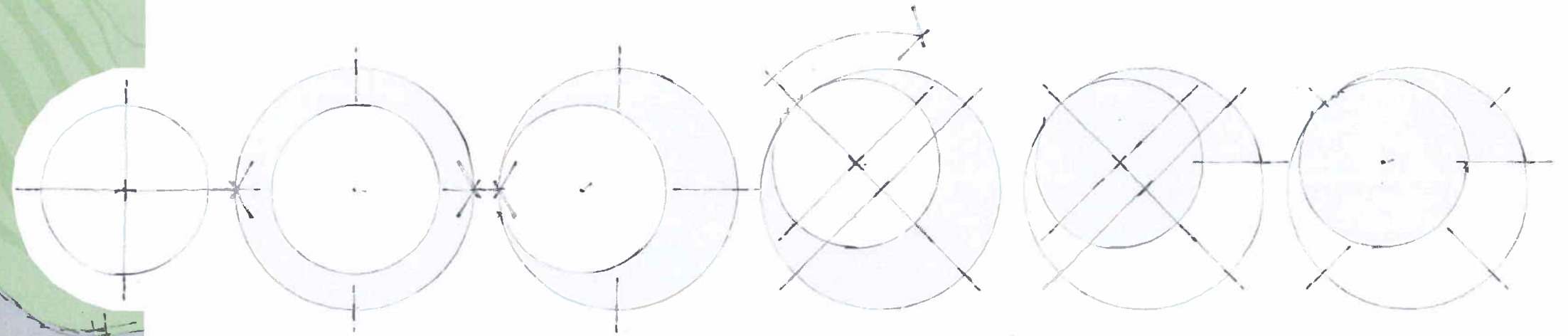
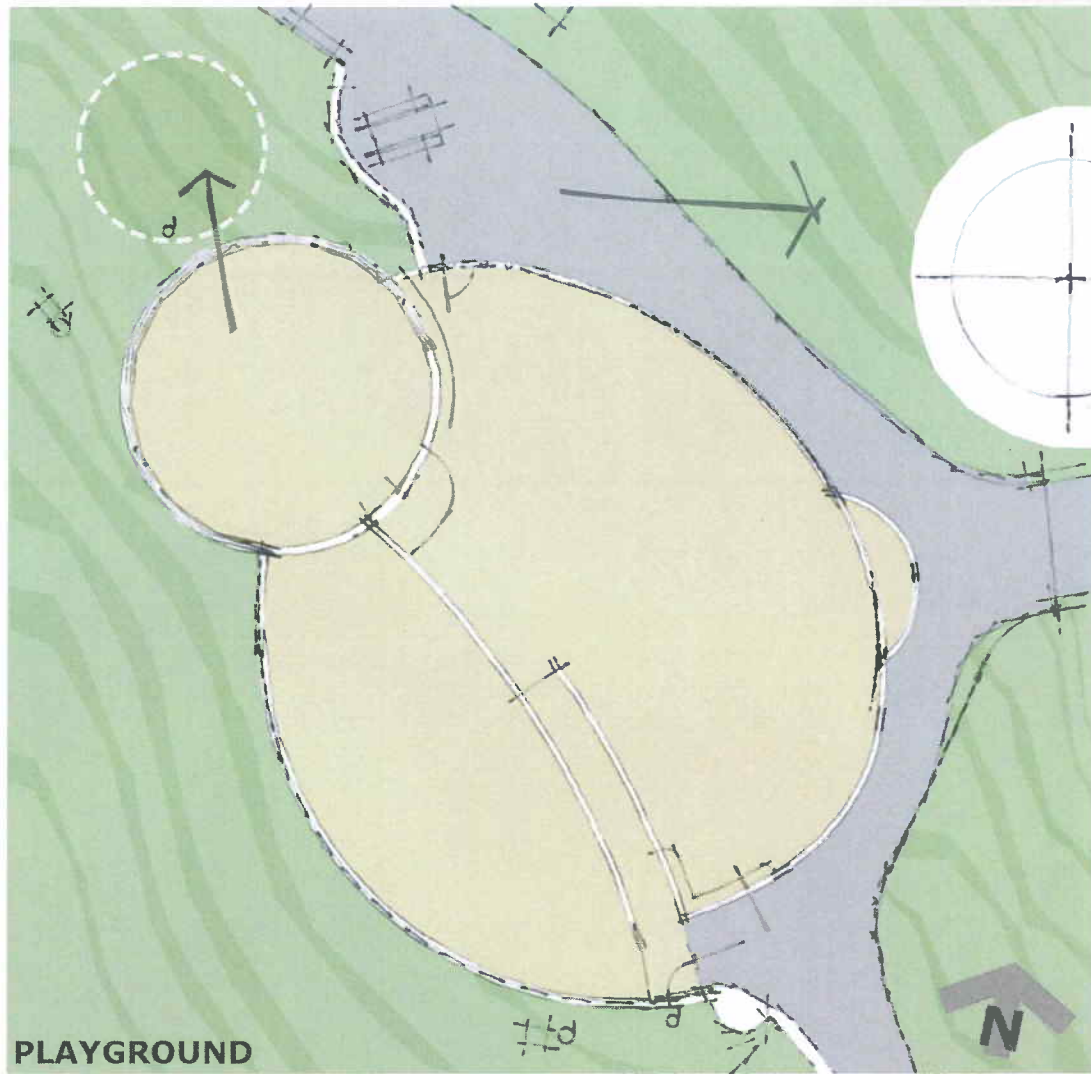


Ceanothus Sp.



Lupine Sp.





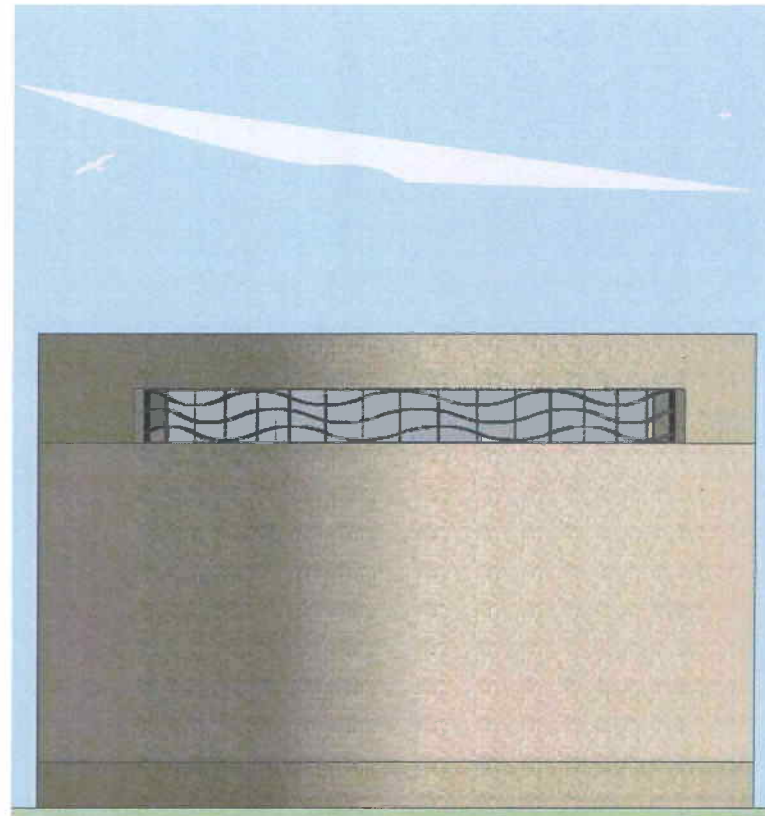
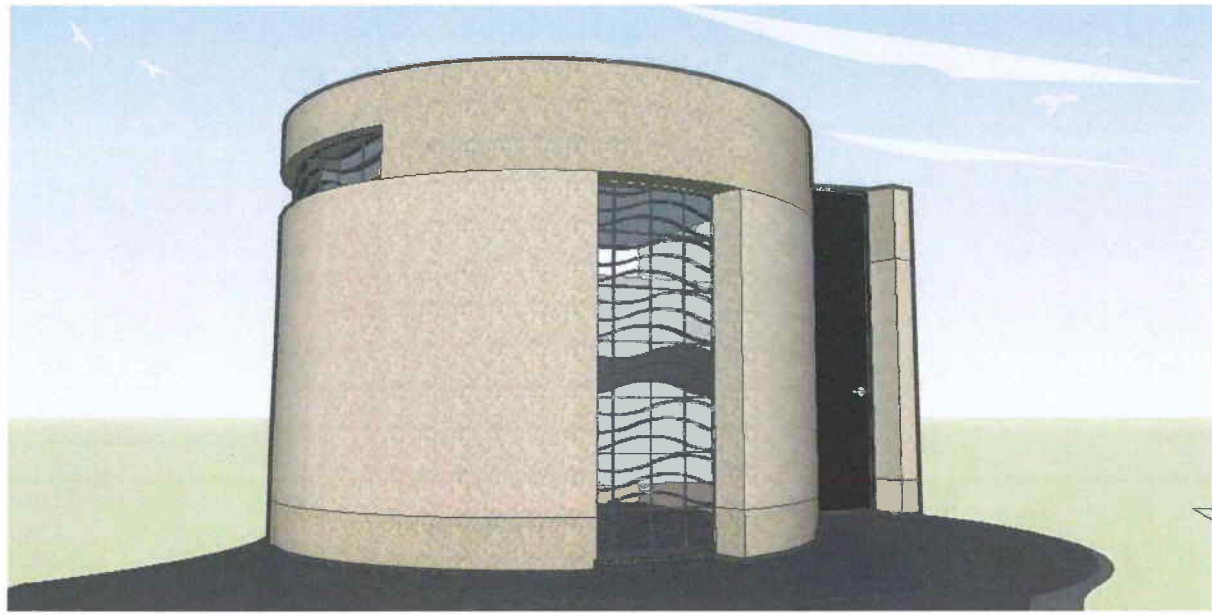
**DESIGN CONCEPT:**

THE GOAL OF THE PROJECT IS TO CREATE A "SCULPTURAL" LIKE STRUCTURE WITH THE USE OF SIMPLE FORM GEOMETRY (ARCHIMEDEAN SPIRAL) THAT ARTICULATES THE MODERN PLAYGROUND DESIGN, BUT THAT ALSO INTEGRATES THE HISTORICAL CONTEXT OF THE PARK WITH THE USE OF SUBTLE TEXTURES AND INTEGRAL COLOR.

**DESIGN CONSIDERATIONS:**

- CONNECTION/ INTEGRATION WITH THE EXISTING PLAY STRUCTURE (MODERN FEATURE OF THE PARK) WITH THE ARTICULATION OF GEOMETRY AND MATERIALS.
- THE CONCEPT OF "MODERN VERNACULAR" IS APPROPRIATE BECAUSE DOES NOT PRODUCE THE IMPRESSION OF "FALSE HISTORICISM".
- SCALE AND PROPORTION COMPATIBLE WITH SURROUNDING LANDSCAPE AND PLAYGROUND STRUCTURE.
- CONNECTION BETWEEN THE BUILDING AND THE LANDSCAPE (HISTORIC FEATURE OF THE PARK) SHOULD ALSO BE CONSIDERED BY MINIMIZING CHANGES IN THE PARK'S EXISTING TOPOGRAPHY.
- BLEND THE JANITOR'S ROOM DOOR INTO THE FAÇADE.





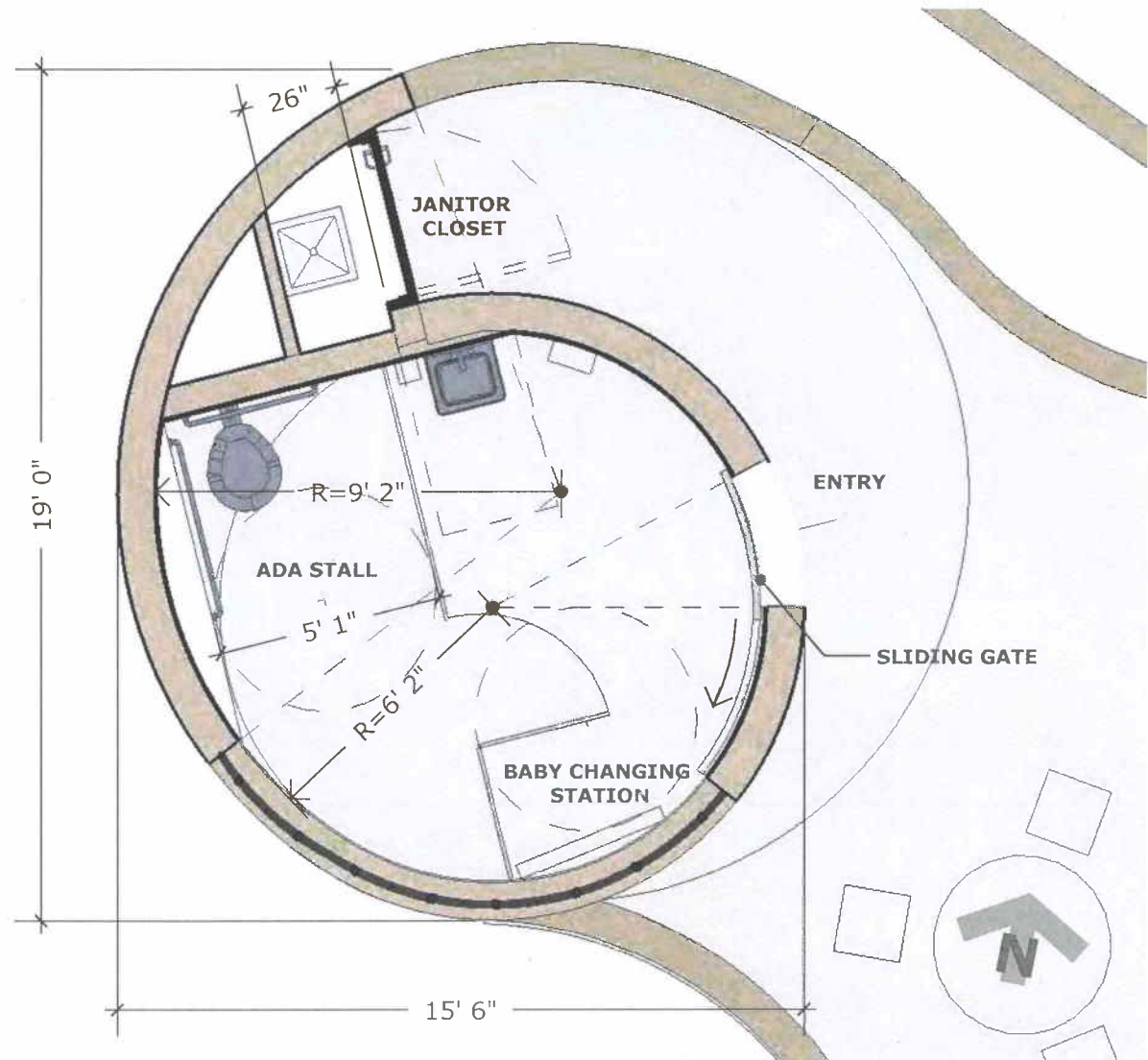
**SOUTH ELEVATION**

ESC: 1/4



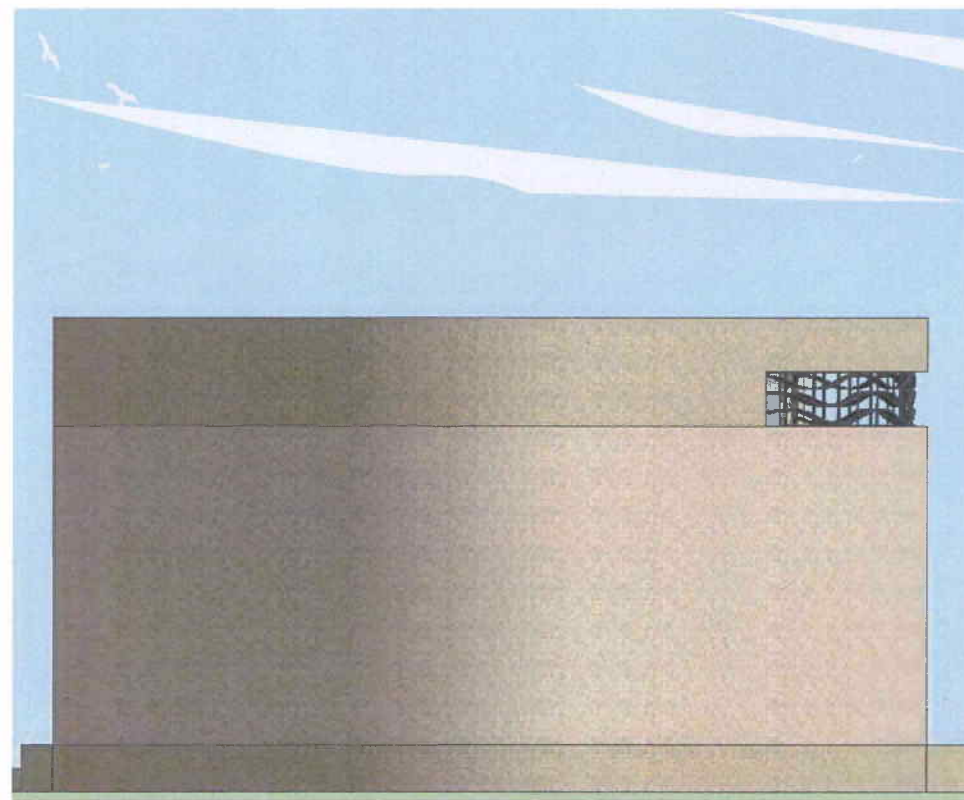
**EAST ELEVATION**

ESC: 1/4



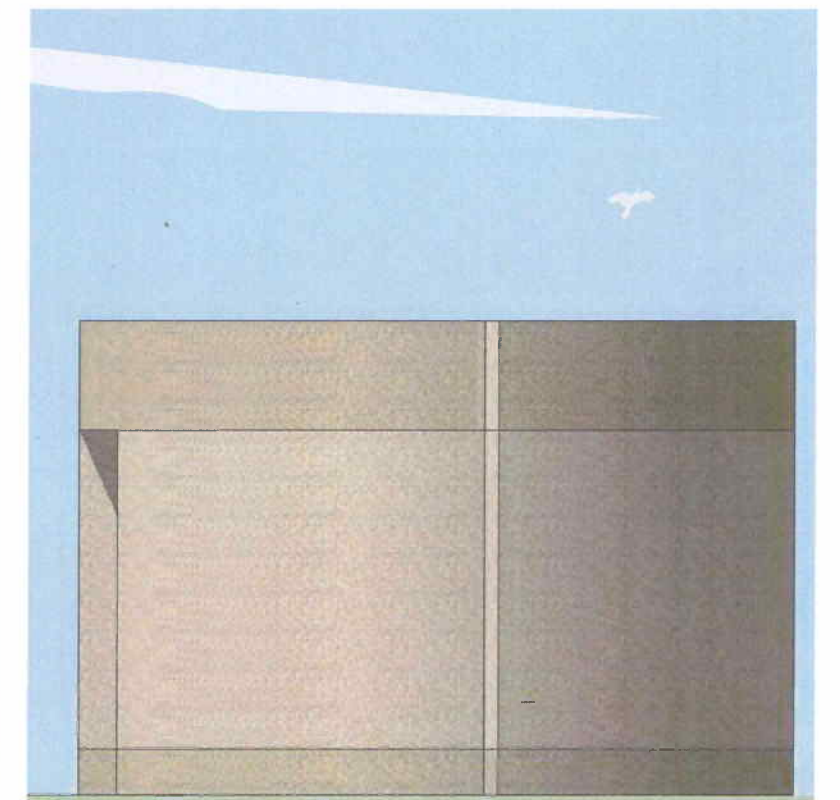
**FLOOR PLAN**

ESC: 1/4



**WEST ELEVATION**

ESC: 1/4



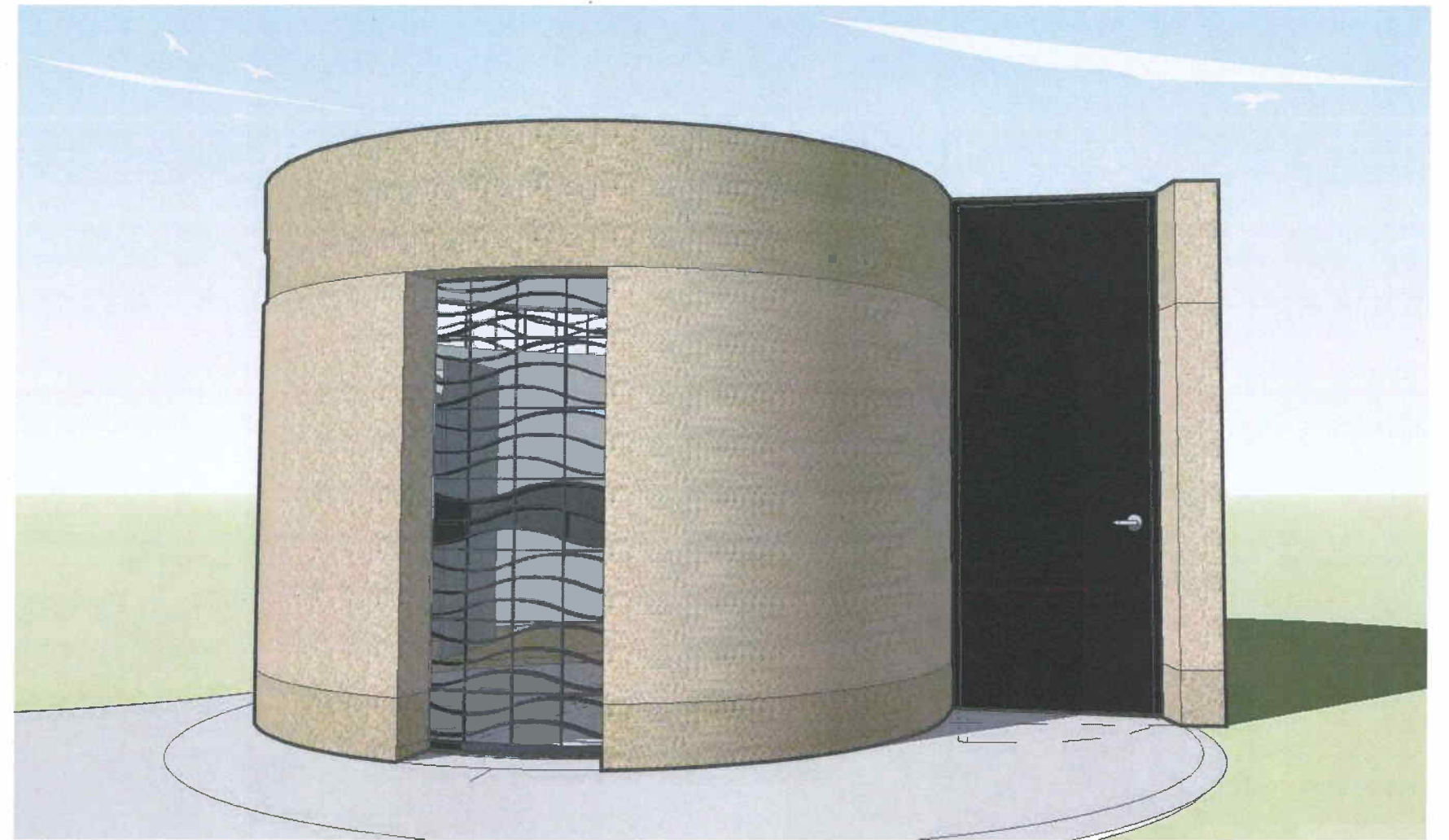
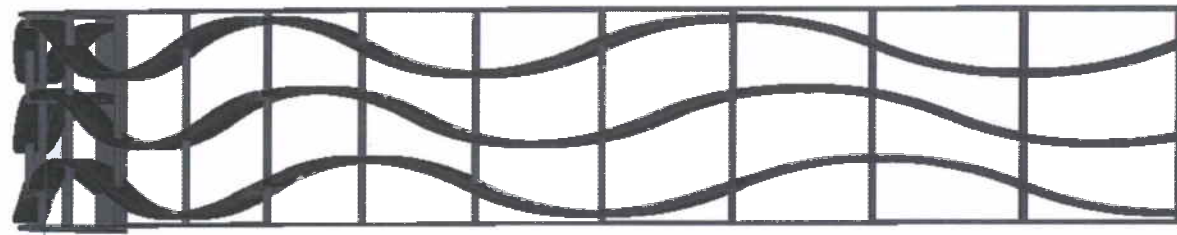
**NORTH ELEVATION**

ESC: 1/4

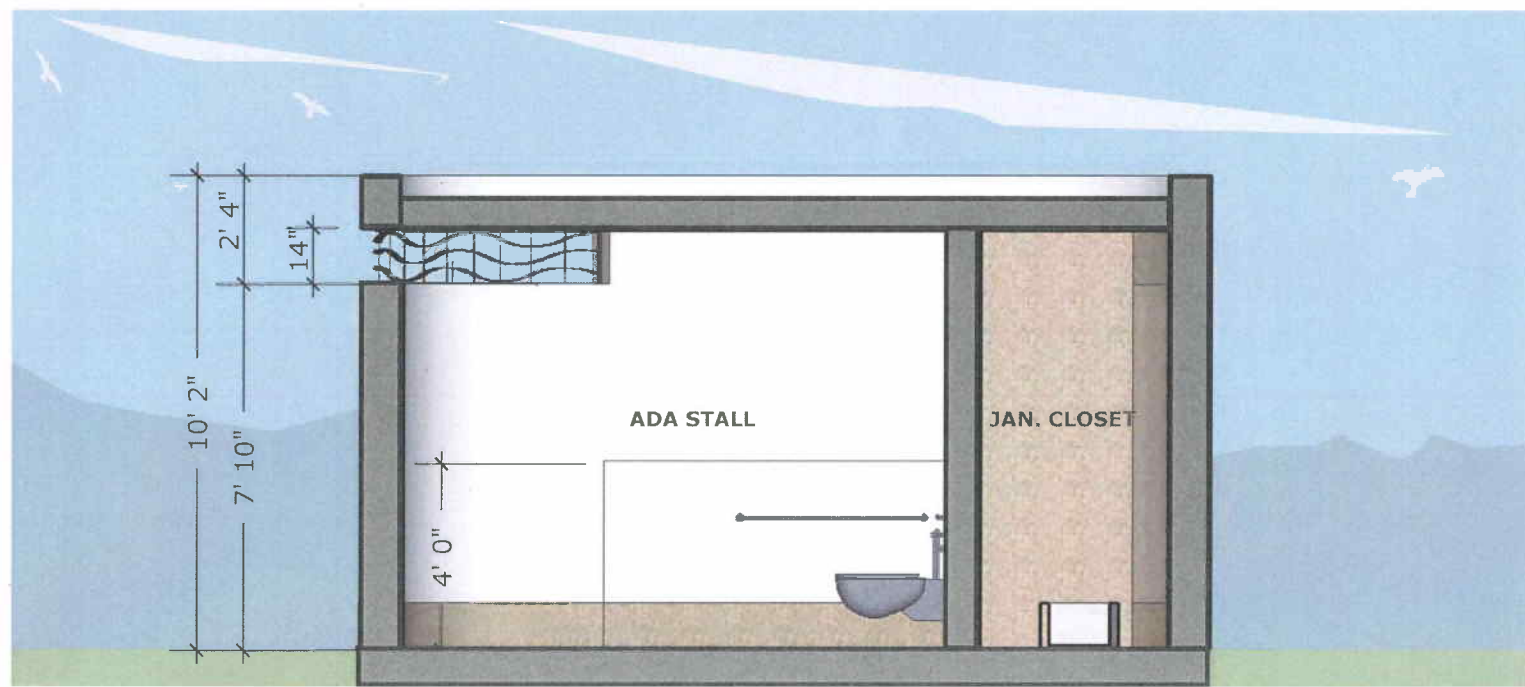




METAL GRILL DETAIL

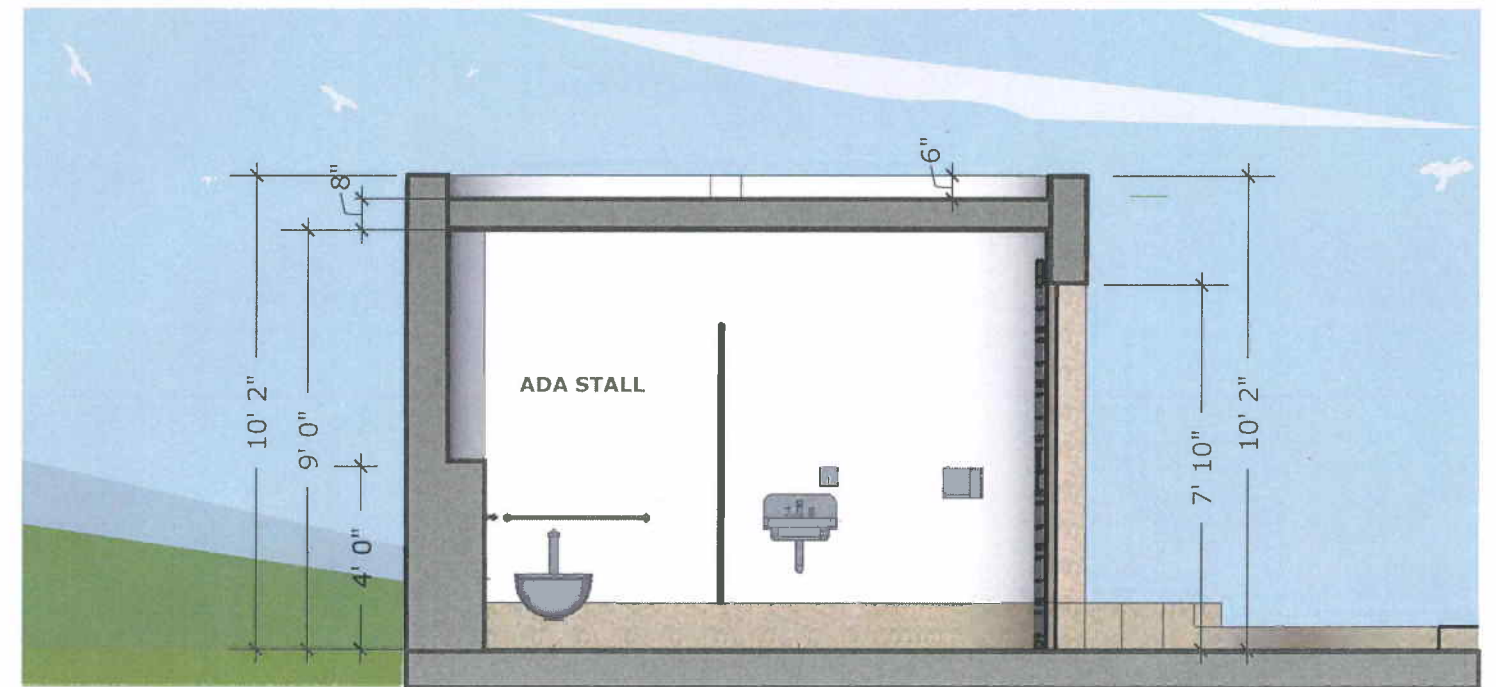


PERSPECTIVE



LONGITUDINAL SECTION

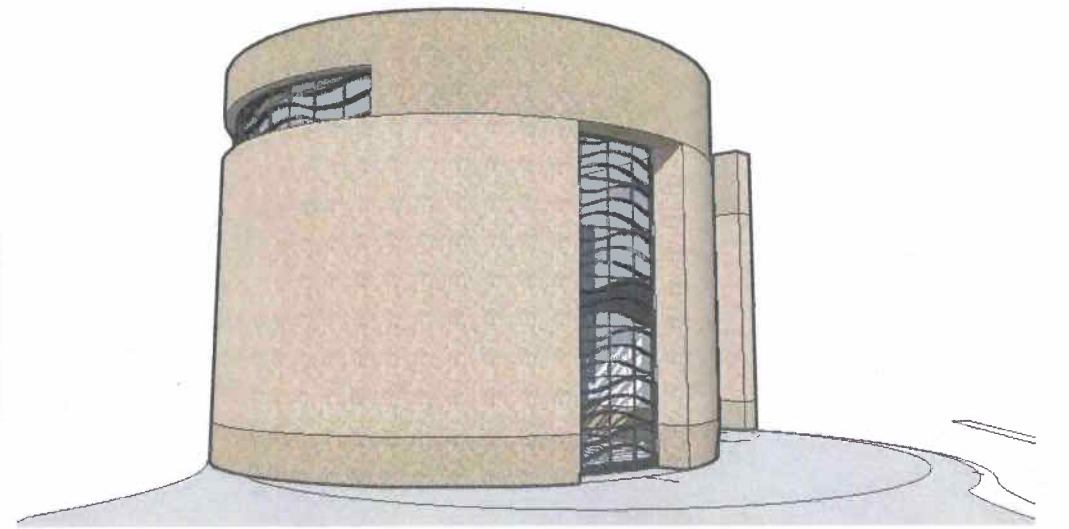
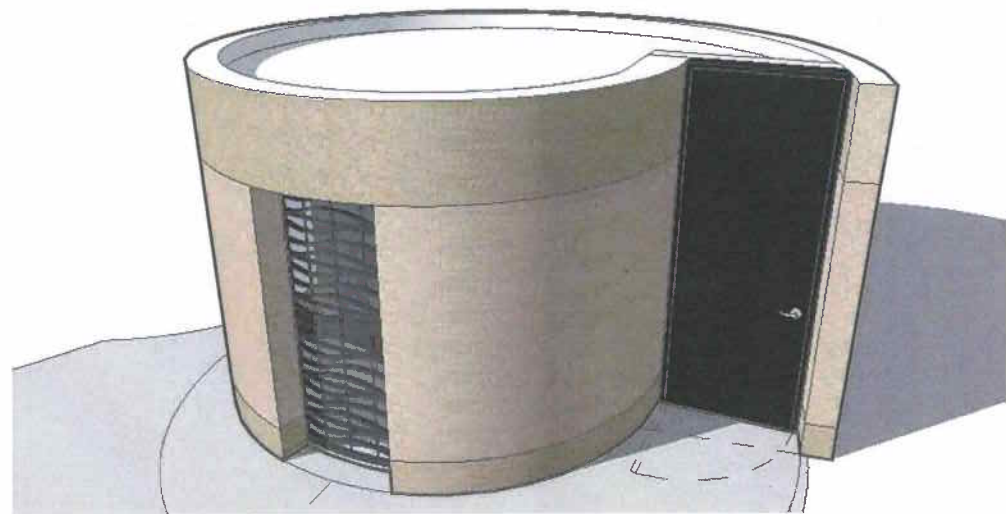
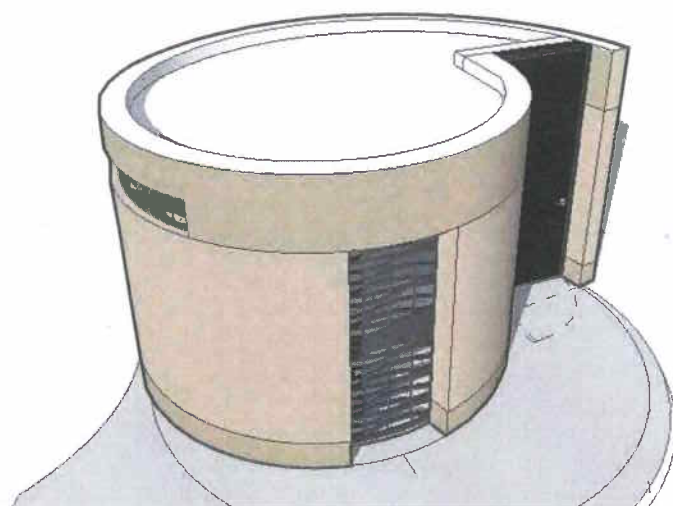
ESC: 1/4



TRANSVERSE SECTION

ESC: 1/4





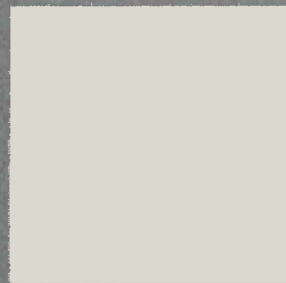


# MATERIALS

## COLOR SCHEME



SUMMER BEIGE  
(INTEGRAL COLOR  
CAST IN PLACE  
CONCRETE)

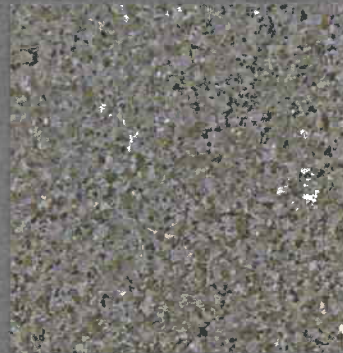


SUMMER BEIGE  
(METAL PANEL  
DOOR)



SALEM BLACK (dunn  
edwards)  
(GATE & WINDOW  
GRILL)

## TEXTURES



WALLS:  
CAST IN PLACE CONCRETE -  
& INTEGRAL COLOR

BASE FINISH - "SMOOTH"  
SAND BLASTED TEXTURE

ACCENT FINISH - "ROUGH"  
SAND BLASTED TEXTURE



WINDOW GRILL & GATE

GALVANIZED METAL + PAINT  
FINISH



JANITOR'S CLOSET DOOR

CAST IN PLACE  
CONCRETE - "ROUGH"  
SAND BLASTED TEXTURE

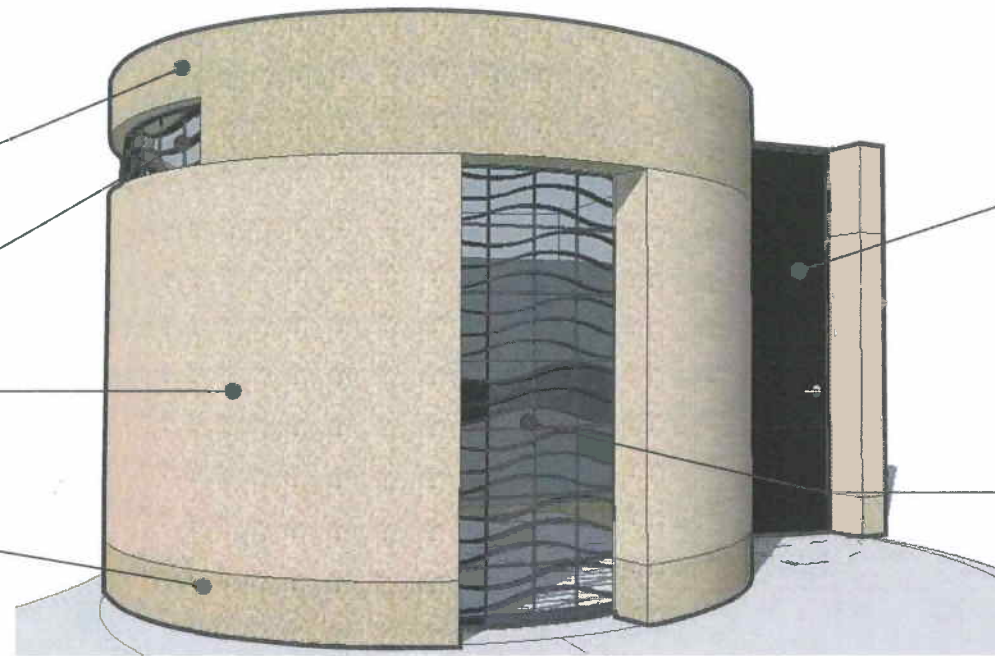
GALVANIZED METAL  
WINDOW GRILL

CAST IN PLACE  
CONCRETE - "SMOOTH"  
SAND BLASTED TEXTURE

CAST IN PLACE  
CONCRETE - "ROUGH"  
SAND BLASTED TEXTURE

METAL PANEL &  
JANITOR CLOSET DOOR  
("BLIND DOOR WITH  
CONCEALED HINGES  
SYSTEM)

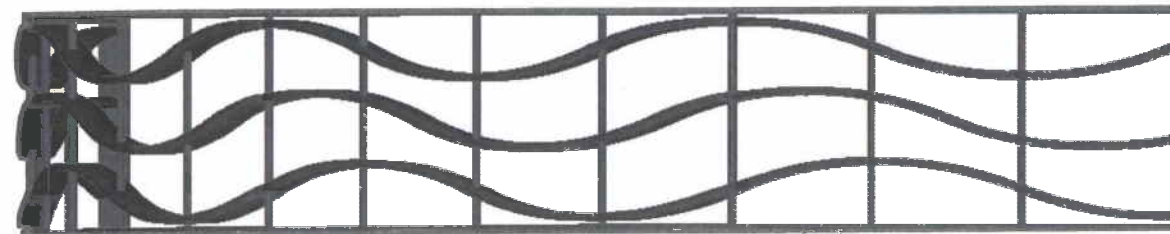
GALVANIZED METAL  
GATE (SLIDING GATE)



## METAL WORK DETAILS



METAL WINDOW GRILL DETAIL



METAL WINDOW GRILL DETAIL ELEVATION



METAL GATE DETAIL



# ALAMO SQUARE PARK WATER CONSERVATION PROJECT

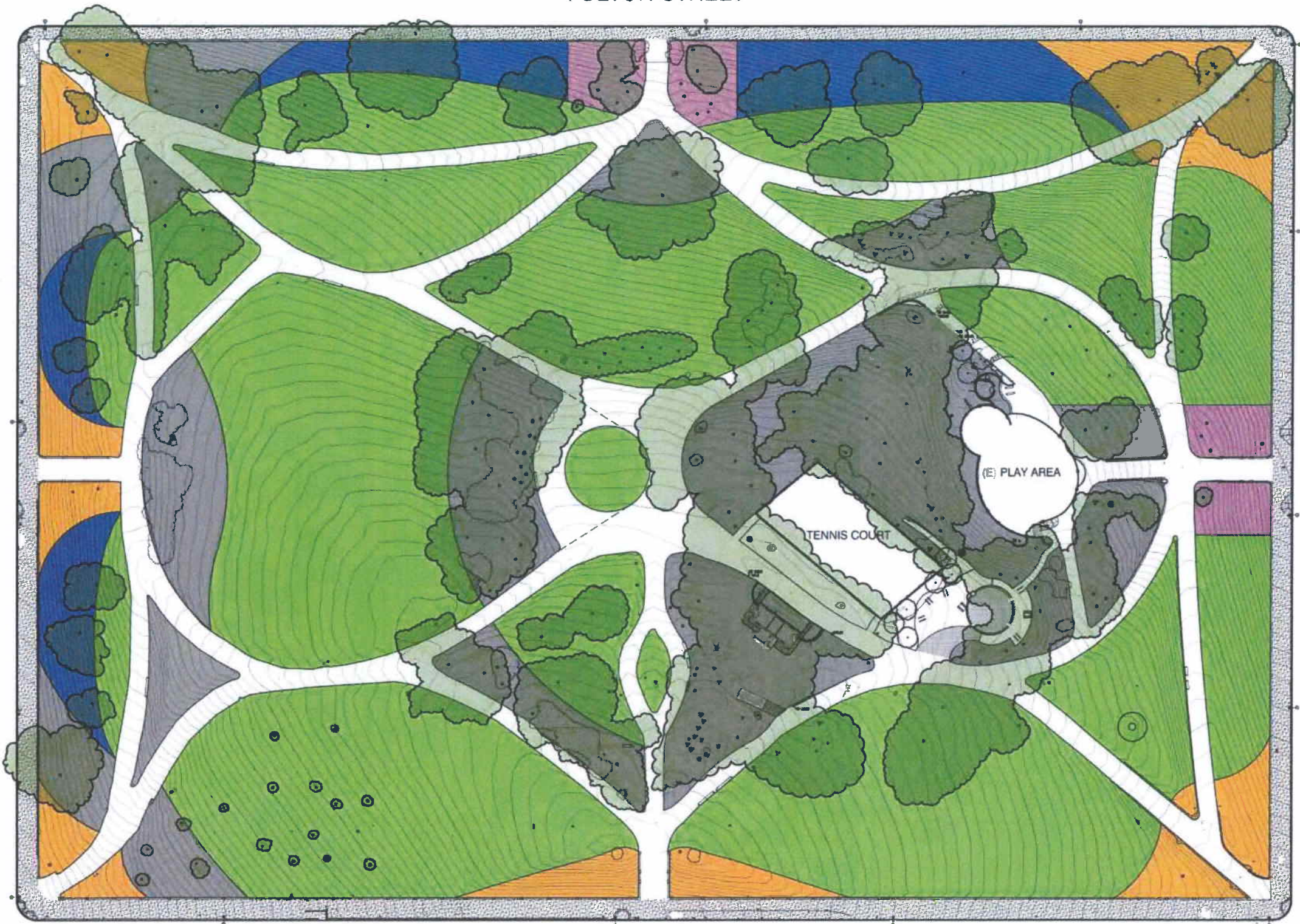


FULTON STREET

HAYES STREET

SCOTT STREET

STEINER STREET



LEGEND:

- ENTRYWAY PLANTING
- CHERRY TREE ENTRYWAYS
- SLOPE PLANTING
- UNDERSTORY PLANTING
- LAWN/ TIFWAY BERMUDA



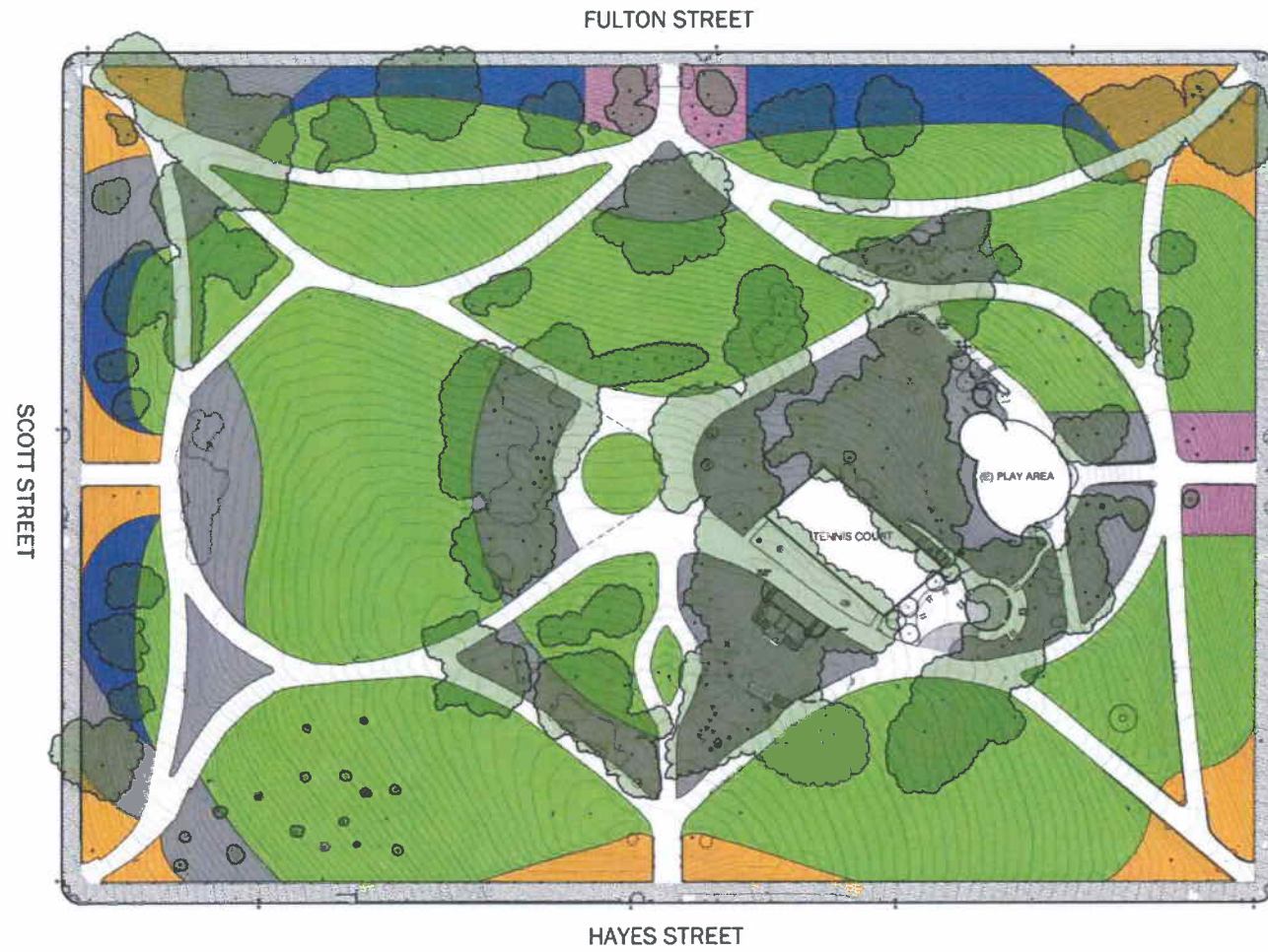




BUILDING DESIGN & CONSTRUCTION  
S.F. DEPARTMENT OF PUBLIC WORKS  
LANDSCAPE ARCHITECTURE

# Entry Planting

## Alamo Square Park



### ENTRYWAY PLANTING



*RUDBECKIA FULGIDA 'GOLDSTRUM'*  
GOLDSTRUM DAISY

*SALVIA L. 'SANTA BARBARA'*  
DWARF MEXICAN SAGE

*RHAMNUS CAL. 'ED HOLMS'*  
DWARF COFFEEBERRY

### CHERRY TREE ENTRY



*RHAMNUS CALIFORNICA 'ED HOLMS'*  
DWARF COFFEEBERRY

*LIROPE MUSCARI*  
BIG BLUE MONDO GRASS

*DIANELLA TASMANICA 'VARIEGATA'*  
VARIEGATED FLAX LILY





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LANDSCAPE ARCHITECTURE

# Entry Planting Variations

Alamo Square Park







BUILDING DESIGN & CONSTRUCTION  
 S.F. DEPARTMENT OF PUBLIC WORKS  
 LANDSCAPE ARCHITECTURE

# Slope Planting

## Alamo Square Park



### SLOPE PLANTING



CAREX SP.  
 'NO MOW' SEDGE GRASS  
 OPTION 1 - CITY PREFERRED



ARTEMESIA 'POWIS CASTLE'      FESTUCA MAREI 'GREENLEE FORM' / 'GREENLEE ATLAS FESCUE'      ACHILLIA MILLEFOLIUM YARROW

OPTION 2



RHAMNUS C. 'SAN BRUNO' COFFEEBERRY      ARCTOSTAPHYLOS X 'JOHN DOURLEY'      CEANOTHUS HEARSTIORUM HEARST RANCH BUCKBRUSH

OPTION 3





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LANDSCAPE ARCHITECTURE

# Slope Planting Variations

Alamo Square Park



No Mow



Yarrow and Grass Mix



Ceanothus and Arctostaphylos Mix

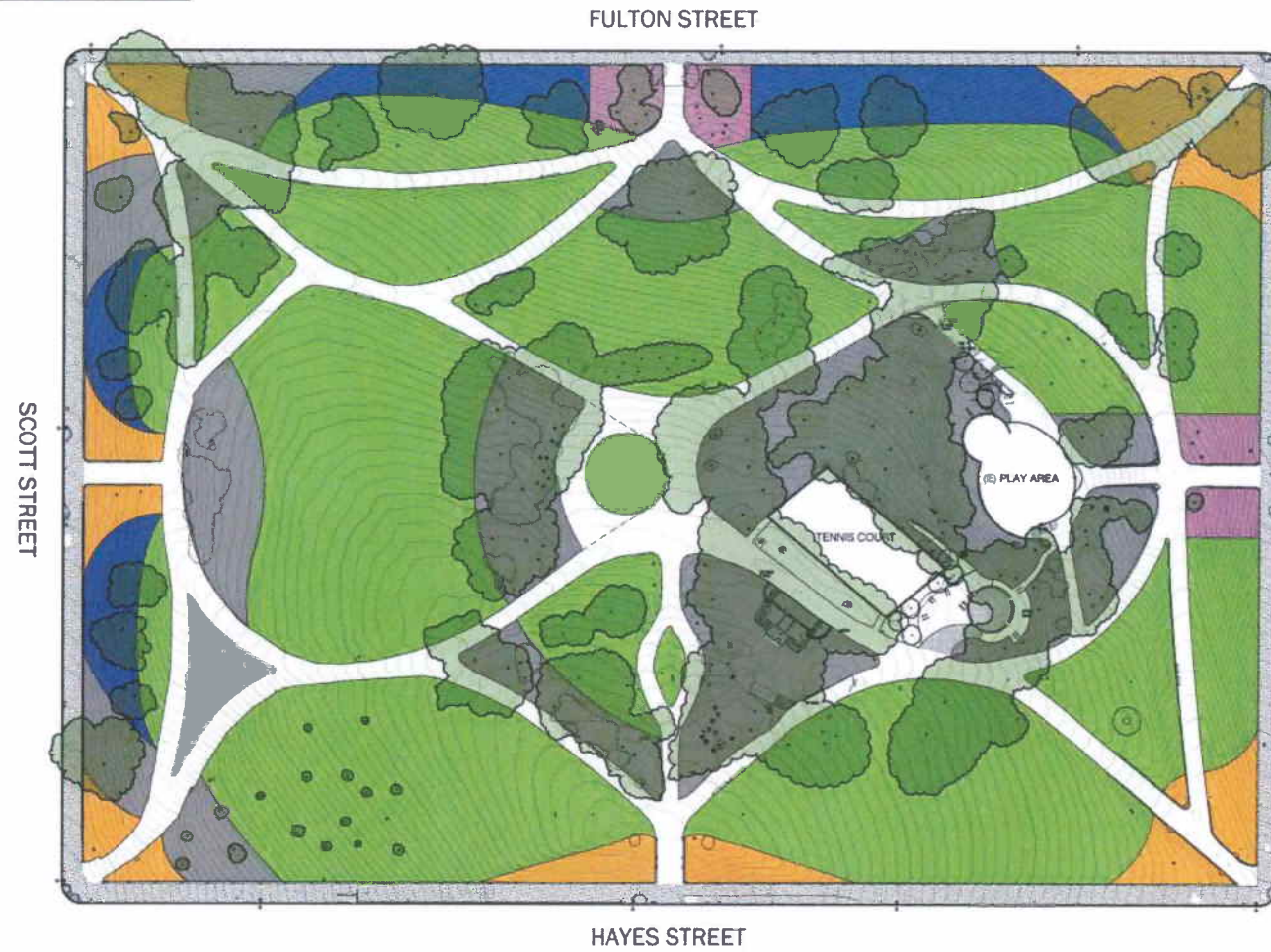




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LANDSCAPE ARCHITECTURE

# Understory Planting

## Alamo Square Park



### UNDERSTORY PLANTING



ELEAGNUS PUNGENS 'CORAL SILVER'  
SILVERBERRY

CEANOTHUS 'RAY HARTMAN'  
HARTMAN CEANOTHUS

CEANOTHUS HEARSTIURUM  
HEARST RANCH BUCKBRUSH



PHILADELPHUS MICROPHYLLUS  
LITTLELEAF MOCK ORANGE

POLYSTICHUM MUNITUM  
WESTERN SWORD FERN

ARCTOSTAPHYLOS X 'JOHN DOURLEY'



SAMBUCUS NIGRA  
BLACK ELDERBERRY

MAHONIA X 'SOFT CARESS'

MIMULUS B. 'WHITE'  
STICKY MONKEY FLOWER

POLYPODIUM CALIFORNICUM  
CALIFORNIA POLYPODY FERN

RHAMNUS CALFIORNICA 'SAN BRUNO'  
SAN BRUNO COFFEE BERRY

MAHONIA REPENS  
OREGON GRAPE





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# Understory Planting Variations

Alamo Square Park



Arctostaphylos and Ceanothus Mix



Coffeeberry, Monkey Flower and Fern Mix