



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: December 1, 2011

TO: **Architectural Review Committee (ARC) of the Historic Preservation Commission**

FROM: Pilar LaValley, Preservation Planner, (415) 575-9084

REVIEWED BY: Tim Frye, Preservation Coordinator

RE: Review and Comment for Teatro Zinzanni relocation

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The Planning Department (Department), Port of San Francisco (Port), and the Project Sponsor (Sponsor) are requesting review and comment before the Architectural Review Committee (ARC) regarding the proposal to construct a group of structures for Teatro Zinzanni at the southern portion of the block bounded by Davis Street, Vallejo Street, The Embarcadero, and Broadway (Seawall Lot 324). The subject property, which is currently utilized as a surface parking lot, is a non-contributing resource to the Northeast Waterfront Historic District.

PROJECT DESCRIPTION

The proposed project involves relocation of Teatro Zinzanni, a non-profit theater and restaurant, from its current location at Pier 27 to the western side of The Embarcadero at the intersection of Broadway and The Embarcadero (subject property). The proposed project, based on conceptual designs by MK Think, would consist of a group of interconnected structures including the historic Spiegel tent, a pre-engineered metal structure, and a number of modular structures with applied façades, erected on a raised plinth over the existing concrete/asphalt paving of the surface parking lot. The group of structures is proposed to be low-slung with a variety of roof forms including shed, flat, and circular dome of the Spiegel tent. Proposed exterior cladding materials include corrugated metal, wood panels, internally illuminated translucent plastic panels, aluminum storefront, and tent canvas. The primary entrance would be oriented toward Broadway.

BACKGROUND

The proposed project is being brought to the ARC for comment prior to review by the HPC pursuant to a mitigation measure proposed as part of the America's Cup environmental review. This mitigation measure proposes that the Historic Preservation Commission (HPC) would review the proposed relocation of Teatro Zinzanni and make certain findings that the proposed design complies with Article 10, Appendix D of the Planning Code and with the *Secretary of the Interior's Standards*. Specifically, the HPC would make specific findings that the proposed project complies with Sections 6 and 7 of Article 10, Appendix D, which provide additional requirements for Certificates of Appropriateness in the Northeast Waterfront Historic District. These additional requirements address the architectural and visual characteristics that define this district, including façade line continuity, fenestration and design elements for new construction, and appropriate roof treatments.

Section 6 of Appendix D, Article 10, identifies the character-defining features and typical elements of the Northeast Waterfront Historic District. According to this information, building heights are generally within a six-story range and are of typical warehouse design, large in bulk, often with large arches and openings. Fenestration generally consists of minimal, deeply recessed, windows that are rhythmically spaced. Larger industrial sash windows occur in structures built from the 1920's and onward. Standard brick masonry is predominant although there is also reinforced concrete and several brick facades that have been covered with stucco. Typical facing materials give a rough-textured appearance with red brick typical, with some yellow and painted brick. Muted earth tones predominate in shades of red, brown, green, gray, and blue.

Section 7 of Appendix D, Article 10, provides guidance regarding additional review provisions for certain features of projects proposed in the Northeast Waterfront Historic District. In short, setbacks and arcades at façade are not appropriate, new construction should reflect in design the predominant use of deeply recessed, limited fenestration where there is a concentration of older brick buildings or design elements of newer concrete or stucco industrial-style buildings where these predominate, and roofs characterized by numerous regularly spaced industrial skylights are preferred.

The project site is located at the southeastern edge of the Northeast Waterfront Historic District. Contributing resources to this district in the immediate vicinity of the project site include two, two-story, brick buildings (the brick of one building has been painted) on the west side of Davis Street opposite the project site. On the opposite side of The Embarcadero from the project site, is the National Register-listed Port of San Francisco Embarcadero Historic District. Within this district, the buildings closest to the project site include Pier 7 (non-contributing) and Pier 9 (contributing).

REQUESTED ACTION

Specifically, the Department, Port, and Project Sponsor seek comments on:

- Compliance of proposed design with Appendix D of Article 10, specifically the provisions of Sections 6 and 7.
- Conformance of the proposed design with the *Secretary of the Interior's Standards*.
- Recommendations regarding any elements of the proposed design to bring such into compliance with Article 10 and/or the *Secretary of the Interior's Standards*.

ATTACHMENTS

Conceptual plans

PL: G:\DOCUMENTS\Teatro Zinzanni\ARC Case Report.doc

TEATRO ZINZANNI RELOCATION & MODERNIZATION

HPC INFORMATIONAL MEETING SUBMISSION

Dec. 7th, 2011

Prepared for: Annie Jamison
Executive Director
Teatro Zinzanni

Architectural Review Committee for the
Historical Preservation Commission,
San Francisco Planning Department

Norman Langill
President + Artistic Director
Teatro Zinzanni

Louise DiLenge
Founding Member + Theatrical Director
Teatro Zinzanni

Prepared by: MKThink

PROJECT NARRATIVE

ABSTRACT

The modernization of Teatro Zinzanni will relocate the theater/restaurant from Pier 27 to the western side of the Embarcadero at the intersection of Broadway. The new construction will include the installation of a pre-engineered metal structure, the historic Spiegel tent and off-site fabricated support facilities.

SITE

Parcel 0139-02 is located at the intersection of Broadway and the Embarcadero, bound by Davis Street to the West and the Vallejo Street right of way to the North. The parcel is currently in use as a surface parking lot, but zoned as C-2 : Community Business and falls within the Waterfront Special Use #3 zone. It is included within the Northeast Waterfront Historic District. Along Davis Street, the formerly industrial warehouses are Historic Resources adjacent to the parcel's western edge. Across Broadway to the South, are moderately scaled residential units with interspersed commercial units along the ground floor. On its eastern edge, the parcel abuts the Embarcadero and faces the Waterfront restaurant and Pier 9. At its northernmost face, the parcel intersects the Vallejo Street public right of way, which is currently being leased as a surface lot.

CLIENT

Teatro Zinzanni is a non-profit theater and restaurant. Created by One Reel, an arts and events producer, the performance is housed in a historic Belgian Spiegel Tent. The performance blends illusion, aerobatics, and live music in an evening of Cabaret and Cirque. There are nightly performances Thursday - Sunday with three to four rotating shows per year.

DESIGN INTENT

Referencing the Northeast Waterfront's earlier history of warehousing and manufacturing, the pre-engineered structure enclosing the front of house will be clad in corrugated metal. The use of a pre-engineered industrial building references the history of the district, where many of the original clippers ships used during the gold rush unloaded and stored good and merchandise. The design of the theater is not visual mimicry of the history of manufacturing and warehousing in the Northeast Waterfront District, rather a reference to the district that marked the nascent beginnings of the city of San Francisco.

SPIEGEL TENT

The core of a Teatro Zinzanni performance is the theater's historic Spiegel Tent. Originally built in Belgium at the turn of 19th century and into the early 20th century, they were transported around the country and erected as temporary dance halls. There are three Spiegel Tents currently in use in the United States. Aside from the tent currently being used by the Teatro on Pier 27, the Teatro owns another tent in use in Seattle, and the third is currently located in Las Vegas. In Teatro Zinzanni's existing location, the fabric membrane of the Spiegel Tent can be seen from the Embarcadero public right of way. In the proposed design, the historic tent will principally be visible from Broadway.

CRAFT

Descendants of the original Belgian craftsmen who constructed these tents travel throughout the world disassembling and reassembling the handful of tents that remain. As such, when the theater is relocated, they will come to San Francisco to erect the core of the new Teatro Zinzanni.

URBAN APPROACH

The approach reflects the design principles established in the Northeast Embarcadero Study.

Build Along the Waterfront

In the current scheme, the lobby is set in a glass façade that fronts the Embarcadero. The edge of the floor plate is set back from the edge of the parcel accommodating a higher volume of people prior to the performance and enhancing the pedestrian experience along the western edge of the Embarcadero by broadening the effective right of way as it nears the intersection of Broadway.

Respect San Francisco's Topography

The current scheme is scaled comparatively to the surrounding buildings. As such, the design respects the topography of the adjacent neighborhoods, both the crest of Telegraph Hill and the expansive openness of the San Francisco Bay. At its apex, the pre-engineered metal structure enclosing Teatro Zinzanni's front of house extends to 30'. It is smaller than 25 Broadway to the south that rises four stories, yet taller than 710 Davis, a two-story historic resource to its west.

Strengthen the City Pattern

The current scheme subdivides parcel 0139-002 allowing the creation of a pedestrian paseo between the Embarcadero and Davis Street per the Northeast Embarcadero Study. This division introduces a finer grained block pattern addressing community concerns for more accessible streets.

Recognize the City-Wide Role of the Northeast Embarcadero

The majority of Teatro Zinzanni's patrons come from the greater Bay Area metropolitan region. Relocating Teatro Zinzanni to the intersection of Broadway and Embarcadero will continue to draw residents, visitors and tourists to the Northeast Embarcadero.

Ensure the High Quality Design of Streets Along the Embarcadero Waterfront

The orientation and layout of the relocated Teatro Zinzanni allows for a more dynamic streetscape. Per the Northeast Embarcadero Study, bulb-outs along the eastern side of the Embarcadero are feasible with the functional requirements of the Teatro.

Provide Public Open Space Commensurate to the Needs of Residents and Visitors

The proposed parklet along Broadway is oriented to the south which receives more direct sun than any other edge of the parcel. When possible, the public seating is located perpendicular to Broadway to capture framed views of the Bay Bridge and the historic hornblower yachts. Visible from the Embarcadero, the parklet provides a respite for visitors and residents alike.

Build with a Civic Vision Along the Embarcadero

Teatro Zinzanni is a European-inspired Cabaret Theater that recalls the historic importance of the Barbary Coast in the development of San Francisco. In scale, the building is moderate, respecting the context of the historic district. In character, the building is contemporary. The pre-engineered metal structure evokes current techniques of construction and materials, providing evidence of how San Francisco and the western Embarcadero have evolved.

Design in the Context of Adjacent Neighborhoods

Similarly to the Piers along the San Francisco waterfront, the design of the Embarcadero elevation is defined by a repeatable façade that backgrounds business operations. In the context of the piers, the workings of operational chocolate factories, tugboat repair yards, etc are concealed by the voluminous and sparsely detailed façade set upon a plinth. In the case of Teatro Zinzanni, the operations of a working theater and restaurant are reflected by the repeatable curtain wall system set upon a plinth. The minimal detailing of the roofscape mimicks the large building bulk of the piers themselves.

MKTHINK

Innovation Studio:

Roundhouse One, 1500 Sansome Street
San Francisco, CA 94111
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f 415 288 3383
mkthink.com

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Project:
Teatro Zinzanni

Project Number:
9200-310



Clients:
Teatro Zinzanni

110 Pacific Ave. Box 118
San Francisco, CA 94111

PROJECT NARRATIVE

Rev. Issue Date
HPC Informational 12/07/11
Meeting

Prepared By:
Matthew Smith,
Marina Christodoulides



1946
Post War
Historic warehouse and manufacturing uses.



SITE HISTORY

Rev.	Issue	Date
HPC	Informational Meeting	12/07/11



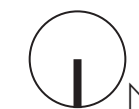


1987
Pre Loma Prieta Earthquake
Embarcadero Freeway transversing the site.



SITE HISTORY

Rev.	Issue	Date
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1993
 Post Loma Prieta
 Embarcadero Freeway removed



SITE HISTORY

Rev.	Issue	Date
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Current
Surface Parking Lot



SITE CURRENT
CONDITIONS





--- PARCEL BOUNDARY
 - - - LEASABLE AREA

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Clients:
 Teatro Zinzanni

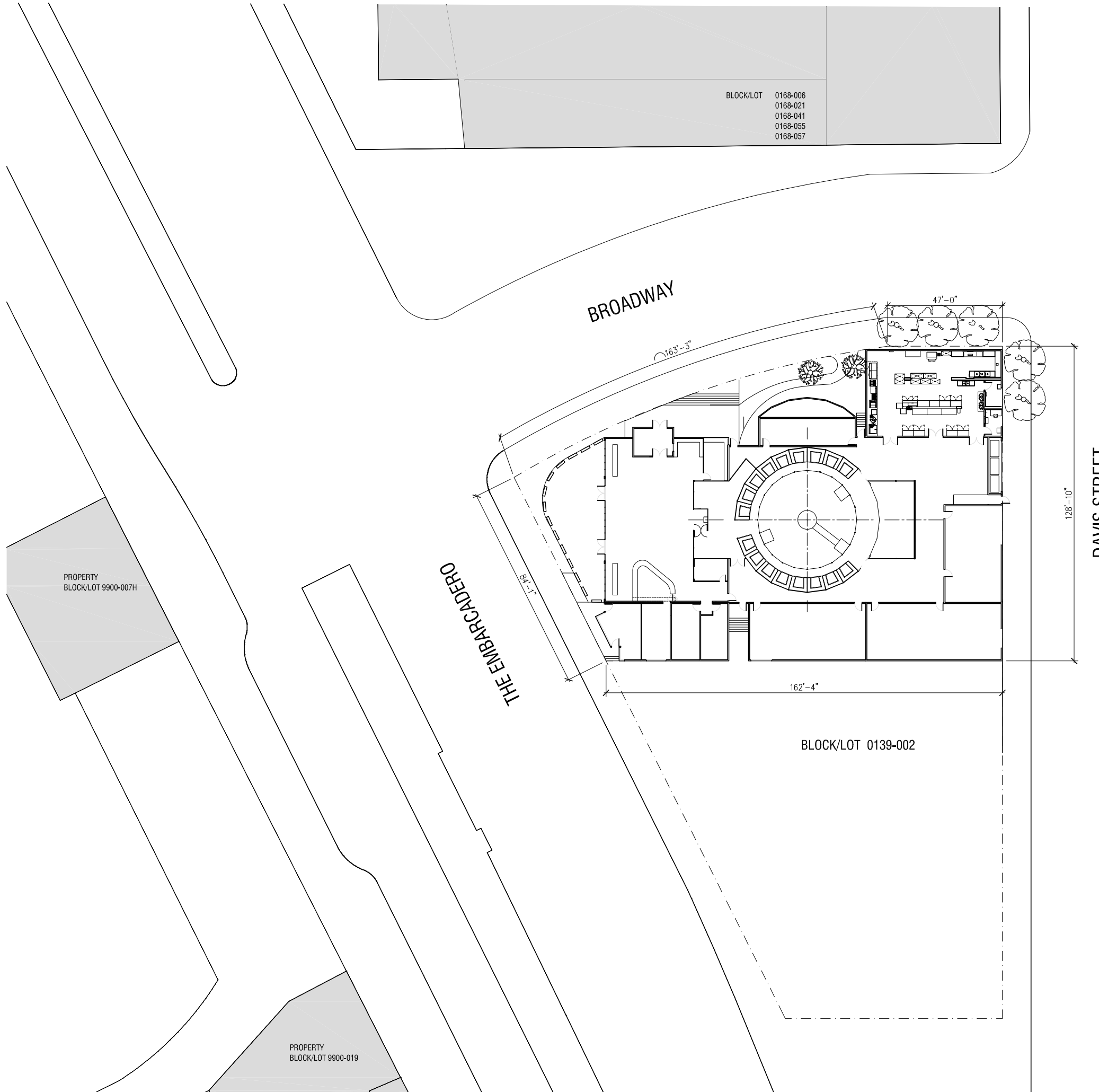
110 Pacific Ave. Box 118
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AERIAL OF SITE
 +
 SURFACE PARKING
 SHEET NAME HERE

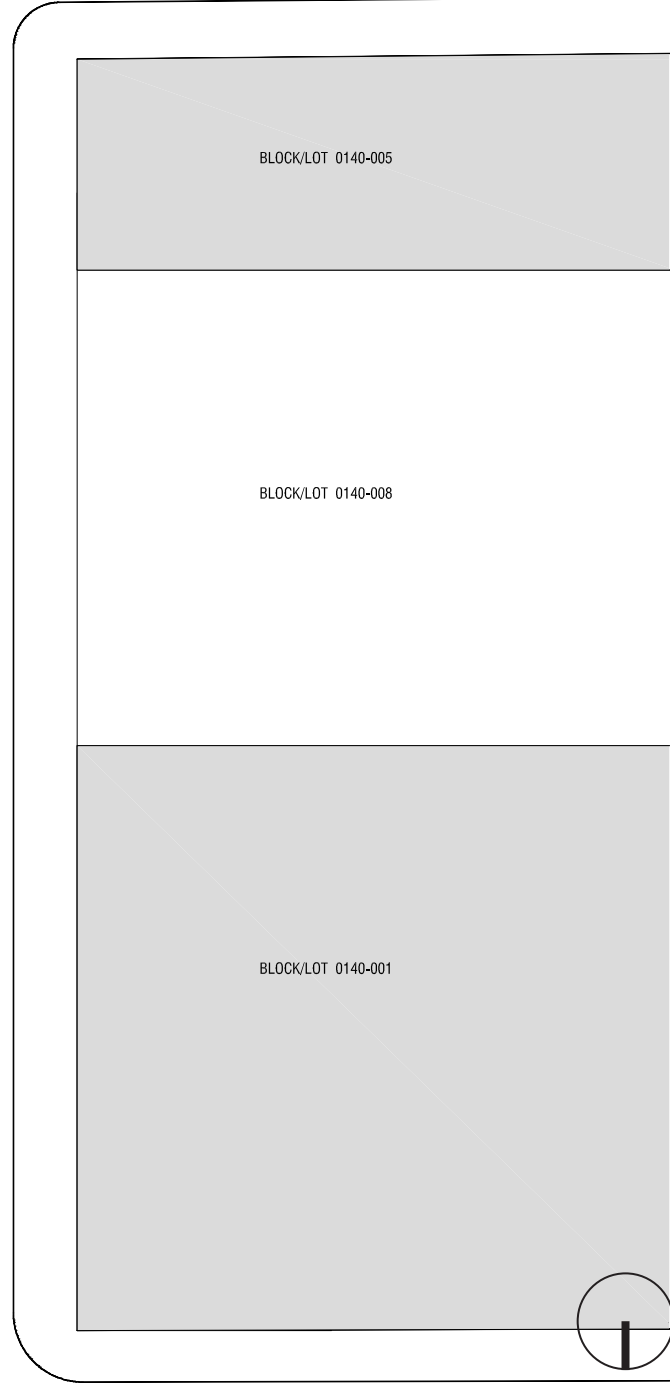
1/64" = 1"

Rev.	Issue	Date
HPC	Informational Meeting	12/07/11

Prepared By:
 Matthew Smith,
 Marina Christodoulides



BLOCK/LOT	0167-011
	0167-012
	0167-017
	0167-021
	0167-051



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SITE PLAN WITH
GROUND FLOOR
PLAN SHOWN

1 : 500

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Prepared By:
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Marina Christodoulides

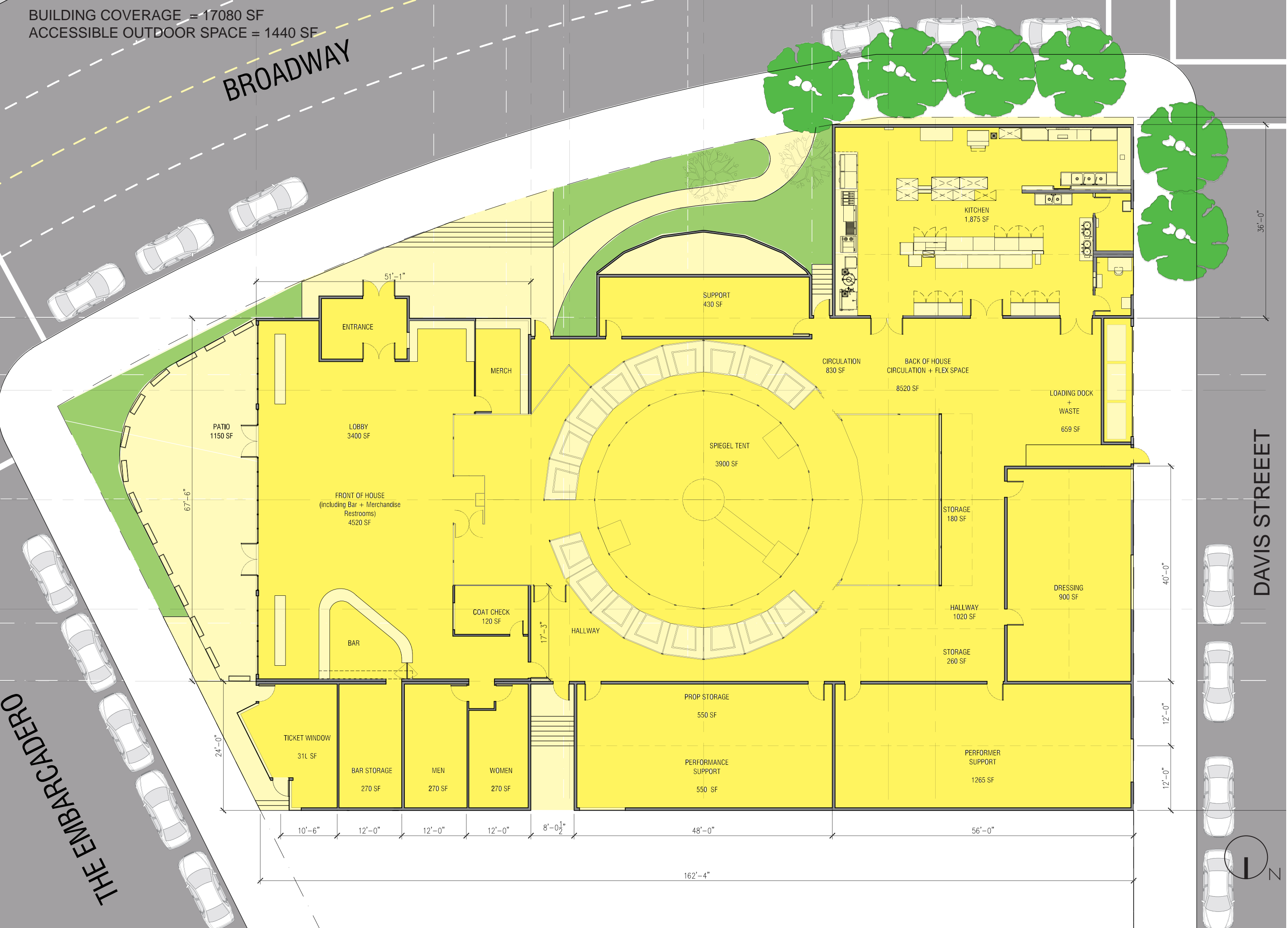


BUILDING COVERAGE = 17080 SF
 ACCESSIBLE OUTDOOR SPACE = 1440 SF

BROADWAY

THE EMBARCADERO

DAVIS STREET



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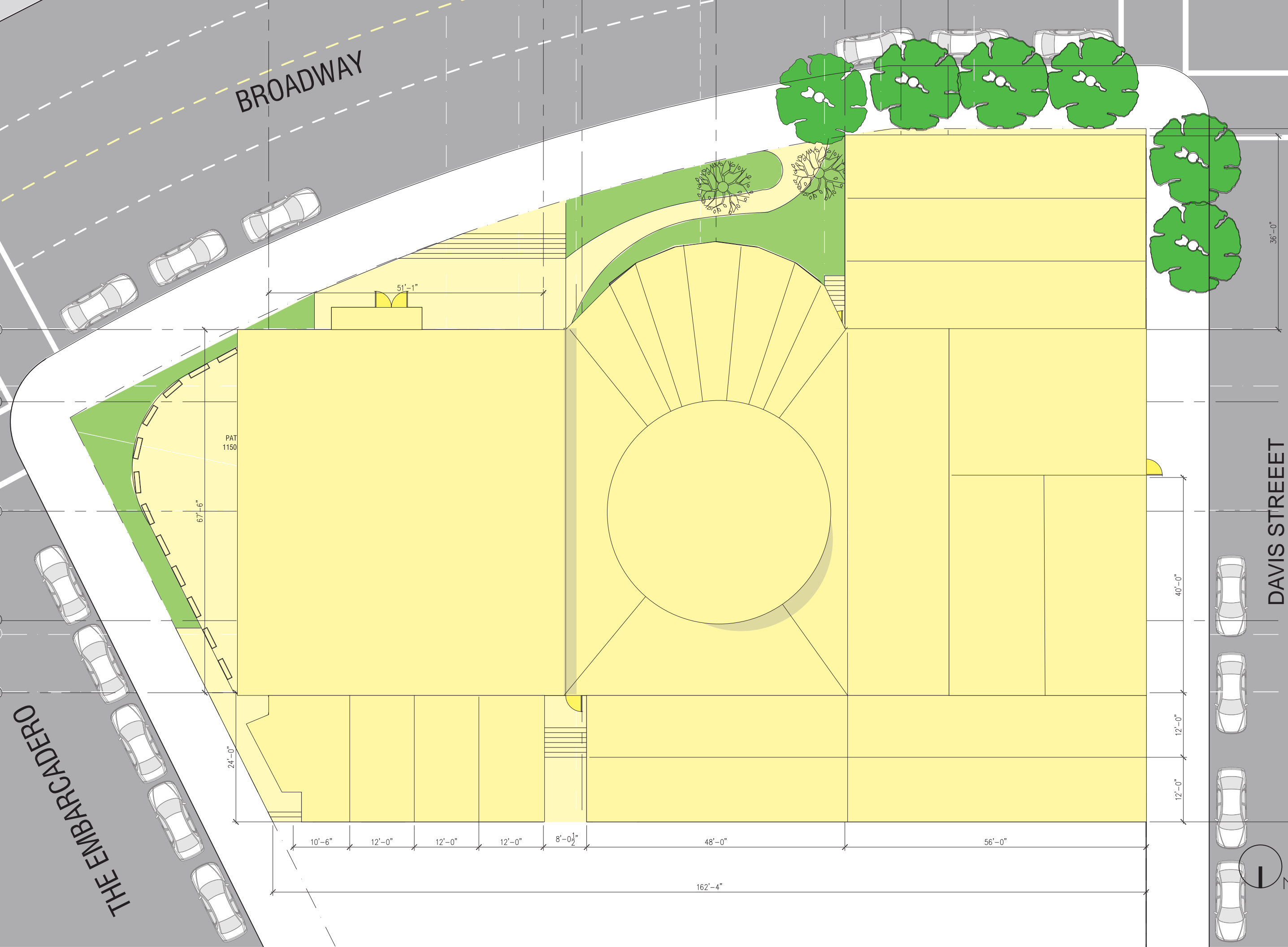
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FLOOR PLAN

1/16" = 1'-0"

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 HPC Informational 12/07/11 Meeting

Prepared By:
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 Marina Christodoulides

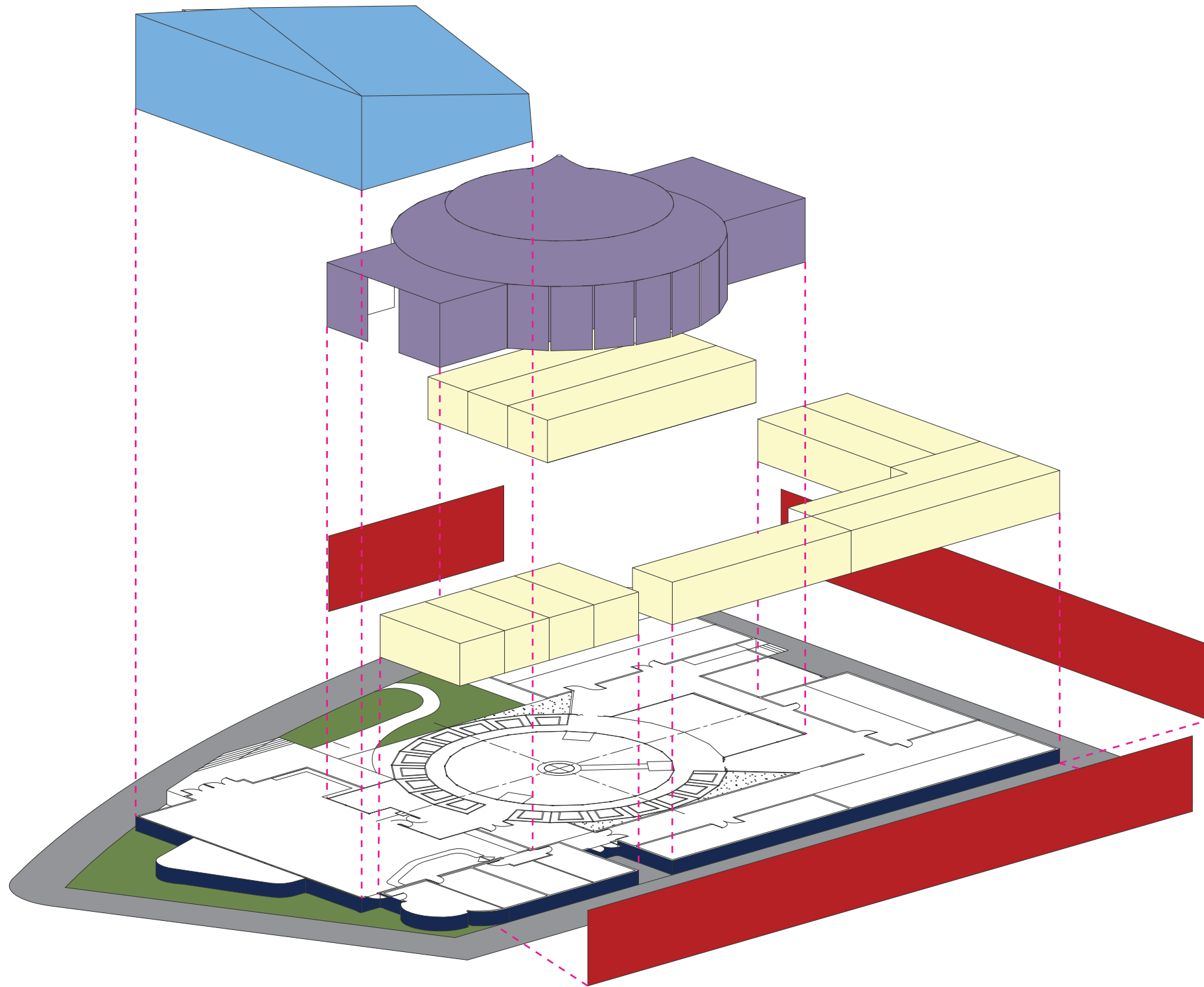


ROOF PLAN

1/16" = 1'-0"

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PRE-ENGINEERED
METAL BUILDING

HISTORIC
SPIEGELTENT

OFF-SITE FABRICATED
MODULAR BUILDINGS

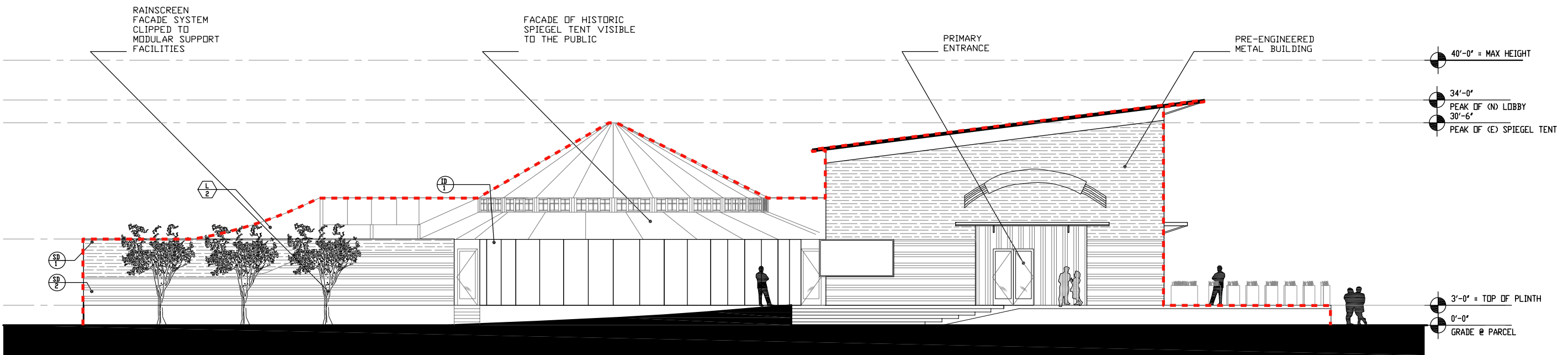
PUBLIC SPACE

FACADE

PLINTH

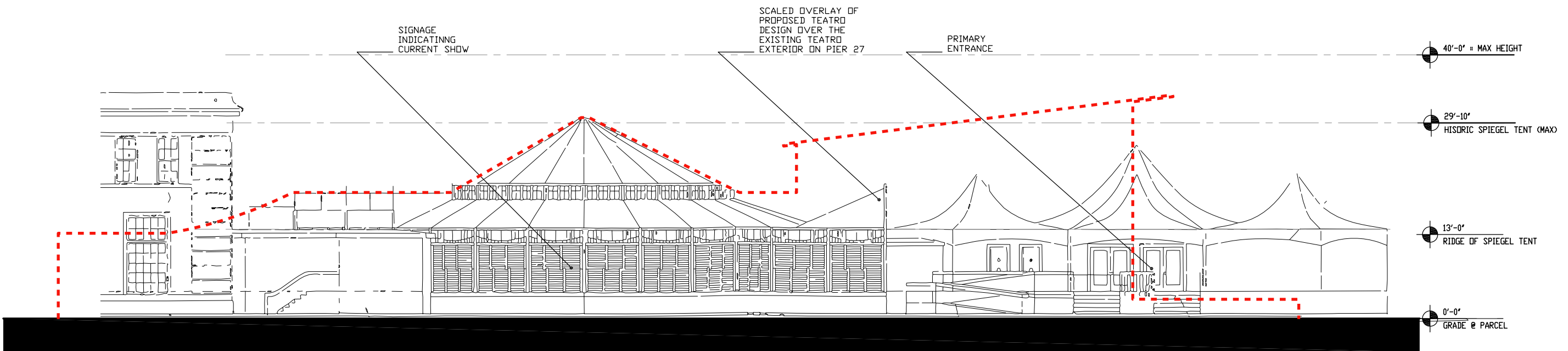
EXTENDS OF ADJACENT
PUBLIC RIGHT OF WAYS





PROPOSED TEATRO ZINZANNI MASSING ALONG BROADWAY

Scale: 1/16" = 1'-0"



EXISTING TEATRO ZINZANNI MASSING ALONG EMBARCADERO

Scale: 1/16" = 1'-0"

SCALED OVERLAY

PRELIMINARY + CONFIDENTIAL

1/16" = 1'-0"

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SIDING FINISHES

ITEM: METAL SIDING
 MANUF.: CENTRIA
 SPEC.: 1/2" ECOND LAP
 NOTES: -

ITEM: WOOD PANEL
 MANUF.:
 SPEC.: XX
 NOTES: -

GLAZING FINISHES

ITEM: ALUMINUM STOREFRONT
 FRAME
 MANUF.: XX
 SPEC.: XX
 NOTES: -

IDENTITY FINISHES

ITEM: TRANSLUCENT PANEL
 MANUF.: 3-FORM
 SPEC.: DUO
 NOTES: -

LANDSCAPE

EXISTING TREE. TO BE PRESERVED.

SPECIES TO BE DETERMINED. (NEW)

EMBARCADERO ELEVATION

1/16" = 1'-0"

Rev. Issue Date
 HPC Informational 12/07/11
 Meeting

Prepared By:
 Matthew Smith,
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SIDING FINISHES

ITEM: METAL SIDING
 MANUF.: CENTRIA
 SPEC.: 1/2" ECDNDLAP
 NOTES: -

ITEM: WOOD PANEL
 MANUF.:
 SPEC.: XX
 NOTES: -

GLAZING FINISHES

ITEM: ALUMINUM STOREFRONT
 FRAME
 MANUF.: XX
 SPEC.: XX
 NOTES: -

IDENTITY FINISHES

ITEM: TRANSLUCENT PANEL
 MANUF.: 3-FORM
 SPEC.: DUO
 NOTES: -

LANDSCAPE

EXISTING TREE. TO BE PRESERVED.

SPECIES TO BE DETERMINED. (NEW)

BROADWAY
 ELEVATION

1/16" = 1'-0"

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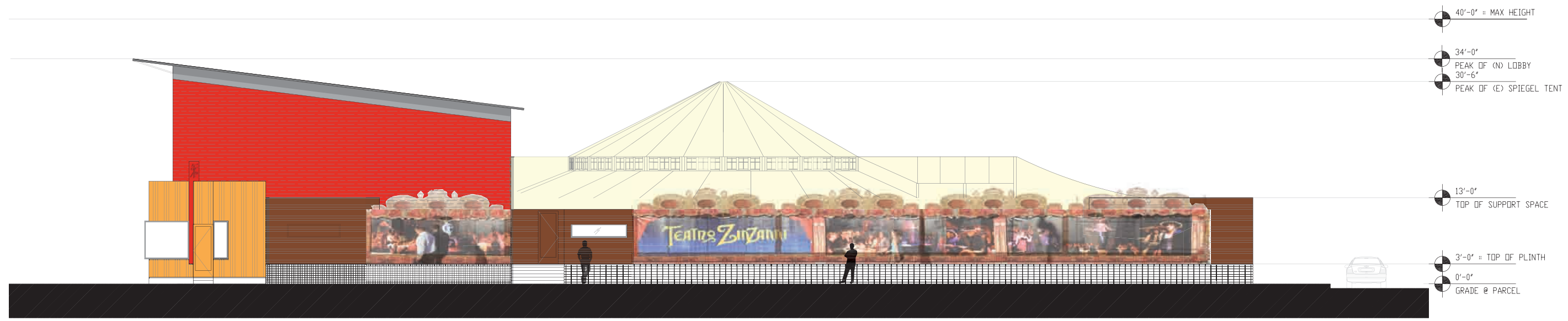


DAVIS
 ELEVATION

1/16" = 1'-0"

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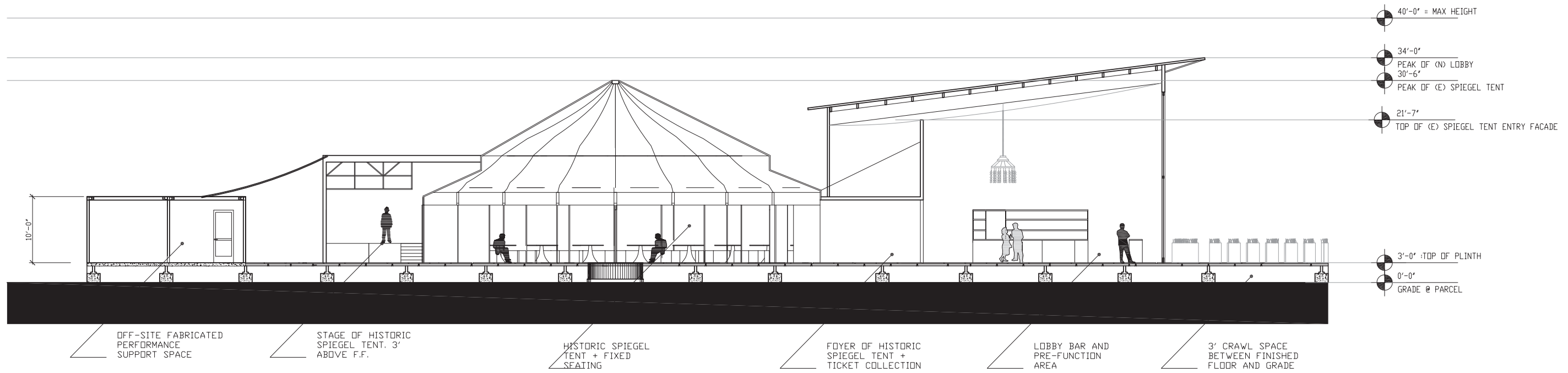


PARKING LOT
 ELEVATION

1/16" = 1'-0"

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LONGITUDINAL SECTION

1/16" = 1'-0"

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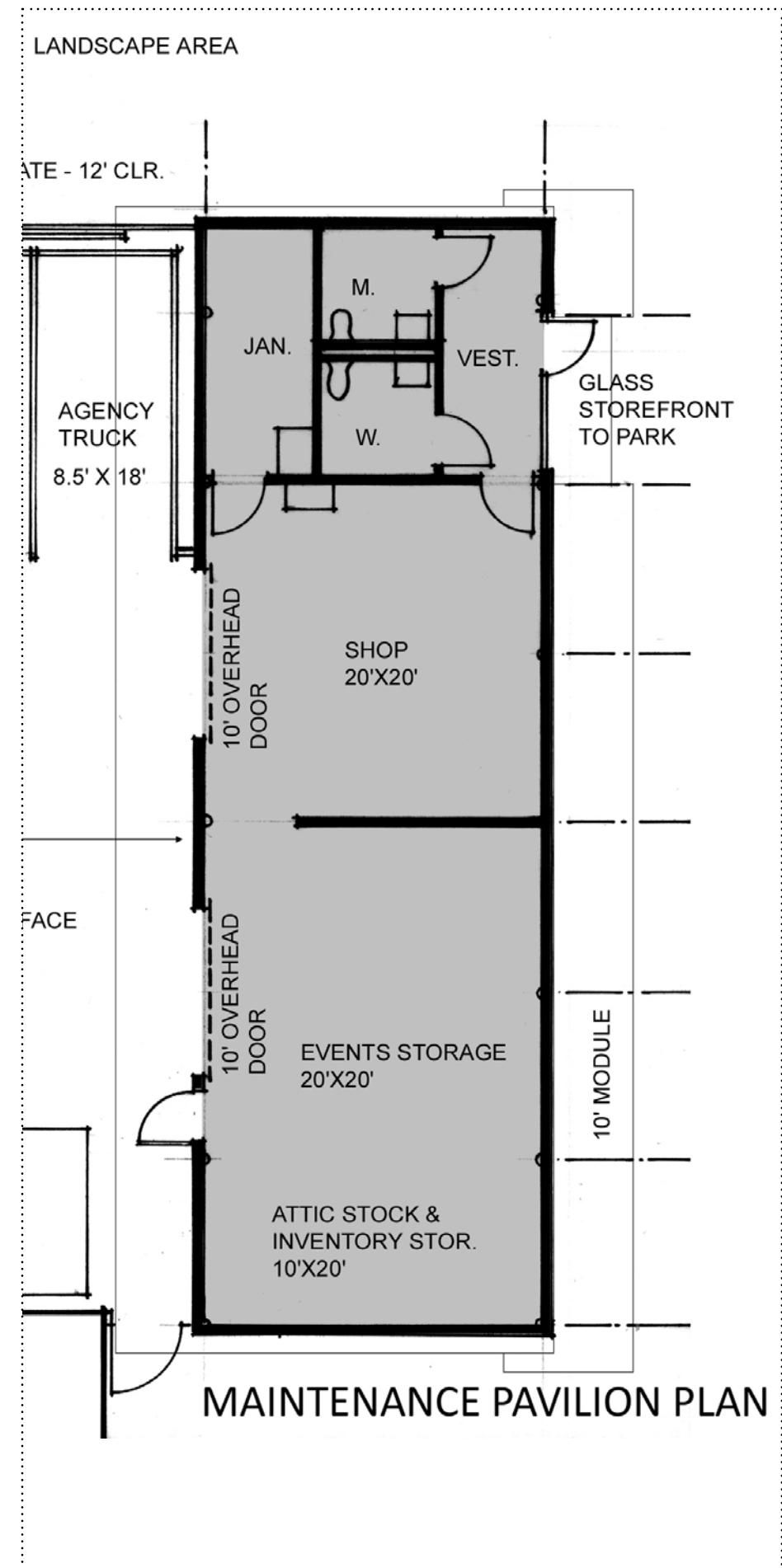
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PRECEDENT

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MATERIAL PALETTE

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EXISTING AERIAL
 OF SITE
 +
 PUBLIC RIGHT OF
 WAY VIEWS

1/64" = 1"

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EMBARCADERO + BROADWAY LOOKING WEST

1

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EMBARCADERO + BROADWAY LOOKING EAST

2

EMBARCADERO
 +
 BROADWAY

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FROM PARCEL POINT AT NORTHERMOST BOUNDARY OF EXISTING PARKING LOT

5

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FROM EASTERN SIDE OF THE EMBARCADERO

6

ALONG DAVIS
 +
 CORNER OF
 PARCEL

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Prepared By:
 Matthew Smith,
 Marina Christodoulides



DAVIS + BROADWAY LOOKING SOUTH

3



DAVIS + BROADWAY LOOKING EAST

4



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EXISTING AERIAL OF SITE
 +
 VIEWS FROM 3' ABOVE GRADE

1/64" = 1"

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VIEW A



VIEW B