



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: July 1, 2010
TO: Historic Preservation Commission
FROM: Tim Frye, Acting Preservation Coordinator, (415) 575-6822
RE: North Beach Branch Library Resolution

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At its June 16, 2010 hearing the Historic Preservation Commission (HPC) voted to recommend that the Board of Supervisors designate the Marina and the North Beach Branch Libraries as City Landmarks. While there was a draft resolution before HPC for the recommendation of the Marina Branch Library, there was not a draft resolution before the HPC for the North Beach Branch. Because there was no draft motion before the HPC, and thus no findings supporting an action to recommend landmark designation, the item needs to be before the HPC one more time so that it can make the appropriate findings in support of its recommendation.

At the July 7, 2010 hearing, the Department requests that the HPC adopt a revised resolution to reflect its previous intent to recommend that the Board of Supervisors designate the North Beach Branch Library as a City Landmark and make findings in support of the recommendation. A draft resolution was prepared by the Department and is attached for your review.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Resolution

HEARING DATE JULY 7, 2010

Hearing Date: July 7, 2010
Request Date: October 7, 2009
Case No.: **2008.0968L**
Project Address: **2000 Mason Street – North Beach Branch Library**
Zoning: (P) Public and/or (OS) Open Space
Block/Lot: 0074/001
Property Owner: Director of City Property
25 Van Ness Avenue
San Francisco, CA 94102
Staff Contact: Tim Frye - (415) 575-6822
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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT AN ORDINANCE THAT WOULD AMEND ARTICLE 10 OF THE PLANNING CODE TO GRANT THE LANDMARK DESIGNATION OF 2000 MASON STREET, THE NORTH BEACH BRANCH LIBRARY, LOT 001 IN ASSESSOR'S BLOCK 0074, AS LANDMARK NO.XXX.

1. WHEREAS, on September 2, 2009, Charles Chase, President of the Historic Preservation Commission ("Commission"), requested a hearing to consider initiation of Landmark Designation for the Appleton & Wolfard Libraries in consideration for designation as City Landmarks pursuant to Section 1004.1 of the San Francisco Planning Code; and
2. The Commission at its regular meeting of September 16, 2009, reviewed staff analysis of the Appleton & Wolfard Libraries' historical significance per the National Register Criteria; and
3. The Commission, at its regular hearing on October 9, 2009, initiated the Landmark Designation process for the Appleton & Wolfard Branch Libraries; and
4. The Commission, at its regular hearing on June 16, 2010, reviewed the Landmark Designation Case Reports prepared by Johanna Street dated March 26, 2010 and April 23, 2010; and

5. The Commission finds that the North Beach Branch Library appears to meet the eligibility requirements for listing on both the National Register and the California Register of Historical Places per Section 1004 of the Planning Code and warrants consideration for landmark designation; and
6. The Commission finds that the above-cited branch library is considered individually significant; it embodies all the principles of mid-twentieth-century American public library design and displays a signature style developed by Appleton & Wolfard that at the time represented the City's greatest capital expenditure in the library modernization movement; and
7. The Commission finds that the following list of features, as identified in the consultant's case report, should be considered for preservation under the proposed landmark designation as they appear to relate to the building's historical significance and to retain historical integrity:
 - a. Exterior Character-Defining Features
 - i. Red brick masonry walls, unpainted.
 - ii. Location, size, shape, configuration and transparency of the window systems, glazing and doors.
 - iii. Glulam beams, stained.
 - iv. Size, shape and configuration of roof and eave.
 - v. Wood trellis and supporting brick piers.
 - vi. Terrazzo planters adjacent to historic main entry.
 - vii. Retaining wall/planter at sidewalk.
 - b. Interior Character-Defining Features
 - i. Open floor plan.
 - ii. Glulam beams, stained.
 - iii. Chimney, mantle and fireplace, unpainted.
 - iv. Stair configuration and wood handrails.
 - v. Red brick masonry walls, unpainted.

The Planning Department has determined the proposed Planning Code amendment is subject to a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)2 of the Guidelines for Implementation of the California Environmental Quality Act for activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment; and,

The Department has received a number of letters, emails, and other correspondence in support or in opposition to the proposed resolution. This information has been submitted to the Commission within the correspondence folder and is on file with the Commission Secretary.

The Commission has determined that the proposal will promote the following relevant objectives and policies of the General Plan:

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 2: CONSERVATION OF RESOURCES THAT PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Designating the significant historic resource as a local landmark will further continuity with the past because the building will be preserved for the benefit of future generations. Landmark designation will require that the Planning Department and the Historic Preservation Commission review any proposed work that may have an impact on its character-defining features. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made.

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

N/A

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed amendment could conserve, protect and improve physical neighborhood character by recognizing the importance of the historic resource through its inclusion in Article 10 of the Planning Code as a City Landmark thereby requiring review and regulation of permit issuance through the Certificate of Appropriateness process.

3. That the City's supply of affordable housing be preserved and enhanced;

N/A

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

N/A

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future

opportunities for resident employment and ownership in these sectors be enhanced;

N/A

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed amendment would not modify any physical parameters of the Planning Code or other Codes, requiring the greatest possible preparedness to protect against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed designation will further Priority Policy No. 7, that landmarks and historic buildings be preserved. Landmark designation will help to preserve a significant historical resource that is associated with events and architecture that embody the work of a master, and that embody the library modernization and program reform nationwide and in San Francisco.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

N/A.

NOW THEREFORE BE IT RESOLVED that the Commission hereby directs the City Attorney's Office to prepare a draft ordinance substantially reflecting the Commission's recommendations, as listed herein; and

BE IT FURTHER RESOLVED that the Commission hereby recommends that the Board of Supervisors ADOPT the proposed ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on July 7, 2010.

Linda D. Avery
Commission Secretary

AYES:

NOES:

ABSENT:

Resolution XXXXXX
July 7, 2010

CASE NO. 2008.0968L
Article 10 Designation of North Beach Branch Library

ADOPTED: