
CIVIC CENTER STUDY
Civic Center

Draft for Citizen Review

October 1994

San Francisco Planning Department

CIVIC CENTER

2.1 Civic Center Plan

Proposed Master Plan Goals, Objectives and Policies.

Civic Center Mission Statement

The San Francisco Civic Center functions as the symbolic seat of the City and County government. It is also host to monumental federal and state government and judicial buildings and is a major cultural, entertainment and educational center. It is the ceremonial public gathering place in a city whose residents vigorously pursue and defend democratic processes, often through ceremonial mass gatherings. Civic Center is the City's symbolic "public space" for fairs, rallies, festivals, markets and parades for residents, workers and visitors and for retired, unemployed and homeless people.

In support of this function and Mission, the City is committed to creating a safe, dynamic and pleasant 24-hour 'campus' of the Civic Center and environs. In doing so it should seek to achieve the following Goals:

- Maintain and reinforce the Civic Center as the City's central place for government administration, judicial services, and public gatherings and as a center for art and culture. Facilitate the orderly expansion of educational institutions, particularly those related to the arts, law and public policy.

- Improve the urban environment by increasing safety, maximizing day and nighttime activities and facilitating the sharing of public facilities.
- Preserve architecturally significant structures and enhance the architectural character of the area through proper design of new buildings, additions to existing buildings, open spaces and streets, and signage.
- Preserve and enhance view corridors to Civic Center.
- Maintain sun exposure to public plazas and open spaces and protect these spaces from unpleasant winds.

Vision of Success for the Civic Center

In the year 2000, the City anticipates that the Civic Center will serve as the City's center for government office and judicial activities, will serve as the City's ceremonial public gathering space, will be the center for local legislative activities, and will host nighttime educational, recreational, entertainment and cultural activities and their associated residential and commercial activities.

The Civic Center will remain the most attractive cluster of monumental and handsome Beaux Arts public buildings in the nation. All facilities will be safe, clean, pleasant, convenient and fully accessible to the City's residents, workers and visitors.

The Civic Center's plazas and open spaces will be safe, clean, well-maintained, well-lit, and fully accessible and will be linked by a distinct streetscape design and pedestrian trail/circulation system.

The Civic Center will be accessible by safe, efficient, accessible, pleasant and affordable public transit including day and nighttime local and regional underground rail service, above-ground buses and trolleys, and taxis. Well-lit, clean, convenient and affordable parking for visitor and commuter cars, vans and buses will be maintained.

OBJECTIVES AND POLICIES

LAND USE

OBJECTIVE 1

Maintain and reinforce the Civic Center as the symbolic and ceremonial focus for the administrative and civil judicial functions of the City, State and Federal Governments, and as a focal point for cultural, ceremonial and political activities.

The function of the Civic Center area as a governmental services and administrative district should be reinforced by locating within the area those City, State and Federal activities which require a high degree of public and interagency interaction. Public agencies which provide basic governmental services, and particularly those agencies used intensively by the public, should be located in the

Civic Center to facilitate public access and convenience.

Cultural facilities, such as libraries, archives, museums, galleries, theaters, nightclubs and concert halls, that attract a broad level of interest and day and nighttime attendance are also desirable participants in the Civic Center. They add interest and variety to the scope of activities occurring in the Center, and provide weekend and nighttime use of the area.

To accomplish the objective stated above, six broad activity or use categories have been established to provide general guidance for the future development of the Civic Center:

1. Administrative

The Administrative category includes legislative, judicial, record-keeping, permit processing, resource management, and legal activities of the executive and judicial departments of government, and those public activities which provide for the orderly management of the affairs of government at the City, State and Federal levels. It includes administrative offices of government agencies and court facilities, but does not include direct service clinics, laboratories, industrial workshops or neighborhood-based services.

2. Arts-Entertainment

The Arts-Entertainment category encompasses those entertainment, amusement, sport, convention, library, recreational, artistic, musical and theatrical activities which provide for the

continuing and increased public use and enjoyment of the Civic Center area.

3. Public Gathering/Open Space

The Public Gathering/Open Space category encompasses any major land area, open and unobstructed, which provides passive or active areas for public gathering and recreation, and for any structures incidental to and supportive of these primary uses.

4. Educational Institutions

The Educational Institution category includes day care, elementary, secondary and post-secondary schools, vocational schools and employment training programs, particularly programs closely related to the area's primary uses such as schools of the arts, law or public policy.

5. Housing

The Housing category includes residential hotels, Single Room Occupancy (SRO) units, executive suites, apartments, flats, dormitories, board and care facilities, transitional housing, temporary shelters, court-related temporary detention facilities, and other similar residential facilities.

6. Support Services

The Support Services category encompasses ancillary commercial activities which support government office, judicial and arts activities such as offices of attorneys, architects and other

consultants; food and beverage service establishments; galleries and bookstores; parking; commercial recreation facilities; convenience retail stores; and personal service establishments.

Policy 1

Promote the efficiency and convenience of governmental agencies by locating government legislative, administrative and permit functions within the Civic Center.

The Civic Center's most important function is to provide a central point of contact between the City's governmental agencies and the public which these agencies serve.

The Civic Center should serve as a "one stop" center where the public can effectively and efficiently transact its business with government. Private activities such as title companies and design and legal offices that deal with government on a day-to-day basis are appropriate for the Civic Center and adjacent areas.

Government at all levels, City, State and Federal, which involve substantial public contact or interaction should be located together within the Civic Center rather than dispersed throughout adjacent areas in acquired, leased or rented properties. Similarly, agencies which maintain close and frequent contact with each other should be located together in a single building or in close proximity.

Because the Civic Center represents the nation's most complete cluster of monumental and landmark Beaux Arts style public buildings, expan-

sion of government administrative activities within the Center must be carefully and sensitively accommodated. Public landmark office buildings should be rehabilitated and restored and, in doing so, be made more efficient for office use. Because the 16 block Civic Center core area is largely "built out", new government office activities will have to be accommodated in new buildings along the periphery of the core area. Expansion of existing landmark government office buildings is undesirable because it could harm the architectural integrity of the building and Center. Conversion of non-office Beaux Arts buildings to office use is, generally, inefficient due to the difficulty of creating office spaces in buildings with large halls and lobbies, tall ceilings and grand stairways. To accommodate efficient government office activities, consideration should be given to sensitive design and siting of new buildings along the periphery of the core area, rather than to the expansion, conversion or replacement of landmark public buildings within core area.

Policy 2

Relocate municipal government administrative activities from leased space in separate buildings to City-owned buildings in close proximity to City Hall to reduce long-term lease payment costs and inefficiencies related to employees and members of the public traveling to distant buildings.

Because the long-term leasing of privately-owned office space is not cost effective for the City, City agencies should be relocated from leased facilities to City-owned buildings in close proximity

to City Hall whenever possible. Funds used for lease payments should be re-allocated to meet lease-purchase or other debt service costs for the construction of publicly-owned office facilities. Although the magnitude of the present space needs may necessitate continued leasing into the future, leased facilities should be confined to short- or intermediate-term office use only, such as space for short-term grant-funded projects. Space for City agencies within these City-owned buildings should be organized into functional clusters. Agencies with frequent contact should share space within a functional cluster. The organization of space and agencies by functional cluster could minimize duplication of services and facilities, increase productivity of workers by creating efficient work spaces, improve electronic communication and record-keeping systems, and reduce travel time, and, in doing so, would maximize convenience and accessibility for the public.

Policy 3

Ensure the vitality of the Civic Center by locating and promoting a variety of diverse daytime and nighttime cultural facilities and activities within its area.

The Civic Center is a major cultural focus of the City. It enjoys a central place location, numerous public transit services, and is endowed with numerous handsome publicly and privately owned and operated cultural facilities. It should be further enhanced through the location and promotion in this area of complementary cultural facilities and activities such as museums, galleries, auditoriums, concert halls, theaters, libraries, archives and small live

performance venues including small theaters, cabarets, nightclubs and comedy clubs. Incorporating these activities within the Civic Center extends current government weekday activities into weekend and evening hours, increases the use and enjoyment of the area's public spaces and transit facilities, and adds to the safety and liveliness of the Center. Of particular importance is the provision of live performance facilities of varying sizes dedicated to showcasing the City's multi-cultural and cutting-edge arts groups. The Civic Center should feature year-round exhibitions and performances of a wide variety of cultural arts groups such that, on any given day, visitors to the City would be able to see a local multi-cultural performance or exhibition.

Policy 4

Design Civic Center buildings and open spaces to serve as public gathering spaces for ceremonial, cultural, recreational, political and other community activities.

The Civic Center is the functional center of Federal, State and Local legislative bodies in the City and serves as the symbolic gathering place for citizens promoting civic purposes or protesting legislative actions and/or processes. The Civic Center is the City's symbolic 'public' gathering space for parades, civic celebrations and festivals honoring history, culture and heroic actions and figures. Public open areas in the Civic Center should be designed and maintained to accommodate both passive and active individual use and intense community use for various civic events. These spaces should be retained

and improved to facilitate ceremonial and civic events appropriate to the Civic Center.

Policy 5

Promote the efficient and orderly expansion of day and nighttime educational institutions, particularly those related to the arts, law, judicial and legislative processes and public policy.

Educational institutions related to the area's primary government, judicial and cultural arts activities should be encouraged to locate and expand within the area. They should, however, design their programs to maximize the sharing of complementary resources, such as libraries, cafeterias and gymnasiums, and should maximize evening and weekend activities. Educational institutions should encourage workers and students to use transit and should, whenever possible, support affordable housing for workers and students.

Policy 6

Preserve existing affordable housing in the area and encourage the sensitive location of new housing of varying size, price and tenancy.

Housing for government workers, teachers, touring artists and arts presenters and students should be encouraged, particularly in mixed use developments along the periphery of the Center. The sensitive location of temporary shelters for the homeless, transitional housing for the formerly homeless, drug and alcohol rehabilitation board and care facilities, and short-term detention facilities for

incarcerated defendants associated with area court facilities should be facilitated.

Policy 7

Encourage privately-owned retail, eating and drinking, entertainment, recreation and personal service establishments to locate within the Civic Center and at strategic sites on the Center's periphery, particularly as the Center relates functionally to the Hayes Valley and Mid-Market neighborhoods.

The daily convenience and service needs of employees and visitors of various governmental agencies within the Civic Center require facilities such as deli's, restaurants, coffee houses, stationery stores, book stores, copy shops, news stands, video rental shops, gyms, and other specialty shops. Such establishments, in addition to fulfilling needs, add variety and interest to the Civic Center. Private business establishments, however, should not conflict with the principal public purposes of the Civic Center, and should be located on the periphery of the area or, where appropriate, within various public buildings. Sidewalk vendors selling food and beverages, newspapers, art, and shoe shines can provide convenient goods and services, safety and surveillance, and friendly information to tourists. Careful siting of these activities to create a dynamic street life while avoiding congestion, clutter, excessive noise and litter should be encouraged, particularly at night.

Policy 8

Encourage visual interest for pedestrians and pedestrian-interactive ground floor uses within existing historic buildings and in new buildings within the core area. In adaptive reuse of historic buildings, encourage the location of pedestrian-active uses on the ground floor, such as food service spaces, permit filing or records centers, government bookstores or other high volume activities. New buildings should be designed to promote pedestrian safety, interest and comfort.

The Beaux Arts style buildings were designed to inspire awe in the visitor. They are, indeed, elegant, awesome and formidable. Buildings feature grand entrances with elevation changes which emphasize a sense of grandeur. As intended, these design elements may trigger a human response of humility when entering these special places. Presently, the same buildings that delight and awe the visitor by day, may frighten them at night. Fortress-like openings, landscaped setbacks and metal grille work cast formidable shadows. Measures promoting a feeling of safety should be developed and implemented. As an example, lighting could be installed on existing historic buildings to emphasize elegant ornamentation and to illuminate "nooks and crannies". New buildings should be designed to maximize visual interaction between ground floor uses and the pedestrian.

ARCHITECTURE AND URBAN DESIGN

OBJECTIVE 2

Preserve and strengthen the urban form of the Civic Center to enhance its importance as the central place of government and a major cultural center in San Francisco.

The symbolic and ceremonial importance of major public buildings has traditionally been displayed in urban design and architecture. This is particularly true of the San Francisco Civic Center which brings together, in one setting, major governmental and cultural activities. These functions and buildings should continue to be treated in a way that emphasizes their symbolic civic and ceremonial importance to the community.

Policy 1

Protect and enhance view corridors to the Civic Center, especially to City Hall along Fulton Street both west and east of City Hall.

The symbolic importance of the Civic Center as the central place of government and cultural facilities in San Francisco depends to a large degree on its visibility and the visibility of its most prominent feature, City Hall. With the demolition of the Central Freeway, the unobstructed view to City Hall can again be appreciated from Alamo Square and Fulton Street. This strengthens the western approach to City Hall.

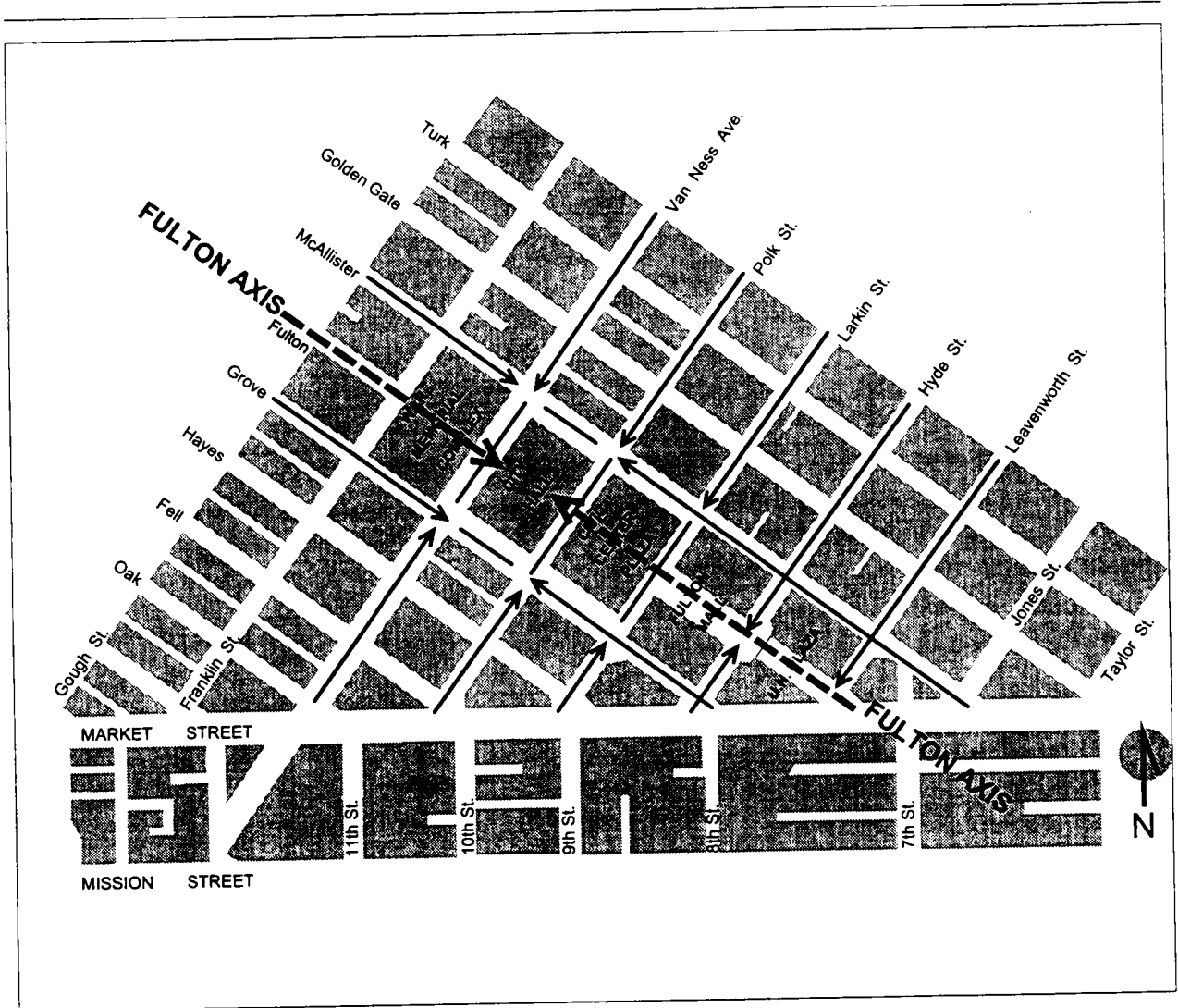
The major view corridor along the Fulton axis to City Hall should be unobstructed and clear from visual interference (Figure 2.6). Views within the Civic Center to the surrounding landmark buildings from streets and public open spaces should also be preserved. Overhead wires, projections from buildings, elevated freeways and pedestrian bridges should be avoided. Garage entrances and exits, ventilation shafts, kiosks, play equipment, vendor carts and/or planting material should be designed and sited to minimize potential view obstructions.



Fulton Street view to City Hall

Other view corridors to Civic Center are along Van Ness Avenue, and Polk, Larkin, Hyde, Leavenworth, McAllister, Hayes and Grove Streets. These view corridors offer partial views of Civic Center and should be protected from visual intrusion.

Views from the Civic Center to the surrounding areas are also of concern. The intersections of the north-south streets with Market Street mark



Civic Center Plan
Figure 2.6
Civic Center View Corridors

← View Corridors

the terminus of those streets and the edge of the Civic Center complex and require special urban design attention. The eastern gateway to Civic Center from Market Street at the United Nations Plaza particularly warrants a clearer definition and urban design consideration.

Policy 2

Promote harmony in building heights in the larger Civic Center area and maintain the predominance of City Hall in the core area.

In preserving the unique Beaux Arts composition of the Civic Center, height limits for new buildings and additions to existing buildings are of great importance. Buildings facing City Hall or fronting on Civic Center Plaza, Fulton Mall or United Nations Plaza should not exceed the height of the City Hall building base of 80 feet in height and should visually relate to its cornice line at 65 feet. (See pg. 44.) The City Hall dome with a height of 301 feet should remain the predominant visual element within the Center and from the major visual axes to the Civic Center. A second and third tier of increased heights may be appropriate at the periphery of the core area. However, the existing height of the 450 Golden Gate Avenue Federal Building or of the Fox Plaza Building should not serve as an acceptable norm to establish new building heights.

Buildings along the periphery of the Civic Center which exceed the height of core buildings (ranging from 70 to 90 feet), are visible from Civic Center Plaza, United Nations Plaza, Fulton Mall and

most streets in the area. The height, bulk, orientation and architectural treatment of these buildings are of utmost concern in maintaining and complementing the unique character of the Beaux Arts Civic Center.



View south along Van Ness from Golden Gate.

OBJECTIVE 3

Preserve and enhance the design of buildings and their spatial relationship within the Civic Center.

The Civic Center is designed in the Beaux Arts approach and style with City Hall as the prominent centerpiece and with a grand plaza framed by other monumental buildings. It is this style that gives the Civic Center its grandeur. The Beaux Arts style incorporates both neoclassical and American Renaissance styles of European architecture and the planning principles of the Beaux Arts school which emphasizes formal plan and composition of monumental buildings fronting on grand plazas, boulevards and public gathering spaces. The Center's visual image, sense of place, and civic

identity are based on the 1912 Plan developed under the leadership of Mayor Rolph by architects John Galen Howard, Frederick Meyer and John Reid.

Over time, the original design concept has been altered in several ways: certain building locations were changed within the plan, the Civic Center Plaza was redesigned and rebuilt, new functions were added, new buildings were erected. Many of these changes enhance the Civic Center in its function and identity as an important center of San Francisco. However, buildings added in the 1960's and 1970's reflect a different architectural character than the core historic buildings. More recent buildings complement the established character while also clearly being contemporary.

The collection of monumental buildings which comprise the core of the Civic Center are designed in a formal architectural style in the tradition of the Ecole des Beaux Arts. This design concept should be honored in all future work within the Center, as each building's design interacts with and contributes to the composition of the Center as a whole.

Policy 1

Maintain the formal architectural character of the Civic Center with City Hall as the prominent centerpiece.

The core of the Civic Center is comprised of Beaux Arts buildings of exceptional quality that establish the special character of the area and make it distinct from the rest of the city. City Hall is the focal

point of the Center and the most highly-rated architectural element. The overall effect of the Civic Center as a place depends on the adherence to major design elements and the relation of each building to the rest of the complex and especially to City Hall.

The siting of buildings in the Civic Center is based on the intent of showcasing City Hall as the centerpiece of the Civic Center. This is achieved by placing it prominently as the focal point of the Fulton axis, designing a grand ceremonial "forecourt" in the form of Civic Center Plaza, and creating generous, landscaped setbacks from the streets surrounding City Hall. Deep setbacks in front of the Civic Auditorium, the old and new libraries, and the State building at 350 McAllister visually enlarge the plaza in front of City Hall and increase its impressive appearance. The original design called for four strong corner buildings on the diagonals of the Civic Center Plaza to help define and articulate its form. The Public Health Building at Polk and Grove Streets is the only corner which is completed with an entrance at the corner and a chamfered building corner as designated in the 1912 plan. The remaining three corners (i.e. the NW corner of McAllister and Polk Streets, the NE corner of McAllister and Larkin Streets, and the privately owned SE corner at Grove and Larkin Streets) should be completed in the same manner with chamfered corner treatment and entrances at the corner instead of the middle of the block. The chamfered corners should not be substituted with convex corners or other forms of corner treatment.

Important design elements supporting the unity of the overall formal composition are the uniform height of cornice lines and overall building height, the tri-partite facade, the symmetrical arrangement of building openings, decorative elements, uniform color, and the consistent use of high quality materials.

New buildings should be designed to complement the Center's existing architectural character. Any elements which compete with the prominence of City Hall or distract from the unified composition of or design elements employed in the Beaux Arts buildings should be discouraged and avoided.

Policy 2

Complete the "frame" of buildings around Civic Center Plaza, United Nations Plaza, City Hall, and along the Fulton Street view axis with buildings matching in scale and architectural character the original Beaux Arts buildings.

The original formal composition of the Civic Center remains incomplete with several sites in the core area still not developed. Two major projects, the new Library and the City Civil Courts Building are in progress and will contribute to the visual unity of the Beaux Arts composition of the Civic Center. The remaining sites are the properties to the west of the Health Building on Grove Street at Van Ness Avenue; the property at the southeast corner of Larkin and Grove Streets (Wells Fargo Bank); the City's Steam Heat Power House at the northeast corner of Larkin

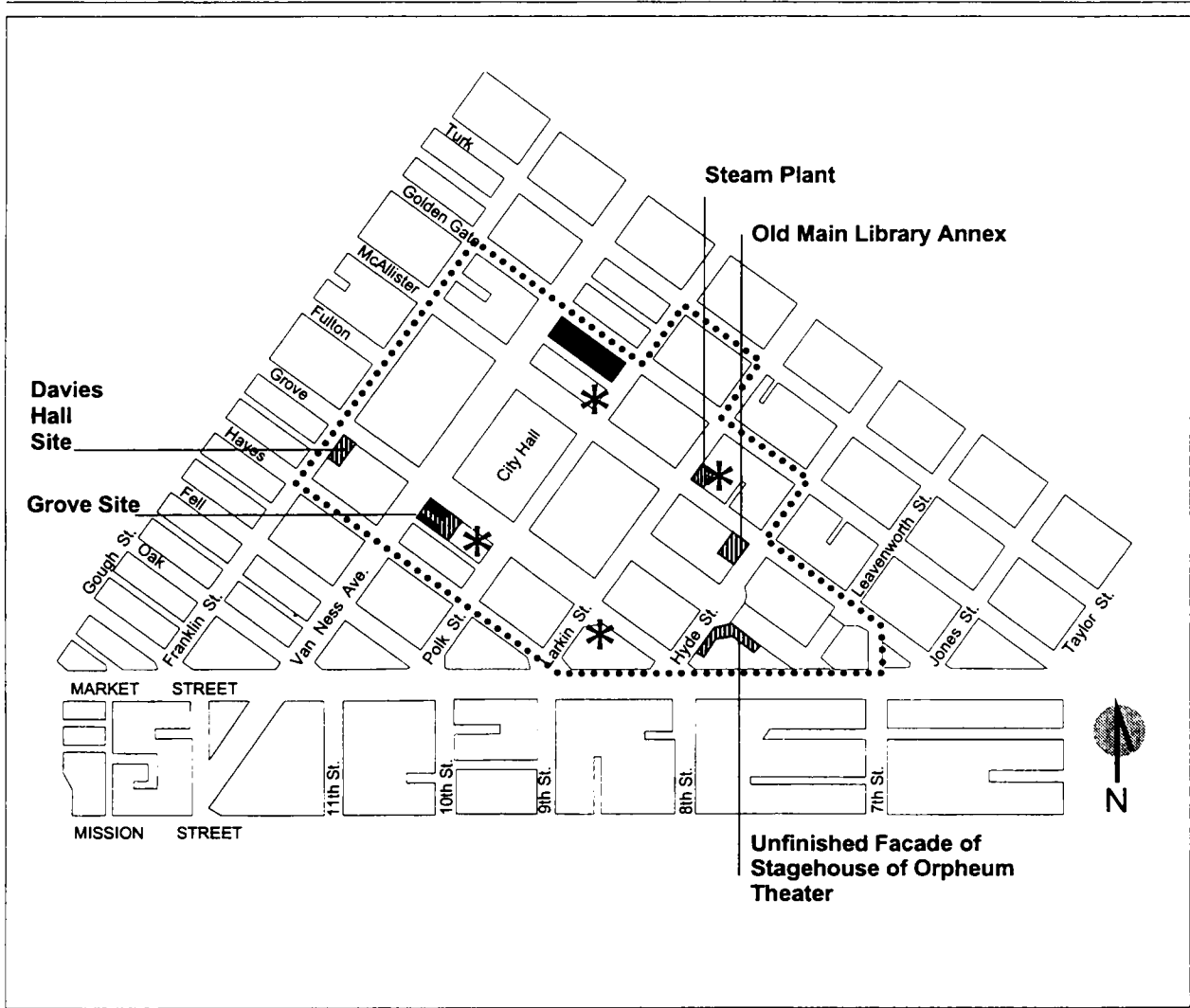
and McAllister Streets and the northwest corner of Davies Hall. These sites offer a major challenge to complete the original concept and to strengthen the image of the Civic Center. (Figure 2.7).

Another incomplete part of Civic Center is the unfinished facade of the stagehouse of the Orpheum Theater. Possible alternatives to complete the facade are to attach a stone facade, attach a trellis to the unfinished wall, or a painted facade (tromp l'oeil). All were previously proposed to be designed in the neo-classical style of the Federal Building. However, as the new Library with a deconstructivist facade across from the Orpheum Theater is under construction, it may be appropriate to reconsider the style of the Orpheum stagehouse facade after completion of the new Library.





Policy 3

Ensure that new buildings are compatible with the architectural character of the Civic Center and incorporate major common design elements. Adhere to architectural design guidelines that build on the characteristics of the core Beaux Arts buildings.

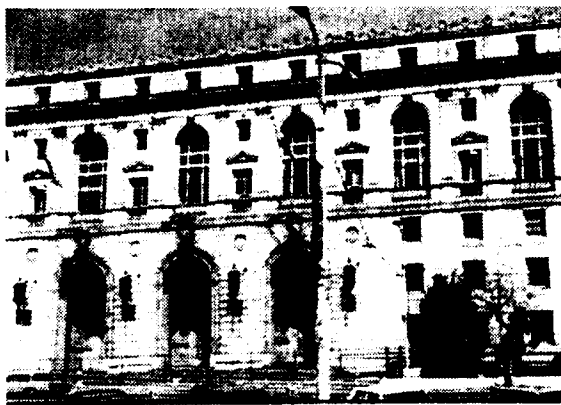
New development in the core area (i.e. sites facing City Hall, fronting on Civic Center Plaza or Fulton Street between Market and Franklin Streets) should complement the Beaux Arts composition of the Civic Center and be compatible with the established neo-classical architecture of core buildings including City Hall, the State Building at 350 McAllister Street, the Health Building at 101 Grove Street, and the old Library.



Civic Center Plan
Figure 2.7
Potential Development Sites to Complete the "Frame" around City Hall.

-  City Owned Potential Development Site
-  Privately Owned Expansion Site Recommended for Acquisition
-  Core Area Boundary Line
-  Chamfered Corners

The architectural treatment of new buildings should be compatible with the Beaux Arts facades. The important elements are a plinth that accommodates the natural slope of the lot, a rusticated base with recessed openings, a "piano nobile" with vertically oriented solids and arched openings, a cornice line at about 65 feet in height relating to the cornice line of City Hall, an attic with a nondirectional pattern, and, in some cases, a recessed mansard roof to mask stair, elevator and utility extensions or an additional partial story. Except for the corner buildings, the main building entrance should be centrally located in the middle of the building and may be accentuated by monumental stairs. Architectural design guidelines for buildings in the Civic Center provide more detail and are included on pages 38 to 50 of this report.



State Courthouse at 350 McAllister Street.

Materials for new buildings and building additions should be similar in nobility, color and relief as those of adjacent core buildings. The

buildings are generally a light gray granite, terracotta or high quality concrete.

Buildings outside the core area should also be compatible in design but do not need to adhere as closely to design features such as height, massing, setbacks, facade design, ornamentation and materials. However, it is important that parts of buildings visible from Civic Center Plaza, the United Nations Plaza, City Hall, or Fulton Street between Market and Gough Streets do not compete with nor distract from the architectural character of the core buildings.

Architectural design excellence is strongly encouraged for both core area and peripheral sites.

Policy 4

Preserve historic Civic Center buildings and restore them in a manner which retains the buildings' established architectural style and contribution to the Beaux Arts composition of the Civic Center complex while insuring flexibility for adaptive reuse. Apply nationally and locally established standards for the treatment of historic properties in alterations of and additions to these buildings.

The significance of the Civic Center as a historic resource has been recognized in its designation as a National Historic Landmark District, the highest placement, as well as a Historic District on the National Register of Historic Places. The national designations recognize that certain properties within the District are worthy of special treatment. Planned alterations or additions to buildings within the District which involve federal funds require compli-

ance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

The designation of the area as the Civic Center Historic District would require building permit applications under the jurisdiction of the City and County of San Francisco be subject to the provisions of Article 10 of the Planning Code. Each building within the District is designated as contributory, contributory/altered or noncontributory and is subject to certain procedures and standards intended to protect and preserve the unique character of the Civic Center. Some buildings within the historic district do not contribute to the original plan in their siting, architecture, or detailing. Such buildings should be favorably considered for replacement with structures designed to complete and complement the original Civic Center Plan.

Policy 5

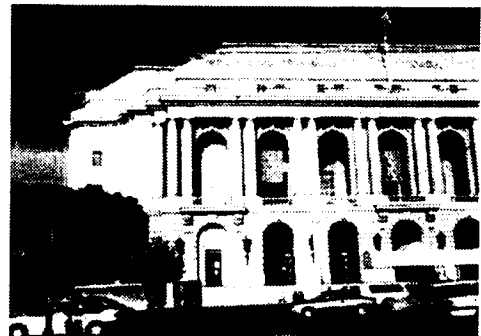
Encourage the selective use of signs and banners attached to buildings. Their design should be respectful of the architectural style of the building they are attached to.

Signs are important elements in the urban environment and are necessary to inform visitors of activities in the buildings to which they are attached. Signs should not distract from nor compete with the architectural character of the building or area and should be designed to complement the building design while providing necessary information. Existing signs on historic buildings are generally of

utmost restraint as to their size, color, contents and lettering. New signs should follow these examples and special attention should be paid to the size, material, type of lettering and illumination.

Banners attached to buildings should be subject to the same policy and guidelines as those attached to utility poles.

General advertising signs and flashing and/or mechanical moving signs are not appropriate.



Opera House

CIVIC CENTER ARCHITECTURAL DESIGN GUIDELINES



PURPOSE

The San Francisco Civic Center is an exemplary Beaux Arts complex deserving to be preserved and enhanced in its unique architectural and urban design character. In the future, several vacant sites may be developed and buildings not consistent with the Beaux Arts style may be redeveloped which offers an opportunity to complete the Civic Center as originally intended.

The purpose of these architectural design guidelines is to direct development of new buildings or alterations of existing buildings to complement the Beaux Arts Civic Center, this distinguished district in San Francisco. They are intended to further design excellence, creative architectural solutions, compatibility with the existing Beaux Arts buildings, and to avoid mere imitation or mimicry of historic buildings.

The architectural design guidelines focus on architecture and urban design issues, the physical form and character of buildings, and their interrelation, and not on uses of buildings. Land use is addressed in Objective 1 of the Civic Center Plan. Urban design guidelines which address the streetscape and open space in the Civic Center will be published separately.

The guidelines are to be used by government agencies and private property owners in designing buildings, and by local, state and federal government agencies in reviewing permit applications for new buildings and alterations. As the City and County of San Francisco does not have jurisdiction over State and Federal property in the city, agreement on these guidelines by State and Federal agencies as well as by municipal agencies (such as the Art Commission, City Planning Commission, Bureau of Architecture, Bureau of Building Inspection, and others) is essential for their effectiveness.

These guidelines complement, and do not supersede, Master Plan policies, especially those of the Civic Center Plan and the Urban Design Element. Requirements of any other Federal, State or local legislation (for example the Americans with Disabilities Act, Secretary of the Interior's Standards for the Treatment of Historic Properties, Title 24 of the California Building Code, and the San Francisco Building Code) need to be implemented in conjunction with the design guidelines.

