



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion 0131

HEARING DATE: JULY 6, 2011

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Filing Date: June 13, 2011
Case No.: **2011.0613A**
Project Address: **130 Sutter Street**
Historic Landmark: No. 37 – The Hallidie Building
Zoning: C-3-O (Downtown Office)
80-130F Height and Bulk District
Block/Lot: 0288 / 027
Applicant: Bruce Albert, The Albert Group
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Hearing Date: February 17, 2010

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 027 IN ASSESSOR'S BLOCK 0288, WITHIN A C-3-O (DOWNTOWN-OFFICE) ZONING DISTRICT AND A 80-130F HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 13, 2011, Elisa Skaggs on behalf of Bruce Albert of the Albert Group (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to restore and to repair exterior structural and decorative metal elements on the Sutter Street elevation of the subject building located on the subject property located on lot 027 in Assessor's Block 0288. The work includes repairs to the decorative frieze panels, repairs to sheet metal details, repairs to metal railings, replacement of fire escape ladders, structural steel framework repair, structural steel I-beam replacement, and finish replication. The proposed work is limited to street-facing elevation of the subject building.

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 July 6, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0613A ("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 dated December 7, 2010 and labeled Exhibit A on file in the docket for Case No. 2011.0613A based on the following conditions of approval and findings:

CONDITIONS OF APPROVAL

- That when repairs have been completed, the Project Sponsor submits to the Planning Department full documentation (written and graphic) describing where each treatment was performed.
- That if more than 50% of the total decorative frieze panels require full replacement rather than repair, the Project Sponsor will return to the HPC for an informational presentation.
- That decorative pieces that are deteriorated and/or damaged and require replacement will be catalogued and documented. Any decorative elements that may be salvaged but that are too deteriorated to preserve in situ will offered to an appropriate architectural repository, or stored on-site if the building owner is amenable.
- That the Paint Color Investigation be reviewed to confirm that multiple paint samples were taken from each decorative element to ensure an appropriate color matching program will be implemented.
- That the Commission delegates to Planning Department Preservation Staff the review and approval of additional work that may be required on the curtain wall and the structural steel system at the location directly behind the fire escape landings, provided that the expanded scope of work does not significantly alter the approach outlined in the attached application for a Certificate of Appropriateness or the method of construction of the curtain wall, and that the expanded scope will not result in changes to the appearance of the street-facing elevation of the subject building.

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 as described in the designation report dated July 10, 1968.

- The proposed project would retain the historic commercial and office uses of the mixed-use building. No change in occupancy or in use will occur as a result of the proposed project.
- The historic character of the property will be retained and preserved by the careful repair and limited replacement of historic elements. Staff has reviewed mockups of the fiberglass replacement panels and patches, as well as replacement sheet metal elements and their finishes, and has determined that the proposed finishes, patches and replacement panels will match the appearance of the historic metalwork.
- The proposed lead repairs and the replacement ladder rungs are appropriate methods of rehabilitating the fire escape balconies.
- The deteriorated outriggers require replacement, and the replacement of deteriorated I-beams will not adversely impact the landmark structure. The repairs proposed for the structural steel framework, including the outriggers and I-beams will not be visible from public rights-of-way.
- The project will only remove historic features that are deteriorated beyond repair and the replacement metal and fiberglass work will match the original in design, color, texture, and, where possible, materials.
- The proposed project would not add any conjectural historical features or features that add a false sense of historical development.
- The project would retain wherever possible distinctive materials and finishes from the period of significance, including the glass curtain wall, structural steel, fire escapes including balconies and ladders, metal railings, cornice elements, and metal friezes. Where necessary, historic materials will be replaced in-kind or with compatible materials that match the originals.
- 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 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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 Hallidie Building at 130 Sutter Street 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 restoration and repair of a façade and structural framework of a commercial property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not reduce the affordable housing supply as the façade and structural repairs will not result in a change in occupancy of the existing structure.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The

work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- 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 027 in Assessor's Block 0288 for proposed work in conformance with the renderings and architectural sketches dated December 7, 2010 and labeled Exhibit A on file in the docket for Case No. 2011.0613A.

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 July 6, 2011.

Linda D. Avery
Commission Secretary

AYES: Chase, Hasz, Johns, Martinez, Matsuda, and Wolfram

NAYS: None

ABSENT: Damkroger

ADOPTED: July 6, 2010