



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0184 Permit to Alter MAJOR ALTERATION

HEARING DATE: DECEMBER 19, 2012

Filing Date: August 29, 2012
Case No.: **2012.1123H**
Project Address: **1100 Market Street**
Category: Category I (Significant) – Renoir Hotel or Hotel Shaw
Zoning: C-3-G (Downtown General)
120-X Height and Bulk District
Block/Lot: 0351/001
Applicant: Daniel Frattin
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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS TO A CATEGORY I (SIGNIFICANT) BUILDING, INCLUDING ONE-STORY VERTICAL ADDITION, NEW STOREFRONTS, AND REHABILITATION OF BUILDING, FOR THE PROPERTY LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 0351. THE SUBJECT BUILDING IS WITHIN A C-3-G (DOWNTOWN GENERAL) ZONING DISTRICT AND A 120-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on August 29, 2012, Daniel Frattin of Reuben and Junius LLP on behalf of the property owner ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter for construction of a one-story vertical addition, new storefronts, and rehabilitation of exterior features and finishes, at the subject building located on Lot 001 in Assessor's Block 0351, a Category I (Significant) Building.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission ("Commission") has reviewed and concurs with said determination.

WHEREAS, on December 19, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.1123H ("Project"), for the Permit to Alter.

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, and has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Historic Preservation Commission hereby **APPROVES WITH CONDITIONS** the Permit to Alter, in conformance with the architectural plans dated December 19, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.1123H based on the following findings:

CONDITIONS OF APPROVAL

1. All storefronts shall have a painted finish. Color and finish samples for storefronts will be submitted to Department Preservation Staff for review and approval as part of the architectural addendum.
2. Construction details of the proposed storefront and entrance doors that indicate all exterior profiles and dimensions shall be provided and are subject to review and approval prior to the approval of the architectural addendum by the Department Preservation Staff.
3. All exterior materials and finish samples shall be reviewed and approved by Department Preservation Staff prior to fabrication and prior to the approval of site permit.
4. The shop drawings for the FRP trim band shall be included in the architectural addendum and are subject to review and approval by Department Preservation Staff to ensure that the replacement features, if applicable, closely match all exterior profiles, dimensions, and detailing of the historic features.
5. Prior to the production of the building features proposed to be replaced with substitute materials (storefront trim band) and the approval of the architectural addendum, Department Preservation Staff shall review site mock-ups of the replacement materials, including a mock-up of the exterior finish.
6. That a decorative architectural grille be installed over the mechanical louvers. The architectural grilles could either be incorporated into the proposed wood frame system or be a single panel. Details for this installation shall be reviewed and approved by Department Preservation Staff prior to the approval of site permit.
7. Each awning shall have a free hanging valance.
8. That the existing canopies are evaluated for condition and extant original features. The results of such evaluation shall be presented to Department Preservation Staff prior to approval of site permit.
9. Unless deteriorated beyond repair, historic fabric and elements of the canopies shall be restored and retained. The scope of work for proposed treatment of the canopies shall be reviewed and approved by Department Preservation Staff as part of the site permit approval.
10. Shop drawings for the canopy restoration and/or reconstruction shall be included in the architectural addendum and are subject to review and approval by Department Preservation Staff to ensure that

the replacement features, if applicable, closely match all exterior profiles, dimensions, and detailing of the historic features.

11. That the missing section of the terra cotta belt course be reconstructed in-kind with new terra cotta pieces that have a finish and color to match existing after it has been cleaned.
12. All windows are intended to be retained and repaired, however 20% or less of the windows may be replaced if upon further inspection it is determined that they are beyond repair. Any deviation from this condition of approval, such as further inspection determines that more than 20% of the windows require replacement or the use of substitute materials, shall require review and approval by the Historic Preservation Commission.
13. That transom windows on McAllister façade shall be constructed of back-painted spandrel glass or clear glass. The storefront system for the lower storefront windows will be detailed for construction in a manner that would accommodate either clear glass, back-painted spandrel glass or painted phenolic wood panels reflected in the site permit and reviewed by Department Preservation Staff as part of the architectural addendum.
14. That construction of the proposed wind screen shall not impair the structural integrity of the cornice or result in physical damage to the cornice.

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 11:

The Historic Preservation Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject building and meets the requirements of Article 11 of the Planning Code:

- That the proposal respects the character-defining features of the subject building;
- That the architectural character of the subject building will be maintained and those features that affect the building's overall appearance that are removed or repaired shall be done so in-kind;
- All architectural elements and cladding repaired where possible in order to retain as much historic fabric as possible;
- That the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- That the new addition will have a contemporary design that is compatible with the size, scale, color, material, and character of the building and surroundings, and will not destroy significant features.

For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code and complies with the *Secretary of the Interior's Standards for Rehabilitation*..

3. **General Plan Compliance.** The proposed Permit to Alter 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 Permit to Alter 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 Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject building 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 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 historic 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.

- 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. It will provide sufficient off-street parking for the proposed uses.

- 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 proposal will retain its existing hotel use to contribute to the diverse economic base of downtown.

- 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 11 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, appears to meet the *Secretary of the Interior's Standards for Rehabilitation* and the provisions of Article 11 of the Planning Code regarding Major Alterations to Category I (Significant) buildings.

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 WITH CONDITIONS a Permit to Alter** for the property located at Lot 001 in Assessor's Block 0351 for proposed work in conformance with the architectural plans dated December 19, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.1123H.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion. 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). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

Duration of this Permit to Alter: This Permit to Alter is issued pursuant to Article 11 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 December 19, 2012.

Jonas P. Ionin
Acting Commission Secretary

AYES: Commissioners Chase, Damkroger, Hasz, Johns, Matsuda, and Wolfram

NAYS: None

ABSENT: Commissioner Martinez

ADOPTED: December 19, 2012