



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: MAY 4, 2011

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
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Planning  
Information:  
**415.558.6377**

*Filing Date:* October 14, 2010  
*Case No.:* **2010.0936A**  
*Project Address:* **699 SECOND STREET**  
*Historic Landmark:* South End Historic District  
*Zoning:* MUO Zoning District  
65-X Height and Bulk District  
*Block/Lot:* 3789/858  
*Applicant:* Steve Peterson  
AdArt Sign Company  
5 Thomas Mellon Circle, Suite 260  
San Francisco, CA 94134  
*Staff Contact* Richard Sucre - (415) 575-9108  
richard.sucre@sfgov.org  
*Reviewed By* Timothy Frye - (415) 575-6822  
tim.frye@sfgov.org

### PROPERTY DESCRIPTION

**699 SECOND STREET** is located at the northwest corner of Townsend and 2<sup>nd</sup> Streets (Assessor's Block 3789, Lot 858). Formerly known as California Warehouse (also addressed as 88 Townsend Street), this property is a one-story concrete and brick warehouse constructed in 1882. The building is clad in stucco and has ground floor aluminum-sash storefront windows and second-story wood-sash windows. The building is capped by a flat roof and features a simple cornice with dentils. The subject property is designated as a contributing resource to the South End Historic District and is located within the MUO (Mixed-Use-Office) Zoning District with a 65-X Height and Bulk limit.

### PROJECT DESCRIPTION

The proposed scope of work consists of the removal of the existing wall signage and the installation of new wall signage on the exterior façade. On the 2<sup>nd</sup> Street façade, the existing signage reading "South Beach Real Estate" will be removed. On the same façade, new signage consists of one wall sign that reads "Pacific Union International" will be installed. The proposed project does not involve the alterations or additions to the existing building. Please see photographs and project information for details (see attached).

### OTHER ACTIONS REQUIRED

Proposed work requires a Sign Permit.

## COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

## APPLICABLE PRESERVATION STANDARDS

### ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the character of the historic district as described in the designating ordinance; and in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district.

### Article 10 – Appendix I – South End Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the South End Historic District as described in Appendix I of Article 10 of the Planning Code.

## THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

**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.

*For the proposed project, no historic materials will be removed and there will be no alteration of features or spaces that characterize the property.*

**Standard 3:** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

*The proposed sign will be compatible with the subject building but will be clearly contemporary to avoid creating a false sense of historical development.*

**Standard 5:** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

*The new sign will be installed in a manner that avoids damage to distinctive materials. The projecting signs will be mounted with steel screw anchors to the stucco-clad brick facade.*

**Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*The proposed sign is not anticipated to destroy historic materials, features, or spatial relationships that characterize the property. The proposed new features will be clearly differentiated from the old and will be compatible in materials, size, scale, and proportion with the property.*

**Standard 10:** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*The proposed tenant signs are reversible as removal in the future will not impair the essential form or fabric of the historic building.*

## PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project as of the date of this report.

## ISSUES & OTHER CONSIDERATIONS

The Department has no issues with the proposed project.

## STAFF ANALYSIS

Based on the requirements of Article 10, Appendix I – South End Historic District, and the *Secretary of Interior's Standards*, staff has determined the following:

**Signage.** Staff finds that the proposed tenant sign will not detract from the historic character of the property, will not cause any significant removal or alteration of historic material, spaces or features which characterize the property, will be sufficiently distinguished from the historic building, and will be compatible with the character of the historic building and district in terms of scale, placement, detailing, and materials. Furthermore, staff finds that the essential form and integrity of the historic property and its environment would be unimpaired if the proposed tenant sign were to be removed at a future date.

As defined in Article 10, Appendix I, Section 6 (b)(3):

**(A) Principal Signs.** Only one sign will be allowed per establishment per street frontage. A flush sign with lettering intended to be read from across the street is permitted. On brick surfaces,

signs should be mounted with a minimum number of penetrations of the wall, and those penetrations only in the mortar joints.

- (B) Secondary Signs.** One per establishment per street frontage. A secondary sign is intended to be viewed close-up and consists of: (a) Lettering on a door or window which contains only the name and nature of the establishment, hours of operation and other pertinent information (b) a projecting sign not exceeding two square feet in area used in conjunction with a principal flush sign.

The proposed sign is in conformance with the requirements for primary tenant signs, as outlined in Article 10 - Appendix I, Section 6. Based on these requirements and the *Secretary of Interior's Standards*, staff has determined that the proposed work will not adversely affect the subject building or surrounding historic district.

## ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One categorical exemption (CEQA Guideline Section 15301) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards for Rehabilitation*.

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10, Appendix I – South End Historic District.

## ATTACHMENTS

Draft Motion  
Photographs  
Project Information

PL: G:\Documents\2010.0936A 699 2nd St aka 88 Townsend St\CofA Case Report\_699 2nd St.doc



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

HEARING DATE: MAY 4, 2011

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Suite 400  
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**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 858 IN ASSESSOR'S BLOCK 3789, WITHIN THE MUO ZONING DISTRICT, 65-X HEIGHT AND BULK DISTRICT, AND THE SOUTH END HISTORIC DISTRICT.**

### PREAMBLE

WHEREAS, on October 14, 2010, Steve Peterson of Ad Art Sign Company on behalf of Lyc, LLC (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to replace one wall sign on the 2<sup>nd</sup> Street façade, at the subject property located on Lot 858 in Assessor's Block 3789.

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 May 4, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0936A (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 project information dated February 7, 2011 and labeled Exhibit A on file in the docket for Case No. 2010.0936A based on the following findings:

## 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 South End Historic District as described in Appendix I of Article 10 of the Planning Code.

- That the proposed tenant sign is reversible and is compatible with the subject property and district in terms of size, scale, color, material, and character.
- That the proposed sign will not impact historic fabric or the character of the subject building or district.
- That the essential form and integrity of the historic property and its environment would be unimpaired if the sign were removed at a future date.
- That the proposal respects the character-defining features within the South End Historic District.
- The proposed project meets the requirements of Article 10 – Appendix I.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

### **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 3.**

*Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

**Standard 5.**

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

**Standard 9.**

*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

**Standard 10.**

*New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

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 72 Townsend Street, a contributing resource to the South End Historic District, 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 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 contributing building and historic district in conformance with the Secretary of the Interior's Standards for Rehabilitation.*

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

*The project will have no impact to 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.*



- 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 unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable construction and safety measures.*

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

*The project as proposed is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.*

- 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 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 858 in Assessor's Block 3789 for proposed work in conformance with the project information dated February 7, 2011, labeled Exhibit A on file in the docket for Case No. 2010.0936A.

**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 May 4, 2011.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 4, 2011

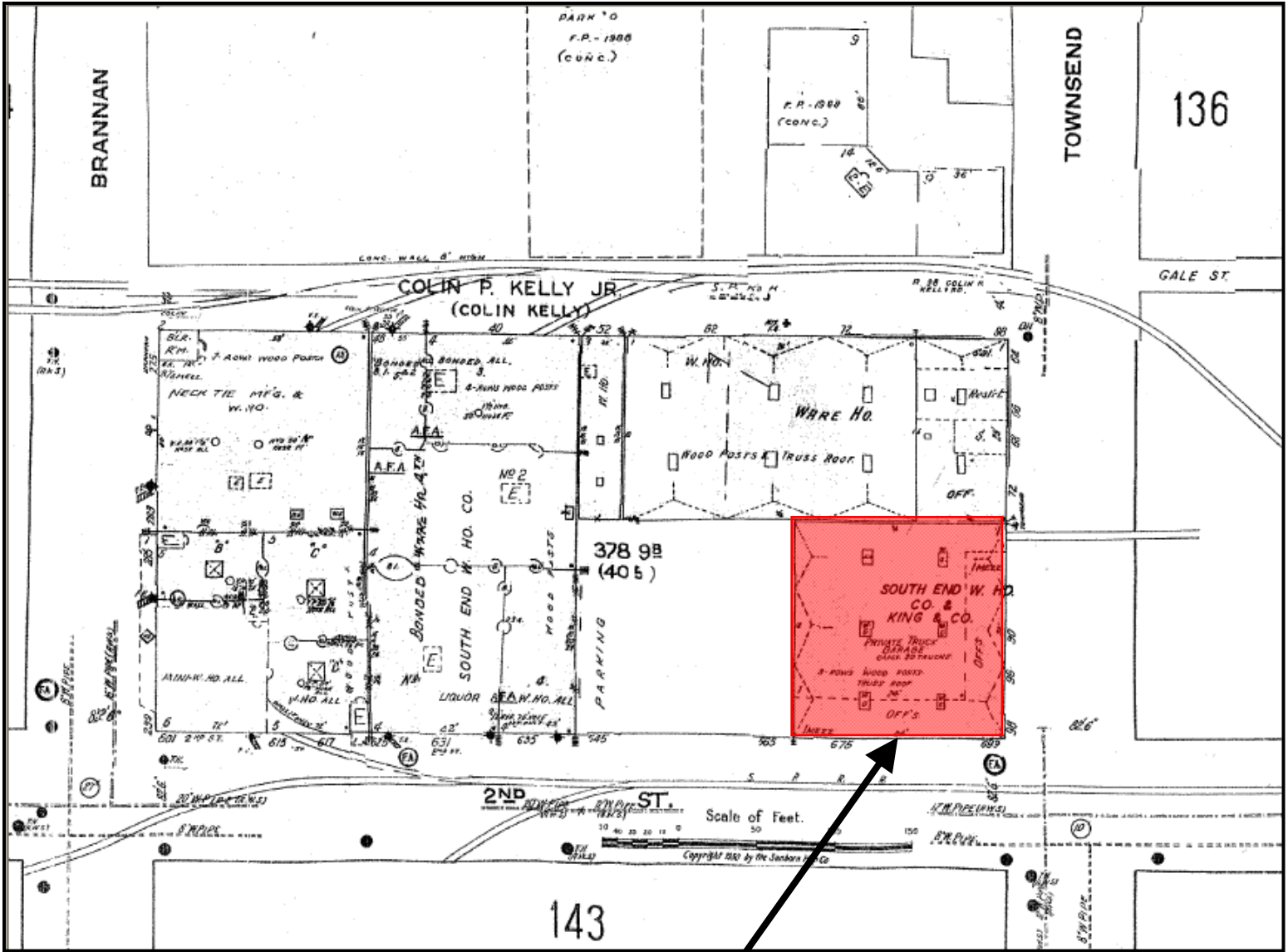
# Parcel Map

**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
 Case Number 2010.0936A  
 699 2nd Street (aka 88 Townsend St)

# Sanborn Map\*



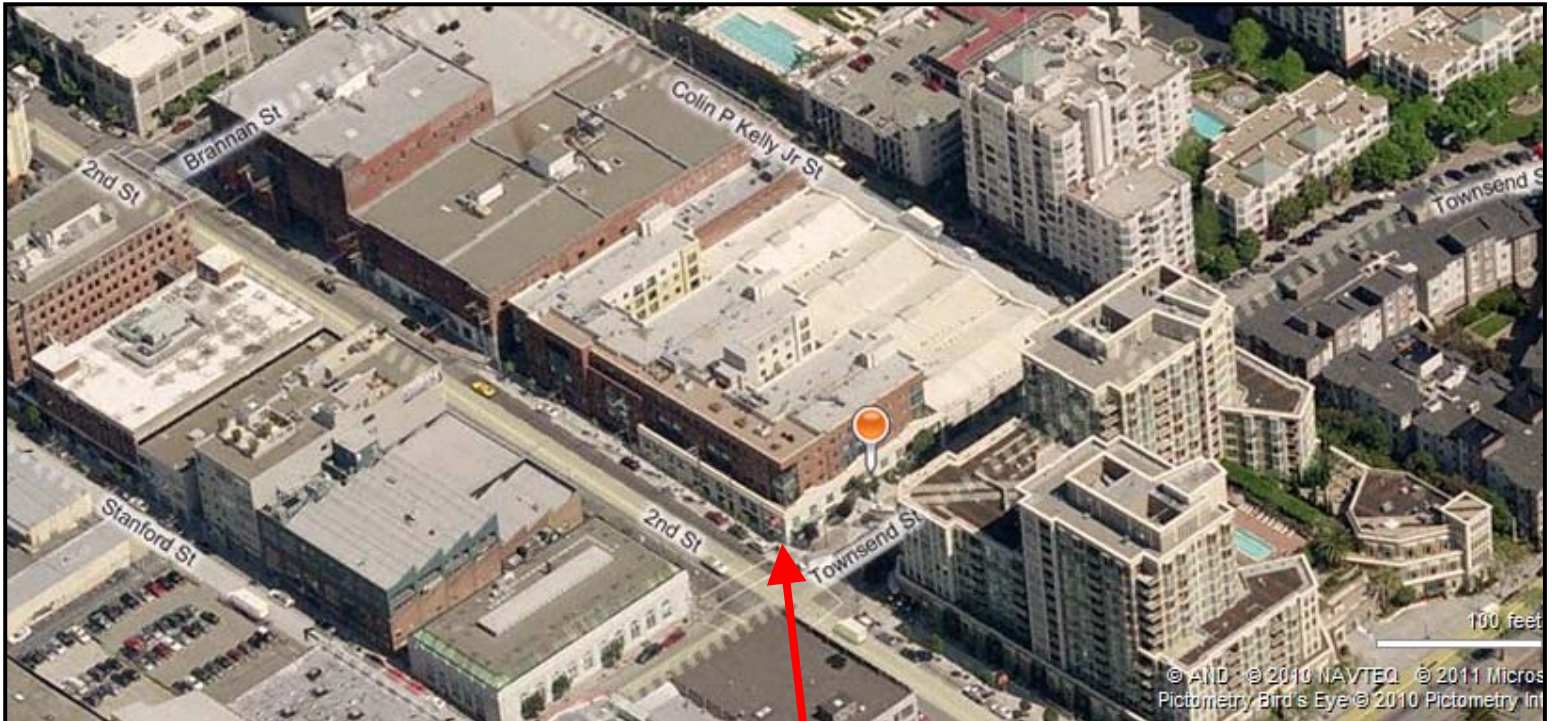
**SUBJECT PROPERTY**

\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing  
Case Number 2010.0936A  
699 2nd Street (aka 88 Townsend Street)

# Aerial Photo

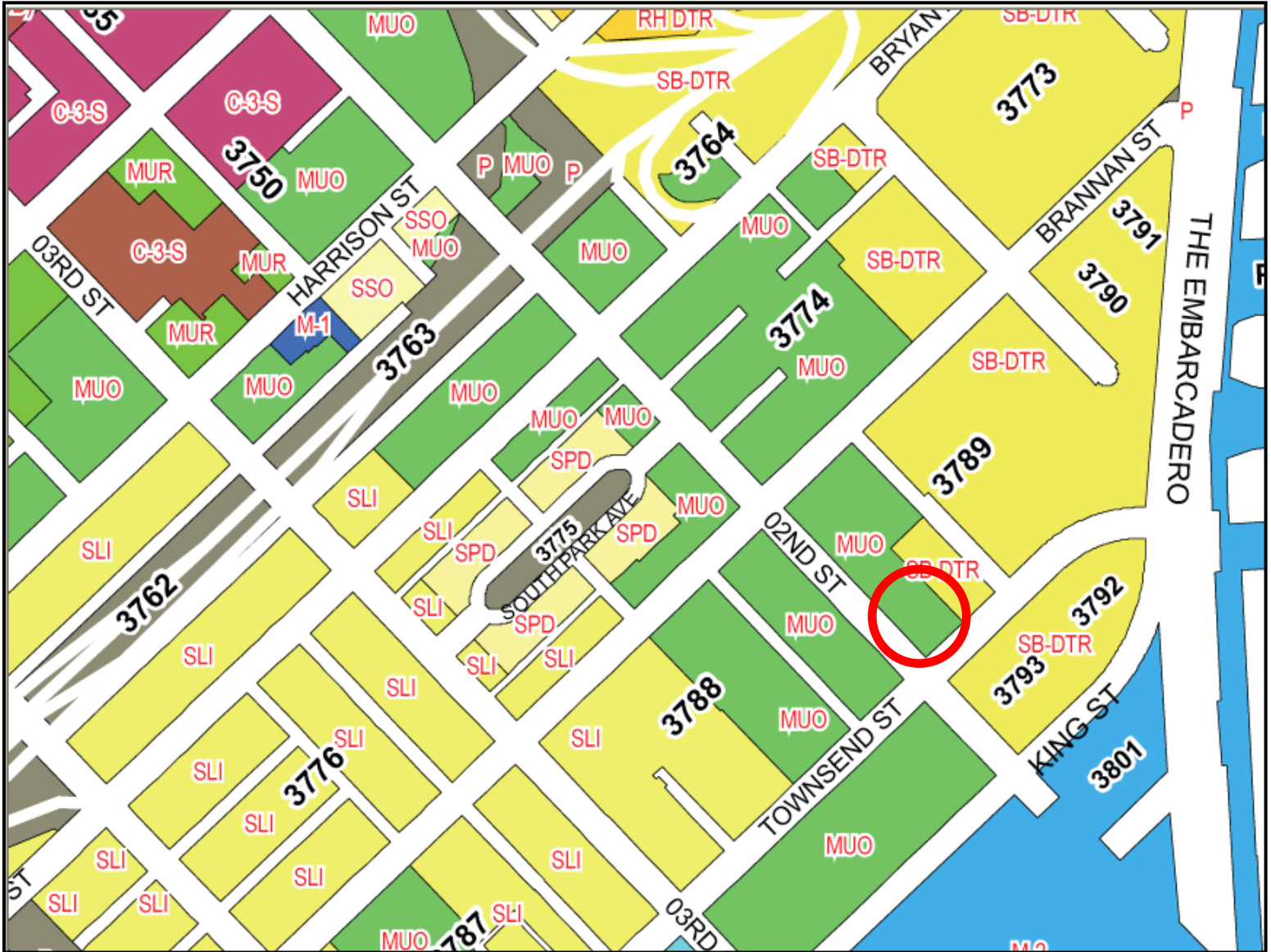


**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2010.0936A  
699 2<sup>nd</sup> Street (aka 88 Townsend Street)

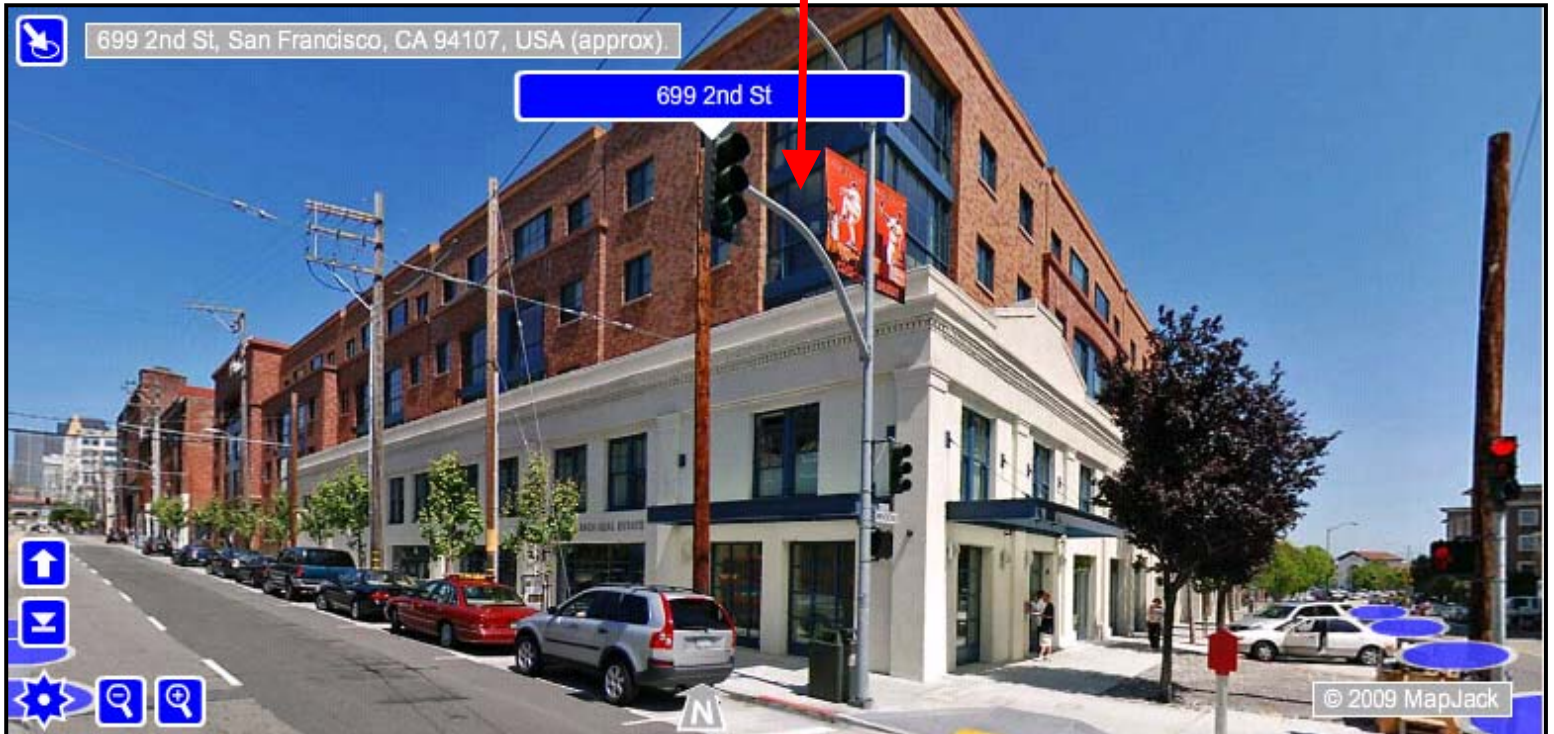
# Zoning Map



Certificate of Appropriateness Hearing  
Case Number 2010.0936A  
699 2<sup>nd</sup> Street (aka 88 Townsend Street)

# Site Photo

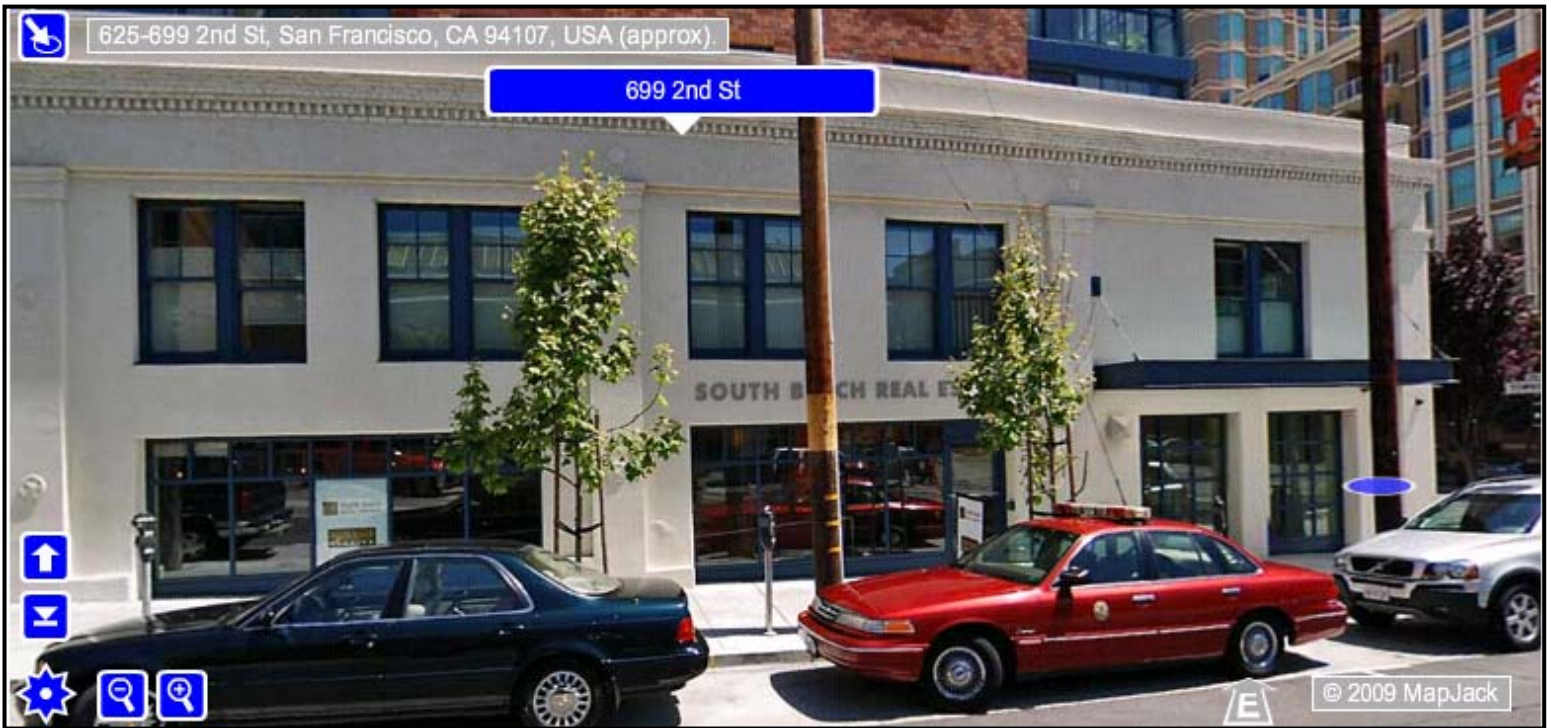
SUBJECT PROPERTY



699 2<sup>nd</sup> Street (aka 88 Townsend Street)

Certificate of Appropriateness Hearing  
Case Number 2010.0936A  
699 2<sup>nd</sup> Street (aka 88 Townsend Street)

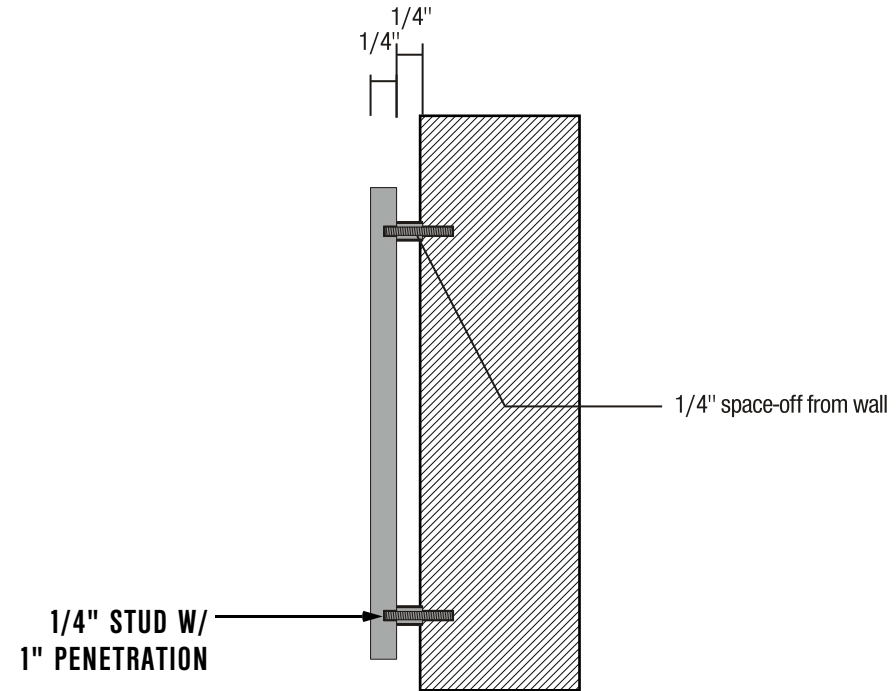
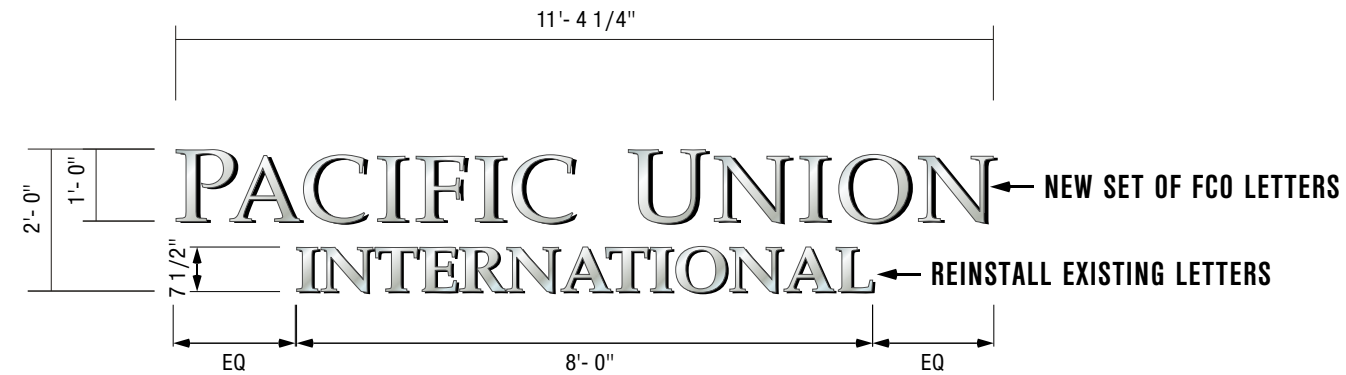
# Site Photo



699 2<sup>nd</sup> Street, Area of Work (Wall Sign)

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699 2<sup>nd</sup> Street (aka 88 Townsend Street)





**Typical Section Detail**

N.T.S.

**A SIGN SPECIFICATIONS**

Scale: 3/8" = 1'-0"

Manufacture & Install one (1) set of FCO letters reading "Pacific Union", as shown.

Description	Specification	Finish/Vendor	Color
Letters	1/4" FCO Aluminum w/ 1/4" standoffs	Brushed faces & bead blasted edges	Clear Aluminum

**SHEET 1**

SALES: BRIAN CONNOLLY  
JOB #:  
DATE: 2-7-11  
DESIGNER: JASON OBERBECK  
FILENAME: 2010/P/PACIFIC UNION - 699 2ND STREET -  
SAN FRANCISCO, CA

Revision	Date	Description
#1	2-7-11	Revise standoffs, add notes

SALES APPROVAL

CUSTOMER APPROVAL

LANDLORD APPROVAL

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← **MUST BE 6" CLEARANCE  
TOP & BOTTOM, AS SHOWN.**

**PROPOSED**

**PACIFIC UNION**  
699 2ND STREET  
SAN FRANCISCO, CA

**SHEET 5**

SALES: BRIAN CONNOLLY  
JOB #:  
DATE: 2-7-11  
DESIGNER: JASON OBERBECK  
FILENAME: 2010/P/PACIFIC UNION - 699 2ND STREET - SAN FRANCISCO, CA

Revision	Date	Description

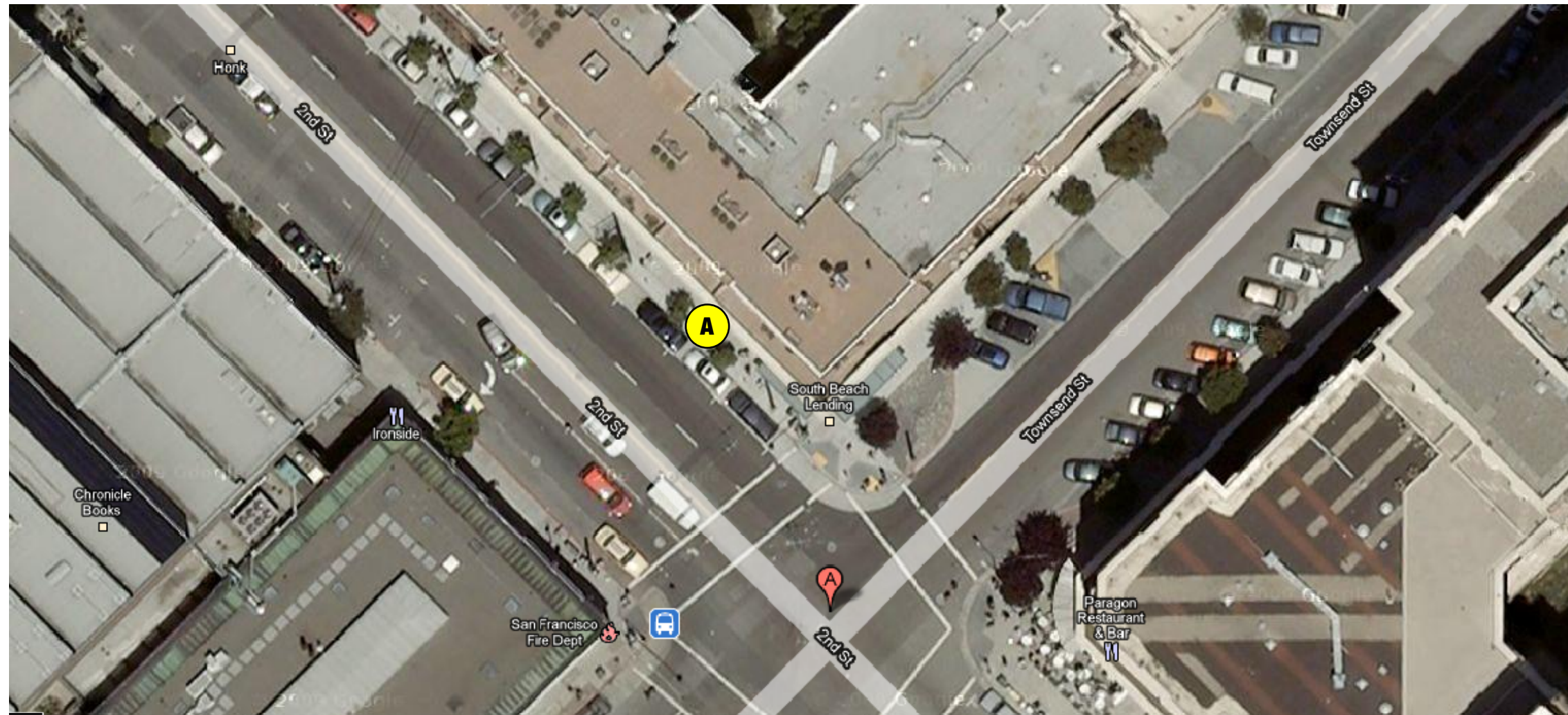
SALES APPROVAL

CUSTOMER APPROVAL

LANDLORD APPROVAL

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**SITE MAP**