



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 20, 2012
TO: Historic Preservation Commission
FROM: Rich Sucre, Historic Preservation Technical Specialist, (415) 575-9108
REVIEWED BY: Tim Frye, Preservation Coordinator, (415) 575-6822
RE: **Review and Comment**
444 De Haro Street
Case No. 2012.0041B

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

The Planning Department seeks the advice of the Historic Preservation Commission on the proposed project at 444 De Haro Street. As described in detail below, the proposed project entails a change in use and office allocation from showroom and circulation space to office on the ground and second floors (approximately 90,500 sf), pursuant to Planning Code Section 803.9(c), which states:

(c) **Preservation of Historic Buildings within and UMU Districts.** The following rules are intended to support the economic viability of buildings of historic importance within the UMU District.

(1) This subsection applies only to buildings that are a designated landmark building, or a building listed on or determined eligible for the California Register of Historical Resources by the State Office of Historic Preservation.

(2) All uses are permitted as of right, provided that:

(A) The project does not contain nighttime entertainment.

(B) Prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Landmarks Preservation Advisory Board, determines that allowing the use will enhance the feasibility of preserving the building.

(C) Residential uses meet the affordability requirements of the Residential Inclusionary Affordable Housing Program set forth in Section 315.1 through 315.9.

(3) The Landmarks Preservation Advisory Board shall review the proposed project for compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any applicable provisions of the Planning Code.

The proposed project qualifies for this Planning Code section, since the subject building at 444 De Haro Street is located within the Urban Mixed Use (UMU) Zoning District, and was determined

individually eligible for listing in the California Register of Historical Resources as part of the Showplace Square/Northeast Mission Historic Resource Survey.

PROPERTY DESCRIPTION

Constructed in 1927 by architect Leland S. Rosener and noted industrial builders, MacDonald and Kahn, 444 De Haro Street (also addressed as 1849 17th Street and formerly known as Western Can Co.) is a three-story, reinforced concrete industrial building with a saw-tooth roof and industrial steel-sash windows. The main entrances are located off of De Haro Street and Rhode Island Street, and provide access to an interior atrium. Originally, the subject building was two separate industrial buildings that were combined in 1984-1985, and converted into showroom and office use. Currently, the building possesses approximately 140,000 sq ft, which includes approximately 24,000 sq ft of parking space. Also located on the subject lot is a two-story, wood-frame building located at the northeast corner of De Haro and Mariposa Streets, which is not part of the proposed project.

PROPOSED PROJECT DESCRIPTION

The proposed project entails a change in use of 90,500 sf of showroom use and circulation space to office use. In 1985, the subject building received approval for approximately 49,500 sq ft of office use on the ground and second floors. The proposed project would convert the remaining square footage on the ground and second floors into office use. To further support the preservation of the subject building, the Project Sponsor has also submitted a Historic Building Maintenance Plan, which outlines a program for regular maintenance, inspection and repair of the roof, skylight, windows, and stucco exterior. This maintenance program includes a window replacement program, which would call for the restoration of the steel-sash windows along De Haro Street within five to seven years. These windows were replaced with an aluminum-sash window system in 1985.

STAFF ANALYSIS

The Department would like the HPC to consider the following information:

Based upon a review of the proposed project per the Secretary of the Interior's Standards for Rehabilitation (Rehabilitation Standards), the change in use from showroom/circulation to office would be considered a compatible use with the former reinforced concrete warehouse. As noted in 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." This new use requires minimal change to the defining characteristics of 444 De Haro Street, and the property would maintain its status as an individually eligible historic resource. Further, the Historic Building Maintenance Plan proposed by the Project Sponsor appropriately addresses a cyclical maintenance program for 444 De Haro Street, and seeks to proactively correct any material deficiencies with existing windows, stucco exterior and roof.

RECOMMENDATIONS

The Department finds the proposed project to be in compliance with the Secretary of the Interior's Standards for Rehabilitation. Further, the Department finds that the proposed project would enhance the feasibility of preserving the building by providing for a cyclical maintenance program and a compatible use, which currently exists within the historic property. This maintenance plan would improve the viability of preserving the subject building and would assist in restoring the historic integrity of the windows, which are a character-defining feature. In addition, the building's new use would maintain and not impact the building's historic integrity and historic status.

REQUESTED ACTION

The Department is requesting adoption of a resolution from the Historic Preservation Commission regarding the proposed project and its ability to enhance the feasibility of preserving the historic building, in order to assist the determination by the Zoning Administrator pursuant to Planning Code Section 803.9(c). In addition, the Department seeks confirmation on the project's compliance with the Secretary of the Interior's Standards for Rehabilitation.

ATTACHMENTS

- Draft Resolution
- Exhibits, including Parcel Map, 1998 Sanborn Fire Insurance Map, Zoning Map, Aerial Photograph, and Site Photos
- DPR 523A & 523B forms
- Maintenance Plan
- Architectural Drawings



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. XXXX

HEARING DATE: June 20, 2012

Date: June 20, 2012
Case No.: **2012.0041B**
Project Address: **444 De Haro Street**
Zoning: UMU (Urban Mixed Use) Zoning District
48-X Height and Bulk District
Block/Lot: 3979/001
Project Sponsor: Jeffrey Needs, Winthrop Management BPCC
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org
Reviewed By: Tim Frye, Preservation Coordinator
tim.frye@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS FOR THE PROPOSED PROJECT AT 444 DE HARO STREET (ASSESSOR'S BLOCK 3979, LOT 001), LOCATED WITHIN UMU (URBAN MIXED USE) ZONING DISTRICT AND 48-X HEIGHT AND BULK DISTRICT.

PREAMBLE

1. WHEREAS, on February 2, 2012, Jeffrey Needs of Winthrop Management BPCC (Project Sponsor) on behalf of 444 De Haro – VEF VI, LLC (Property Owner) filed an Office Allocation Application with the San Francisco Planning Department for 444 De Haro Street (Block 3979, Lot 001).
2. WHEREAS, the proposed project intends to utilize Planning Code Section 803.9(c) to allow office use on the ground floor of 444 De Haro Street. Pursuant to Planning Code Section 803.9(c), the following provision is intended to support the economic viability of buildings of historic importance within the UMU District:
 - (1) This subsection applies only to buildings that are a designated landmark building, or a building listed on or determined eligible for the California Register of Historical Resources by the State Office of Historic Preservation.
 - (2) All uses are permitted as of right, provided that:
 - (A) The project does not contain nighttime entertainment.
 - (B) Prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Landmarks Preservation Advisory Board, determines that allowing the use will enhance the feasibility of preserving the building.

(C) Residential uses meet the affordability requirements of the Residential Inclusionary Affordable Housing Program set forth in Section 315.1 through 315.9.

(3) The Landmarks Preservation Advisory Board shall review the proposed project for compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any applicable provisions of the Planning Code.

3. WHEREAS, City Charter 4.135 established the Historic Preservation Commission. All duties and responsibilities of the Landmarks Preservation Advisory Board ("LPAB") are under the purview and responsibility of the Historic Preservation Commission.
4. WHEREAS, on June 20, 2012, the Department presented the proposed project to the Historic Preservation Commission. The Commission's comments on the compliance of the proposed project with the Secretary of the Interior's Standards for Rehabilitation and the ability of the proposed project to enhance the feasibility of the historic resource would be forwarded to the Zoning Administrator for consideration under Planning Code Section 803.9(c).

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed project at 444 De Haro Street, on Lot 001 in Assessor's Block 3979, and this Commission has provided the following comments:

-

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2012.0041B to the Zoning Administrator.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on June 20, 2012.

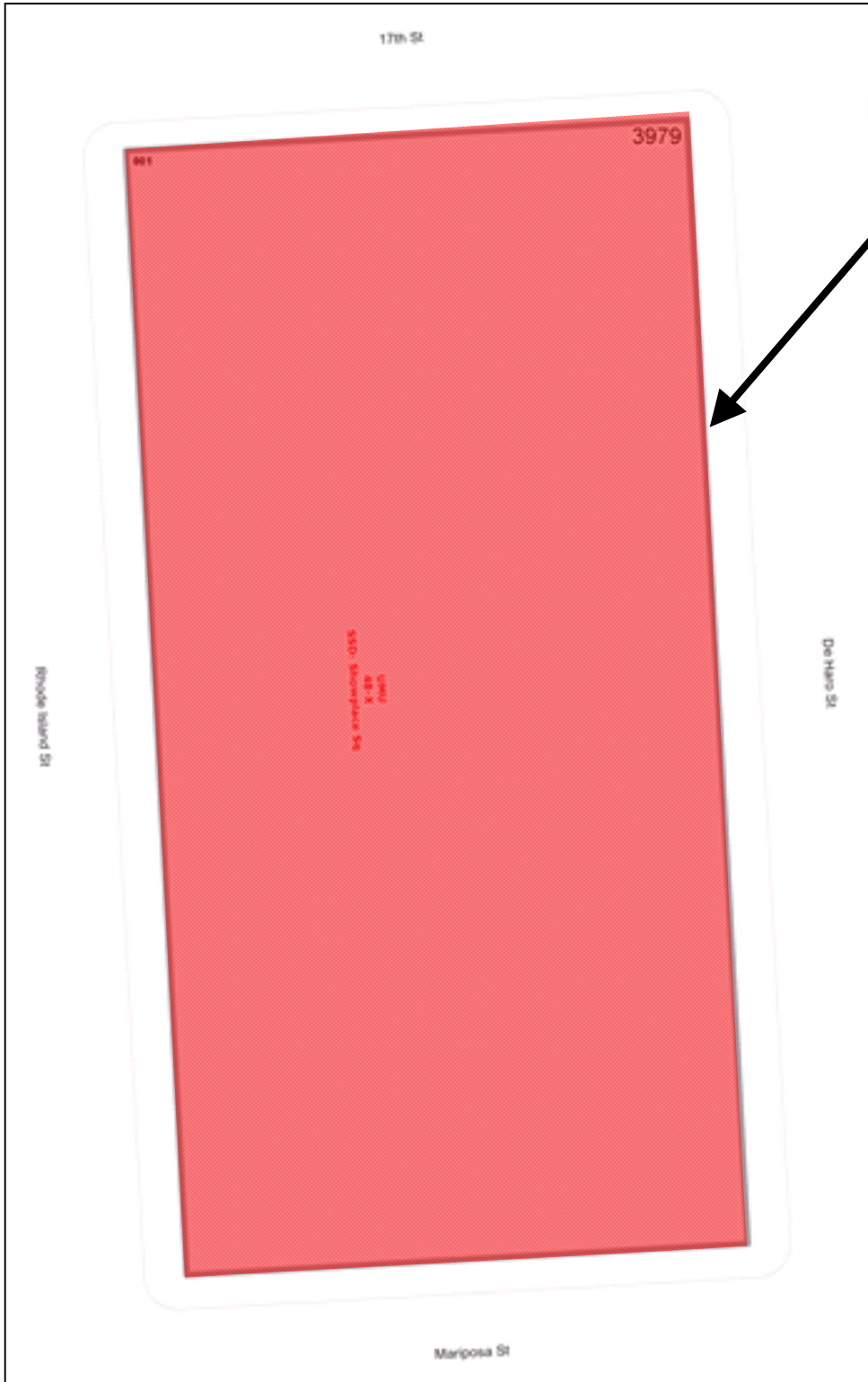
Linda D. Avery
Commission Secretary

PRESENT:

ABSENT:

ADOPTED: June 20, 2012

Parcel Map

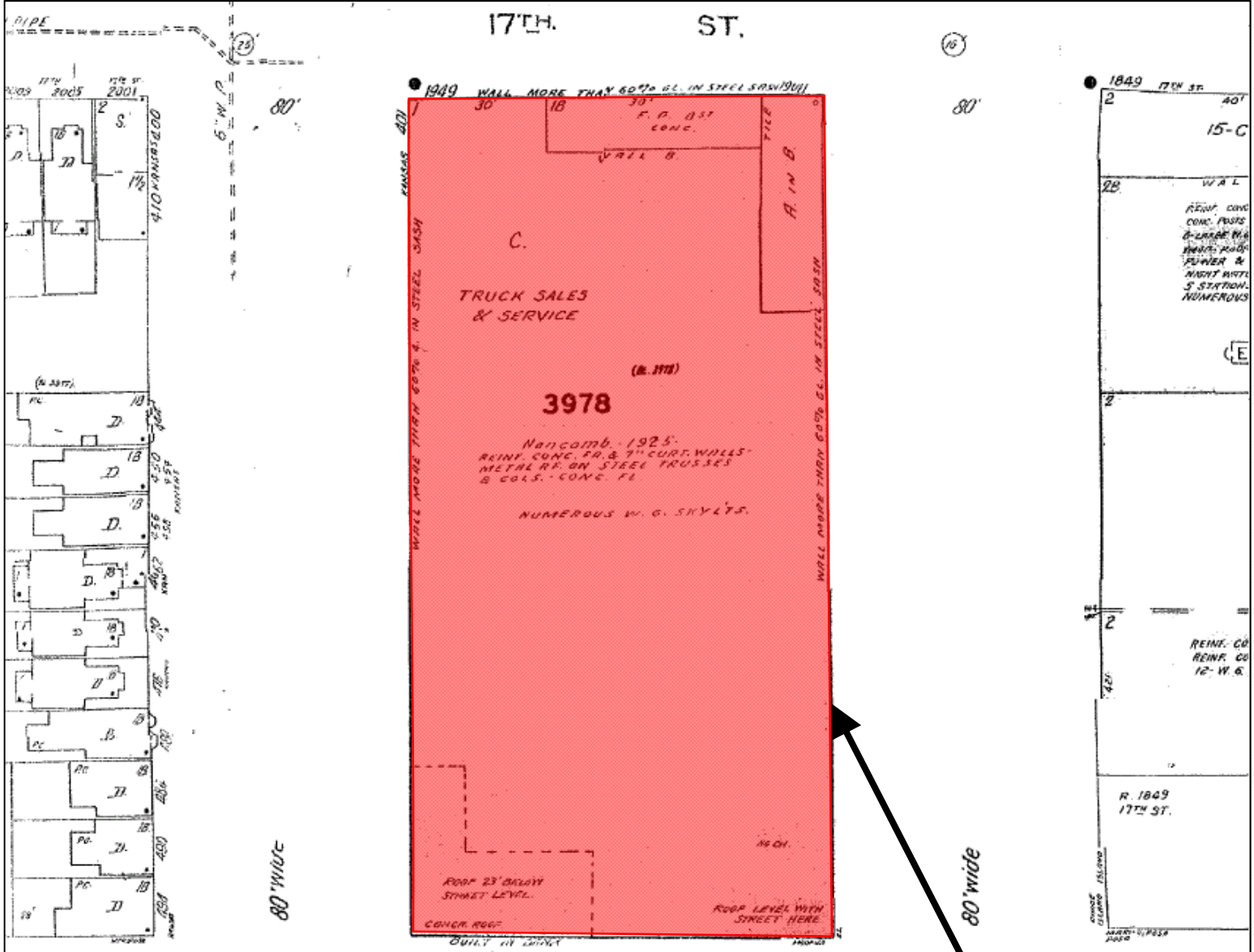


SUBJECT PROPERTY



Review and Comment
Case Number 2012.0041B
444 De Haro Street

Sanborn Map*



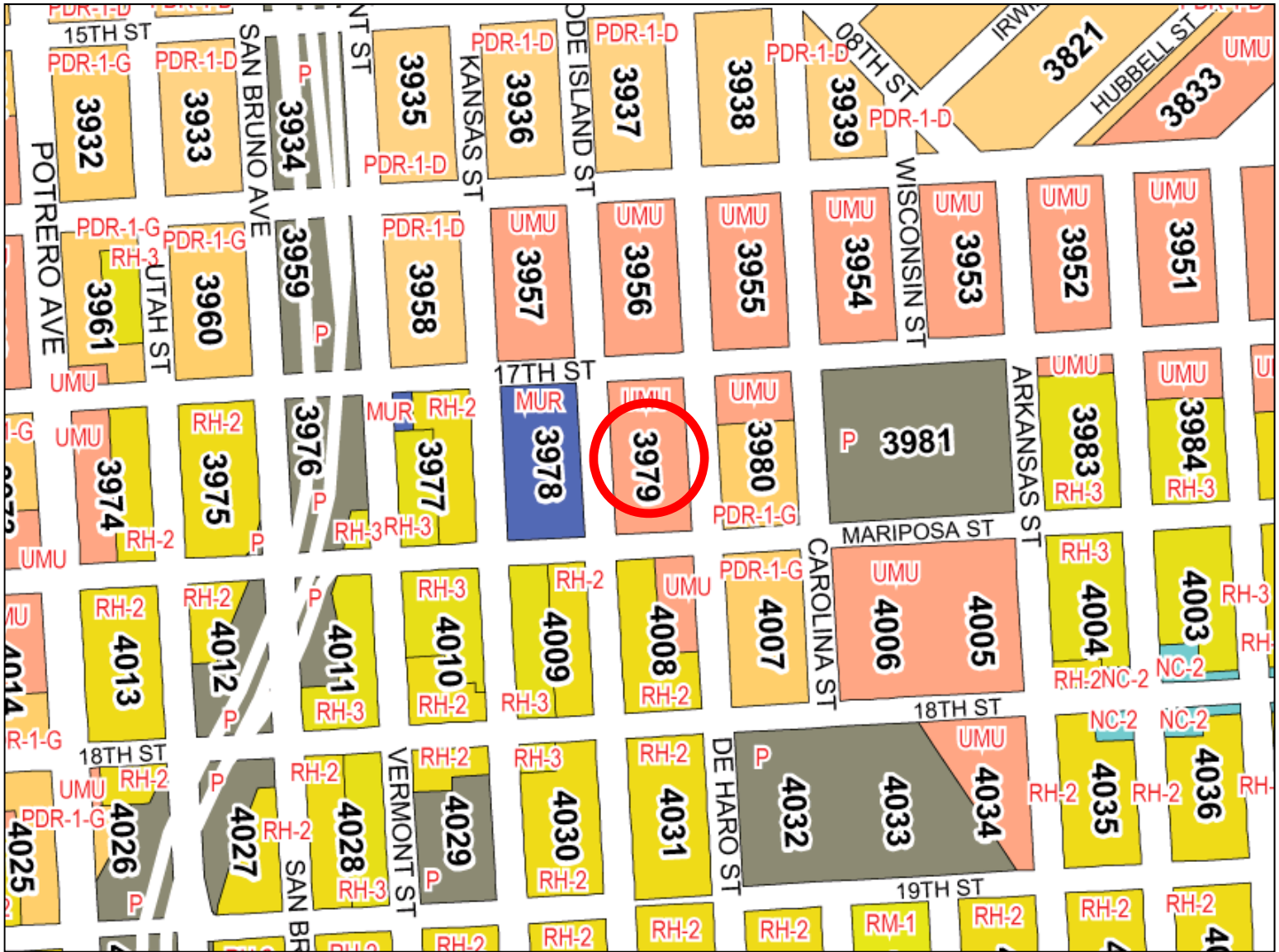
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY



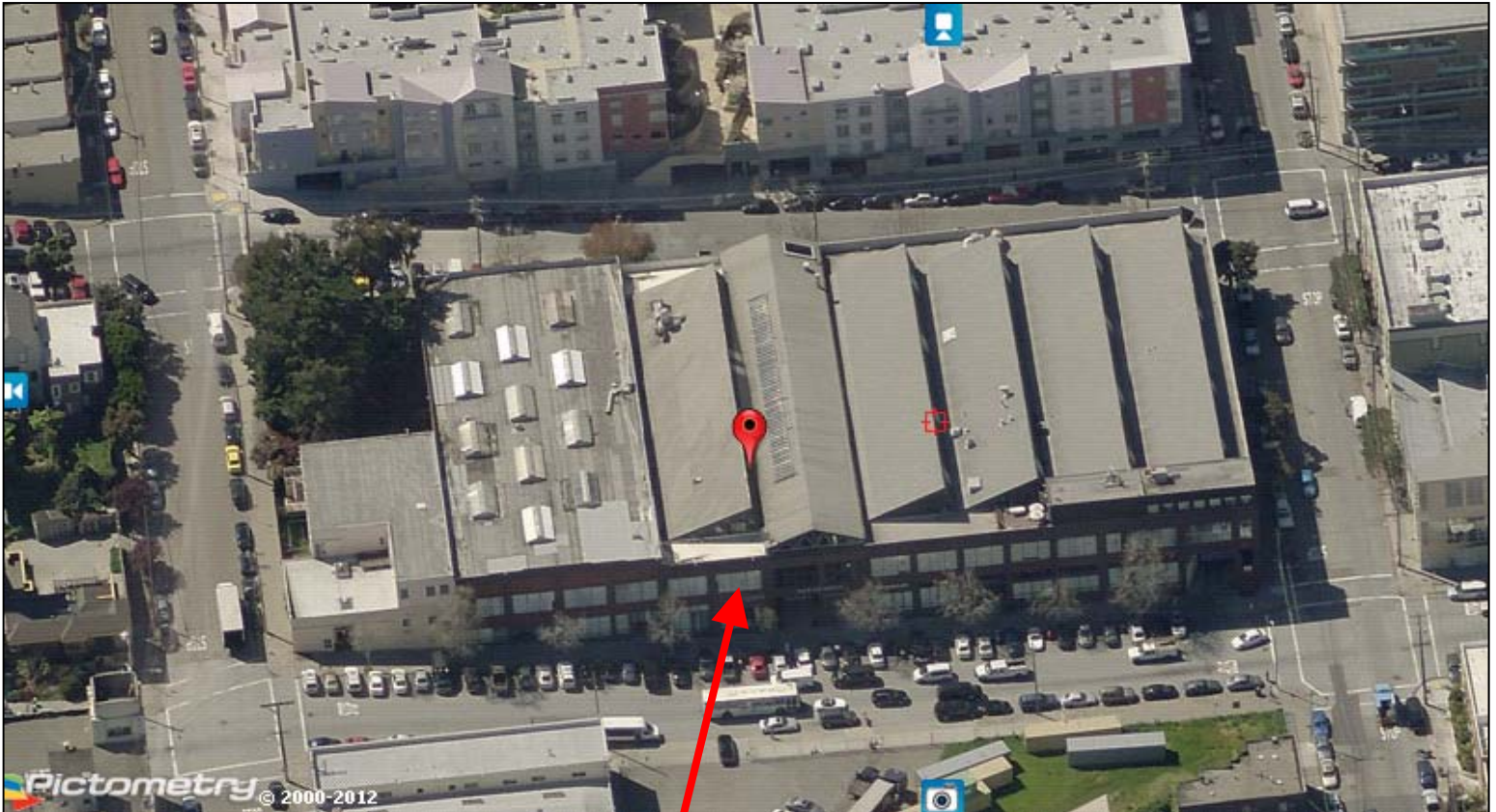
Review and Comment
 Case Number 2012.0041B
 444 De Haro Street

Zoning Map



Review and Comment
Case Number 2012.0041B
444 De Haro Street

Aerial Photo

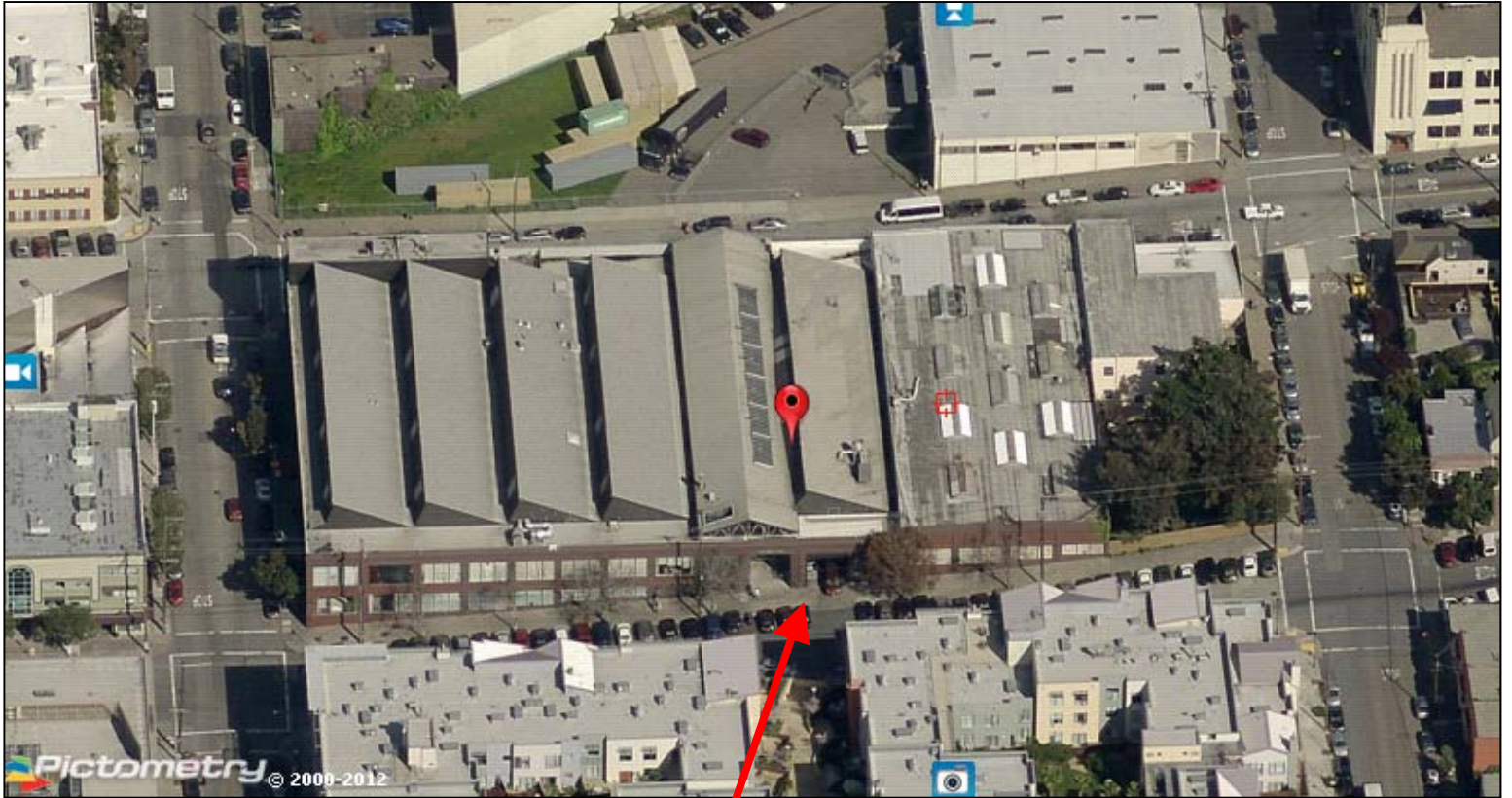


444 De Haro Street



Review and Comment
Case Number 2012.0041B
444 De Haro Street

Aerial Photo



444 De Haro Street



Review and Comment
Case Number 2012.0041B
444 De Haro Street

Site Photo



444 De Haro Street, View of Main Entrance along De Haro Street

Review and Comment
Case Number 2012.0041B
444 De Haro Street

Site Photo



444 De Haro Street, View of 17th & De Haro Streets

Review and Comment
Case Number 2012.0041B
444 De Haro Street

Site Photo



444 De Haro Street, View along Rhode Island Street

Review and Comment
Case Number 2012.0041B
444 De Haro Street

Site Photo



444 De Haro Street, View of original steel-sash windows on Rhode Island Street

Review and Comment
Case Number 2012.0041B
444 De Haro Street

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 444 DE HARO ST

P1. Other Identifier 1849 17th Street, Western Can Co. (historic)

*P2. Location: Not for Publication Unrestricted

*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.

*b. USGS 7.5' Quad: SF North Date: 1994

*c. Address: 444 De Haro St City: San Francisco Zip: 94107

d. UTM: (Give more than one ofr large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 3979001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

444 De Haro Street is a two-story, reinforced-concrete industrial building capped by a flat roof punctuated by shed-roofed monitors. The utilitarian building occupies a portion of a 80,000 sq ft lot partially bounded by 17th, De Haro, and Rhode Island streets. The property contains two additions at the rear facing Mariposa Street: a two-story concrete structure with a stepped parapet and a wood frame structure with drop wood siding and a flat roof. The primary façade faces east on De Haro Street and is 11 bays wide. The wood frame addition is located on the left side. Modern segmented aluminum sash windows characterized the first story with intermittently placed recessed pedestrian entrances. The far right side features a recessed loading dock. The main entrance is located in the center of the east façade and contains two pairs of glazed double aluminum doors. Steel sash industrial windows articulate the second story. The north façade faces 17th Street and is 10 bays wide. The fenestration on this elevation is similar to the east façade. The recessed entrances are located in the center and the far right bays. Steel sash industrial windows penetrate the rest of the north façade. The west facade faces Rhode Island Street and is also 11 bays wide; it is articulated similarly to the east facade. The facades terminate in a simple molded cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward southeast,
11.20.07, 100_2136.JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1927, Assessor's Office

*P7. Owner and Address:

444 De Haro Invstrs Llc
444 De Haro Assocs Llc, Mem
1900 University Ste. 201
East Palo Alto, Ca 94303

*P8. Recorded by

Christopher VerPlanck
Tim Kelley Consulting
2912 Diamond St. #330

*P9. Date Recorded:

6/12/08

*P10. Survey Type: (Describe)

Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

*Attachments

BSOR None Continuation Sheet

Archaeological Record District Record Location Map Other...

Artifact Record Photograph Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code 3CS

Page 2 of 4 *Resource Name of # (Assigned by recorder) 444 DE HARO ST

B1. Historic Name: Western Can Co.

B2. Common Name 444 De Haro

B3. Original Use Industrial (Factory)

B4. Present Use Commercial

*B5. Architectural Style Utilitarian

***B6. Construction History (Construction Date, alterations and date of alterations)**

444 De Haro was built in 1927 for Fishbeck Soap Company by MacDonald & Kahn according to plans drawn up by Leland S. Rosener

*B7. Moved? No Yes

Date

Original Location:

*B8. Related Features:

B9a. Architect Leland S. Rosener

b. Builder MacDonald and Kahn

*B10 Significance: Theme Industrial and Commercial Development

Area Showplace Square Survey Area

Period of Significance 1927

Property Type Industrial

Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

444 De Haro was built in 1927 for Fishbeck Soap Company by MacDonald & Kahn according to plans drawn up by Leland S. Rosener. The reinforced-concrete soap factory cost \$180,00 to build. Fishbeck Soap Company was never listed at this address in city directories. After the building was completed in 1927, it was occupied by Western Can Company, "manufacturers of all kinds of tin cans, plain and decorated." Western Can Company remained in the building until the late 1980s, at which point the building was converted to office use.

Leland S. Rosener was a San Francisco-based consulting engineer who specialized in the design and construction of industrial buildings throughout the West. MacDonald & Kahn were a major construction firm in San Francisco that was responsible for hundreds of buildings of all types in San Francisco and California as a whole.

444 De Haro Street appears eligible for listing in the California Register under Criterion 3 (Design/Construction) as a superb example of a concrete daylight frame factory. Reduced to its essence, the building is simply a concrete frame infilled with a grid of punched window openings containing steel industrial sash windows. In regard to ornament, the only unnecessary elements on the facade include subtle recessed spandrel panels and a vestigial cornice molding. Aside from its entrances and some of its first floor windows, the exterior of 444 De Haro has undergone few substantial changes. The building retains the following aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

B11. Additional Resource Attributes (List attributes and codes)

HP8. Industrial Building

B12. References San Francisco Architectural Heritage building file, San Francisco Office of the Assessor-Recorder, San Francisco Department of Building Inspection, Sanborn Maps, San Francisco City Directories

B13. Remarks

B14. Evaluator Christopher VerPlanck

*Date of Evaluation 09.24.09

(This space reserved for official comments)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 4 of 4

Resource Name or # (Assigned by Recorder)

444 DE HARO ST

*Recorded by: Christopher VerPlanck

Date 6/12/08

Continuation Update



100_2143.JPG, 11/20/07, view to W



100_2145.JPG, 11/20/07, view to W, concrete addition



100_2146.JPG, 11/20/07, view to W, frame addition



100_2148.JPG, 11/20/07, view to N, frame addition



100_2154.JPG, 11/20/07, view to E



100_2142.JPG, 11/20/07, south elevation



Winthrop Management
201 California Street
Suite 930
San Francisco, CA 94111

Phone: (415) 247-2100
Fax: (415) 247-2108

444 De Haro Street San Francisco, CA

Historic Building Maintenance Plan

This plan provides a cycle of maintenance to be performed on an annual basis as well as long term basis for maintaining the historic building located at 444 De Haro Street. Annual inspections will be performed to assess the needs for maintenance as well as planning for larger capital needs.

ROOF

Inspected and repaired annually to preserve seals and prevent water intrusion. Replacement scheduled every 15 -20 years.

SKYLIGHTS

Inspected and sealed, caulked, cleaned annually to prevent water intrusion. Replacement or repair of cracked or broken panes due to weather and or vandalism are on an as need basis.

WINDOWS

Replacement of cracked or broken panes due to weather, age, and/or vandalism is completed as it occurs. Within seven years of the Project's approval date, the ground floor windows along the building's 17th Street and De Haro Street façades will be replaced with steel sash windows, consistent with the Building's upper-story windows.

STUCCO EXTERIOR

Vandalism is cleaned and mitigated as it occurs. Should cracks occur in the stucco exterior, we implement industry standard repair work to fill the cracks and paint to match existing exterior colors.

488 DE HARO STREET – WOOD BUILDING

Up and until the wooden building, located at 488 De Haro Street, is determined an historic resource or not, it will be painted and primed every five years. Windows will be inspected on a biannual basis, and replaced or repaired as needed.

Rhode Island Street

400'

EXISTING GARDEN
7,351 GROSS SF

EXISTING
WOOD BUILDING

EXISTING
WOOD BUILDING

EXISTING 2-STORY + 1 BASEMENT
CONCRETE BUILDING
164,000 GROSS SF

200'

17th Street

400'

De Haro Street



Mariposa Street

200'

SITE PLAN

1" = 30'-0"

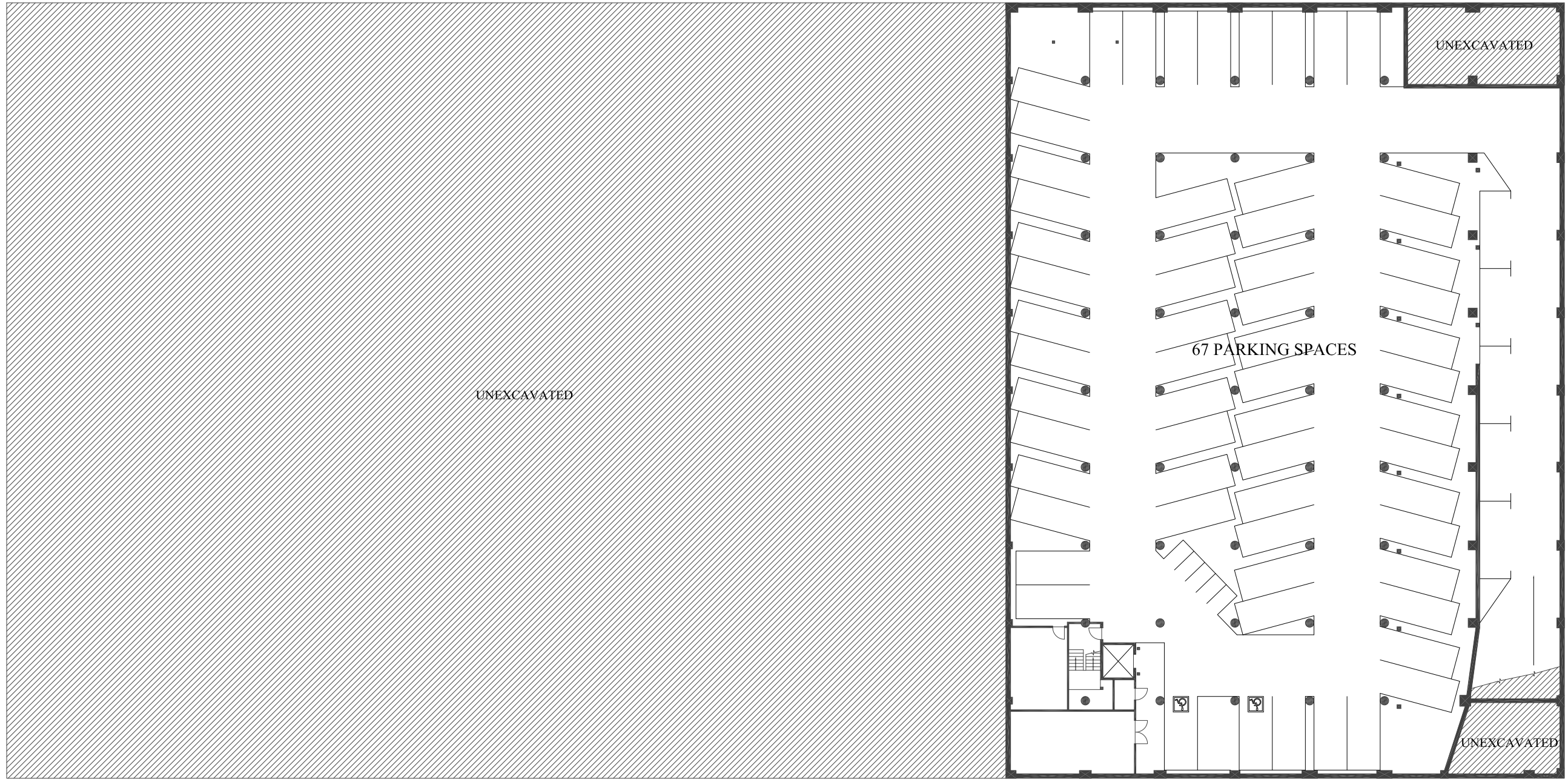
3/12/12

444 DE HARO STREET

C. F. B L A N K, A R C H I T E C T
288 Union Street #2, San Francisco, CA 94133 ph:(415) 296-9336 e-mail:cfblank@cfbarch.com

Rhode Island Street

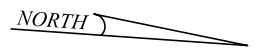
Mariposa Street



17th Street

De Haro Street

TOTAL BASEMENT GARAGE 24,000 SF



BASEMENT GARAGE

1" = 30'-0"

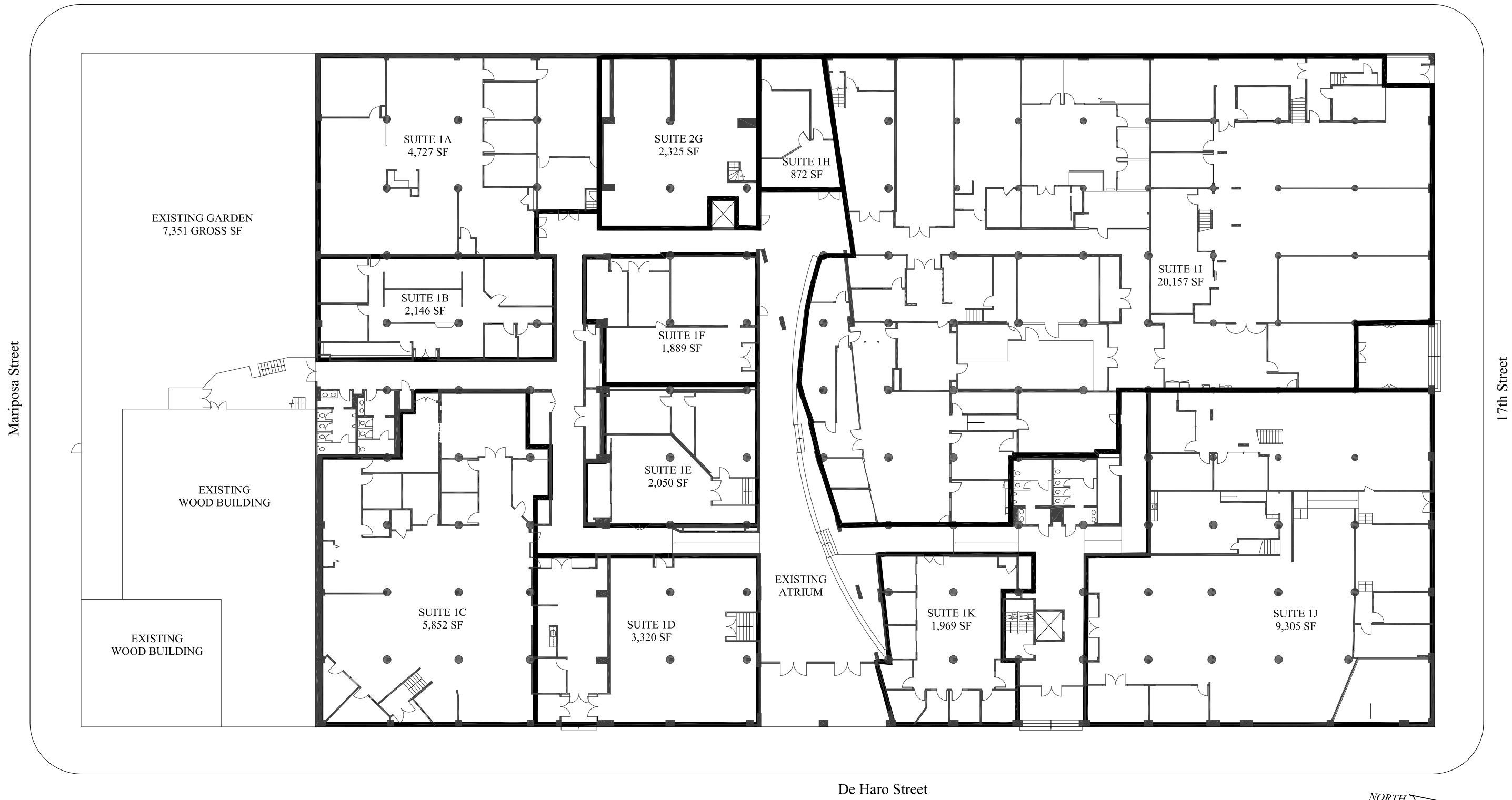
3/12/12

444 DE HARO STREET

C. F. B L A N K, A R C H I T E C T
288 Union Street #2, San Francisco, CA 94133 ph:(415) 296-9336 e-mail:cblank@cfbarch.com

SUITE 1A	4,727 SF	BUILDING COMMON/ UTILITY/CIRCULATION	15,388 SF
SUITE 1B	2,146 SF		
SUITE 1C	5,852 SF		
SUITE 1D	3,320 SF		
SUITE 1E	2,050 SF		
SUITE 1F	1,889 SF	TOTAL GROUND FLOOR	70,000 SF
SUITE 1G	2,325 SF		
SUITE 1H	872 SF		
SUITE 1I	20,157 SF		
SUITE 1J	9,305 SF		
SUITE 1K	1,969 SF		
SUBTOTAL	54,612 SF		

Rhode Island Street



GROUND FLOOR

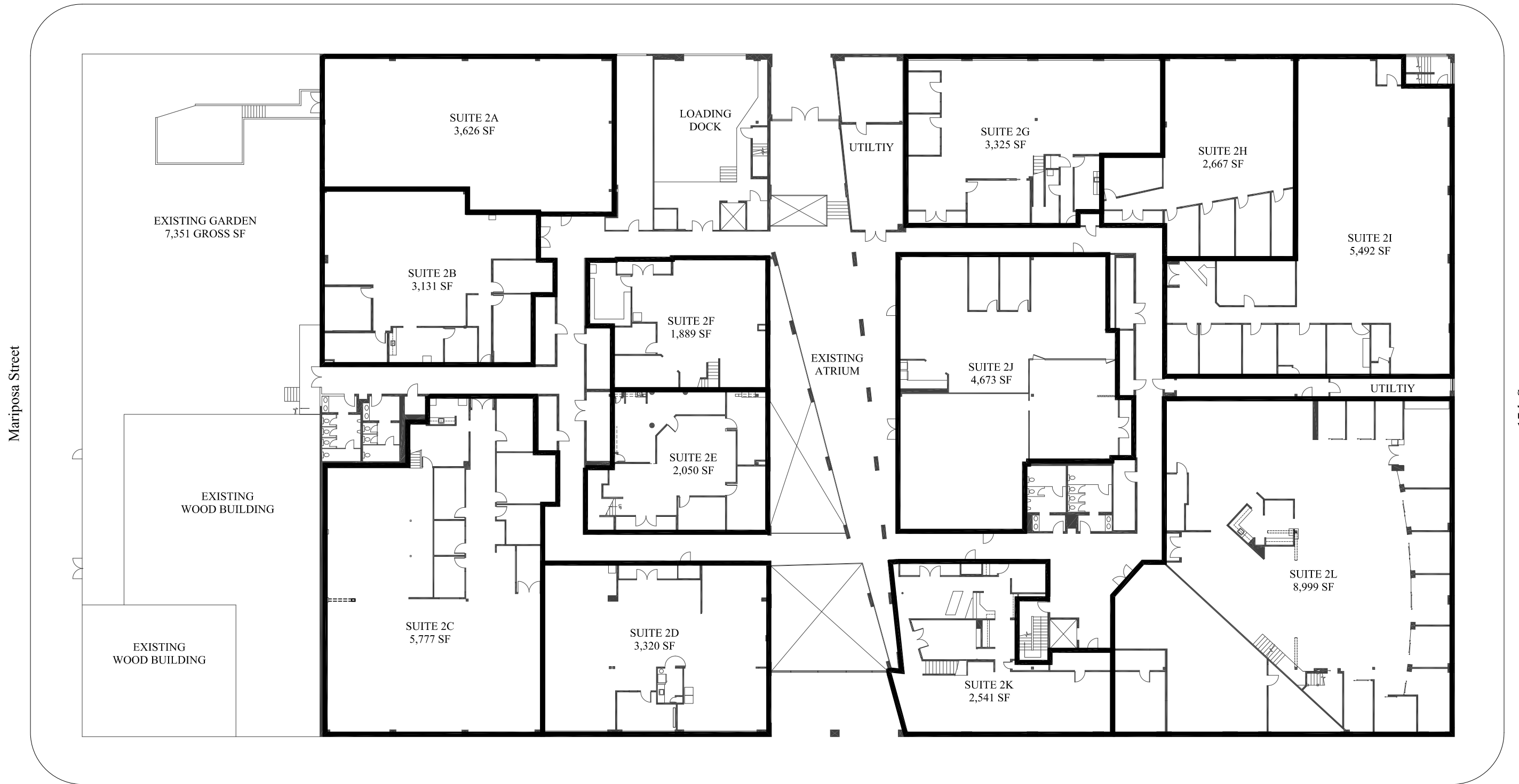
1" = 30'-0" 3/12/12

444 DE HARO STREET

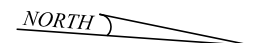
C. F. B L A N K, A R C H I T E C T
288 Union Street #2, San Francisco, CA 94133 ph:(415) 296-9336 e-mail:cblank@cfbarch.com

SUITE 2A	3,626 SF	BUILDING COMMON/ UTILITY/CIRCULATION	22,510 SF
SUITE 2B	3,131 SF		
SUITE 2C	5,777 SF		
SUITE 2D	3,320 SF		
SUITE 2E	2,050 SF		
SUITE 2F	1,889 SF		
SUITE 2G	3,325 SF	TOTAL SECOND FLOOR	70,000 SF
SUITE 2H	2,667 SF		
SUITE 2I	5,492 SF		
SUITE 2J	4,673 SF		
SUITE 2K	2,541 SF		
SUITE 2L	8,999 SF		
<hr/> SUBTOTAL			
	47,490 SF		

Rhode Island Street



De Haro Street



SECOND FLOOR

1" = 30'-0"

3/12/12

444 DE HARO STREET

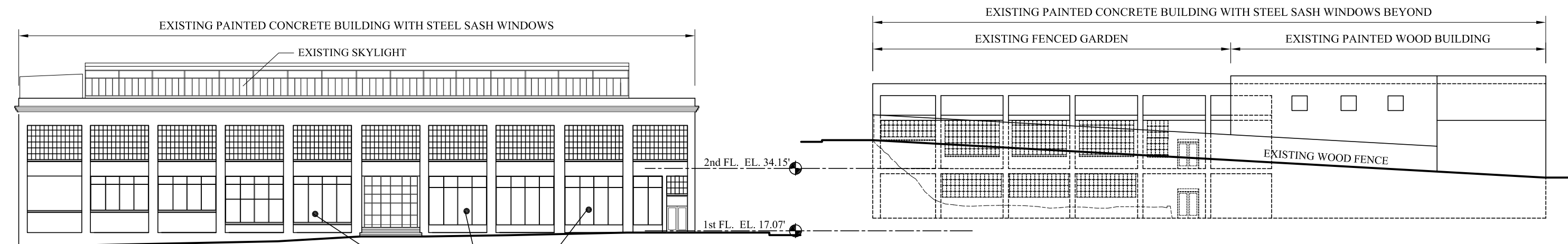
C. F. B L A N K, A R C H I T E C T
 288 Union Street #2, San Francisco, CA 94133 ph:(415) 296-9336 e-mail:cblank@cfbarch.com



RHODE ISLAND STREET ELEVATION

1" = 30'-0"

3/12/12



17TH STREET ELEVATION

1" = 30'-0"

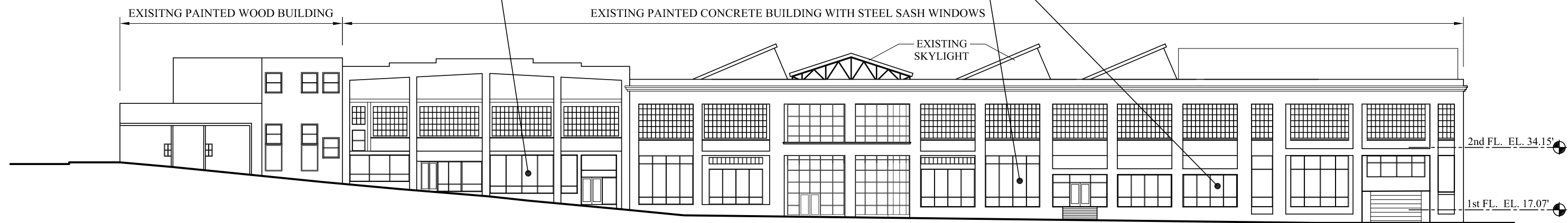
3/12/12

MARIPOSA STREET ELEVATION

1" = 30'-0"

3/12/12

WITHIN SEVEN YEARS OF THE PROJECT'S APPROVAL DATE, THE GROUND FLOOR WINDOWS ALONG THE BUILDING'S 17TH STREET AND DE HARO STREET FACADES WILL BE REPLACED WITH STEEL SASH WINDOWS, CONSISTENT WITH THE BUILDING'S UPPER STORY WINDOWS.



DE HARO STREET ELEVATION

1" = 30'-0"

3/12/12

444 DE HARO STREET