



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: SEPTEMBER 19, 2012

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: June 21, 2012
Case No.: **2012.0780A**
Project Address: **500 2ND STREET**
Historic District: South End Historic District
Zoning: MUO (Mixed Use Office) Zoning District
65-X Height and Bulk District
Block/Lot: 3775/001
Applicant: Dennis Meidinger, The Hagman Group
1790 The Alameda
San Jose, CA 95126
Staff Contact Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By Timothy Frye – (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

500 2nd STREET is located on a rectangular lot (40 ft by 90 ft) on the southwest corner of 2nd and Bryant Streets (Assessor's Block 3775 Lot 001). Constructed in 1919, the subject property is a four-story, brick industrial building with wood-sash windows, simple articulated brick belt courses, and a distinguished pressed metal cornice with acroterions. The subject property is a contributing resource to the South End Historic District and is located within the MUO (Mixed Use Office) Zoning District and a 55-X Height and Bulk Limit.

PROJECT DESCRIPTION

The proposed project includes exterior alterations to the 2nd and Bryant Street facades, including repainting the existing painted brick bays and painted pressed metal cornice, and repairing the historic wood-frame windows.

On 2nd Street, the project would:

- Replace the existing non-historic main entry with a new frameless glass, entry system (door and transom);
- Install a wood-sash window opening in the center bay of the ground floor that would have a similar design as the existing historic windows; and,
- Remove the exterior seismic bracing in the southernmost bays and a non-historic fire escape in the center bay.

On Bryant Street, the project would:

- Replace a non-historic loading dock door with a new cement plaster wall and wood-frame window system; and,
- Replace a non-historic overhead garage door with a new wood-frame window and door system.

OTHER ACTIONS REQUIRED

Proposed work requires a Building 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

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies, including Appendix I of Article 10 of the San Francisco 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 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.

The proposed project would maintain the subject property's existing use as an office and light industrial facility. Therefore, the proposed project complies with Rehabilitation Standard 1.

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.

The proposed project maintains the historic character of the subject building and the surrounding historic district, as outlined within the designating ordinance, since the project will not remove any historic materials or features of the historic district. The façade alterations are focused upon non-historic elements or areas previously altered on the exterior facades, and new interventions would be compatible with the overall historic character of the subject building and surrounding historic district. On the 2nd Street façade, the project would install a new frameless glass entry system and a new compatible window on the ground floor. These new elements would reinforce the building's historic character by drawing from the proportion, material, and detail of the existing historic windows. Similarly, on the Bryant Street façade, the project would replace an existing non-historic loading dock and garage door with a new cement plaster wall and a wood-frame window-door system. The new wood-frame window door system would draw from the material, proportion and detail of the existing historic windows above. Finally, the removal of the incompatible exterior seismic bracing and non-historic fire escape are beneficial to the building's historic character, since non-historic elements would be removed from the character-defining exterior. Therefore, the proposed project complies with Rehabilitation Standard 2.

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 architectural elements from other buildings, shall not be undertaken.

Although the project involves the addition of new elements to the exterior façade, these new elements will be detailed in such a way to distinguish them from original historic elements found on the subject building and within the surrounding historic district. The new work will not create a false sense of historical development. Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to the subject building or historic district, which have acquired significance in their own right. None of the latter exterior alterations have garnered significance in its own right. Therefore, the proposed project complies with Rehabilitation Standard 4.

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

The proposed project would not impact or remove any distinctive features, finishes and construction techniques that are characteristic of the subject building or surrounding historic district. Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials.

Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project would not impact or remove any historic features that are characteristic of the subject building or surrounding historic district. On the 2nd Street façade, the exterior seismic bracing and fire escape are not character-defining features. The proposed project would repaint previously painted architectural elements, and would not paint any unpainted masonry. Finally, the proposed project would repair all existing wood-sash windows. In detail, the window repair would include: repainting, installing new glazing putting, and repair minor dry rot. This treatment program preserves the integrity of the historic windows by repairing historic wood elements in a sensitive manner. Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not involve chemical or physical treatments, which would impact or damage historic materials or features. Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not include foundation work or any excavation work. Therefore, the proposed project complies with Rehabilitation Standard 8.

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 project consists of façade alterations, including: installing a new glazed entry door and a new compatible window system on the 2nd Street façade; installing a new cement plaster wall and installing a new wood-frame window-door system on the Bryant Street façade; repairing the existing wood-sash windows; and, removing non-historic elements, including the exterior seismic bracing and non-historic fire escape. The façade alterations do not destroy any historic materials, features or spatial relationships that are characteristic of the subject building or surrounding historic district. The new work alters the subject property in such a manner to reinforce its relationship to the surrounding historic district. The new frameless glass entry door provides a compatible, yet differentiated, treatment, since this aspect of the project maintains the historic opening while introducing a new element that is sensitive and allows for clear reading of the surrounding historic brick. The new ground floor window system matches the proportion,

profile, and material of the existing historic wood-sash windows, while being differentiated in the lack of muntin pattern. The new cement plaster wall would be painted to match the color of the brick masonry wall. The wood-frame window-door system would maintain the historic wood-sash windows above, while introducing new elements, which are discrete in size and are compatible in proportion, detail and material with the surrounding building and subject façade.

Overall, the proposed project maintains the historic integrity of the subject building and surrounding historic district, and introduces elements which are more compatible with the surrounding area's materials, details, and architectural features. Therefore, the proposed project complies with Rehabilitation Standard 9.

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 project does not include new additions or new construction. Since no historic materials or features will be impacted, the proposed project will not diminish the integrity of the subject building or the surrounding historic district. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

As of September 12, 2012, the Department has received no public comment on the proposed project.

ISSUES & OTHER CONSIDERATIONS

None

STAFF ANALYSIS

Included as an exhibit are architectural drawings (plans, elevations and sections) of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined the following:

Facade Alterations: The proposed project includes a number of facade alterations including: installing a new glazed entry door and a compatible window system on the 2nd Street façade; installing a new cement plaster wall and installing a new wood-frame window-door system on the Bryant Street façade; repairing the existing wood-sash windows; and, removing non-historic elements, including the exterior seismic bracing, which would be placed within the interior.

As noted above, these alterations are consistent with the *Secretary of the Interior's Standards for Rehabilitation*, and do not damage or destroy the exterior architectural features of the subject building or surrounding historic district. Further, these alterations are consistent with architectural features (brick construction, stucco cladding and wood-sash windows) that are found within the surrounding historic district. The façade alterations are focused upon non-historic or previously altered areas of the exterior façade. The new elements draw from the existing proportion, material and detailing of the exterior façade. For example, the new compatible window system on the ground floor of the 2nd Street facade is designed in a similar manner and material as the existing historic windows, but lacks the muntin pattern found on the historic windows. Similarly, the new wood-frame window and door system on the Bryant Street façade draws from the design and material of the existing historic windows, but lack the muntin pattern and detail, thus allowing for a clear reading of surrounding historic fabric. On this portion of the façade, the new cement plaster wall would be painted to match the color of the brick masonry wall. On the 2nd Street façade, the new frameless glass entry door provides a compatible, yet differentiated, treatment, since this aspect of the project maintains the historic opening while introducing a new element that is sensitive to the surrounding historic brick. Overall, the proposed project reinforces the subject property's relationship to the surrounding historic district by removing non-historic elements and introducing new, compatible elements on the exterior.

As identified in Appendix I of Article 10 of the San Francisco Planning Code, the proposed project, as described above, maintains the existing features of the subject building and the South End Historic District, including the overall form and continuity, scale and proportion, fenestration, materials, color, texture, and detail.

Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, as the proposed work shall not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site.

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the Project Sponsor shall provide a mock-up of the window repair for review and approval by Planning Department Preservation Staff. The Project Sponsor shall provide additional information on the window rehabilitation, including a detailed conditions assessment of each window, a window schedule, and appropriate plan details, as determined by staff.

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 involves exterior and interior alteration to the existing building and meets the *Secretary of the Interior's Standards for Rehabilitation*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10.

ATTACHMENTS

Draft Motion

Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos

Architectural Drawings

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

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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 APPENDIX I OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 3775, WITHIN THE SOUTH END HISTORIC DISTRICT, MUO (MIXED USE OFFICE) ZONING DISTRICT, AND 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 21, 2012, Dennis Meidinger of The Hagman Group, Inc. on behalf of Trade Engraving Partners, c/o Maxine Bonnette (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for facade alterations to the subject property located on Lot 001 in Assessor's Block 3775.

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 September 19, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0780A (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 with conditions a Certificate of Appropriateness, in conformance with the project information dated August 1, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0780A based on the following findings:

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the Project Sponsor shall provide a mock-up of the window repair for review and approval by Planning Department Preservation Staff. The Project Sponsor shall provide additional information on the window rehabilitation, including a detailed conditions assessment of each window, a window schedule, and appropriate plan details, as determined by staff.

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 Article 10 of the Planning Code.

- That the proposed project would not damage or destroy any exterior character-defining elements of the subject building or surrounding historic district.
- That new exterior features would be compatible with the district's character-defining features and would reinforce the subject property's relationship to the surrounding historic district.
- That the essential form and integrity of the district and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of South End Historic District.
- The proposed project meets the requirements of Article 10.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

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 6.

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

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.

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 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 any existing 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 South End 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 WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 001 in Assessor's Block 3775 for proposed work in conformance with the project information dated August 1, 2012, labeled Exhibit A on file in the docket for Case No. 2012.0780A.

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, such 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 September 19, 2012.

Linda D. Avery
Commission Secretary

AYES:

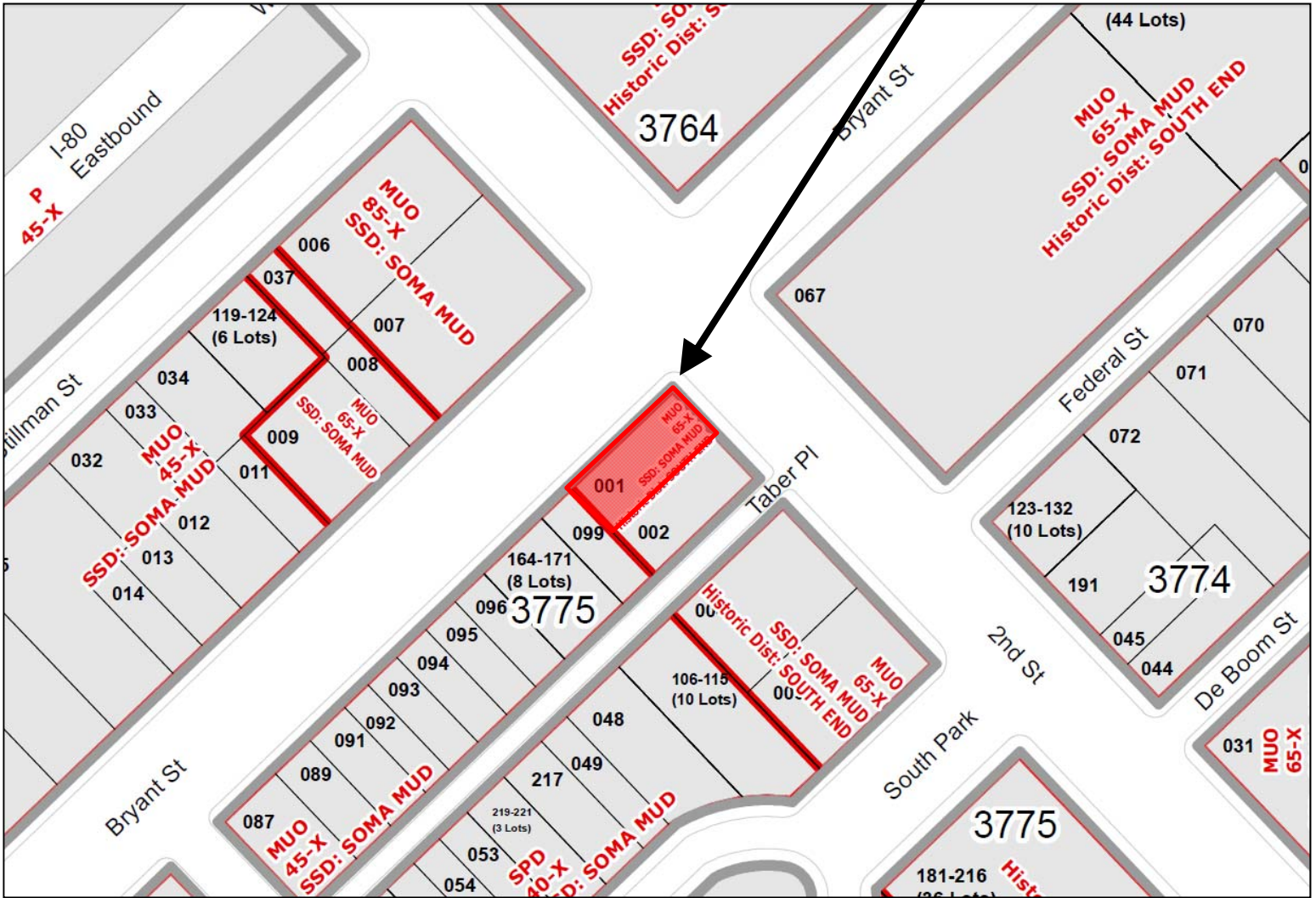
NAYS:

ABSENT:

ADOPTED: September 19, 2012

Parcel Map

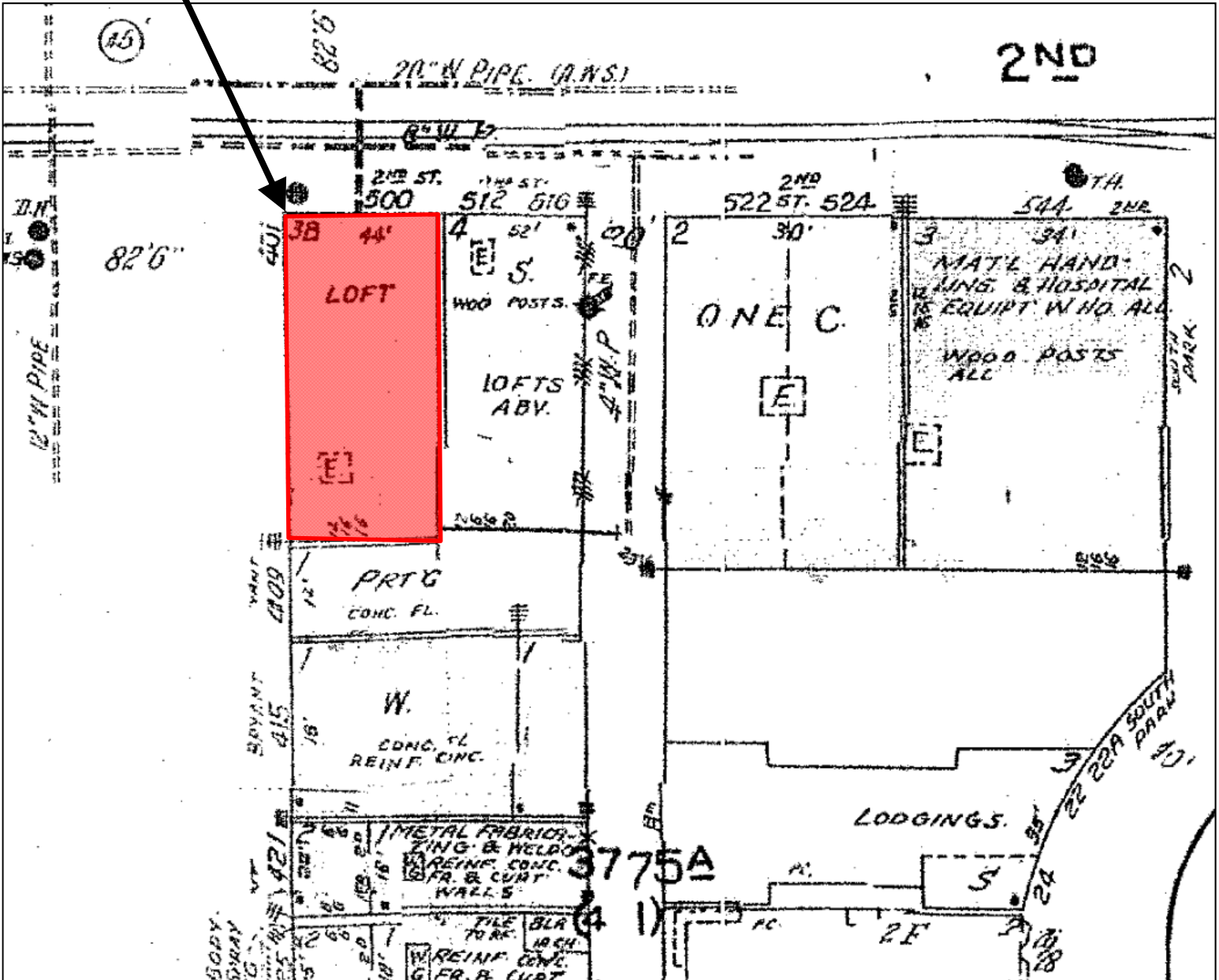
SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2012.0780A
500 2nd Street

Sanborn Map*

SUBJECT PROPERTY

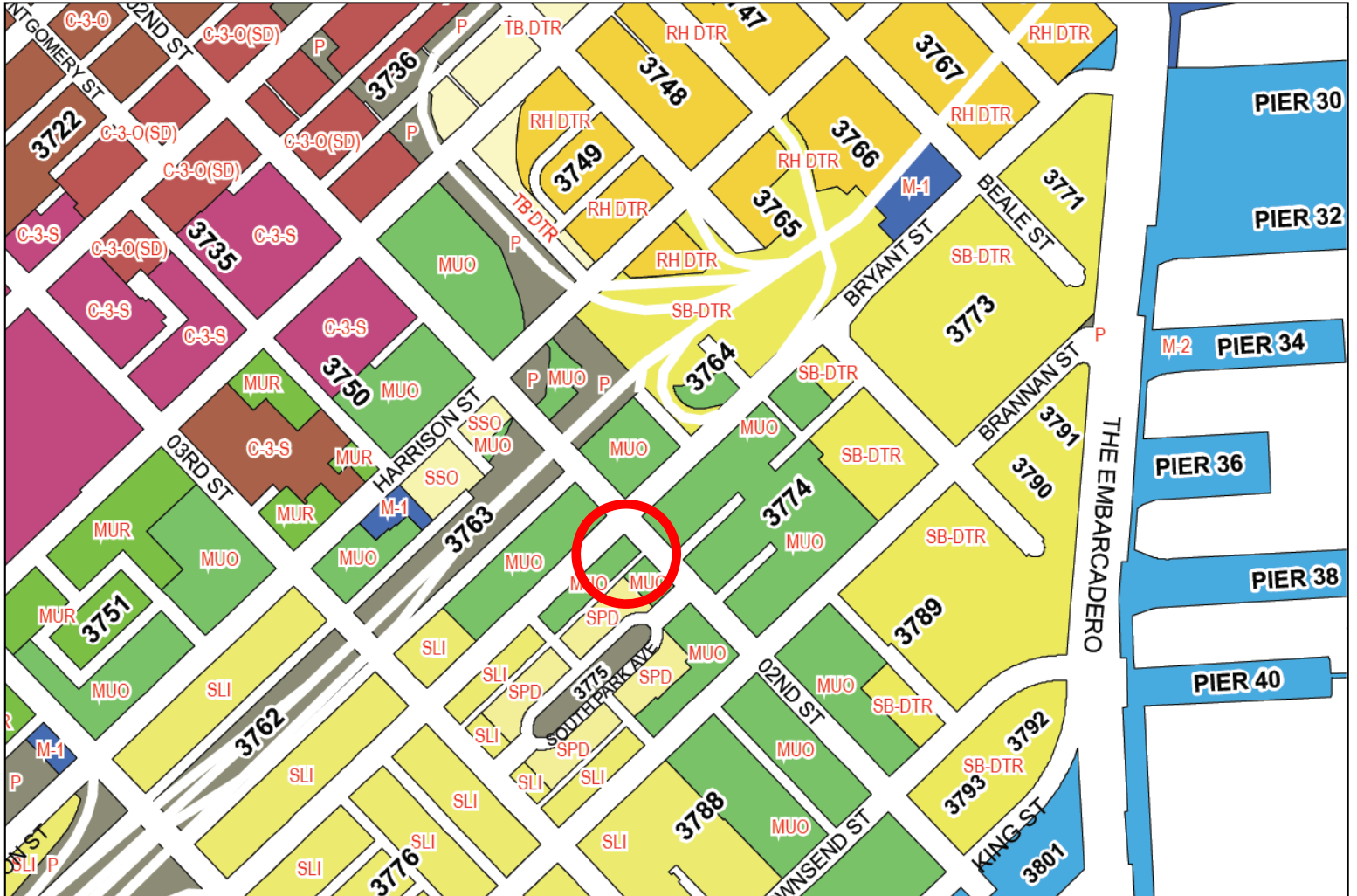


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Certificate of Appropriateness Hearing
 Case Number 2012.0780A
 500 2nd Street



Zoning Map



Certificate of Appropriateness Hearing
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500 2nd Street

Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Hearing
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500 2nd Street

Site Photo

SUBJECT PROPERTY



500 2nd Street, View along 2nd Street
(Source: Google Maps, Image Date April 2011; Accessed September 11, 2012)

Certificate of Appropriateness Hearing
Case Number 2012.0780A
500 2nd Street

Site Photo

SUBJECT PROPERTY



**500 2nd Street, View along Bryant Street
(Source: Google Maps, Image Date April 2011; Accessed September 11, 2012)**

Certificate of Appropriateness Hearing
Case Number 2012.0780A
500 2nd Street



SECOND STREET ELEVATION



BRYANT STREET ELEVATION

EXISTING ELEVATIONS
500 SECOND STREET
SAN FRANCISCO, CALIFORNIA





SECOND STREET ELEVATION



BRYANT STREET ELEVATION

PROPOSED ELEVATIONS
500 SECOND STREET
SAN FRANCISCO, CALIFORNIA



8-1-12