



SAN FRANCISCO PLANNING DEPARTMENT

Permit to Alter Case Report

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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PROPERTY DESCRIPTION

The subject building is located at 1100 Market Street in Assessor's Block 0351, Lot 001 at the gore-corner of Market and McAllister Streets. Historically known as the Hotel Shaw, the subject property (Renoir Hotel) is a Category I (Significant) Building located within C-3-G (Downtown General) Zoning District with a 120-X Height and Bulk limit.

The Renoir Hotel, constructed in 1926, is a seven-story over basement, steel frame, brick and terra cotta clad, Renaissance Revival-style building. Terra cotta string courses create the building's tripartite design. The terra cotta spandrels and string courses are decorated with simple floral or geometric patterns. A large projecting, sheet metal, crested cornice crowns the building. There are two street-level hotel entrances with projecting marquees and several storefront and retail entrances.

PROJECT DESCRIPTION

The project is to rehabilitate the existing building for continued hotel use as well as retail and restaurant/bar uses. The proposed project is described in architectural plans prepared by Hornberger + Worstell, dated December 19, 2012. The scope of work subject to this Major Permit to Alter includes:

- Rehabilitation of exterior masonry and terra cotta;
- Rehabilitation of upper floor wood windows;
- Rehabilitation of existing historic transoms and replacement of non-historic storefronts and transoms with compatible new systems;

- Rehabilitation of existing canopies (marquees) at Market and McAllister entrances;
- Construction of roof deck and one-story vertical addition on portion of roof;
- Construction of glass guardrail behind the existing roof cornice bulkhead; and,
- Interior remodel and seismic upgrades.

OTHER ACTIONS REQUIRED

The proposed project will require Building Permit(s).

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11

Pursuant to Section 1110 of the Planning Code, unless delegated to Planning Department Preservation staff through the Minor Permit to Alter process pursuant to Section 1111.1 of the Planning Code, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition for Significant buildings, Contributory buildings, or any building within a Conservation District. In evaluating a request for a Permit to Alter, 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*, Section 1111.6 of the Planning Code, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

SECTIONS 1111.6 AND 1111.2 OF THE PLANNING CODE

Section 1111.6 and Section 1111.2, as it relates to signage, of the Planning Code outlines the specific standards and requirements the Historic Preservation Commission shall use when evaluating permits to alter. These standards, in relevant part(s), are listed below:

- (a) The proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.
- (b) The proposed work's compliance with the Secretary of Interior's Standards for specific application in San Francisco pursuant to Guidelines, Interpretations, Bulletins, or other policies shall be considered.
- (c) For Significant Buildings - Categories I and II, and for Contributory Buildings - Categories III and IV, proposed alterations of structural elements and exterior features shall be consistent with the architectural character of the building, and shall comply with the following specific requirements:
 - (1) The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the

building shall not be removed or altered unless it is the only feasible means to protect the public safety.

(2) The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.

(3) Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or photographic evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.

(4) Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior material and that such design is compatible with the size, scale, color, material, and character of the building and its surroundings.

(6) In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

The project is anticipated to receive historic preservation tax credits. The historic preservation tax credit application is currently being reviewed by the National Park Service. The tax credit application has already been reviewed by the California Office of Historic Preservation, which approved it with minor conditions. It is the Department's understanding that the items identified by the California Office of Historic Preservation have been addressed in the plans submitted for the Major Permit to Alter.

STAFF ANALYSIS

Based on the requirements of Article 11 and the Secretary of the Interior's Standards, the Department has determined the following:

Storefront Reconstruction: With the exception of some original transom windows, several storefront windows and piers, and the hotel lobby entrances, the ground floor of the subject building on both the Market and McAllister Street façades has been heavily modified over the years. The Sponsor proposes to remove the existing non-historic storefront systems and materials, and rehabilitate the exterior of the

ground-floor based on physical evidence. The remaining transom sash and storefront piers will be retained and restored. Where historic fabric is no longer extant, transom windows, storefront piers, and storefront windows are proposed to be reconstructed based on physical evidence. New wood storefront systems with a stone-clad bulkhead and intervening piers will be installed on both façades where necessary. The new entry doors at tenant spaces will also be constructed of wood. The replacement features, in particular any columns, belt courses, etc., will match historic materials to the greatest extent possible in terms of all dimensions, profiles, color, composition, and texture.

At Market Street façade, new transom sash will be multi-light, matching the material, profiles, configuration, and texture of the originals. These new storefronts will include an integrated retractable awning. Due to the location of the proposed interior sheer walls, two storefront bays on Market Street will have a blank wall located approximately one and a half feet behind the glazing. These storefront bays will be utilized as shadow display boxes.

At McAllister Street, glazed transoms (with single-lite sash) and storefront windows will be restored or reconstructed at bays on the east and west end of the façade. Due to the location of proposed sheer walls, the central portion of the McAllister façade will have wood panel storefront inserts configured to match the shape and proportions of glazed storefronts. While the installation of the proposed wood panels appears to accurately reference the configuration and surrounds of the storefront system on this façade, the use of a solid material in these openings is not consistent with either the historic or current character of ground floor glazed storefronts. For a more compatible system, the Department recommends utilization of spandrel glass in place of the wood panels. Spandrel glass would have the appropriate character and reflectivity associated with glass storefronts, and provision of this material would be consistent with what has been required on other projects in similar circumstances.

While contemporary, the Department believes that the proposed storefront systems are generally compatible with the character-defining features of the subject building and meet the *Secretary's Standards*. The Department recommends the following conditions of approval as part of this proposed scope of work:

1. All storefront 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 Planning Department.
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 or architectural addendum.

The original trim band above storefronts, which is no longer extant, will be replaced. As there is only partial physical, and no documentary, evidence for this feature, the proposal is for a simple three part molding constructed of either wood or Fiber Reinforced Plastic (FRP). Using substitute materials for features that are missing or beyond repair is acceptable and may be found to be in conformance with the *Secretary's Standards* provided that the replacement material closely matches the characteristics of the historic material. The Department believes that FRP proposed for the missing trim band is appropriate

and that the replacement materials will be a close match to the characteristics of the historic materials. The Department recommends the following conditions of approval as part of this proposed scope of work:

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.

Several transom windows on the McAllister façade are proposed to accommodate mechanical louvers for required ventilation. The current proposal is to install a wood grill in configuration matching the multi-light transoms over the standard mechanical louvers. To obscure this utilitarian feature, and for consistency with similar projects, the Department recommends the following condition of approval:

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.

Canopies and Signage: New retractable awnings are proposed for each storefront opening along Market Street. The awnings will be integrated into the new storefront systems and will be confined within each storefront bay. The Department believes that the proposed awnings are compatible with the subject building with the following condition:

7. Each awning shall have a free hanging valance.

The existing canopy (marquee) at Market Street hotel entrance, which is original but altered, is proposed to be restored or reconstructed. The existing canopy at McAllister Street, which has been extensively altered but may retain original features beneath the newer material, is proposed to be restored or reconstructed. The Department recommends the following conditions of approval as part of this proposed scope of work:

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.

The two existing projecting signs at the Market Street façade are proposed to be retained. The lower portion of the sign near the gore corner, which is in two parts, will be removed in order to facilitate

reconstruction of a portion of the original terra cotta string course. Where this portion of the sign and armature are removed, brick will be repaired and the missing section(s) of terra cotta will be reconstructed. Due to the relatively small size of the missing material, use of a substitute material for this application would not be appropriate. The Department recommends the following conditions of approval as part of this proposed scope of work:

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.

At this time, the overall signage program for the hotel and tenant spaces, including the appropriate rehabilitation of existing signs, has not been developed. The project sponsor anticipates developing such a program in the future. When such a sign program is developed, it will be reviewed by staff under a new (Minor) Permit to Alter utilizing the Department's Sign Guidelines.

Masonry Repointing & Cleaning: The exterior of the building will be cleaned as part of the Project. All work will be undertaken using gentlest means possible and best Preservation practices.

Window Repair: The building retains almost all of its historic wood windows. Windows are proposed to be repaired, cleaned, and repainted. It is not anticipated that any windows will be replaced. The new shear walls will provide openings for existing fenestration so no windows on the primary façades are proposed to be infilled or blocked. The Department believes that the approach proposed by the Project team is in conformance with the *Secretary's Standards* and with Article 11 as original windows will be repaired rather than replaced.

Should a future conditions assessment determine that some windows are in greater disrepair and require replacement, the Department recommends that the HPC grant approval for a maximum of 20% of the overall windows to be replaced if they are beyond repair, provided that the new windows are constructed of solid wood and that they match the configuration, operation, and all exterior profiles and dimensions of the historic windows.

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.

Rooftop Additions: Section 1111.6 of the Planning Code limits the rooftop expansion (including area for mechanical equipment) of any Category I (Significant) building to one-story and 75% of the overall roof area. The overall roof area of the subject building is 8,340 square feet. The proposed rooftop expansion to accommodate unenclosed mechanical area, new elevator, bar and rooftop lounge, restrooms for patrons using the rooftop lounge and deck, and egress stairs will occupy 4,766 square feet of the roof area, which equates to 57%. The Project is therefore below the 75% maximum. The partial one-story vertical addition will be approximately 12.5 feet tall and setback at least 11 feet from the Market and McAllister façades and approximately 30 feet from the gore-corner in conformance with the *Secretary's Standards*. Further, the new construction will be clearly contemporary with large windows, powder coated aluminum and wood structure, and flat roof. Due to the height of existing, and adjacent,

buildings, as well as the front and side setbacks, the new construction will be minimally visible from the public right-of-way. In conformance with the *Secretary's Standards*, the proposed vertical addition will be clearly differentiated but compatible with the scale and character of the building through setbacks, massing, and use of contemporary cladding materials.

To shelter and protect the proposed roof deck, an approximately six-foot-three-inch tall frameless glass guardrail is proposed to be installed (according to the project sponsor, the proposed height is not required by Building Code). As proposed, this guardrail would be attached to the rear side of the cornice structure (approximately four-feet-eight-inches back from face of cornice). The project sponsor has provided a site line rendering to show the visibility of the proposed new feature. While it does not impact the character of the building visually, the Department recommends that this new feature be set back further from the cornice and attached to the roof deck rather than cornice structure. This modification would avoid potential damage to the historic cornice feature from attachment of this new feature and reduce the overall visibility and scale of the guardrail in relation to the cornice.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review; pursuant to CEQA Guideline Section 15301 (Class One-Maintenance and Repair of Existing facility) because the project is an alteration of an existing structure, with an addition of less than 10,000 square feet in an urban area where all public services and facilities are available and which is not environmentally sensitive, 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 provisions of Article 11 of the Planning Code regarding Major Alteration to a Category I (Significant) Building and the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

Block Book
Sanborn Map
Draft Motion
Plans

PL: G:\DOCUMENTS\1100 Market St (Renoir Hotel)\2012.1123H case rpt.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion Permit to Alter MAJOR ALTERATION

HEARING DATE: DECEMBER 19, 2012

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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 storefront 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 Planning Department.
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 or architectural addendum.
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.
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.

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.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

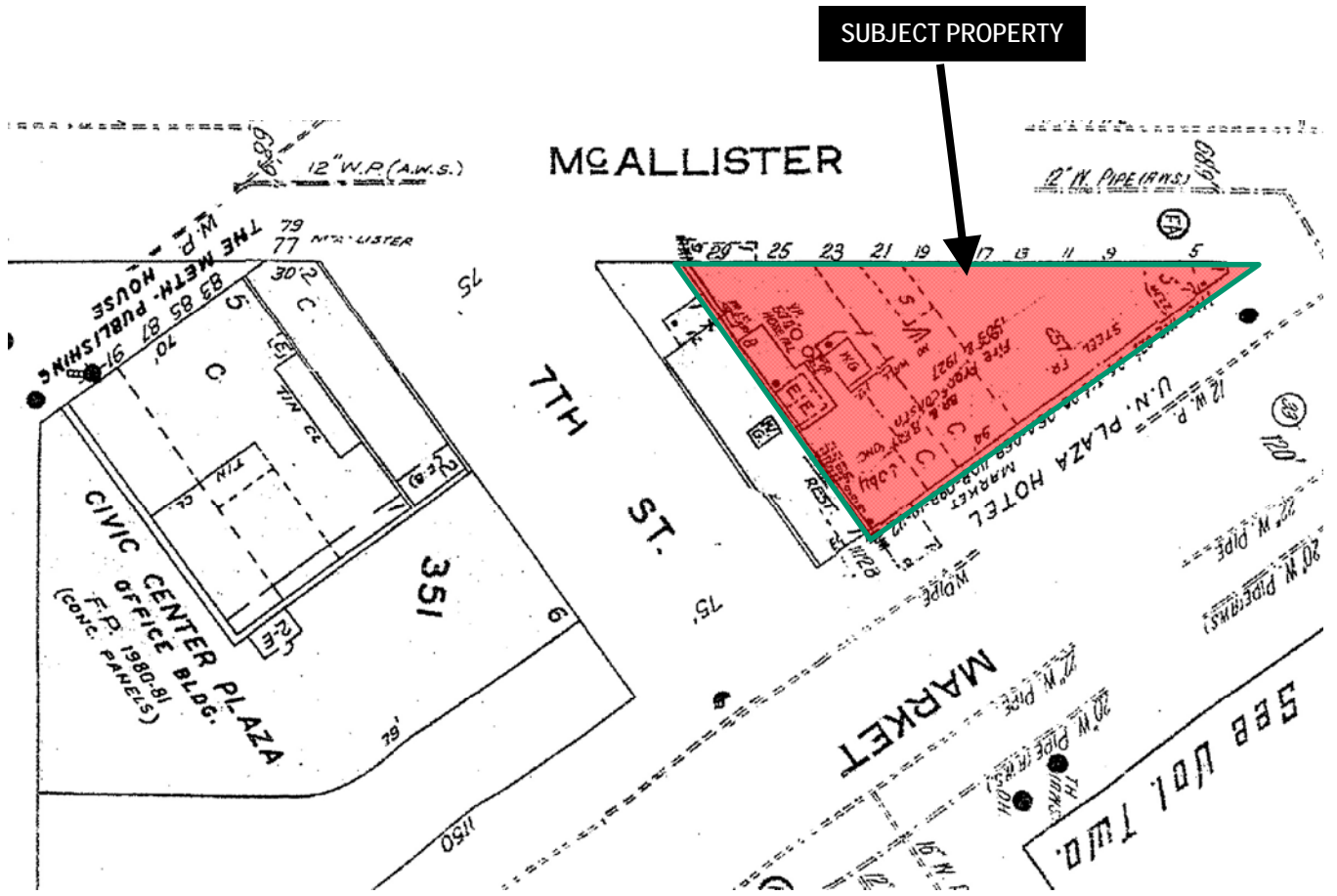
ADOPTED: December 19, 2012

Parcel Map



Permit to Alter Hearing
Case Number 2012.1123H
1100 Market Street (Renoir Hotel)

Sanborn Map*



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



Permit to Alter Hearing
Case Number 2012.1123H
1100 Market Street (Renoir Hotel)



CEQA Categorical Exemption Determination

SAN FRANCISCO
PLANNING
DEPARTMENT

Property Information

PROJECT ADDRESS 1100 Market ST		BLOCK/LOT(S) 0351/001
CASE NO. 2012.1123EH	PERMIT NO.	PLANS DATED 11/27/12

STEP 1 EXEMPTION CLASS

- Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If condition applies, please initial.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect pedestrian or bicycle safety (hazards) or the adequacy of nearby pedestrian or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwelling, and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: MEA ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwelling, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: MEA ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: MEA ArcMap > Topography

NOTE:
If ANY box is initialed in STEP 2, Environmental Planner MUST review & initial below. (If not, go to STEP 3)

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Environmental Planner and can proceed with categorical exemption review.

GO TO STEP 3

MP
09/18/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- Category A: Known Historical Resource** **GO TO STEP 5**
- Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**
- Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by ALL Planners)

If condition applies, please initial.

1. **Change of use** (tenant improvements not included).

- MPV 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

- MPV 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards*.

5. **Garage Opening** that meets the *Guidelines for Adding Garages and Curb Cuts* (not including storefront window alterations).

6. **Deck, terrace construction, or replacement fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer Installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

- Project is **not listed:**
GO TO STEP 5
- Project **does not conform** to the scopes of work:
GO TO STEP 5
- Project involves **4 or more work** descriptions:
GO TO STEP 5
- Project involves **less than 4 work** descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

- MPV 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

MPL

4. **Facade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

MPL

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

MPL

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

*

9. **Reclassification of property status** to Category C

Specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

MPL

STEP 6

CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

Step 2 (CEQA Impacts) or

Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

No Further Environmental Review Required. Project is categorically exempt under CEQA.

M. Pilar LaValley (M. PILAR LAVALLEY)
Planner's Signature

12/12/12
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Preservation Planner: M. Pilar LaValley
(415) 575-9084
pilar.lavalley@sfgov.org

Project Address: 1100 Market Street (Renoir Hotel)
Block/Lot: 0351/001
Case No.: 2012.1123E

Date of Review: December 10, 2012 (Part II)

PART II: PROJECT EVALUATION

PROPOSED PROJECT Demolition Alteration New Construction

PER DRAWINGS DATED: NOVEMBER 27, 2012

PROJECT DESCRIPTION

The project is to rehabilitate the existing building for continued hotel use as well as retail and restaurant/bar uses. The proposed project is described in architectural plans prepared by Hornberger + Worstell, dated November 27, 2012. The scope of work subject to this Major Permit to Alter includes:

- Rehabilitation of exterior masonry and terra cotta;
- Rehabilitation of upper floor wood windows;
- Rehabilitation of existing historic transoms and replacement of non-historic storefronts and transoms with compatible new systems;
- Rehabilitation of existing marquees on Market and McAllister façades;
- Construction of roof deck and one-story vertical addition on portion of roof;
- Construction of glass guardrail behind the existing roof cornice bulkhead; and,
- Interior remodel and seismic upgrades.

PROPERTY DESCRIPTION

The subject building occupies a triangular lot at Market, McAllister, and Jones Streets. The following building description is excerpted from Knapp Architects *Hotel Renoir Historical Resource Evaluation* (August 28, 2012); more detailed description information can be located in the Knapp Architects report.

The building is a seven-story (plus basement and mezzanine), steel-frame, brick and terra cotta-clad, hotel. Terra cotta string courses create the building's tripartite design: the ground floor hotel entry and storefronts; a four-story variegated brown brick, undifferentiated pier-and-spandrel system shaft; and an

upper two-story window arcade which contains panel inserts at the spandrel area. The terra cotta spandrels and string courses are generally decorated with simple floral or geometric patterns. A very large overhanging, sheet metal cornice crowns the building. The bracketed cornice is crested with anthemion (in ancient Greek and Roman architecture a floral design or decoration, usually consisting of honeysuckle, lotus, or palmette leaf motifs). The cornice appears to have a copper wash giving it a dark green hue at the brackets and lighter green at the anthemion. There are two street-level entrances to hotel lobby and storefront entrances to retail tenants.

The hotel lobby is a double-height space with a series of square columns with Corinthian capitals. White-gray marble floors and baseboards are located throughout the lobby area and walls are scored plaster. There are two elevator bays with original doors and an enclosed stair at the west side of the lobby. Historically, the mezzanine was partially open to the lobby; the mezzanine is currently enclosed. At upper floors, a single-loaded triangular corridor provides access to guest rooms and service spaces.

The subject building, historically known as the Hotel Shaw or Renoir Hotel, is a Category I (Significant) Building under Article 11 of the Planning Code and is a contributing resource to the National Register-listed Market Street Theater Loft Historic District. Based on these designations, the building is a Category A (Known Historical Resource) for the purposes of the Department's review under the California Environmental Quality Act (CEQA).

The character-defining features of the subject property include the following:

- Massing, scale, masonry construction (all elevations), and footprint of building;
- Design, materials, and fenestration on Market and McAllister façades including
 - Exterior brick;
 - Wood windows and decorative surrounds;
 - Terra cotta detailing, string courses, and medallions;
 - Original storefront windows at McAllister façade;
 - Transom windows with leaded glass;
 - Metal cornice;
 - Market Street entrance including doors, transom, light fixtures, marquee, and marble; and,
 - McAllister Street entrance, including adjacent storefront windows.
- Interior spaces including lobby, mezzanine, upper floor corridors; and,
- Interior features and finishes of the lobby including
 - Elevators and elevator doors;
 - Marble flooring and baseboards;
 - Square columns with capitals;
 - Scored plaster walls;
 - Stairs to mezzanine; and,
 - Mezzanine balconette.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

California Register-listed Historic District or Context:

- The project will not cause a significant adverse impact to a California Register-listed historic district or context as proposed.
- The project will cause a significant adverse impact to a California Register-listed historic district or context as proposed.

To assist in the evaluation of the subject property and proposed project, the Project Sponsor has submitted the following consultant report:

- Knapp Architects *Hotel Renoir, 1100 Market Street, Historic Resource Evaluation* (August 28, 2012)

Staff has reviewed this document and generally concurs with the findings and analysis. Further, staff has determined that the proposed project will not have a significant impact on the historic building or the historic district and will be in conformance with the *Secretary of Interior's Standards for Rehabilitation* (*Secretary's Standards*). As the proposed project would not result in a significant impact to historic resources, it is not anticipated to contribute to any potential cumulative impact to the historic resources.

Exterior:

The proposed project will rehabilitate and clean exterior character-defining features including brick, terra cotta stringcourses and details, sheet metal cornice, marquees at entrances, wood windows, and original storefront windows and transoms on Market and McAllister façades in conformance with the *Secretary's Standards*. The exterior of the building will be cleaned and re-pointed as part of the Project. All work will be undertaken using gentlest means possible and best Preservation practices. With the exception of some original transom windows, several storefront windows, and the hotel lobby entrances, the ground floor of the subject building on both the Market and McAllister Street façades has been heavily modified over the years. The Sponsor proposes to remove the existing non-historic storefront systems and materials and rehabilitate the exterior of the ground-floor based on physical evidence. The remaining transom sash and storefront piers (one) will be retained and restored. Where historic fabric is no longer extant, transom windows and storefront piers are proposed to be reconstructed based on similar features that remain intact. At Market Street façade, new transom sash will be multi-light, matching the material, profiles, configuration, and texture of the originals. New retractable awnings are proposed for each storefront opening along Market Street. The awnings will be integrated into the new storefront systems and will be confined within each storefront bay. At McAllister Street, glazed transoms will be restored or reconstructed (with single-lite sash) at bays on the east and west end of the façade. The existing canopy



View at Market St. and McAllister St.
(lightrail cables removed from photo)

REUBEN & JUNIUS_{LLP}

December 11, 2012

By Messenger

Charles Edwin Chase, President
San Francisco Historical Preservation Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: Renoir Hotel
1100 Market Street
Planning Department Case No. 2012.1123H
Hearing Date: December 19, 2012
Our file: 5521.03**

Dear President Chase and Commissioners,

This office represents MiMa Real Estate Partners I, LLC, the sponsor (“Sponsor”) of a project to rehabilitate and renovate the historic Renoir Hotel and its existing ground-floor retail spaces, and to construct a partial-story rooftop addition containing a restaurant, bar and roof deck (“Project”), located at 1100 Market Street.

The Sponsor is an affiliate of The Kor Group (“Kor”), a developer with a significant track record of revitalizing historic buildings. In 2008, Kor was the recipient of the Los Angeles Conservancy’s 2008 Preservation Award for adapting the Eastern Columbia building, a long neglected Art Deco jewel, from commercial space into elegant condominiums which breathed new life into a beloved landmark and furthered the renaissance of historic downtown Los Angeles. Kor also successfully converted the Pegasus in downtown Los Angeles from a vacant office building to an award-winning loft project. Pegasus was the first luxury apartment project in downtown Los Angeles and was ranked as one of the 20 most important projects of the last decade by Los Angeles Downtown News. The conversion and renovation garnered Pegasus numerous accolades including the 2004 American Institute of Architects’ Los Angeles Design Citation Award, the 2004 Los Angeles Conservancy Preservation Award, and the 2004 California Preservation Foundation Rehabilitation & Adaptive Reuse Award.

The Sponsor wishes to embark on a similar transformation of the Renoir Hotel and to further the revitalization of Mid Market. To that end, the Sponsor respectfully requests that the Historic Preservation Commission approve the Project’s application for a Major Permit to Alter, pursuant to Article 11 of the San Francisco Planning Code.

A. **Summary of Project Benefits**

The Project will provide numerous benefits, including the following:

- **Renovation and Restoration of a Historically Significant Building:** The Project will rehabilitate the Renoir Hotel and facilitate its continued operation as a hotel, consistent with the building's historical use. The Project will extensively rehabilitate and preserve the building's character-defining features. All work will conform to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Exterior changes will be limited to the reconstruction of original storefronts that have been previously removed or incompatibly altered, and the construction of a one-story rooftop addition that will be minimally visible from any point in the public way. The Sponsor is also seeking preservation tax credits in association with the rehabilitation work, and has been working with the State Historic Preservation Office (SHPO) and National Park Service (NPS) to ensure that the Project meets the required standards. Recently, the SHPO completed a full review of the Project and issued a recommendation to the NPS, finding that the Project as proposed meets the *Secretary of the Interior's Standards for Rehabilitation*.
- **Highly-Qualified Restoration Team.** Locally, the Sponsor is working with Hornberger + Worstell Architects, a firm with a depth of experience with hotels and historic buildings, having worked on the historic Westin St. Francis Hotel, the Olympic Club, Ghirardelli Square, the Ahwahnee Hotel in Yosemite National Park, and the landmarked Hotel Del Coronado in Coronado, California. The Sponsor has also retained the services of Knapp Architects, to consult on preservation matters and ensure that the Project complies with the highest standards.
- **Revitalization of Mid-Market Area.** The Project will contribute to the revitalization of Mid-Market by rehabilitating the historic Renoir Hotel to the highest preservation standards, restoring storefronts along the building's Market Street façade and replacing previously-removed storefronts and transoms in a style that is deferential to the original character of the property. The Renoir hotel will contribute to the revitalization of the area by providing a historic atmosphere and European turn-of-the-century charm that is unique among area hotels. The Project will also create additional ground-level retail and commercial space that will attract new businesses and consumers and reinforce the active, pedestrian-oriented character of the surrounding area.
- **Expansion of Retail and Commercial Space.** The Project will restore previously-removed or incompatibly altered storefronts at the ground level of the building and construct a restaurant and bar that will occupy the new, partial eighth

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REUBEN & JUNIUS

www.reubenlaw.com

floor and roof deck addition. In total, the Project will create approximately 3,026 square feet of additional retail space. This will attract new businesses and consumers and will contribute to the revitalization of the Mid-Market neighborhood.

In short, the Project is desirable because it will preserve an existing historic building and facilitate its continued operation as a hotel, create additional retail and commercial space that will serve the surrounding neighborhood and attract city-wide consumers, and reinvigorate the Mid-Market area by contributing pedestrian-oriented, active uses along Market Street.

B. Existing Site and Conditions

The Renoir Hotel is a seven-story (plus basement and mezzanine), steel-frame, brick and terra cotta-clad building originally constructed in 1902, which underwent a significant modernization and conversion in 1926. The building is currently operating as a 135 room hotel with approximately 9,183 square feet of ground floor retail uses. The hotel is a contributor to the National Register-listed Market Street Theater and Loft Historic District, and is designated as a Category I Individually Important building under Article 11 of the Planning Code. However, the great majority of the building's original storefronts have been removed and replaced with blank stucco walls or alterations that are incompatible with the building's historic character. Additionally, many interior and exterior features of the building have deteriorated as a result of deferred maintenance. The hotel rooms have become dated and building systems require substantial updating and repair. The existing hotel is not in compliance with current seismic standards.

The Renoir Hotel is located at 1100 Market Street, two blocks from the Civic Center Plaza and within a length of Market Street between 5th and Van Ness Streets, commonly known as Mid-Market. In recent years, Mid-Market has suffered from blight, characterized by boarded-up storefronts, unkempt street facades, a high concentration of social service agencies and open drug use. Revitalization of the area has become the focus of a major cooperative effort between the San Francisco Mayor's Office and the Board of Supervisors. Public and private partnerships have been launched with the goals of increasing the number of businesses in the area and restoring the neighborhood's character as the City's downtown arts district. The Sponsor anticipates that the renovation and rehabilitation of the historic Renoir Hotel will contribute to the resurgence of a thriving Mid-Market community.

C. Project Description

The Project involves the renovation and rehabilitation of the Renoir Hotel, including exterior preservation and restoration of the historic façade, reconstruction of missing storefronts and transoms, interior alterations and reconfiguration of existing ground-floor retail spaces, and the construction of a one-story roof-top addition occupied by a restaurant, bar and roof deck.

1. Interior Alterations

The lobby will be rehabilitated; noncontributory features will be removed and the front desk will be replaced. A new stairway will be added to access the basement meeting rooms. The existing retail tenant spaces on the first floor will be reconfigured to provide a restaurant lounge and bar with circulation and service spaces. An opening will be created in the east wall of the lobby to provide access to the restaurant and bar. A new elevator will be built, which will be used as the main public access to the rooftop bar and restaurant as well as a service elevator.

The building's existing basement, lobby, mezzanine and retail spaces will be renovated and reconfigured. The basement will continue to accommodate back-of-the-house spaces, but will also house new meeting rooms and a fitness center. The west end of the building's mezzanine, which was previously remodeled for office use, will be revamped into more usable office space.

The guest room floors will retain their existing layout, but noncontributory bathroom interiors will be improved with new fixtures and finishes. The light court and one of the guest rooms occurring on each floor will be altered to accommodate the new stair and elevator. Building systems will be replaced and structural repairs will be made to improve the building's seismic and life safety systems, and its ADA accessibility.

2. Rooftop Addition

The Project will include construction of a single-story rooftop addition of approximately 3,175 square feet, resulting in a modest height increase from the building's roofline. The addition will be set back from the edge of the roof and not visible from the street below but small portions of it will be visible from more distant public vantage points. The new rooftop area will include a 1833 sq. ft. restaurant and bar that opens to an outdoor roof deck seating area, elevator lobby and service spaces. The design of the rooftop addition will be clearly differentiated from the original building but will be compatible with the original in materials and features.

3. Exterior Alterations

The existing historic features on the exterior of the building will be retained and restored. The marquees at the entrances on Market Street and McAllister Street will be rehabilitated based on documentation and physical evidence of their historically significant design. The limited number of storefronts that appear original to the building will be retained and rehabilitated. Storefronts that have been previously removed will be replaced in an unobtrusively contemporary manner, resulting in the replacement of the existing blank stucco walls and stock aluminum storefront systems.

D. Project Compliance with General Preservation Standards

The Project is in conformity with all requirements for the approval of a Major Permit to Alter, including the seven findings provided in Planning Code Section 1111.6, and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Aspects of the Project which illustrate compliance with these standards include:

- The distinguishing original qualities and character of the building will not be damaged or destroyed. The Project will restore and preserve architectural features that are significant to the historic character of the hotel, both on the interior and exterior of the building. Distinctive features will be preserved and restored to their original condition, including the marquees at the building's Market and McAllister Street hotel entrances, masonry, the wood windows, the metal cornice, and existing historic storefronts and transoms. The construction of the one-story rooftop addition will not damage existing historical features or materials;
- A highly-skilled and experienced team of Project developers, architects and preservation consultants will work together to ensure that the rehabilitation and renovation is carried out to the highest possible standards. Treatments that cause damage to historic materials will not be used. The Sponsor is seeking preservation tax credits in association with the rehabilitation work, and has received a recommendation from the State Historic Preservation Office, finding that the Project as proposed meets the *Secretary of the Interior's Standards for Rehabilitation*;
- The building's original storefronts and transoms will be retained and restored to their original condition. In the case of original historic storefronts that have been removed, compatible storefronts detailed in an unobtrusively contemporary way will be constructed in place of the building's existing blank stucco walls;
- In the building's lobby, distinctive stylistic features and examples of skilled craftsmanship will be retained and restored, with the exception of small areas where new openings will be made. These distinctive features include the lobby's marble flooring, plaster walls, plaster ceilings, and the historic screen between the lobby and the offices on the mezzanine;
- The rooftop addition will involve only a modest height addition. The addition will be clearly differentiated from the original building, but will be designed in a manner that is compatible with the scale and character of the building. The addition will cover less than 38 percent of the roof area, and will be minimally visible from any point in the public way; and


- The Project will facilitate the continued operation of the Renoir Hotel as a hotel, consistent with the building's original use and requiring only minimal changes to its distinctive features and spaces.

E. Conclusion

The Project will renovate and restore the Renoir Hotel, a Category I Individually Important building under Article 11 of the Planning Code and a contributor to the National Register-listed Market Street Theatre and Loft Historic District. This rehabilitation will facilitate the building's continued operation as a hotel, consistent with its historical use. In addition, the Project will revitalize the Mid-Market neighborhood by creating additional retail space that attracts new businesses and consumers, and contribute to an increase in pedestrian-oriented active uses along Market Street. For these reasons, the Sponsor respectfully requests that the Commission approve the Project's application for a Major Permit to Alter, in order to allow this beneficial Project to move forward. We look forward to discussing the Project further at the Historic Preservation Commission's December 19th meeting.

Very truly yours,

REUBEN & JUNIUS, LLP



Daniel Frattin

cc: Vice-President Courtney Damkroger
Commissioner Alan Martinez
Commissioner Andrew Wolfram
Commissioner Richard S. E. Johns
Commissioner Karl Hasz
Commissioner Diane Matsuda
Tim Frye, Preservation Coordinator
Melissa P. Lavalley – Project Planner
Amy Cohen, Office of Economic and Workforce Development
Alex Samek – Kor Group
Fabian Iabbi – Kor Group
Brian De Lowe – Kor Group
Mark Hornberger – Hornberger & Worstell
Fred Knapp – Knapp & VerPlanck
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Renoir Hotel Rehabilitation Project

PLANNING DEPARTMENT SUBMISSION

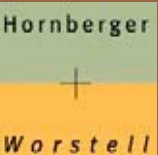
Issued: December 19th, 2012

1100 Market Street | San Francisco, CA

Owner: The KOR Group

Prepared by: Hornberger + Worstell Architects

HORNBERGER + WORSTELL
170 MAIDEN LANE
SAN FRANCISCO, CA 94108



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BUILDING INFORMATION

RENOIR HOTEL

1100 Market Street
San Francisco, CA 94102

PROJECT DESCRIPTION

The project will rehabilitate existing basement, ground floor, and hotel guestrooms and add a new roof deck of approx. 3,174 GSF. Work will also include seismic upgrade, new storefronts, ADA accessibility improvements, and fire & life safety improvements.

ASSESSOR'S PARCEL NO.

0351-001

YEAR BUILT:

1926 (Addition by H. A. Minton - current condition)

ORIGINAL ARCHITECT:

Henry A. Minton (5 story hotel addition)

Albert Pissis (2 story retail and office - built 1909)

SFPC HISTORIC

DESIGNATION:

Category 1

STUCTURE:

Steel Frame w/ Unreinforced Masonry
(New seismic upgrade - concrete shear wall system)

	EXISTING	PROPOSED
CURRENT USE:	C Commercial	No Change
PARKING:	None	No Change
ZONING:	C-3-G	No Change
MAXIMUM BUILDING HEIGHT:	120 FT	
NUMBER OF STORIES:	7	No Change
GUESTROOM COUNT:	135	No Change
MINIMUM SETBACKS:		
FRONT:	None	No Change
SIDE:	None	No Change
REAR:	None	No Change
LOT AREA:	9,277 SF	9,277 SF
BASEMENT:	11,471 SF	11,471 SF
GROUND FLOOR:	9,183 SF	9,135 SF
MEZZANINE:	5,220 SF	3,905 SF
GUESTROOM FLOORS (2ND - 7TH):	8,858 SF / FLOOR	8,905 SF / FLOOR
ROOF:	553 SF	3,174 SF
TOTAL GROSS SQ. FT.:	79,575 SF	81,115 SF
BUILDING HEIGHT: <i>from Market Street</i>	94' - 7"	112' - 1"

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Vicinity Map

Image courtesy of Google Maps



Notice of Planning Department Requirements #1

November 1, 2012

Daniel Frattin
Reuben & Junius LLP
One Bush Street, 6th floor
San Francisco, CA 94104

RE: 1100 Market Street (Address of Permit Work)
0351/001 (Assessor's Block/Lot)
2012.1123EHK (Building Permit Application Number)

Your Application #2012.1123EHK has been received by the Planning Department and has been assigned to planner Pilar LaValley. The Planner has begun review of your application but the following information is required before it is accepted as complete and/or is considered Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your Application, the following is required:

- Bird Safety.** The newly adopted standards for providing bird-safe buildings identify location and feature related hazards and treatment requirements. Please refer to the published document on the Planning Department website for details and specific requirements:
<http://www.sf-planning.org/index.aspx?page=2506>
- Shadow:** Planning Code Section 147 encourages that new construction or additions that result in a building height that exceeds 50 feet shall be shaped, consistent with the dictates of good design and without unduly restricting the development potential of the site in question, to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Planning Code Section 295. The initial shadow fan analysis prepared for this project suggests the potential for a small amount of shadow on United Nations Plaza, an open space that is not protected under Planning Code Section 295. Since the fan analysis does not take into account intervening buildings or topography, please provide graphic projections depicting potential shadow at peak times of year towards United Nations Plaza.
- Addition:** Article 11 limits additions to height of Category I (Significant) buildings (including addition of mechanical equipment) to one story above the height of the existing roof and covering no more than 75 percent of the roof area. Please provide graphics and calculations demonstrating that the proposed addition, including mechanical equipment, will cover less than 75 percent of the roof area.

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Planning
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NOPDR #1 sent to:
Daniel Frattin
Reuben & Junius LLP
One Bush Street, 6th floor
San Francisco, CA 94104

November 1, 2012
2012.1123EHK
1100 Market Street

4. Storefront:

- Please provide samples for materials proposed at storefront.
- Doors to tenant entrances on Market Street should be single-light with substantial frame rather than multi-light as proposed.
- Provide dimensioned details, including sections, for the existing and proposed transom windows and storefronts.
- Provide dimensioned sections through those portions of the storefront that will be blocked by the new sheer walls. Note proposed treatment of street-facing side of these sheer walls.

- Sheet Metal Cornice above Mezzanine:** Notes on elevation indicate that this feature is proposed to be reconstructed with FRP as an alternate material. Please provide documentation of the existing condition of this feature as well as plan details of existing and proposed. If FRP is pursued as a substitute material, then mock ups and/or samples of this alternate will be required at some point of the review process (may be included as a condition of approval).

Please note that further comment may follow review of the requested information.

All plans submitted must be to an appropriate scale: site plan 1/8" = 1'; floor plans 1/4" = 1'. Plans should be clearly labeled.

Planning Department Applications and Publications are available at the Planning Information Center, 1660 Mission Street, 1st floor or via the Department website: www.sfplanning.org.

Please direct any questions concerning this notice to **Pilar LaValley at (415) 575-9084 or Pilar.LaValley@sfgov.org**. Contact the assigned planner to set up any meeting, should one be necessary. Please do not come to the Planning Department to discuss this notice without an appointment.

Thank you for your attention to this notice. An early and complete response on your part will help expedite our review of your permit application.

PL: G:\DOCUMENTS\1100 Market St (Renoir Hotel)\NOPDR1.doc

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design@hwiarchitects.com
www.hornbergerworstell.com



NOTICE OF PLANNING DEPARTMENT REQUIREMENTS #1

HORNBERGER + WORSTELL RESPONSES

DATE: November 27, 2012

PROJECT: 1100 Market Street

1. Bird Safety

- a. Please see attached cut sheet for UV Reflective Bird Protection Glass. This type of glass will be used for the cantilevered glass guardrail mounted on the back side of the parapet at the roof deck to preserve transparency while viewed from the street level.

2. Shadow

- a. Please refer to attached shadow diagrams for impacts at the peak times of year. As the diagrams show, the UN Plaza is not impacted by the building addition's shadow. 1100 Market Street's shadow is blocked by intervening buildings.
- b. To ensure accuracy, the 3D building model was given the exact solar coordinates of 1100 Market St, San Francisco, CA as well as an accurate north orientation.

3. Addition

- a. Please refer to the attached roof area plans and notice that the built addition, including unenclosed mechanical area, is below the 75% maximum limit.

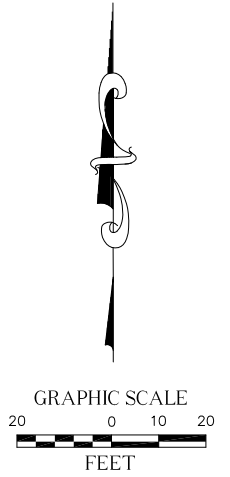
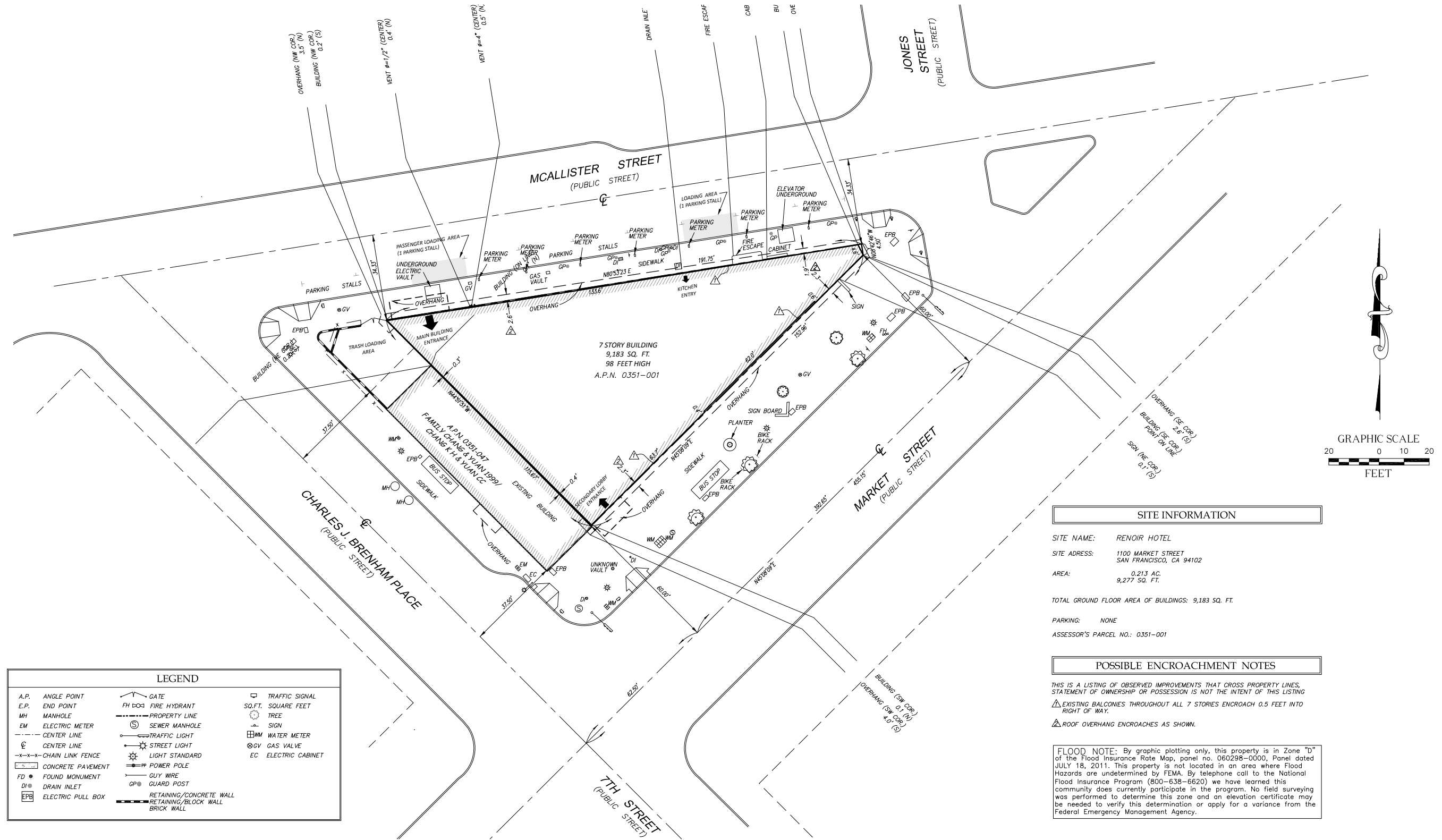
4. Storefront

- a. Preliminary material choices have also been provided. Paint colors and exact material and hardware choices are still to be determined, but will be within the dark color range and materials to be comparable with historic storefronts in the surrounding context.
- b. The tenant entrance doors should have a thin, painted wood horizontal rail to provide a mounting surface for interior panic hardware. The maximum number of glass lights in each entry door will be two, as shown in the attached elevations.
- c. Please see attached sections, axonometric sections, and elevations for additional dimensions, details, and profiles. These drawings have been provided for the typical storefront sections as well as the shear wall backed portions of the storefront.

5. Sheet Metal Cornice above Mezzanine

- a. Please see attached elevation notation and image for clarification of work scope.

1100 MARKET STREET, SAN FRANCISCO, CA 94102



SITE INFORMATION

SITE NAME: RENAISSANCE HOTEL
SITE ADDRESS: 1100 MARKET STREET
 SAN FRANCISCO, CA 94102
AREA: 0.213 AC.
 9,277 SQ. FT.
TOTAL GROUND FLOOR AREA OF BUILDINGS: 9,183 SQ. FT.
PARKING: NONE
ASSESSOR'S PARCEL NO.: 0351-001

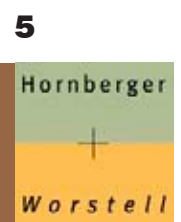
POSSIBLE ENCROACHMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.
 ▲ EXISTING BALCONIES THROUGHOUT ALL 7 STORIES ENCR OACH 0.5 FEET INTO RIGHT OF WAY.
 ▲ ROOF OVERHANG ENCR OACHES AS SHOWN.

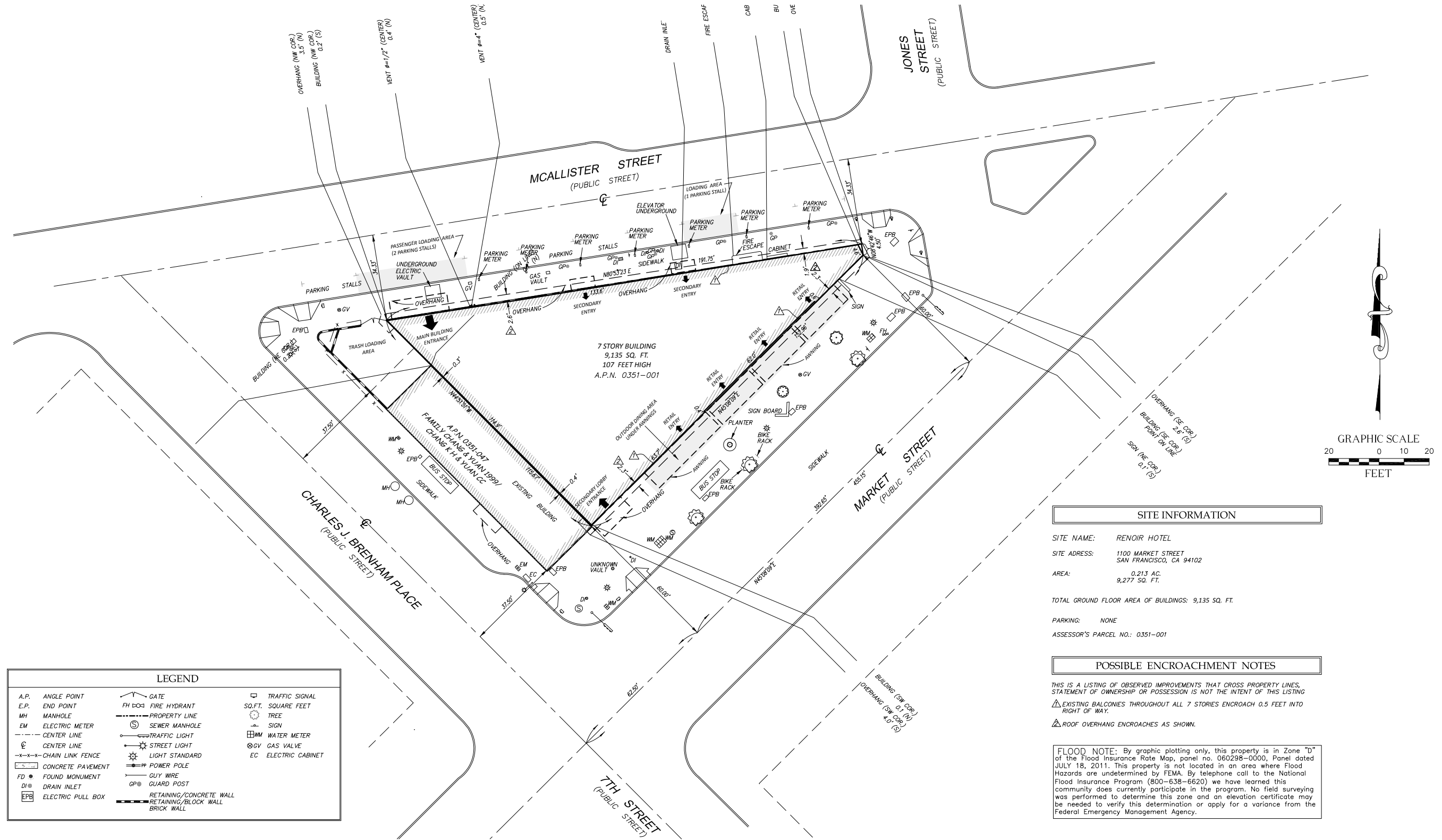
FLOOD NOTE: By graphic plotting only, this property is in Zone "D" of the Flood Insurance Rate Map, panel no. 060298-0000, Panel dated JULY 18, 2011. This property is not located in an area where Flood Hazards are undetermined by FEMA. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

LEGEND			
A.P.	ANGLE POINT	□	TRAFFIC SIGNAL
E.P.	END POINT	FH	FIRE HYDRANT
MH	MANHOLE	---	PROPERTY LINE
EM	ELECTRIC METER	⊙	SEWER MANHOLE
---	CENTER LINE	---	TRAFFIC LIGHT
---	CENTER LINE	---	STREET LIGHT
---	CHAIN LINK FENCE	---	LIGHT STANDARD
---	CONCRETE PAVEMENT	---	POWER POLE
FD	FOUND MONUMENT	---	GUY WIRE
DI	DRAIN INLET	---	GUARD POST
EPB	ELECTRIC PULL BOX	---	RETAINING/CONCRETE WALL
		---	RETAINING/BLOCK WALL
		---	BRICK WALL
		---	TRAFFIC SIGNAL
		---	SQUARE FEET
		---	TREE
		---	SIGN
		---	WATER METER
		---	GAS VALVE
		---	ELECTRIC CABINET

Existing Site Plan
Scale: 1" = 40'-0"



1100 MARKET STREET, SAN FRANCISCO, CA 94102



Proposed Site Plan
Scale: 1" = 40'-0"



**Callaghan Building
Historic Photo from 1902**
Photo courtesy of A&E July 1909 Vol 17.3

*The Callaghan Building (before the fire)
Albert Pissis, Architect*



**Callaghan Building Under Construction
Historic Photo from 1902**

Photo courtesy of California Historical Society



**Historic Photos of 1906
Earthquake and Fire Damage**
Photos courtesy of SFPL
& California Historical Society





Reconstruction of Callaghan Building - Photo from 1909
 Photo Courtesy of California Historical Society



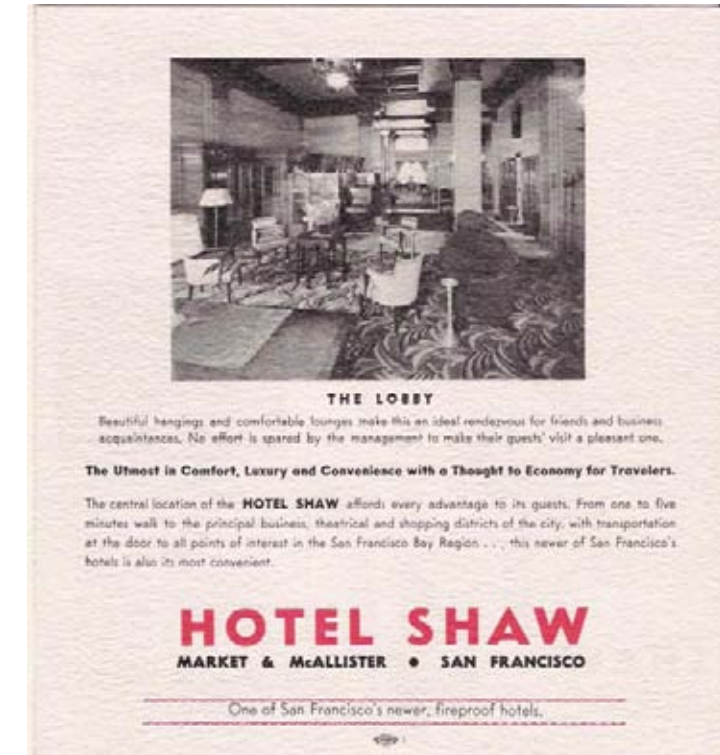
Rendered Photo from 1967
 Photo courtesy of SFPL



Postcard from 1939
Photo courtesy of SFPL



Postcard from 1939
Photo courtesy of SFPL



Historic City Map from 1940
Photo courtesy of SFPL



View at 7th St. and Market St.



View near 6th St. and Market St.



View at Market St. and McAllister St.
(lightrail cables removed from photo)



Existing McAllister Street Facade



Existing McAllister Street Entrance



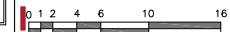
Existing Market Street Storefront

Existing Storefront Elevations



Cornice and Brick Details

(E) BLADE SIGNS
59'-4"



Existing Market Street Elevation
Scale: 1/16" = 1'-0"



Market St. Entrance



Existing Historic Storefront Transom Windows



Existing Market St. Storefront

Renoir Hotel

PLANNING DEPARTMENT SUBMISSION

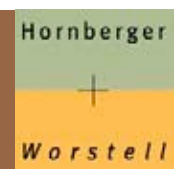
Issued: December 19th, 2012

LOCATION:
1100 Market St | San Francisco, CA

OWNER:
The KOR Group

ARCHITECT : HORNBERGER + WORSTELL
170 MAIDEN LANE
SAN FRANCISCO , CA 94108

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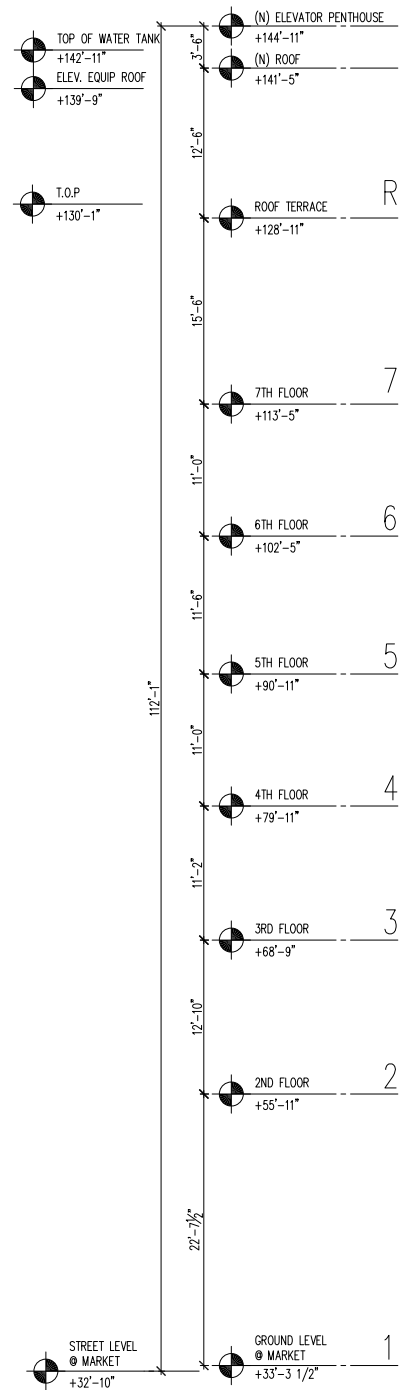
Existing Pilaster Base near Lobby Entrance
Market Street



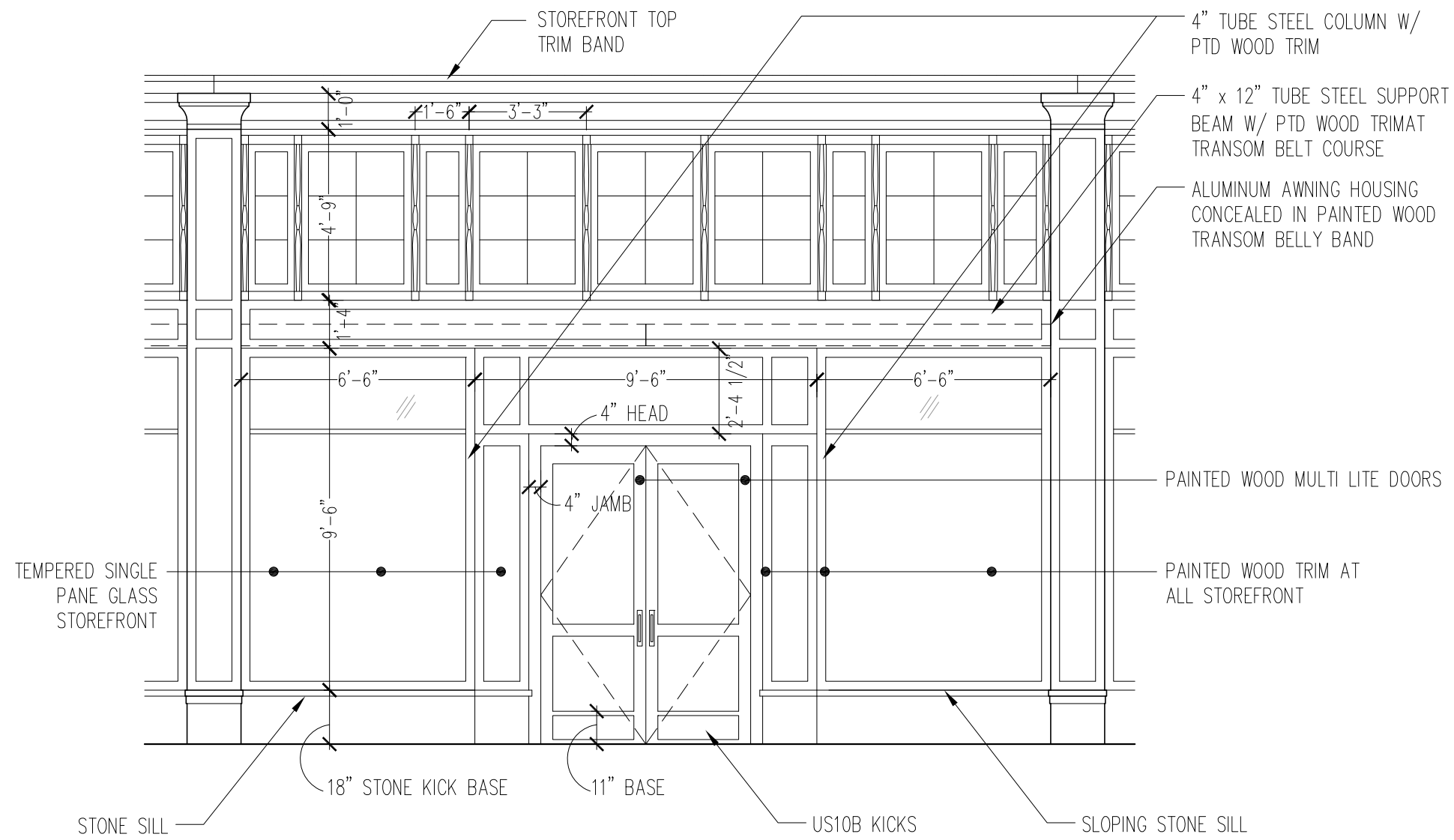
Existing Pilaster Base Detail
McAllister Street



Existing Pilaster and Mezzanine Transom Windows with Spindle
Market Street

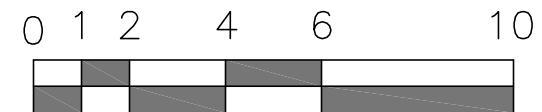


Proposed Market Street Elevation
Scale: 1/16" = 1'-0"



Existing Market St. Storefront

Proposed Typical Market St. Storefront Elevation



1.8 2.2 2.6 3.4 3.8 4.2 4.8 5.2 5.6 5.8 6.4 6.8 7.4 7.6 7.8



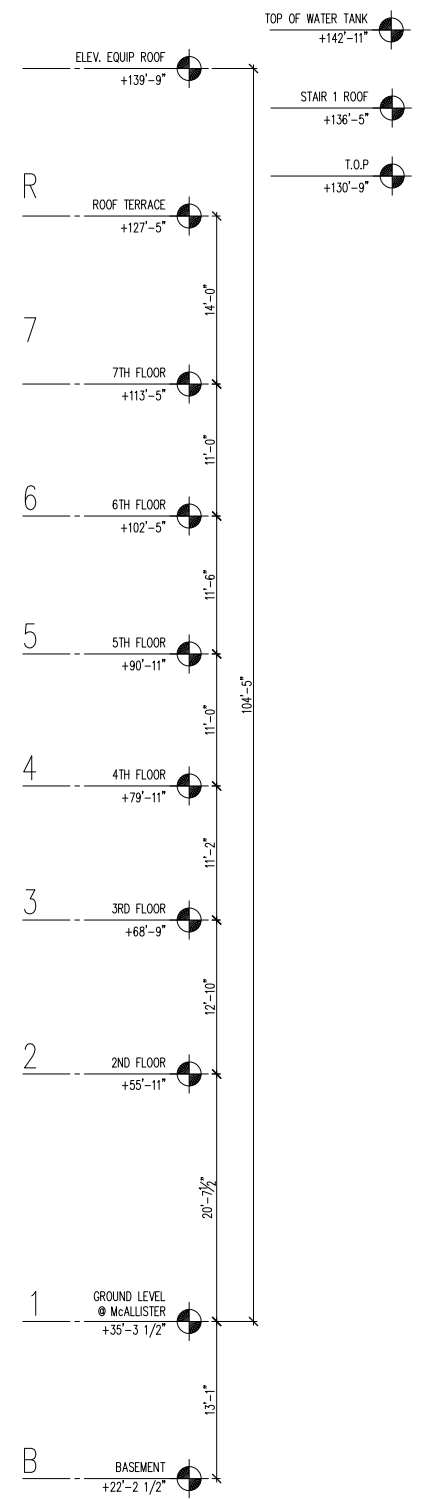
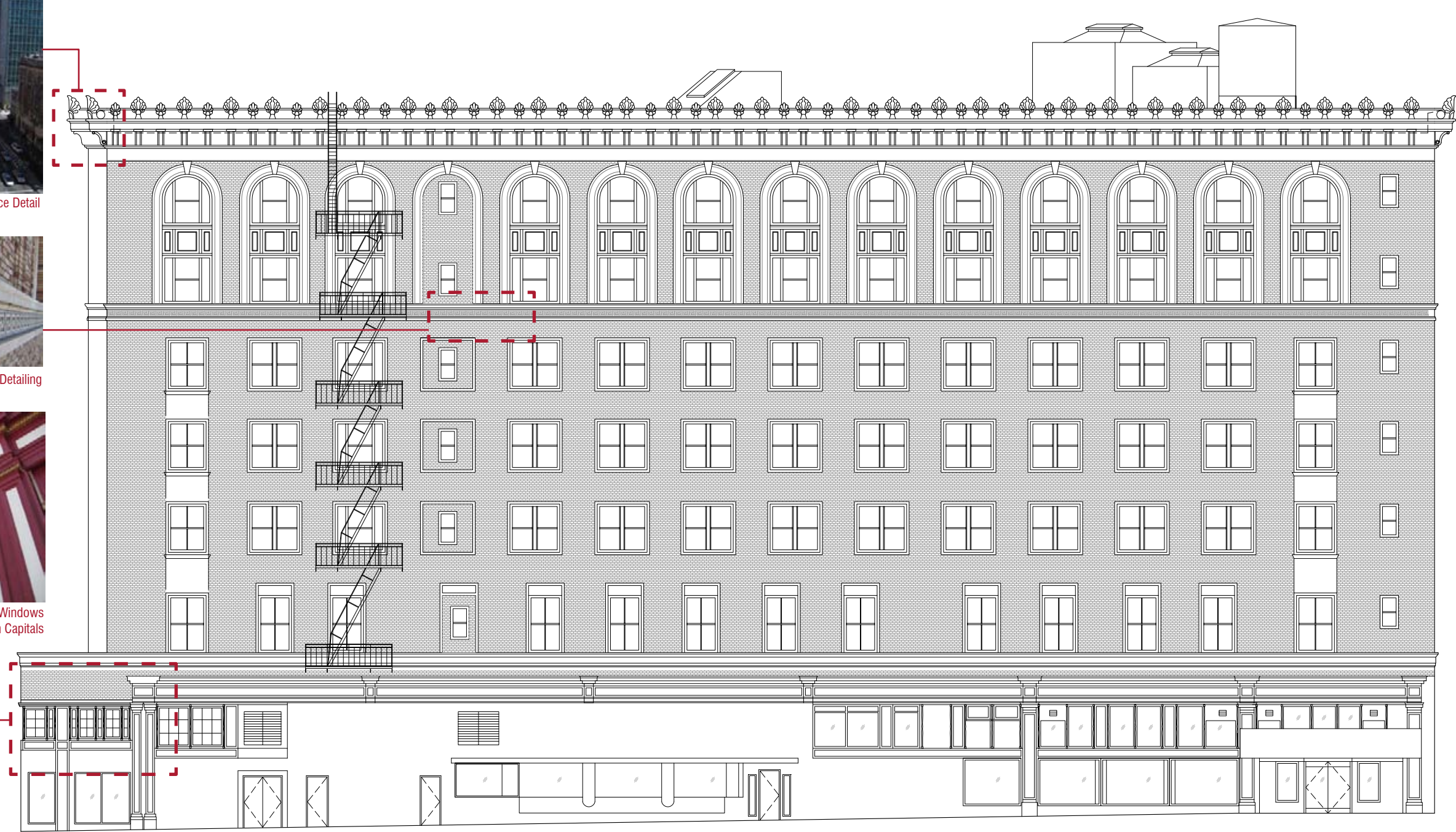
Cornice Detail



Greek Key Detailing

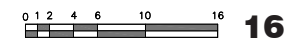


Existing Mezzanine Windows and Column Capitals



Existing McAllister Street Elevation
Scale: 1/16" = 1'-0"

1.5 1.8 2.2 2.7 3.3 3.5 4.1 4.5 4.7 5.1 5.3 5.7 6.3 6.5 6.7 7.3 7.5 7.9



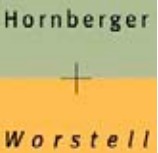
Renoir Hotel
PLANNING DEPARTMENT SUBMISSION

Issued: December 19th, 2012

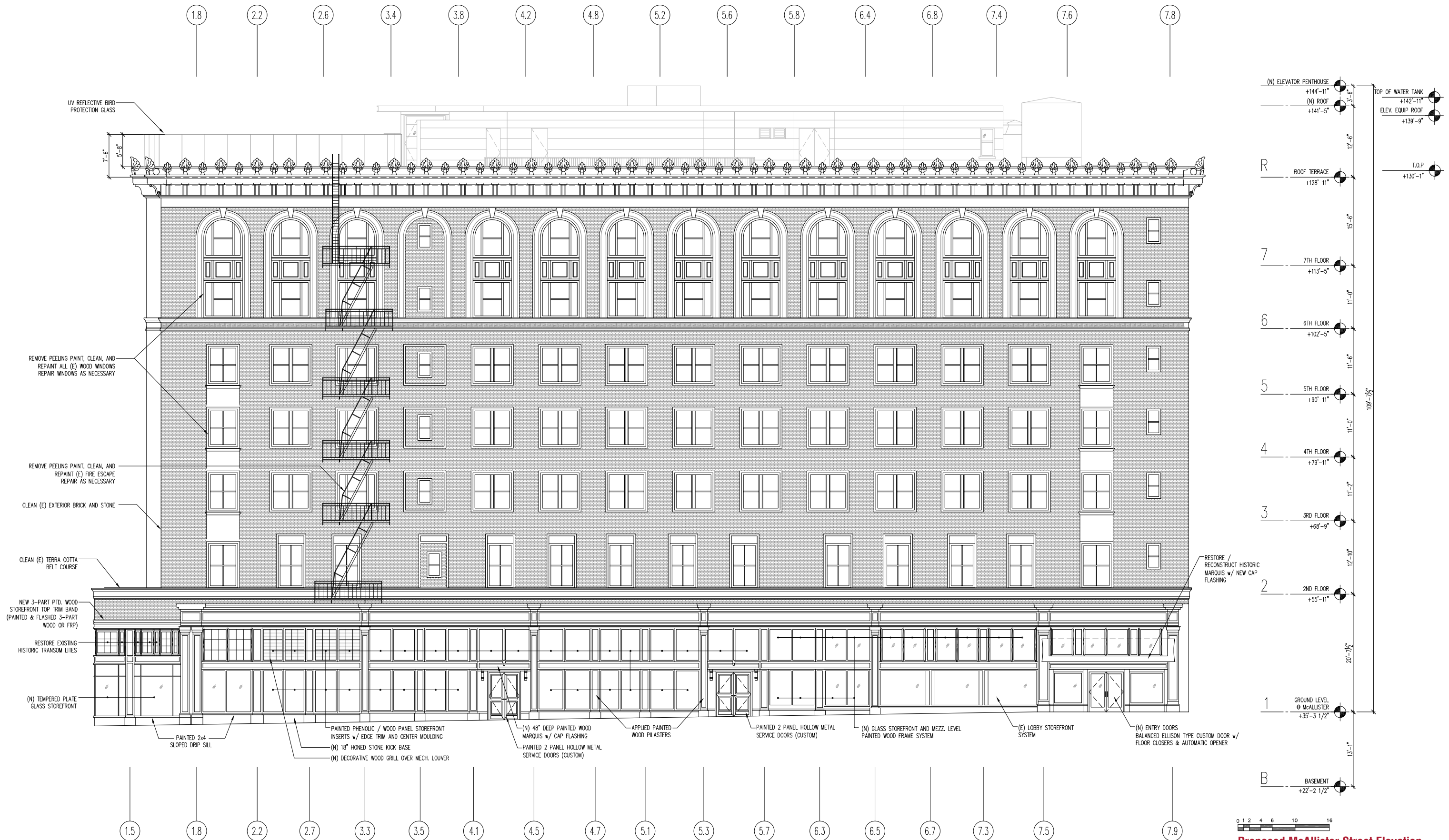
LOCATION:
1100 Market St | San Francisco, CA

OWNER:
The KOR Group

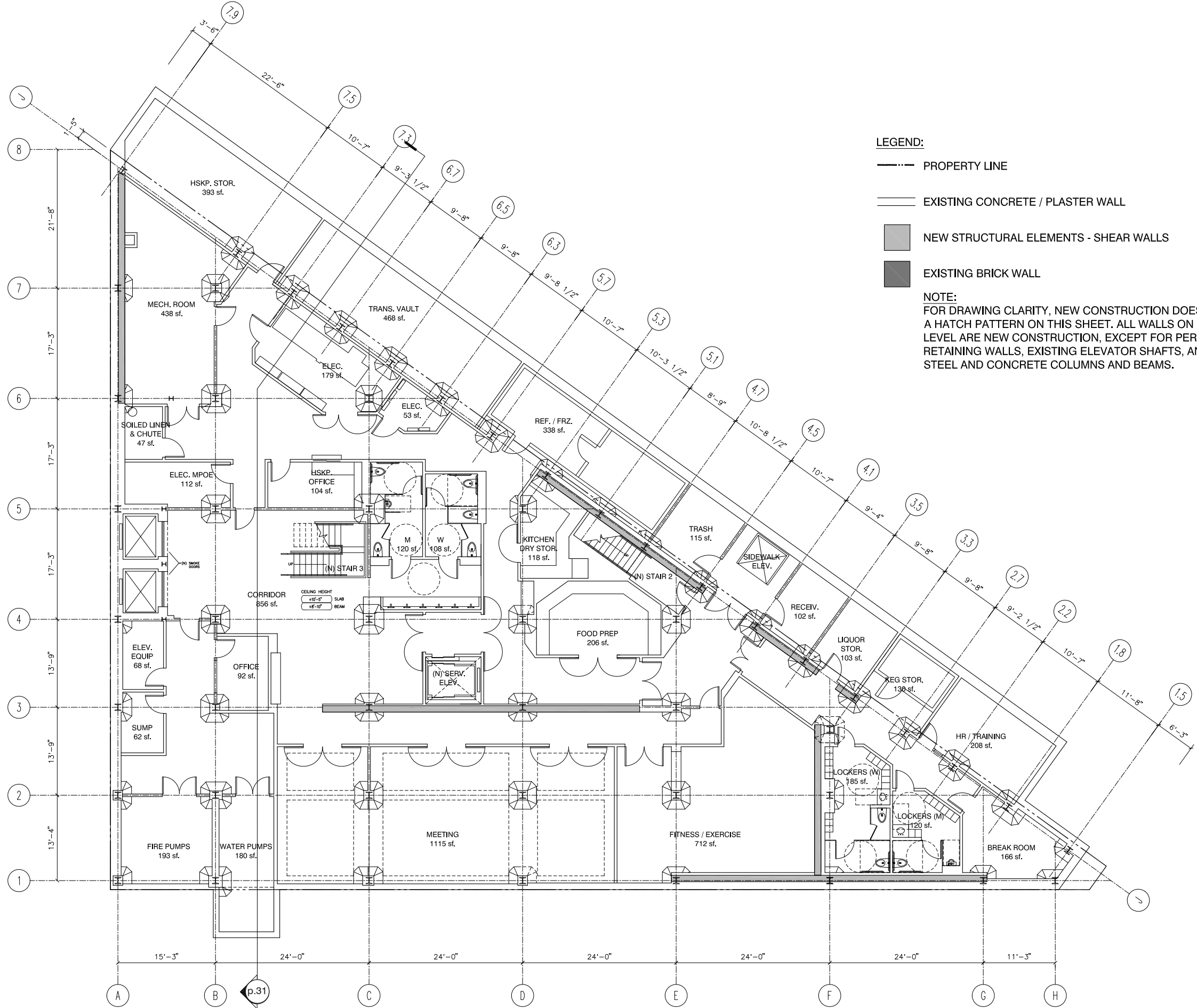
ARCHITECT : HORNBERGER + WORSTELL
170 MAIDEN LANE
SAN FRANCISCO, CA 94108



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Proposed McAllister Street Elevation
 Scale: 1/16" = 1'-0"



LEGEND:

- — — — — PROPERTY LINE
- — — — — EXISTING CONCRETE / PLASTER WALL
- NEW STRUCTURAL ELEMENTS - SHEAR WALLS
- EXISTING BRICK WALL

NOTE:
 FOR DRAWING CLARITY, NEW CONSTRUCTION DOES NOT HAVE A HATCH PATTERN ON THIS SHEET. ALL WALLS ON BASEMENT LEVEL ARE NEW CONSTRUCTION, EXCEPT FOR PERIMETER RETAINING WALLS, EXISTING ELEVATOR SHAFTS, AND EXISTING STEEL AND CONCRETE COLUMNS AND BEAMS.

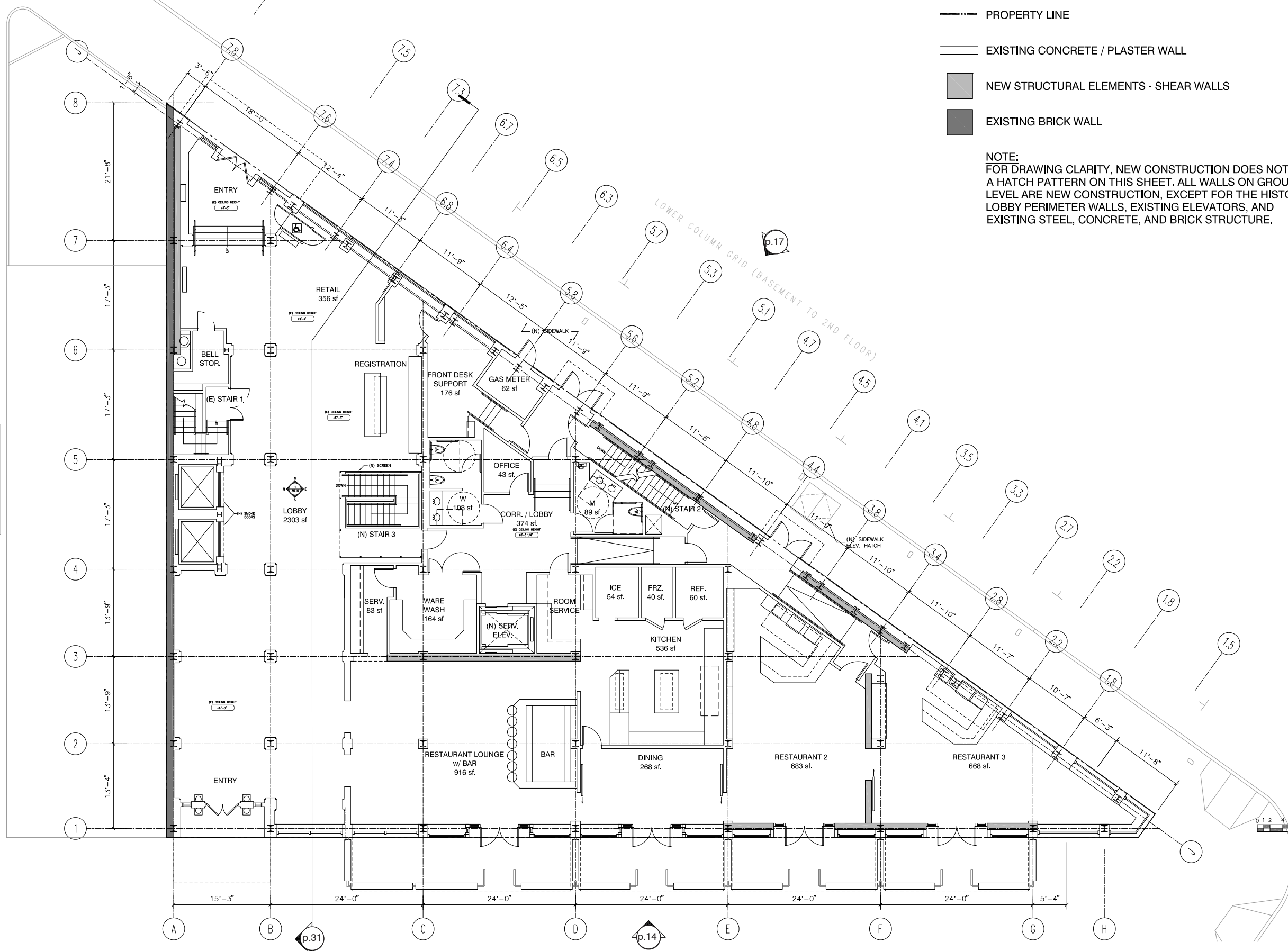
0 1 2 4 6 10 16

Basement Floor Plan
 Scale: 1/16" = 1'-0"

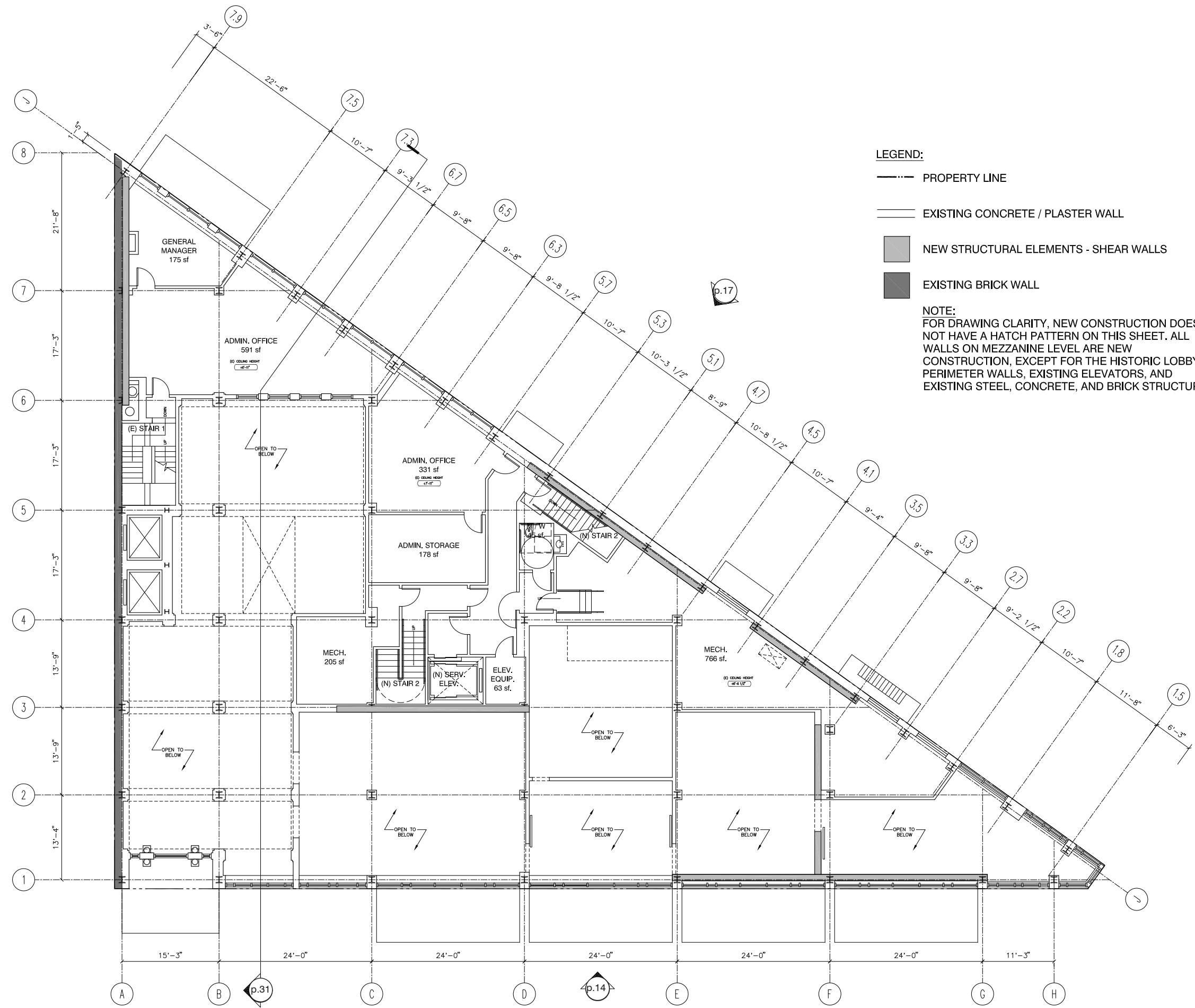
LEGEND:

- PROPERTY LINE
- EXISTING CONCRETE / PLASTER WALL
- NEW STRUCTURAL ELEMENTS - SHEAR WALLS
- EXISTING BRICK WALL

NOTE:
 FOR DRAWING CLARITY, NEW CONSTRUCTION DOES NOT HAVE A HATCH PATTERN ON THIS SHEET. ALL WALLS ON GROUND LEVEL ARE NEW CONSTRUCTION, EXCEPT FOR THE HISTORIC LOBBY PERIMETER WALLS, EXISTING ELEVATORS, AND EXISTING STEEL, CONCRETE, AND BRICK STRUCTURE.



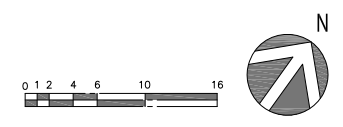
Ground Floor Plan
 Scale: 1/16" = 1'-0"



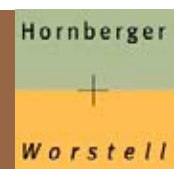
LEGEND:

- — — — — PROPERTY LINE
- — — — — EXISTING CONCRETE / PLASTER WALL
- NEW STRUCTURAL ELEMENTS - SHEAR WALLS
- EXISTING BRICK WALL

NOTE:
 FOR DRAWING CLARITY, NEW CONSTRUCTION DOES NOT HAVE A HATCH PATTERN ON THIS SHEET. ALL WALLS ON MEZZANINE LEVEL ARE NEW CONSTRUCTION, EXCEPT FOR THE HISTORIC LOBBY PERIMETER WALLS, EXISTING ELEVATORS, AND EXISTING STEEL, CONCRETE, AND BRICK STRUCTURE.




Mezzanine Floor Plan
 Scale: 1/16" = 1'-0"





Fourth Floor Plan
 Scale: 1/16" = 1'-0"

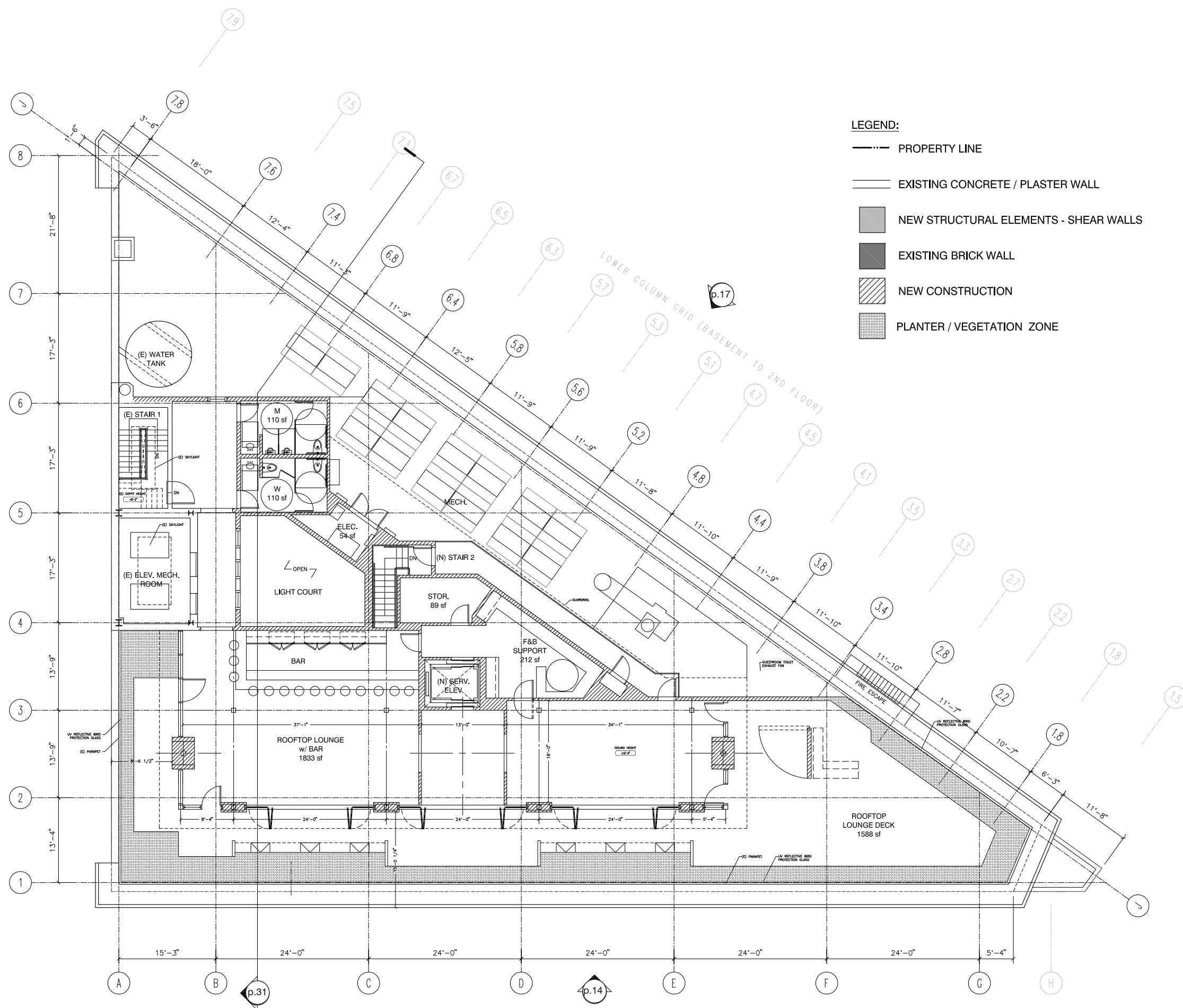




Fifth Floor Plan
 Scale: 1/16" = 1'-0"

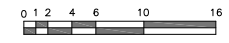


Sixth Floor Plan
Scale: 1/16" = 1'-0"

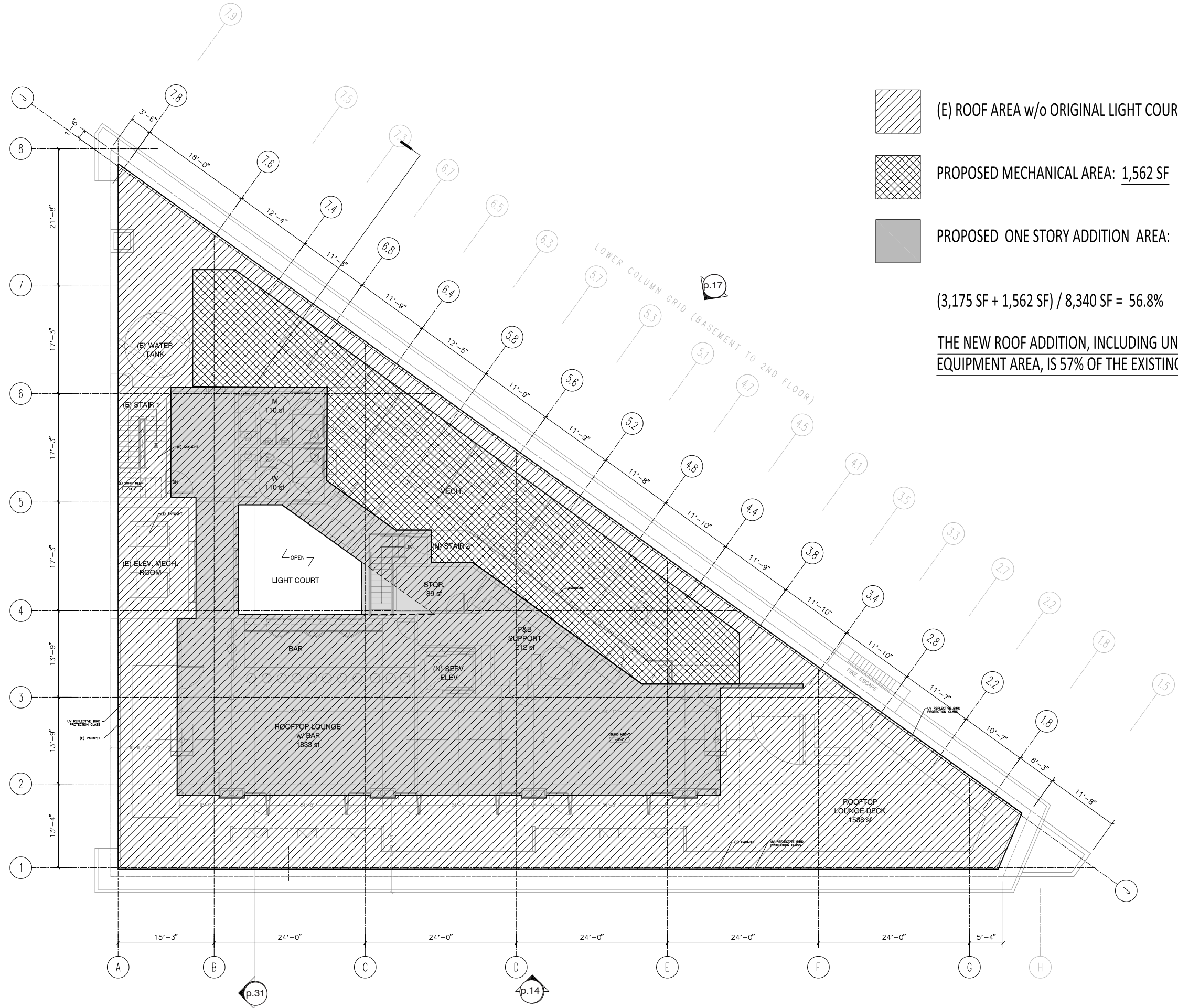





LEGEND:

- PROPERTY LINE
- EXISTING CONCRETE / PLASTER WALL
- NEW STRUCTURAL ELEMENTS - SHEAR WALLS
- EXISTING BRICK WALL
- ▨ NEW CONSTRUCTION
- ▩ PLANTER / VEGETATION ZONE




Roof Floor Plan
Scale: 1/16" = 1'-0"

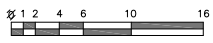


-  (E) ROOF AREA w/o ORIGINAL LIGHT COURT AREA: 8,340 SF
-  PROPOSED MECHANICAL AREA: 1,562 SF
-  PROPOSED ONE STORY ADDITION AREA: 3,175 SF

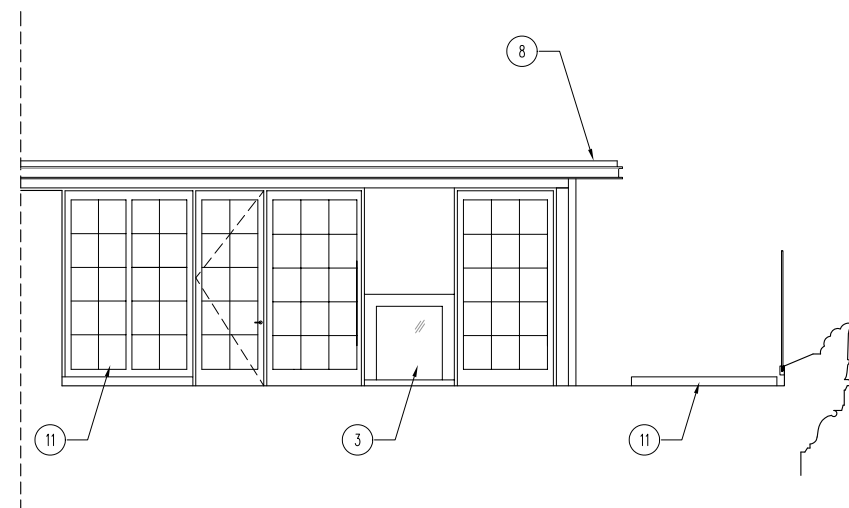
$(3,175 \text{ SF} + 1,562 \text{ SF}) / 8,340 \text{ SF} = 56.8\%$

THE NEW ROOF ADDITION, INCLUDING UNENCLOSED MECHANICAL EQUIPMENT AREA, IS 57% OF THE EXISTING ROOF AREA.

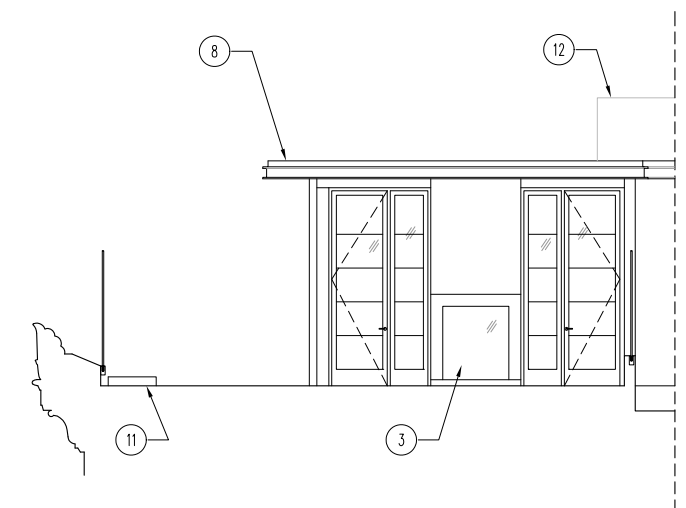




Less than 75% Existing Roof Area

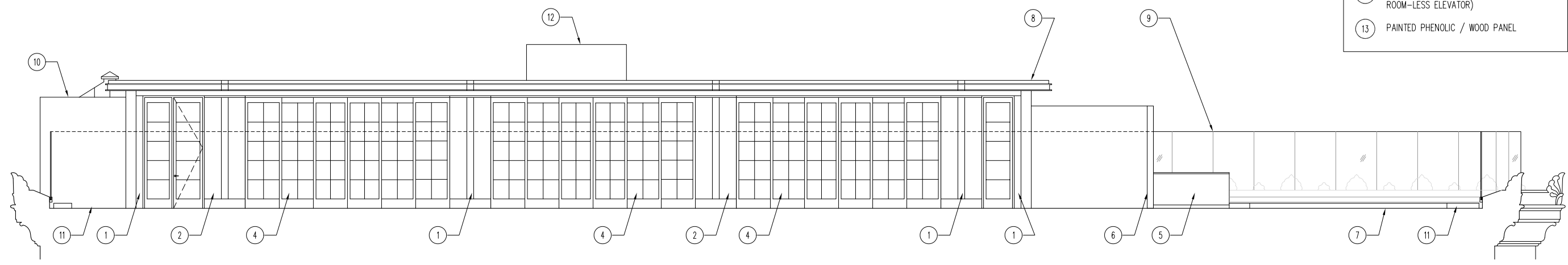


1 ROOF LOBBY ELEVATION - WEST

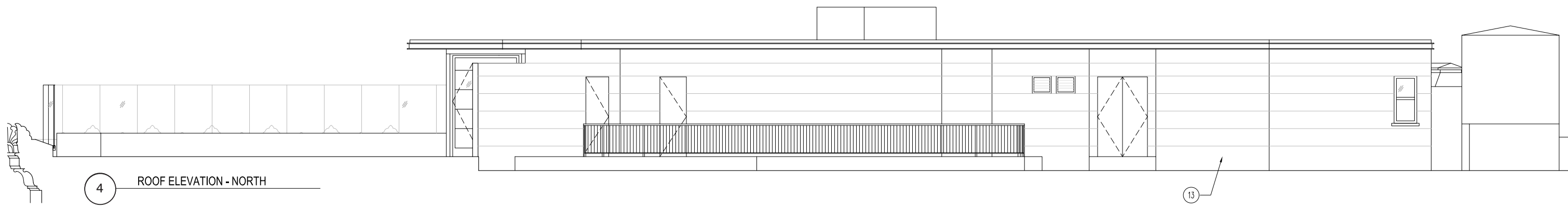
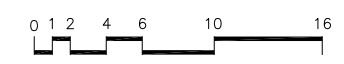


2 ROOF LOBBY ELEVATION - EAST

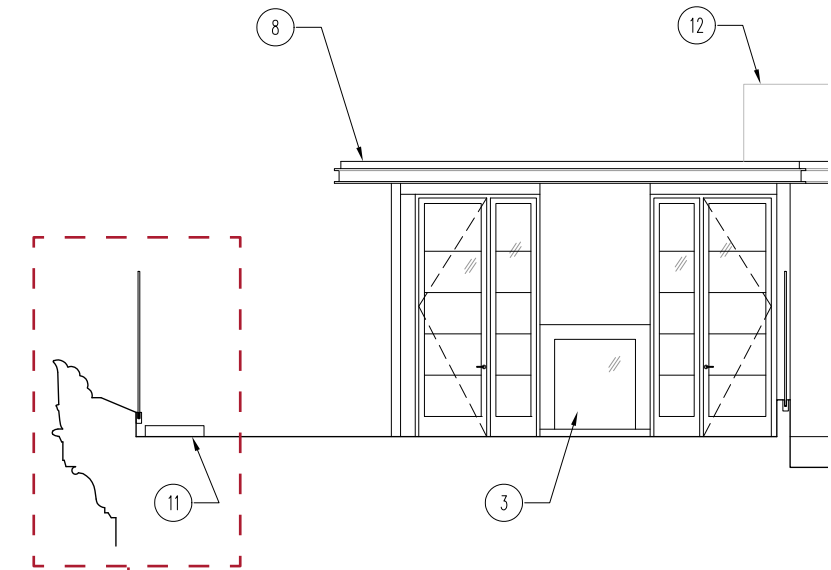
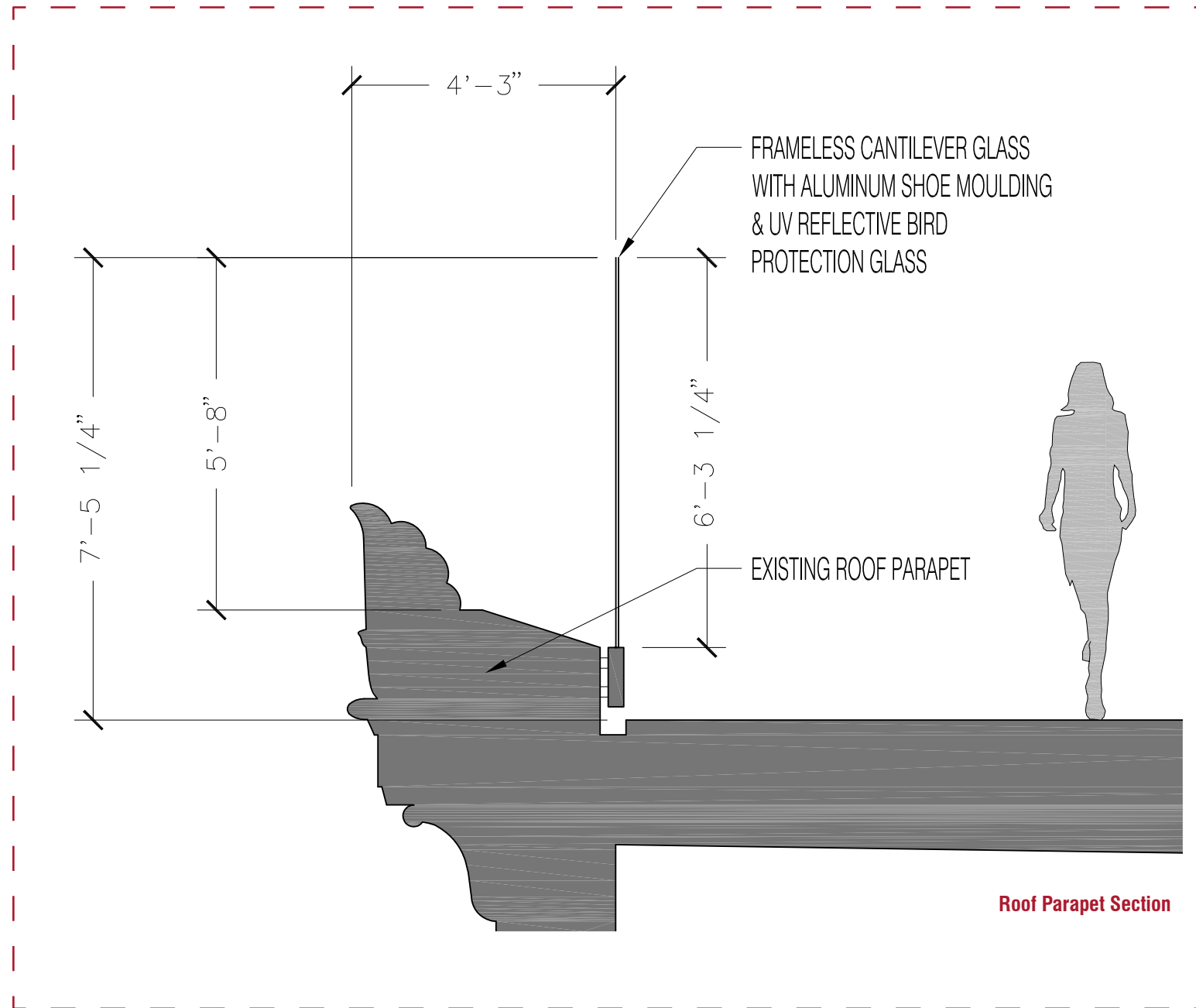
- ROOF ELEVATION NOTES:**
- 1 PAINTED WOOD PILASTER TRIM
 - 2 2x12 - PAINTED WOOD / MASONRY VENEER
 - 3 2 SIDED, SEE-THROUGH FIREPLACE
 - 4 MULTI-PANEL SLIDING DOORS
PTD. WOOD
 - 5 FF&E BAR
 - 6 PIVOTING ART DISPLAY WALL, PTD. WOOD
 - 7 (N) STRUCTURAL FLOOR SLAB W/ (N)
FLASHING AND WATERPROOFING MEMBRANE
AS REQUIRED
 - 8 ALUMINUM C-CHANNEL / GUTTER & FACE
ASSEMBLY
 - 9 FRAMELESS CANTILEVER GLASS W/ ALUMINUM
SHOE MOULDING & UV REFLECTIVE BIRD
PROTECTION GLASS
 - 10 FLASH AND REROOF (E) ELEVATOR
PENTHOUSE
 - 11 PLANTER OR FF&E
 - 12 (N) SERVICE ELEVATOR PENTHOUSE (MACHINE
ROOM-LESS ELEVATOR)
 - 13 PAINTED PHENOLIC / WOOD PANEL

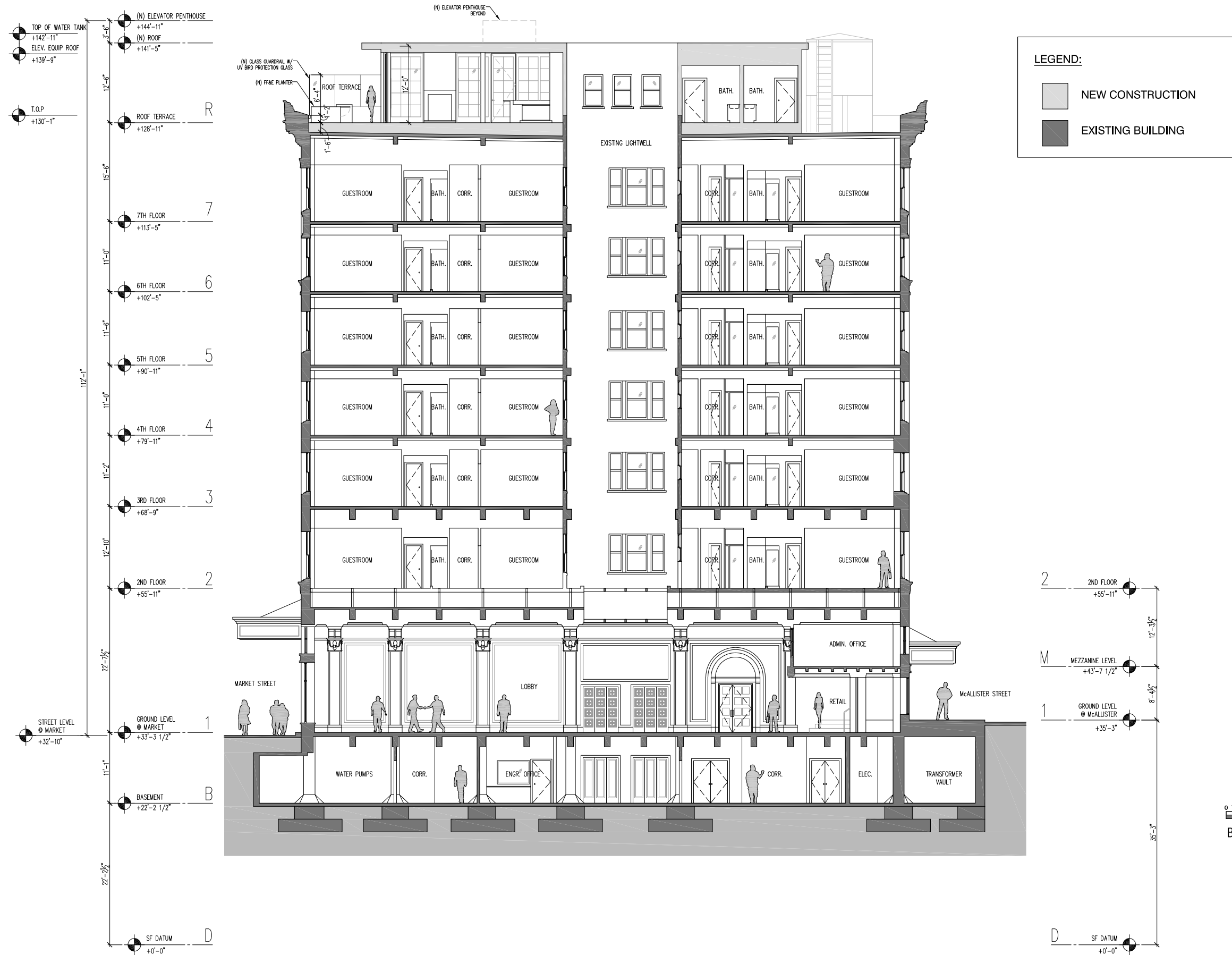


3 ROOF LOBBY ELEVATION - SOUTH



4 ROOF ELEVATION - NORTH



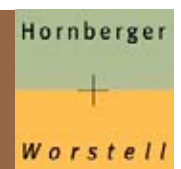


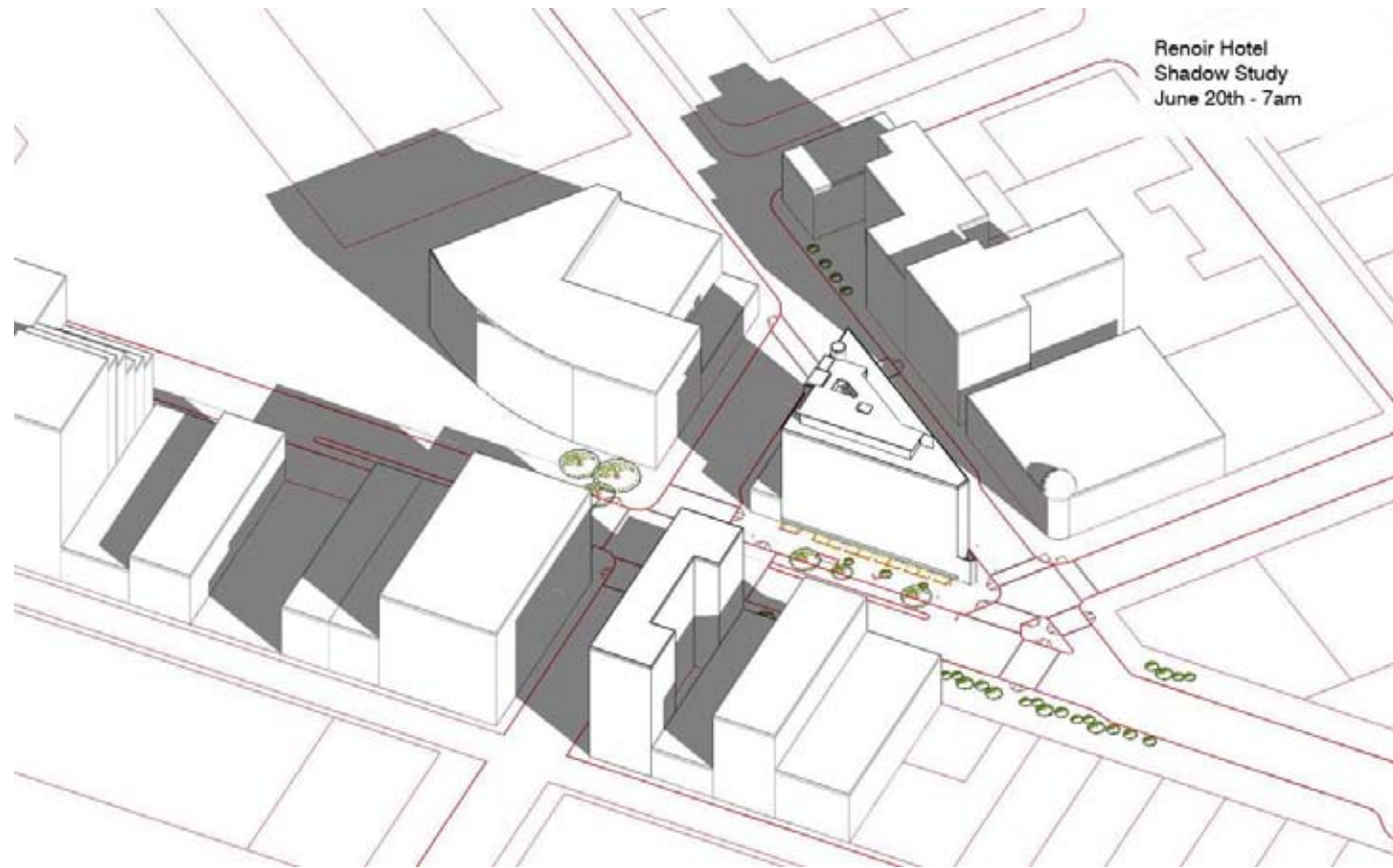
LEGEND:

- NEW CONSTRUCTION
- EXISTING BUILDING

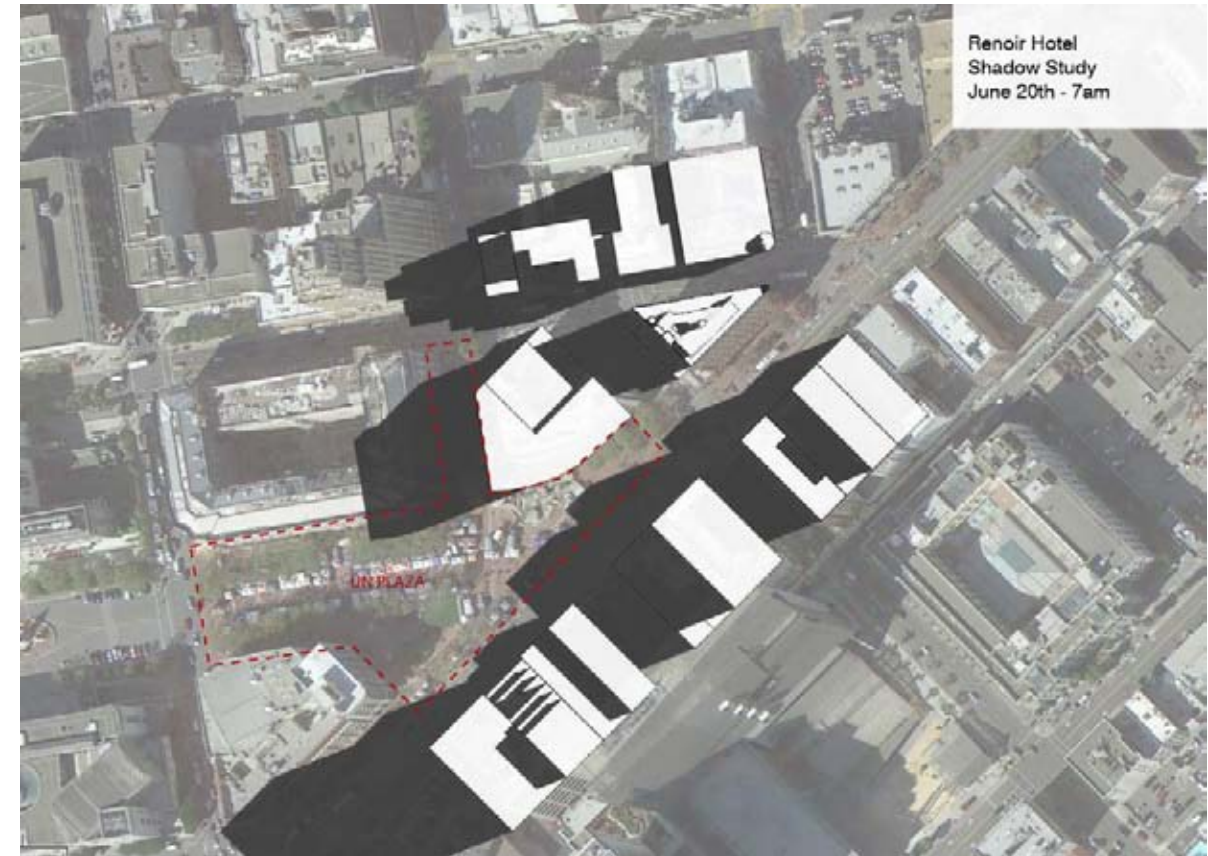


BUILDING SECTION A

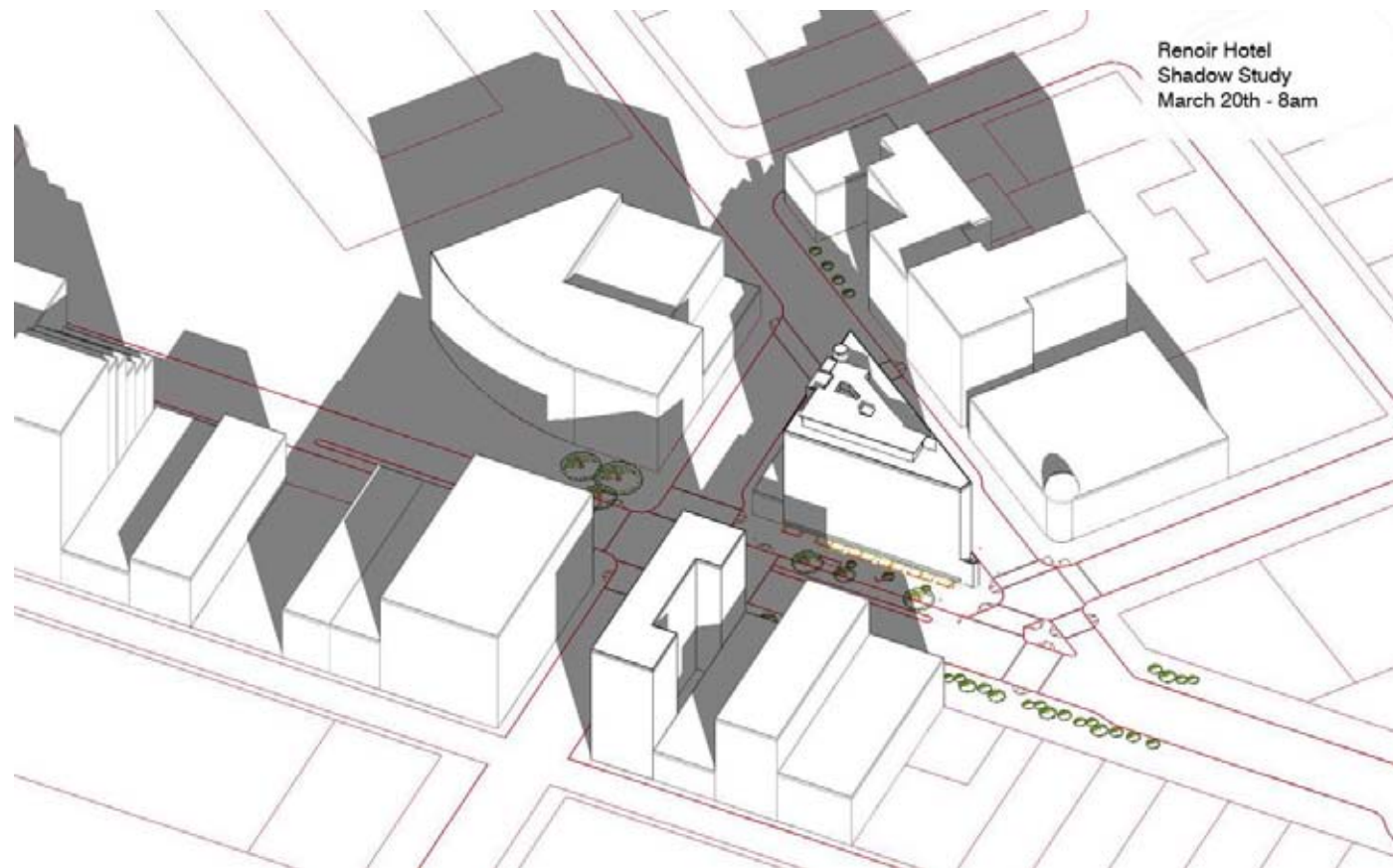




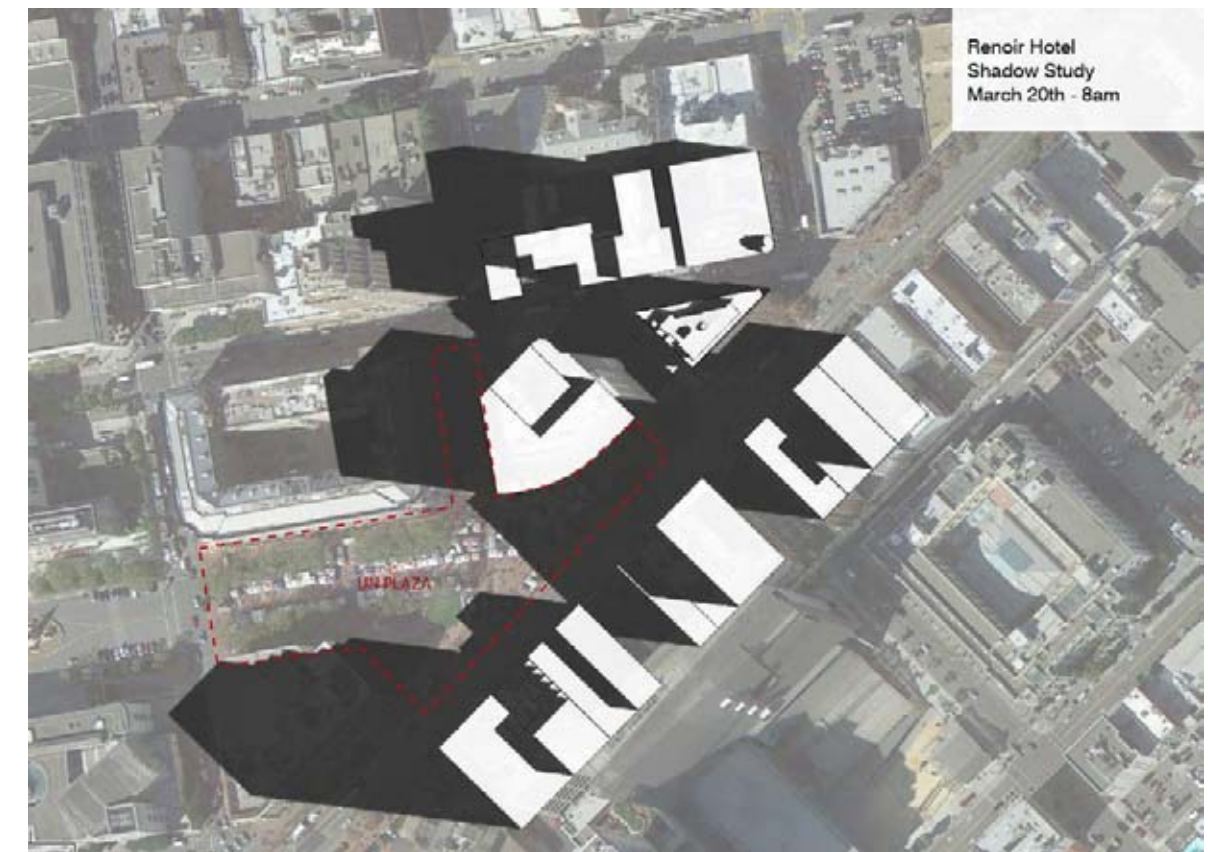
Renoir Hotel
Shadow Study
June 20th - 7am



Renoir Hotel
Shadow Study
June 20th - 7am



Renoir Hotel
Shadow Study
March 20th - 8am



Renoir Hotel
Shadow Study
March 20th - 8am



Street View Location Key Plan
 Renderings on pg. 34 to 36

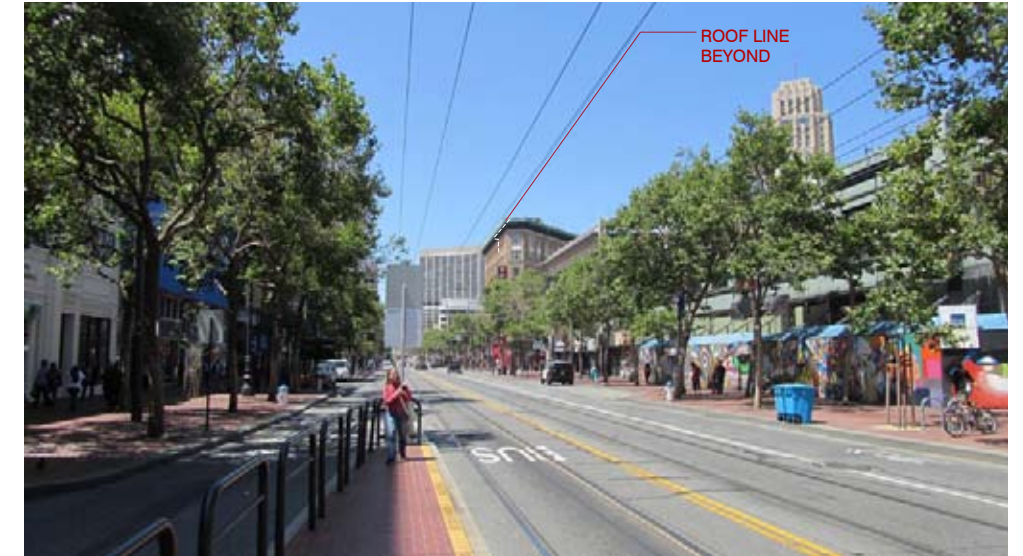
View A | At Market St. and 6th St.



Existing



With New Roof Construction



With New Roof Construction (Building Outline Beyond)

View B | Along Market St. between 6th St. and McAllister St.



Existing



With New Roof Construction



With New Roof Construction (Building Outline Beyond)

View B | Along Market St. between 6th St. and McAllister St.



View C | At Market St. and 7th St.



Existing



With New Roof Construction



With New Roof Construction (Building Outline Beyond)

View D | Along McAllister St. near Leavenworth St.



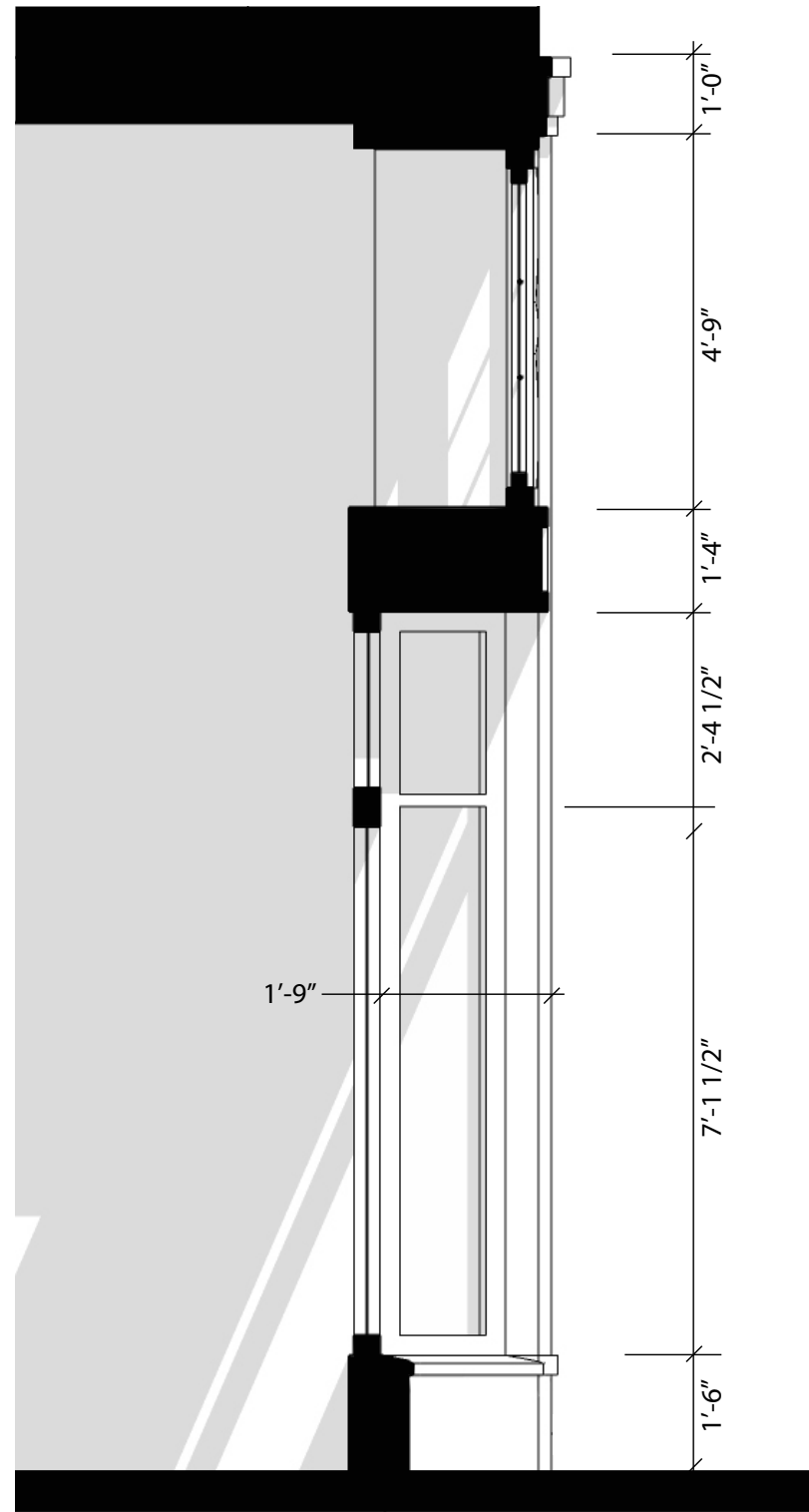
Existing



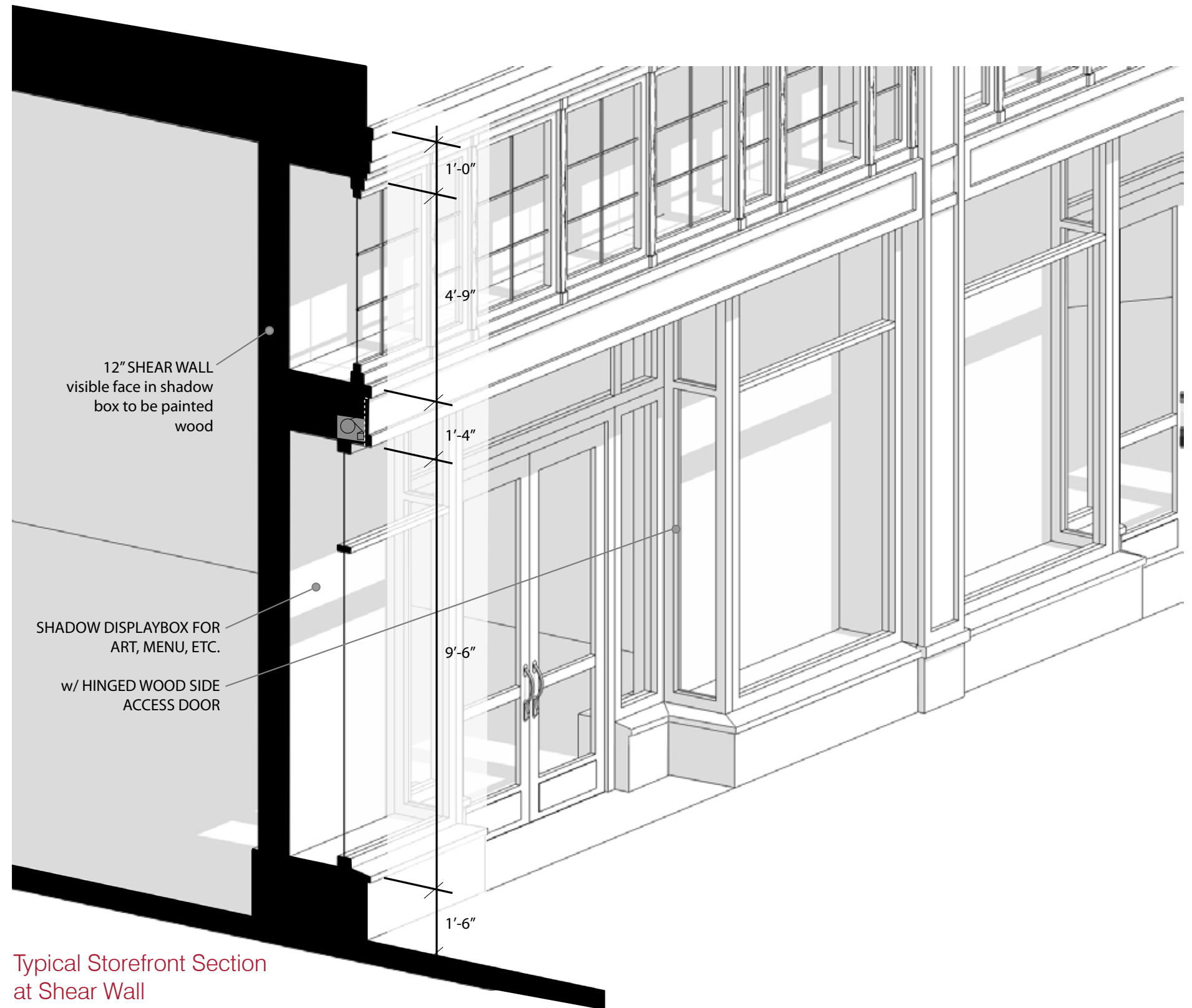
With New Roof Construction



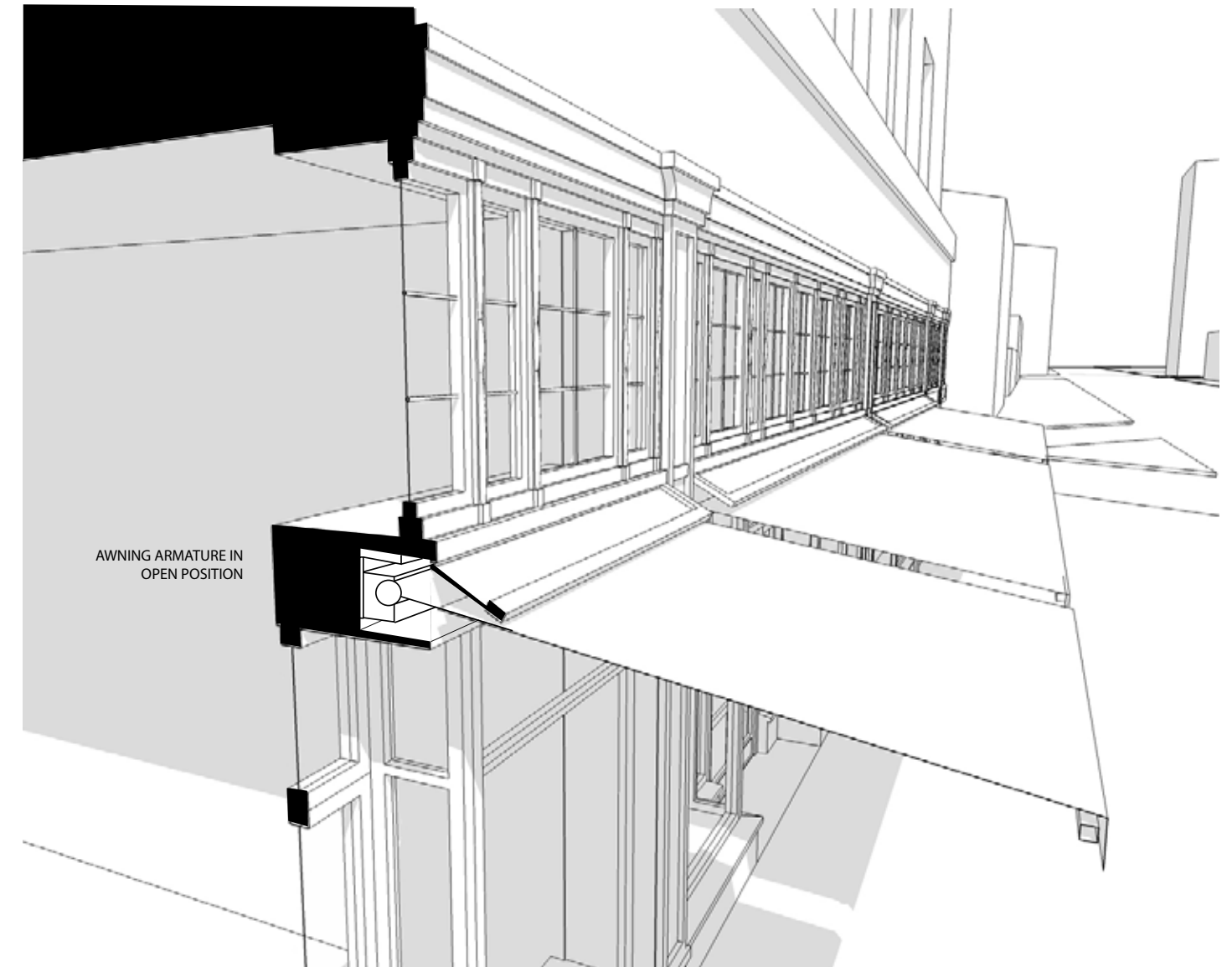
With New Roof Construction (Building Outline Beyond)



Typical Storefront Section



Typical Storefront Section at Shear Wall



Retractable Awning Sections

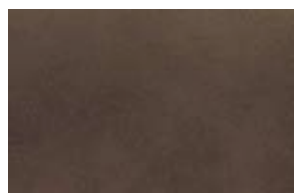
Existing brick

Painted wood trim,
dark color

Retractable, sunbrella awning
system with straight edges



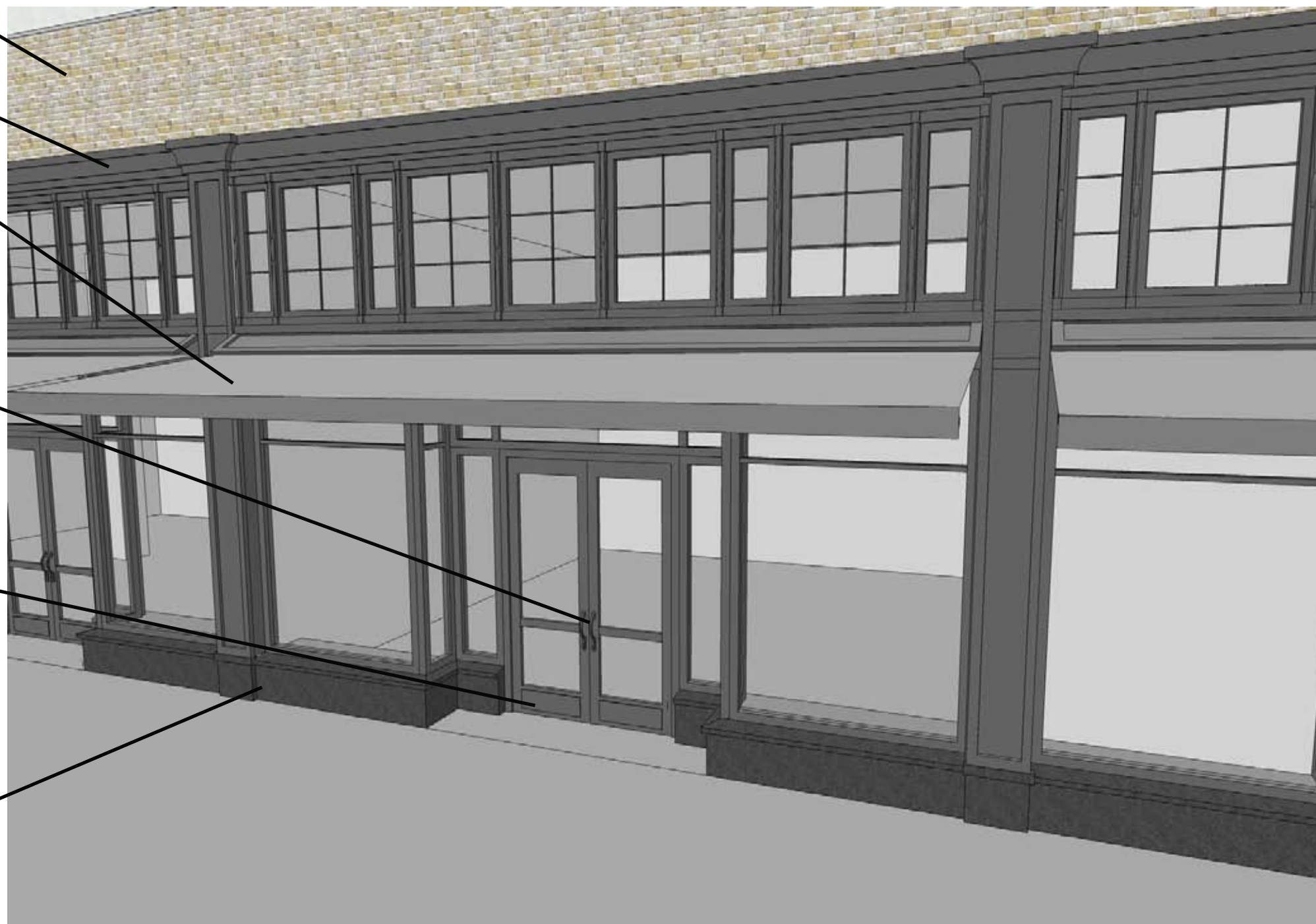
Oil Rubbed Bronze
hardware



Oil Rubbed Bronze kick
plate and hardware



Dark Stone base and sill



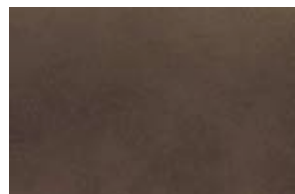
Storefront Materiality

Existing brick

Painted wood trim,
dark color



Oil Rubbed Bronze
hardware



Oil Rubbed Bronze kick
plate and hardware



Dark Stone base and sill



Storefront Materiality

STONE BASE - 1



STOREFRONT COLOR - 1



ALT. STONE BASE - 2



ALT. STOREFRONT COLOR - 2

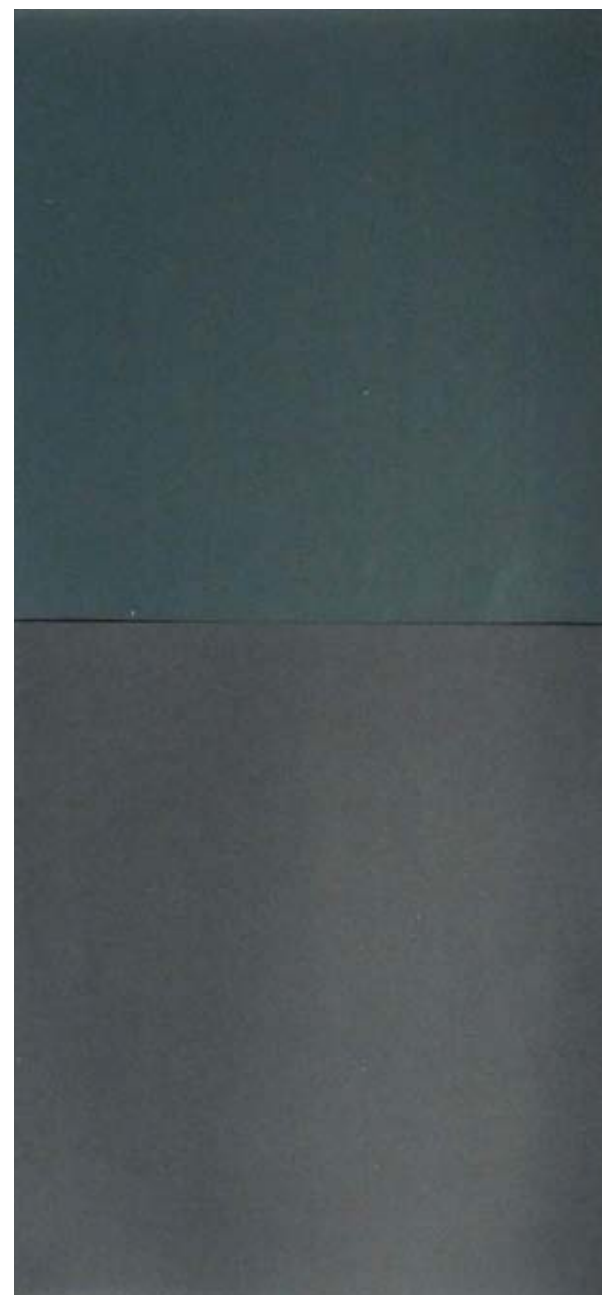


Storefront Material Samples

STONE BASE - 1



ALT. STONE BASE - 3



ALT. STOREFRONT COLOR - 2

STOREFRONT COLOR - 1

Storefront Material Samples

Similar Storefronts



A



B



C



D



E



F



G



HISTORIC TERRA COTTA BELT COURSE TO REMAIN AND BE REPAIRED AS REQUIRED.

THE EXISTING "RENOIR HOTEL" SIGN HAS CUT INTO A PORTION OF THIS BELT COURSE / CORNICE AND WHEN THE EXISTING SIGN IS SHORTENED, THIS PORTION OF THE CORNICE WILL BE REPAIRED.

EXISTING RUSTED SHEET METAL STOREFRONT TOP TRIM BAND BACKING WILL BE REMOVED AND REPLACED WITH NEW FLASHING AND A 3-PART WOOD, OR FRP, TRIM BAND OF THE SAME HEIGHT, PAINTED TO MATCH STOREFRONT.

REFER TO ELEVATIONS AND STOREFRONT SECTIONS FOR TRIM BAND PROFILE.