



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report Consent Calendar

HEARING DATE: NOVEMBER 6, 2013

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Information:
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Filing Date: May 15, 2013
Case No.: **2013.0620A**
Project Address: **1010 Battery Street (aka 50 Greet Street)**
Historic Landmark: Northeast Waterfront Landmark District
Zoning: C-2 (Community Business)
65-X Height and Bulk District
Block/Lot: 0111/002
Applicant: Michael Castro
Brereton Architects
909 Montgomery Street, Suite 260
San Francisco, CA 94133
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Reviewed By Tim Frye - (415) 575-6822
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PROPERTY DESCRIPTION

1010 BATTERY STREET, east side at the intersection of Battery and Green Streets. Assessor's Block 0111, Lot 002. The subject property is identified as a contributory/compatible structure within the Northeast Waterfront Landmark District. The property is located within the Community Business (C-2) and a 65-X Height and Bulk District. The site is also located within the Waterfront Special Use District No. 3.

Commonly known as the Fuller Building, the subject building was built in 1907 and was designed by G.A. Wright and Willis Polk for the Fuller Paint Company. The structure occupies a full block and is bounded by Battery Street along the west, Commerce Street along the north, Front Street along the east, and Green Street along the south. The structure is two stories in height with mezzanine and basement levels and has a rectangular plan and massing. Glazed arcades above a water-table course distinguish the building on all facades. Large brick quoins mark the corners of the structure, and the parapet is highlighted by five bands of corbeling.

PROJECT DESCRIPTION

The proposed project involves exterior alterations to the building that is limited within the existing arcade along Battery Street. Specifically the project scope includes the following:

- Modification to a tenant space entrance that opens on to the subject arcade including:

- Reduction in size of the existing transom window above the subject tenant space entry to align with the size of the entry opening;
- Removal of a non-historic canopy above the tenant space entrance;
- Removal of a non-historic wing-wall on the side of the tenant space entrance;
- Modification to the exterior finishes including:
 - New smooth cement plaster finish over the existing skip trowel cement planter finish;
 - New metal panel surround at the existing openings along the arcade;
 - New horizontal metal panel cladding over the fascia and angled wall leading to the recessed entry located further back within the arcade;
 - Staining of the existing grey concrete paving within the arcade with a bronze color that is complementary to the existing brick finish of the building;
 - Cleaning and sanding of the existing wood steps to provide a lighter finish;
- Addition of a new planter box clad with metal panels at the terminus of the angled wall; and
- Replacement of existing recessed lighting with new pendant fixtures within the arcade.

OTHER ACTIONS REQUIRED

Review and issuance of building permit for proposed work.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

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

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

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

Article 10 – Appendix D – Northeast Waterfront Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Northeast Waterfront Landmark District as described in Appendix D of Article 10 of the Planning Code and the character defining features specifically outlined in the designating ordinance. In pertinent part, Appendix B states:

Scale and Proportion: The buildings are of typical warehouse design, large in bulk, often with large arches and openings originally designed for easy vehicular access. There is a regularity of overall form. The earlier brick structures blend easily with the scaled-down Beaux Arts forms of the turn of the century and the plain reinforced-concrete structures characteristic of twentieth century industrial architecture.

Fenestration: Minimal glazing is deeply recessed, producing a strong shadow line. The earliest structures have few windows expressing their warehouse function. They are varied in size, rhythmically spaced, and relate in shape and proportion to those in nearby buildings. Larger industrial sash windows began to be incorporated in structures built from the 1920's and onward. Door openings are often massive to facilitate easy access of bulk materials.

Materials: Standard brick masonry is predominant for the oldest buildings in the District, with reinforced concrete introduced after the 1906 fire. Some of the brick facades have been stuccoed over. One of the structures still has its metal shutters, which were once typical of the area.

Color: Red brick is typical, with some yellow and painted brick. Muted earth tones predominate in shades of red, brown, green, gray, and blue.

Texture: Typical facing materials give a rough-textured appearance. The overall texture of the facades is rough-grained.

Detail: Arches are common at the ground floor, and are frequently repeated on upper floors. Flattened arches for window treatment are typical. Cornices are simple and generally tend to be abstract versions of the more elaborate cornices found on downtown commercial structures from the nineteenth century. Most of the surfaces of the later buildings are plain and simple, reflecting their function. Some of the earlier brickwork contains suggestions of pilasters, again highly abstracted. Where detail occurs, it is often found surrounding entryways.

THE SECRETARY OF THE INTERIOR'S STANDARDS

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

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The project proposes to maintain the building in its current use as a commercial use, which is a compatible use with the contributory/conforming building, with no changes to the defining characteristics of the landmark district where the contributory/conforming building is located.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The existing structure is a conforming/contributory building within a landmark district. The proposed exterior alteration will be limited to a secondary, previously altered elevation (Battery Street) and will not result in the loss of any historic materials or features. Specifically, the existing non-historic wing-wall and canopy will be removed and the non-historic transom opening will be reduced in size to align with the tenant space opening beneath it and help simplify the openings within the arcade. The proposed metal surround on the existing openings is compatible with the industrial character of the landmark district and is appropriate in appearance. The proposed smooth stucco treatment and horizontal metal panel cladding of the surfaces within the arcade is also compatible with the industrial character of the landmark district. The proposed scope of work does not involve removal of historic materials or alteration of features and spaces that characterize the property or historic district. The project will not impact the overall form and massing of the property, nor any of its features, which contribute to the surrounding historic district. As such, the existing character of the building and landmark district will be retained and preserved.

Standard 3:

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

The previously altered secondary façade (Battery Street) of the building will be modified to be more compatible with the building and landmark district by utilizing finish materials that are consistent with the industrial character of the subject building and landmark district. The new metal opening surround and cladding material as well as the new pendant light fixtures will be clearly differentiated yet compatible with the industrial character of the building without creating a false sense of historical development. Specifically, the metal finish will have a contemporary appearance while referencing the dark metal finish of the existing window frames on the building. No conjectural features or elements from other buildings will be added as part of the proposed work.

Standard 4:

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

Although building permits were issued for sympathetic changes to the building, specifically to the subject Battery Street elevation in the past, none of these alterations have acquired historic significance in their own right.

Standard 5:

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

The distinctive features such as the arched openings on the Battery Side façade were previously altered with the removal of the large glazing and brick within the arched openings to create the current arcade. The proposed work will be limited to this previously altered area and all other distinctive features of the property on this façade as well as the two primary facades (Front and Green Streets) will be retained and preserved.

Standard 9:

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

The proposed exterior changes, including new metal surrounds on the existing openings, new metal panel cladding and new light fixtures are cosmetic in nature and will not destroy historic materials and features of the building. The metal panel cladding and opening surrounds, although lighter in shade will have a finish that references the existing window frame finish in tone. The light fixtures will also have a finish matching the new metal panels and will have an industrial appearance. As such, the proposal incorporates design, scale, and materials that are compatible with the building and landmark district. The proposed work would not impact spatial relationships that characterize the property as the addition is limited to the previously altered secondary façade along Battery Street.

Standard 10:

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

The proposal will make changes that are cosmetic in nature to the previously altered and non-historic arcade area located on a secondary façade of the building. In addition, the work is limited to removing non-historic elements such as the angled wing-wall, canopy and portions of the transom extending beyond the entry door opening and adding new finishes to the arcade such as new metal cladding and new light fixtures. Should the proposed work on this secondary facade be removed in the future, the essential form and integrity of the building and landmark district would still be unimpaired.

PUBLIC/NEIGHBORHOOD INPUT

To date, the Department has received a telephone call from representative of the Telegraph Hill Dwellers Association inquiring about the scope of work.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

The Fuller Building has undergone minimal alterations, especially its two primary facades (Green and Front Street facades) and retains a high degree of integrity in terms of its overall form and materials. The Battery Street (west) elevation, which was historically a secondary elevation, has undergone the most substantial alterations. According to building permit records, in 1975 the glazing of the arched openings was removed to allow the construction of an arcade and a recessed entrance. The proposed exterior alteration is limited to this previously altered secondary facade of the building along Battery Street. The facade features within the arcade will be clad with new compatible finishes and materials like smooth cement plaster and metal panels. Additionally, non-historic elements such as the canopy and wing-wall surrounding one of the entry doors will be removed and a transom window will be reduced in size to align with the entry opening beneath it. The removal of existing non-historic features and introduction of compatible finish materials will help upgrade the arcade area without removal of any historic fabric. The new pendant light fixtures will help provide additional lighting within the arcade while its simple design emphasizes the industrial character of the building and district. The simple and contemporary design of the arcade area will ensure the new finish is differentiated as a new addition.

Staff reviewed material sample board and the specification sheet for the new light fixtures. The proposed materials include Rheinzink horizontal metal panel and metal tile (pre-weathered graphite-grey) as cladding material on the angled wall and fascia at the recessed entry as well as the existing opening surround; corten steel for the new planter box with back painted glass beyond the planter box; smooth cement plaster finish (Kelly Moore KM4591-1 'Mexican San Dollar') for the rest of the wall; stained concrete (Bronze) and Nimbus (HPGL) pendant light fixtures. It should be noted that the cement plaster finish included on the photograph of the material sample board does not appear to have a smooth and a condition of approval has been added to ensure that the cement plaster would have a smooth finish.

Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined that the proposed work will not substantially alter the contributory/compatible building nor adversely affect the district. The proposed work will be located on a secondary facade and on previously altered, non-historic facade using compatible materials. Specifically, the proposed work will not materially change the appearance of the contributory and compatible building that has existing in the landmark district since 1907. In addition, the work will not detract from and will not cause any significant alteration to the historic district. Overall, staff finds that the proposed work will be in conformance with the Secretary of Interior's Standards and with the requirements of Article 10, Appendix D – Northeast Waterfront Landmark District.

Although a sign proposal is not included in the scope of work at this time, the applicant is hereby on notice that the project site is located within a special sign district (Northeast Waterfront Special Sign District) that limits the size and number of signs on the building. In addition, the sign code (Section 608.15(b)(5)) limits the location of signs to be entirely below the level of the lowest cornice or strong horizontal element located above the ground story of the building but in no event height than 3' above the top of the ceiling level of the ground story. As such, future sign proposal including material, lighting (if any) and attachment details for the building shall be submitted for review and approval by

Department Preservation staff under a new Administrative Certificate of Appropriateness at a later date, to ensure compliance with Section 608.15 (Northeast Waterfront Special Sign District) of the sign code.

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-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

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

- (1) Revised drawings shall be included as part of the building permit submittal indicating that any attachment to the building exterior shall be done in manner that minimizes damage to historic fabric. Attachment details for the location where these features are attached to historic fabric shall be included within the plans and are subject to review by Preservation Planning Staff prior to approval of the architectural addendum.
- (2) A building sign program that is compliant with the Northeast Waterfront Special Sign District requirements, including material, lighting (if any) and attachment details shall be submitted for review and approval by Department Preservation staff under a new Administrative Certificate of Appropriateness at a later date.
- (3) The Project Sponsor shall submit a material sample of the cement plaster with a smooth finish for review and approval by Preservation Planning Staff prior to building permit approval.

ATTACHMENTS

- A. Draft Motion
- B. Parcel Map
- C. Sanborn Map
- D. Aerial Photo
- E. Zoning Map
- F. Site Photos
- G. Submittal Packet by Project Sponsors

LY: G:\Documents\CofA\1010 Battery St\2013.0620A.docx



**Historic Preservation Commission
Motion No. XXXX
Certificate of Appropriateness**

HEARING DATE: NOVEMBER 6, 2013

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 002 IN ASSESSOR'S BLOCK 0111, WITHIN AN C-2 (COMMUNITY BUSINESS) ZONING DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on May 15, 2013, Michael Castro, Brereton Architects ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness for a project that involves exterior alterations within the arcade area on the secondary façade along Battery Street, including removal of non-historic elements and installation of new cladding and opening surround with metal finishes, new lighting fixtures and new stucco finish. The subject building is located on Lot 002 in Assessor's Block 0111, within the Northeast Waterfront Landmark District.

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

WHEREAS, on November 6, 2013, the Commission conducted a duly noticed public hearing on the current project, Case No. 2013.0620A ("Project") for its appropriateness.

WHEREAS, in reviewing the application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, and has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby **APPROVES WITH CONDITIONS** the Certificate of Appropriateness, in conformance with the architectural plans dated November 6, 2013 and labeled Exhibit A on file in the docket for Case No. 2013.0620A based on the following findings:

CONDITIONS OF APPROVAL

1. Revised drawings shall be included as part of the building permit submittal indicating that any attachment to the building exterior shall be done in manner that minimizes damage to historic fabric. Attachment details for the location where these features are attached to historic fabric shall be included within the plans and are subject to review by Preservation Planning Staff prior to approval of the architectural addendum.
2. A building sign program that is compliant with the Northeast Waterfront Special Sign District requirements, including material, lighting (if any) and attachment details shall be submitted for review and approval by Department Preservation staff under a new Administrative Certificate of Appropriateness at a later date.
3. The Project Sponsor shall submit a material sample of the cement plaster with a smooth finish for review and approval by Preservation Planning Staff prior to building permit approval.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Commission has determined that the proposed work is compatible with the exterior character of Northeast Waterfront Historic District as described in the designation report dated August 21, 1986.

- That the proposal respects the character-defining features of the building and the Northeast Waterfront Historic District;

- That the proposed work will not result in the removal of any historic fabric;
- That the essential form and integrity of the historic building and district would be unimpaired if the proposed improvements were removed at a future date;
- That the proposed alterations are cosmetic in nature and compatible with the industrial character of the building and landmark district;
- That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date;
- The proposed project meets the requirements of Article 10; and
- That the proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1: property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

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

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

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

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

3. **General Plan Compliance.** The proposed 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 Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness, and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Northeast Waterfront Historic District.

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 an 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 district 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 affect the City's 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.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project will not have a direct impact on the displacement of industrial and service sectors.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake:

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 10 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 parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 002 in Assessor's Block 0111 for proposed work in conformance with the project information dated November 6, 2013, labeled Exhibit A on file in the docket for Case No. 2013.0620A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXX. 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 Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on November 6, 2013.

Jonas P. Ionin
Commission Secretary

AYES:

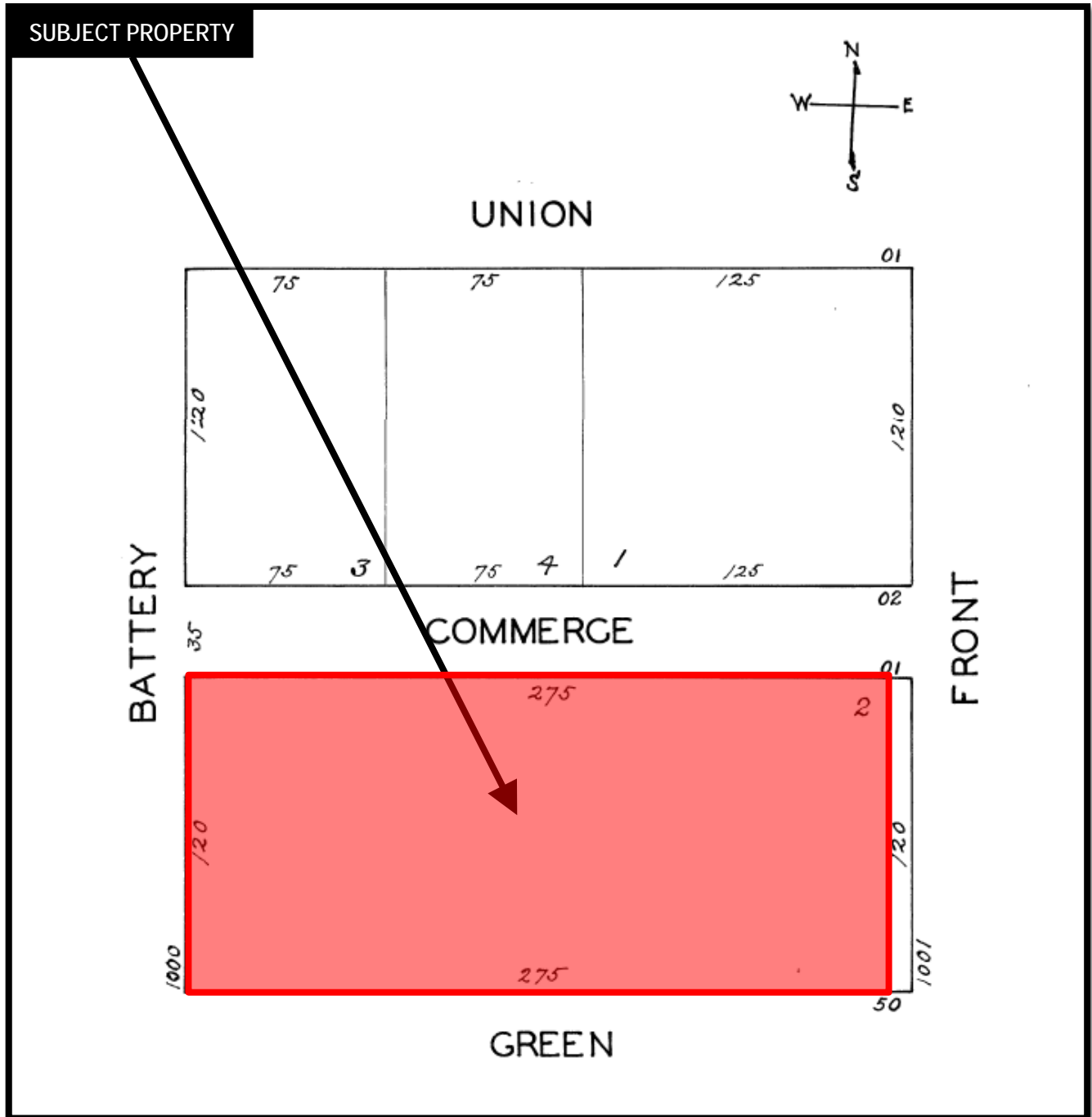
NAYS:

RECUSED:

ABSENT:

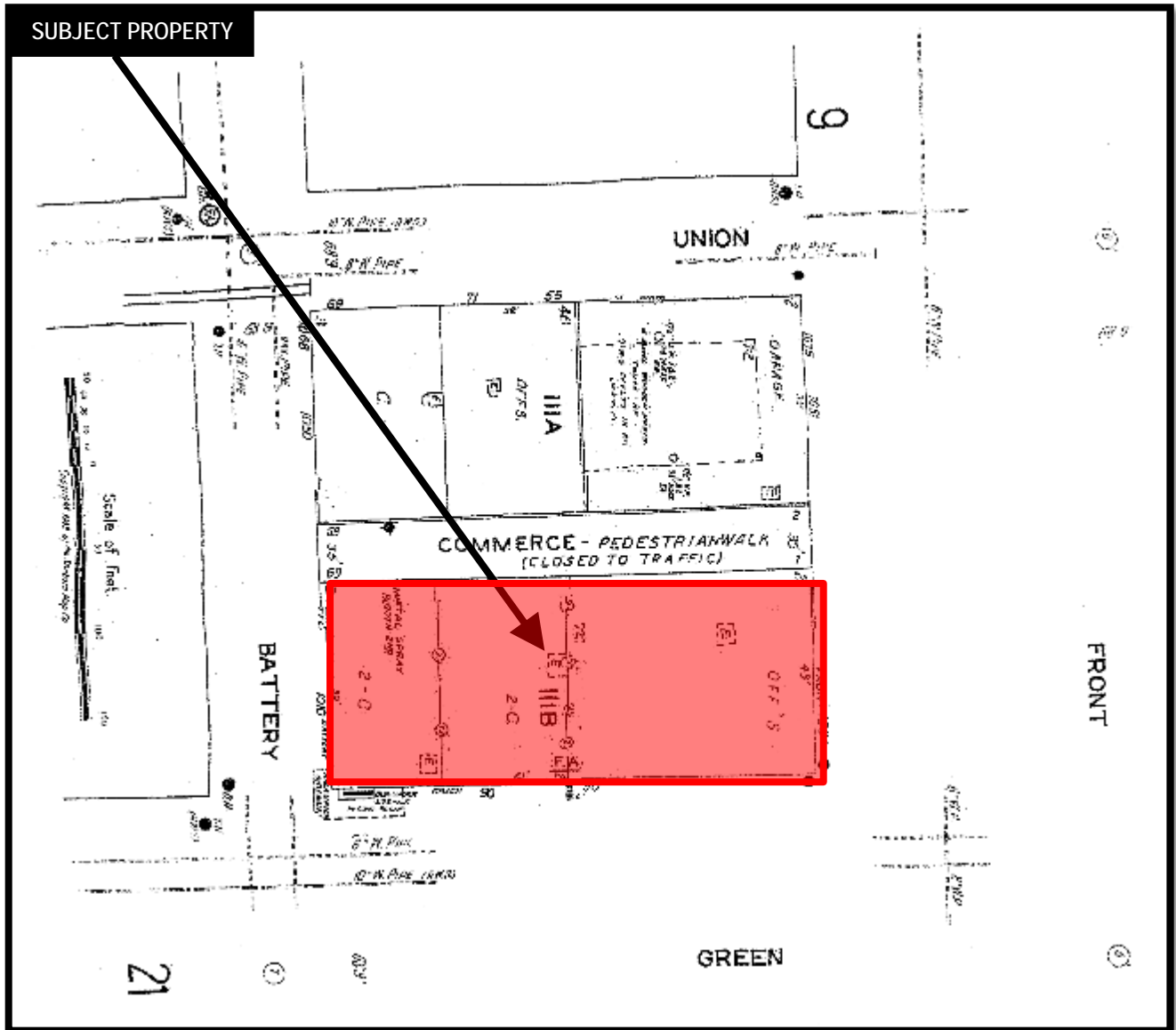
ADOPTED: November 6, 2013

Parcel Map



Certificate of Appropriateness Hearing
Case Number 2013.0620A
1010 Battery Street (aka 50 Green Street)

Sanborn Map*



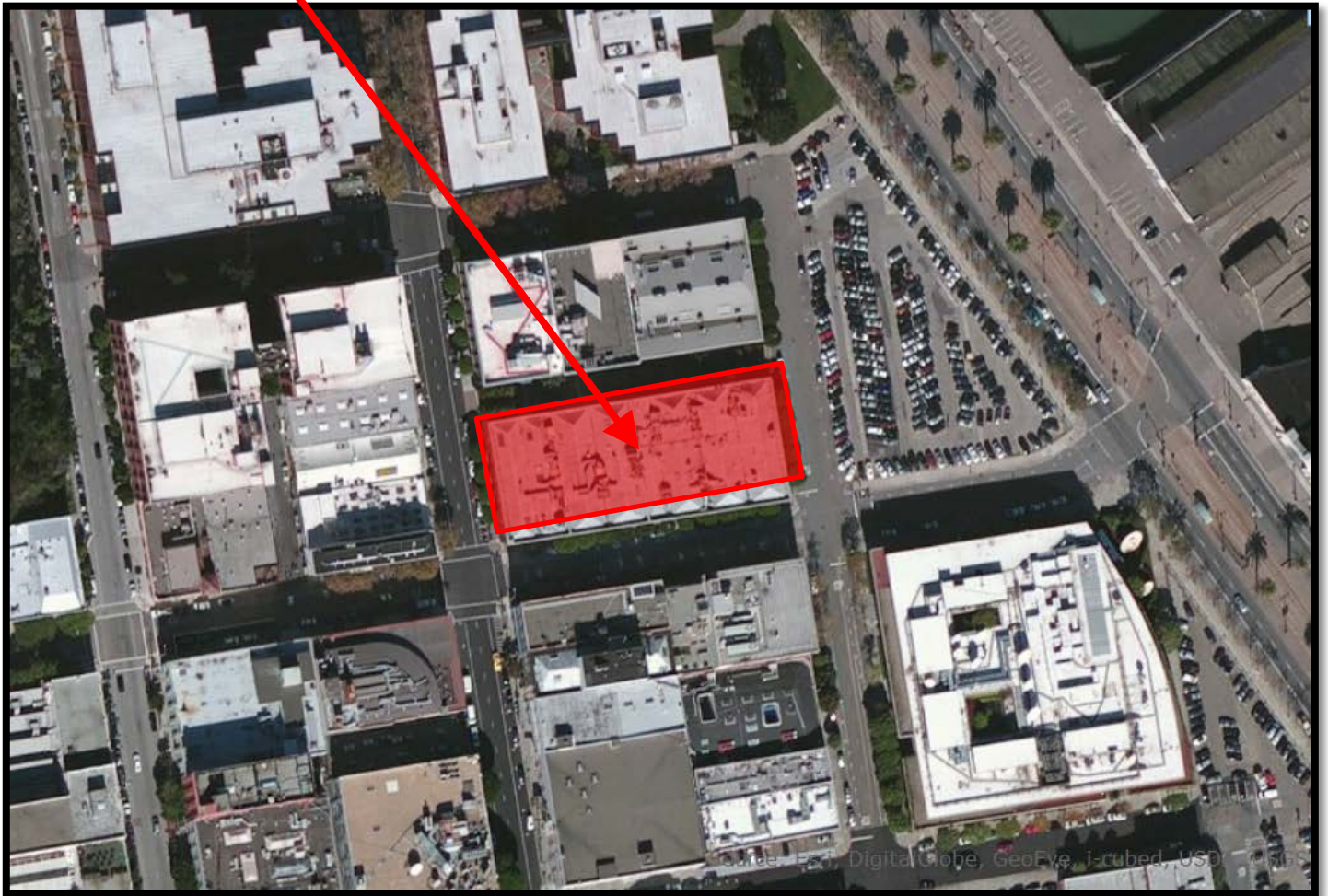
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing
Case Number 2013.0620A
1010 Battery Street (aka 50 Green Street)

Aerial Photo

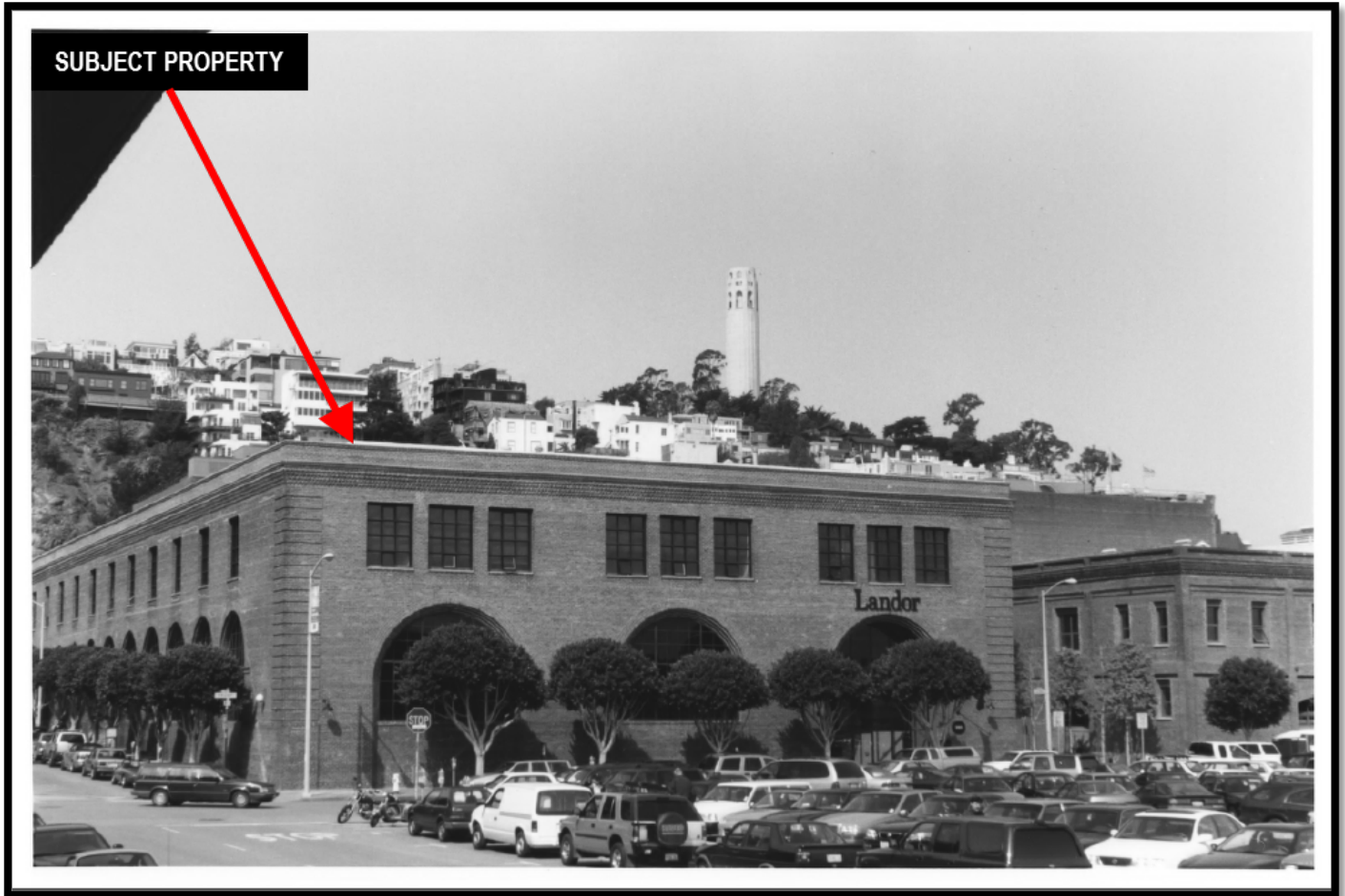
SUBJECT PROPERTY



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Site Photos



Front Street Facade

Certificate of Appropriateness Hearing
Case Number 2013.0620A
1010 Battery Street (aka 50 Green Street)

Site Photos

SUBJECT PROPERTY



Corner of Green and Battery Street Facades

Certificate of Appropriateness Hearing
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1010 Battery Street (aka 50 Green Street)

Site Photos

SUBJECT PROPERTY



Corner of Green and Battery Street Facades

Certificate of Appropriateness Hearing
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Site Photos



Battery Street Façade (area of work)

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1010 BATTERY STREET

CERTIFICATE OF APPROPRIATENESS APPLICATION

NOVEMBER 06, 2013



T A B L E O F C O N T E N T S

1010 BATTERY STREET

3	PROJECT OVERVIEW
4	BATTERY STREET VIEWS
5	NORTHEAST WATERFRONT
6	NORTHEAST WATERFRONT VIEWS
7	1010 BATTERY LOGGIA VIEWS
8	AERIAL VIEWS
9	SITE PLAN BUILDING GROUND FLOOR PLAN
10	ENLARGED FLOOR PLAN LOGGIA – EXISTING
11	ENLARGED FLOOR PLAN LOGGIA – PROPOSED
12	PARTIAL BATTERY STREET ELEVATIONS – LOGGIA
13	LOGGIA FRONT VIEW – EXISTING
14	LOGGIA FRONT VIEW – PROPOSED
15	LOGGIA VIEW – PROPOSED
16	EXTERIOR FINISHES – PROPOSED
17	LIGHT FIXTURE – PENDANT
18	FINISH DETAILS – EXTERIOR

1010 BATTERY STREET

1010 Battery Street is the primary Battery Street tenant address for 50 Green Street in the Northeast Waterfront Historic District of San Francisco. This 2-Story building is also known as the Fuller Building and was constructed in 1907. It is listed with the City of San Francisco as a Category A, "Known Historic Resource" under CEQA. The building is brick with the arcade or loggia on Battery Street stuccoed over and setback.

Block/Lot Number: 0111/002

Occupancy: B- Business

Construction Type: Type III-B

Number of Stories: (2) two

Building Area: 101,160 sf

Parcel Area: 33,000 sf

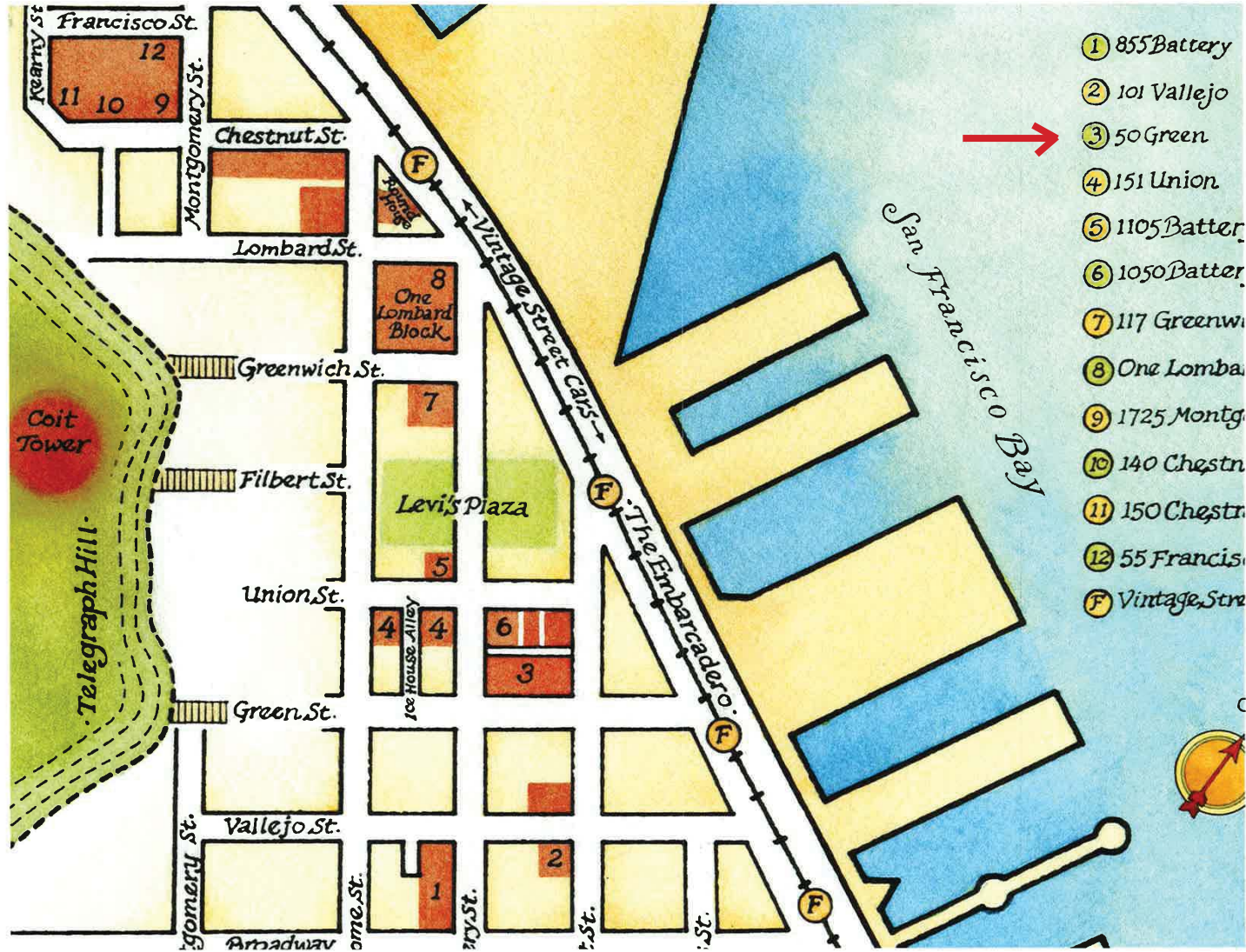
The proposed scope of work simplifies one tenant opening at the back wall of the arcade and introduces a new finishes. The proposed scope provides a new smooth cement plaster finish over the existing skip trowel cement plaster finish and introduces new metal panel trim at the punched openings of the back wall of the arcade. In addition the metal panel finish replaces the existing cement plaster finish of the fascia and angled wall at the recessed entry into the 1010 Battery tenant space.

New pendant fixtures compatible with the industrial character of the building and neighborhood replace existing recessed down-lights and wall mounted emergency lights. A new planter will occupy the recess alongside the 1010 Battery entry and will be high-lighted by recessed down-lights.

Additional finish applications include the staining of the existing grey concrete within the arcade to a warmer color to better complement the existing brick walls; and the cleaning and sanding of the existing wood steps to a lighter finish from the existing dark wood stained finish.







- ① 855 Battery
- ② 101 Vallejo
- ③ 50 Green
- ④ 151 Union
- ⑤ 1105 Battery
- ⑥ 1050 Battery
- ⑦ 117 Greenwich
- ⑧ One Lombard
- ⑨ 1725 Montgomery
- ⑩ 140 Chestnut
- ⑪ 150 Chestnut
- ⑫ 55 Francisco
- ⓕ Vintage Street



PROJECT SITE
1010 BATTERY
(50 GREEN STREET)

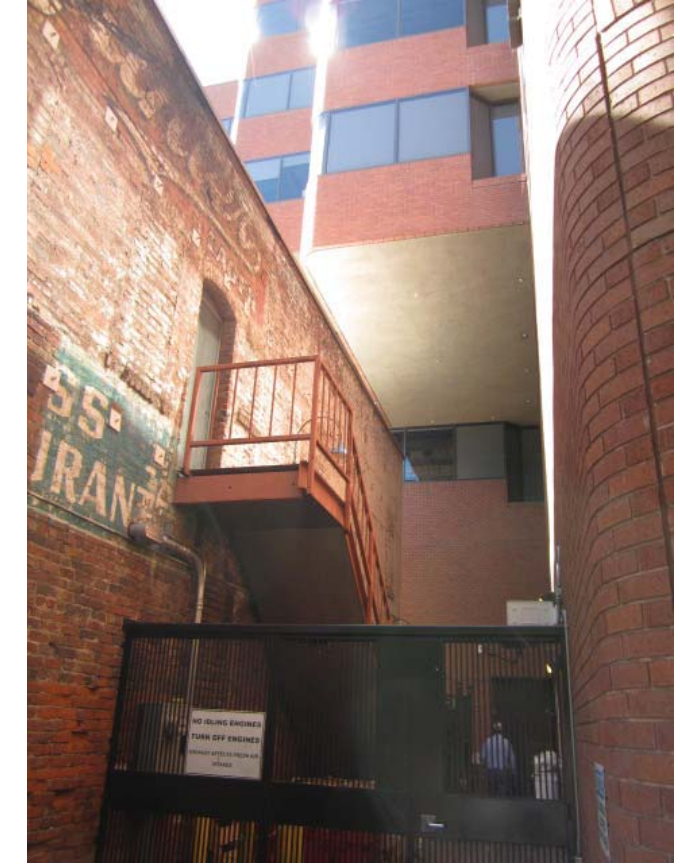
NORTHEAST WATERFRONT VIEWS



CEMENT PLASTER WITH BRICK



BRICK STRUCTURE



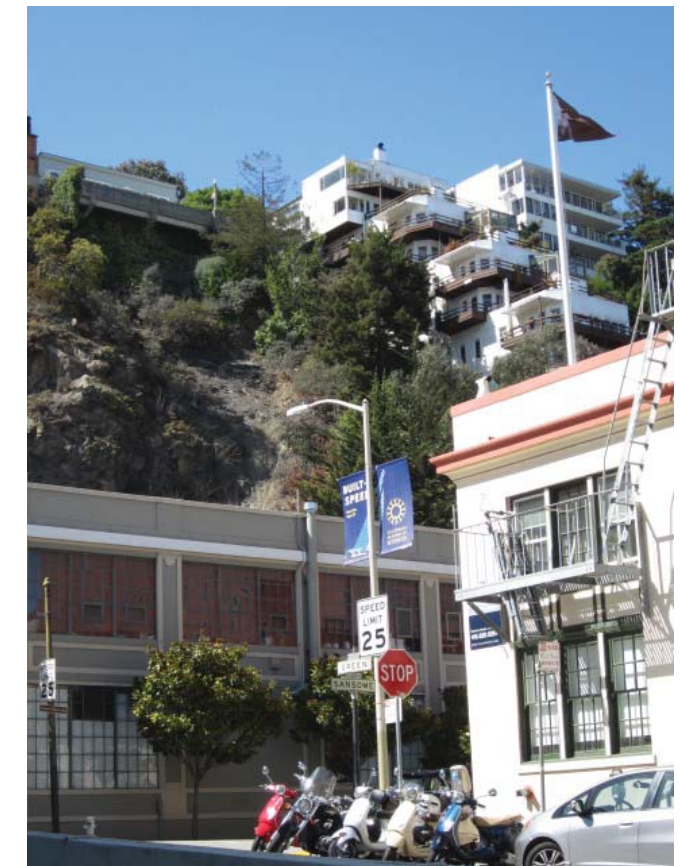
MIX OF BUILDING TYPOLOGIES



METAL OPENING SURROUND

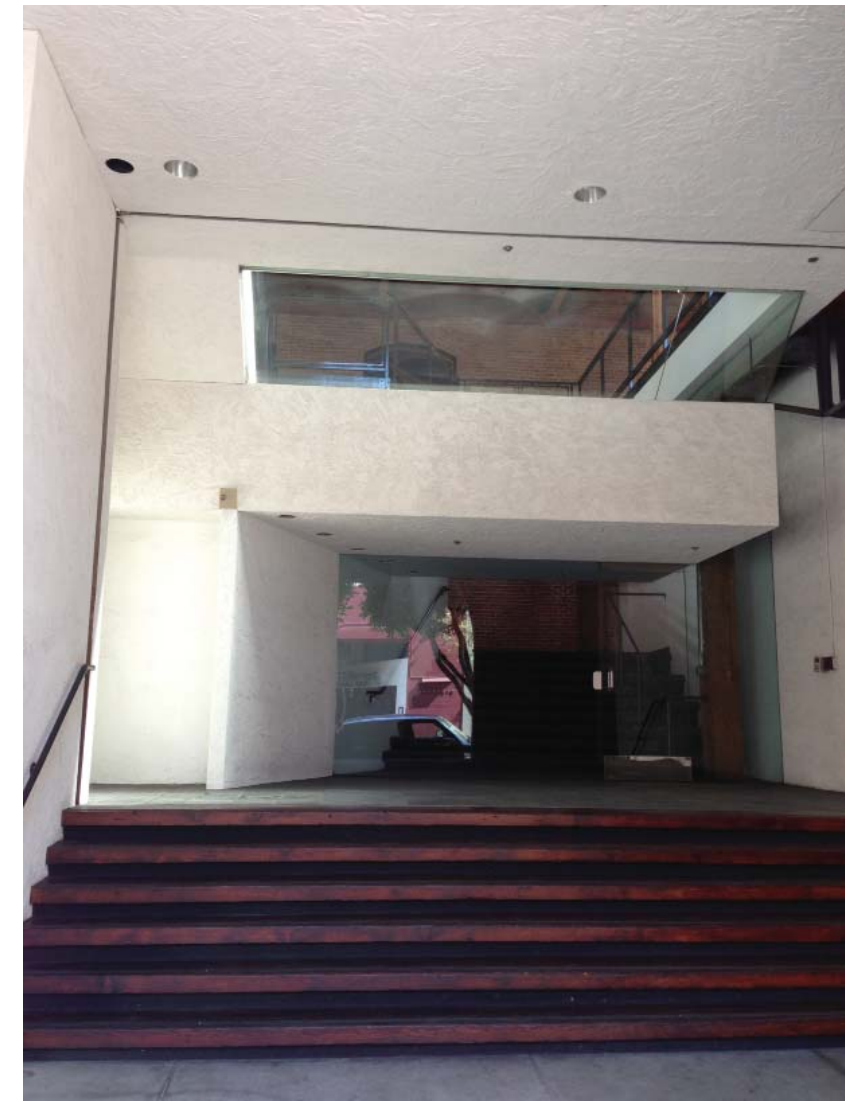


MATERIAL TRANSITIONS



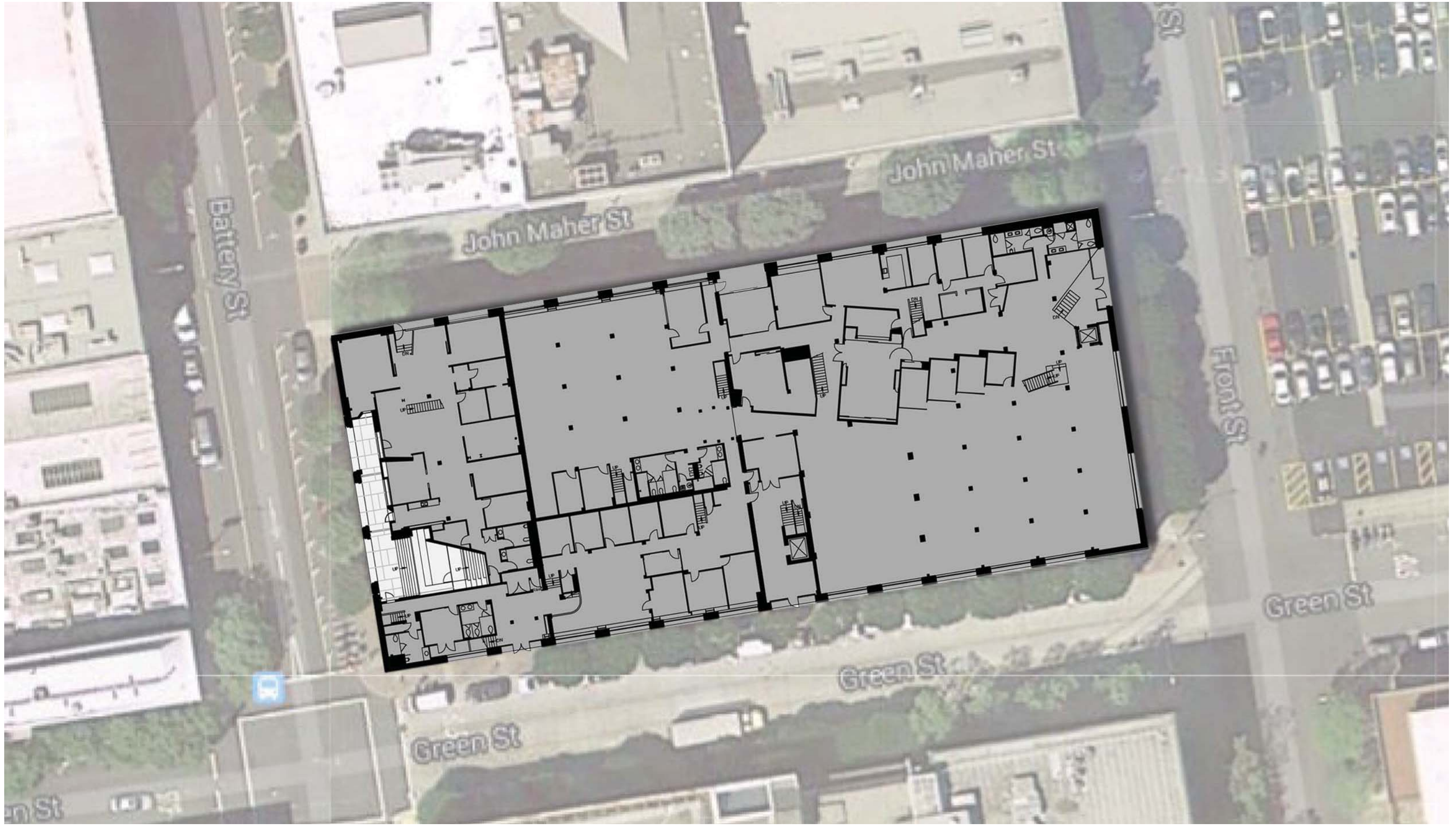
LIGHT INDUSTRIAL TO COMMERCIAL

1010 BATTERY LOGGIA VIEWS

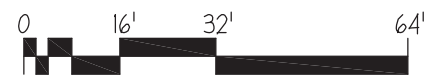


AERIAL VIEWS





SCALE: 1/32" = 1'-0"



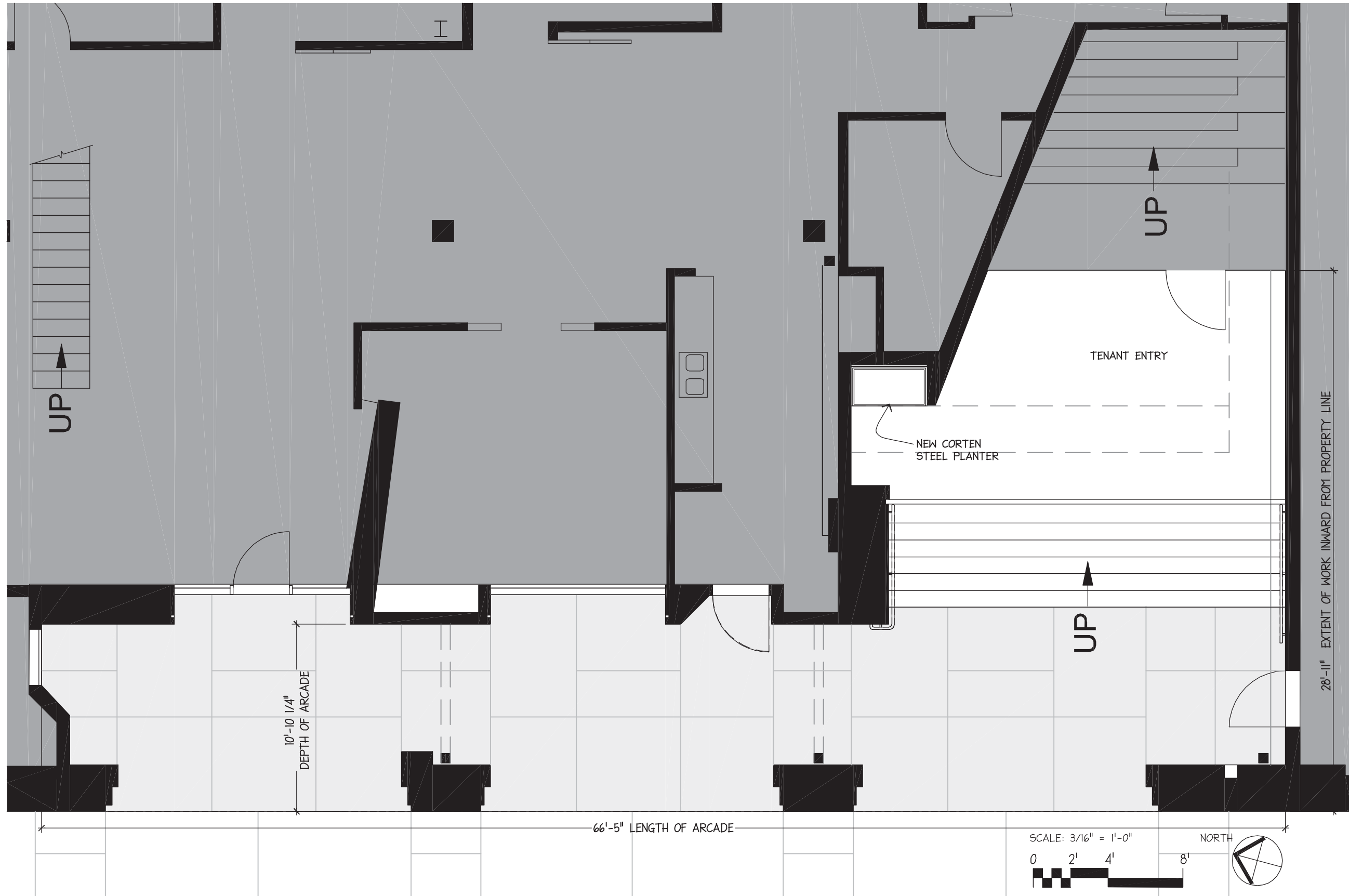
NORTH



ENLARGED FLOOR PLAN - EXISTING



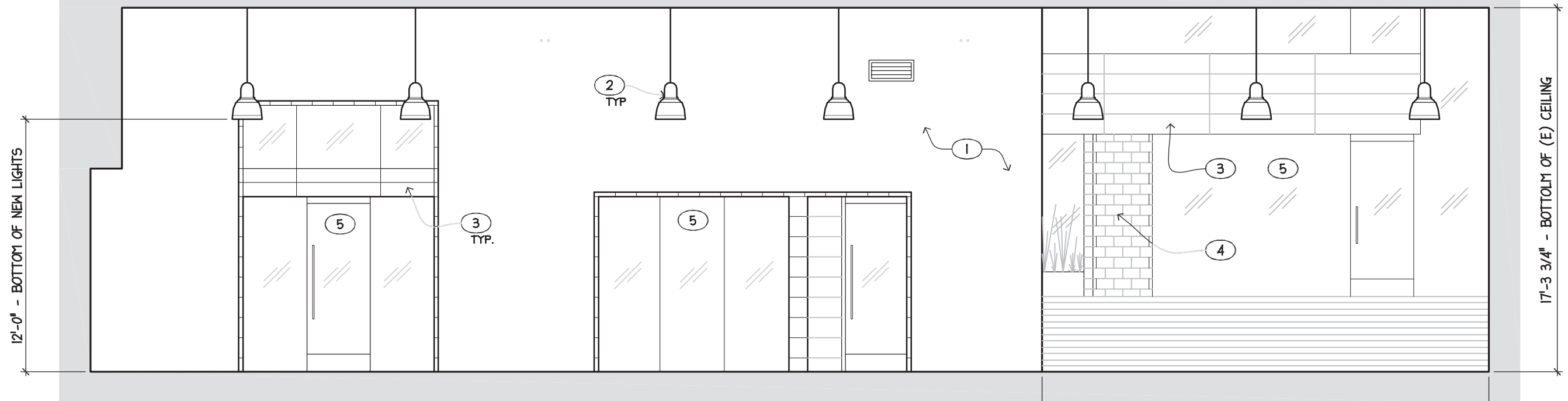
ENLARGED FLOOR PLAN - PROPOSED



PARTIAL BATTERY STREET ELEVATION - EXISTING



PARTIAL BATTERY STREET ELEVATION - PROPOSED

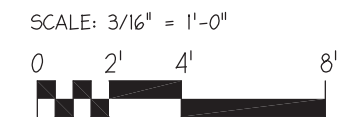


- ① INTEGRAL COLOR FINISH COAT OVER (E) STUCCO FINISH: CUSTOM COLOR -01

② NIMBUS HPGL PENDANT LIGHT FIXTURE

③ RHEINZINK HORIZONTAL REVEAL METAL PANELS. COLOR: PRE-WEATHERED BLUE-GRAY
- ④ RHEINZINK INTERLOCKING FLAT LOCK METAL TILES 226. COLOR: PRE-WEATHERED BLUE-GRAY

⑤ (E) GLAZING AND GLASS DOOR TO REMAIN.









EXTERIOR FINISHES - PROPOSED

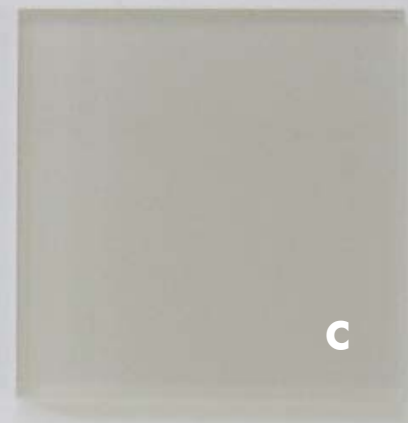
**INTEGRAL COLOR
CEMENT PLASTER**

**RHEINZINK
HORIZONTAL
METAL PANEL
PRE WEATHERED
GRAPHITE-GREY**

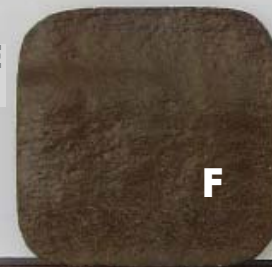
**BACK PAINTED GLASS
(AT PLANTER)**

**RHEINZINK
FLAT
LOCK METAL TILE
PRE WEATHERED
GRAPHITE-GREY**

**KELLY MOORE
KM4591-1
'MEXICAN
SAND DOLLAR'**



**STAINED CONCRETE
'BRONZE'**



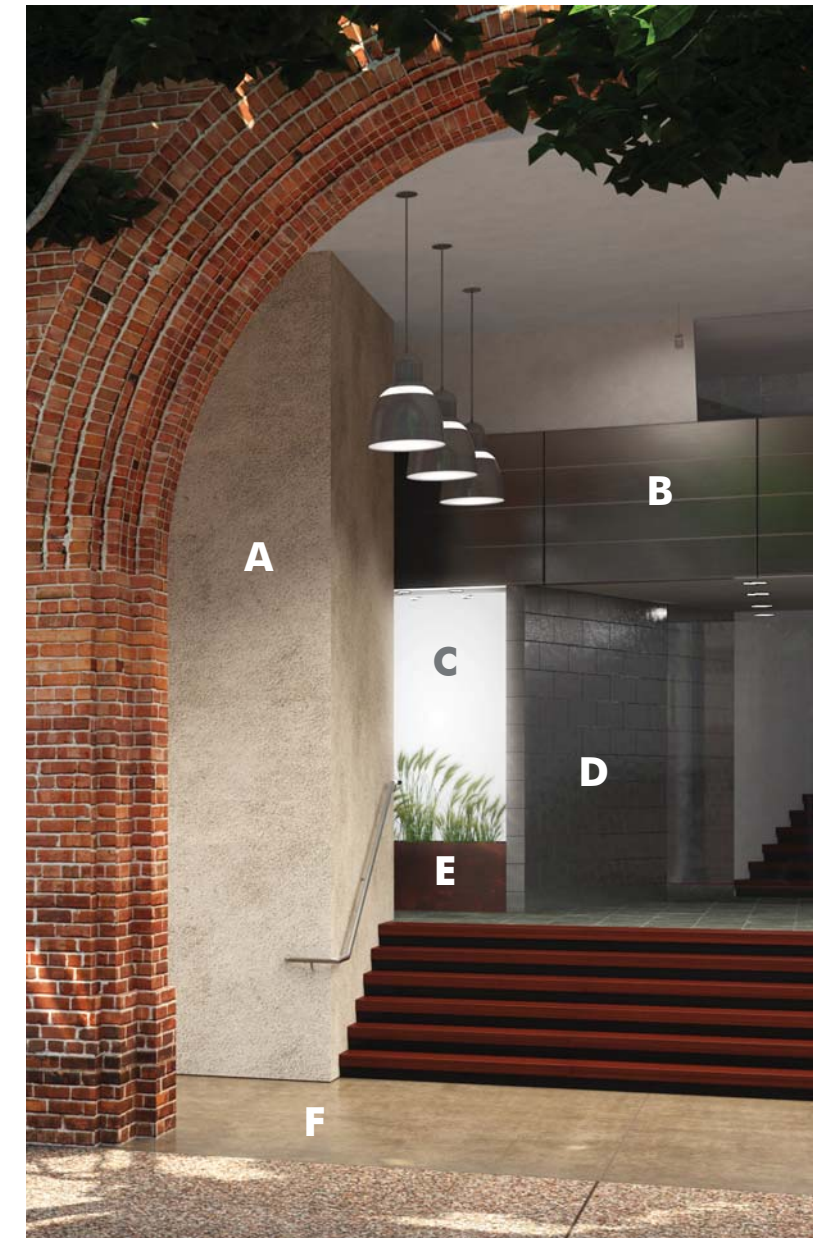
**CORTEN STEEL
PLANTER**



EXISTING BRICK



Finish Key



NIMBUS

HPGL - PENDANT

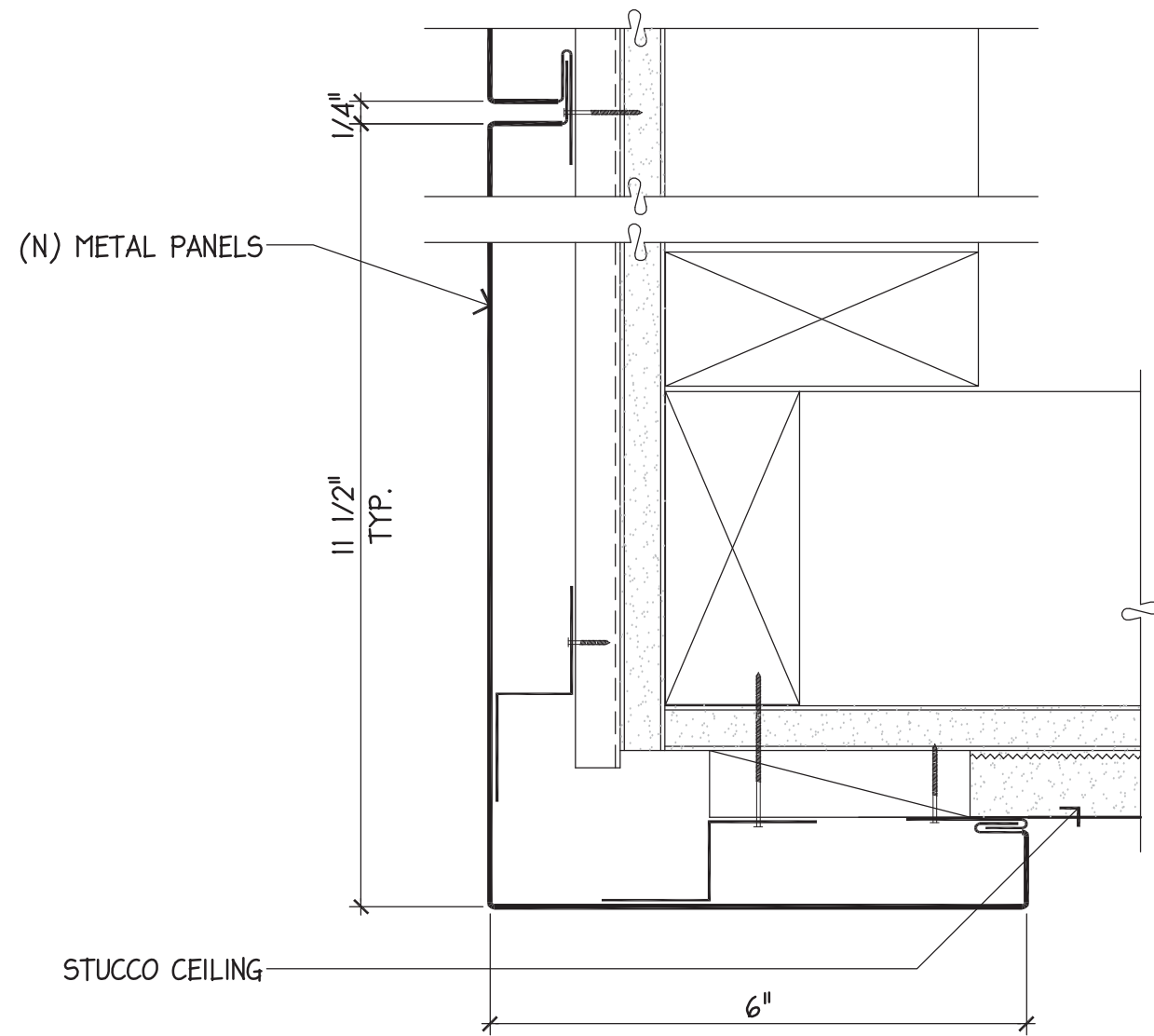


Thread sizes - 13", 17" and 23" Diameter

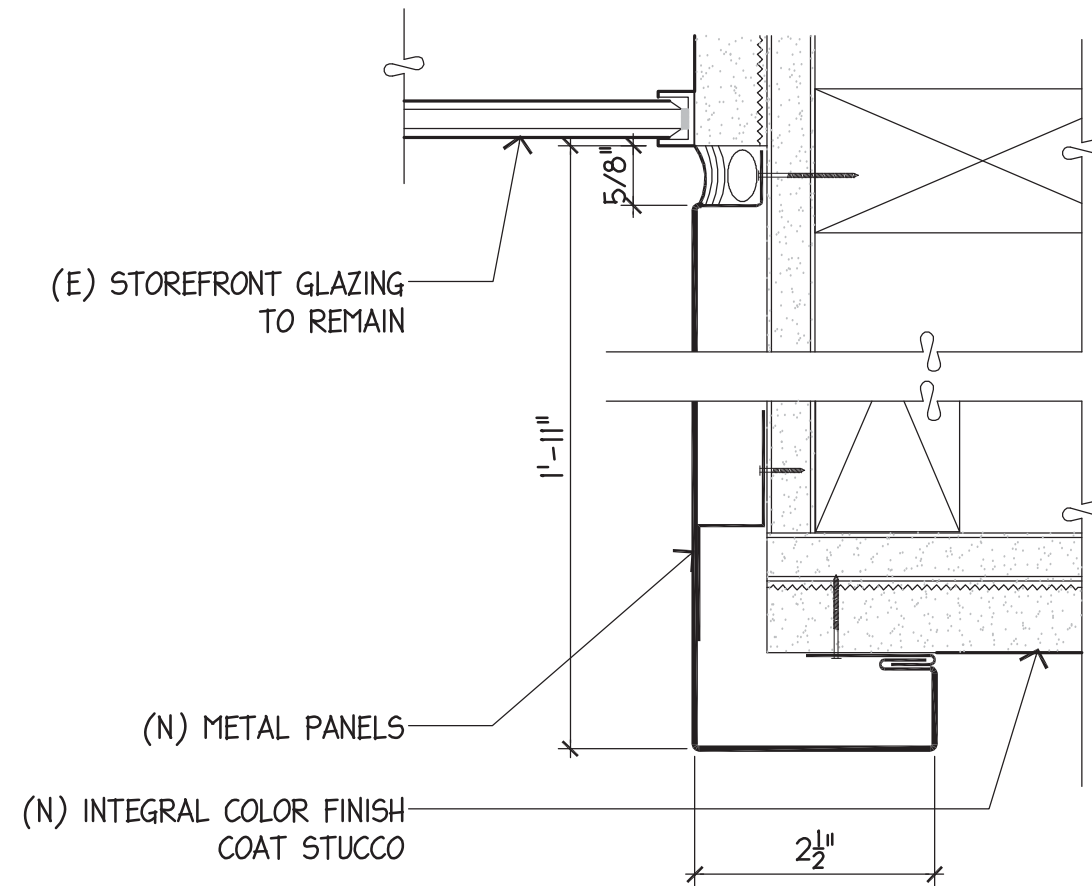
Heavy gage aluminum construction for efficient heat dissipation

High performance prismatic optics provide high level of vertical illumination with minimal glare

Polyester powder finish



A - FASCIA TO SOFFIT TRANSITION



B - JAMB DETAIL AT (E) WINDOWS