



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: February 12, 2014
TO: Historic Preservation Commission
FROM: Rich Sucre, Historic Preservation Technical Specialist, (415) 575-9108
REVIEWED BY: Tim Frye, Preservation Coordinator, (415) 575-6822
RE: **Review and Comment**
660 3rd Street
Case No. 2013.0627BC

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BACKGROUND

The Planning Department seeks the advice of the Historic Preservation Commission on the proposed project at 660 3rd Street. As described in detail below, the proposed project entails a change in use from PDR to office, pursuant to Planning Code Section 803.9(a), which states:

(a) Preservation of Landmark Buildings, Significant or Contributory Buildings Within the Extended Preservation District and/or Contributory Buildings Within Designated Historic Districts within the South of Market Mixed Use Districts. Within the South of Market Mixed Use District, any use which is permitted as a principal or conditional use within the SSO District, excluding nighttime entertainment use, may be permitted as a conditional use in

(a) a landmark building located outside a designated historic district,

(b) a contributory building which is proposed for conversion to office use of an aggregate gross square footage of 25,000 or more per building and which is located outside the SSO District yet within a designated historic district, or

(c) a building designated as significant or contributory pursuant to Article 11 of this Code and located within the Extended Preservation District.

For all such buildings the following conditions shall apply:

(1) the provisions of Sections 316 through 318 of this Code must be met;

(2) in addition to the conditional use criteria set out in Sections 303(c)(6) and 316 through 316.8, it must be determined that allowing the use will enhance the feasibility of preserving the landmark, significant or contributory building; and

(3) the landmark, significant or contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.

A contributory building which is in a designated historic district outside the SSO District may be converted to any use which is a principal use within the SSO District provided that:

- (1) such use does not exceed an aggregate square footage of 25,000 per building; and
- (2) prior to the issuance of any necessary permits the Zoning Administrator
 - (a) determines that allowing the use will enhance the feasibility of preserving the contributory building; and
 - (b) the contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.

The proposed project qualifies for use of this Planning Code section, since the subject building at 660 3rd Street is a contributing building located in a designated historic district (South End Landmark District) outside the SSO (Service/Secondary Office) Zoning District. Further, the subject building would seek a change in use to office use for 80,000 sq ft; therefore, the subject building would possess an aggregate gross square footage in excess of 25,000.

PROPERTY DESCRIPTION

Constructed circa 1900, 660 3rd Street is a four-story warehouse designed for the Lotta Farnsworth by noted architect/builder, William Koenig of Koenig and Pattigren. The building features a brick exterior, double-hung, wood-sash windows, a steel-sash industrial transom, and a tabbed parapet with articulated piers.

PROPOSED PROJECT DESCRIPTION

The proposed project entails a change in use of 80,000 sf from PDR (Production, Distribution and Repair) use to office use. To further support the preservation of the subject building, the Project Sponsor has also submitted a Historic Building Maintenance Plan (HBMP), which outlines a maintenance and preservation program for: regular maintenance and repair of the roof, skylights, windows, and brick, as well as creation of a uniform sign program and interpretative exhibit.

STAFF ANALYSIS

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

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.

Based upon a review of the proposed project per the Secretary of the Interior's Standards for Rehabilitation (Rehabilitation Standards), the change in use from PDR to office would be considered a compatible use with the former reinforced concrete warehouse. As noted in

Rehabilitation Standard 1, “A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.” This new use requires minimal change to the defining characteristics of 660 3rd Street, and the property would maintain its status as a contributor to the South End Landmark District. Further, the Historic Building Maintenance Plan (HBMP) proposed by the Project Sponsor appropriately addresses a cyclical maintenance and preservation program for 660 3rd Street, and seeks to proactively address material deficiencies with existing windows, exterior brick, skylights, and roof. Further, the HBMP would assist in reinforcing the building’s contribution to the surrounding district by: 1) providing for a uniform sign program to ensure that all tenant signage is compatible with the surrounding landmark district; 2) providing for an inspection and maintenance program for the windows and exterior brick; and, 3) introducing an interpretative display, which discusses the history and significance of the subject building as related to the surrounding landmark district. Through the HBMP, the Project Sponsor has demonstrated their commitment to preserving the subject property by anticipating future work, providing for regular inspection and maintenance, and interpreting the history of the building and district.

RECOMMENDATIONS

The Department finds the HBMP to be in compliance with the Secretary of the Interior’s Standards for Rehabilitation. Further, the Department finds that the proposed project would enhance the feasibility of preserving the building by providing for a compatible new use and a cyclical maintenance and preservation program. This maintenance and preservation plan would improve the viability of preserving the subject building, and would reinforce the building’s contribution to the surrounding landmark district. In addition, the building’s new use would maintain and not impact the district’s historic integrity and historic status.

REQUESTED ACTION

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

ATTACHMENTS

- Draft Resolution
- Exhibits, including Parcel Map, 1998 Sanborn Fire Insurance Map, Zoning Map, Aerial Photograph, and Site Photos
- Historic Building Maintenance Plan
- Architectural Drawings



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. XXXX

HEARING DATE: February 19, 2014

Date: February 12, 2014
Case No.: **2013.0627BC**
Project Address: **660 3rd Street**
Zoning: SLI (Service/Light Industrial) Zoning District
Block/Lot: 3788/008
Project Sponsor: David Silverman, Reuben, Junius & Rose, LLP
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org
Reviewed By: Tim Frye, Preservation Coordinator
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ADOPTING FINDINGS RELATED TO THE FEASIBILITY OF PRESERVING THE SUBJECT PROPERTY FOR THE PROPOSED CHANGE IN USE FROM PDR TO OFFICE USE AT 660 3RD STREET (ASSESSOR'S BLOCK 3788, LOT 008), LOCATED WITHIN SLI (SERVICE/LIGHT INDUSTRIAL) ZONING DISTRICT, SOUTH END LANDMARK DISTRICT, AND 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

1. WHEREAS, on May 16, 2013, the Project Sponsor (David Silverman, Reuben, Junius & Rose, LLP) filed a Conditional Use Application and Office Development Authorization with the San Francisco Planning Department for 660 3rd Street (Block 3788, Lots 008).
2. WHEREAS, the proposed project intends to utilize Planning Code Section 803.9(a) to allow a change in use of 80,000 sf from PDR to office use at 660 3rd Street. Pursuant to Planning Code Section 803.9(a), the following provision is intended to support the economic viability of buildings of historic importance within a South of Market Mixed Use District:
 - (a) Preservation of Landmark Buildings, Significant or Contributory Buildings Within the Extended Preservation District and/or Contributory Buildings Within Designated Historic Districts within the South of Market Mixed Use Districts. Within the South of Market Mixed Use District, any use which is permitted as a principal or conditional use within the SSO District, excluding nighttime entertainment use, may be permitted as a conditional use in
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(c) a building designated as significant or contributory pursuant to [Article 11](#) of this Code and located within the Extended Preservation District.

For all such buildings the following conditions shall apply:

- (1) the provisions of Sections [316](#) through [318](#) of this Code must be met;
- (2) in addition to the conditional use criteria set out in Sections [303](#)(c)(6) and [316](#) through [316.8](#), it must be determined that allowing the use will enhance the feasibility of preserving the landmark, significant or contributory building; and
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A contributory building which is in a designated historic district outside the SSO District may be converted to any use which is a principal use within the SSO District provided that:

- (1) such use does not exceed an aggregate square footage of 25,000 per building; and
 - (2) prior to the issuance of any necessary permits the Zoning Administrator
 - (a) determines that allowing the use will enhance the feasibility of preserving the contributory building; and
 - (b) the contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.
3. WHEREAS, City Charter 4.135 established the Historic Preservation Commission. All duties and responsibilities of the Landmarks Preservation Advisory Board ("LPAB") are under the purview and responsibility of the Historic Preservation Commission.
4. WHEREAS, on February 19, 2014, the Department presented the proposed project to the Historic Preservation Commission. The Commission's comments on the compliance of the proposed project with the Secretary of the Interior's Standards for Rehabilitation and the ability of the proposed project to enhance the feasibility of the historic resource through implementation of a Historic Building Maintenance Plan (HBMP) would be forwarded to the Planning Commission for consideration under Planning Code Section 803.9(a).

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed project at 660 3rd Street, on Lots 008 in Assessor's Block 3788, and this Commission has provided the following comments:

- The Historic Building Maintenance Plan appropriately outlines a program for cyclical maintenance, repair and preservation, as well as a uniform sign program and permanent interpretative exhibit, thus reinforcing the building's contribution to the surrounding landmark district and providing for public dissemination of the building and district's history.

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording

Resolution No. XXXX
Hearing Date: February 19, 2014

CASE NO. 2013.0627BC
660 3rd Street

Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2013.0627BC to the Planning Commission.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on February 19, 2014.

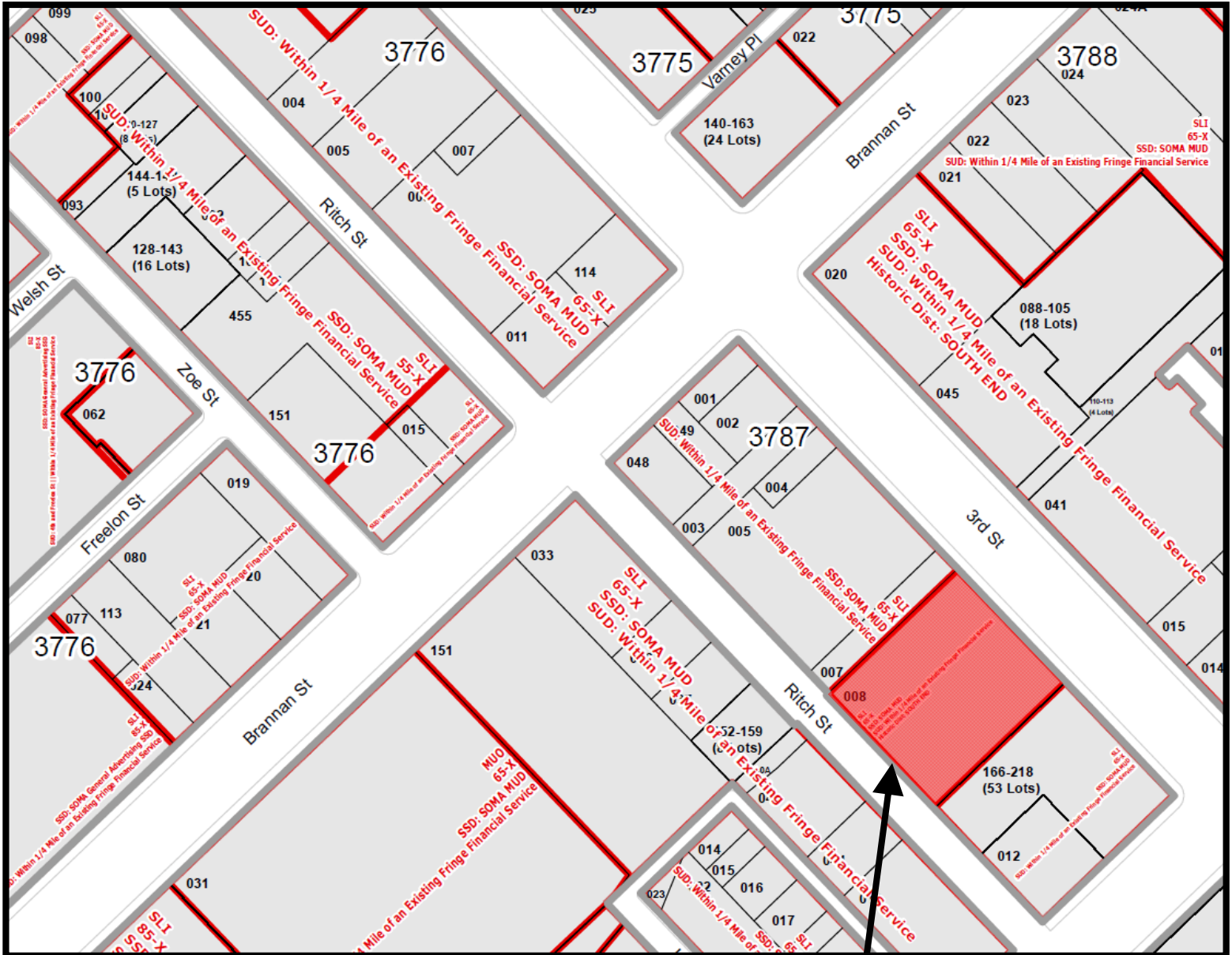
Jonas P. Ionin
Commission Secretary

PRESENT:

ABSENT:

ADOPTED: October 2, 2013

Parcel Map



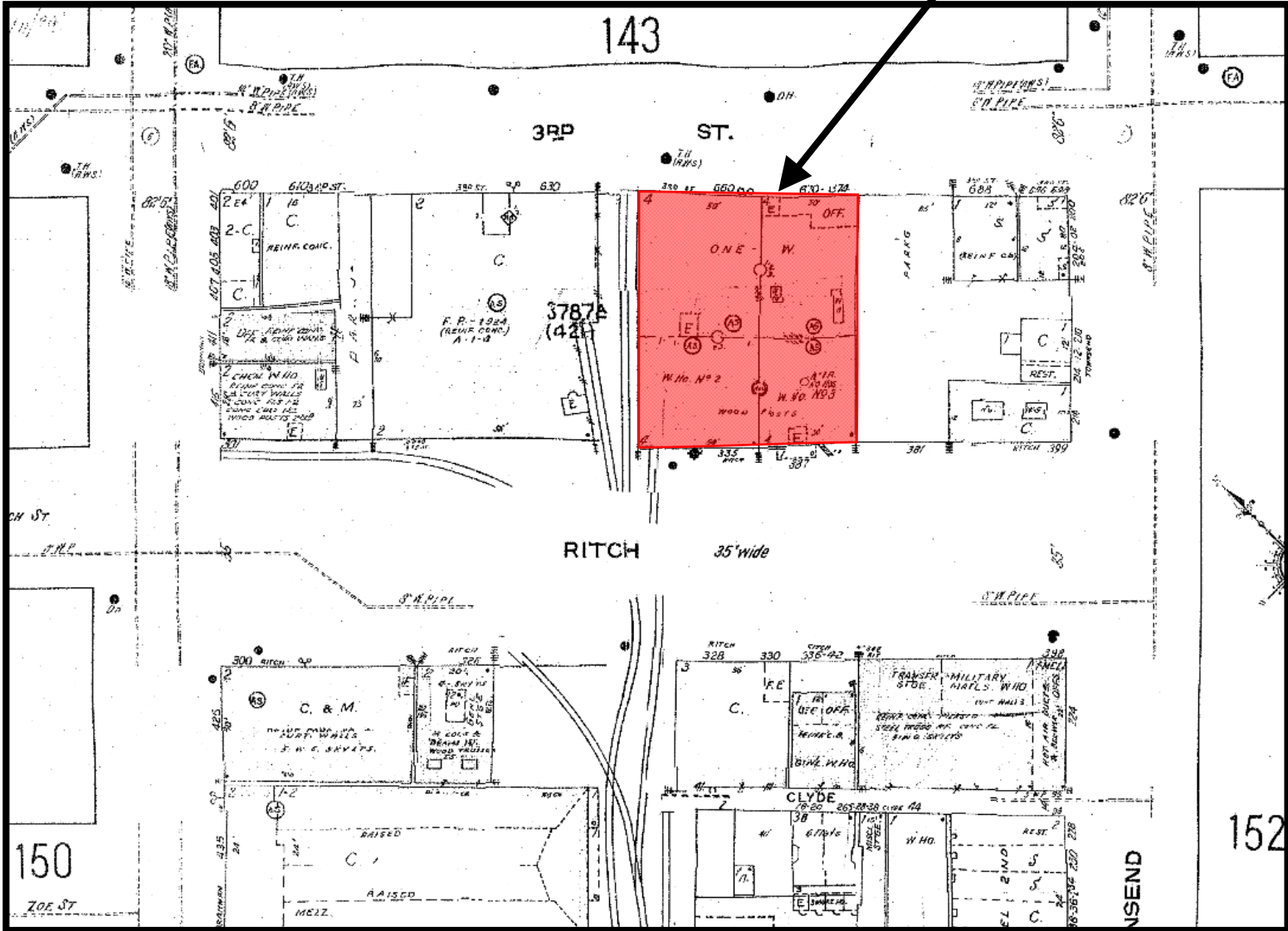
SUBJECT PROPERTY



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Sanborn Map*

SUBJECT PROPERTY



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



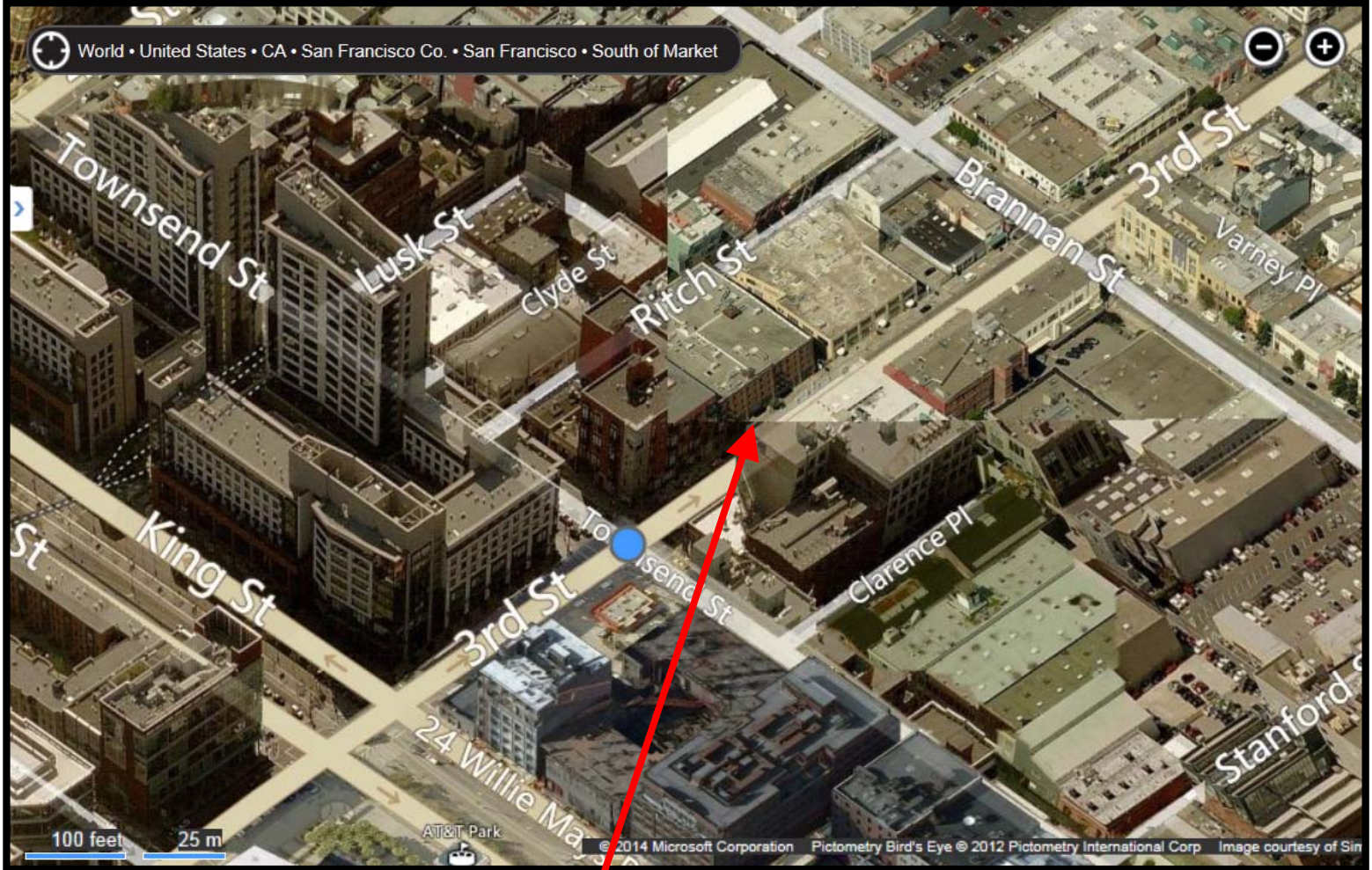
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Zoning Map



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660 3rd Street

Aerial Photo



660 3rd Street

Review and Comment
Case Number 2013.0627BC
660 3rd Street



Aerial Photo



665 3rd Street



Review and Comment
Case Number 2013.0627BC
660 3rd Street

660 3rd Street San Francisco, CA - Historic Building Maintenance Plan
February 12, 2014

This plan provides a cycle of maintenance to be performed on an annual basis as well as a long term basis for maintaining the historic building located at 660 3rd Street in the South End Landmark District. Annual inspections will be performed to assess the needs for maintenance as well as planning for any future larger capital needs. Tiebacks were constructed in approximately 2000. The building was recently inspected for seismic safety and found to be seismically sound. All proposed work shall follow the appropriate preservation standards, as guided by the Historic Preservation Commission.

ROOF

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

Timeframe: Annual (Inspection); 15-20 years (Replacement)

SKYLIGHT

Inspected and sealed/caulked/cleaned as needed annually to prevent water intrusion. Replacement of cracked or broken panes due to weather/acts of God/vandalism as necessary.

Timeframe: Annual (Inspection); As-Needed (Replacement)

WINDOWS

Windows are required to maintain a wood design for historical preservation purposes, especially the windows facing Third Street and Ritch Street. Windows on the north side of the building are metal.

For wood windows, regular sealing is required for maximizing HVAC efficiency. Inspection for damage, warping, water intrusion and proper function to be done annually. Painting of the wood framing done as necessary. Replacement of cracked or broken panes due to weather/acts of God/vandalism as necessary. All window replacement shall follow accepted preservation standards, including *National Park Service Preservation Brief No. 9: Repair of Historic Wooden Windows*.

Timeframe: As-Needed (Repair/Replacement)

BRICK EXTERIOR

Annual inspection of the integrity of the brick exterior focusing on removing graffiti and vandalism, and repairing mortar to prevent damage, blight, mold and other growths. Inspect for efflorescence and water infiltration, repair and repoint using mortar to match historic mortar compositions as feasible. Any new mortar shall match the existing mortar in material, color and composition. Inspect for spalling and looses, cracked or dislodged brick. Repair as required. If necessary, good faith efforts will be made to replace severely damaged bricks with salvaged brick to the extent feasible. All brick repair shall follow accepted preservation standards, including *National Park Service Preservation Brief No. 1: Cleaning and Water-*

Repellent Treatments for Historic Masonry Buildings and National Park Service Preservation Brief No. 2: Repointing Mortar Joints in Historic Masonry Buildings.

Timeframe: Annual (Inspection); As-Needed (Repair/Replacement)

EXTERIOR FASCIA (LOWER LEVEL)

Removal of graffiti and vandalism as necessary. Repair or waterproof exterior fascia, as needed. Proposed treatments may include adding sealant to the base of 660 3rd Street, as necessary to prevent water intrusion. Any proposed sealants shall maintain the integrity of the brick, and shall not impact the brick's porosity, color, finish or texture. Proposed work may also include application of a water intrusion product on interior of basement wall, as necessary.

Timeframe: As-Needed (Repair/Replacement)

EXTERIOR LEDGES

Inspected and repaired annually. Cleaning and removal of bird nests done annually. Possible installation of preventative measures to control/prevent nesting issues. Preventative measures shall be temporary in nature, and shall not include the application of any substance or chemical, which may have an impact upon the historic brick or other historic materials. In addition, any anchors or other attachment methods for these preventative measures shall be reversible in nature and not affect or damage any historic materials.

Timeframe: Annual (Inspection); As-Needed (Preventative Measure)

SIGNAGE PROGRAM

A uniform sign program will provide firm guidance for future tenants on the appropriateness of signage on the exterior. This sign program shall provide guidelines on size, material, location, method of illumination, and method of attachment. The sign program shall follow the guidelines established by Appendix I of Article 10 of the San Francisco Planning Code. The sign program shall be reviewed and approved by Planning Department Preservation staff through an Administrative Certificate of Appropriateness as delegated by the Historic Preservation Commission. The sign program shall be developed in coordination with tenant improvements and occupation.

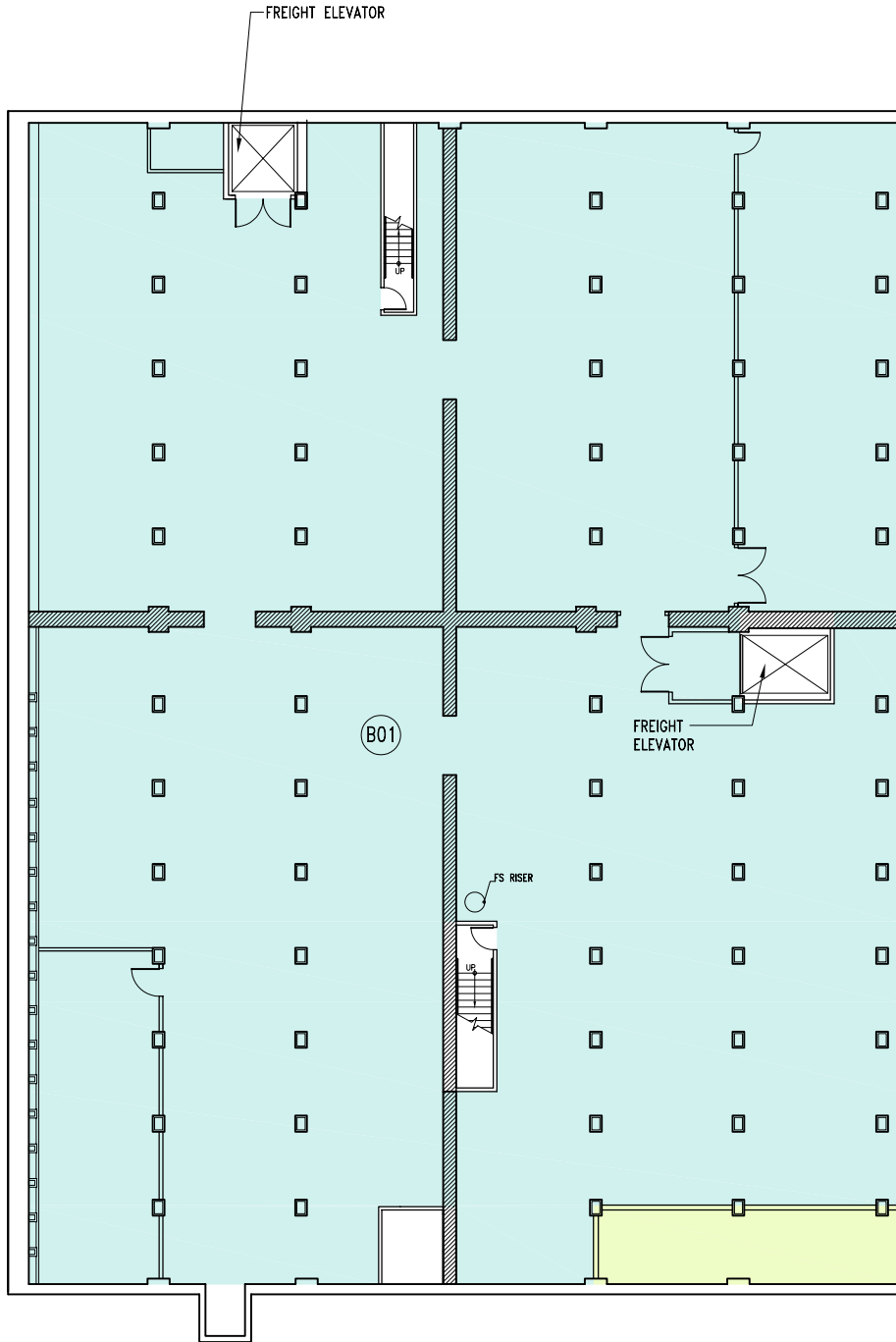
Timeframe: 1 Year (Sign Program)

INTERPRETIVE EXHIBIT

A permanent interpretive exhibit will provide knowledge to the public on the historic features of the building and the South End Landmark District. This exhibit shall be constructed of durable materials, and shall be accessible by tenants and the public. Information will be permanently displayed in the building lobby within the next six months to assist in educating tenants and visitors about the history of the building and the South End Landmark District. Public information will be searched to assist with assembling background information relevant to the building and its setting. A qualified historian or architectural historian will be consulted to create the exhibit. Department staff shall be consulted on the location, content and design. The interpretative exhibit shall be reviewed and approved by Planning Department

Preservation staff.

Timeframe: 6 Months from Approval of Conditional Use Authorization/Office Development Authorization (Interpretative Exhibit)



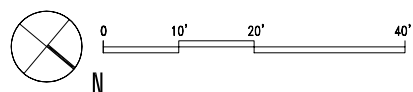
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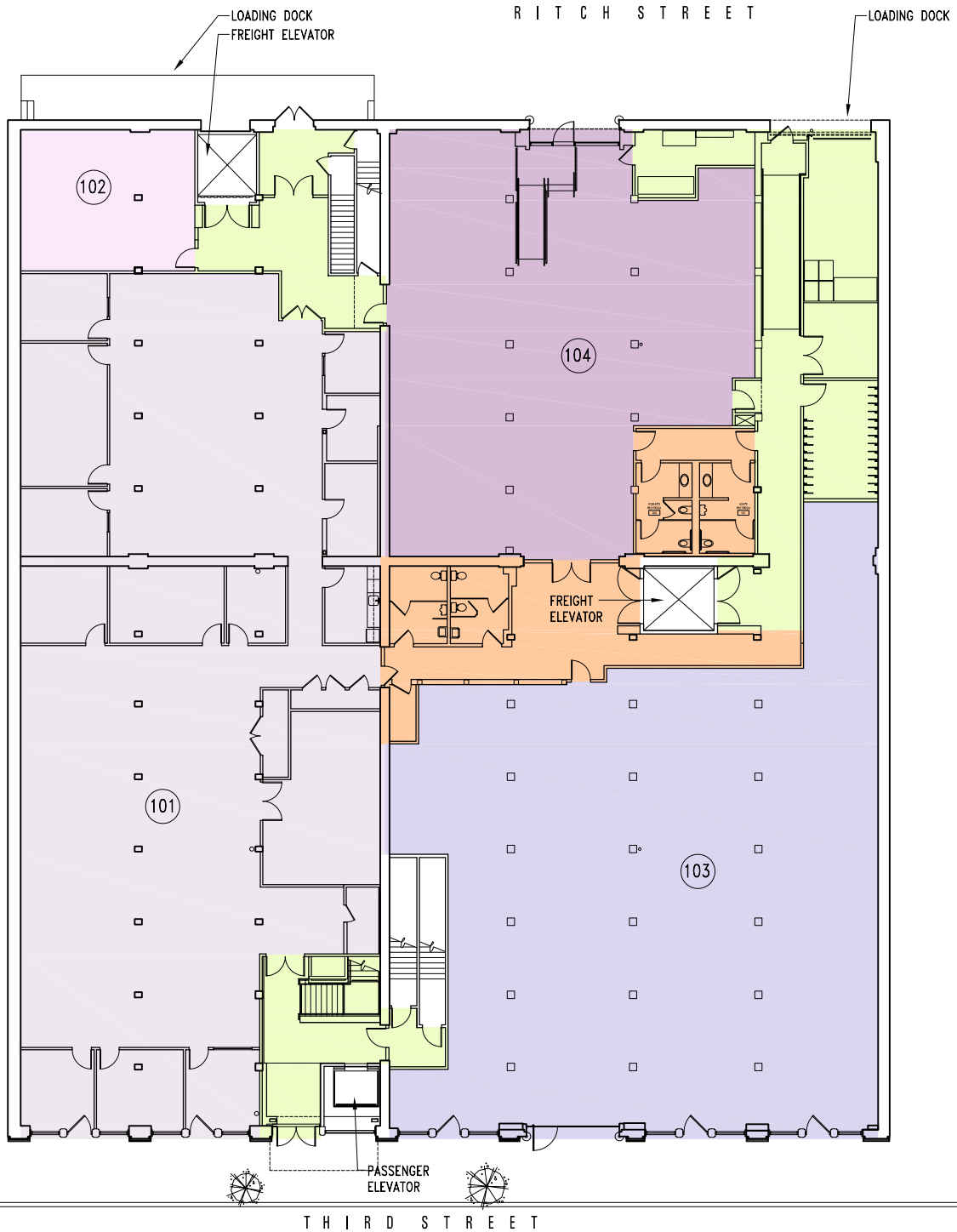
NOVEMBER 30, 2010

TENANT AREAS
BASEMENT PLAN
 660 THIRD STREET

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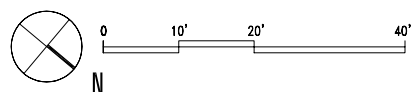
- BUILDING COMMON AREA
- FLOOR COMMON AREA
- GROUND FLOOR TENANT #101 & #200
- GROUND FLOOR TENANT #102
- GROUND FLOOR TENANT #103
- GROUND FLOOR TENANT #104

NOVEMBER 30, 2010

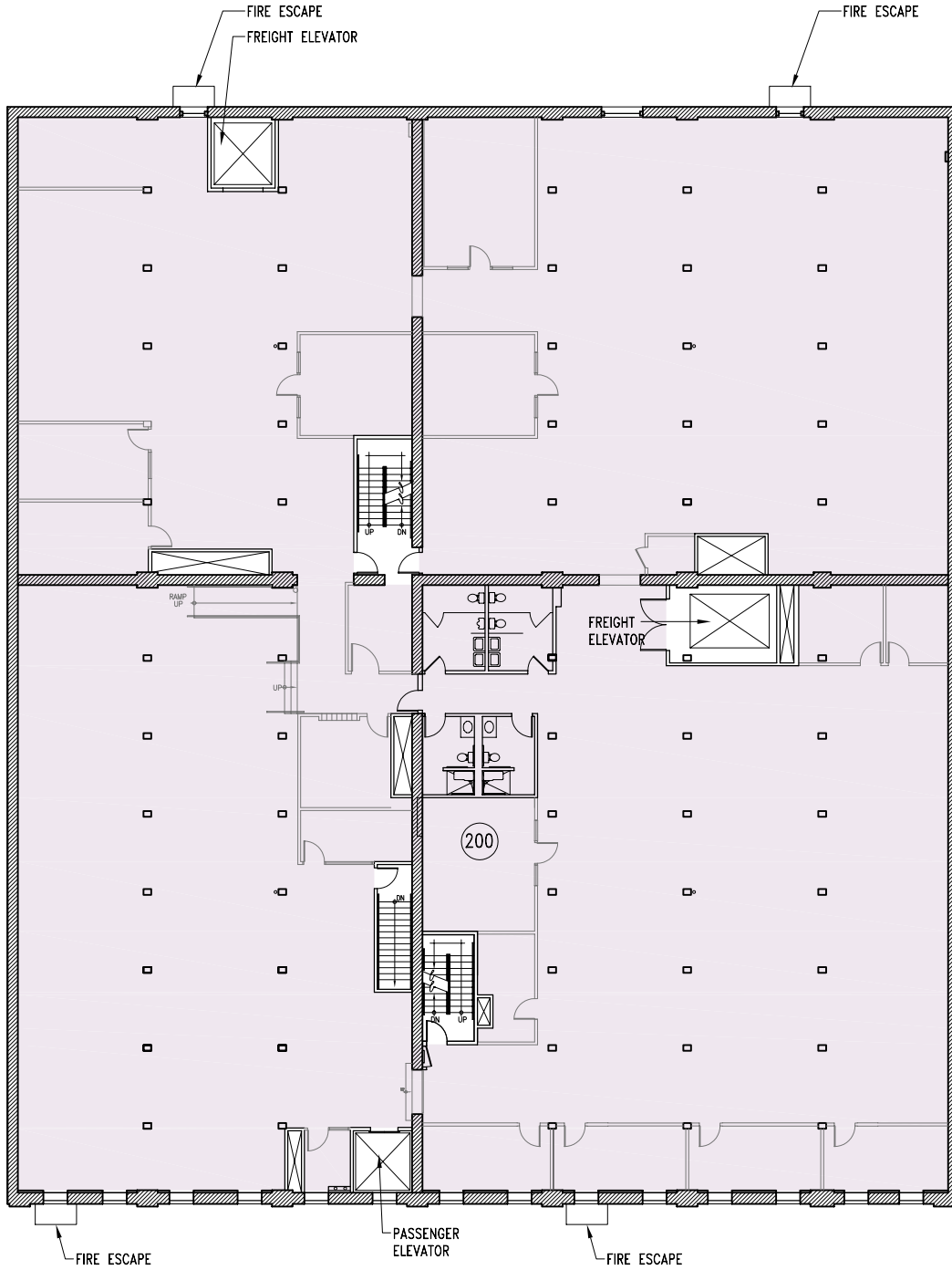
TENANT AREAS
GROUND FLOOR PLAN
 660 THIRD STREET

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R I T C H S T R E E T



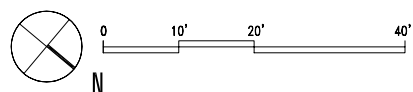
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SECOND FLOOR TENANT #101 & #200

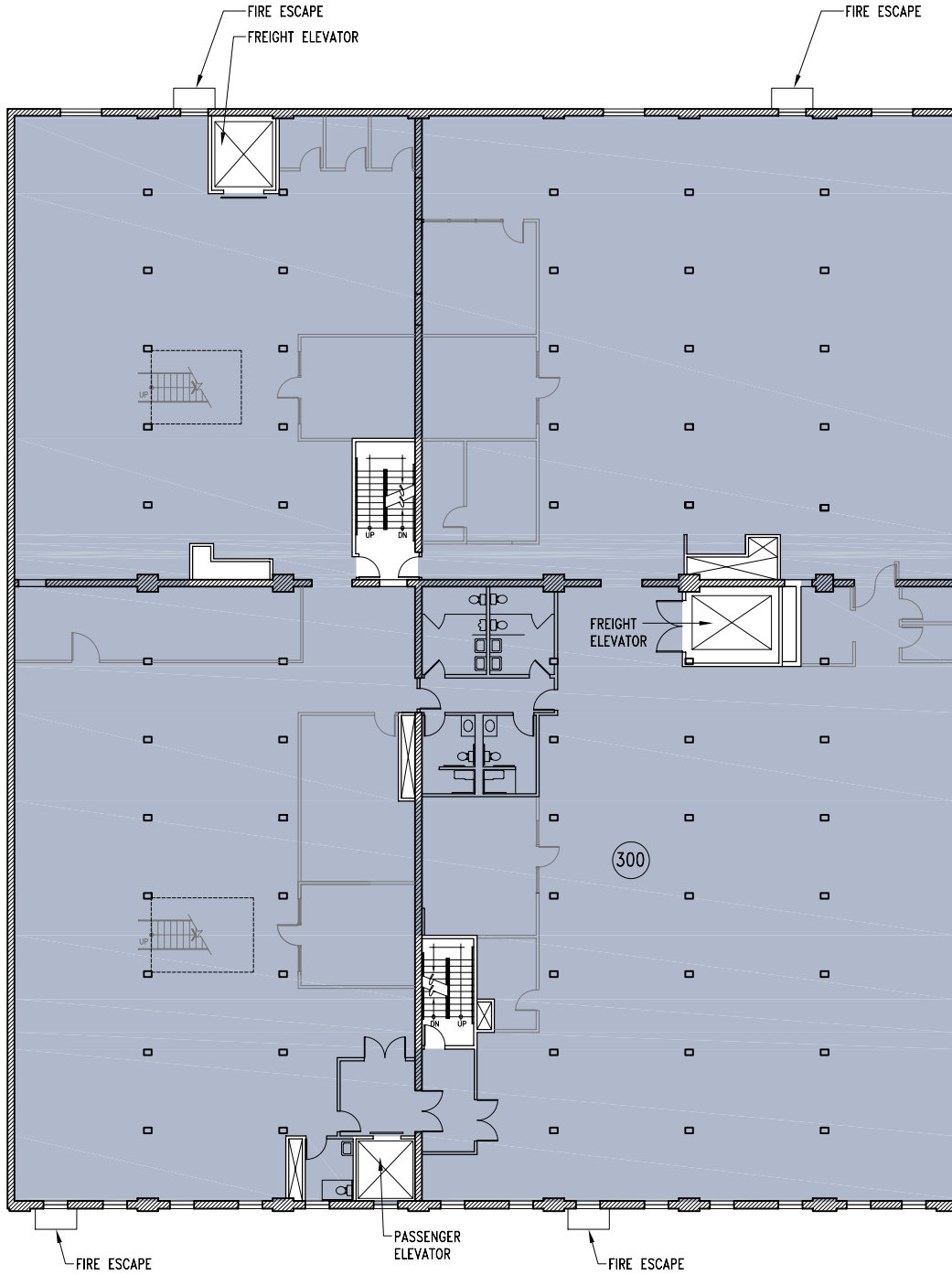
TENANT AREAS
SECOND FLOOR PLAN
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RITCH STREET



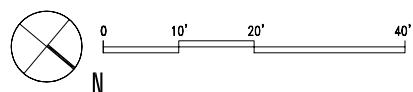
THIRD STREET

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THIRD FLOOR TENANT #300 & #400

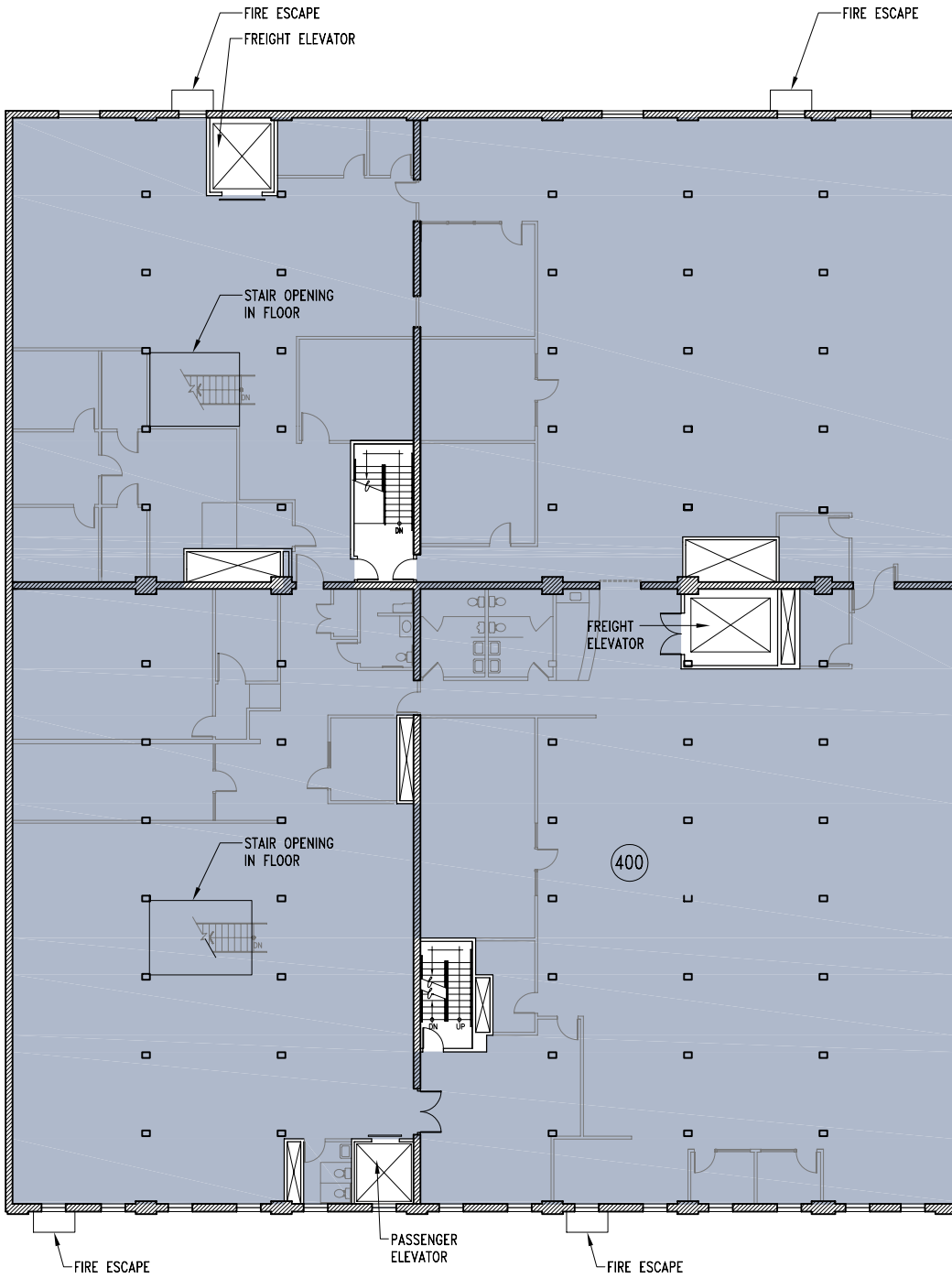
TENANT AREAS
THIRD FLOOR PLAN
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R I T C H S T R E E T



T H I R D S T R E E T

■ FOURTH FLOOR TENANT #300 & #400

NOVEMBER 30, 2010

TENANT AREAS
FOURTH FLOOR PLAN
 660 THIRD STREET

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