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DATE:	November 26, 2013
TO:	**Architectural Review Committee (ARC) of the Historic Preservation Commission**
FROM:	Pilar LaValley, Preservation Planner, (415) 575-9084
REVIEWED BY:	Tim Frye, Preservation Coordinator
RE:	Review and Comment for 345 Stockton Street Case No. 2013.0628EH

The Planning Department (Department) and the Project Sponsor (Sponsor) are requesting review and comment before the Architectural Review Committee (ARC) regarding the proposal to make exterior alterations to one of the buildings (current Levi's Store) and the plaza at 345 Stockton Street (Assessor's Block 0295, Lot 016). The subject property is identified as Category V (Unrated) in the Kearny-Market-Mason-Sutter Conservation District.

BACKGROUND

The project is currently undergoing environmental review per the California Environmental Quality Act (CEQA) by the Department (Case No. 2013.0628E). The project will require a Major Permit to Alter. The project will also require rezoning of the parcel and Downtown Project Authorization under Section 309 of the Planning Code.

PROPERTY DESCRIPTION

The subject property, in Assessor's Block 0295, Lot 016, on the west side of Stockton Street between Post and Sutter Streets, contains two buildings, the current Levi's Store at the southern end of the parcel (300 Post Street) and the Grand Hyatt Hotel at the northern end of the parcel (345 Stockton Street), and a triangular plaza between the buildings. Proposed project involves the current Levi's Store building and the plaza. The property is identified as Category V (Unrated) in the Kearny-Market-Mason-Sutter Conservation District and is within a C-3-R (Downtown Retail) Zoning District and an 80-130-F Height and Bulk District.

The current Levi's Store building (300 Post Street) is located at the northwest corner of Post and Stockton Streets, at the south end of the subject parcel. The building was constructed in conjunction with the Grand Hyatt Hotel in 1972 and was also designed by Skidmore, Owings, and Merrill, LLP (SOM). The building was substantially altered from its original appearance in 1998 for its current tenant (Levi's). It is a three-story steel frame and reinforced concrete building that is triangular in plan, is clad with poured concrete scored in a rectangular grid, and has a flat roof surrounded by a parapet.[1]

[1] The building and plaza descriptions are excerpted from Page & Turnbull *300 Post Street/345 Stockton Street Historic Resource Evaluation* (August 15, 2013).

The primary (south) façade, facing Union Square, features five bays of plate glass that are three stories in height and separated vertically by four copper I-beams. The bays at the ground floor are delineated by a heavy horizontal metal I-beam and the primary entrance is located in the center bay and consists of two sets of double glass doors under a metal awning. The glass bays are framed to the sides and above by scored poured concrete. The Levi's logo, designed like a clothing tag and placed vertically, is located at the easternmost end of the face between the second and third levels.

The northeast (rear) façade is angled diagonally at the Grand Hyatt Hotel plaza. The finishes at the rear are similar to the front of the building but the glass curtain wall is smaller and shorter and recessed with a horizontal metal I-beam separating the first and second levels (raised above the street by the plaza).

The Grand Hyatt Hotel plaza is located on the west side of Stockton Street between the subject building and the Grand Hyatt Hotel. The plaza was built in 1972 as part of the two-building complex as designed by SOM. The triangular plaza is accessed by a set of wide brick steps leading up from the sidewalk on Stockton Street, and contains potted plants. The focal point of the plaza is the circular fountain by sculptor Ruth Asawa, located on the steps leading up to the plaza. The fountain, completed in 1973, is nearly flush with the top level of the plaza on the west side, and includes 41 individual plaques made of baker's dough cast in bronze. The plaques depict a history of the city, with iconic San Francisco destinations including Mission Dolores, the Golden Gate bridge, Nob Hill, the Palace of Fine Arts, Playland at Ocean Beach, and cable cars. The fountain is not designated under Article 11 but is part of the overall project.

PROJECT DESCRIPTION

The proposed project involves removal of the the Levi's Store building, construction of a new retail building, and reconfiguration and renovation of the Grand Hyatt Hotel plaza. The proposed scope of work, based on the informational packet prepared by Foster + Partners and Page & Turnbull, dated December 4, 2013, would include:

- Reconfiguring the triangular building to an L-shaped plan with the retail store holding the street corner and the back of house space ("Bar Building") as a narrow hyphen-type element between the retail store and the adjacent building to the west along Post Street;
- Reducing the height of the retail store portion of the building (from four to two stories) and recladding the exterior with structural glass façades, with glass support fins at interior, and bead blasted stainless steel panels. At the front (south) façade, a chamfered metal panel frame will project approximately 8-feet in front of the structural glass;
- Recladding the back of house (Bar Building) space with cast stone panels. At the roofline, the stone panels are articulated with regular joints to suggest a cornice detail. The Bar Building will have a solid gate at Post Street to provide vehicular access, will be unfenestrated, and will support a water feature/wall at the east elevation facing onto the reconfigured plaza;
- Reconfiguring the triangular plaza into a rectangle and renovating it with new landscaping, lighting, seating, and paving; and,
- Relocating slightly the Ruth Asawa fountain.

OTHER ACTIONS REQUIRED

The proposed project is being brought to the ARC for comment prior to review by the HPC of a request for a Major Permit to Alter for alterations to a Category V (Unrated) Building designated pursuant to Article 11 of the Planning Code. The Planning Department is in the process of reviewing the proposed project's Environmental Evaluation application.

STAFF ANALYSIS

For informational purposes, Department staff requested that the Project Sponsor provide examples of recent stores they have built in other jurisdictions. These examples are included on Pages 118-127 of the Project Sponsor Packet.

There are several components of the proposed project that the Department seeks the advice of the ARC regarding compatibility with the *Secretary of the Interior's Standards for Rehabilitation* (Secretary's Standards) and with Article 11, Appendix E, Section 7 (Additional Standards and Guidelines for Review of New Construction and Certain Alterations). The Department would like the ARC to consider the following:

Composition and Massing:

Section 7 of Appendix E describes the massing of the District as follows:

> Although the District is quite large and contains a wide variety of building forms, new construction should maintain its essential character by relating to the prevailing height, mass, proportions, rhythm and composition of existing Significant and Contributory Buildings. The height and massing of new buildings should not alter the traditional scale of existing buildings, streets and open spaces.

The Page & Turnbull report documents the development history of the subject property. It appears that the location of the subject building was historically occupied by a multi-story, rectangle in plan building built to the lot lines. In 1967, building permits were issued to demolish the building on this site (The Hotel Plaza) and construct the subject building in association with the Grand Hyatt Hotel and plaza. Although of a lesser height than previous buildings on this site, the existing building matches the height of its immediate neighbor to the west and provides a strong street wall massing at the Post Street elevation, facing onto Union Square. The proposed project, while slightly shorter at the street corner, is generally consistent in massing with the varied buildings facing onto Union Square. The surrounding District contains buildings of various heights, so the somewhat low-slung nature of the proposed building is generally appropriate. The Bar Building maintains the overall height adjacent to the neighboring building to the west and appropriately serves as a transition to the lower height of the retail store portion of the new building.

Section 7 of Appendix E states further that "most existing buildings are built to the property or street line." The new building will be built to the property lines (with south façade setback from the projecting frame). By reintroducing a more rectilinear plan, and eliminating the triangular building and plaza, the new building is more compatible with the rectilinear massing of the District and surrounding buildings. The new building will hold the corner in a manner that is more compatible with the District and will address Stockton Street more appropriately than is the case with the existing building and plaza configuration. While the setback of the façade at Post Street is not

characteristic of surrounding buildings, the projecting frame does extend to the property line to establish the overall form of the building elevation.

Section 7 of Appendix E states further that

> The design of a new structure should repeat the prevailing pattern of two- and three-part vertical compositions. A base element is necessary to define the pedestrian environment. This division of a building allows flexibility in the design of the ground story while encouraging a uniform treatment of the upper stories.

As a response to the composition of buildings within the District, the Project Sponsor has emphasized the visibility of the subtle interior edge of the cantilevered mezzanine and the roof overhang to break up the composition horizontally. Examples of the roof overhang are depicted in the Project Sponsor Packet on Page 74. As noted in the Project Sponsor Packet, and provided in photograph examples on Pages 38-45, there are several contemporary buildings around Union Square that reference the characteristic features or composition of the Conservation District in a contemporary manner. With mixed results, several feature large areas of plate glass and convey smaller units of composition both horizontally and vertically with mullions and floor plates.

Questions:

1. Does the proposed massing and height appear compatible with the character of the surrounding buildings and District?
2. On a building of this height, a multi-part vertical composition is less important than for taller buildings, and there are examples within the district of smaller buildings that do not exhibit the two- or three-part vertical composition noted in Section 7 of Appendix E. The Project Sponsor proposes to utilize a metal-clad base, the face of the interior cantilevered mezzanine, and the roof overhang to refer to the vertical composition of buildings within the District. Does the proposal achieve a vertical composition that is compatible with the District?

Scale

Section 7 of Appendix E describes the factors influencing the scale of buildings in the District as follows:

> A major influence on scale is the degree to which the total facade plane is broken into smaller parts (by detailing, fenestration, bay widths) which relate to human scale…The existing scale of the buildings in the vicinity should be maintained. This can be accomplished in a variety of ways, including: a consistent use of size and complexity of detailing in regards to surrounding buildings, continuance of existing bay widths, maintenance of an existing streetwall height, and incorporation of a base element (of similar height) to maintain the pedestrian environment. Large wall surfaces, which increase a building's scale, should be broken up through the use of detailing and textural variation…Large glass areas should be broken up by mullions so that the scale of glazed areas is compatible with that of neighboring buildings.

The design of the new retail store building proposes to address the scale described in Appendix E in a contemporary manner. The proposed full-height vertical glass panels are broken up into smaller sections by placing glass "fins" of 18-inch depth at right angles to the main glass plane. The intent of these fins is to establish visual divisions across the façade in a manner similar to "bays". The Project

Sponsor Packet contains information on how the fins are meant to break up the scale of the glazed façades on Page 87, and images of the proposed fins and glazing system are shown on Page 74.

At the east (Stockton Street) façade, the proposed wall is largely without fenestration with the exception of one full-height glazed bay. For a street-facing elevation, the proposed treatment of the Stockton Street façade is less fenestrated or multifaceted than is typical for corner buildings within the Conservation District. As a response to Department comments regarding fenestration, the vertical glass bay was introduced on the Stockton façade. The rest of the elevation is proposed to be clad with bead blasted stainless steel metal panels that are intended to appear as seamless as possible. The proposed panels will have the same finish and appearance as those on the existing Apple store.

Questions:

3. Will the proposed glass fins at the south façade adequately break up the glazing in a manner that is compatible with the District?
4. The proposed glazed bay on Stockton Street breaks up the scale of the wall and is an addition to the design made by the Project Sponsor in response to Department comments. Does the glazed bay provide adequate texture and scale to the wall surface at the Stockton Street façade such that it is compatible with the surrounding District?

Materials and Colors

Section 7 of Appendix E notes that "…preferred surface materials for this district are brick, stone, and concrete (simulated to look like terra cotta or stone)…" with the texture of surfaces treated in a "…manner so as to emphasize the bearing function of the material, as is done in rustication on historic buildings." The district is characterized by light or medium earth tones, including white, cream, buff, yellow, and brown. Section 7 states that "dissimilar buildings may be made more compatible by using similar or harmonious colors, and to a lesser extent, by using similar textures."

The back of house Bar Building portion of the new construction is proposed to be clad in Indiana Limestone panels. The proposed cladding of the Bar Building appears to be compatible with the surrounding District as it is a stone material with a texture and application that is consistent with other masonry cladding found throughout the District.

The retail store portion of the building is proposed to be clad with full-height glazing and bead blasted stainless steel panels installed vertically with minimal joints. While the metal panels will be a light gray color and will not be highly reflective, they do not visually or texturally represent the typical materiality of the district. While the proposed metal panels may be appropriate, the use of stone would be a more traditional approach that would be most consistent with the character of the district. In specific cases the Department has approved metal cladding as a substitute material within the district provided the materials adequately references the characteristics of the District. For the sake of comparison, Department staff requested that the Project Sponsor prepare an example of the project with masonry rather than metal panel cladding. This example is shown on Page 88 of the Project Sponsor Packet. Based on the Project Sponsor's packet, the use of masonry cladding on the retail store would lead to a bulkier frame and would require thicker walls, which would, overall, be a very different architectural expression from the current proposal.

Questions:

5. The stone panel cladding proposed for the back-of-house Bar Building is a common material found within the District. The Department believes that the proposed material, color, and texture of will be compatible with the District. Does the ARC concur?

6. While contemporary, does the proposed metal panel cladding for the retail store building appear compatible with the District in terms of color and texture?

Detailing and Ornamentation

Section 7 of Appendix E describes how new construction should relate to the detailing and ornamentation of the district as follows:

> A new building should relate to the surrounding area by picking up elements from surrounding buildings and repeating them or developing them for new purposes. Since the District has one of the largest collections of finely ornamented buildings in the City, these buildings should serve as references for new buildings. Detailing of a similar shape and placement can be used without directly copying historical ornament. The new structure should incorporate prevailing cornice lines or belt courses and may also use a modern vernacular instead of that of the original model.

The proposed design is very contemporary with most detailing and ornamentation incorporated into the construction details such as the glass fins and dark joints in the glazing. Such an approach, while not specifically mentioned in Article 11, appears appropriate in the context of the proposed project. Where masonry is proposed to be utilized at the Bar Building, incised joints will suggest a cornice element (detail provided on Page 69 of the Project Sponsor Packet). The Department believes that the construction details and architectural expression of the proposed new construction, while not seeking to copy or recreate features typical of the district, reflects the high-quality of contributing buildings within the district.

Questions:

7. Does the simple modern detailing and ornamentation of the proposed new construction appear compatible with the District?

Plaza

In addition to construction of the new building, the project also proposes to reconfigure and renovate the existing Grand Hyatt Hotel Plaza (shown in plan on Page 57). Along with the newly reconfigured building, the shape of the plaza will change from triangular to rectangular. Steps will encircle the slightly relocated Ruth Asawa fountain to lead to the raised plaza. The tree-lined east-west paved (Kuppam Green stone pavers) plaza will consist of a paved open space lined with concrete benches and large planter boxes (Kuppan Green stone for both benches and planters). Examples of the proposed finishes are depicted in photographs on Pages 72-73 of the Project Sponsor Packet. The open space will terminate at the proposed water feature/wall affixed to the east elevation of the new Bar Building. Lighting fixtures will consist of recessed wall step lights, recessed bench lights, floor recessed lights, and uplights at the proposed trees. Proposed fixtures are shown on Pages 73 and 78-79 of the Project Sponsor Packet. The Ruth Asawa fountain will be photo-documented in situ and carefully removed from its existing location, protected, and stored during construction. When the site is ready, the fountain will be reinstalled in a manner that is nearly identical to existing.

While there are no specific requirements for open spaces within the Conservation District, the proposed reconfiguration of the plaza appears to be designed in a manner that will improve the compatibility of plaza with the district. The rectilinear space will be more consistent with the pattern and shape of buildings in the district. The proposed stone paving and simple landscaping appears to be compatible with the character of the district.

Questions:

8. Does the proposed approach to relocating the fountain appear appropriate?

9. Do the overall proposed form and finishes for the plaza appear compatible with the District?

REQUESTED ACTION

Specifically, the Department seeks comments on:

- The compatibility of the project with the Secretary of the Interior's Standards and the Department's Storefront Standards;
- The project concerns raised by staff; and,
- The project recommendations by staff.

ATTACHMENTS

Project Sponsor Packet

Foster + Partners
PAGE & TURNBULL

300 Post Street - San Francisco

Architectural Review Committee

December 4th, 2013


TIFFANY & CO.

1.1 Building History and Description

Building History

The project site has had a long history of occupation by several buildings, including the Union Club in the late nineteenth century and the Union Square Hotel/Hotel Plaza during the earlier twentieth century. In 1967, building permits were issued for demolition of the Hotel Plaza to allow for new construction for the Hyatt Hotel, restaurant, and conference center. A building permit from November 1967 listed information for a hotel with 35,931 square feet of ground floor space and 39 stories in height and a retail complex five stories tall. The design is attributed to Marc Goldstein of Skidmore, Owings, and Merrill (SOM). In 1972, according to building permits and historic photographs, the Hyatt Hotel complex was completed. The hotel restaurant and various retail stores were located in the lower-height building at the corner of Post and Stockton streets.

The Grand Hyatt Hotel is a 355-feet tall, 36-story, reinforced concrete, modernist skyscraper, designed by Skidmore, Owings, and Merrill, LLP [SOM]. Marc Goldstein was design partner. The structure was completed in 1972 and contains 660 guest rooms. It is located on the eastern portion of Block 0295 on the west side of Stockton Street between Post and Sutter Streets. The primary façades face east onto Stockton Street. The flat roof tapers in above the top floor to give the impression of a sloped roof on four sides with the corner posts rising up at the four edges. The modernist hotel occupies a parcel area of 35,931 square feet.

The Levi's store is located on the northwest corner of Post and Sutter Streets. The structure that currently houses the Levi's store is a part of the hotel complex, connected to the guest room tower at several levels below grade. The store has contained various retail stores and restaurants since the hotel opened in 1972. Substantial changes to the SOM design were made to this portion of the hotel in 1998 at inception of the Levi's lease. The primary façade fronts onto Post Street. The roof is flat and is surrounded by an extended cornice. The facility is constructed of reinforced concrete faced with precast panels (installed in 1998) and has large glass windows with copper detailing on the primary and northeast facades.

The Grand Hyatt Hotel plaza is located on the eastern portion of Block 0295 on the western side of Sutter Street between the Levi's store and the Grand Hyatt hotel. This plaza was built as part of a multi-building complex in 1972 as designed by Skidmore, Owings, and Merrill, LLP. The plaza is accessed by a set of wide steps up from the sidewalk on Stockton Street. The plaza contains benches and landscaping, including potted plants. The focal point of the plaza is a circular bronze folk art fountain inserted into the Stockton Street stairway that was created by San Francisco sculptor Ruth Asawa in 1972. The fountain was a part of the design for the Grand Hyatt Plaza and was installed in conjunction with the completion of the hotel complex.

Current Historic Status

The following section examines the national, state, and local historical ratings currently assigned to the hotel complex at Post & Stockton Streets [345 Stockton Street].

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

345 Stockton Street is not currently listed in the National Register of Historic Places.

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

345 Stockton Street is not currently listed in the California Register of Historical Resources.

San Francisco City Landmarks are buildings, properties, structures, sites, districts and objects of "special character or special historical, architectural or aesthetic interest or value and are an important part of the City's historical and architectural heritage." Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Historic Preservation Commission. These properties are important to the city's history and help to provide significant and unique examples of the past that are irreplaceable. In addition, these landmarks help to protect the surrounding neighborhood development and enhance the educational and cultural dimension of the city. As of 2012, there are 262 landmark sites, eleven historic districts, and nine Structures of Merit in San Francisco that are subject to Article 10.

345 Stockton Street is not listed as a San Francisco City Landmark or Structure of Merit. However, 345 Stockton Street does fall within the boundaries of the Kearny-Market-Mason-Sutter conservation district.

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

345 Stockton Street is listed in the California Historic Resources Information System (CHRIS) database with a "B" Status Code, which means that the building is a "Potential Historic Resource" under the California Historical Resource Status Codes.

San Francisco Architectural Heritage (Heritage) is the city's oldest not-for-profit organization dedicated to increasing awareness and preservation of San Francisco's unique architectural heritage. Heritage has completed several major architectural surveys in San Francisco, the most important of which was the 1977-78 Downtown Survey. This survey, published in the book Splendid Survivors in 1978, was an influential precursor of San Francisco's Downtown Plan. Heritage ratings, which range from "D" (minor or no importance) to "A" (highest importance), are analogous to Categories V through I of Article 11 of the San Francisco Planning Code, although the Planning Department did use their own methodology to reach their own findings. In 1984, the original Heritage survey area was expanded from the Downtown to include the South of Market area in a survey called "Splendid Extended."

345 Stockton Street is located within the area surveyed in Splendid Survivors and has been given a "D" rating.

The 1976 Department of City Planning Architectural Quality Survey (1976 DCP Survey) is what is referred to in preservation parlance as a "reconnaissance" or "windshield" survey. The survey looked at the entire City and County of San Francisco to identify and rate architecturally significant buildings and structures on a scale of "-2" (detrimental) to "+5" (extraordinary). No research was performed and the potential historical significance of a resource was not considered when a rating was assigned. Buildings rated "3" or higher in the survey represent approximately the top two percent of San Francisco's building stock in terms of architectural significance. However, it should be noted here that the 1976 DCP Survey has come under increasing scrutiny over the past decade due to the fact that it has not been updated in over thirty-five years. As a result, the 1976 DCP Survey has not been officially recognized by the San Francisco Planning Department as a valid local register of historic resources for the purposes of the California Environmental Quality Act (CEQA).

345 Stockton Street was surveyed as part of the 1976 DCP Survey and given a "5" rating.

The Kearny-Market-Mason-Sutter Conservation District was established in 1985 as part of what was then known as the "New Downtown Plan." Enacted as Appendix E of Article 11 of the San Francisco Planning Code, the district comprises the retail core of the downtown and represents some of those buildings in the C-3 Districts that were described in the Preservation of the Past section of the Downtown Plan, a component of the city's Master Plan. At the time, these changes to the Planning Code were seen as important means of protecting the historic buildings of the city center.

Within the Conservation District, buildings were divided into categories:

Categories I and II, Significant: 324 buildings;
Categories III and IV, Contributing: 114 buildings;
Category V, Unrated: 98 buildings.

345 Stockton Street is within the boundaries of the Kearny-Market-Mason-Sutter Conservation District. It is Unrated; therefore it is in Category V within the District

Project Description

The proposed project is a Significant Flagship retail store of type Vintage C.2. The store will have two levels of retail sales above grade, and back of house space below grade and in the adjacent low-rise structure. The approximate area of the store is 14,000 square feet of sales area and 10,000 square feet of back of house area. Structural glass facades, and speciality glass stairs are intended to help bring light throughout the sales area while an eight foot overhang creates shade on the southern facade. The main interior and exterior walls are clad with sleek, minimalist, bead blasted stainless steel panels.

Clear span and cantilevered structural systems are used to create column-free areas above grade to facilitate a better shopping environment. The former under utilized triangular plaza area behind the current retail store is reconfigured into a rectangular tree lined plaza more in keeping with the planning geometry of the surrounding area. The new plaza is book-ended by Ruth Asawa's water fountain and a new water feature at the west end. This new place is intended to be used by both the Hyatt Hotel for special events and also by the general public and patrons of the new proposed retail store.

Site Context Map

300 Post St, San Francisco, CA

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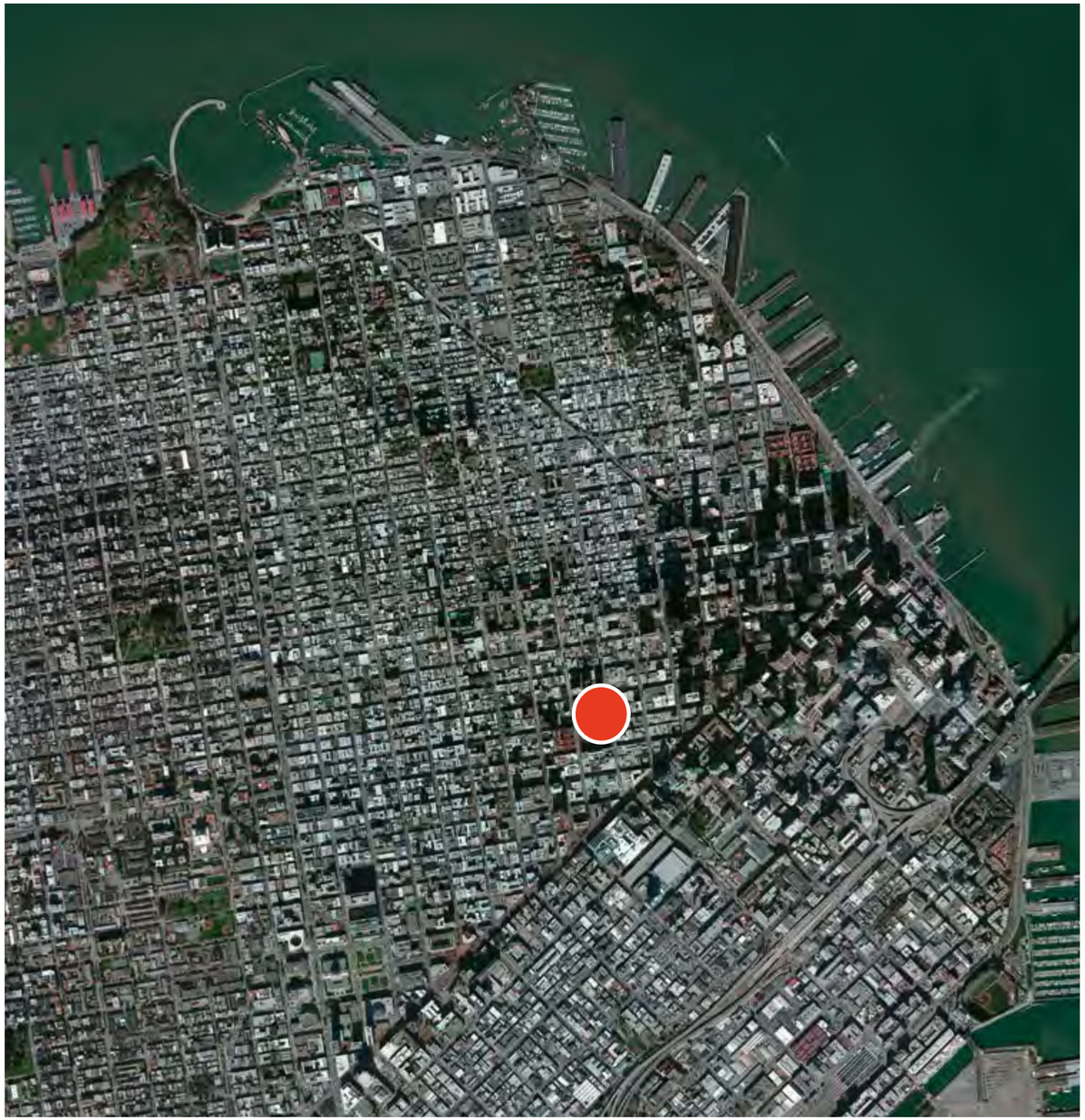
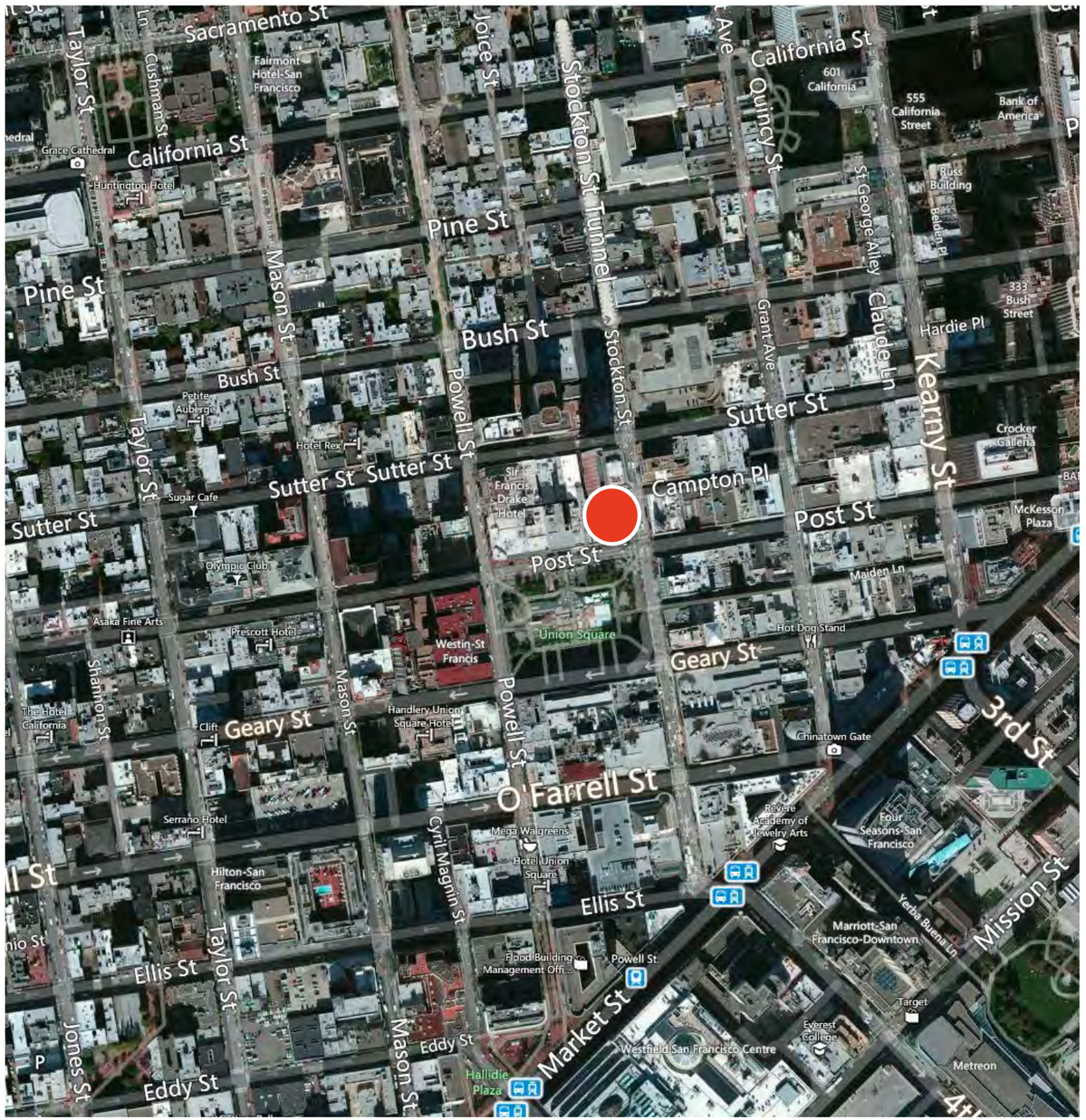




Site Context
Site Location


SAKS FIFTH AVENUE
POST
STOCKTON

Union Square from the St. Francis Hotel, 1937, looking northeast onto the corner of Post and Stockton Streets. The Hotel Plaza is visible.
Source: FoundSF.

The subject block shown in 1885.
Source: San Francisco Public Library Historical Photograph Collection.

Redevelopment of Union Square Area

In 1997, the city held a design contest to redesign Union Square once again (Figure 49). The contest, entitled "Toward a More Perfect Union: An International Design Competition for the Future of Union Square," had a $25 million budget and included the renovation of the 1,500-square foot underground parking garage. Two local landscape architecture firms, Philips & Fotheringham and Royston Hanamoto Alley & Abey, were selected for the project. Union Square was closed beginning in 2000 for the renovations, which included opening up the corner at Powell and Post streets to pedestrians, changing the entrances to the parking garage to the north on Post Street and the south on Geary Street, adding a staircase connecting the park to Maiden Lane on the east, and a 245-foot long granite center space with terraced steps to hold crowds and loungers.29 In 2002, Union Square was reopened to the public in a ceremony presided over by Mayor Willie Brown.

The Union Club Building in 1888 on the Northwest Corner of Post and Stockton
Source: San Francisco Public Library Historical Photograph Collection.

Union Square looking north onto Post Street, 1905.
Source: Calisphere.

The Hotel Plaza, August 1924.
Source: San Francisco Public Library Historical Photograph Collection.

Aerial view of Union Square looking east from the St. Francis Hotel, October 1971.
Source: San Francisco Public Library Historical Photograph Collection.

Aerial view of Union Square looking east from the St. Francis Hotel, August 1972.
Source: San Francisco Public Library Historical Photograph Collection

View looking east down Post Street towards Stockton Street, showing the building at 300 Post Street, 1974.

Ruth Asawa Fountain in Grand Hyatt Plaza

As part of the design for the Hyatt hotel, artist Ruth Asawa was hired to design a fountain which would be located in the plaza on Stockton Street, south of the hotel and northeast of the restaurant building. Asawa received assistance on this project from about 250 friends and students from the Rose Resnik Lighthouse for the Blind and Visually Impaired School. The fountain was designed and cast in bronze in Asawa's Noe Valley backyard before being installed at the Hyatt Hotel's plaza. At the 25th anniversary celebration of the fountain at the Grand Hyatt, on May 2, 1998, the installation was touted as "one of the few art objects in the city that blind and visually impaired people can actually touch and feel…" Asawa was commissioned by Hyatt Hotel for this project in 1970; it was completed in 1972.

Ruth Asawa working on the Hyatt on Union Square Fountain Between 1970 -1973
Source: San Francisco Public Library Historical Photograph Collection

Fountain Relief Detail
Source: Wikimedia Commons

Hyatt on Union Square Fountain 1973 in Construction with Son Paul Lanier
Source: Wikimedia Commons

Fountain Relief Detail
Source: Wikimedia Commons

Asawa at Her Fountain
Source: Laurence Cuneo

Asawa and photographer Imogen Cunningham view details from Asawa's Fountain
Source: SFGate

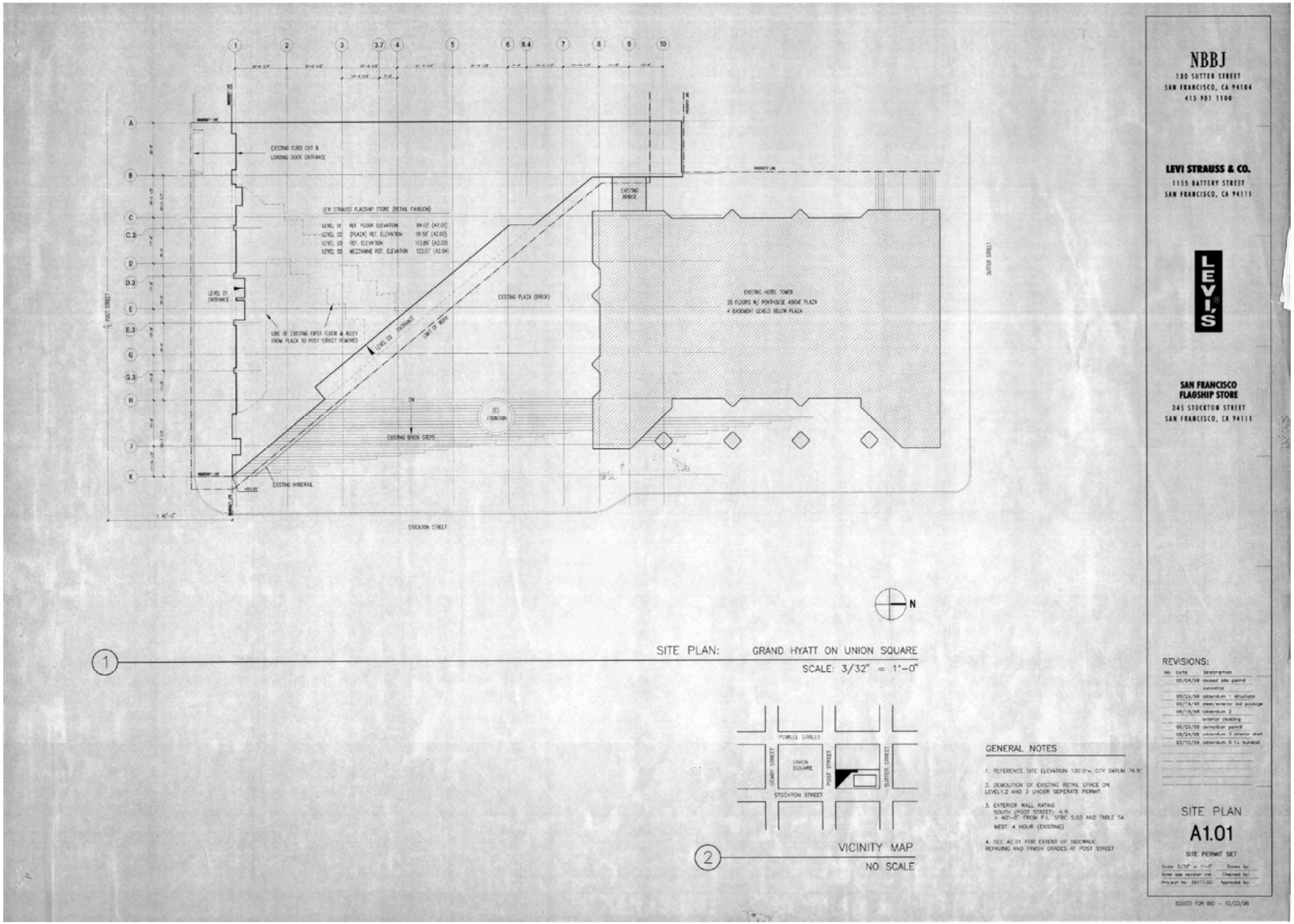
Asawa Fountain at Union Square Hyatt March 1973
Source: SFPL

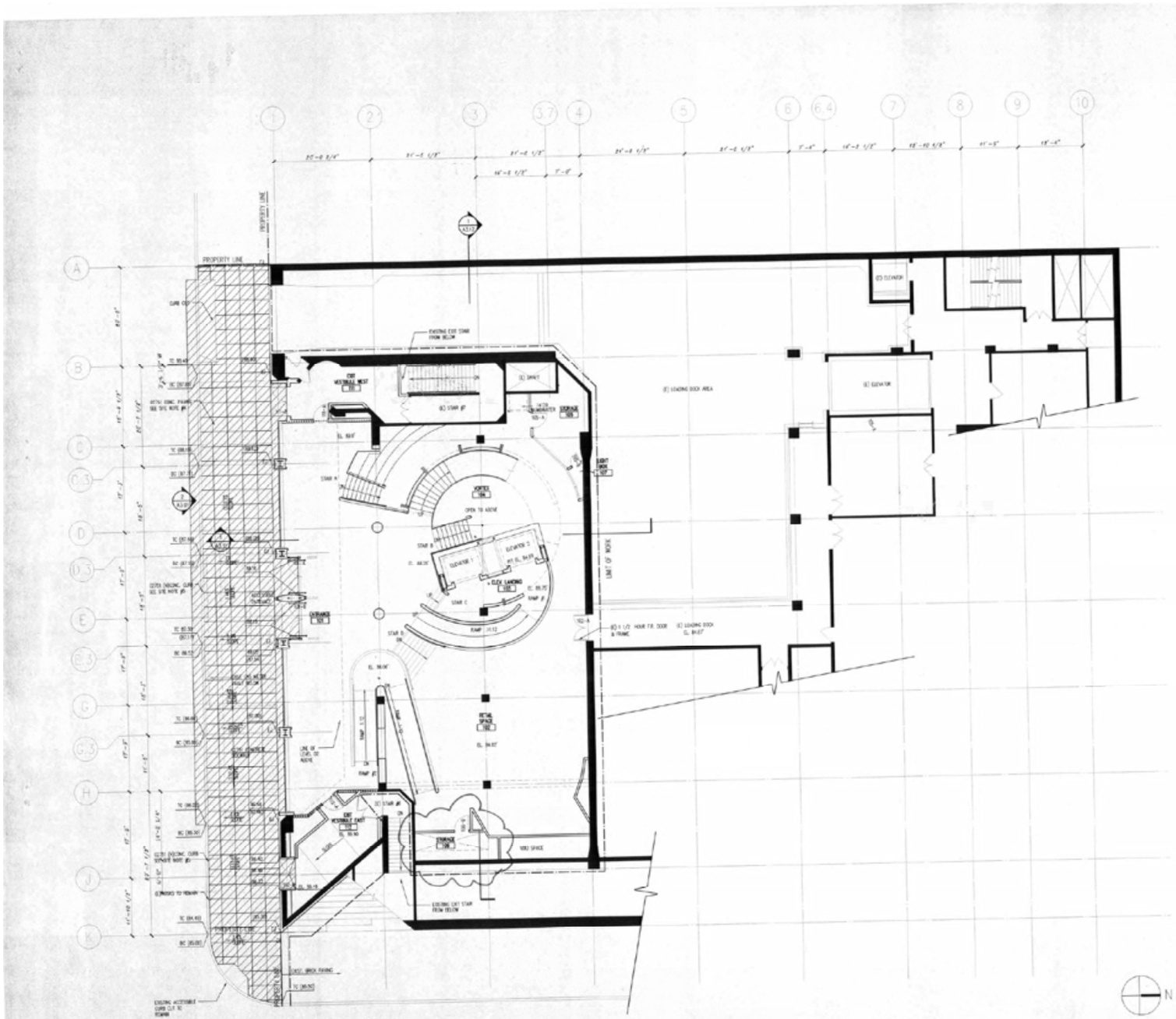
Union Square
Before 1998

Union Square
After 1998

3.2 Historical Plans

Levi's Drawings





LEVEL 01

SCALE: 1/8"=1'-0"

GENERAL NOTES

1. REFER TO A4.01 FOR ENLARGED PLAN
2. FIRE RATED PARTITIONS ARE INDICATED AS FOLLOWS:
   SEE ENLARGED PLAN FOR DESIGNATION AND A9.01 FOR SCHEDULE.
   - NON RATED
   - 1-HOUR FIRE RATED
   - 1-HOUR FIRE RATED OCCUPANCY SEPARATION
   - 2-HOUR FIRE RATED
3. FIRERESISTIVE REQUIREMENTS - TABLE 6A U.B.C.

AREA	STRUCTURAL FRAME	FLOOR/ROOF ASSEMBLY
LEVEL 1	EXISTING 3 HOUR	EXISTING 2 HOUR
LEVEL 2	CONCRETE 3 HOUR	CONCRETE 2 HOUR
LEVEL 3	STEEL 3 HOUR	MTL DECK W/ REGULAR WT. CONCRETE, 2 HOUR
MEZZANINE	CONC./STEEL 1 HOUR, SEC. 507	CONCRETE 1 HOUR
ROOF	STEEL 3 HOUR	EXISTING MTL DECK W/ VERMICULITE FILL, 2 HR

   SEE A3.11 AND A3.12 FOR FIREPROOFING TYPE
4. DOOR SCHEDULE AND ROOM FINISH SCHEDULE ARE INCLUDED IN THE PROJECT MANUAL APPENDICES.
5. SEE A10 SERIES FOR FINISH PLANS

SITE/ SIDEWALK NOTES

1. BUILDING DATUM 76.50' EQUALS CITY DATUM 100.00'
2. EXISTING CURB CUT FOR ACCESSIBILITY AND TRUCK ENTRANCE TO REMAIN
3. CITY REFERENCE ELEVATION FOR SIDEWALK EQUALS 2.5% SLOPE
4. SIDEWALK: SEE SPECIFICATION 02751 DARK CARBON BLACK BASED INTEG CONCRETE FINISHED WITH A SILICON CARBIDE SPARKLE GRAIN.
5. REPLACE EXISTING CONCRETE CURB WITH NEW CONCRETE CURB PER CITY OF SAN FRANCISCO STANDARD PLAN LL-24,456.

(87.43) – EXISTING GRADE
87.88 – NEW FINISH GRADE
EJ – EXPANSION JOINT
TC – TOP OF CURB
BC – BOTTOM OF CURB
– SCOPE OF SIDEWALK WORK

NBBJ
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415 981 1100

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LEVI'S®

SAN FRANCISCO FLAGSHIP STORE
345 STOCKTON STREET
SAN FRANCISCO, CA 94111

REVISIONS:

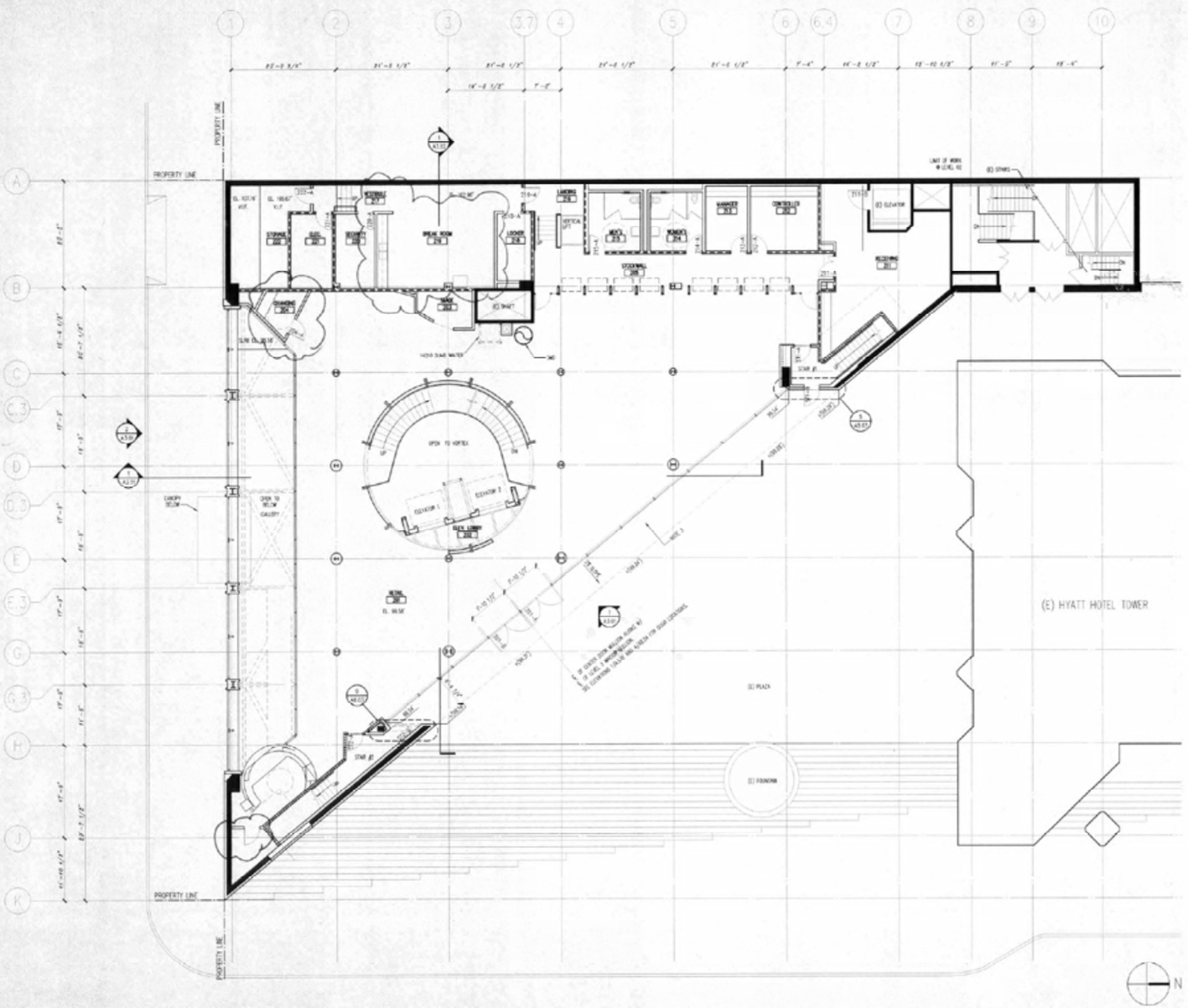
No.	Date	Description
	05/04/98	revised site permit submittal
	05/26/98	addendum 1 structural
	06/12/98	steel/exterior cad package
	06/15/98	addendum 2 exterior cladding
	08/24/98	addendum 3 interior shell
	09/17/98	Street Improvement Permit
	11/30/98	bulletin # 4
	1/28/99	sidewalk permit
	1/31/99	bulletin # 5
	02/10/99	revision to sidewalk permit
	03/15/99	addendum 07,1 bathtub
	04/14/99	addendum 5 revision #2

LEVEL 01

A2.01

SITE PERMIT SET

Scale: 1/8" = 1'-0"	Drawn by:
Date:	Checked by:
Project no. 50137.00	Approved by:



LEVEL 02

SCALE: 1/8"=1'-0"

GENERAL NOTES

1. REFER TO A4.02 & A4.04 FOR ENLARGED PLAN
2. SEE A2.01 FOR GENERAL NOTES
3. REPLACE AND INSTALL (MATCHING EXISTING) BRICK PAVING OVER FLUID APPLIED WATERPROOFING (07140) TO GRADES SHOWN

(98.96') EXISTING GRADE V.I.F.
98.58' NEW GRADE FINISH

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LEVI'S

SAN FRANCISCO FLAGSHIP STORE
345 STOCKTON STREET
SAN FRANCISCO, CA 94111

REVISIONS:

No	Date	Description
	05/04/98	revised site permit submittal
	05/29/98	addendum 1 structural
	06/10/98	steel/exterior tile package
	06/19/98	addendum 2 exterior cladding
	06/24/98	addendum 3 interior shell
	11/30/98	bulletin # 4
	3/15/99	addendum 5 t.i. tenant
	04/14/99	addendum 5 revision #2

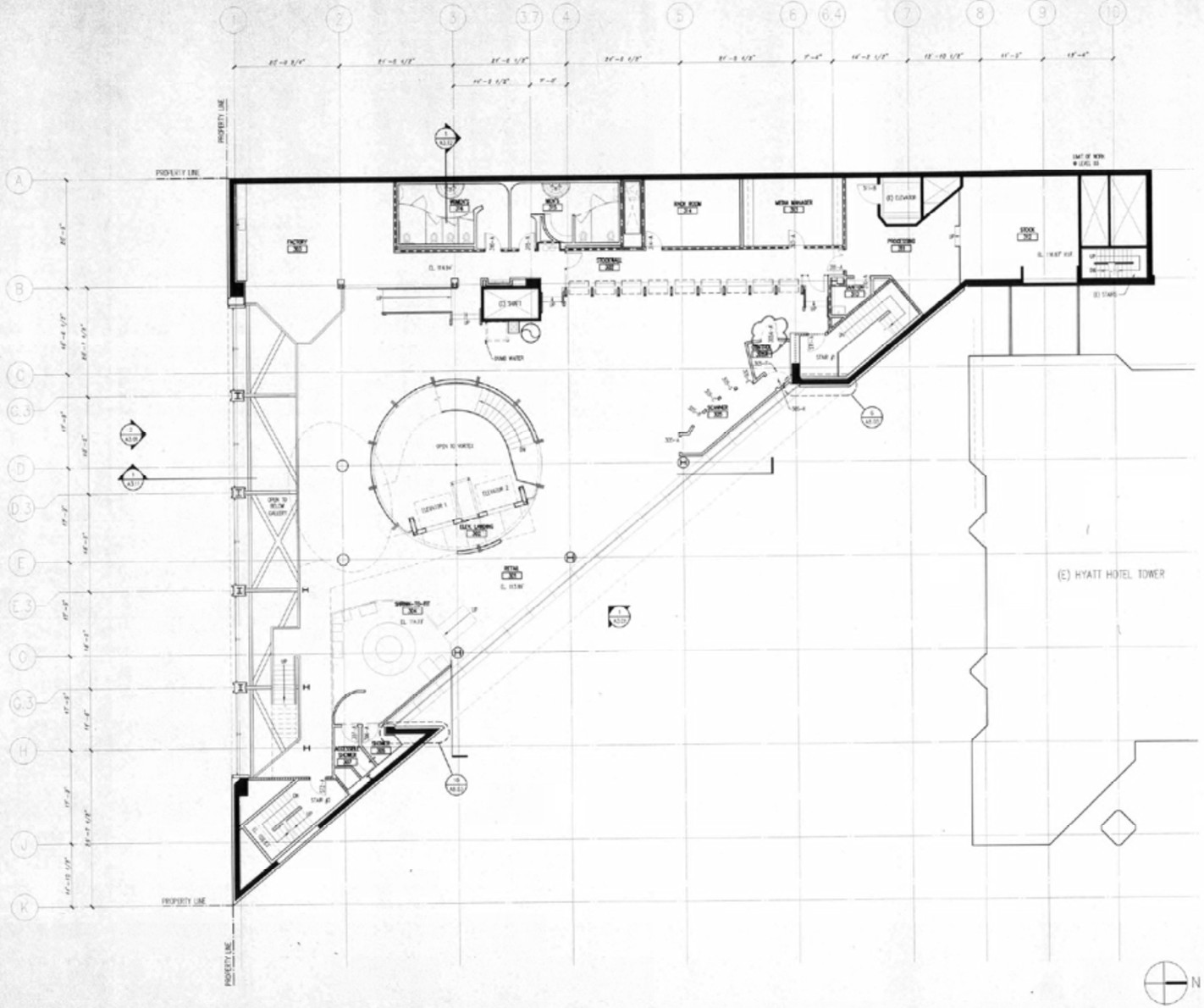
LEVEL 02

A2.02

SITE PERMIT SET

Scale: 1/8" = 1'-0"	Drawn by:
Date:	Checked by:
Project No: 50177.00	Approved by:

XrefS:\50177.00\CAD\BLK\DATE



GENERAL NOTES

1. REFER TO A4.60 & A4.04 FOR ENLARGED PLAN
2. SEE A2.01 FOR GENERAL NOTES
3. STOCK WALL & GATES TO BE DEVELOPED UNDER TENANT IMPROVEMENT SITE PERMIT ADD #5
4. ACCESSIBLE RAMP & STEPS TO BE DEVELOPED UNDER TENANT IMPROVEMENT SITE PERMIT ADD #5

LEVEL 03
SCALE: 1/8"=1'-0"

NBBJ
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SAN FRANCISCO, CA 94104
415 981 1100

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1155 BATTERY STREET
SAN FRANCISCO, CA 94111

LEVI'S

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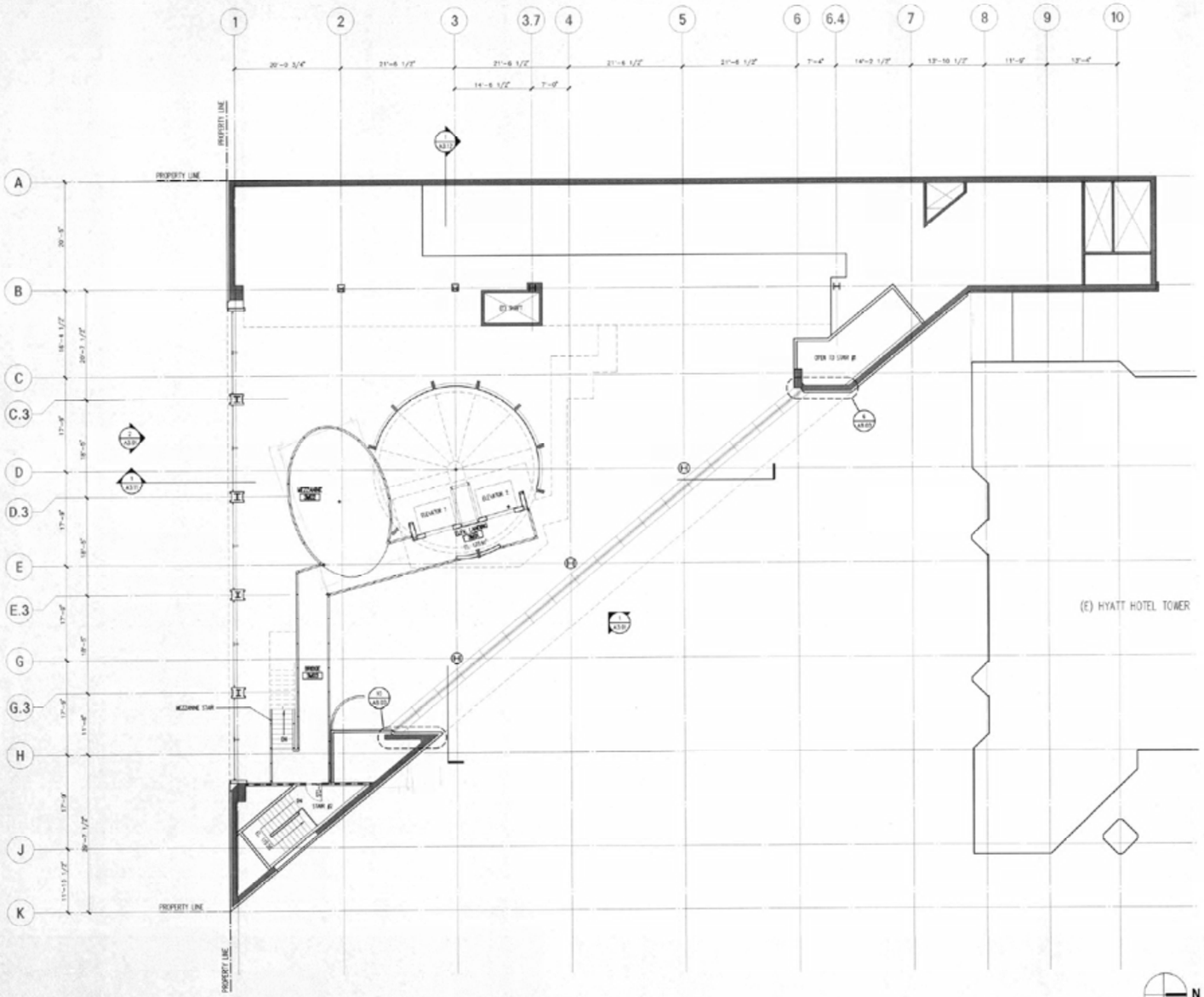
345 STOCKTON STREET
SAN FRANCISCO, CA 94111

REVISIONS:

No.	Date	Description
	05/04/98	revised site permit submittal
	05/28/98	addendum 1 structural
	06/19/98	shell/interior bid package
	06/19/98	addendum 2 exterior cladding
	08/24/98	addendum 3 interior shell
	11/30/98	bulletin # 4
	01/31/99	bulletin #5
	03/15/99	addendum 5 t.i. buildout
	04/14/99	addendum 5 revision #2

LEVEL 03
A2.03
SITE PERMIT SET

Scale: 1/8" = 1'-0" Drawn by:
Date: Checked by:
Project No: 50177.00 Approved by:



LEVEL 03 MEZZANINE
SCALE: 1/8"=1'-0"

GENERAL NOTES

1. REFER TO A4.03M FOR ENLARGED PLAN
2. SEE A2.01 FOR GENERAL NOTES

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SAN FRANCISCO
FLAGSHIP STORE
345 STOCKTON STREET
SAN FRANCISCO, CA 94111

REVISIONS:

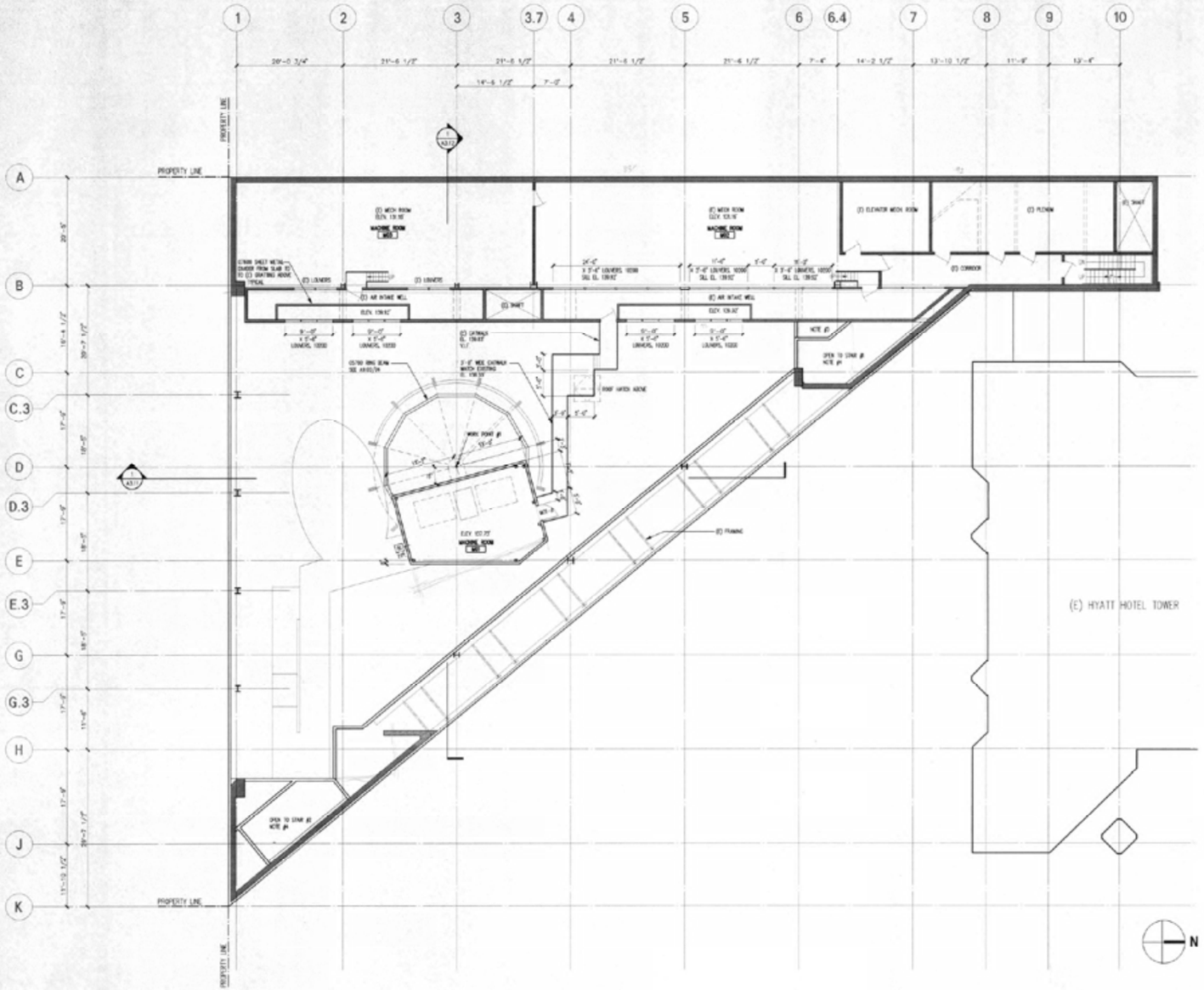
No.	Date	Description
	05/04/98	revised site permit submittal
	05/29/98	addendum 1 structural
	06/10/98	steel/exterior bid package
	06/19/98	addendum 2 exterior cladding
	08/24/98	addendum 3 interior shell
	03/15/99	addendum 5 t. i. buildout

MEZZANINE
LEVEL 03

A2.03M

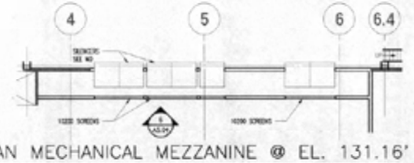
Scale: 1/8" = 1'-0" Drawn by:
Date: see revision dat Checked by:
Project No: 50177.00 Approved by:

ISSUED FOR BID - 10/23/98



MECHANICAL MEZZANINE

SCALE: 1/8"=1'-0"



PARTIAL PLAN MECHANICAL MEZZANINE @ EL. 131.16'

SCALE: 1/8"=1'-0"

GENERAL NOTES

1. SEE A2.01 FOR GENERAL NOTES
2. SEE A3.01 FOR PARTITION TYPES AND DETAILS
3. GYP BOARD SOFFIT AT ELEVATION +138'-5" BETWEEN STAIR #1 PARTITION AND (E) AIR INTAKE WALL
4. FOR PARTITION TYPES AT STAIR #1 & #2 SEE 1/A4.04 AND A4.03M RESPECTIVELY.
5. V.I.F. ALL EXISTING ELEVATIONS

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LEVI'S

SAN FRANCISCO FLAGSHIP STORE
345 STOCKTON STREET
SAN FRANCISCO, CA 94111

REVISIONS:

No.	Date	Description
	05/04/08	revised site permit submittal
	05/22/08	addendum 1 structural
	06/13/08	shell/exterior bid package
	06/18/08	addendum 2 exterior cladding
	06/24/08	addendum 3 interior shell
	07/25/08	bulletin #5
	08/15/08	addendum 5 t.i. buildout

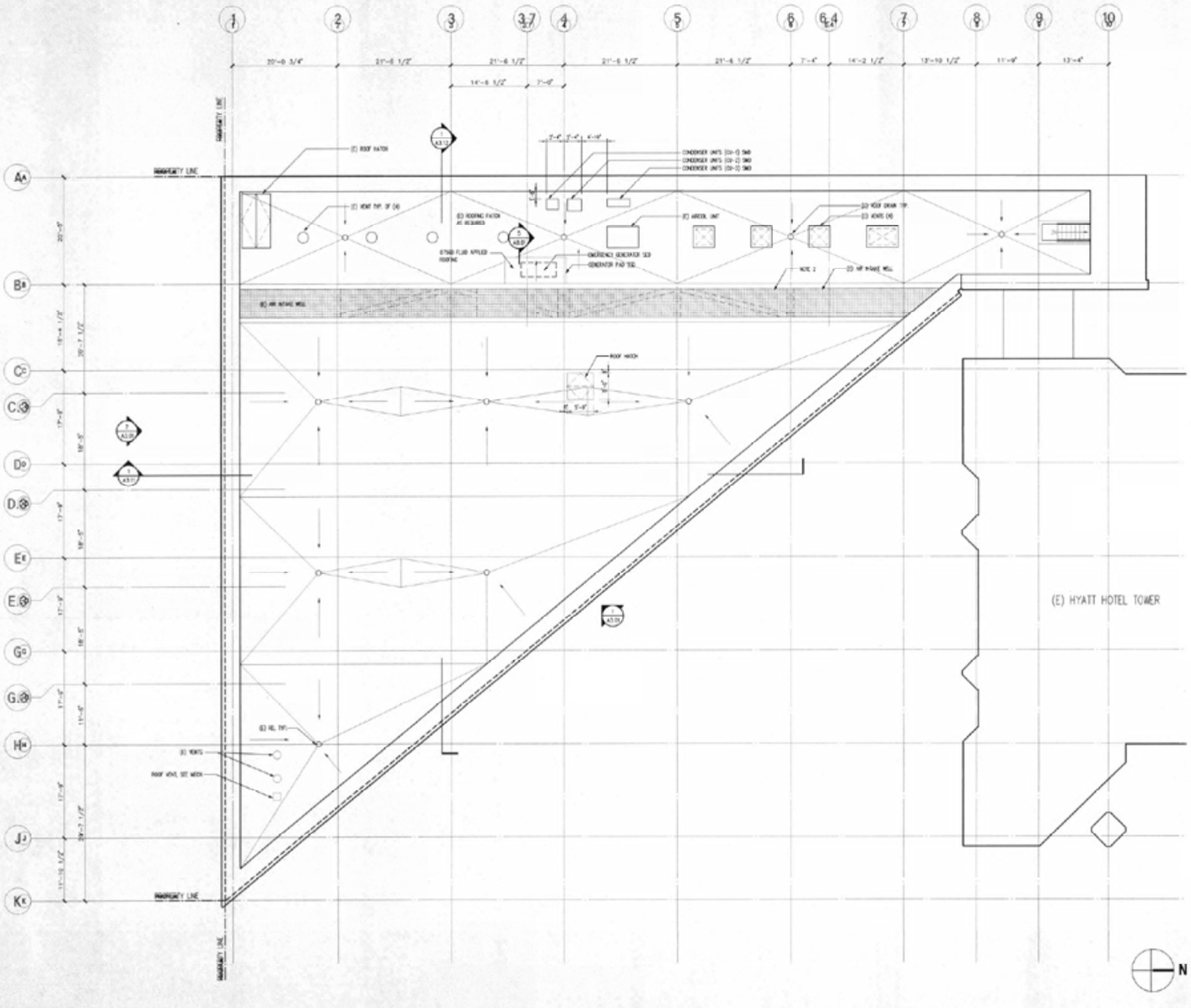
MECHANICAL MEZZANINE

A2.04

SITE PERMIT SET

Scale: 1/8" = 1'-0"	Drawn by:
Date: see revision col.	Checked by:
Project No: 50177.00	Approved by:

ISSUED FOR BID - 10/23/08



ROOF PLAN

SCALE: 1/8"=1'-0"

NBBJ
130 SUTTER STREET
SAN FRANCISCO, CA 94104
415 981 1100

LEVI STRAUSS & CO.
1155 BATTERY STREET
SAN FRANCISCO, CA 94111

SAN FRANCISCO FLAGSHIP STORE
345 STOCKTON STREET
SAN FRANCISCO, CA 94111

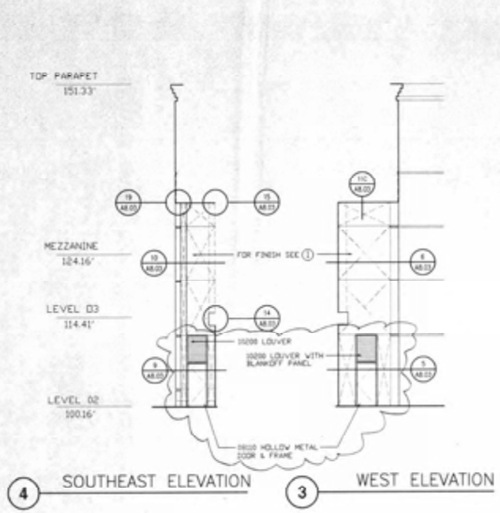
REVISIONS:

No.	Date	Description
	05/04/98	revised site permit submittal
	05/22/98	addendum 1 structural
	06/12/98	steel/exterior bid package
	06/15/98	addendum 2 exterior cladding
	08/24/98	addendum 3 interior shell
	03/15/99	addendum 5 t.i. buildout

ROOF PLAN
A2.05

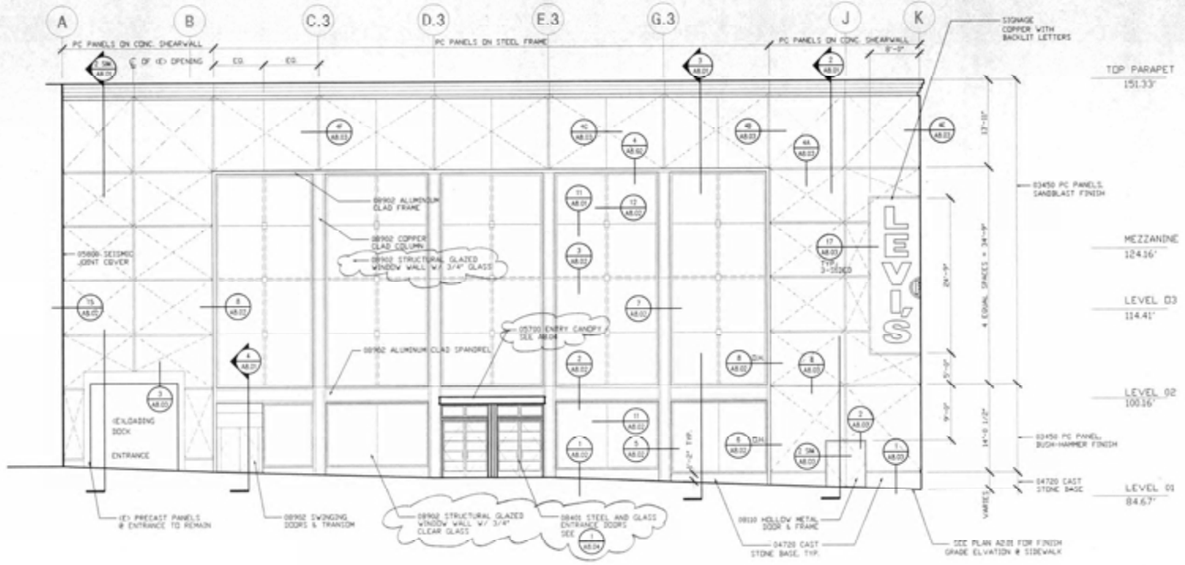
Scale: 1/8" = 1'-0" Drawn by:
Date: see revision col. Checked by:
Project no: 50177.00 Approved by:

ISSUED FOR BID - 10/23/98

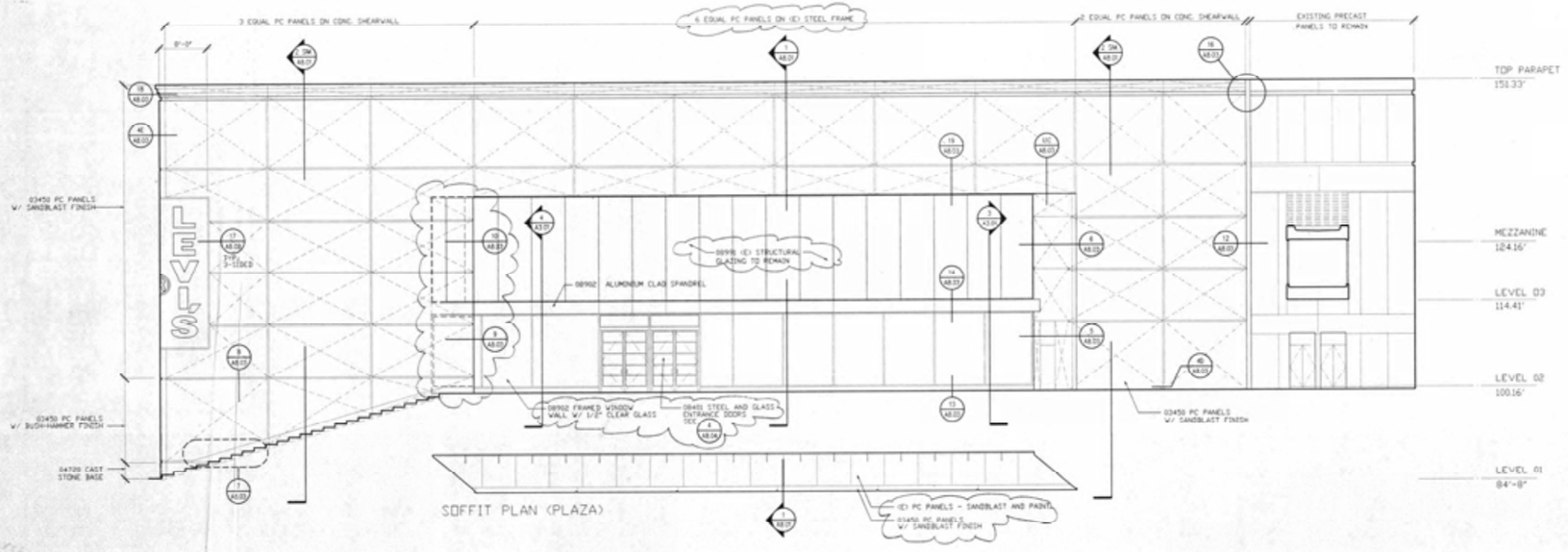


4 SOUTHEAST ELEVATION

3 WEST ELEVATION



2 POST STREET ELEVATION (SOUTH ELEVATION)



1 STOCKTON STREET (PLAZA) ELEVATION (NORTH ELEVATION)

NBBJ
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SAN FRANCISCO, CA 94104
415 981 1100

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1155 BATTERY STREET
SAN FRANCISCO, CA 94111

SAN FRANCISCO FLAGSHIP STORE
345 STOCKTON STREET
SAN FRANCISCO, CA 94111

REVISIONS:

No.	Date	Description
	05/04/98	revised site permit
	06/19/98	steel/exterior bid package
	06/19/98	addendum 2 exterior cladding
	06/29/98	demolition permit
	08/24/98	addendum 3 interior shell

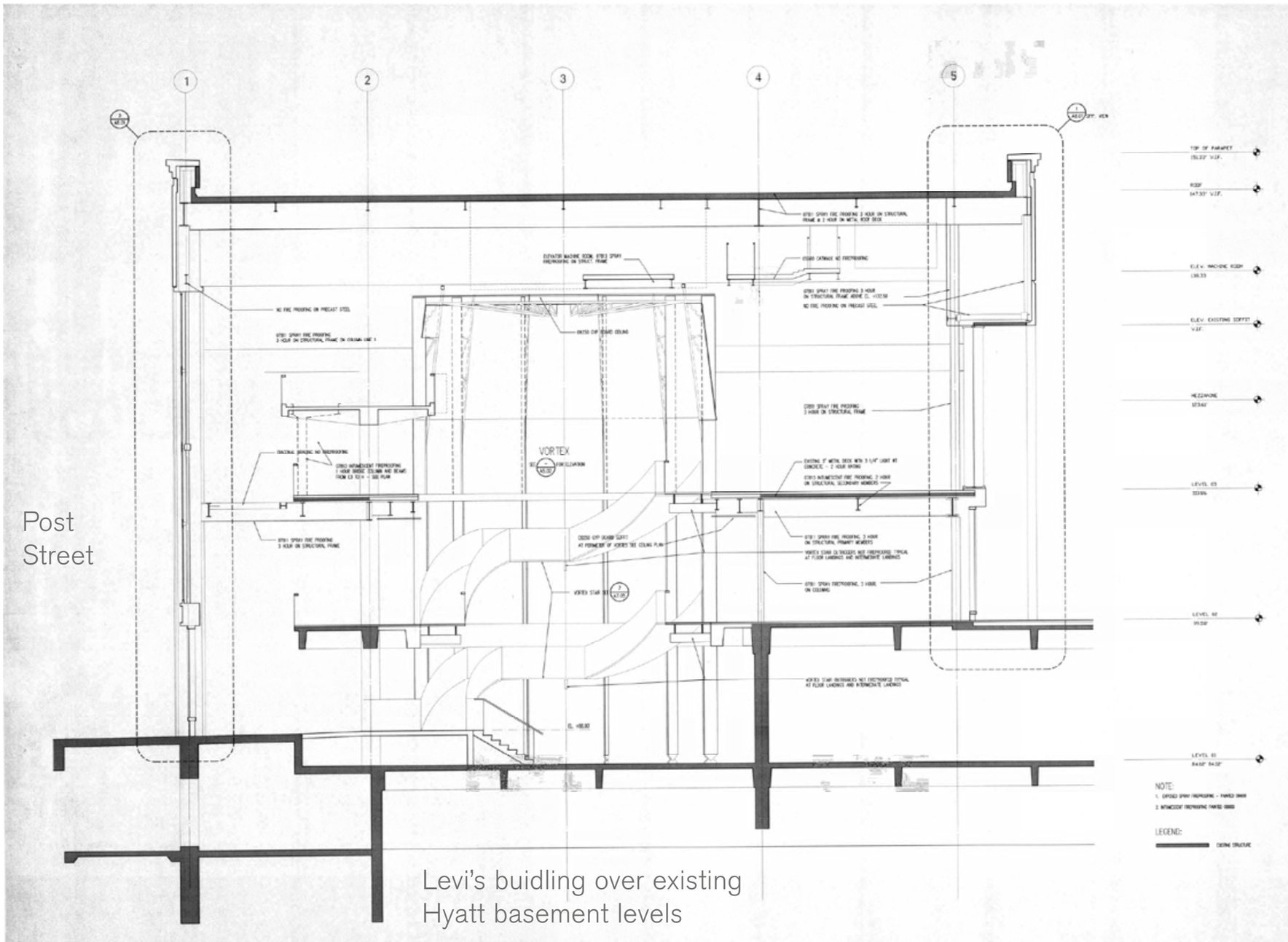
EXTERIOR ELEVATIONS

A3.01

SITE PERMIT SET

Scale: 1/8" = 1'-0" Drawn by:
Date: see revision col. Checked by:
Project No. 50177.00 Approved by:

Post
Street



Levi's buidling over existing
Hyatt basement levels

SECTION A–A
SCALE: 1/4" = 1'–0"

NBBJ
130 SUTTER STREET
SAN FRANCISCO, CA 94104
415 981 1100

LEVI STRAUSS & CO.
1155 BATTERY STREET
SAN FRANCISCO, CA 94111

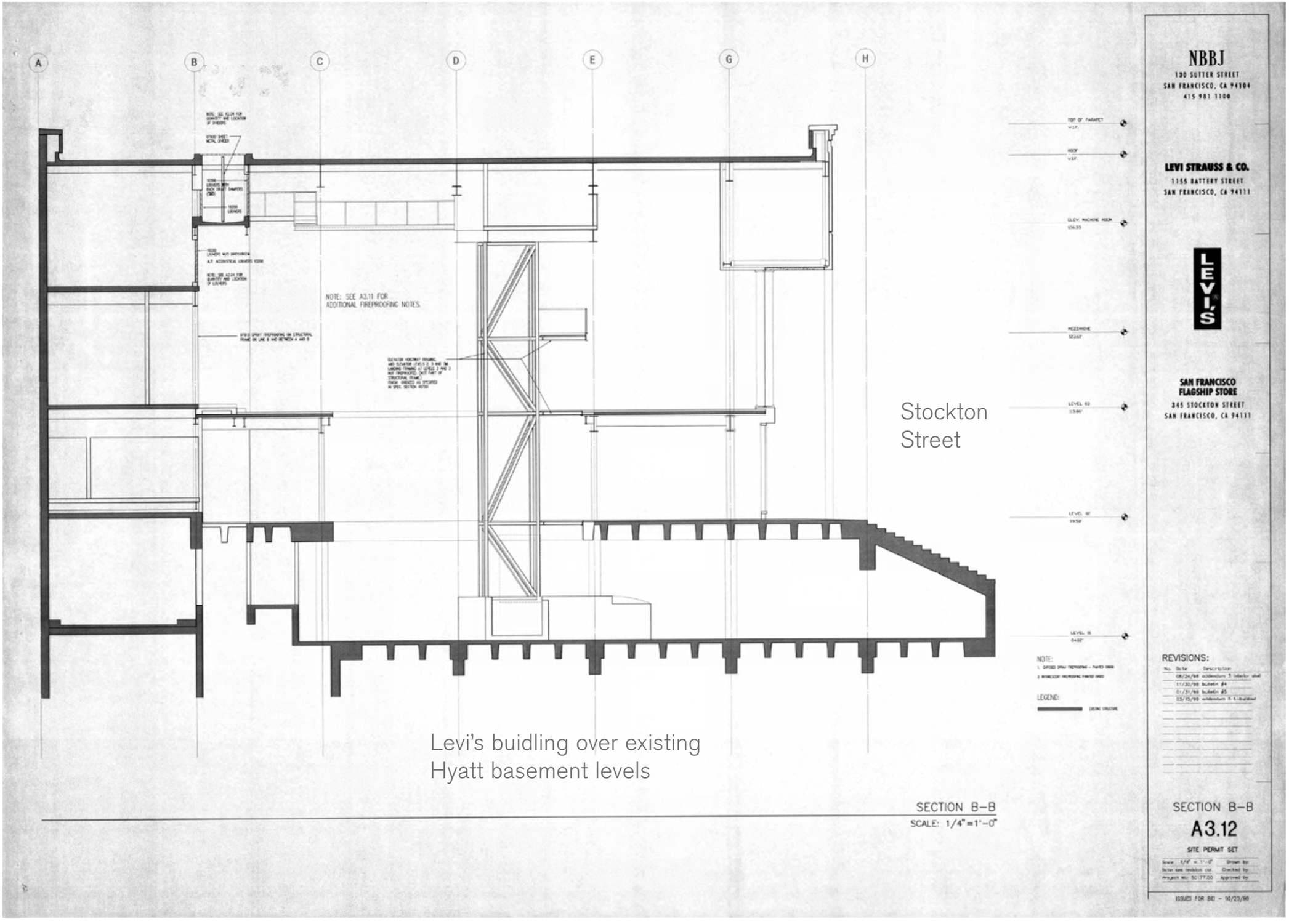
SAN FRANCISCO
FLAGSHIP STORE
345 STOCKTON STREET
SAN FRANCISCO, CA 94111

REVISIONS:

No.	Date	Description
	08/19/98	steel/exterior bid package
	08/19/98	addendum 2
		exterior cladding
	09/24/98	addendum 3 interior shell
	11/30/98	bulletin #4
	02/15/99	addendum 5 SF. buildout

SECTION A–A
A3.11
SITE PERMIT SET

ISSUED FOR BID - 10/23/98



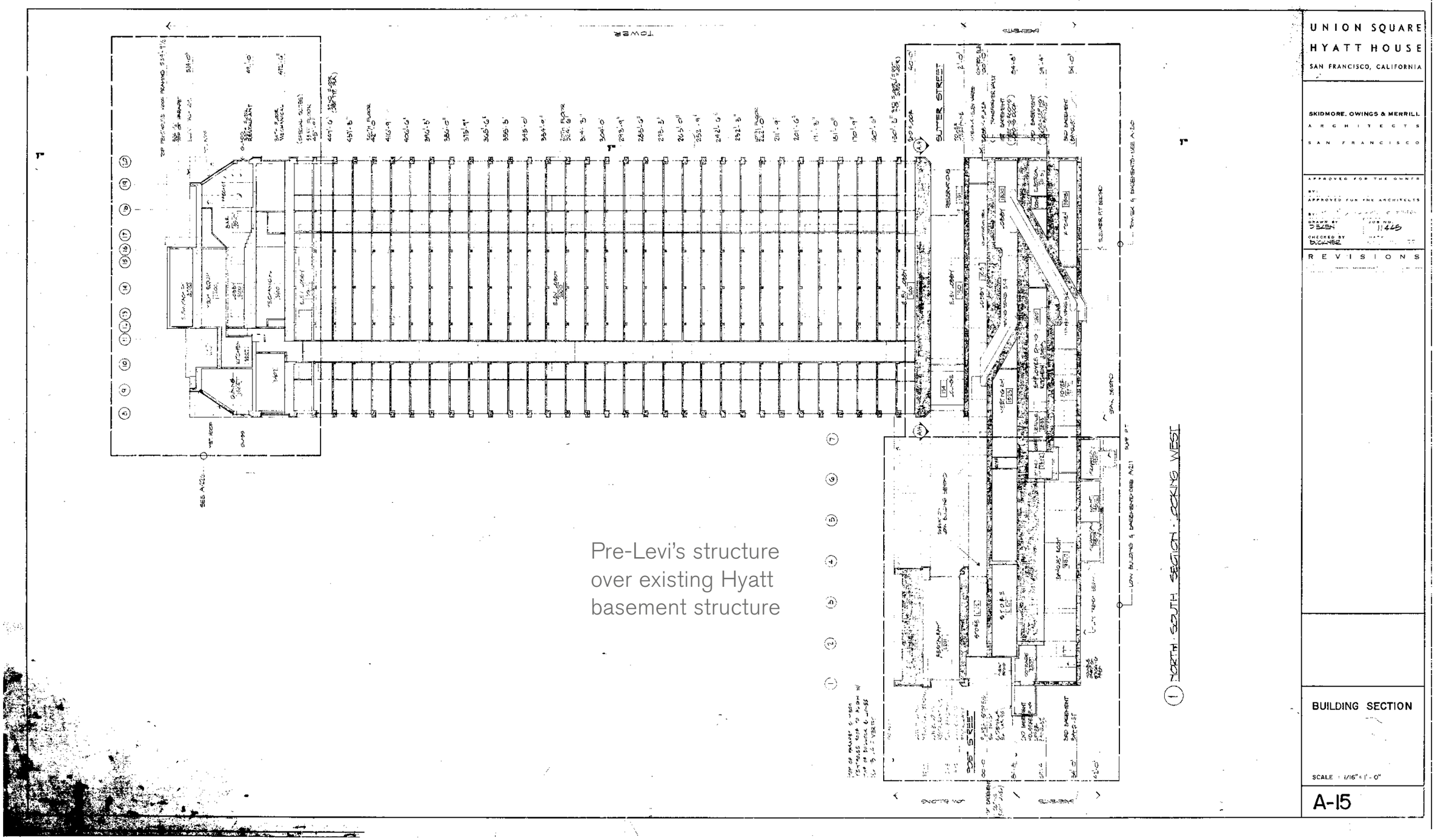
Stockton Street

Levi's buidling over existing Hyatt basement levels

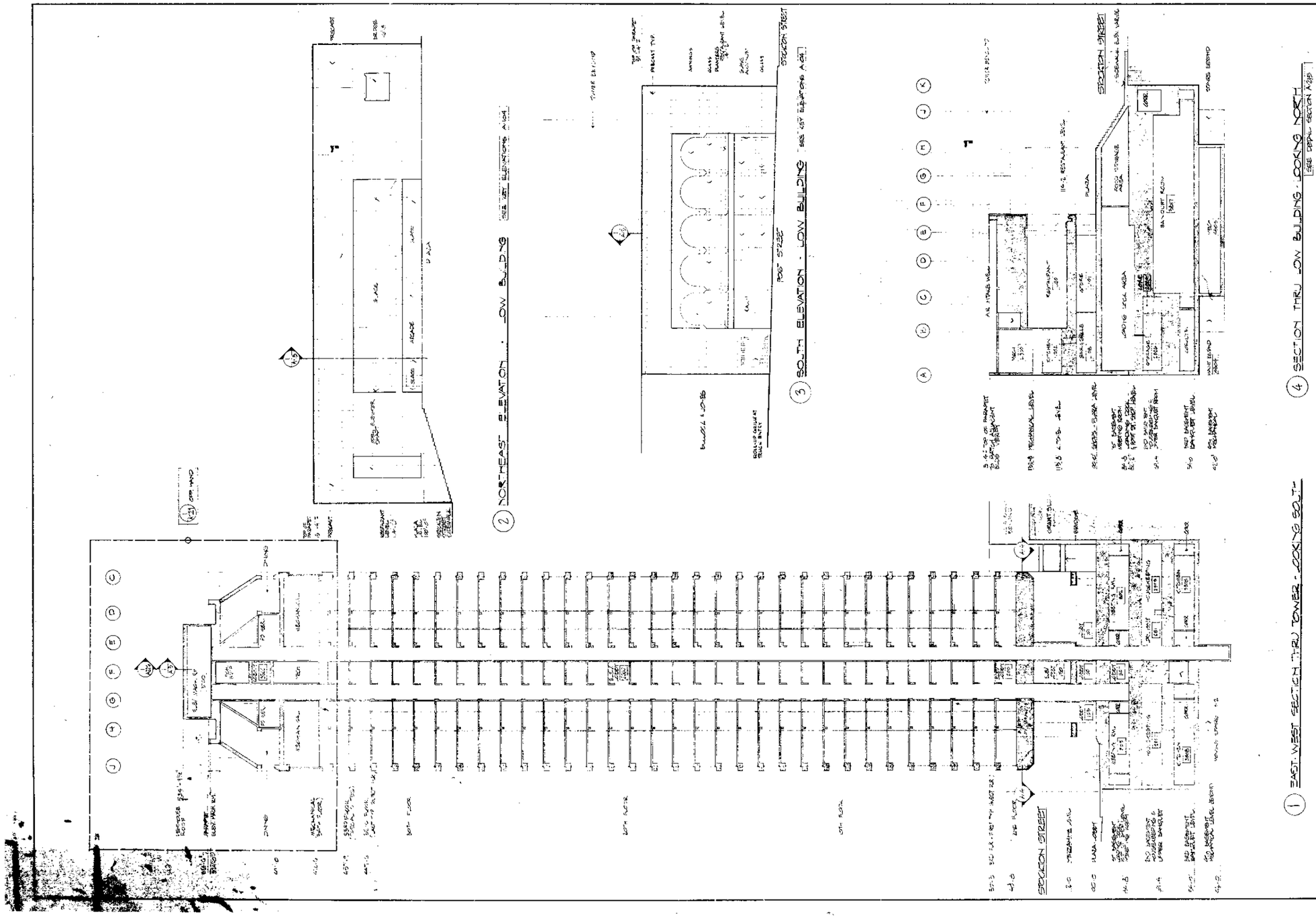
SECTION B–B
SCALE: 1/4"=1'-0"

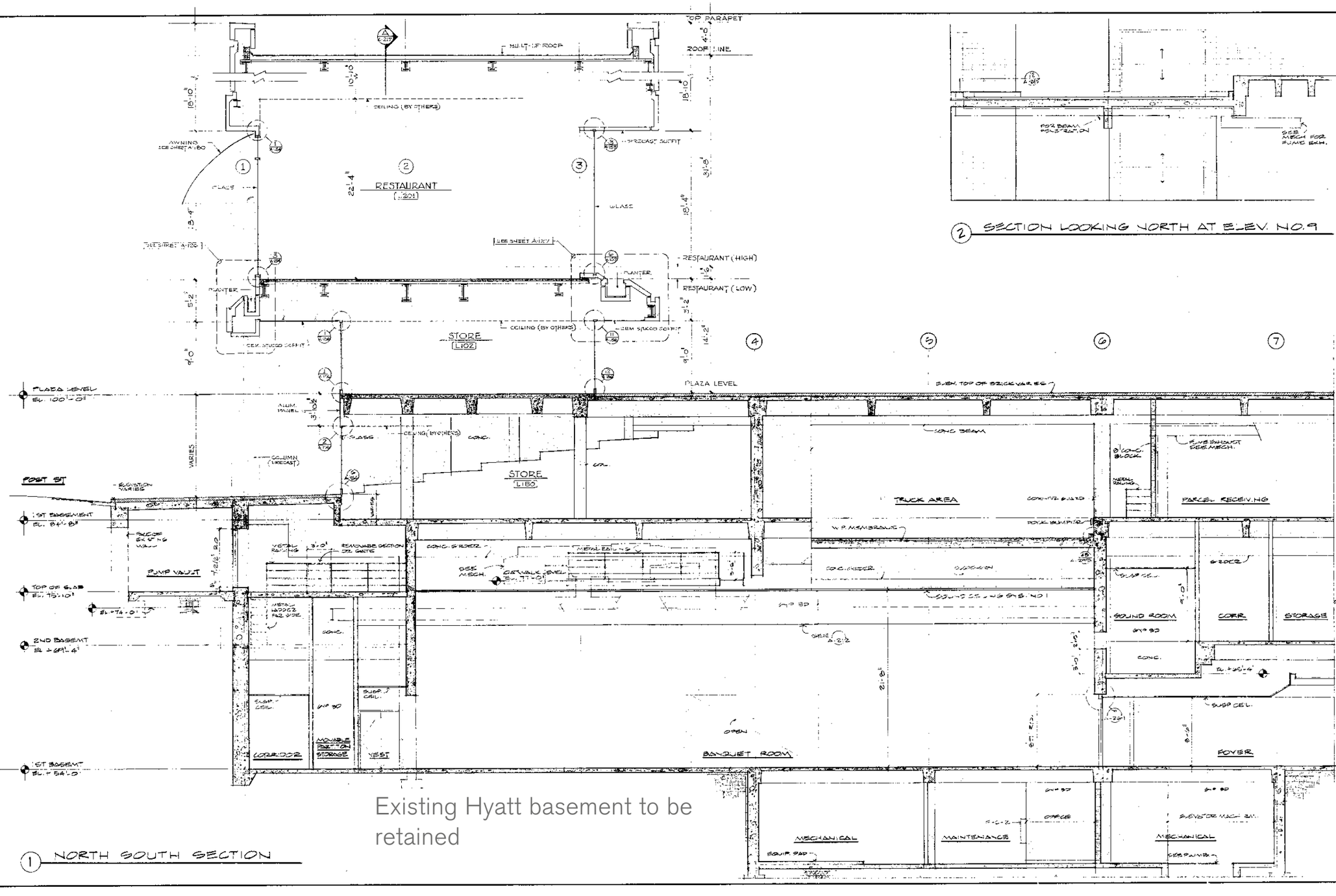
3.2 Historical Plans

Hyatt Drawings



Pre-Levi's structure over existing Hyatt basement structure


(1) EAST-WEST SECTION THRU TOWER - LOOKING SOUTH
(2) NORTHEAST ELEVATION - LOW BUILDING
(3) SOUTH ELEVATION - LOW BUILDING
(4) SECTION THRU LOW BUILDING LOOKING NORTH
STOCKTON STREET
SUTTER STREET
UNION SQUARE
HYATT HOUSE
SAN FRANCISCO, CALIFORNIA
SKIDMORE, OWINGS & MERRILL
ARCHITECTS
SAN FRANCISCO
APPROVED FOR THE OWNER
BY:
APPROVED FOR THE ARCHITECTS
BY:
DRAWN BY
CHECKED BY
JOB NO.
DATE
REVISIONS
BUILDING SECTION AND ELEVATIONS
SCALE: 1/16" = 1'-0"
A-16



Existing Hyatt basement to be retained

1 NORTH SOUTH SECTION

2 SECTION LOOKING NORTH AT ELEV. NO. 9

UNION SQUARE
HYATT HOUSE
SAN FRANCISCO, CALIFORNIA

SKIDMORE, OWINGS & MERRILL
ARCHITECTS / ENGINEERS
ONE MARITIME PLAZA
SAN FRANCISCO

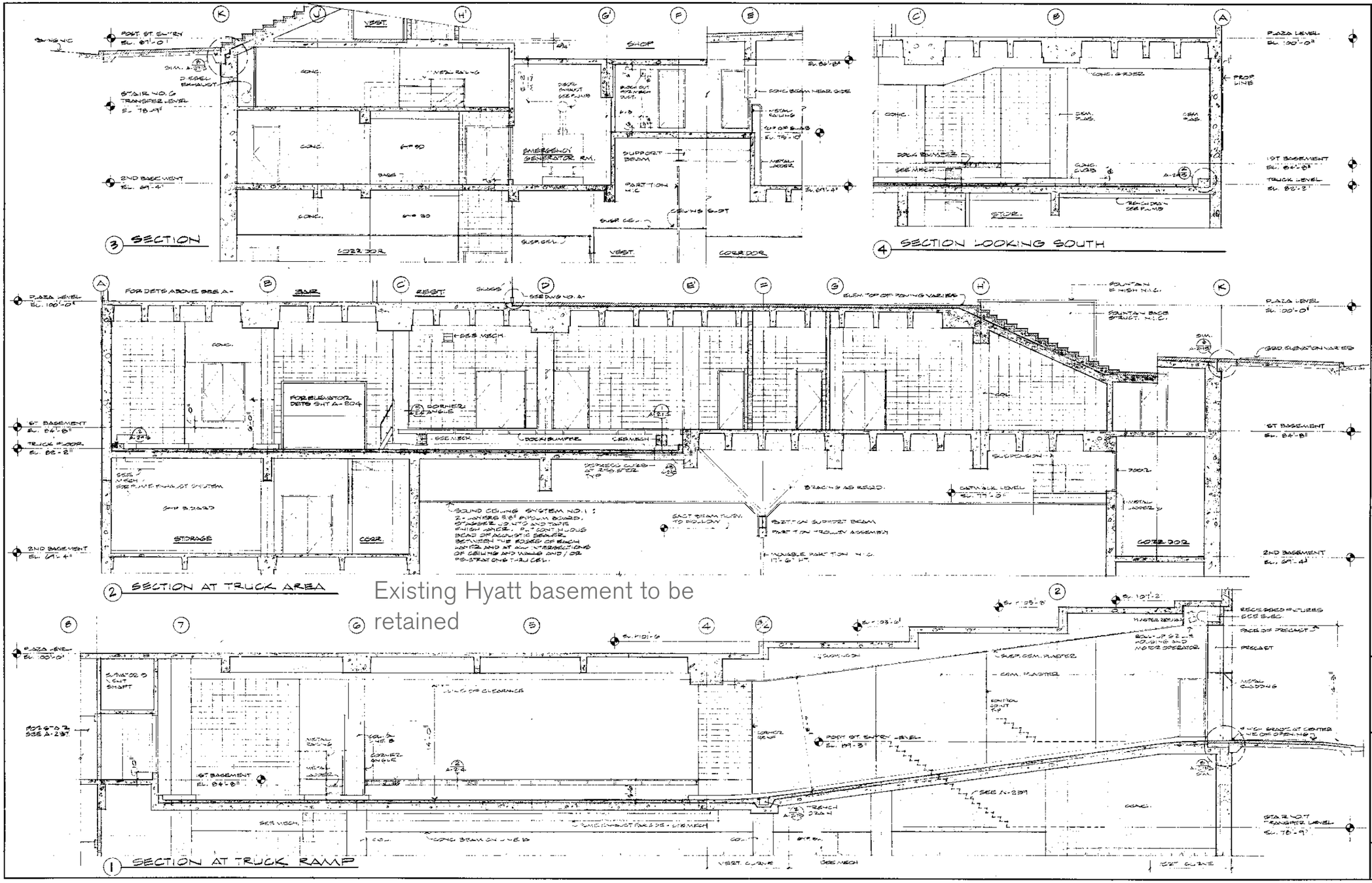
APPROVED FOR THE OWNER
BY
APPROVED FOR THE ARCHITECTS
BY
DRAWN BY PIKE
JOB NO. 11445
CHECKED BY BUCKNER
DATE NOV. 6, 1970

REVISIONS

BASEMENT AND LOW BUILDING SECTION

SCALE 1/4" = 1'-0"

A-211



Existing Hyatt basement to be retained

UNION SQUARE
HYATT HOUSE
SAN FRANCISCO, CALIFORNIA

SKIDMORE, OWINGS & MERRILL
ARCHITECTS / ENGINEERS
ONE MARITIME PLAZA
SAN FRANCISCO

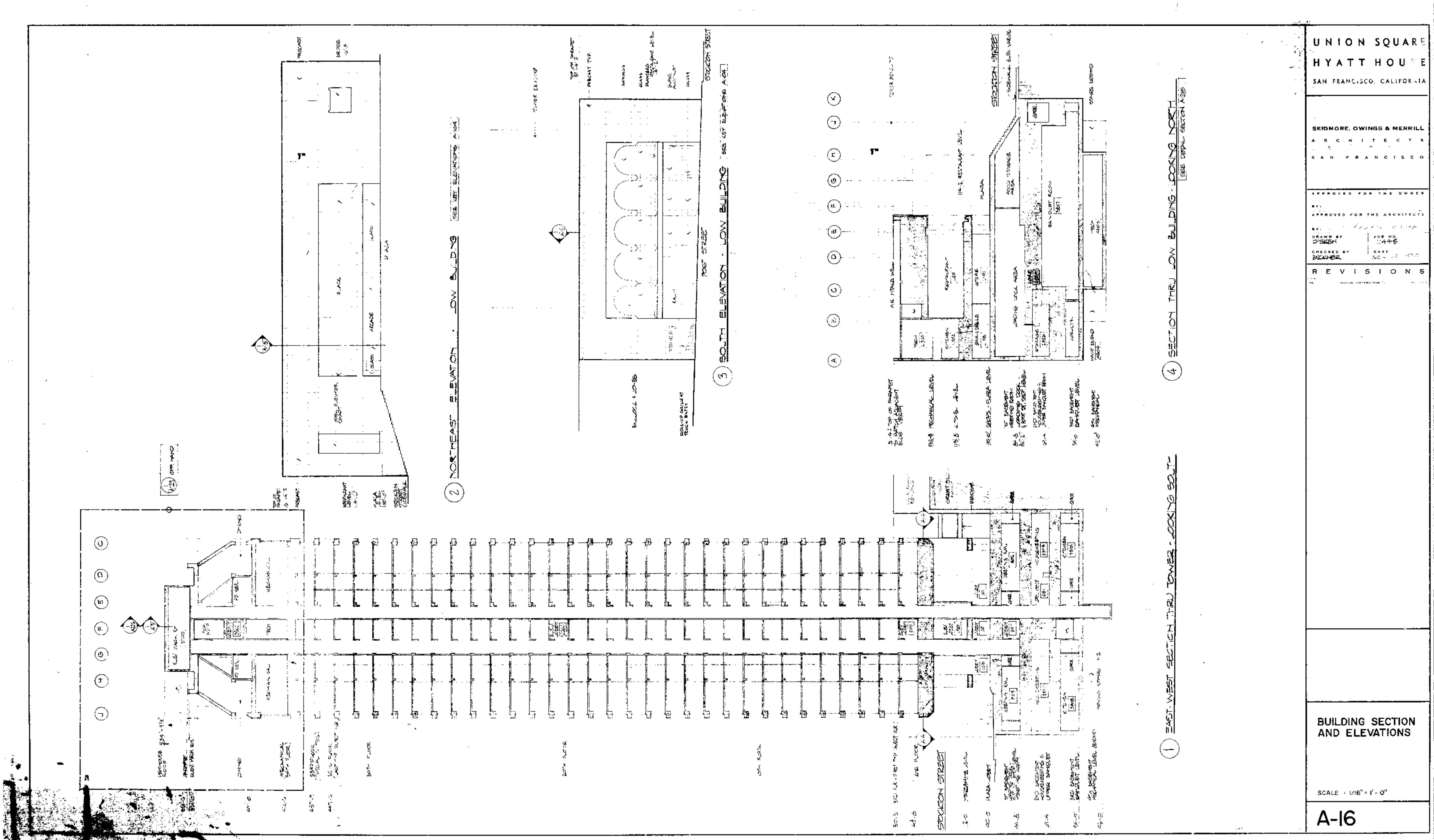
APPROVED FOR THE OWNER
BY:
APPROVED FOR THE ARCHITECTS
BY:
DRAWN BY: E.B. MIKES
JOB NO.: 1445
CHECKED BY: D. BUCKNER
DATE: NOV 10, 1970

REVISIONS

BASEMENT SECTIONS (SOUTH END)

SCALE · 1/4" = 1'-0

A-212


UNION SQUARE
HYATT HOUSE
SAN FRANCISCO, CALIFORNIA
SKIDMORE, OWINGS & MERRILL
ARCHITECTS
SAN FRANCISCO
APPROVED FOR THE OWNER
BY:
APPROVED FOR THE ARCHITECTS
BY:
DRAWN BY
JOB NO
CHECKED BY
DATE
REVISIONS
BUILDING SECTION AND ELEVATIONS
SCALE 1/16" = 1'-0"
A-16

UNION SQUARE
HYATT HOUSE
SAN FRANCISCO, CALIFORNIA

SKIDMORE, OWINGS & MERRILL
ARCHITECTS / ENGINEERS
ONE MARITIME PLAZA
SAN FRANCISCO

APPROVED FOR THE OWNER
BY:
APPROVED FOR THE ARCHITECTS
BY: L.B. Smith © 1948

DRAWN BY	JOB NO.
PIKE	11445
CHECKED BY	DATE
BUCKNER	NOV. 10, 1970

REVISIONS

NO. | REVISIONS (INITIATED THUS:) | BY | DATE

BASEMENT (NORTH END) & TOWER SECTION THRU MOVING STAIRS

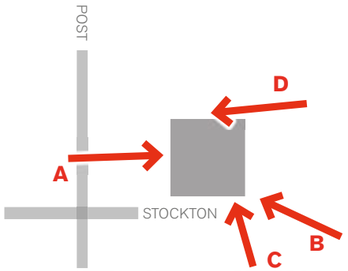
SCALE: 1/4" = 1'-0"

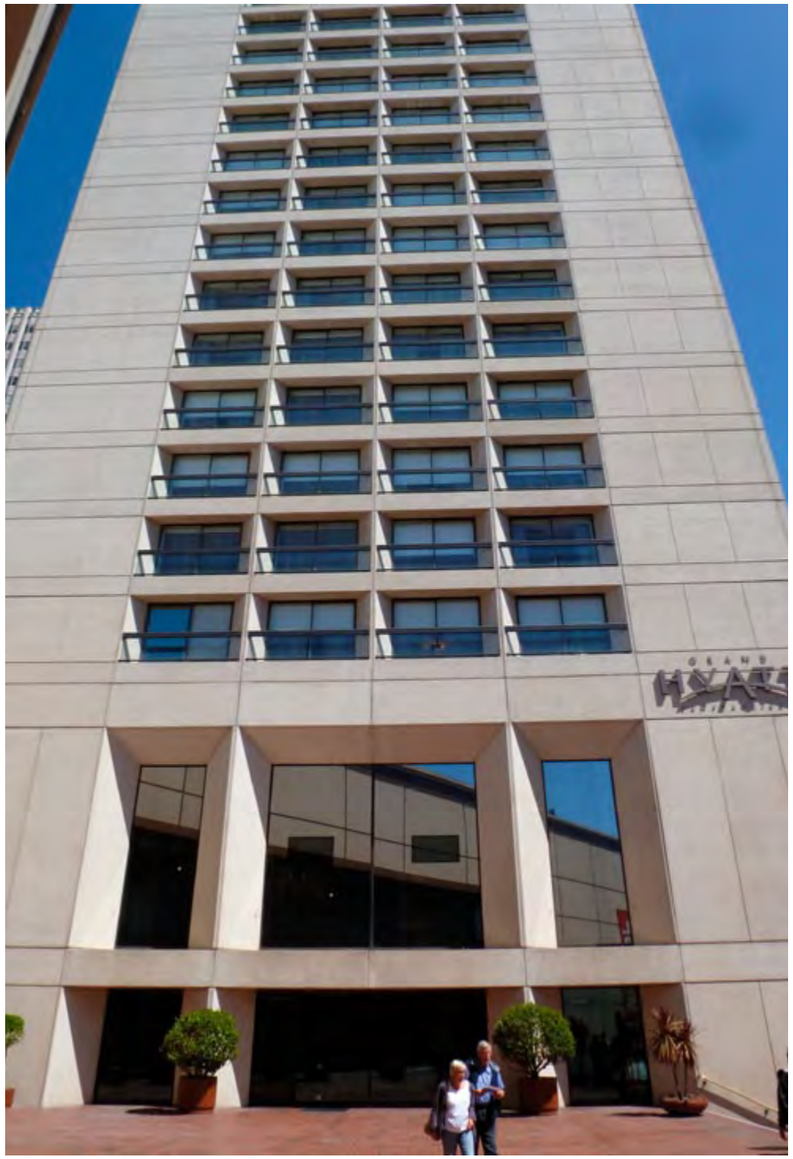
A-210

NORTH-SOUTH BUILDING SECTION

Existing Hyatt basement to be retained

Site Photos
Grand Hyatt





A. The south façade of the Grand Hyatt hotel.
Source: Page & Turnbull

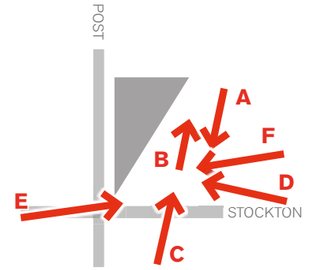
B. The north façade of the Grand Hyatt hotel faces north onto Sutter Street.
Source: Page & Turnbull

C. View of the west facade of the Grand Hyatt hotel.
Source: Page & Turnbull

D. The west façade of the Grand Hyatt hotel fronts onto a pedestrian passageway between the building at 419-437 Sutter Street.
Source: Page & Turnbull

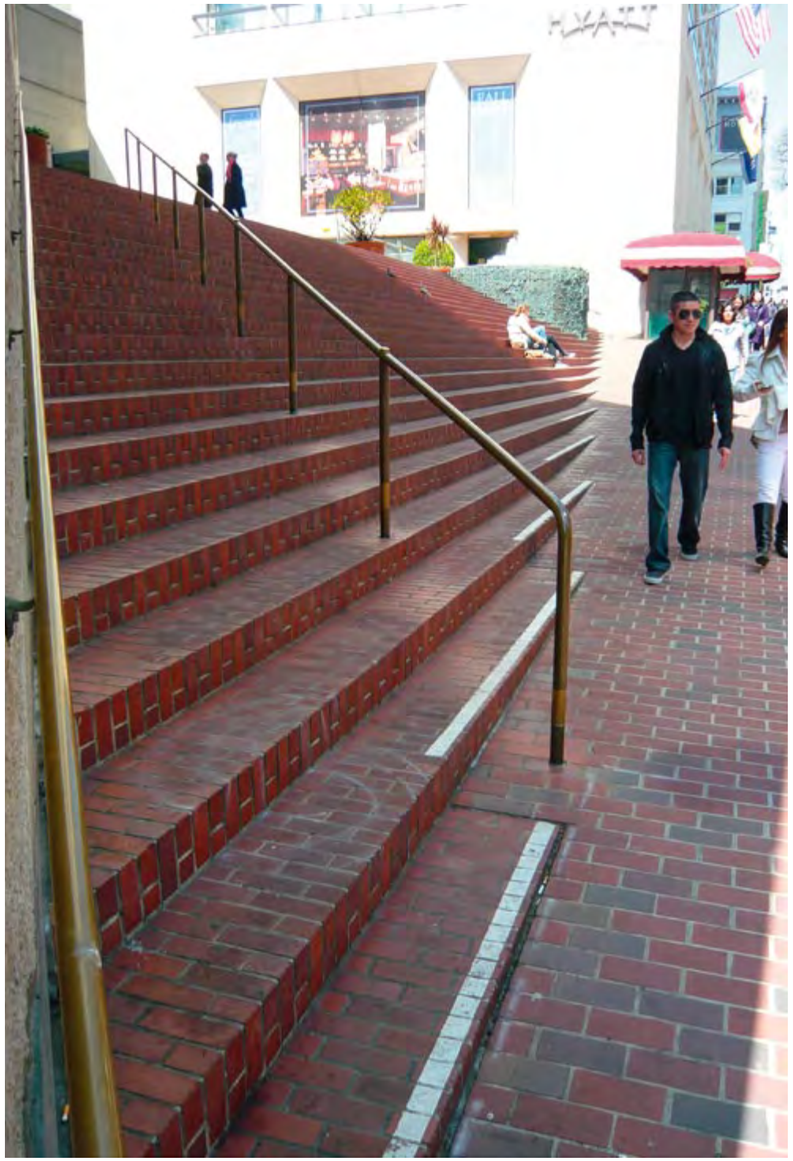
4.1 Site Photos

Rear Plaza

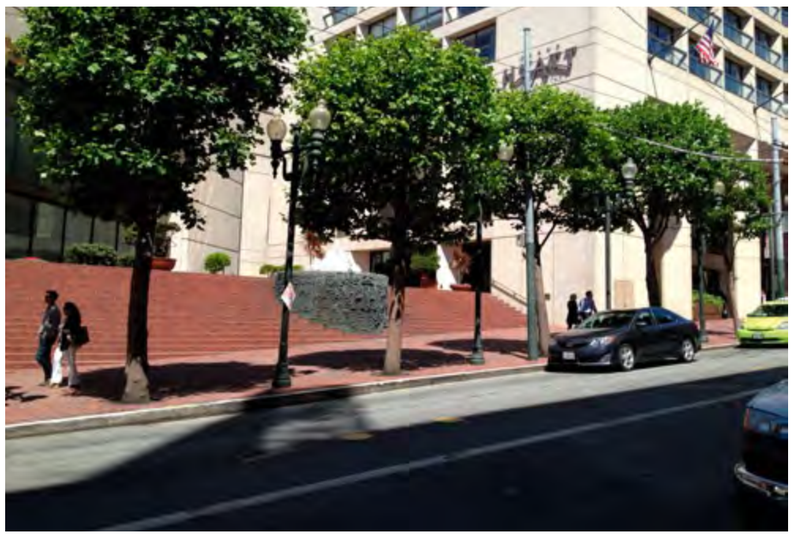


A. View of the Grand Hyatt Hotel plaza looking east towards Stockton Street.
Source: Page & Turnbull

B. View of the Grand Hyatt Hotel plaza looking from Stockton Street.
Source: Page & Turnbull



E. View of the steps leading up plaza level
Source: Foster + Partners



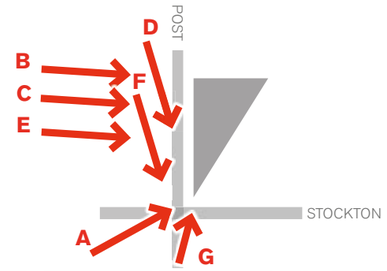
C. View of the plaza looking towards north-west.
Source: Foster + Partners

D. View of the northeast façade of the Levis Building.
Source: Page & Turnbull

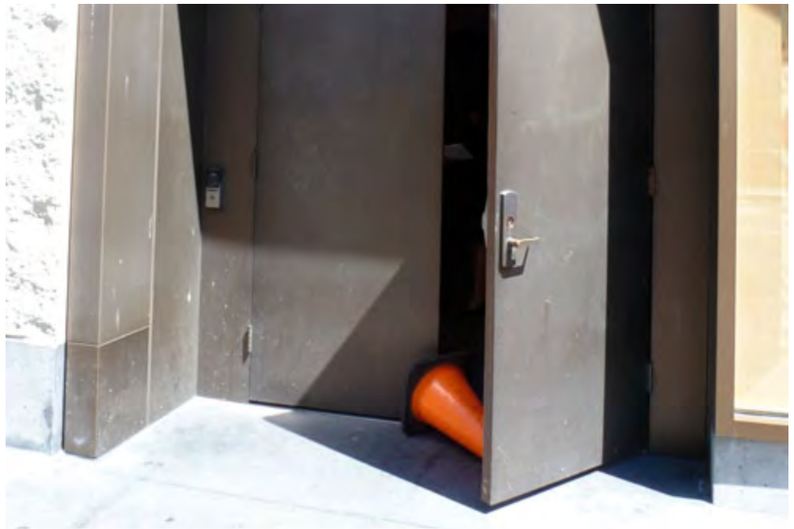

NIKETOWN
Needlepoint
Levi's

4.1 Site Photos

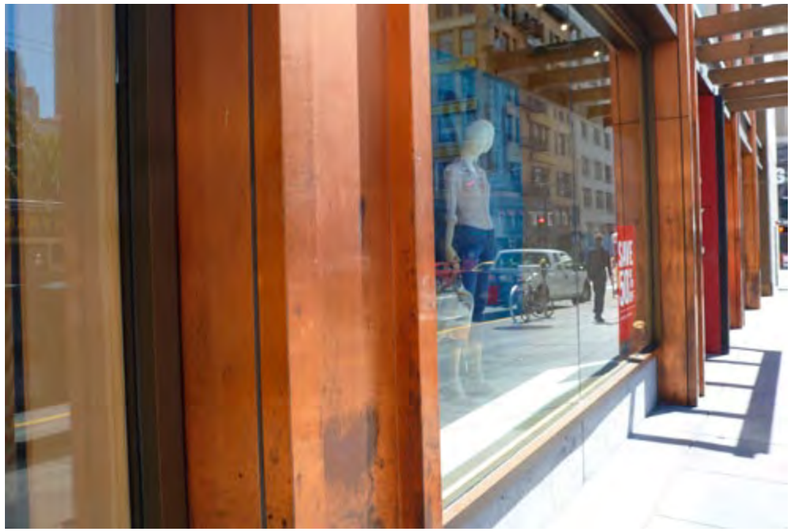
A. Levi's



B. View of service garage door entry, facing south on Post Street.
Source: Page & Turnbull



C. View of metal double service door, facing south on Post Street.
Source: Page & Turnbull



D. Detail of the copper I-beams on the primary facade of the Levi's store.
Source: Page & Turnbull

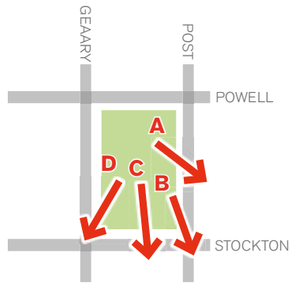
E. Detail of the entrance doors on the primary facade of the Levi's store.
Source: Page & Turnbull

F. Looking west down on Post street
Source: Foster + Partners

G. View of the south-east corner of the Levi's store
Source: Foster + Partners

4.2 Existing Conditions

District Context Photos

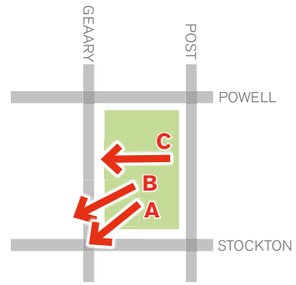


A. Williams Sonoma, 340 Post Street, 0295/005, built 1923
Source: Page & Turnbull

B. Nike, Corner of Stockton and Post Streets (324 Stockton Street, 0294/011, built 1910).
Source: Page & Turnbull

C. This section of Block 0309 faces Stockton Street between Post Street and Maiden Lane. Moving north to south: 275 and 299 Post Street (0309/022, built 1909), 250-260 Stockton Street (0309/021, built 1908), and 234-240 Stockton Street (0309/020, built 1908).
Source: Page & Turnbull

D. This section of Block 0309 faces Stockton Street between Geary Street and Maiden Lane. Moving north to south: 218 and 222 Stockton Street (0309/014, built 1908) and 172-212 Stockton Street (0309/011, built 1987).
Source: Page & Turnbull



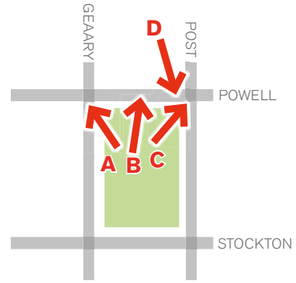
A. Corner of Stockton and Geary Streets (150 Stockton Street, 0313/018, built 1983).
Source: Page & Turnbull

B. 233-259 Geary Street at the corner of Geary and Stockton streets (0314/001, 014, 015, built 1946).
Source: Page & Turnbull

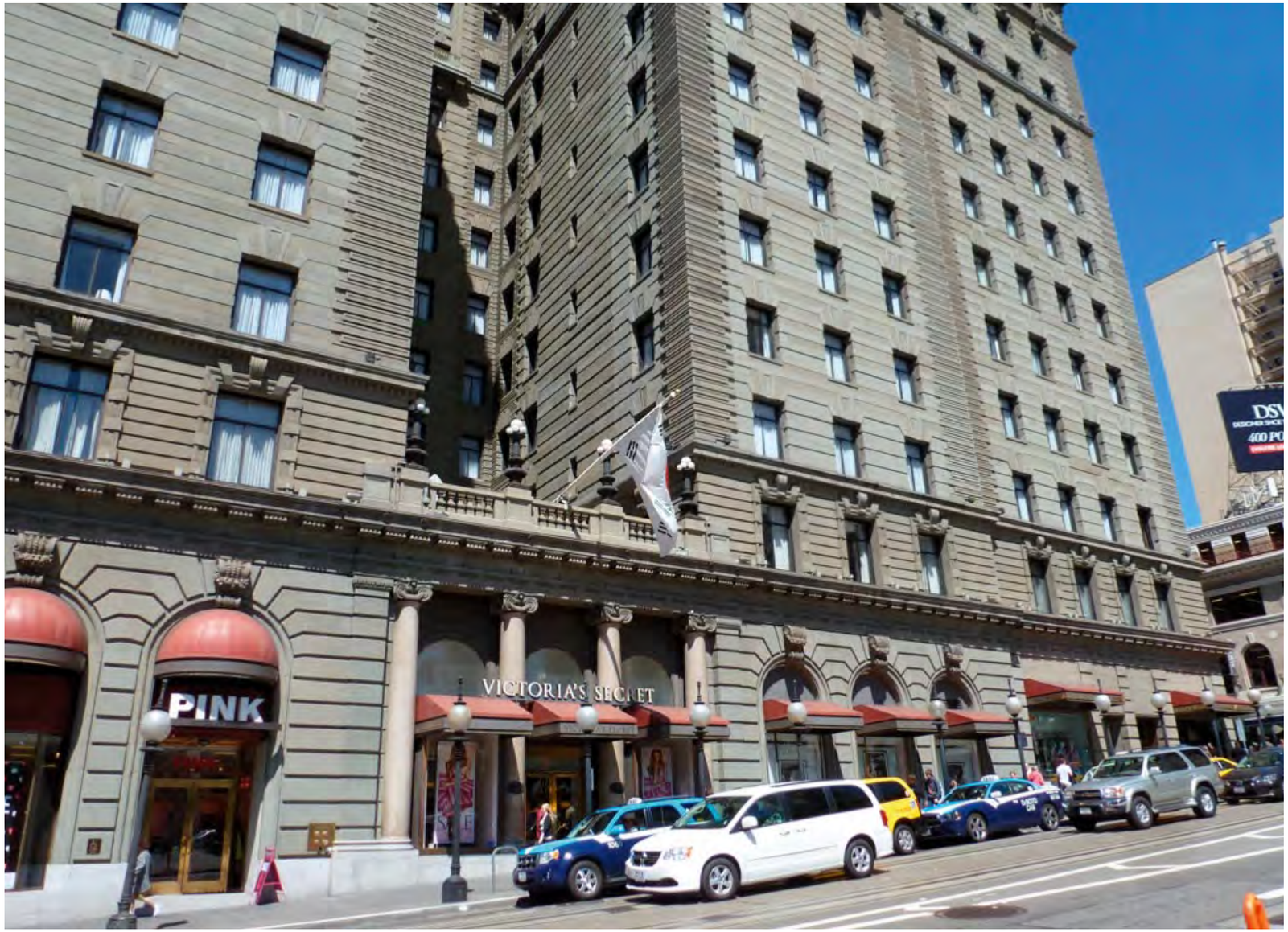
District Context Photos
C. Macy's

B. Stockton Street between Post Street and Maiden Lane.
Source: Page & Turnbull

B. Stockton Street between Post Street and Maiden Lane.
Source: Page & Turnbull



A. 301-323 Geary Street, corner of Geary / Powell streets (0315/001, built 1908).
Source: Page & Turnbull

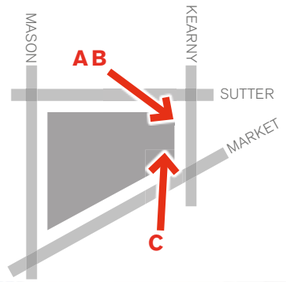


B. Block 0307, on Powell Street between Geary and Post Streets. Showing the 14-story St. Francis Hotel and connected shops (300-330 Geary Street, 07/001, built 1904).
Source: Page & Turnbull

C. 400 & 421 Powell Street at the corner of Powell and Post streets (0296/006, built 1909).
Source: Page & Turnbull

D. 384-398 Post Street at Powell Street (0295/007, built 1980).
Source: Page & Turnbull

4.2 District Context Photos
Modern Facades
De Beers -185 Post Street, (2006)

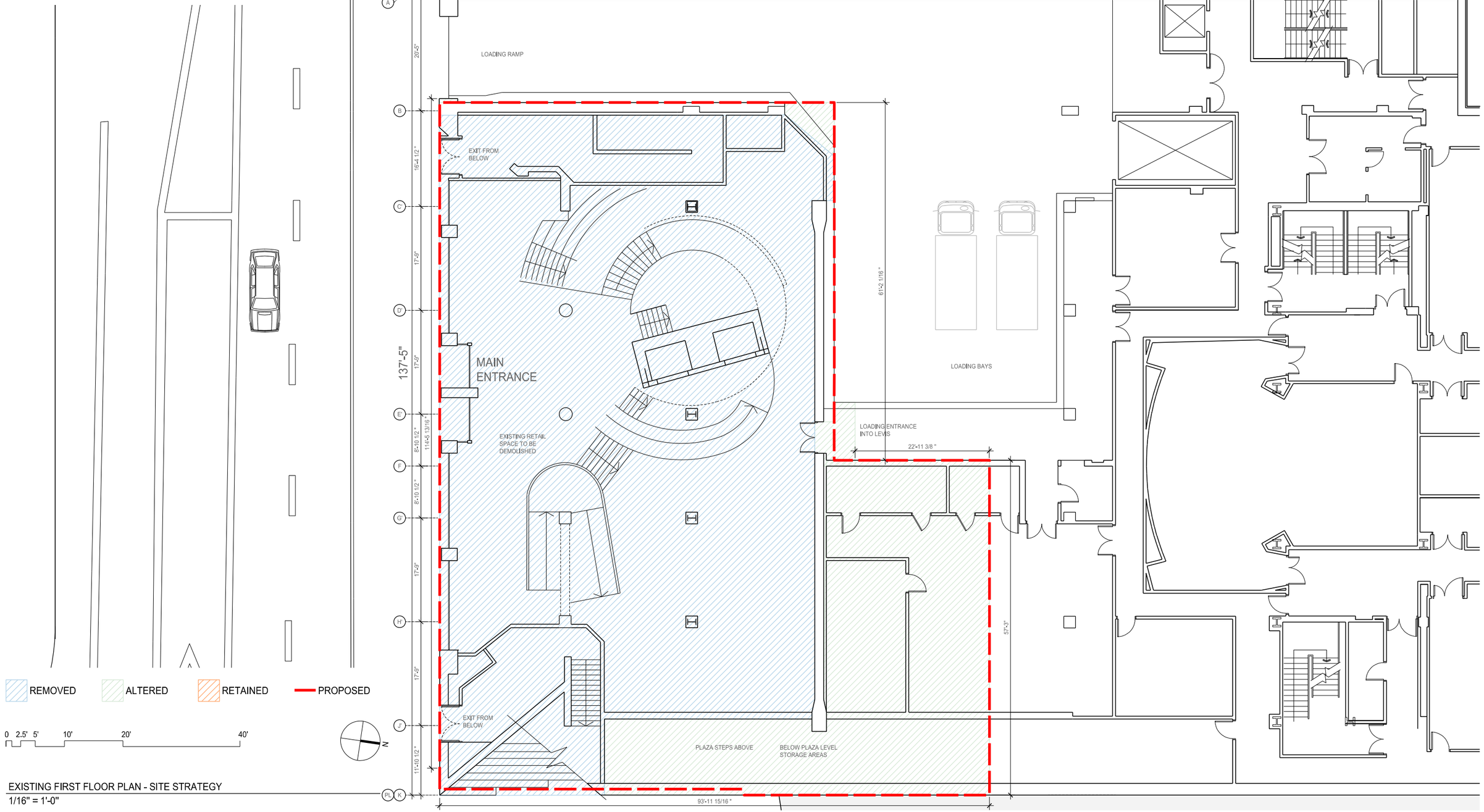


Proposed Prada Project , (2000)
185 Post Street

Paul Smith, (2007)
46-54 Geary Street

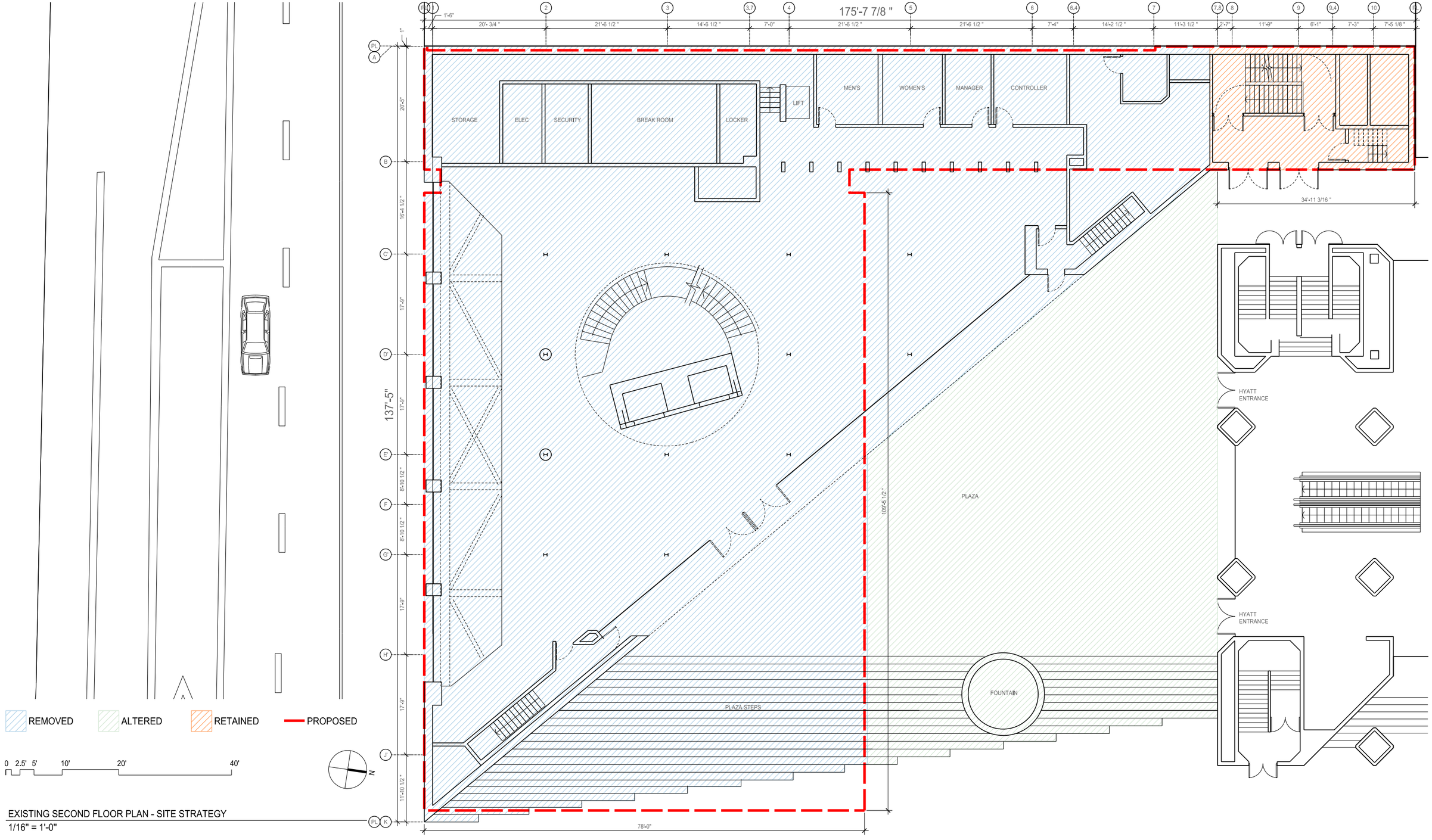
4.3 Existing Conditions

Drawings



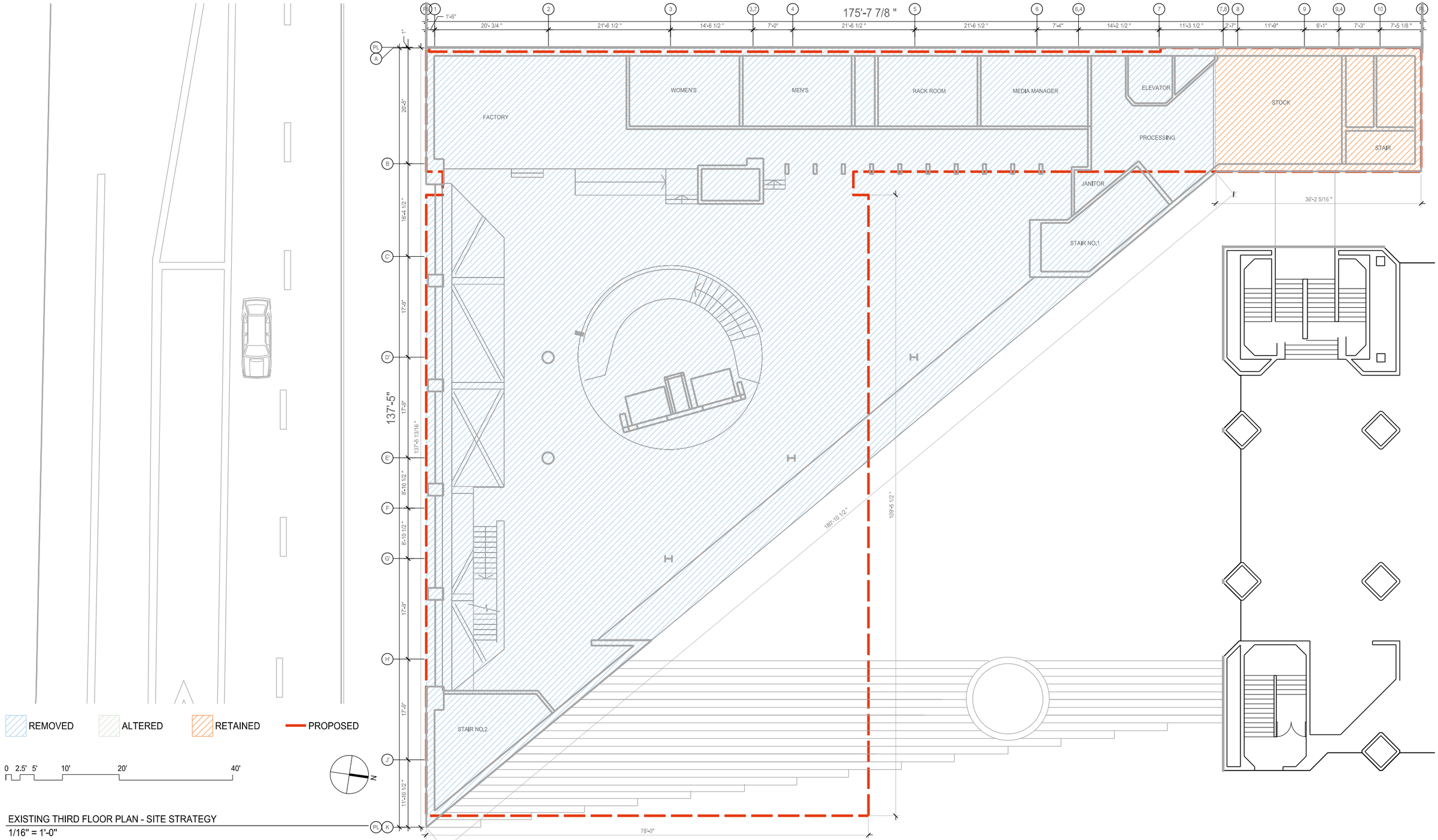
EXISTING FIRST FLOOR PLAN - SITE STRATEGY

1/16" = 1'-0"

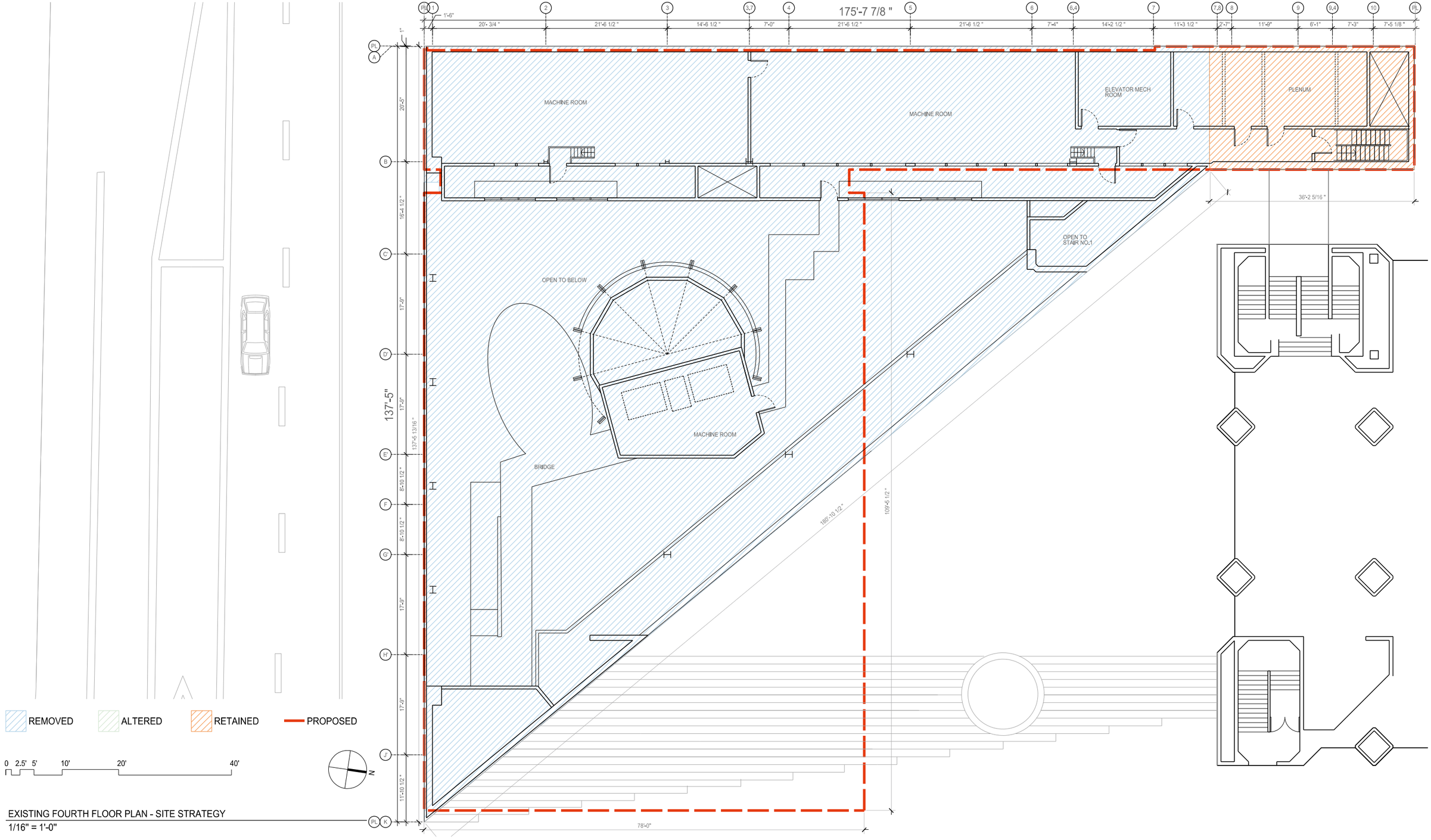


EXISTING SECOND FLOOR PLAN - SITE STRATEGY

1/16" = 1'-0"

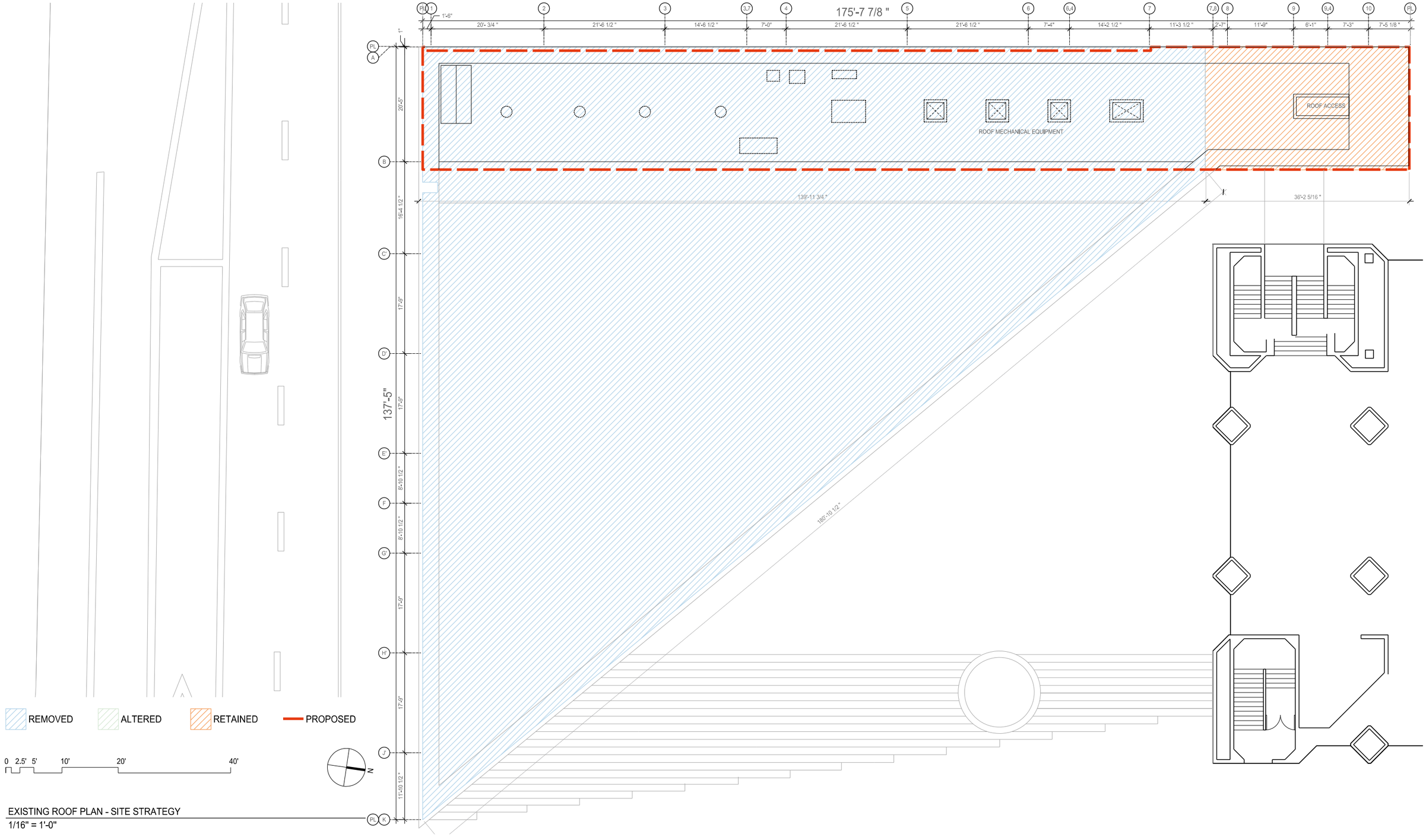


EXISTING THIRD FLOOR PLAN - SITE STRATEGY
1/16" = 1'-0"

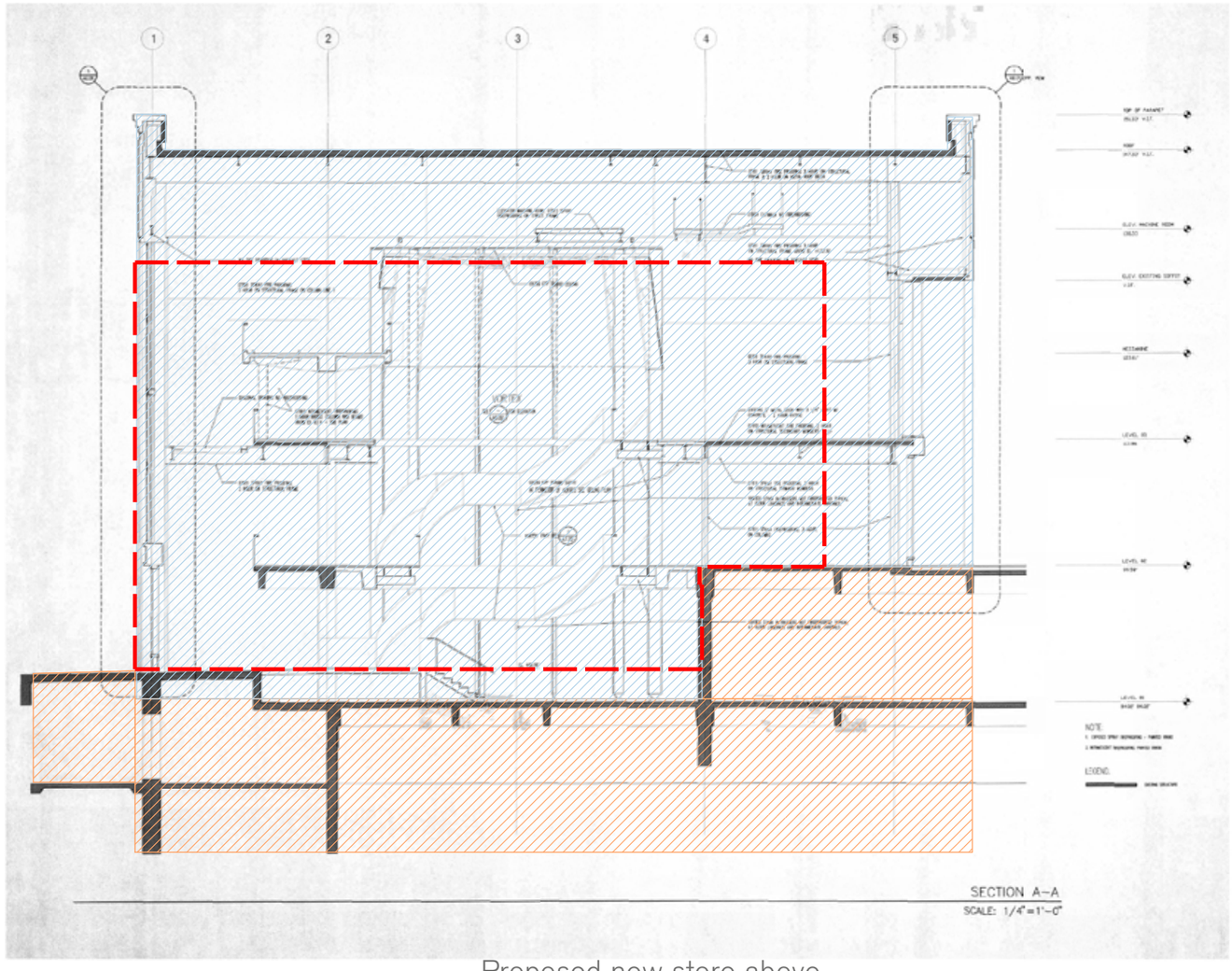


EXISTING FOURTH FLOOR PLAN - SITE STRATEGY

1/16" = 1'-0"



EXISTING ROOF PLAN - SITE STRATEGY
1/16" = 1'-0"



Proposed new store above existing below grade Hyatt functions

REMOVED ALTERED RETAINED PROPOSED

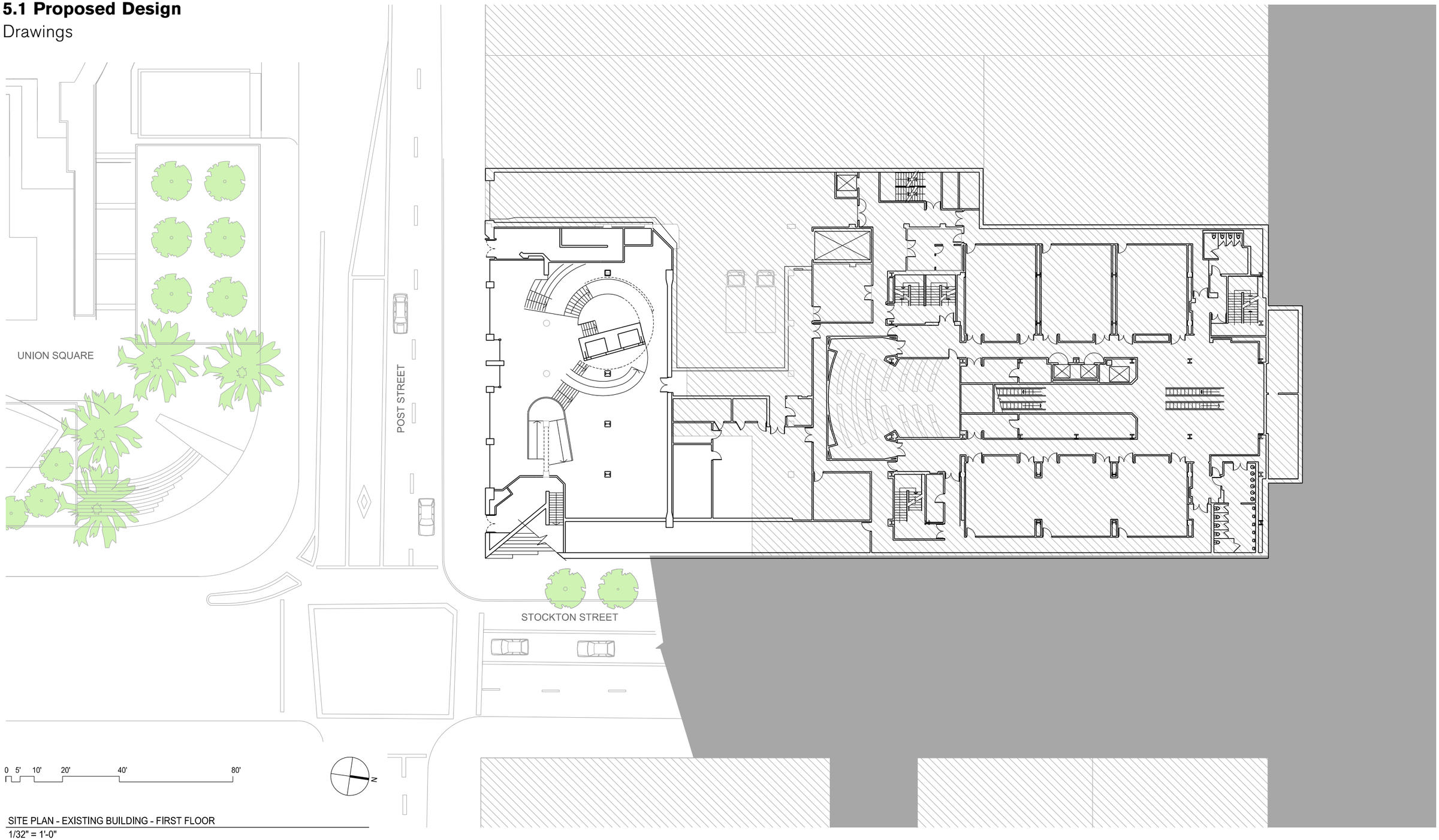
0 2.5' 5' 10' 20' 40'

EXISTING CROSS SECTION (ALONG HYATT GRIDLINE F) - SITE STRATEGY
1/16" = 1'-0"

5

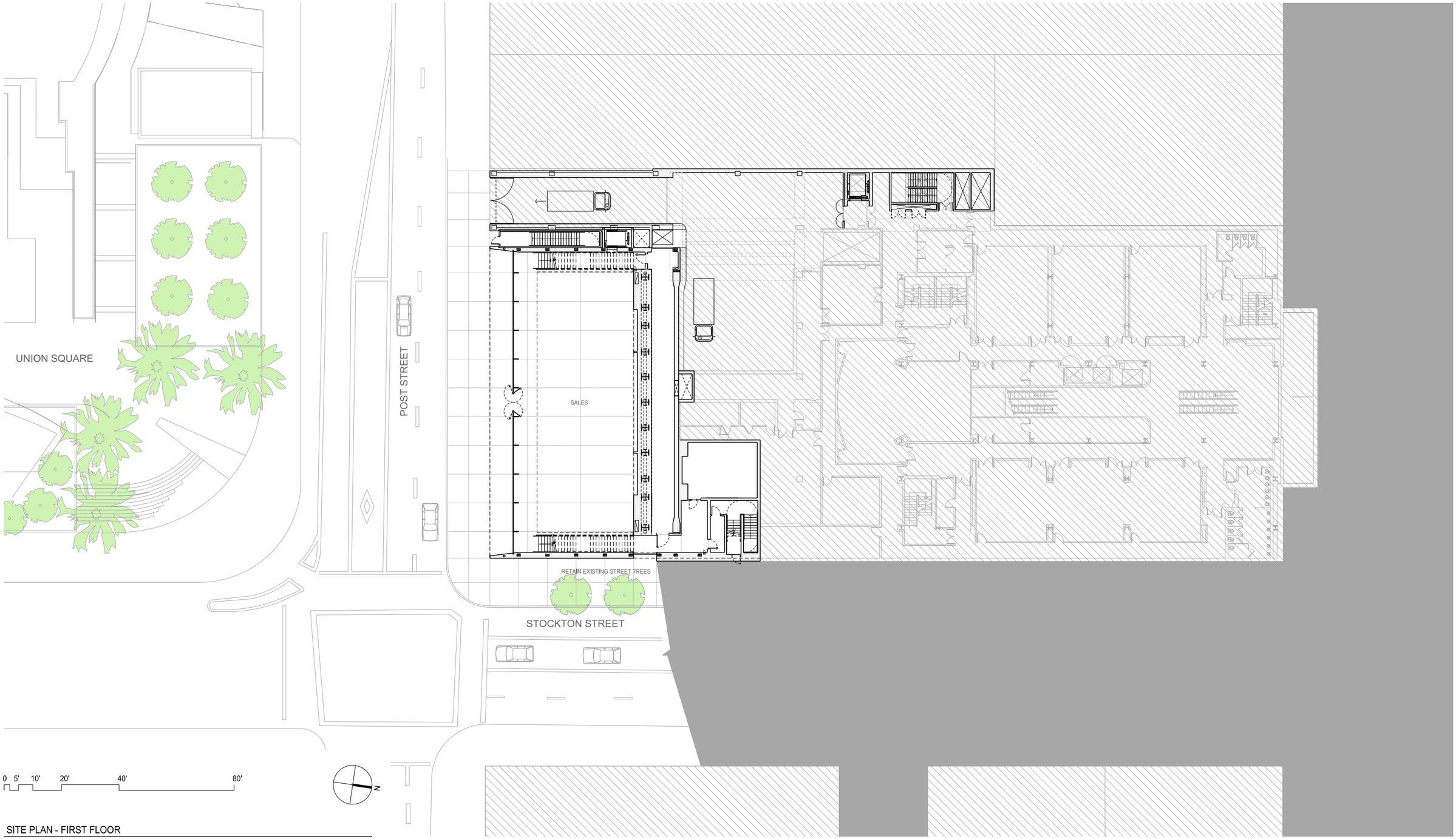
5.1 Proposed Design

Drawings

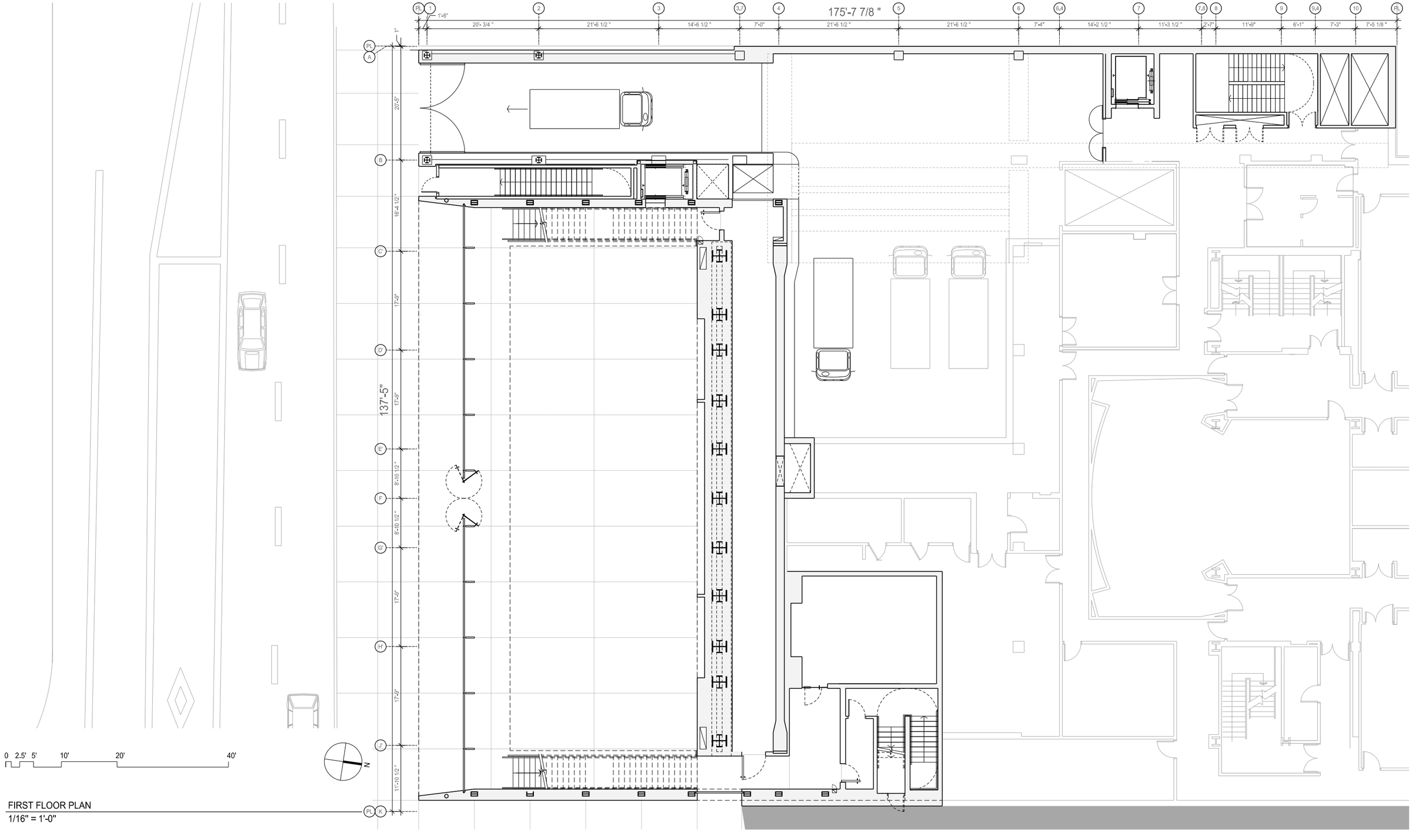


SITE PLAN - EXISTING BUILDING - FIRST FLOOR

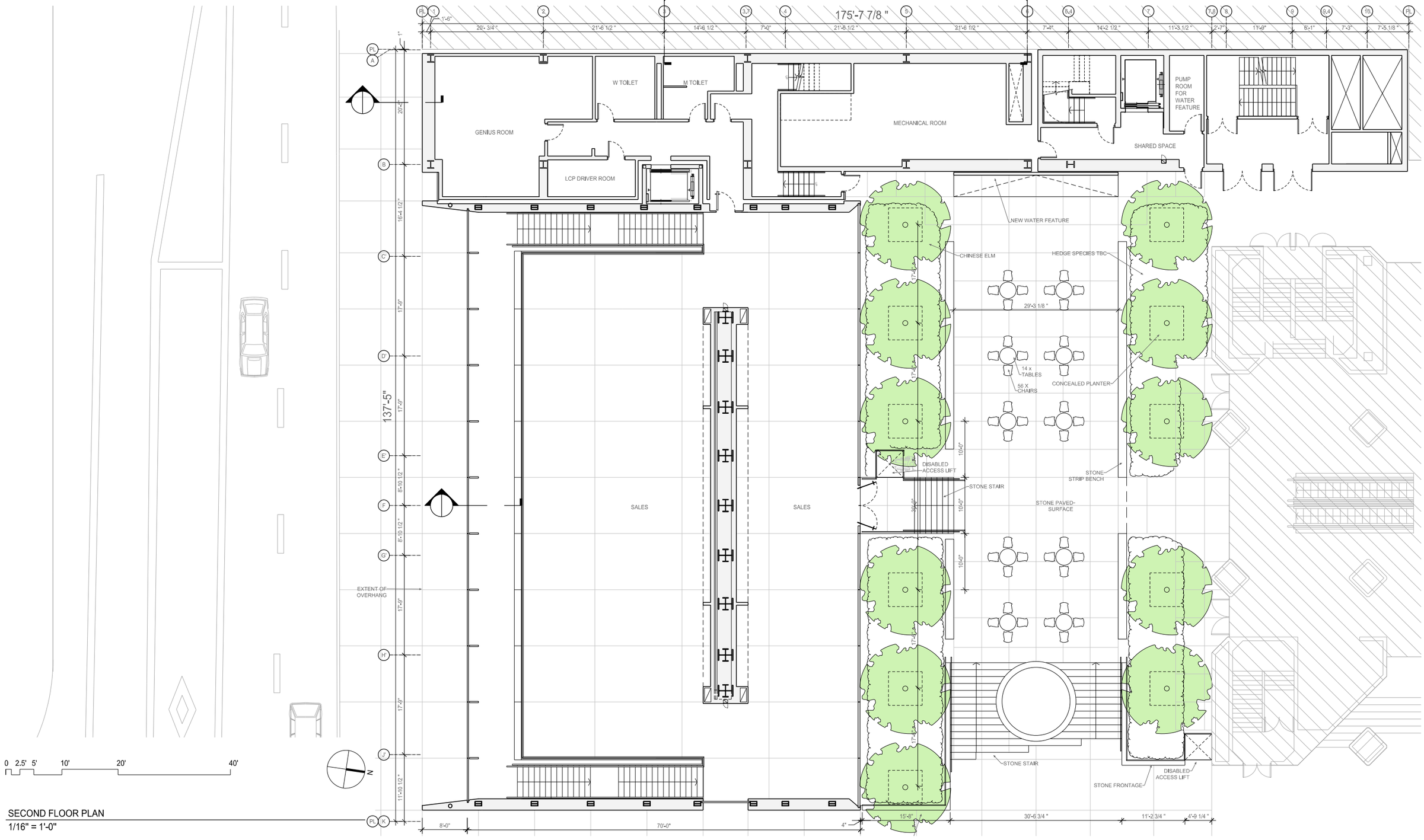
1/32" = 1'-0"



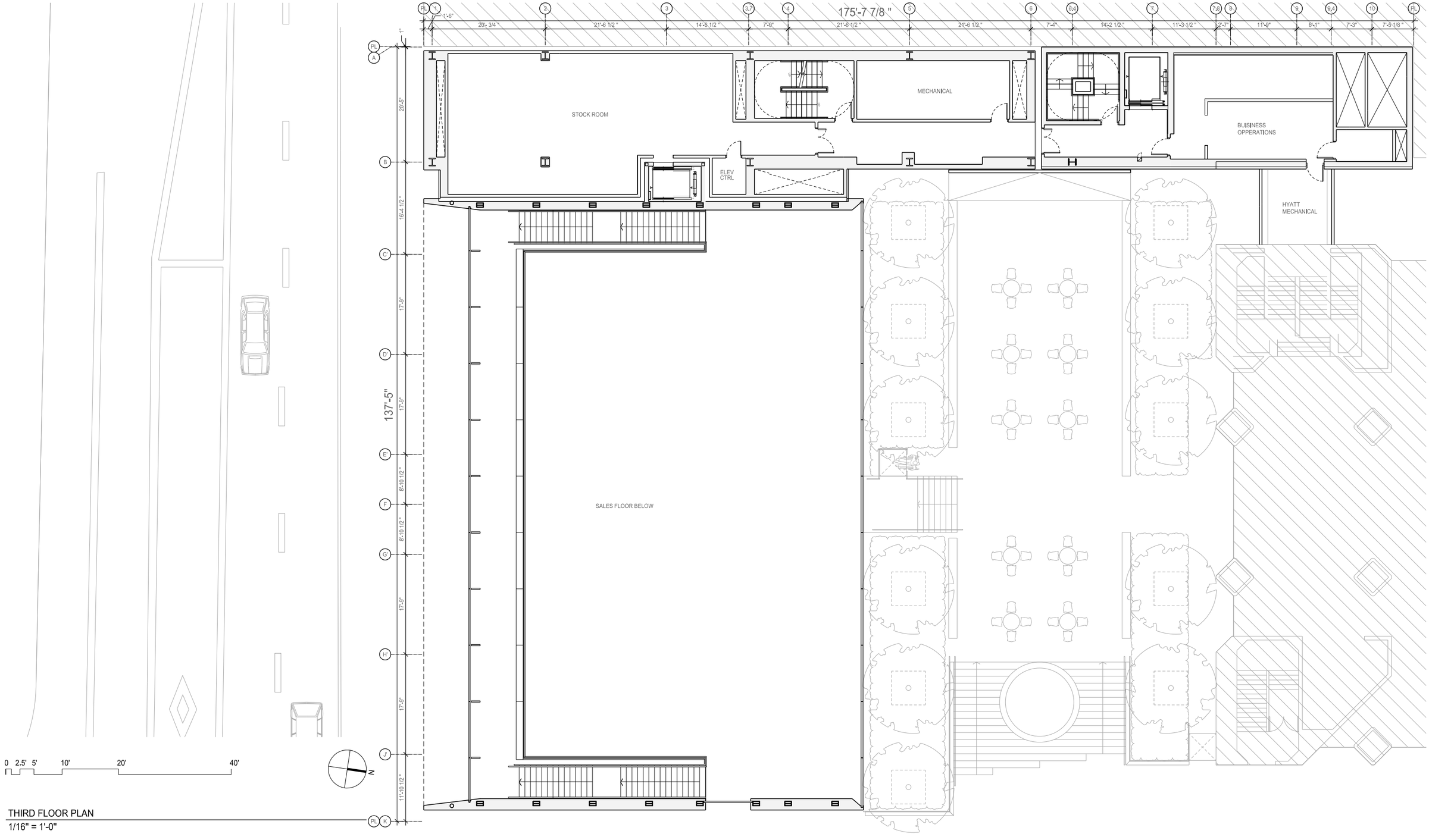
SITE PLAN - FIRST FLOOR
1/32" = 1'-0"



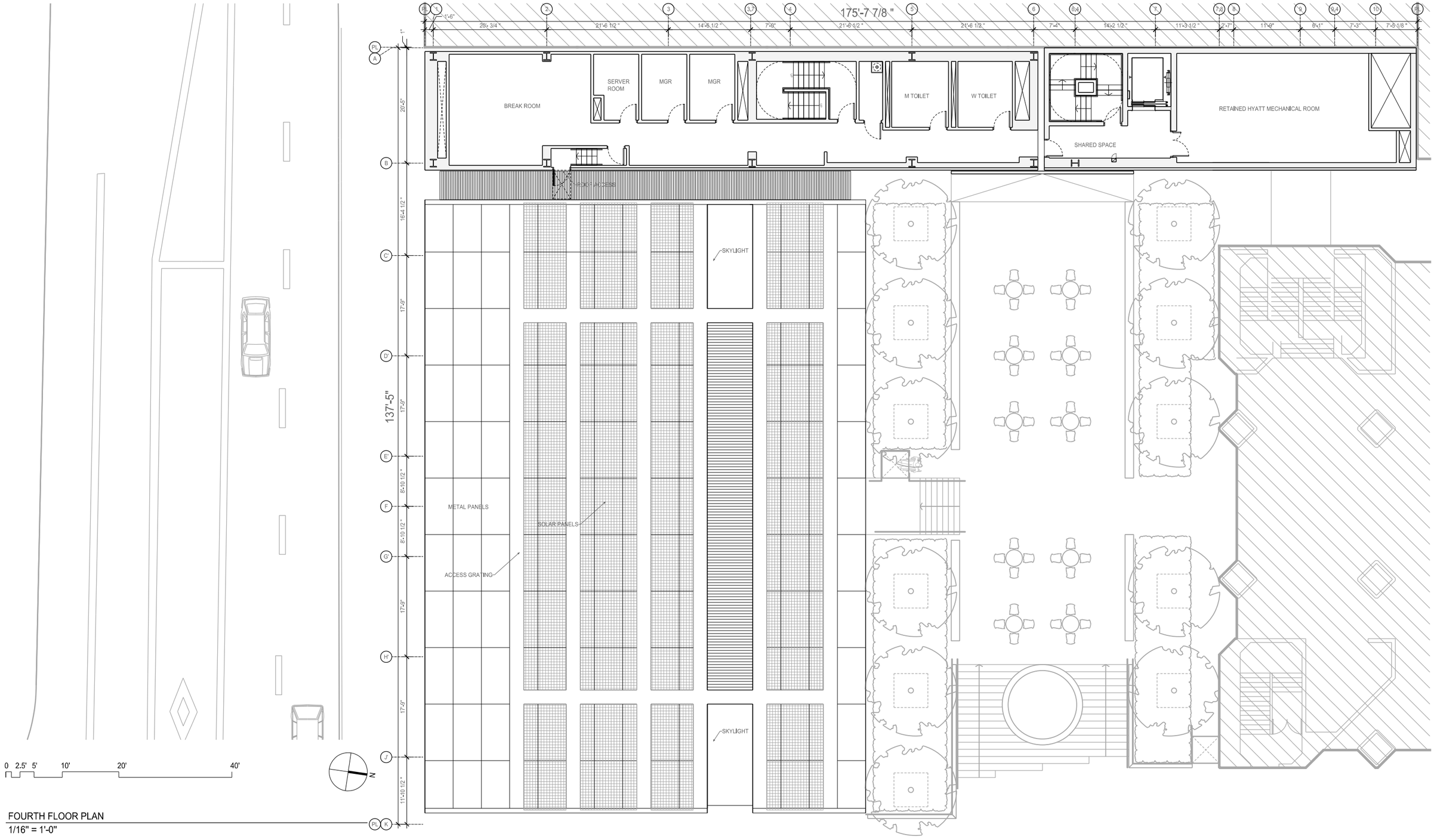
FIRST FLOOR PLAN
1/16" = 1'-0"



SECOND FLOOR PLAN
1/16" = 1'-0"

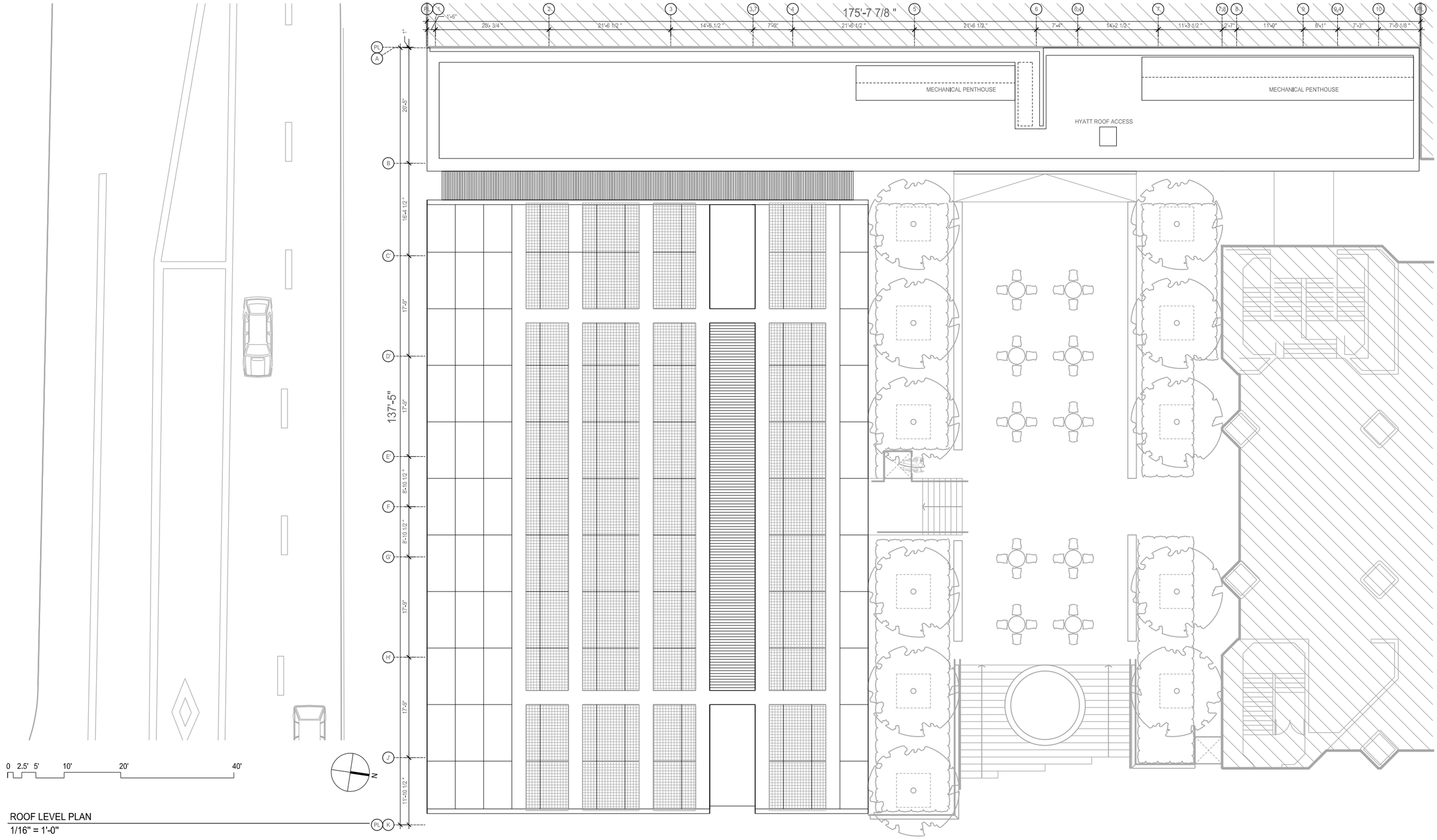


THIRD FLOOR PLAN
1/16" = 1'-0"

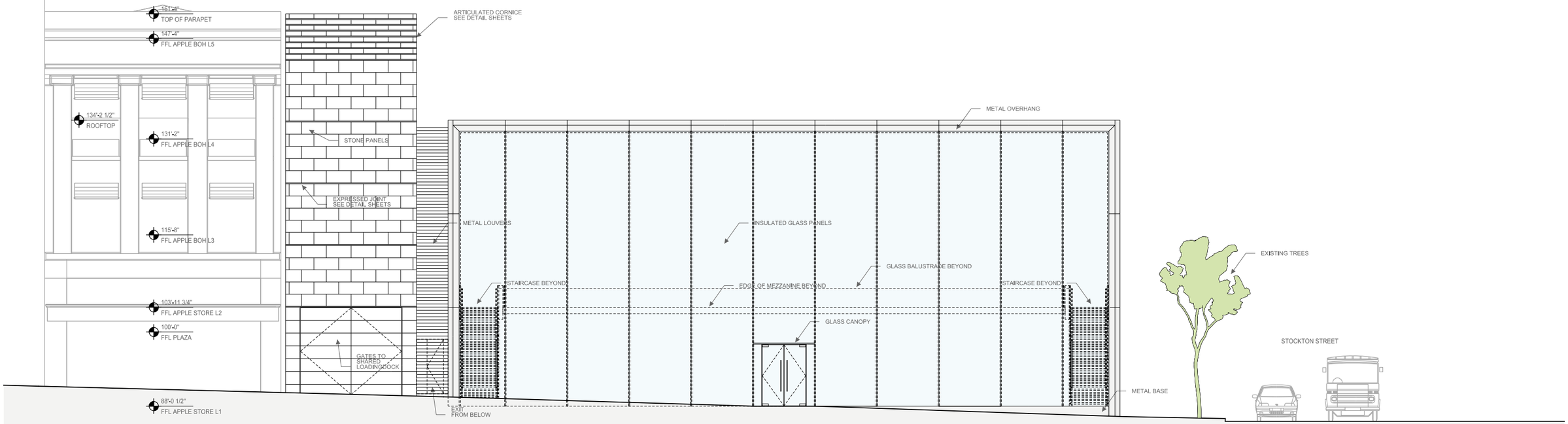


FOURTH FLOOR PLAN

1/16" = 1'-0"



ROOF LEVEL PLAN
1/16" = 1'-0"



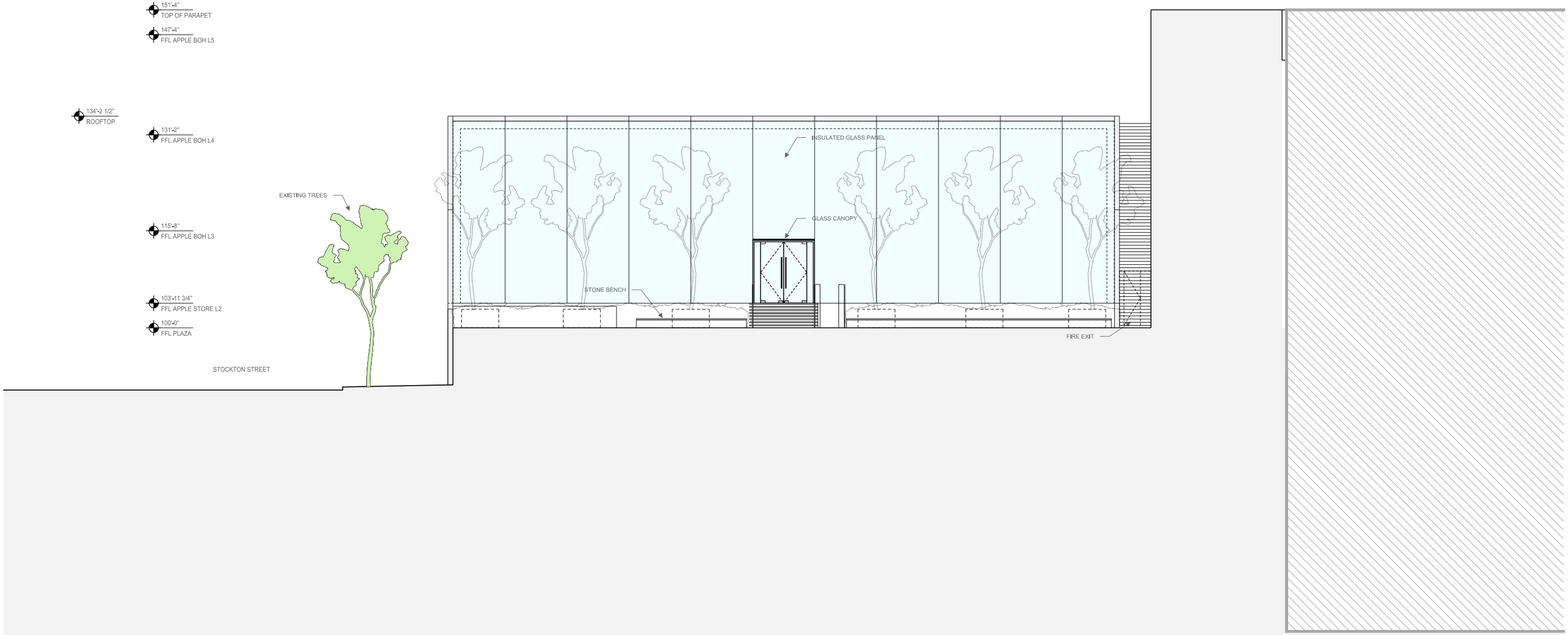
0 2.5' 5' 10' 20' 40'

SOUTH ELEVATION
1/16" = 1'-0"

0 2.5' 5' 10' 20' 40'

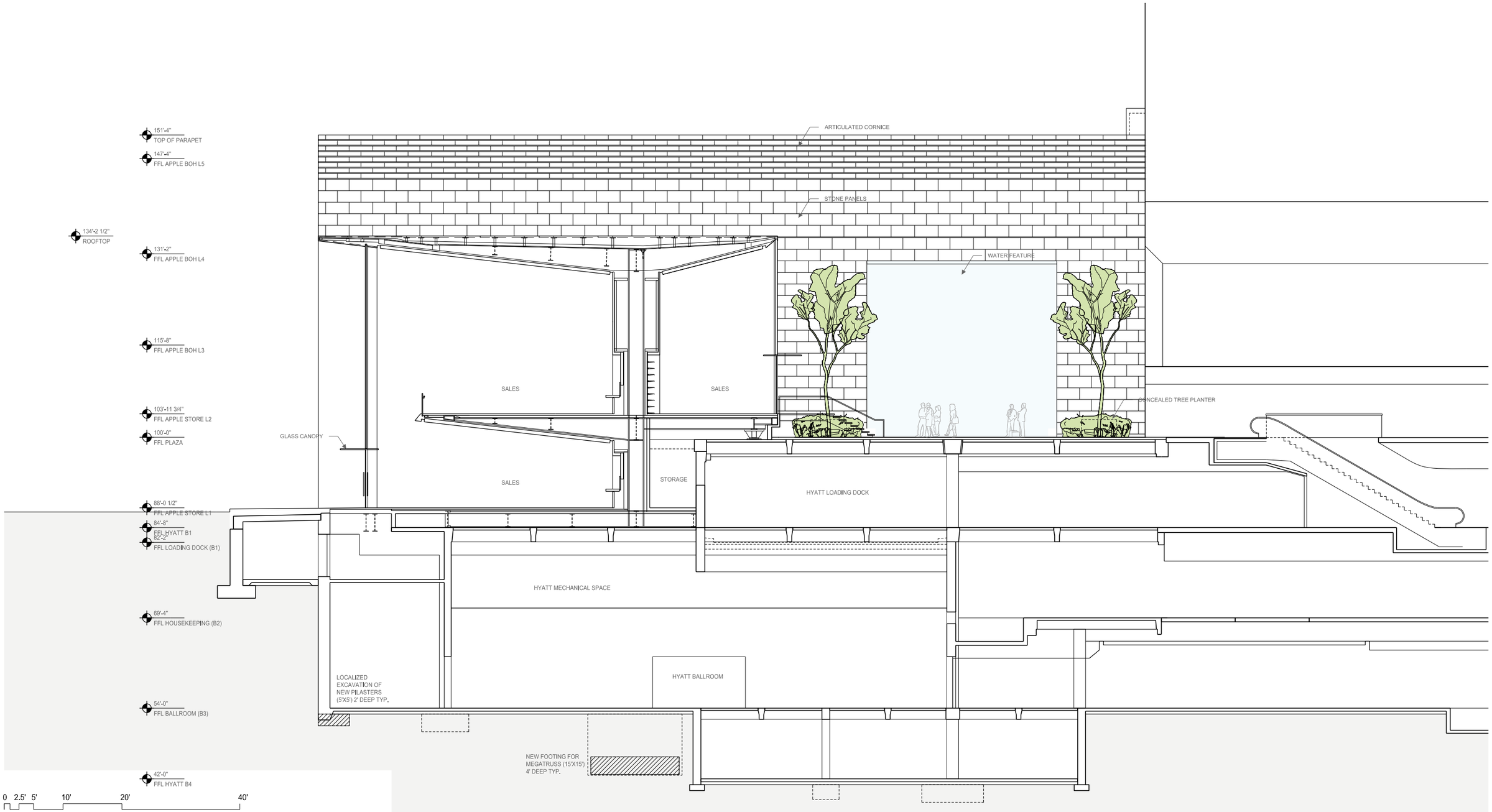
EAST ELEVATION

1/16" = 1'-0"



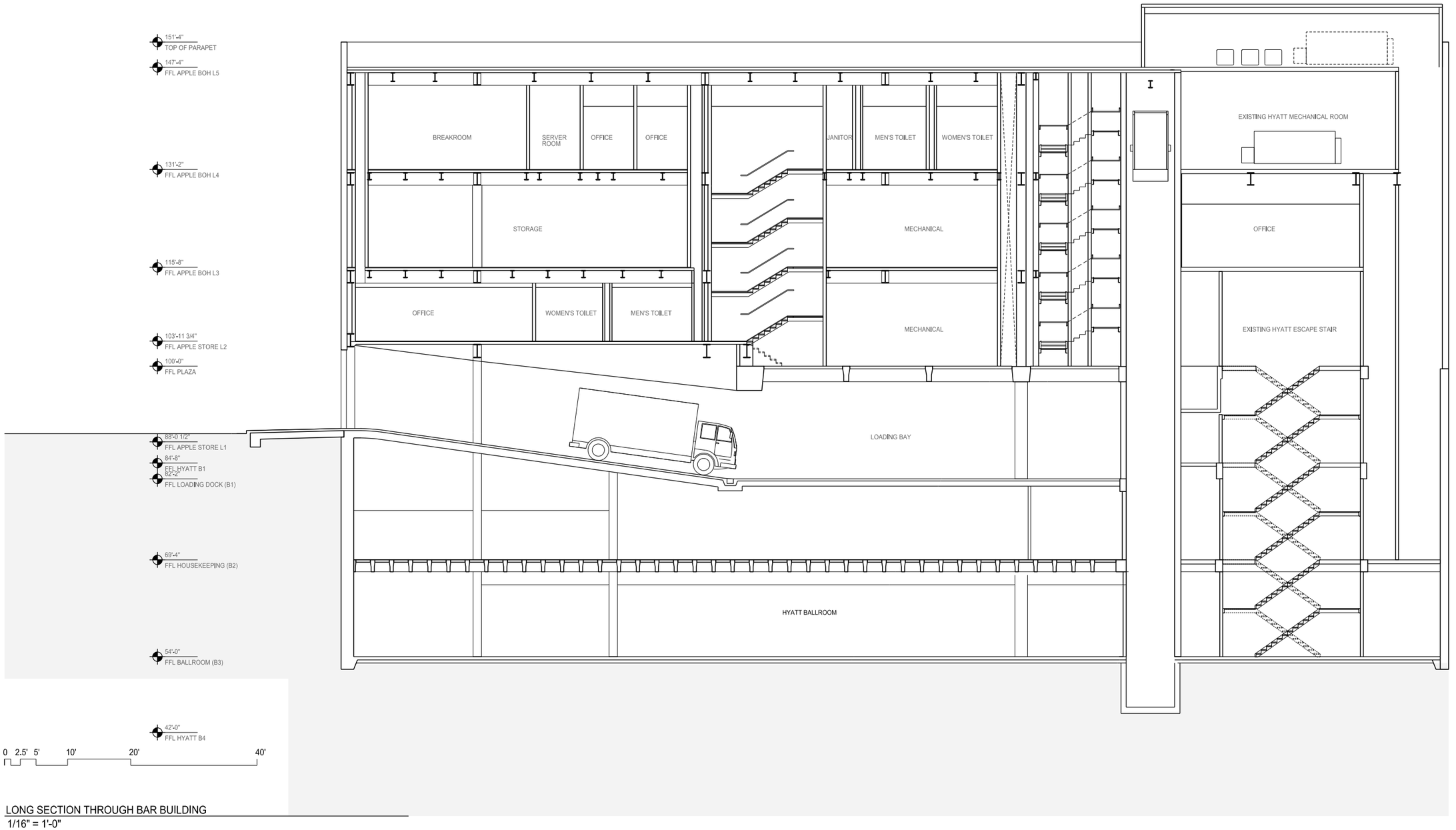
0 2.5' 5' 10' 20' 40'

NORTH ELEVATION
1/16" = 1'-0"

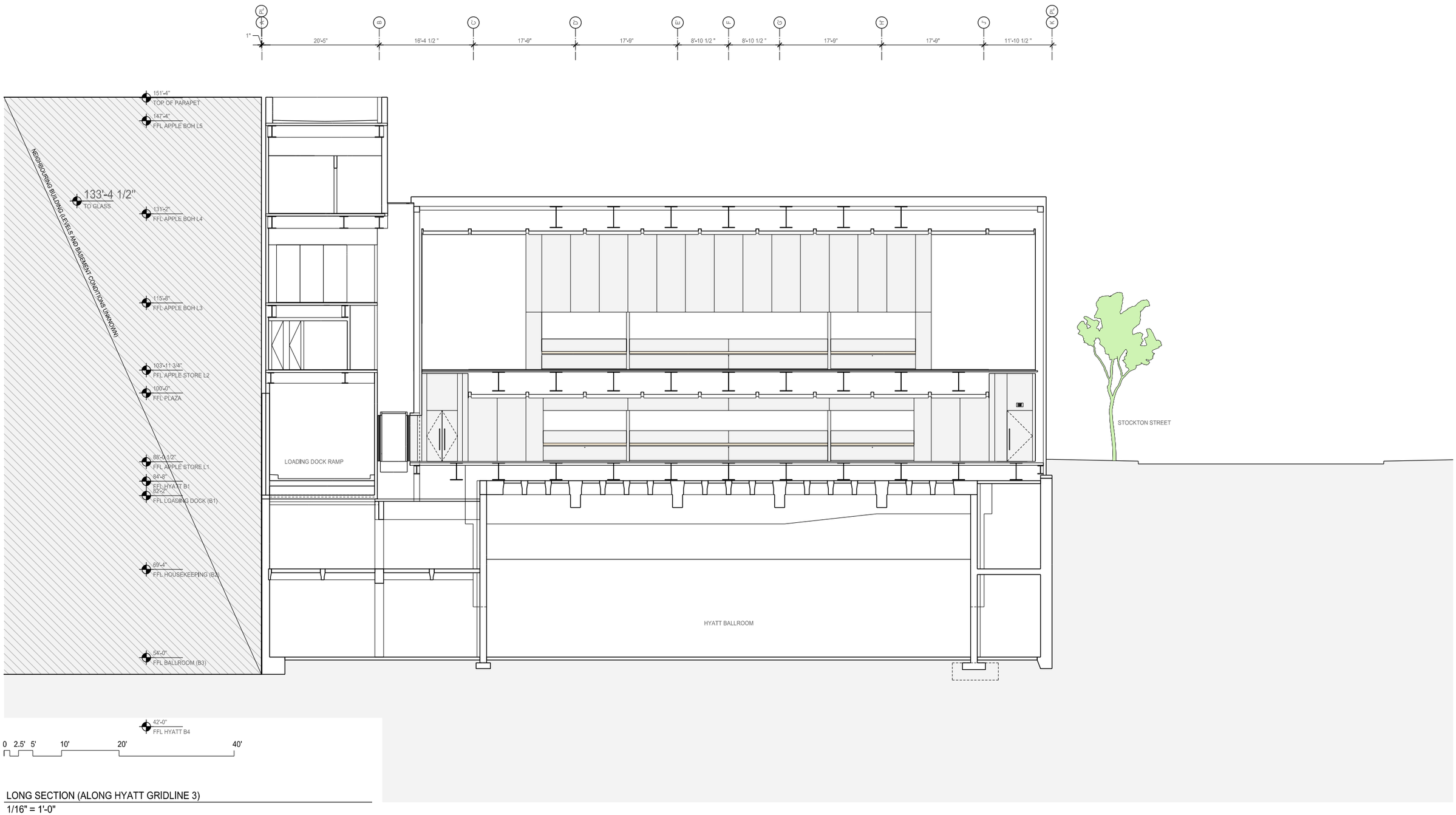


CROSS SECTION (ALONG HYATT GRIDLINE F)

1/16" = 1'-0"

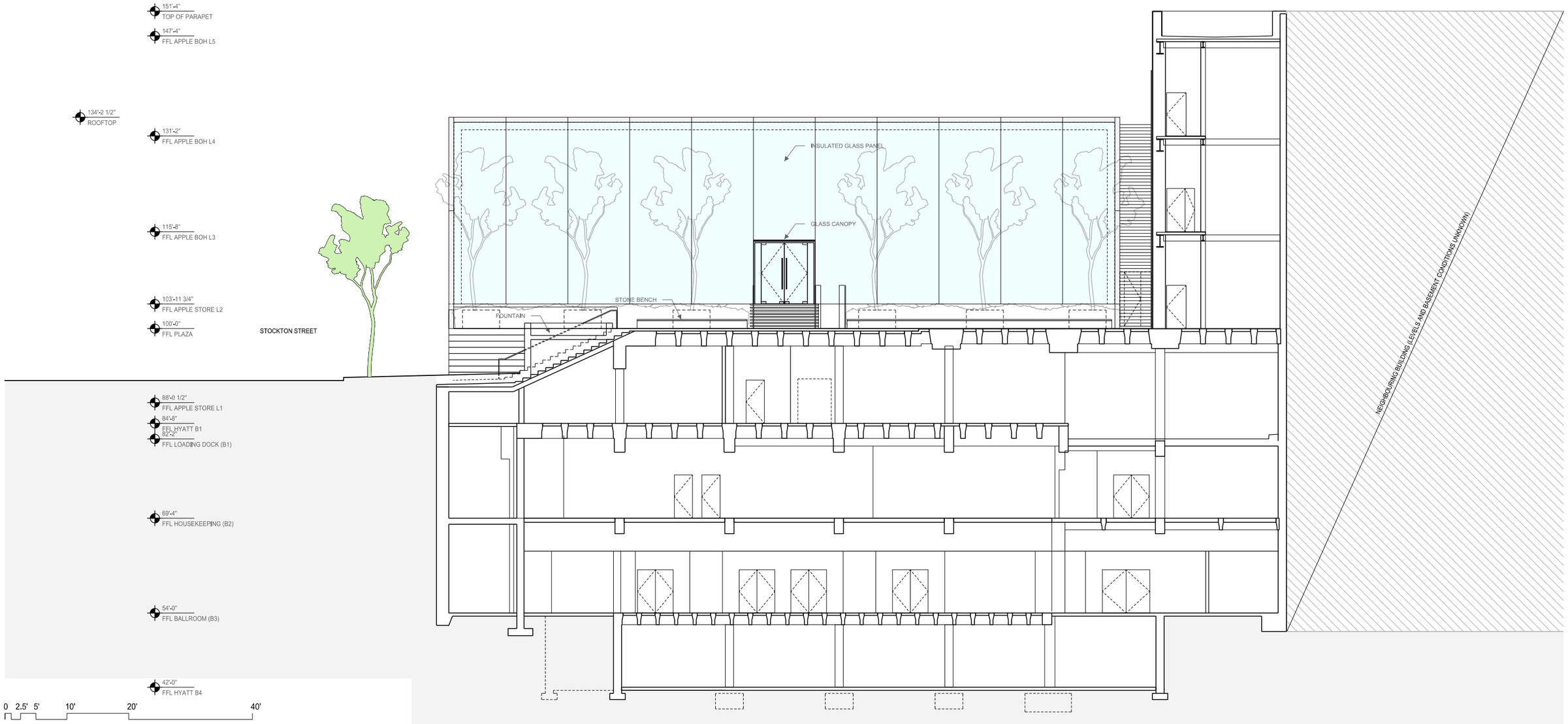


LONG SECTION THROUGH BAR BUILDING
1/16" = 1'-0"



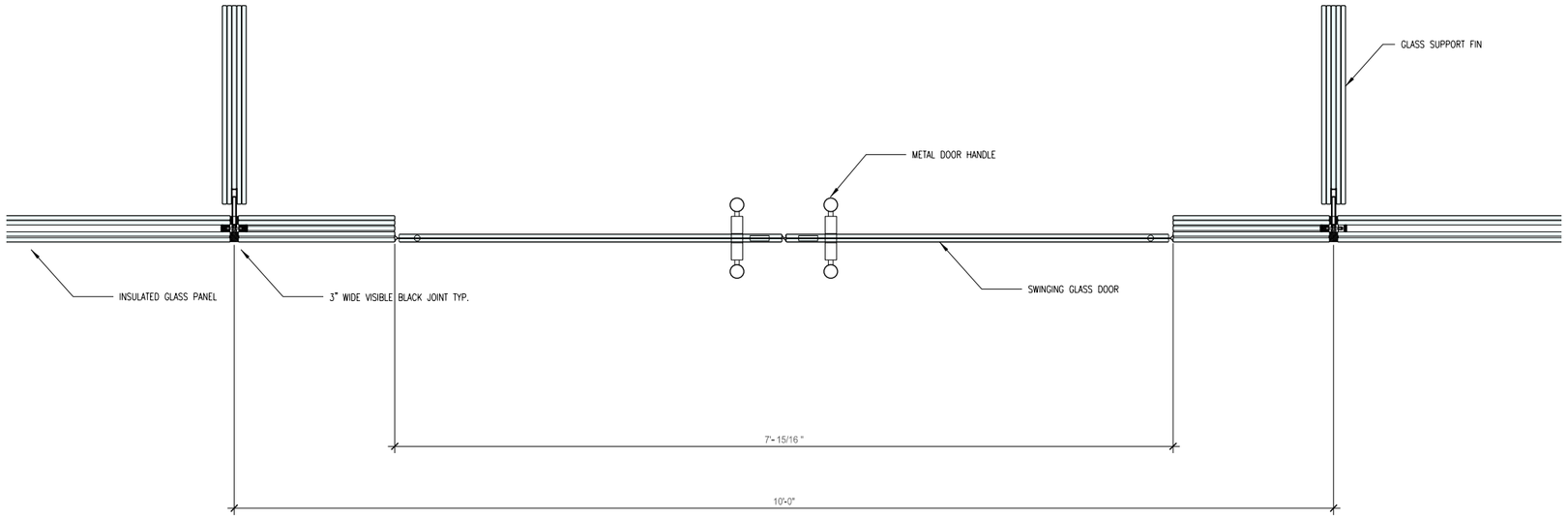
LONG SECTION (ALONG HYATT GRIDLINE 3)

1/16" = 1'-0"

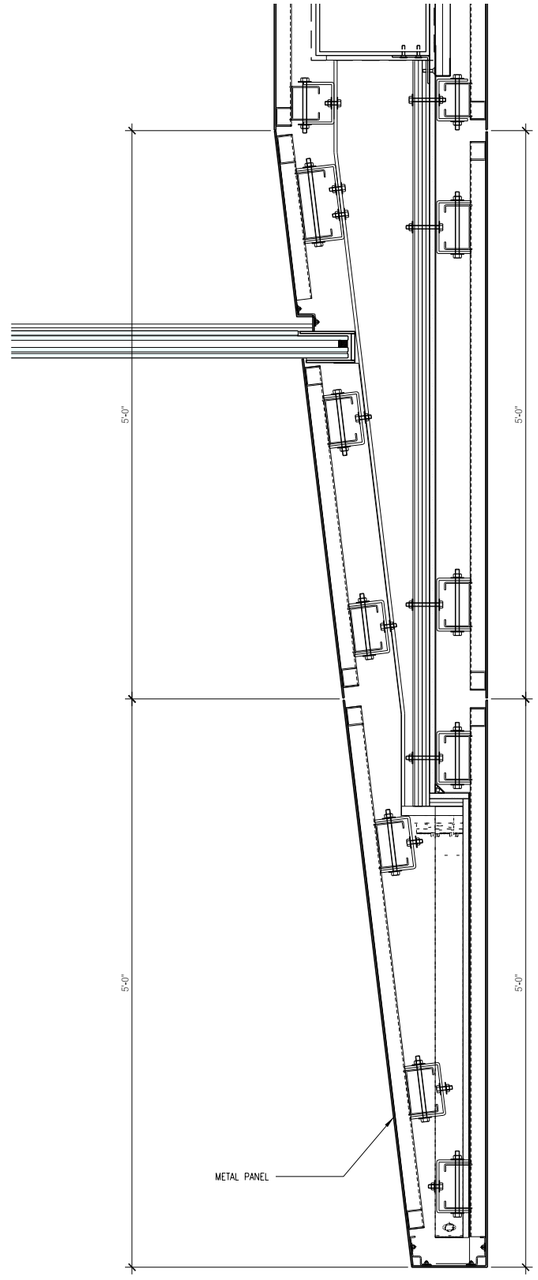


LONG SECTION THROUGH CENTER OF PLAZA

1/16" = 1'-0"



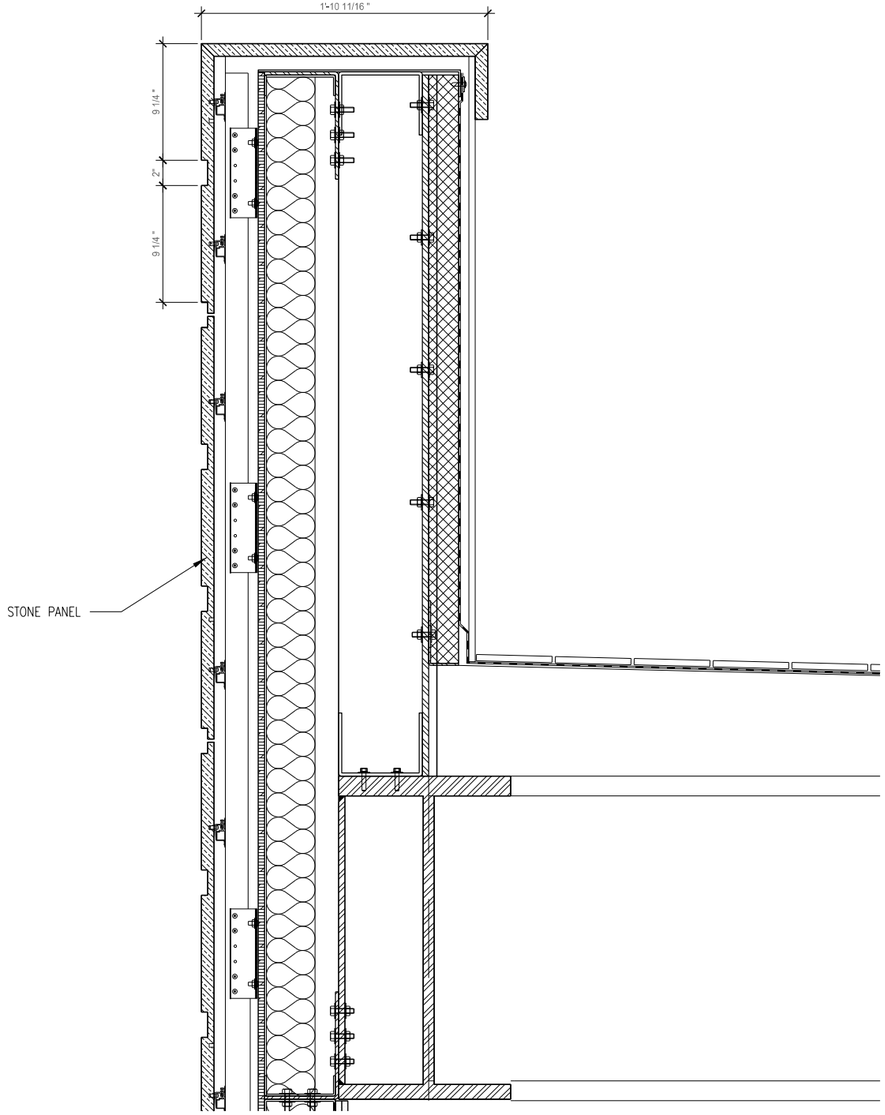
01 GLASS DOOR ENTRANCE PLAN
3/4" = 1' - 0"



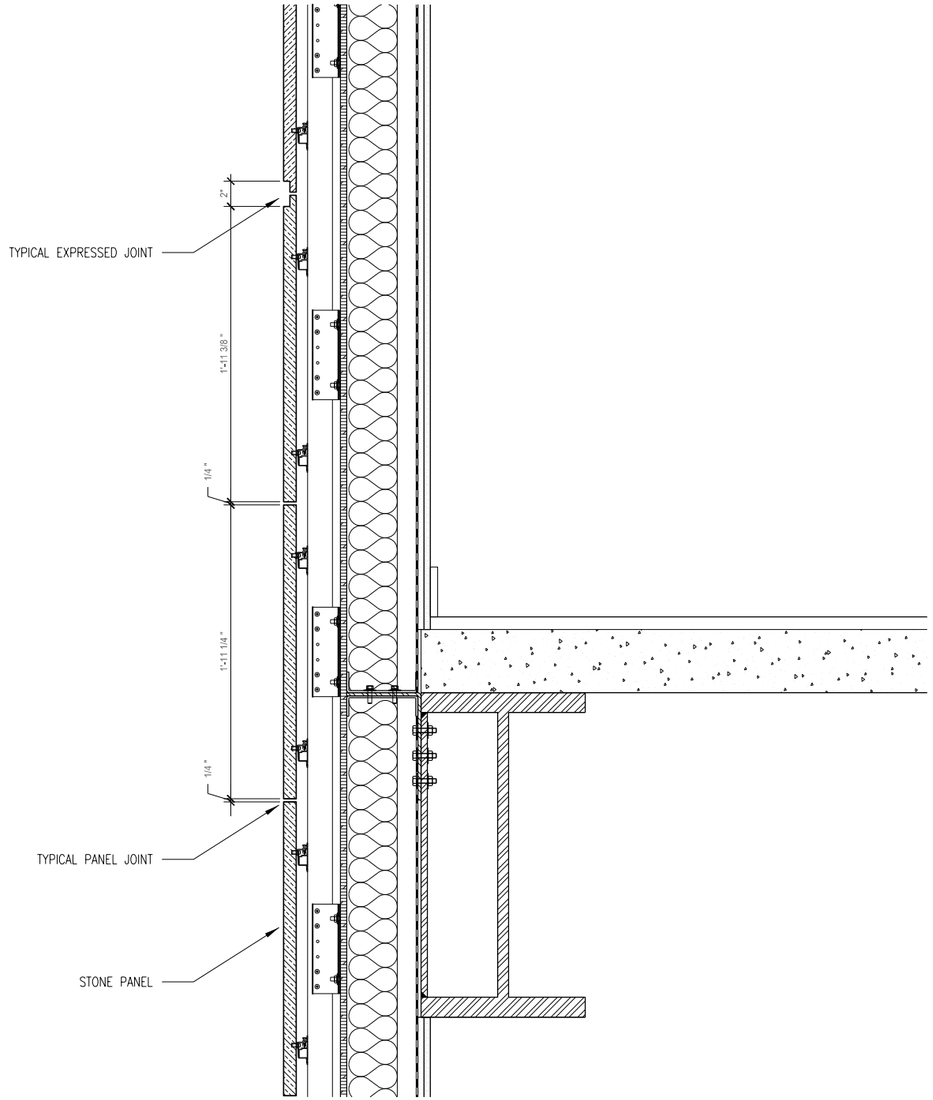
02 EXTERIOR STOREFRONT CHAMFERED FRAME PLAN DETAIL
3/4" = 1' - 0"

0 2.5' 5' 10' 20' 40'

STOREFRONT DETAIL PLANS
3/4" = 1' - 0"



01 BAR BUILDING CORNICE DETAILS
1" = 1' - 0"



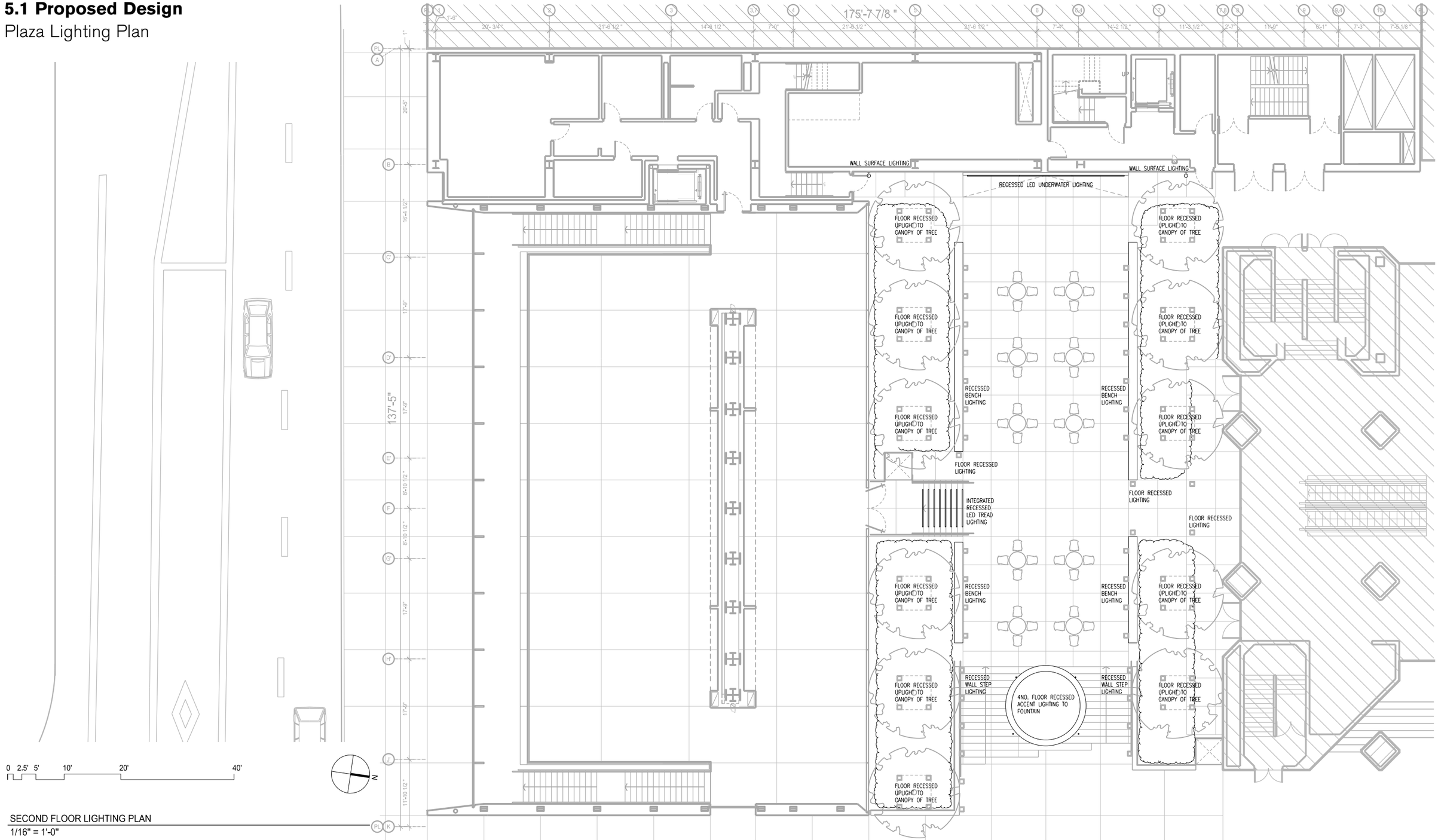
02 BAR BUILDING JOINT DETAILS
1" = 1' - 0"

0 2.5' 5' 10' 20' 40'

BAR BUILDING EXTERIOR WALL SECTION DETAILS
1" = 1' - 0"

5.1 Proposed Design

Plaza Lighting Plan



SECOND FLOOR LIGHTING PLAN

1/16" = 1'-0"

5.2 Proposed Design

Materials - Plaza

Stone pavers

Kuppam Green stone pavers for the rear plaza and steps at the Asawa fountain

Stone Cladding

Kuppam Green stone panels for the walls around the Asawa fountain

Plaza Tables

Custom round stainless steel

Stone bench

Kuppam Green stone benches in the rear plaza

Sidewalk

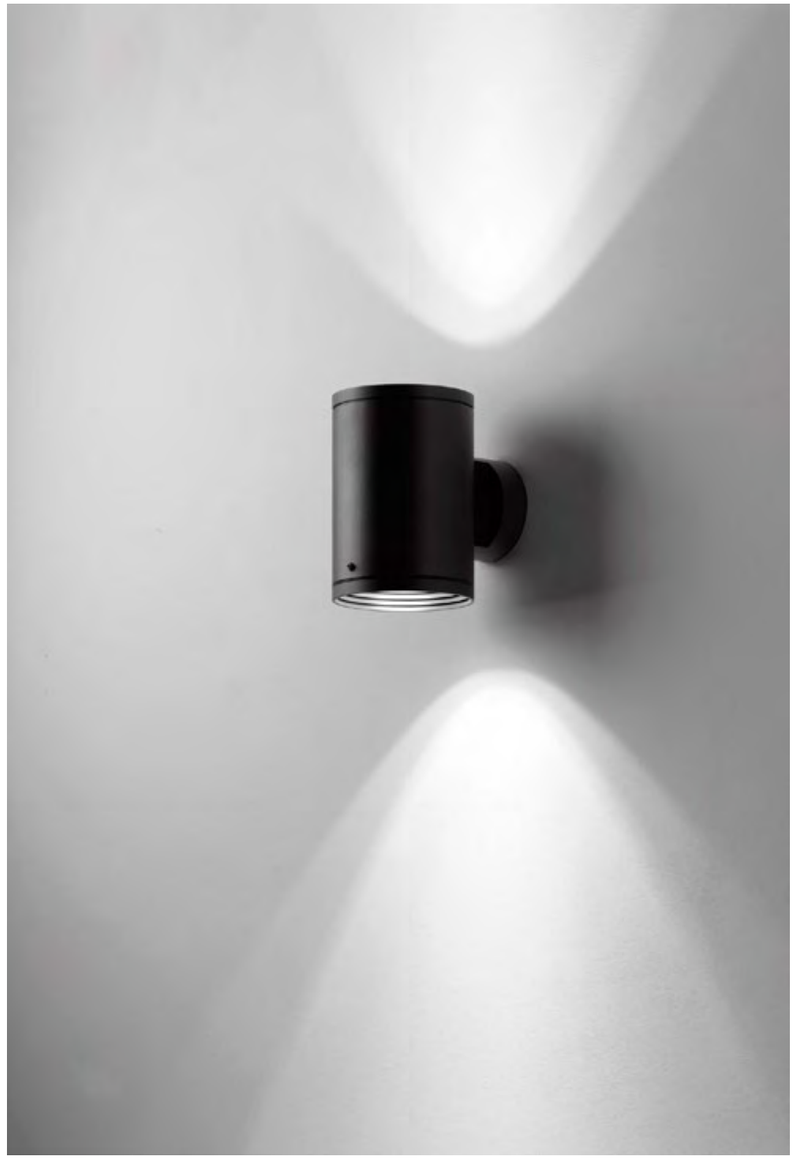
Silica Carbide sparkling concrete on both Stockton and Post streets

Plaza Chairs

Knoll Bertoia - Wire chair in white

In-ground light fixtures
Erco Tesis uplight fixtures to light the trees

In-ground light fixtures
Erco Tesis uplight fixture to light the plaza fountain



Exit door lighting
Bega exterior lights over doors

Plaza lighting
In-ground light fixtures to uplight the trees in the rear plaza

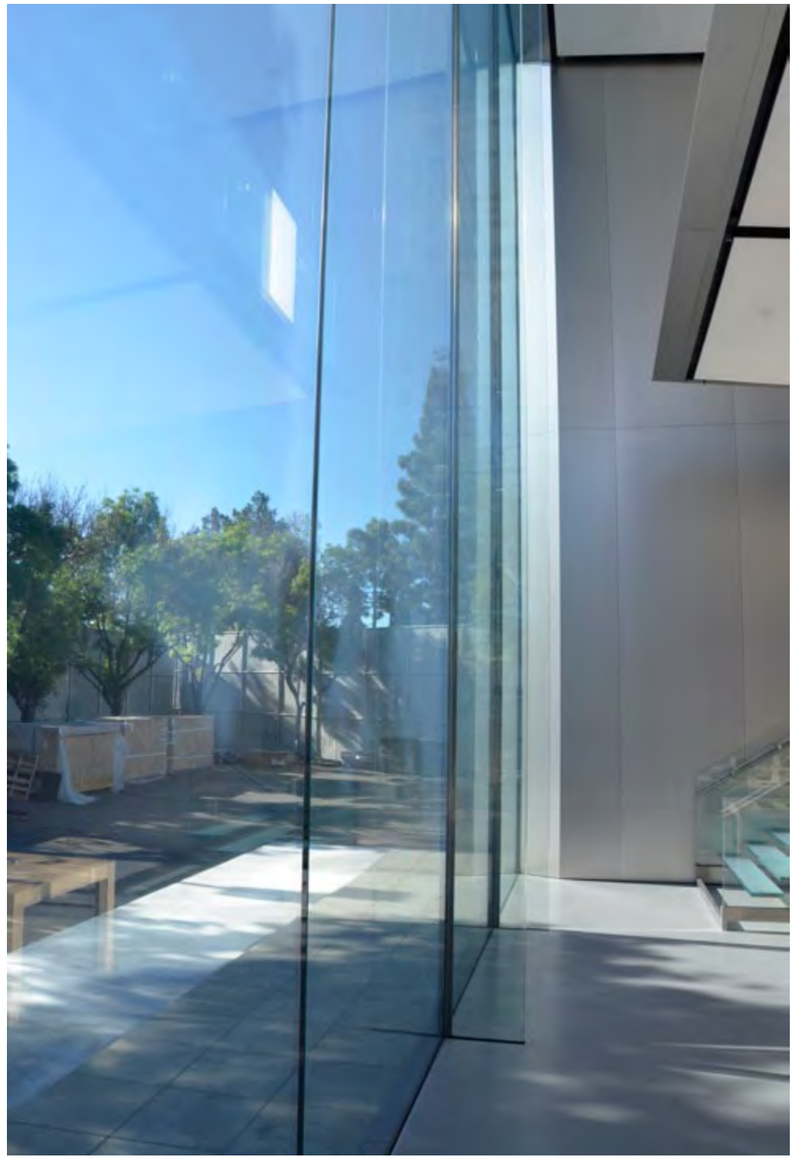
Plaza lighting
Hanging “fairy” lights in trees

5.2 Proposed Design

Materials - Store

Terrazzo Floor
Fine aggregate grey terrazzo inside and outside at the south facade

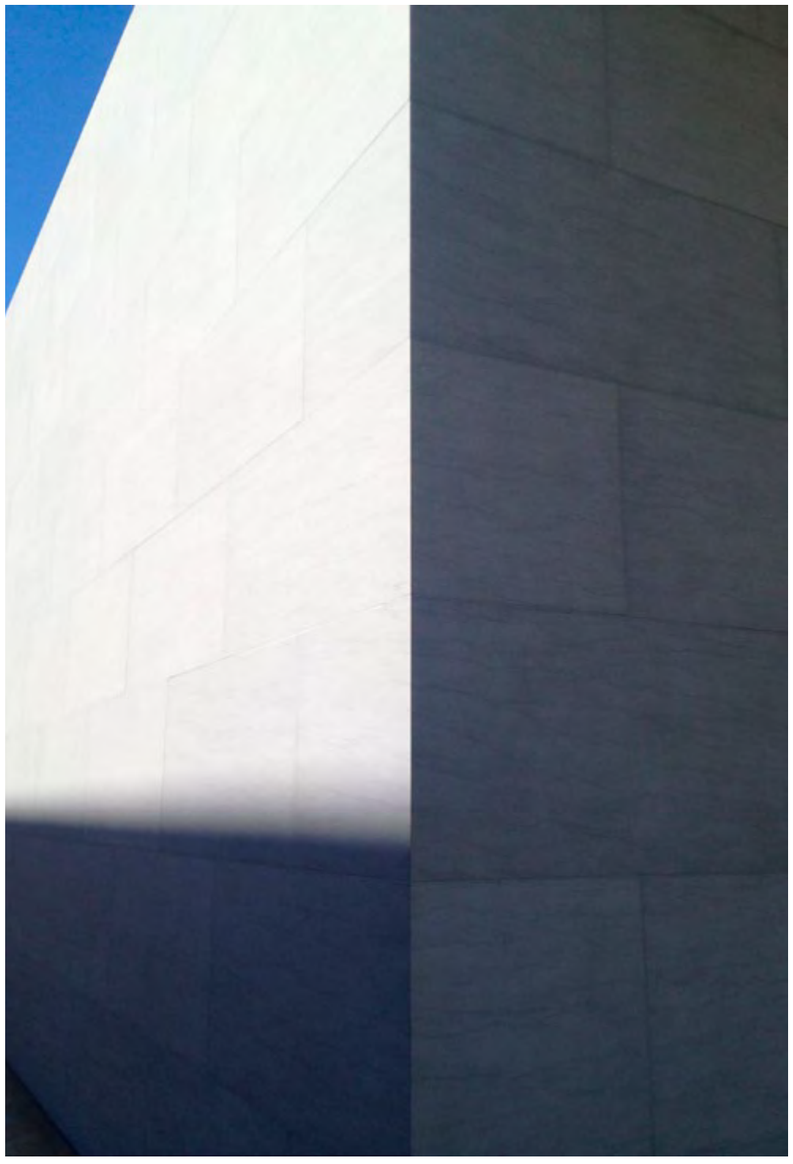
Indiana Limestone
Cladding for Adjacent Back of House “Bar Building”



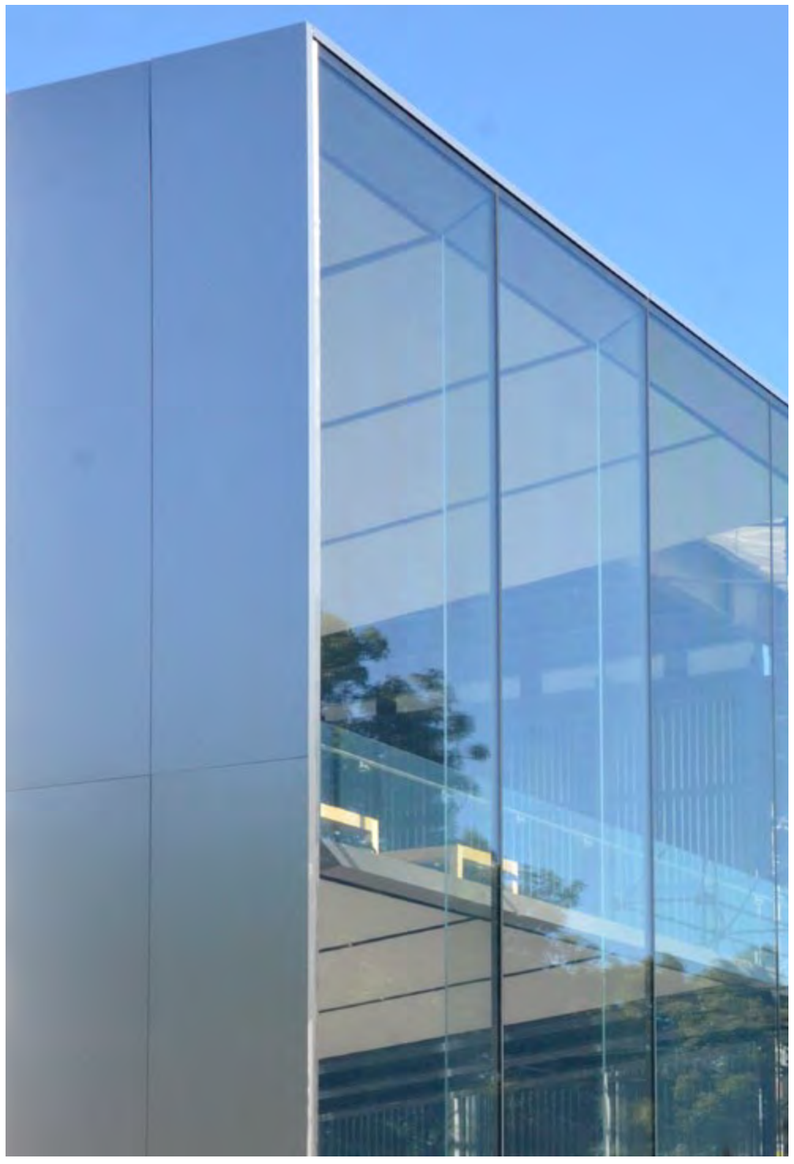
Glass Facade Mullion “Fins”
Structural Support and Bay Articulation For South Facade

Bead Blasted Stainless Steel Roof Overhang
Similar to South Facade Condition

Glass Facade Mullion “Fins”
Close up detail



Indiana Limestone
Cladding for Adjacent Back of House “Bar Building”



Similar to North Facade
Bead blasted stainless steel side panels and structural glass bays

Illuminated ceiling panels
Eight foot roof overhang not depicted.

5.2 Proposed Design

Materials - Landscape

Trees in Planters

Individual concealed planters along rear face of store and plaza face of the Hyatt

Creating an urban oasis

Similar scale urban park between midrise buildings in New York

Chinese Elm

Selected tree species fot the trees in the rear plaza

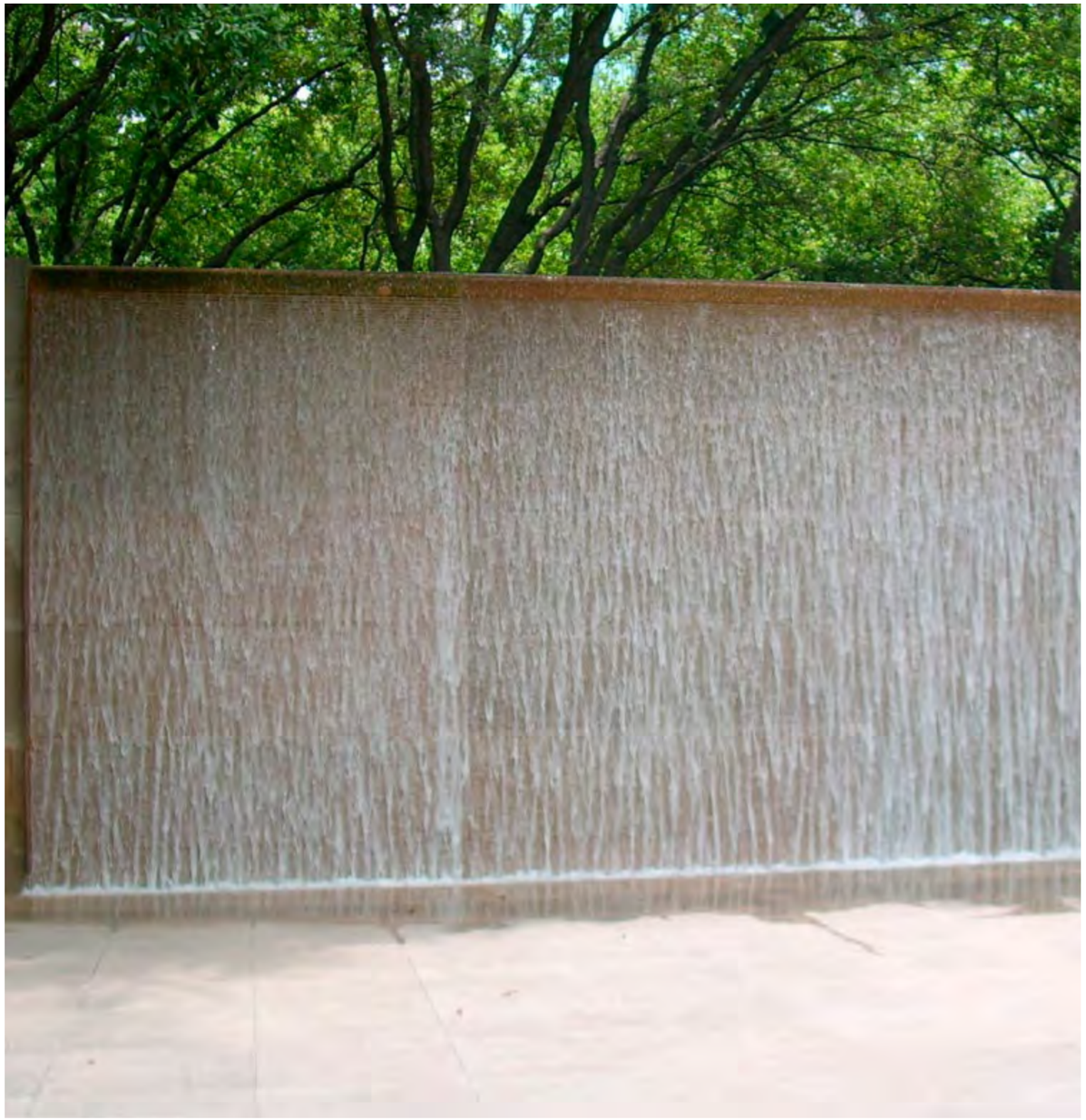
Ground Cover

Elevated ground cover to conceal tree planters

Ground Cover

Elevated ground cover to conceal tree planters

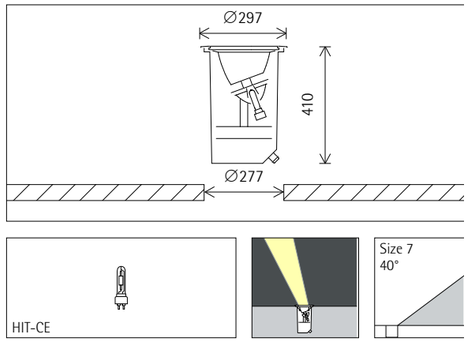
Plaza waterwall
A gently rippling sheet of water over textured stone

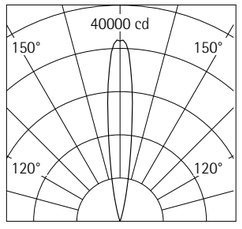


ERCO

Tesis In-ground luminaire

Directional luminaire for metal halide lamps





33725.000
HIT-CE 70W G12 7750lm
ECG
Spot reflector

Product description
Housing: corrosion-resistant cast aluminium, No-Rinse surface treatment. Black double powder-coated. Lamphol-der carrier, 0°-20° tilt, 360° rotation. Mounting by means of a swing bolt. Clamp extension 5-40mm. Electronic control gear. Cable 3x1.5mm^2, L 1m. Spot reflector: Aluminium, silver anodi-sed. Glass with anti-glare cap. Darklight reflector: Aluminium, silver anodised. Cut-off angle 40°. Screw-fastened cover ring with flush safety glass: corrosion resistant stain-less steel. Safety glass: 12mm, clear. Can be driven over by vehicles with pneumatic tyres. Load 40kN. When installed in the ground, only to be used with recessed housing. Installation with separate connection sleeve. Protection mode IP68 3m: protection against dust ingress, and continuous immersion up to 3m deep. On site protection must be provided using a residual current circuit breaker, FI≦30mA. Energy efficiency class: EEI A2 Weight 9.00kg Temperature on the light aperture 70°C LMF E

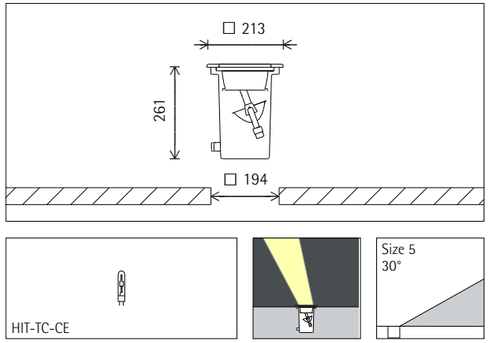
HIT-CE 70W G12 7750lm

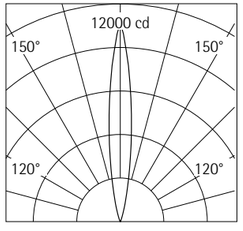
h(m)	E(lx)	D(m) 15°
5	1335	1.32
4	2087	1.05
3	3710	0.79
2	8346	0.53
1	33386	0.26

ERCO

Tesis In-ground luminaire

Directional luminaire for metal halide lamps





33673.000
HIT-TC-CE 35W G8.5 4000lm
ECG

Product description
Housing: corrosion-resistant cast aluminium, No-Rinse surface treatment. Black double powder-coated. Lamphol-der carrier, 0°-20° tilt, 180° rotation. Mounting by means of a swing bolt. Clamp extension 11-46mm. Electronic control gear. Cable 3x1.5mm^2, L 1m. Spot reflector: aluminium, silver anodi-sed. Bracket with anti-glare cap. Darklight reflector: aluminium, silver anodised. Cut-off angle 30°. Screw-fastened cover frame with flush safety glass: corrosion resistant stain-less steel. Safety glass: 15mm, clear. Can be driven over by vehicles with pneumatic tyres. Load: 65kN. When installed in the ground, only to be used with recessed housing. Installation with separate junction box. Protection mode IP68 3m: protection against dust ingress, and continuous immersion up to 3m deep. On site protection must be provided using a residual current circuit breaker, FI≦30mA. Energy efficiency class: EEI A2 Weight 4.80kg Temperature on the light aperture 60°C LMF E

HIT-TC-CE 35W G8.5 4000lm

h(m)	E(lx)	D(m) 13°
5	438	1.14
4	685	0.91
3	1218	0.68
2	2740	0.46
1	10960	0.23

Wall luminaires for light in two directions

Housing: One piece die-cast aluminum supplied with universal mounting bracket for installation over 3½" or 4" octagonal wiring box. A round "rotation" plate allows the housing to be precisely leveled (or rotated) after installation.

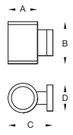
Enclosure: Tempered clear glass, 3⁄16" thick, retained by one piece die-cast aluminum step baffle frame, 'slot' focusing prism, secured by stainless steel screws threaded into stainless steel inserts. Internal full, semi-specular reflector. Fully gasketed for weather tight operation using molded silicone rubber "U-channel" gaskets.

Electrical: Lampholders: H.I.D. are G12, bi-pin, pulse rated 4 KV. Ballasts are electronic, universal voltage - 120 V through 277 V.

Finish: Available in five standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV); Eurocoat™ (URO). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

U.L. listed, suitable for wet locations. Protection class: IP 65.

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Dual light distribution with **narrow beam** · **up**

	Lamp	Lumen	A	B	C	D
6601 MH	1 39 W T6 G12 MH	3300	7½	10 1⁄16	11 7⁄8	6 5⁄8

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

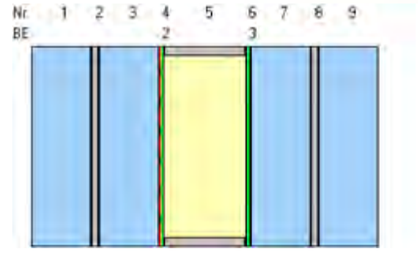
Calculation WinSLT

INTERPANE Glass for Life

Position: Apple Store - AG 08

Layer assembly (external to internal)

No.	CL	Name	mm
1		OPTIWHITE 12 mm	12,00
2		DuPont SentryGlass	1,52
3		OPTIWHITE 12 mm	12,00
4	2	ipasol neutral 70/39 (en=1%)	
5		Luft	16,00
6	3	iplus E (en=3%)	
7		OPTIWHITE 12 mm	12,00
8		DuPont SentryGlass	1,52
9		OPTIWHITE 12 mm	12,00
			67,04



Transmittance, reflectance, absorption

ρ_v = 0,10 (external light reflectance) τ_{UV} = **0,00** (ultraviolet transmittance)

ρ'_v = 0,09 (internal light reflectance) τ_v = **0,66** (light transmittance)

ρ_e = 0,26 (solar direct reflectance) τ_e = **0,32** (solar direct transmittance)

α_e 1 = 0.38; 2 = 0.05 (solar direct absorptance)

EN 410

SC = 0,48 (Shading Coefficient = g/0.80) q_i = **0,06** (secondary internal heat transfer factor)

R_a = 93 (genaral colour rendering index) **g = 0,38** (total solar energy transmittance (solar factor))

EN 673 Installation angle = 90° vertical **U_g = 1,2 W/m²K** (heat flow coefficient)

EN 13363-2 T_e = 5,00 °C T_i = 20,00 °C E_s = 300,0 W/m² Height of installation = 1,50 m

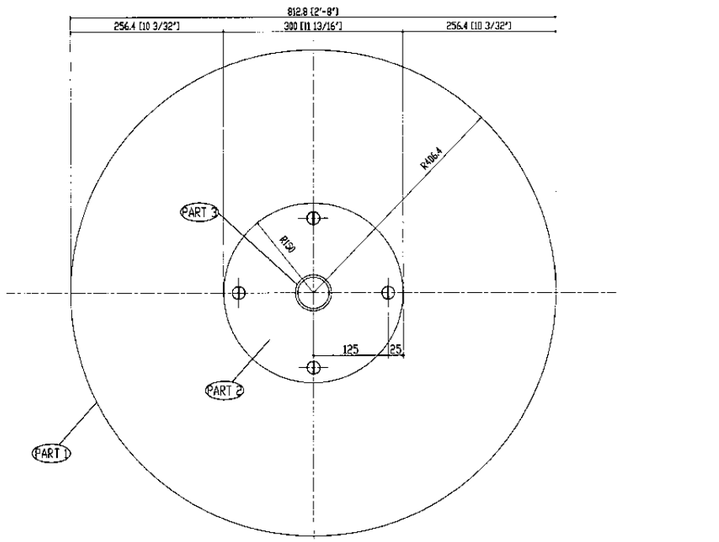
g_{th} = 0,035 (thermal radiation factor)

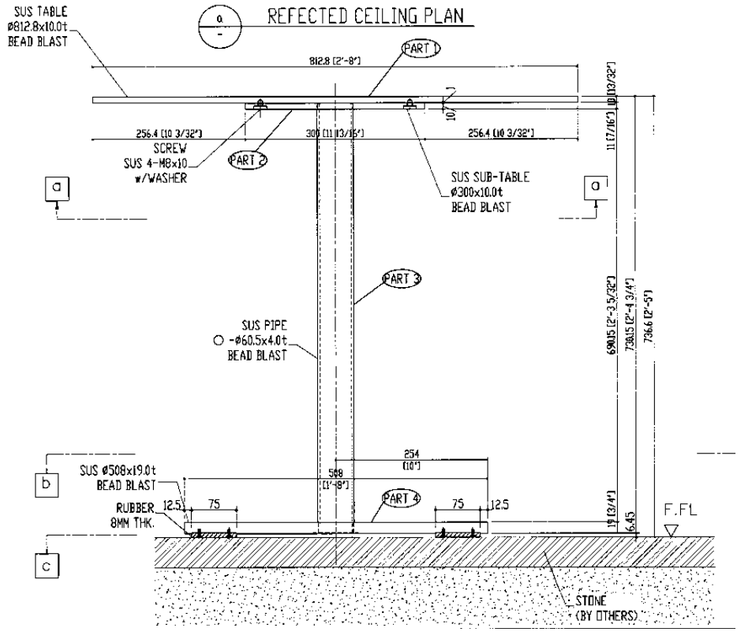
g_c = 0,027 (convection factor) q_i = **0,062** (secondary internal heat transfer factor)

g_v = 0,000 (ventilation factor) **g = 0,38** (total solar energy transmittance (solar factor))

Variations of the light and radiation characteristics are possible caused by the chemical composition of glass and the production process. The specified values consider accredited tolerances of the finished product, the basic glass and the coating in accordance to the respective product standards.
Calculation basis: EN 410, EN 673, EN 13363-2 and ISO 15099. The result is no information about the technical feasibility.

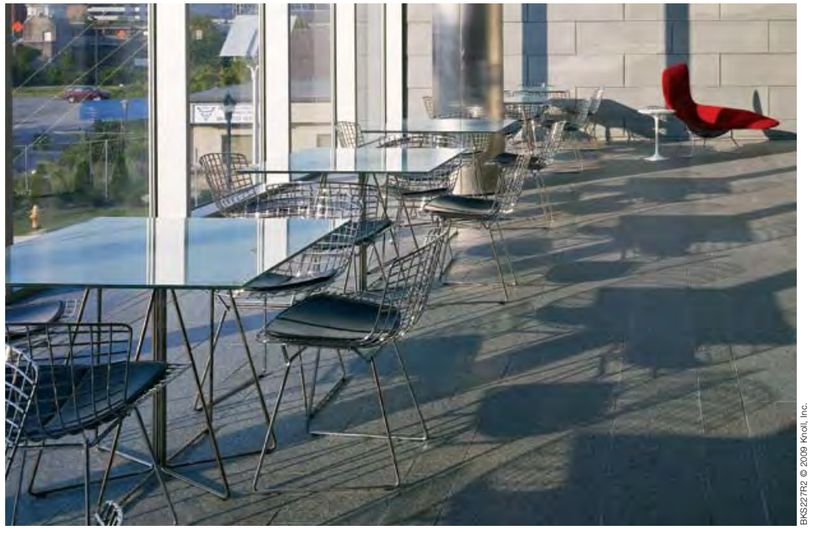
5.3 Proposed Design
Data Sheets - Furniture





BERTOIA SIDE CHAIR Harry Bertoia's 1950 experiment with bending metal rods into practical art produced a revered collection of seating, including this side chair. Innovative, comfortable and strikingly handsome, the chair's delicate filigree appearance belies its strength and durability. In Bertoia's own words, "If you look at these chairs, they are mainly made of air, like sculpture. Space passes through them." The collection is offered with a seat cushion, back pad or full-cover upholstery option.

HARRY BERTOIA Italian sculptor, university lecturer and furniture designer Harry Bertoia displayed a unique stroke of genius with his patented Diamond Chair for Knoll International in 1952. Bertoia was an inventor of form while also enriching furniture design with his introduction of a new material: he turned industrial wire rods into a design icon. His awards include the craftsmanship medal from the American Institute of Architects, as well as AIA's Gold Medal.



BKS22/R2 © 2009 Knoll, Inc.

Indiana Limestone Technical Specifications & Tolerances

Running Width/Length: +/- 1.5 mm
Thickness: +/- 1.5 mm
Plane Deviation: +/- 1.5 mm

Finish: 120 Grit Honed or 24 Grit Smooth
Edges: Corners slightly removed; not beveled

Mass (kg/m³): 2,308
Compression Strength (Mpa): 57
Flexural Strength (Mpa): 8.49
Absorption (%): 4.8%

Kuppam Green Technical Specifications & Tolerances

Running Width/Length: +/- 1 mm
Thickness: +/- 1.5 mm
Plane Deviation: +/- 1 mm (over 7.5 mm)

Finish: Flamed
Edges: Corners slightly removed; not beveled

Mass (kg/m³): 2,622
Compression Strength (Mpa): 207.9
Flexural Strength (Mpa): 16.47
Absorption (%): 0.2 - 0.3

USDA NRCS
United States Department of Agriculture
Natural Resources Conservation Service

Plant Guide

CHINESE ELM
Ulmus parvifolia Jacq.
Plant Symbol = ULPA

Contributed by: USDA NRCS National Plant Data Center, Baton Rouge, Louisiana

Courtesy of Smithsonian Institution, Department of Botany

Alternative Names
Drake elm, lacebark elm

Uses
Horticulture: Most of the elms make great shade and avenue trees, and Chinese elm is one of the best. It has been found to be invasive in some situations in Wisconsin. This is a good replacement for American elm which is apparently going extinct due to Dutch elm disease. Foliage in autumn often turns shades of red and purple. With its multi-colored exfoliating bark, Chinese elm is especially attractive in winter. There are some small cultivars that are used for bonsai. 'Hokkaido' has tiny leaves and gets only about 1 ft (0.3 m) tall. It is hardy enough to use in harsh planting situations such like parking lots, and in small planters along streets and in plazas or patios.

Fairly resistant to maritime exposure, it can be grown in a shelter belt. Chinese elm is a tough tree, tolerant of urban air and soils, and resistant to Dutch elm disease. Fast growing and adaptable, this is a good choice when you want a shade tree for a small landscape. Additionally, hybridization between the Chinese and American elms has led to cultivars that are resistant to the disease, but they do not have the characteristic shape of the American elms.

Although Chinese elm is an excellent tree, the variability of seedling stock can be seen in many streetscapes. Seed-grown trees can be misshapen, and will not necessarily fulfill the role chosen for them. Trees budded onto understocks will give a more uniform tree, and can be managed more efficiently. Cutting-grown trees maintain clonal stability, but can be slow to establish because of a less-vigorous root system.

Chinese elm can develop more than one dominant leader when young, making it difficult to manage in the streetscape. Purchase only trees with a single leader to prevent high maintenance costs later in the landscape

Ethnobotanic:
Raw or cooked immature fruits are used just after they are formed (Tanaka 1976). It has an aromatic, unusual flavor, leaving the mouth feeling fresh and the breath smelling pleasant. It contains about 34.4% protein, 28.2% fat, 17% carbohydrate, 5% ash.

Cooking the inner bark produces a mucilaginous texture (Tanaka 1976; Kunkel 1984). No more details are given but inner bark is often dried, ground into a powder and then used as a thickening in soups etc or mixed with cereals when making bread.

The leaves are purported to be an antidote and lithontripic. The stem bark is a demulcent, diuretic, expectorant, febrifuge, hypnotic and lithontripic. The flowers are used in the treatment of fevers and neuritis (Duke & Ayensu 1985).

Status
Please consult the PLANTS Web site and your State Department of Natural Resources for this plant's current status, such as, noxious status, and wetland indicator values.

Description
The Chinese elm is native to China, Korea, and Japan. It is a small to medium-sized deciduous (rarely semi-evergreen) tree growing to 10-18 m tall with a slender trunk and crown. The leaves are small, 2-5 cm long and 1-3 cm broad. The flowers are produced in early autumn, small and inconspicuous, with the seed maturing rapidly and dispersing by late autumn. The fruit are round samaras appearing in the fall. The growth rate of Chinese elm can be over 3 feet per year reaching 60 to 80 feet tall. It has beautiful exfoliating bark which is cinnamon in color. It grows in a vase shape and is a good city tree resistant to Dutch Elm disease. It is drought tolerant, but will tolerate moist sites. It can be messy with lots of fruit falling and causing seedling growth. When receiving a shipment, make sure it is not *Ulmus pumila* (which has a black, rounded bud).

Trees retain their leaves until early in the new year and in areas with mild winters will often retain them until new leaves are formed in the spring.

This tree likes full sun to partial shade and grows in USDA Hardiness Zones 5-9.

Establishment
This species is easily grown in any soil of at least moderate quality so long as it is well drained. The various species of elm hybridize freely. The pollen stores well and can be kept for use with species that flower at different times (Huxley 1992).

Propagation by seed. Sow seed outside in containers as soon as they ripen in fall. Cultivars are sometimes grafted onto seedlings. Greenwood tip cuttings may be rooted under glass with bottom heat.

If sown in a cold frame as soon as it is ripe, it usually germinates within a few days (Huxley 1992). Stored seed does not germinate so well and should be sown in early spring. One to two months of stratification can improve germination rates. The seed can also be harvested 'green' (when it has fully developed but before it dries on the tree) and sown immediately in a cold frame. It should germinate very quickly and will produce a larger plant by the end of the growing season (McMillan-Browse 1985). When they are large enough to handle, prick the seedlings out into individual pots and grow them on in the greenhouse for their first winter. Plant them out into permanent positions in late spring or early summer, after the last expected frosts. Plants should not be allowed to grow for more than two years in a nursery bed, since they form a tap root and will then be difficult to move. Layering can be done on suckers or coppiced shoots (Huxley 1992).

Management
It is easily grown in any soil of at least moderate quality so long as it is well drained (Bean 1981). Fairly tolerant of maritime exposure, it succeeds outdoors in a very exposed position. It is resistant to Dutch elm disease, which is spread by a beetle. There is no effective cure for the problem, but most east Asian, though not Himalayan, species are resistant (though not immune) to the disease so the potential exists to use these resistant species to develop new resistant hybrids with the native species. The various species hybridize freely, the pollen stores well and can be kept for use with species that flower at different times (Huxley 1992). Trees retain their leaves until early in the new year (Bean 1981) and in areas with mild winters will often retain them until new leaves are formed in the spring (Brickell 1990). A good companion for grapes (Philbrick & Gregg 1979).

Cultivars, Improved and Selected Materials (and area of origin)
Many cultivars of this species have been released such as 'Drake', 'Frosty', and 'True Green'. 'Pumila' is a minute bush for rock gardens.

Contact your local Natural Resources Conservation Service (formerly Soil Conservation Service) office for more information. Look in the phone book under "United States Government." The Natural Resources Conservation Service will be listed under the subheading "Department of Agriculture."

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Prepared By
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Species Coordinator
Lincoln Moore, formerly USDA, NRCS, National Plant Data Center, Baton Rouge, Louisiana

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For more information about this and other plants, please contact your local NRCS field office or Conservation District, and visit the PLANTS Web site<http://plants.usda.gov> or the Plant Materials Program Web site <http://Plant-Materials.nrcs.usda.gov>

5.4 Proposed Design

Ruth Asawa Fountain Relocation Plan

The Ruth Asawa Fountain is a cultural and historic iconic artwork piece located within the existing plaza between the Hyatt Hotel and Levi store located at 345 Post Street, San Francisco.

It is essential that Fountain relocation process occur without causing any harm or distress to the Fountain. Given the recent passing of Ms. Asawa it is more critical that this operation occur flawlessly.

Apple and Hyatt Hotels are planning to relocate the fountain as part of the new Apple store project that will replace the Levi store.

The location of the Fountain is planned to be approximately 10' from its existing location. The new location will center the Fountain within the new stairs for the Plaza.

The Fountain will also be positioned approximately 1 foot closer to the sidewalk allowing for easier viewing by the public.

The process for relocating the Ruth Asawa Fountain is as follows:

Preparation

1. Photo document the Fountain in its current position.
2. Survey the stairs in which the Fountain is located so that the stair placement can be duplicated in the new location.
3. Install a photo document camera to document the entire move process.

Site Preparation

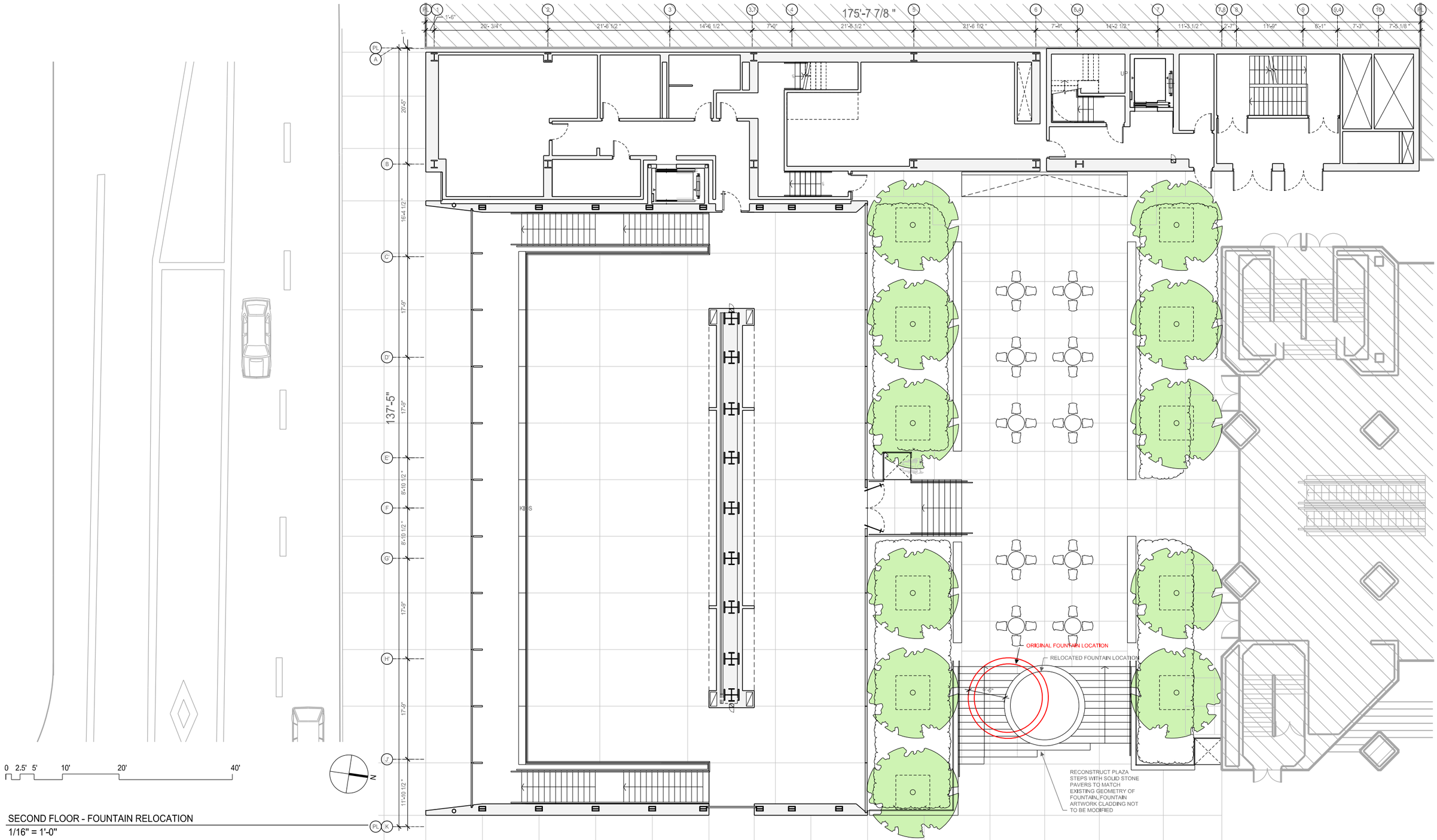
1. Drain the fountain and uncouple the Pump supply and return lines to the fountain as well as the drain line all below the fountain at B1 level. These connections shall remain with the fountain bowl and be utilized for reconnection.
2. Disconnect power to the lighting within the fountain and remove the existing fixtures for reinstallation. Package and store with the fountain bowl for reinstallation.
3. Selectively demo within the fountain pedestal from level B1 below. Remove concrete and verify the construction of the fountain support on the concrete pedestal.
4. At multiple locations around the fountains, carefully remove the brick pavers on which the foundation bronze fountain shell sits upon to provide access for jacks and lifting straps. Cut any additional adhesive between the shell and the brick pavers as well as between the fountain bowl and the shell.

Moving the Fountain from Current Location to Storage

1. Jack the fountain shell vertically to allow lifting straps to be installed between the fountain bowl and the surrounding bronze structure. Install the straps through the voids left from removal of the pavers.
2. Lift the fountain shell up via crane and on to a flatbed truck with a proper structure constructed to adequately support the fountain structure.
3. Rig and lift the bowl structure via crane on to a flatbed truck with a proper structure constructed to adequately support the fountain structure.
4. Transport the fountain shell and bowl to a secure warehouse for storage.

Moving the Fountain from Storage to New Location

1. Transport the fountain shell and bowl from secure storage to the jobsite.
2. Lower the bowl to the new pedestal location and secure in place.
3. Lower the shell over the bowl in the same manner in which it was removed on to jacks recessed around the new stair surrounding finishes.
4. Lower the jacks to allow the shell to rest on the new surrounding finish.
5. Remove jacks and patch at locations of jacks.
6. Caulk fountain shell to the new stair finish.
7. Re-pipe plumbing to the fountain
8. Reinstall electrical to the fountain.
9. Test operation of the fountain.
10. Re-dedicate the fountain upon opening the plaza.



SECOND FLOOR - FOUNTAIN RELOCATION

1/16" = 1'-0"

5.5 Application Packet for Major Permit to Alter

Findings of Compliance with General Preservation Standards

Typically, one set of standards is chosen for a project based on the project scope. In this case, the proposed project scope includes the new construction within a designated conservation district, the Kearny-Market-Mason-Sutter Conservation District. With historic resources being considered the Grant Hyatt fountain as an individual object and the Conservation District as a single entity, the *Standards for Rehabilitation* will be applied.

Standards for Rehabilitation

The following analysis applies each of the *Standards for Rehabilitation* to the proposed project at 300 Post Street/345 Stockton Street. This analysis is based upon design documents dated 12 August 2013 by Foster + Partners, which are included as an attachment to this report, as well as communication with the design team (See Appendix).

Rehabilitation Standard 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

The existing use on the site is commercial (retail) and public open space. The proposed project would construct a new commercial (retail) building, and commercial offices are a predominant use throughout the Kearny-Market-Mason-Sutter Conservation District. Additionally, the current plaza would be redesigned with a new plaza in approximately the same location, which would retain that existing use.

Distinctive materials and features of the contributing resources within the historic district will not be altered by the new construction because the development will not directly affect the adjacent buildings.

Spaces and spatial relationships will change, but will regularize the south end of the parcel with rectangular forms, which are more commonly found throughout the Conservation District, in place of the angled massing that currently exists. 300 Post Street's subsequent infill by a building that occupies the street frontages on both Post and Stockton streets will therefore not affect character-defining spaces and spatial relationships with surrounding significant and contributing buildings. Furthermore, the massing and scale of the new building will respond to surrounding building heights—particularly concerning the service core at the west end, which will match the height of the adjacent building at 340 Post Street. The new building will reach a height that corresponds to the two-and-a-half or three story height of historic buildings in the area. Because the scale is comparable to buildings within the Conservation District, the proposed project will reinforce spaces and spatial relationships that characterize the historic uses of the district.

As designed, the proposed project will be in compliance with Rehabilitation Standard 1.

Rehabilitation Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*

As proposed, the project will move the Grand Hyatt Plaza fountain approximately 10 feet to be centered within the steps of the newly designed plaza. No materials or features will be removed, though spatial relationships between the fountain and the plaza and adjacent buildings will be somewhat altered during the reconfiguration of the plaza. On the whole, however, the general historic character of the fountain will be retained and preserved. It will remain the focal point of stairs that ascend from the Stockton Street sidewalk to the redesigned plaza.

The significant and contributing resources within the historic district will not be altered as a result of the proposed project, and thus, there will not be a loss of existing distinctive materials or features.

The Foster + Partners proposed project is a contemporary answer to the Conservation District character, using contemporary materials and design, as encouraged in Article 11, Appendix E. The new design will substantially maintain compatibility with the character of the Kearny-Market-Mason-Sutter Conservation District, based on the guidelines outlined in Article 11 (see section above).

Composition and Massing: The proposed design will be substantially compatible with the composition and massing that characterizes the Conservation District. It relates to the prevailing heights and rectangular massing of surrounding significant and contributing resources, unlike the existing building at 300 Post Street with its triangular form; as well, it is built-out to the property line. The new building design differs somewhat from the Conservation District guidelines as it has fully glazed north and south facades that feature full-height vertical glass panels. The glazing is broken up into smaller sections that relate to the proportions of the other buildings; however, this is done in a contemporary way by placing glass 'fins' of 18-inch depth at right angles to the main glass plane. These fins establish subtle visual divisions across the all-glass south façade. There had been an interest when the district was being formed in the 1910s and 1920s in using large single pieces of plate glass, which were exhibited through storefronts and hinged windows on contributing buildings. Technology has advanced, but the desire for transparency has remained.

The east façade is divided subtly both horizontally and vertically into panels with a bead blasted stainless steel finish; the panels will reflect, in muted tones, the street life on Stockton Street. The use of smaller bays or multiple entrances are suggested in Article 11 as ways to relate the rhythm of the new building with those of nearby historic buildings. Along the Stockton Street side of the building, a glass plane is introduced separating the wall into three elements. The proposed building does convey the prevailing pattern of two- or three-part vertical composition by way of a visible mezzanine level within the building, when viewed from Post or Stockton. The first floor visually forms the base and the double-height second floor compositionally becomes the shaft. The double-height second floor, or piano nobile, has its origins in Italian Renaissance architecture. Additionally, the Post Street façade has a two-part composition between the solid block service core to the west and the retail space to the east. The service core, clad in stone, has horizontal lines incised along its upper edge, suggesting a cornice.

There are a number of other modern buildings around Union Square which do not strictly reflect the characteristic features of the Conservation District. Those that feature large areas of plate glass (such as Macy's and Neiman Marcus on Geary Street and De Beers at 185 Post Street) convey small units of composition both horizontally and vertically via mullions and floor plates.

Scale: Article 11 specifies that large glass areas should be broken up by mullions so that the scale of glazed areas is compatible with that of neighboring buildings. Here, the glazed facades are divided by full-height glass vertical 'fins.' Because the fins become visually prominent when seen from certain angles, they begin to correlate to the scale of glazing on nearby significant and contributing buildings.

Materials and Colors: The service building on the west will be clad in stone, which is compatible with the masonry materials suggested for the Conservation District. The glass and metal cladding are not characteristic of the district's materiality and texture as it stands, but are a contemporary response. The stone, glazing, and metal do appear to constitute "light colors" which would blend with the character of the district.

Detailing and Ornamentation: The proposed design suggests the detailing and ornamentation of the Conservation District through subtle and contemporary means. Incised lines on the service core suggest an upper cornice. Divisions within a glass wall are indicated by dark joints and glass 'fins' held within the overall volume.

Minor open spaces and landscape design are not discussed in Article 11. Consequently, alterations to the Grant Hyatt plaza, including reshaping the space, new circulation features, and plantings, would not likely affect the character of the district.

In conclusion, the proposed design reflects the character of the district by meeting the prevailing height of contributing buildings and by respecting the general size and shape of the character-defining features associated with the district. It uses compatible colors and is substantially compatible with composition and massing. The design does incorporate elements that, in a contemporary way, could be compatible with the scale, materials, and detailing that characterize the Kearny-Market-Mason-Sutter Conservation District.

As designed, the proposed project will substantially comply with Standard 2 in association with the Kearny-Market-Mason-Sutter Conservation District.

Rehabilitation 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 elements from other historical properties, will not be undertaken.*

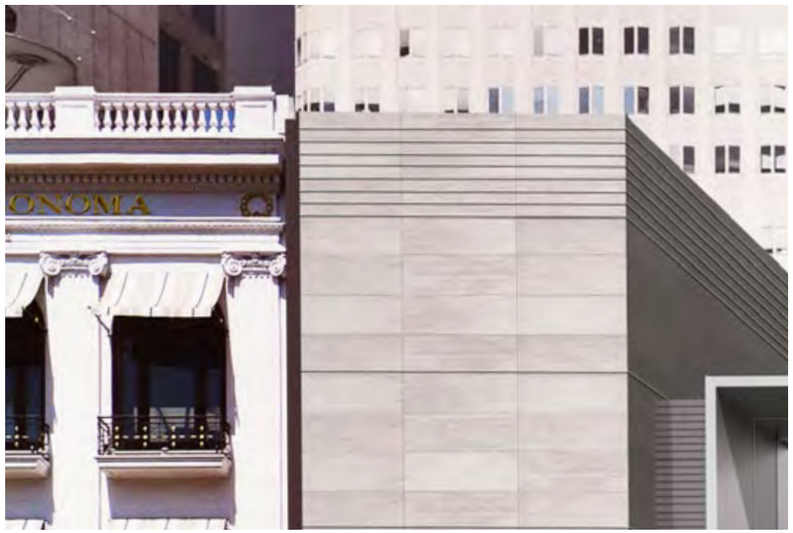
The proposed project will not create a false sense of history. The new construction will be built using modern materials and will be recognized as a physical record of its time, place, and use. The changes will not create a false sense of historical development within the Kearny-Market-Mason-Sutter Conservation District.

As designed, the proposed project will be in compliance with Rehabilitation Standard 3.

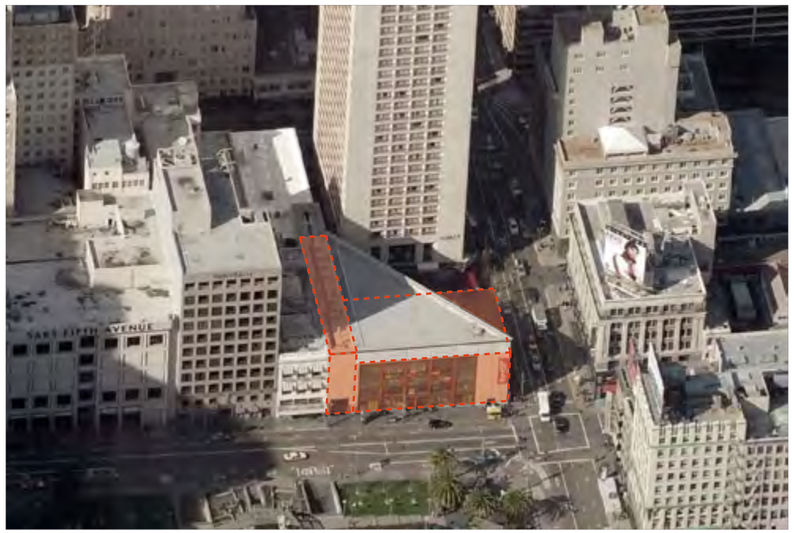
Rehabilitation Standard 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Because the proposed project at 300 Post Street/345 Stockton Street is not an individual historic resource and is a non-contributing resource within the Kearny-Market-Mason-Sutter Conservation District, the project does not affect any properties within the district that may have acquired significance in their own right.

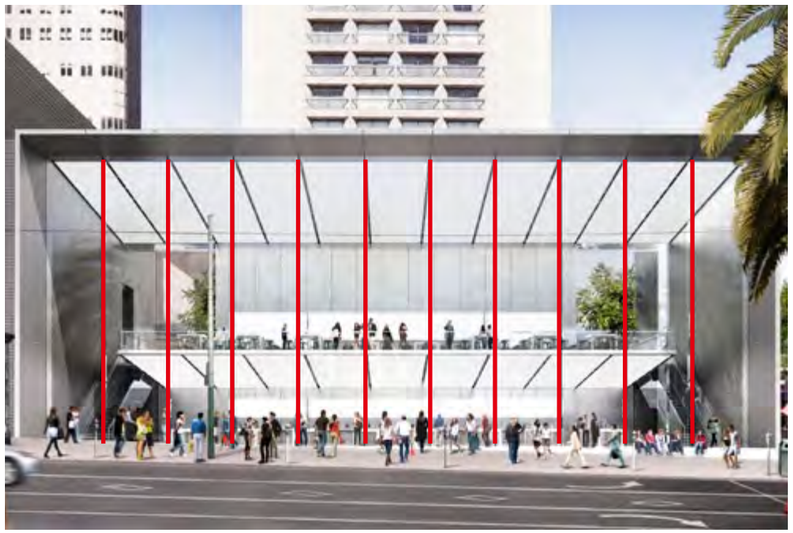
As designed, the proposed project will be in compliance with Rehabilitation Standard 4.



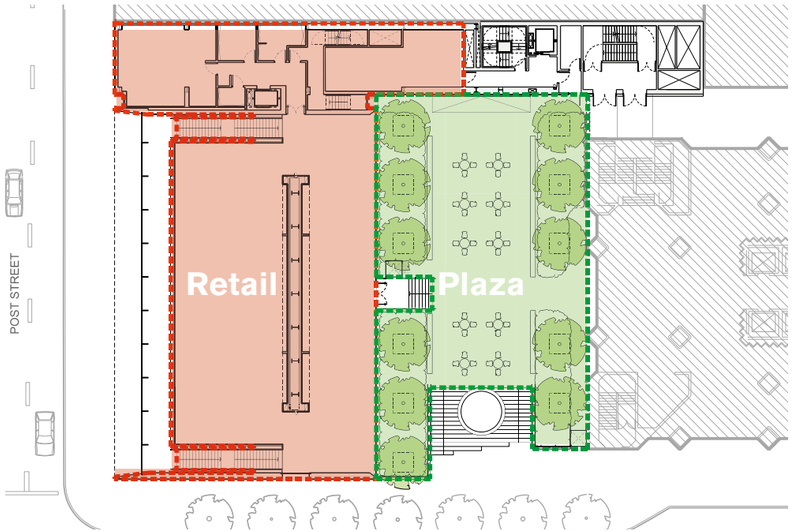
Compliance with Rehabilitation Standard 2: Detailing and Ornamentation
Certain details like this cornice, though a contemporary interpretation, mimics the character-defining features of its neighboring buildings.

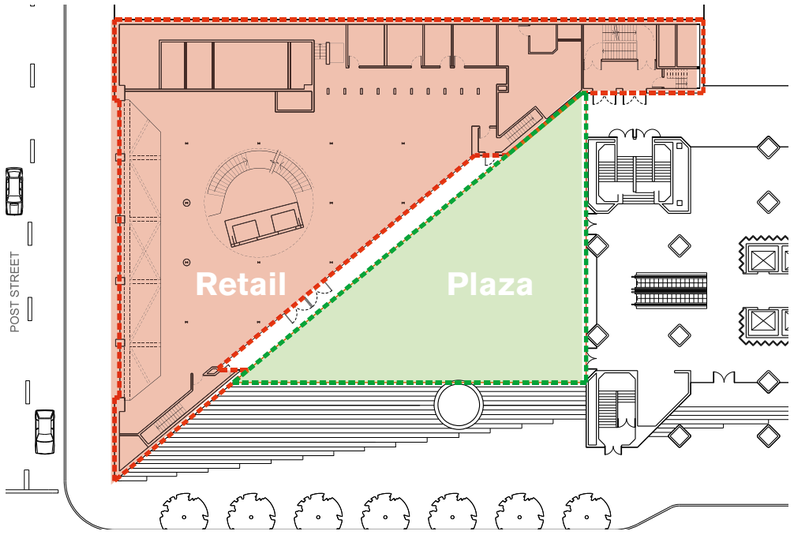


Massing
The rectilinear massing fits well in the Disctrict.

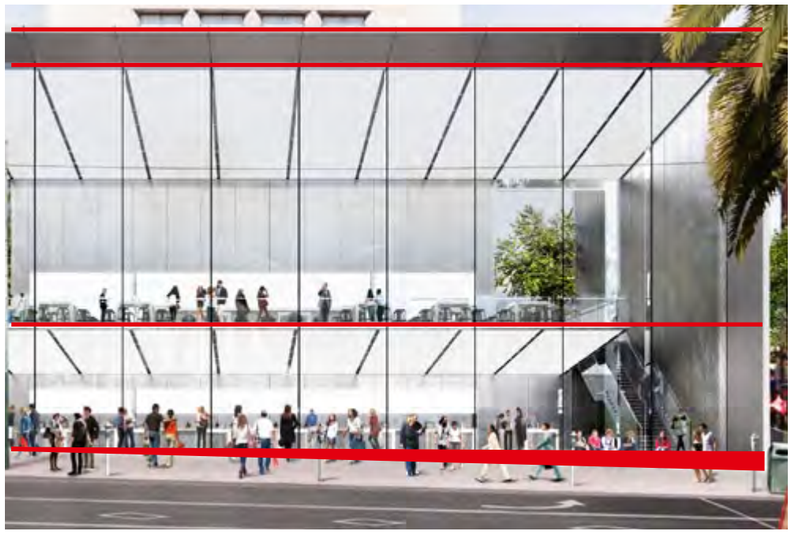


Scale
The 'fin' divisions act as mullions that break up the glass facade, similar to the other contributing structures of the District.





Compliance with Rehabilitation Standard 1
The proposed design includes the same use of the property, but with better spatial relationships that are more indicative of the District. As it is now (ABOVE RIGHT), the building and plaza introduce sharp angles not exhibited elsewhere in the Conservation District. The new design (ABOVE LEFT), maintains those uses, but in a rectilinear manner that is found in the rest of the District.

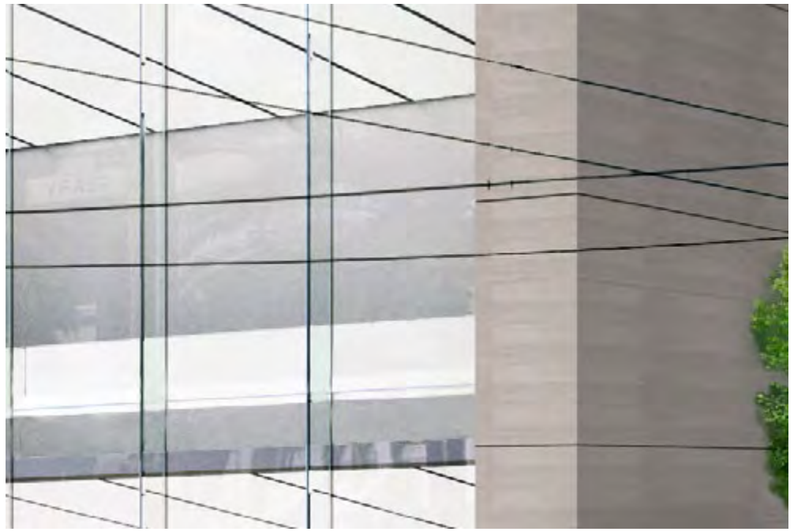


Composition
The proposed building does convey the prevailing pattern of two /three-part vertical composition by way of a solid plinth at the bottom and a visible mezzanine level within the building.

5.5 Application Packet for Major Permit to Alter

Building materials comparison

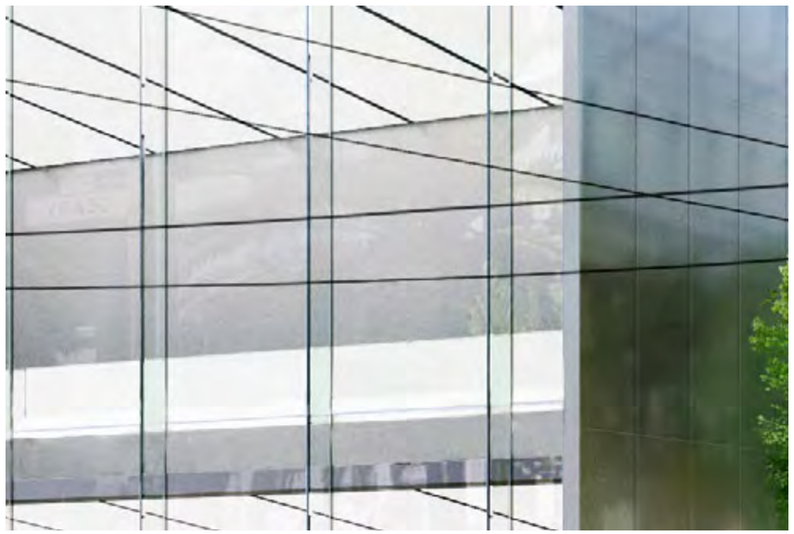
Honed stone



Honed stone

- Stone wall system evokes a different, more massive architectural language.
- Wall thickness needs to increase with the stone material due to weight and increased structural support requirements and visual massing.
- The stone material does not provide animation to the wall.
- Stone wall design represents older store direction.
- Cleaning and protection from environmental pollution issues with stone material.
- This option is not preferred by the project sponsor.

Bead blasted stainless steel



Bead blasted stainless steel

- Stainless steel panels emphasize the precision of the building design.
- Wall thickness is kept to a minimum with metal panel system.
- The stainless steel panels allow muted reflections, increasing the animation of the Stockton Street elevation.
- Stainless steel wall design represents the future direction of owners stores.
- Optimized maintenance and replacement strategy for stainless steel panels.

Proposed Design Compliance with Rehabilitation Standard 5
As a non-contributing site to the District, no distinctive features will be affected. The fountain will be unmodified in its move, retaining its distinctive characteristics as a historic resource and function on the plaza steps.

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

By moving the Grand Hyatt Plaza fountain at the plaza stairs, the proposed project will preserve the distinctive materials, features, finishes, construction techniques, and craftsmanship that characterize the fountain as a historic resource.

The proposed project will not affect distinctive materials, features, finishes, and construction techniques that characterize the Kearny-Market-Mason-Sutter Conservation District. This is primarily because construction of the proposed project on a non-contributing site will not affect any nearby contributing resources to the historic district such that their materials, features, finishes, and construction techniques would be impacted.

As designed, the proposed project will be in compliance with Rehabilitation Standard 5.

Rehabilitation Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed project does not involve the replacement of deteriorated or missing features on any resources within the Kearny-Market-Mason-Sutter Conservation District.

As designed, the proposed project will be in compliance with Rehabilitation Standard 6.

Rehabilitation Standard 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The proposed project does not entail the cleaning or repair of historic materials.

As designed, the proposed project will be in compliance with Rehabilitation Standard 7.

Rehabilitation Standard 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

The proposed project includes excavation work. If any archaeological material should be encountered during this project, construction should be halted and proper mitigation undertaken.

As designed, the proposed project will comply with Rehabilitation Standard 8.

Rehabilitation 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 shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and environment.*

The proposed project includes moving an existing historic resource (the fountain) approximately 10 feet at the stairs to the plaza; demolishing a non-historic structure; construction of a new volume on the site, and redesign of the plaza. As described in Standards 2 and 5, the project will preserve historic materials and features that characterize the Grant Hyatt Plaza fountain. Spatial relationships between the fountain and adjacent buildings will change, though placement within the plaza is not a character-defining feature of the fountain. The role of the fountain, as focal point of movement between sidewalk and plaza, will remain the same.

The project will not destroy existing historic materials, features, and spatial relationships that characterize the Kearny-Market-Mason-Sutter Conservation District. The new work will be differentiated from the historic buildings in the Kearny-Market-Mason-Sutter Conservation District through the use of modern materials and new construction methods. It will be compatible with the size and massing of buildings in the Conservation District and will be substantially compatible with the characteristic composition, scale, materials, and detailing of the Conservation District.

As designed, the proposed project to move the fountain will be in compliance with Rehabilitation Standard 9, while the construction of a new building on the site will substantially comply with Standard 9 in association with the Kearny-Market-Mason-Sutter Conservation District.

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

The proposed project moves the location of the Grand Hyatt Plaza fountain, an individually eligible historic resource, within the plaza. This action could be reversed, and therefore, would not permanently impair the historic property.

The proposed project also involves the demolition of a non-historic and non-contributing building (300 Post Street) within the Kearny-Market-Mason-Sutter Conservation District and construction of a new building in that location. Because the existing building is not a contributing resource, whether the new building is retained or removed in the future, neither condition would impair the essential form and integrity of the surrounding Kearny-Market-Mason-Sutter Conservation District.

As designed, the proposed project will be in compliance with Rehabilitation Standard 10.

Compliance with Rehabilitation Standard 9

The new construction will not alter historic features of the district. The design will be distinct from, but compatible with, the character of the District. As the fountain's use will remain the same in its move within the plaza, its role on the property will not change.

5.5 Application Packet for Major Permit to Alter

Major Permit to Alter Findings

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 project the public safety.

   Neither of the buildings at 300 Post Street/345 Stockton Street have been found eligible for listing in the California Register or as a San Francisco Landmark. The property as a whole is a non-contributing resource (Category V) within the Kearny-Market-Mason-Sutter Historic District. Therefore, the buildings are not considered historic resources and do not exhibit distinguishing qualities or character that should be preserved.

   The Grand Hyatt Plaza fountain, designed in 1972 by Ruth Asawa, has been found to be eligible for listing as an individual resource in the California Register. The project proposes to move the fountain approximately 10 feet, whereby its original qualities and character will be retained. Most important, it will remain the focal point of stairs between the Stockton Street sidewalk and a redesigned plaza.

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

   Similar to the above statement, the buildings at 300 Post Street/345 Stockton Street are not considered historic resources. They do not feature stylistic features or examples of skilled craftsmanship that should be preserved.

   The integrity of stylistic features and examples of skilled craftsmanship will be preserved when the Grand Hyatt Plaza fountain is moved.

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 pictorial 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.

   The project involves demolition of a non-historic building (300 Post Street), wherein there are no distinctive architectural features to be retained. Distinctive features of the Grand Hyatt Plaza fountain will be retained. The project does not involve repairing or replacing deteriorated features. No features will be replaced based on duplication or conjectural designs.

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

   The project does not involve alterations, but rather, complete demolition of both 300 Post Street (non-historic resource) and moving the Grand Hyatt Plaza fountain (historic resource) at the plaza stairs.

5. The degree to which distinctive features need be retained may be less when the alteration is to exterior elements not constituting a part of a principal façade or when it is an alteration of the ground-floor frontage in order to adapt the space for ground-floor uses.

   The project does not involve alterations, but rather, complete demolition of both 300 Post Street (non-historic resource) and moving the Grand Hyatt Plaza fountain (historic resource) at the plaza stairs.

6. In the case of Significant Building – 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.

   The proposed project does not involve a Category I building. The property at 300 Post Street/345 Stockton Street is a Category V property (non-contributing to the Kearny-Market-Mason-Sutter Conservation District).

7. In the case of Significant Buildings – Category II, a new structure or addition, including one of greater height than the existing building, may be permitted on that portion of the lot not restricted in Appendix B even if such structure or addition will be visible when viewing the principal facades at ground level, provided that the structure or addition does not affect the appearance of the retained portion as a separate structure when so viewing the principal facades and is compatible in form and design with the retained portion. Alteration of the retained portion of the building is permitted as provided in paragraphs (1) through (6) of this subsection (b).

The proposed project does not involve a Category II building. The property at 300 Post Street/345 Stockton Street is a Category V property (non-contributing to the Kearny-Market-Mason-Sutter Conservation District)..

6.1 Comparisons
Elevations


SONOMA

6.2 Comparisons
Existing and Proposed Massing

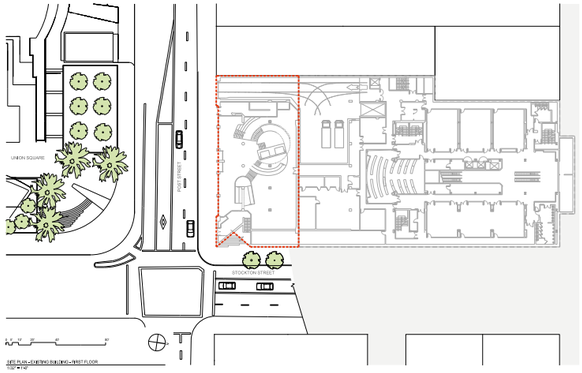

TIFFANY & CO.
Levi's
Sold & Serviced by Western
SYNERGY

6.2 Comparisons
Existing and Proposed Massing

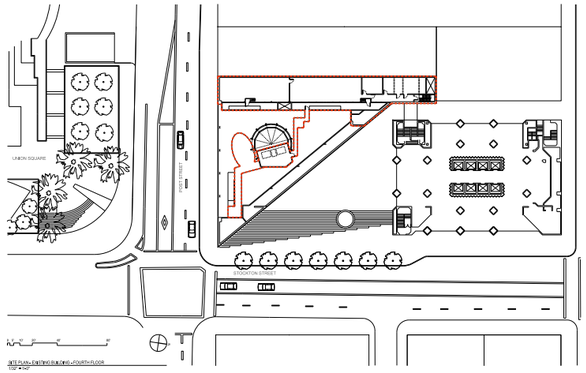

SAKS FIFTH AVENUE

6.3 Comparisons

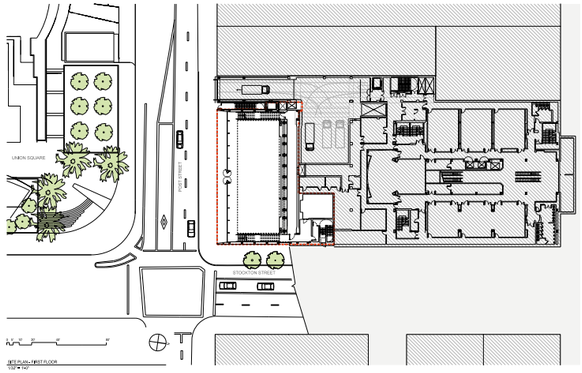
FAR Studies



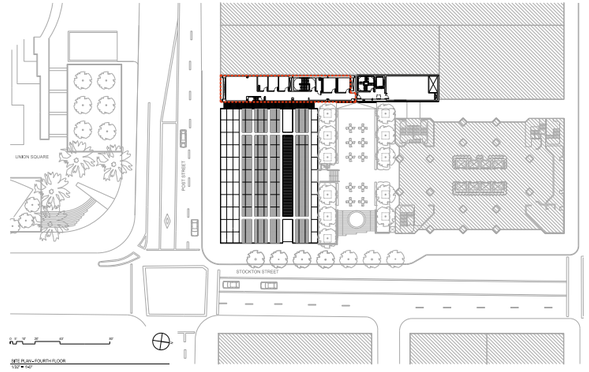
1st Floor Gross Area = 8,796 SF



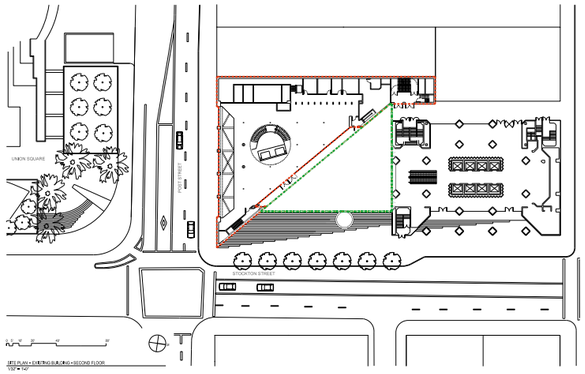
4th Floor Gross Area = 6,140 SF



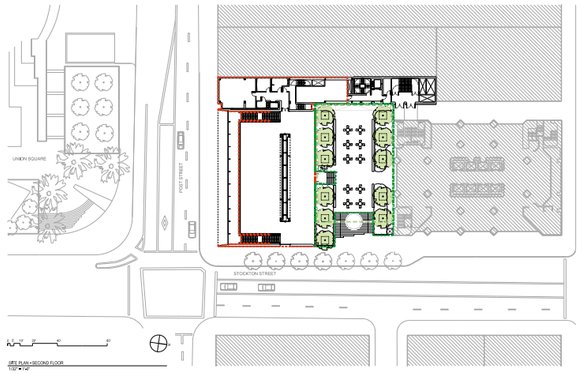
1st Floor Gross Area = 8,153 SF



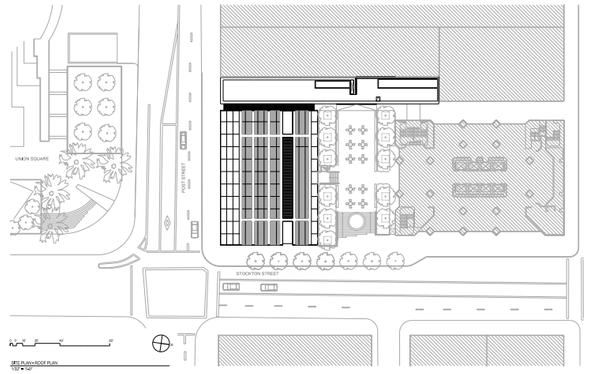
4th Floor Gross Area = 2,426 SF



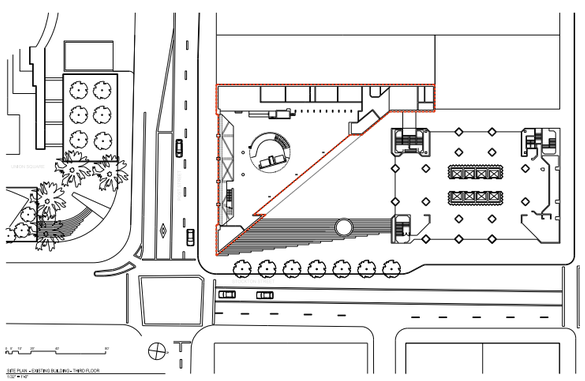
2nd Floor Gross Area = 11,151 SF



2nd Floor Gross Area = 9,223 SF



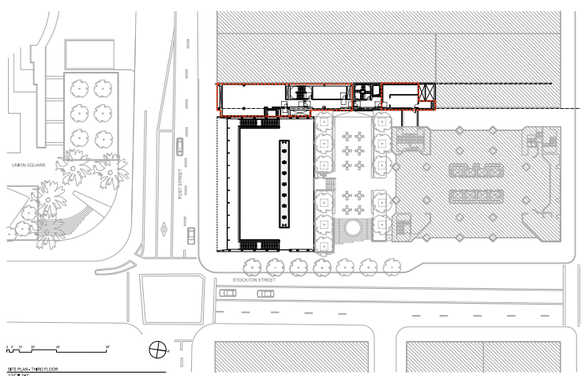
Roof Level Plan



3rd Floor Gross Area = 11,147 SF

Existing Plaza Area = 4,586 SF

Levi's Store and Support Areas = 37,234 SF



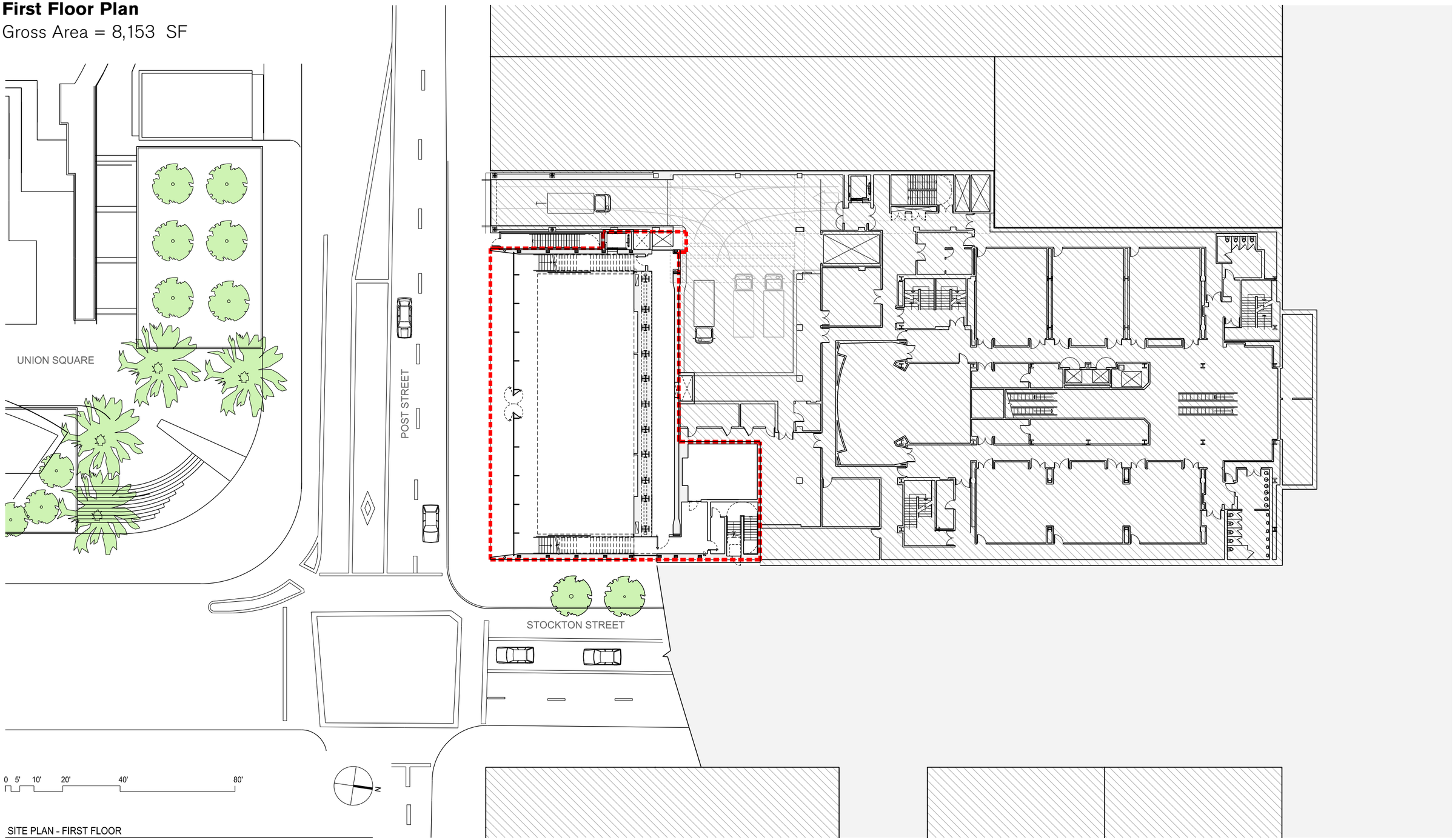
3rd Floor Gross Area = 3,668 SF

Proposed Plaza Area = 6,059 SF

Apple Store and Support Areas = 23,470 SF

First Floor Plan

Gross Area = 8,153 SF

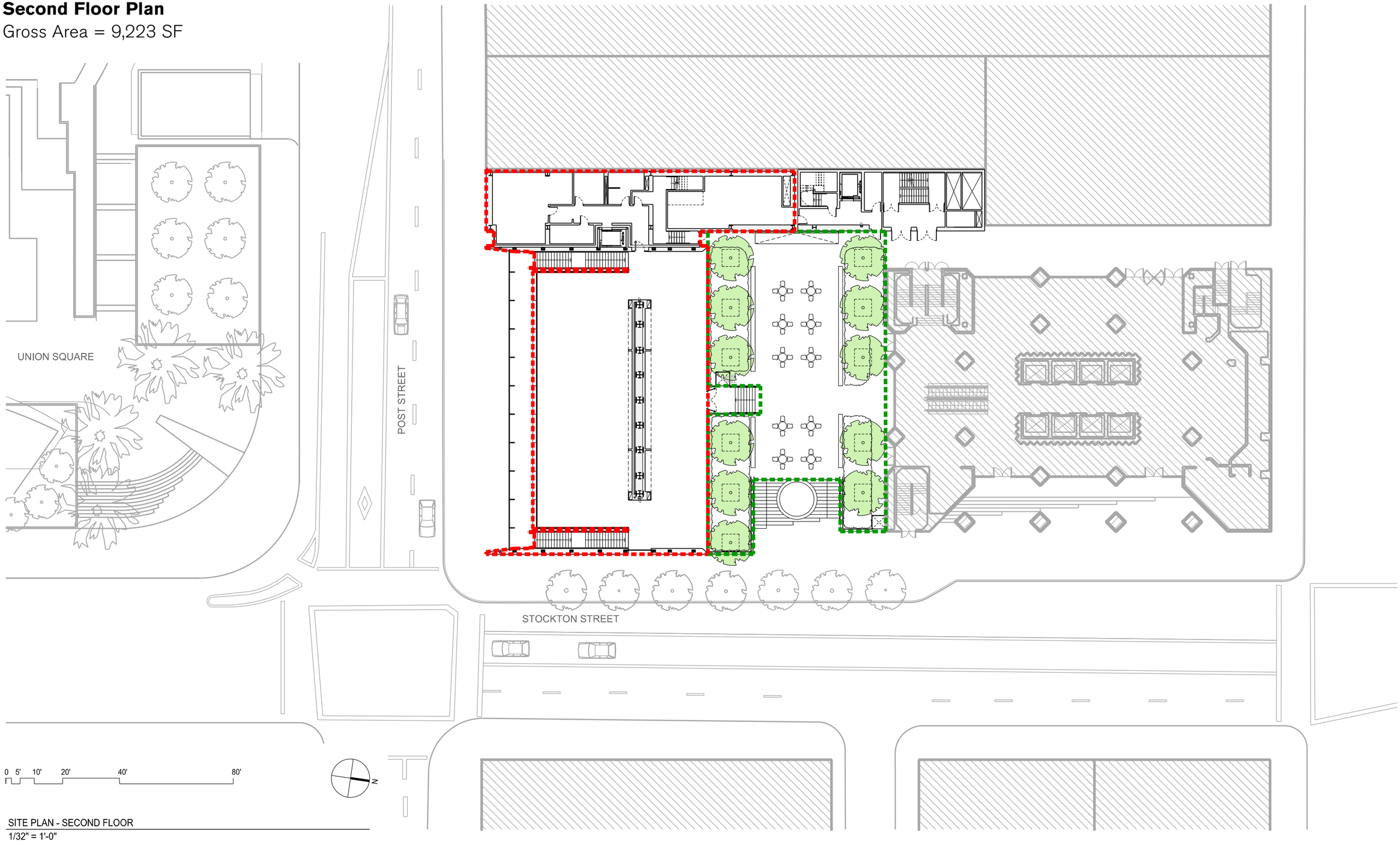


SITE PLAN - FIRST FLOOR

1/32" = 1'-0"

Second Floor Plan

Gross Area = 9,223 SF

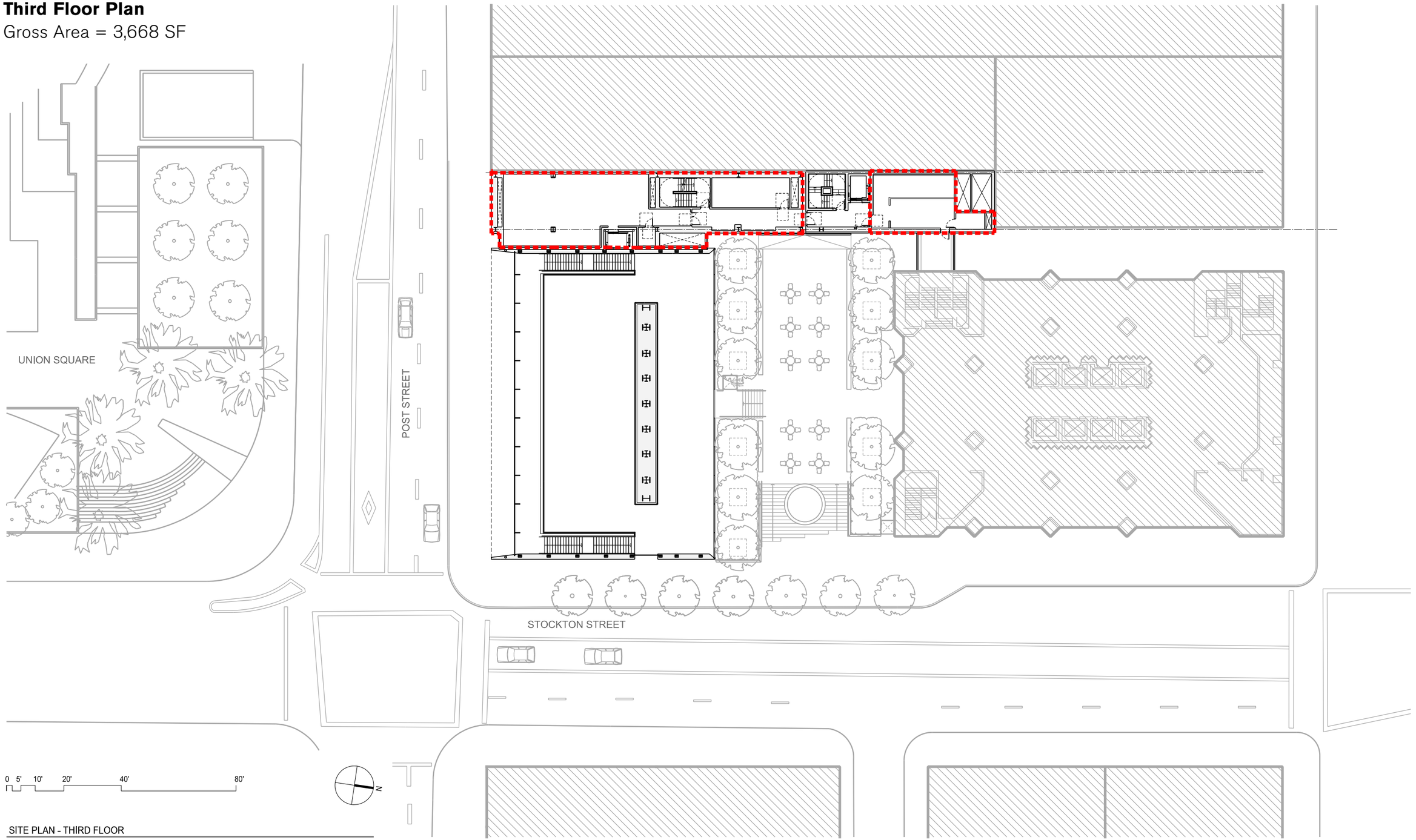


SITE PLAN - SECOND FLOOR

1/32" = 1'-0"

Third Floor Plan

Gross Area = 3,668 SF

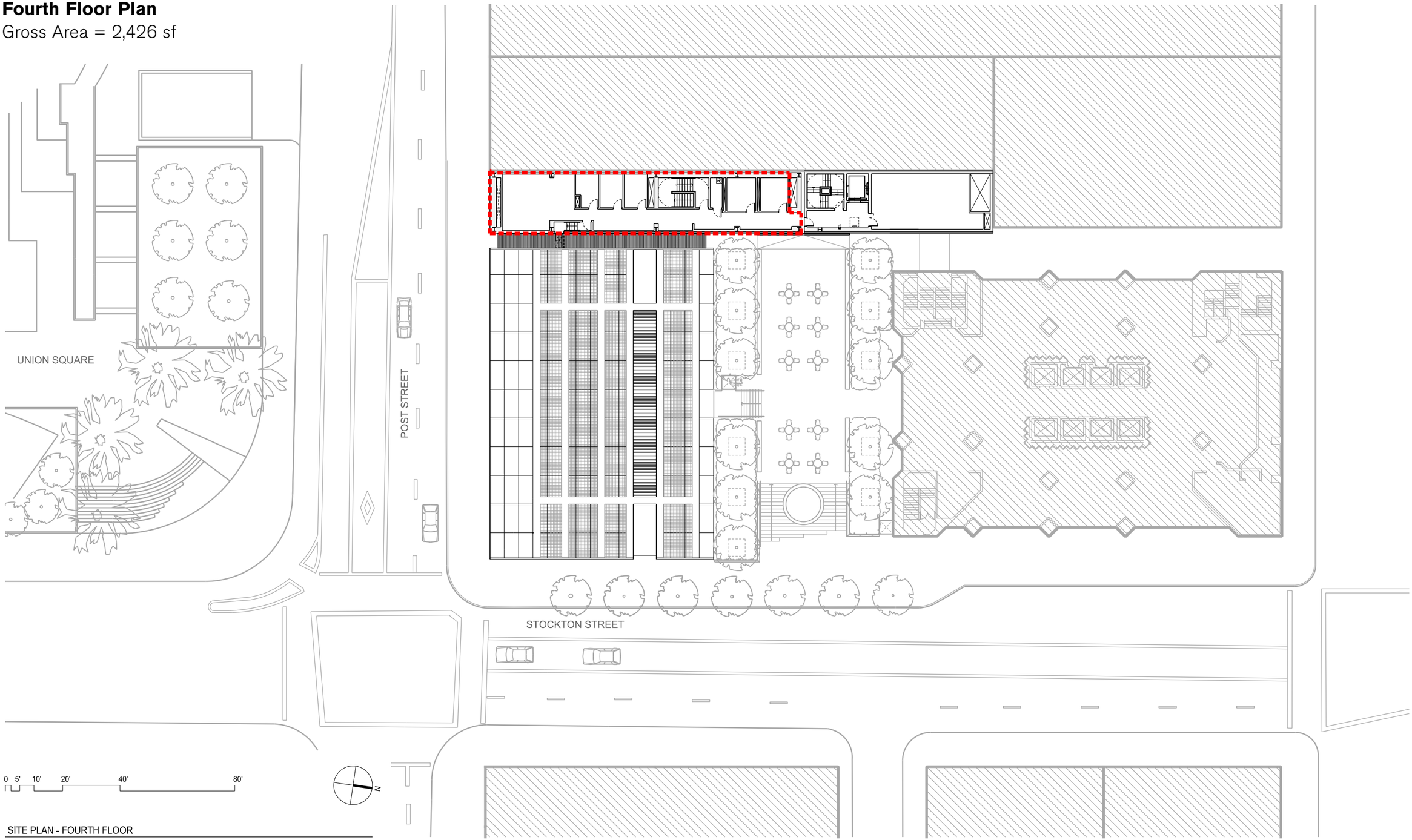


SITE PLAN - THIRD FLOOR

1/32" = 1'-0"

Fourth Floor Plan

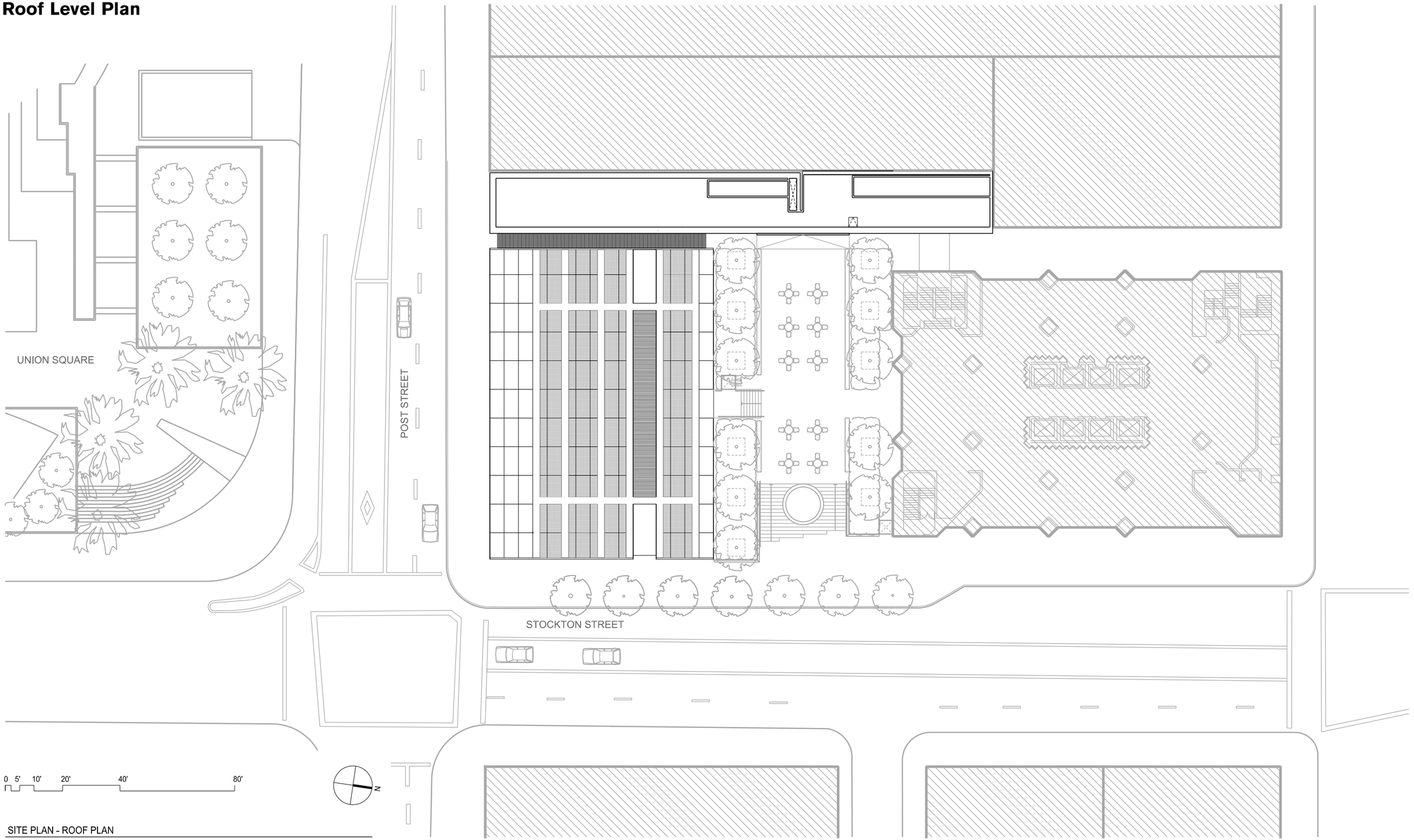
Gross Area = 2,426 sf



SITE PLAN - FOURTH FLOOR

1/32" = 1'-0"

Roof Level Plan



SITE PLAN - ROOF PLAN
1/32" = 1'-0"

7.1 Renderings
Aerial View

7.1 Renderings
Front Views


SONOMA

Renderings
Oblique Views


TIFFANY & CO.
HYATT

Renderings
Rear Views

Renderings
Plaza Views

Apple Stores
5th Avenue

Apple Stores
Amsterdam

Apple Stores
Bahnhofstrasse

Apple Stores
Berlin

Apple Stores
Bluewater

Apple Stores
Covent Garden

Apple Store
North Michigan Avenue

Apple Stores
Palo Alto

Apple Stores
Regent Street

Apple Stores
Upper East Side