



SAN FRANCISCO PLANNING DEPARTMENT

Permit to Alter Case Report

HEARING DATE: DECEMBER 4, 2013

Filing Date: June 5, 2013
Case No.: **2013.0726H**
Project Address: **200 California Street**
Category: Category V (Unrated)
Conservation District: Front-California
Zoning: C-3-O (Downtown-Office)
75-X Height and Bulk District
Block/Lot: 0237/006
Applicant: Scott Brady
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PROPERTY DESCRIPTION

200 CALIFORNIA STREET is located on the north side of California Street between Front Street and Battery Street (Assessor's Block 0237; Lot 006). The subject building is a Category V (Unrated) property within the Front-California Conservation District, which is locally designated under Article 11, Appendix H of the Planning Code. It is located within a C-3-O (Downtown-Office) Zoning District with a 75-X Height and Bulk limit.

200 California Street was a Compatible Replacement Building under Section 1109(c) of the Planning Code and originally constructed in 1989 in the location of the historic Current Home Savings of America Building. The subject building is a six-story reinforced concrete Post Modern style building. 200 California Street features a tripartite composition with sandstone and limestone cladding, multi-lite aluminum windows, and a prominent corner bay.

PROJECT DESCRIPTION

The proposed project is to alter the building exterior and remove the clock tower at the corner bay that projects above the main roof line. Specifically, the proposal includes:

- Rehabilitation of existing windows to accommodate new operable sash including at corner bay;
- Removal of the existing non-functioning clock tower above the corner bay;
- Cleaning and coating existing sandstone and limestone cladding to lighten its color; and

Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

The proposed project will require a Building Permit.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11

Pursuant to Section 1110 of the Planning Code, unless delegated to the Planning Department Preservation Staff through the Minor Permit to Alter process pursuant to Section 1111.1 of the Planning Code, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition for Significant buildings, Contributory buildings, or any building within a Conservation District. In evaluating a request for a Permit to Alter, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, Section 1111.6 of the Planning Code, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

SECTION 1111.6 OF THE PLANNING CODE

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

- (a) The proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.

The proposed project is consistent with Article 11.

- (b) For Significant Buildings/Properties - Categories I and II, and for Contributory Buildings - Categories III and IV, proposed alterations of structural elements and exterior features shall be consistent with the architectural character of the building, and shall comply with the following specific requirements:

- (1) The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.

The proposed project involves the rehabilitation of existing windows to accommodate new operable sash including at corner bay. New operable sash will align with existing mullion patterns at windows and will be minimally visible. This alteration will not damage the character of the building. However, the proposal to install a new guardrail at the corner bay in front of new operable sash will detract from the prominent corner bay. The project also proposes to remove the existing non-functioning clock tower located above the corner bay and

staining of existing exterior sandstone and limestone cladding. The clock tower is not a distinctive architectural feature and its removal along with lightening the color of sandstone and limestone cladding is consistent with the overall appearance of the building and will make the building more consistent with the Front-California Conservation District. Original qualities and character of the building will be maintained including the overall scale, design, patterns, and material of the building.

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

As described above, the proposed project will not result in the loss of distinctive stylistic features or examples of skilled craftsmanship that characterize the building.

- (3) Distinctive architectural features which are to be retained pursuant 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.

No distinctive architectural features of the building will be removed as part of the proposed project. In the event replacement is necessary, the new material will match existing in composition, design, material, texture and other visual qualities. If new sandstone and limestone panels require repair or replacement, new materials will match existing and be stained to match the new color.

- (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 rehabilitation of existing windows to accommodate new operable sash will not destroy significant exterior architectural material. Such modification will be in the same material and pattern, and will be minimally visible. Removal of the clock tower does not change the scale and design of the building and instead brings the building to be more consistent with the surrounding conservation district. The change in color of existing sandstone and limestone cladding is also consistent with the surrounding buildings and district. Overall, the proposed project is compatible with the size, scale, color, materials and character of the existing building and these change are compatible with the overall design of the building.

THE SECRETARY OF THE INTERIOR'S STANDARDS

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

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

The proposal is to alter the building exterior of a non-historic building that was determined compatible with the Front-California Conservation District. The rehabilitation of existing windows to accommodate operable sash, removal of the existing non-functioning clock tower located above the roof line, and staining of existing sandstone and limestone cladding to a lighter color will not remove distinctive materials, nor irreversibly alter features that characterize the property. The existing clock tower is not a character-defining feature and the compatible character of the property including prominent corner bay, masonry cladding, and fenestration pattern will be retained and preserved.

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

The proposed project does not include changes that create a false sense of historic development. Alterations including the removal of existing clock tower and changing the sandstone and limestone cladding color will make the building more compatible with the surrounding conservation district.

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

The subject property was constructed in 1989 in a scale and size determined to be compatible with the conservation district. The building has not acquired historic significance in its own right but character-defining elements such as the window proportions, prominent corner bay, smooth and rusticated stone, and modern ornamentation will all be retained and preserved.

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

The distinctive features and finishes of the building will be retained and preserved. The proposed alteration to the building including installing new operable sash at existing aluminum windows, staining of exterior sandstone and limestone cladding and ornamentation, and the removal of the existing clock tower are compatible the surrounding conservation district. The existing clock tower is not a distinctive feature and the corner bay will be retained to provide the prominence of that intersection.

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 project does not propose to remove or replace any existing architectural elements that characterize the building. If repair or replacement is necessary, repairs and new elements will match the existing in material, design, texture, and finish.

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

The proposed staining of existing sandstone and limestone cladding will include a permeable mineral coating compatible with the physical and chemical properties of the existing sandstone and limestone cladding. The mineral coating will not cause damage to existing cladding.

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

Proposed exterior alterations including the rehabilitation of existing windows to accommodate new operable sash, removal of the existing clock tower and changing the color of existing sandstone and limestone cladding will not destroy historic materials and features that characterize the building. The original form of the building will remain the same and the mineral staining is compatible with the existing sandstone and limestone cladding. Removal of the clock tower at the corner located above the roof line will not change the overall size, scale, proportion, and massing of the existing property and its environment. Instead, the removal of this element will make the building more compatible with the character of the surrounding conservation district.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received two public inquiries for general information about the proposed project.

ISSUES & OTHER CONSIDERATIONS

In 1986, the subject building was determined by the Planning Commission to be compatible in scale and design and deemed to be a Compatible Replacement Building and eligible under Section 1109(c) as a Preservation Lot for the transfer of Transferable Development Rights (TDR). In the Planning Commission report (File No. 86.223X, Motion No. 10830), the overall building scale and design, corner clock tower, stone cladding, and ornamentation and details were listed as findings, and not conditions of approval. See attached report.

In 1989, the subject building at 200 California Street was constructed. In 2006, a Certificate of Transfer of TDR was issued by the Zoning Administrator to transfer TDR from the site.

STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 11 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy the character of the subject building and will remain a Compatible Replacement Building under Section 1109(c).

Rehabilitation of Existing Aluminum Windows

Existing aluminum fixed windows will be rehabilitated to accommodate new operable sash that match existing in material, design, profile, and finish. The modification will be minimally visible from the exterior and will allow building occupants access to natural ventilation.

Removal of Existing Clock Tower

The removal of the non-functioning clock tower located above the roof line of the corner bay will bring the building to become more consistent with the surrounding buildings and conservation district. The overall scale, form with prominent corner bay, and proportion of window to solid, rusticated masonry cladding, and Renaissance Revival style ornamentation including at cornice are features which are distinct to the district. The proposed project will retain these features. Projecting elements above the roof line such as the clock tower are not character-defining features found in the Front-California Conservation District and thus, its removal will make the building more consistent with the surrounding conservation district. Staff finds that the character of the building will be retained and preserved and will result in becoming more compatible with the surrounding buildings and the Front-California Conservation District.

Staining of Existing Sandstone & Limestone Cladding

Existing sandstone and limestone cladding at the building exterior will be stained using a mineral coating to lighten the color of the stone. The mineral coating is a permeable material that is compatible with the physical and chemical properties of the existing sandstone and limestone material and will not damage the character of the building. The proposed light color appears to be consistent with the colors of white, grey masonry and terra cotta found in the Front-California Conservation District.

In order to ensure that details of the proposed project are consistent with the scope of work above, the Department recommends the following conditions of approval:

1. Prior to issuance of the Architectural Addendum, specifications for the cleaning and coating of existing sandstone and limestone, and sealant for stone joints will be forwarded for review and approval by Planning Department Preservation Staff.
2. Prior to issuance of the Architectural Addendum, dimensioned details including existing and new for the removal of the clock tower and the windows and guardrail at the corner bay will be forwarded for review and approval by Planning Department Preservation Staff.
3. Prior to issuance of the Architectural Addendum, a materials board including a sample of the finish for new sash and guardrail, colors of the mineral coatings, and any other coatings will be forwarded for review and approval by Planning Department Preservation Staff.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the provisions of Article 11 of the Planning Code regarding Major Alteration to a Category V (Unrated) Property and the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion

Parcel Map

Sanborn Map

Aerial Photo

Zoning Map

Site Photos

Planning Commission Report (Motion No. 10830),

Major Permit to Alter Application

Project Sponsor submittal, including:

- Project Background and Proposed Alterations
- Photos of Existing Building
- Drawings including elevations and details

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXXX Permit to Alter MAJOR ALTERATION

HEARING DATE: DECEMBER 4, 2013

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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE CATEGORY V (UNRATED) PROPERTY LOCATED ON LOT 006 IN ASSESSOR'S BLOCK 0237. THE SUBJECT PROPERTY IS WITHIN A C-3-O (COMMERCIAL-OFFICE) ZONING DISTRICT AND A 75-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 5, 2013, Scott Brady of Huntsman Architectural Group ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter for an exterior restoration. The subject building is located on Lot 006 in Assessor's block 0237, a Category V (Unrated) building locally designated under Article 11, Appendix A of the Planning Code and determined to be a Compatible Replacement Building under Section 1109(c). Specifically, the proposal includes:

- Rehabilitation of existing windows to accommodate new operable sash including at corner bay;
- Removal of the existing non-functioning clock tower above the corner bay;

- Cleaning and coating existing sandstone and limestone cladding to lighten its color; and

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

WHEREAS, on December 4, 2013, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2013.0726H ("Project").

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

MOVED, that the Commission hereby **APPROVES WITH CONDITIONS** the Permit to Alter, in conformance with the architectural plans dated December 4, 2013 and labeled Exhibit A on file in the docket for Case No. 2013.0726H based on the following findings:

CONDITIONS OF APPROVAL

1. Prior to issuance of the Architectural Addendum, specifications for the cleaning and coating of existing sandstone and limestone, and sealant for stone joints will be forwarded for review and approval by Planning Department Preservation Staff.
2. Prior to issuance of the Architectural Addendum, dimensioned details including existing and new for the removal of the clock tower and the windows and guardrail at the corner bay will be forwarded for review and approval by Planning Department Preservation Staff.
3. Prior to issuance of the Architectural Addendum, a materials board including a sample of the finish for new sash and guardrail, colors of the mineral coatings, and any other coatings will be forwarded for review and approval by Planning Department Preservation Staff.

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 11:

The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 11 of the Planning Code:

- That the proposal respects the features that make this a Compatible Replacement Building;

- That the architectural character of the subject building will be maintained;
- That all alterations will not damage features that characterize the building and surrounding conservation district; and
- That the proposal will make the building more consistent with the Front-California Conservation District.

For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code and complies with the *Secretary of the Interior's Standards for Rehabilitation*.

3. **General Plan Compliance.** The proposed Permit to Alter is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Permit to Alter is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have an impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character of the building and surrounding conservation district in conformance with the Secretary of the Interior's Standards

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will provide sufficient off-street parking for the proposed units.

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

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

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

All construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 11 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 11 of the Planning Code regarding Major Alterations to Category V (Unrated) and Compatible Replacement Buildings.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Permit to Alter** for the property located at Lot 006 in Assessor's Block 0237 for proposed work in conformance with the architectural submittal dated December 4, 2013 and labeled Exhibit A on file in the docket for Case No. 2013.0726H.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXX. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

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

I hereby certify that the Historical Preservation Commission **ADOPTED** the foregoing Motion on December 4, 2013.

Jonas P. Ionin
Acting Commission Secretary

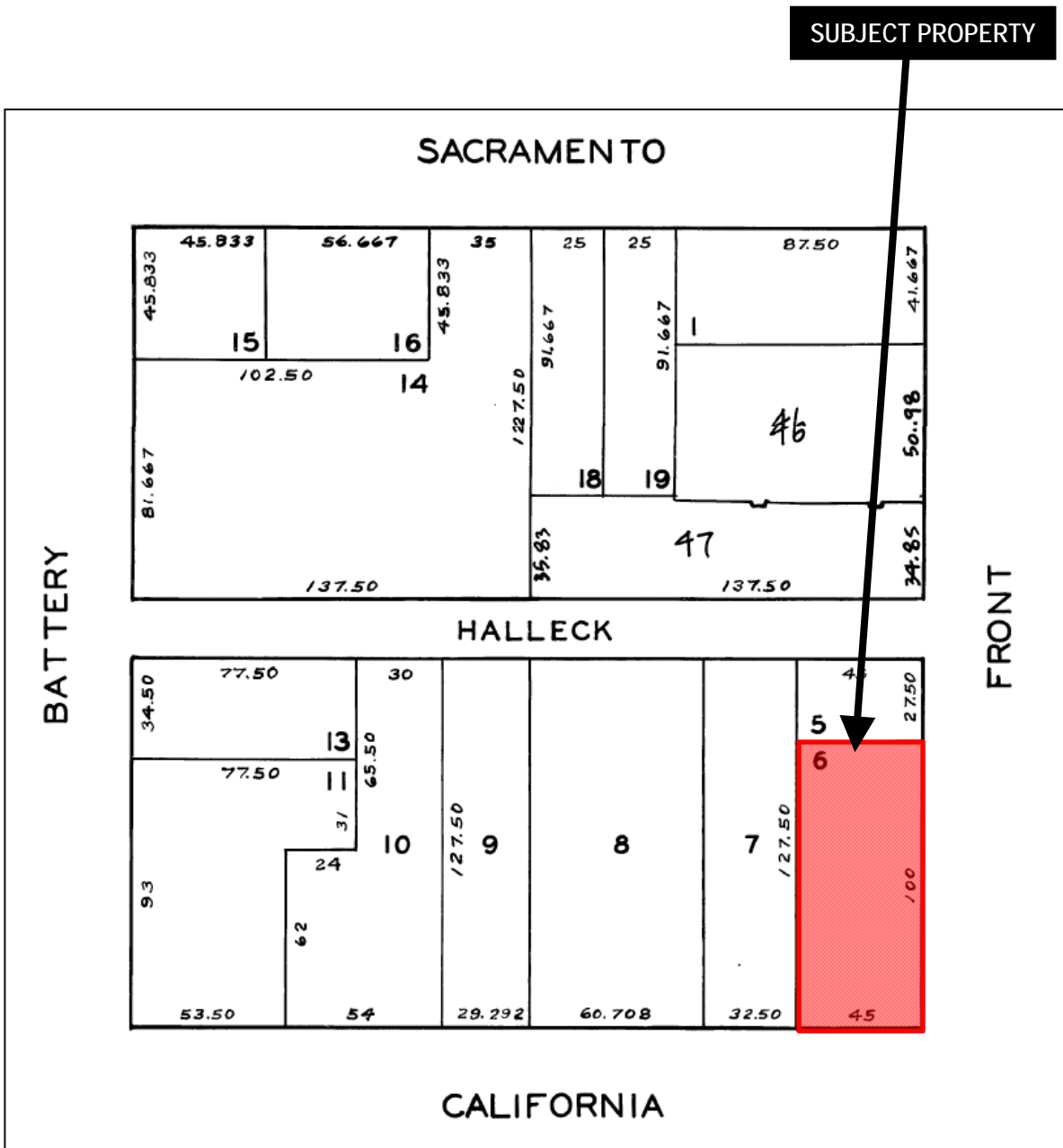
AYES:

NAYS:

ABSENT:

ADOPTED: December 4, 2013

Parcel Map



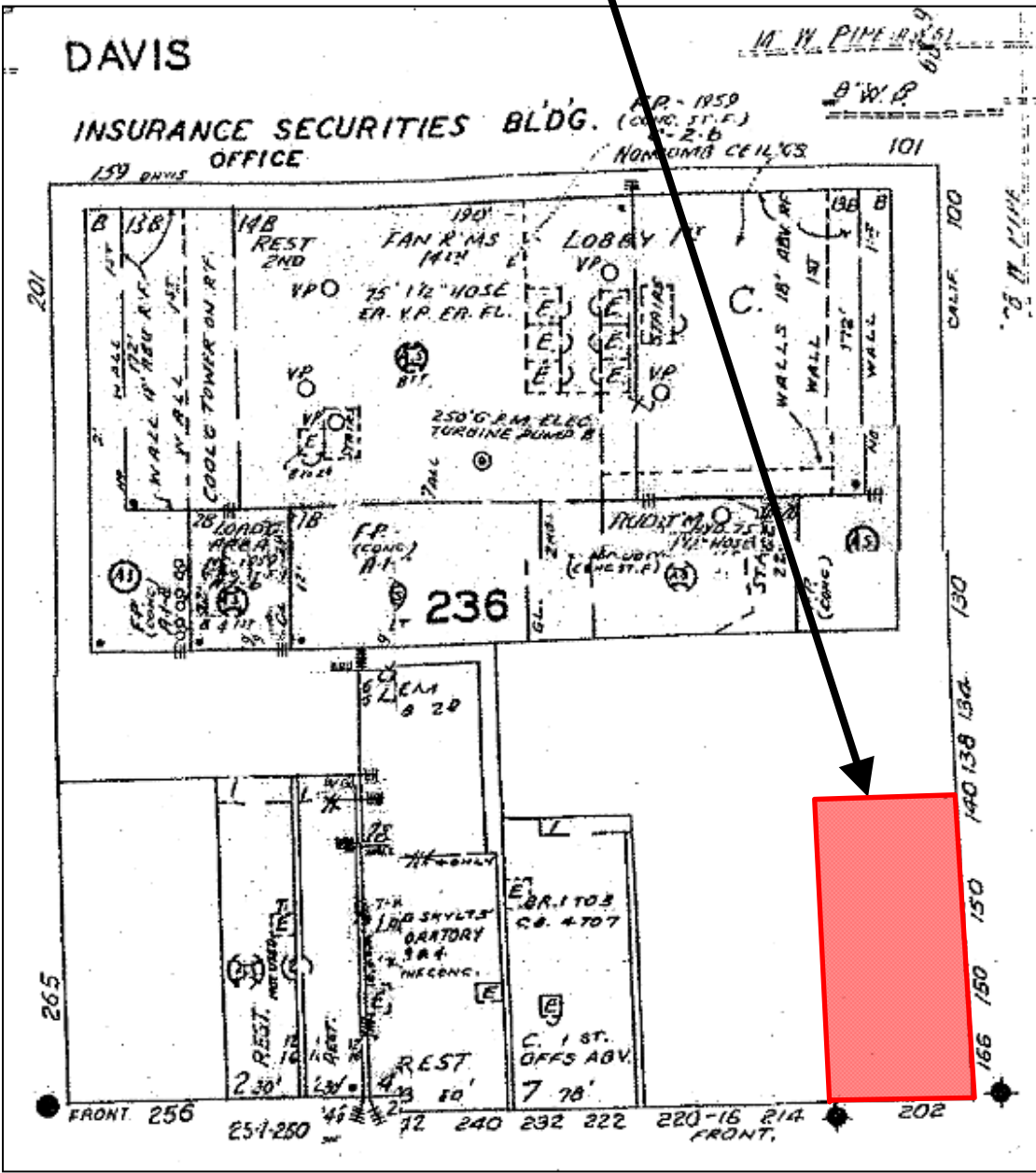
SUBJECT PROPERTY



Major Permit to Alter Hearing
 Case Number 2013.0726H
 200 California Street

Sanborn Map*

SUBJECT PROPERTY



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



Major Permit to Alter Hearing
Case Number 2013.0726H
200 California Street

Aerial Photo

SUBJECT PROPERTY



Major Permit to Alter Hearing
Case Number 2013.0726H
200 California Street

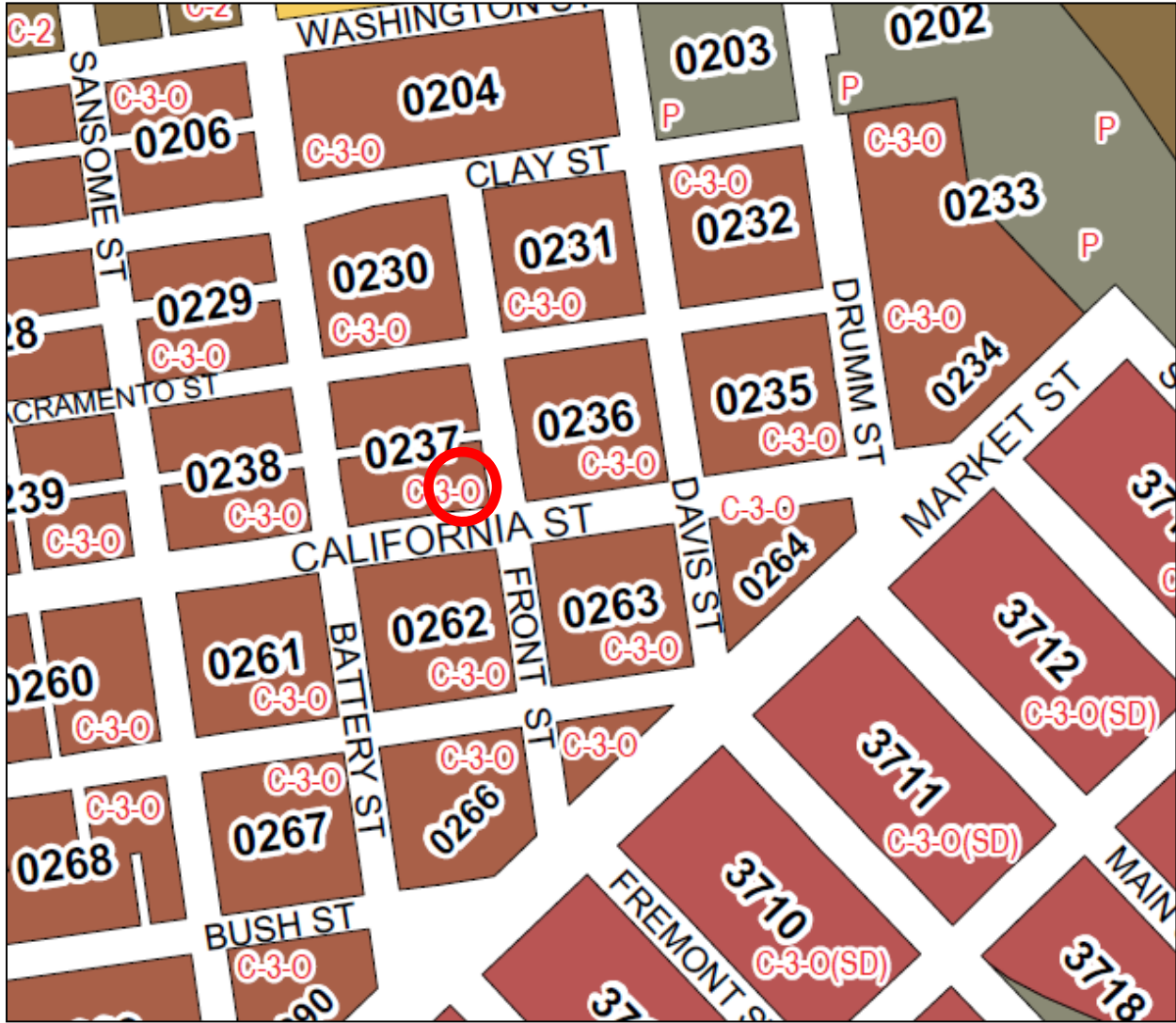
Aerial Photo

SUBJECT PROPERTY



Major Permit to Alter Hearing
Case Number 2013.0726H
200 California Street

Zoning Map



Major Permit to Alter Hearing
Case Number 2013.0726H
200 California Street

Site Photo



Major Permit to Alter Hearing
Case Number 2013.0726H
200 California Street

File No. 86.223X
200 California Street
Assessor's Block/Lot:237/6

SAN FRANCISCO
CITY PLANNING COMMISSION
MOTION NO. 10830

ADOPTING FINDINGS RELATING TO THE APPROVAL BY THE CITY PLANNING COMMISSION
PURSUANT TO SECTION 309 OF APPLICATION NO. 86.223X FOR A PROPOSED
OFFICE/FINANCIAL INSTITUTION STRUCTURE LOCATED AT 200 CALIFORNIA STREET

PREAMBLE

- A. Application No. 86.223X for review of a C-3 (Downtown) project under Section 309 of the City Planning Code (the "Application for Review") was filed for a proposed office/financial institution project at 200 California Street (the "Project") on or about August 26, 1986 by Home Savings of America ("Project Sponsor").
- B. The application for environmental evaluation for the Project was filed with the Department of City Planning (the "Department") on or about April 15, 1986.
- C. On September 21, 1986, the Department published a Preliminary Negative Declaration which concluded that the Project could not have a significant effect on the environment. A copy of the Preliminary Negative Declaration was posted and notice of its preparation was given as required by Chapter 31 of the San Francisco Administration Code. The Preliminary Negative Declaration was not appealed to the City Planning Commission (the "Commission").
- D. The Project is within the C-3-0 (Downtown Commercial) District, located at 200 California Street, on the northwest corner of Front and California Streets, Lot 6 of Assessor's Block 237. The 4,500 square foot site currently occupied by a three story mixed-use office/retail structure containing approximately 9,389 gross square feet (gsf) of office space, approximately 4,111 gsf of retail space and 6,100 gsf of unoccupied basement space. The existing building is designated as a Category V - Unrated structure and is not considered architecturally or historically significant. The project is within an 75-X Height and Bulk District, and is located within the California/Front Conservation District. The permissible floor area ratio (FAR) is 9:1.
- E. On or about October 9, 1986, the Commission adopted and issued the Final Negative Declaration for the Project and conducted a duly noticed public hearing on the Application for Review.

- F. The Project approved by this Motion involves the demolition of the existing Category V - Unrated building on the site and the construction of an office/financial institution building 6 stories above street level and approximately 74 feet in height. The corner of the building continues above the roofline in the form of a clock tower rising to a height of approximately 105.3 feet. The Project will contain approximately 26,983 square feet of gross floor area, adding approximately 17,594 square feet of office space to the site. The Project will also contain approximately 723 square feet of open space.
- G. In reviewing this application in accordance with the provisions of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (the "State Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"), the Commission has reviewed and considered the information contained in the Final Negative Declaration.
- H. In reviewing this application, the Commission has had available to it for its review and consideration the Planning Directors' Staff Report dated September 21, 1986 (the "Director's Report"), studies, letters, plans and reports pertaining to the Project contained in the Department's case files, has reviewed and has heard testimony and received materials from interested parties during the public hearings on the merits of the Project.

FINDINGS

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

1. The above recitals are accurate and also constitute findings of this Commission.
2. The Project conforms with all applicable standards of the City Planning Code and is allowed as a principal permitted use under current zoning regulations.
3. The Application For Review has been reviewed by the City Planning Commission pursuant to Section 309 of the City Planning Code.
4. The total floor area ratio of the Project, calculated in accordance with the City Planning Code, is approximately 6.0:1, which is less than the maximum permitted floor area ratio of 9.0:1.
5. The Commission has reviewed and hereby approves the Project's open space (the "Open Space") pursuant to City Planning Code Section 138(e) regarding the type, size, location, physical access, seating and table requirements, landscaping, availability of commercial services, sunlight and wind conditions and hours of public access, and further determines that the Open Space generally conforms to the Guidelines for Open Space. The Project will provide approximately 723 square feet of Open Space, approximately

181 square feet in excess of that required under Section 138. The Open Space will be in the form of a sidewalk widening on the Front Street public sidewalk near California Street, with seating and landscaping and food service provided by an independent vendor operating off a movable food cart or kiosk.

6. It is estimated that the Project would create a demand for 1 short-term and 5 long-term parking spaces. It is the City's policy as expressed in the Transportation Element of the Master Plan, as amended, that additional long-term parking should not be provided in the Downtown in order to encourage the use of public transit, vanpools, carpools, and other types of transportation mitigation measures. The parking deficit created by the Project would further this policy of the Master Plan.
7. The Final Negative Declaration indicates that the Project will provide a total increase in permanent employment on-site of approximately 39 additional jobs. Through this increase in jobs, the Project will help to foster economic growth in the City and further objectives and policies of the Master Plan.

I. EXCEPTION REQUESTED PURSUANT TO SECTION 309

Section 309(a) 7 of the City Planning Code provides that the Commission may grant exceptions to height limits for vertical extensions, as regulated under Section 260(b)(1)(G) of the Code. The Project requires an exception to the height limit for the construction of a clock tower extending approximately 30 feet above the height limit for the site to approximately 105.3 feet above street level.

Considering the criteria set forth in Section 260(b)(1)(G), which provides that the Commission may grant an exception to the height limit of up to 75 feet for vertical extensions which would enhance the visual appearance of the structure, the Commission hereby approves the requested exception.

II. DETERMINATIONS OF COMPLIANCE

A. Section 138 - Open Space

The Commission has reviewed and hereby approves the Project's open space pursuant to Section 138(e) regarding the type, size, location, physical access, seating and table requirements, availability of commercial services, sunlight and wind conditions and hours of public access. The Commission further determines that the Project also generally conforms to the "Guidelines for Open Space" of the Downtown Plan. Said approval and determination are based upon the following:

1. Size. The Project will contain approximately 723 square feet of outdoor open space; 542 square feet are required under Section 138.
2. Location. The improvement of the sidewalk will enhance its pedestrian circulation and recreational functions.
3. Seating. Subject to the approval of the Department of Public Works and the Arts Commission, tables and benches will be placed in the improved area of the sidewalk.
4. Landscaping Design. Subject to the approval of the Department of Public Works, potted shrubs and flower planters will be placed on the improved area of the sidewalk. Paving patterns and materials also will build on those that are existing.
5. Sunlight. The open space will provide the maximum use of the available sunlight.

The Conditions set forth as Exhibit A to this Motion include a more detailed description of the Open Space to be provided.

- B. Section 139 - Downtown Park Special Fund. The Project would meet the requirement of two dollars per square foot of net additional office space, contributing approximately \$36,000 to the fund.
- C. Section 149 - Type and location of Art Work
Section 149 of the Planning Code requires a Project to include works of art costing an amount equal to 1 percent of the cost of construction of the building in clearly visible on-site areas, including open space areas, and requires the Commission to approve the "type and location of the art work, but not the artistic merits of the specific art work proposed." The types of permitted art work include sculptures, bas-reliefs, murals, mosaics, decorative water features, or other work permanently affixed to the building. The Commission, after considering the Director's Report and other material and information before the Commission, hereby approves, pursuant to Section 149, the type and location of the art work proposed to be included in the Project as described below. While it is difficult to predict the precise amount, based upon the current Project Sponsor anticipated construction cost of \$2.55 million, the Project will include art work costing approximately \$25,500. The primary art work will be a free standing sculpture on a pedestal, to be placed in the public open space at the corner of Front and California Streets.
- D. Sections 1112 and 1113 - Demolition and Construction in Conservation Districts. The Project involves the demolition of the existing buildings on the site, which is designated as a Category V - Unrated structure and is not considered architecturally or historically significant. Pursuant to Section 1112, approval of a demolition permit for the existing building is contingent upon the approval of a replacement structure which is approved under Section 309 as being compatible in scale and design with the district. The criteria for compatibility are set forth in Section 1113 and in Section 7 of Appendix H of Article II, all as described in the Director's

Report. The Commission hereby finds that the Project is compatible in scale and design with the California/Front Conservation District for the reasons set forth in the Director's Report, including the following:

1. The Project is six stories high, within the existing range of five to eight stories on California Street, yet still in character with the lower buildings on Front Street. The corner clock tower denotes the importance of the California and Front Street intersection.
 2. The building design repeats the prevailing window proportions and resembles the typical double-hung windows used in the Conservation District. The typical relationship of window to solid within the Conservation District's building is maintained in the proposed design. The bay widths used in the Project relates to that used in the surrounding buildings.
 3. The use of smooth and rusticated stone relates the proposed structure to surrounding structures which are finished in stone, terra cotta, and brick.
 4. The design picks up surrounding details and ornamentation but does not replicate the details exactly. Rather, the design has reinterpreted details in a modern idiom. The window details and piers are modern representations of details used in nearby buildings in the Conservation District. Cornice levels at the base and upper levels reinforce existing horizontal lines, and relate the building to the pedestrian.
- E. Section 1109(c) - Eligibility for Transferable Development Rights. Based on the finding above that the Project is compatible in scale and design, the Commission finds that, upon the Project's construction in accordance with Conservation District Guidelines, it shall be deemed a Compatible Replacement Building and the site shall therefore be eligible under Section 1109(c) as a Preservation Lot for the transfer of Transferable Development Rights.

IV. ADDITIONAL FINDINGS

- A. The Project conforms to the Master Plan, including its Downtown Plan component, and affirmatively promotes the following objectives and policies of the Master Plan, among others:
1. The Commerce and Industry Element.
 - a. Objective 1, Policy 1, by contributing positive economic and employment benefits without having any significant adverse environmental impacts on the area.
 - b. Objective 6, Policy 1, by contributing to continued growth of Downtown office activities while avoiding undesirable consequences of such growth such as displacement of housing.

- c. Objective 6, Policy 2, by improving under-utilized land with office space in the C-3-0 district and by enhancing the City's position as a prime location for financial, administrative, corporate and professional activity.
 - d. Objective 6, Policy 3, by contributing to Downtown development that is compatible with the design and character of San Francisco in that the design of the Project is compatible with that of adjacent buildings in scale and facade development.
 - e. Objective 6, Policy 4, by providing amenities such as public open spaces for those who live in, work in and use the Downtown.
2. The Downtown Plan.
- a. Space for Commerce:
 - Objective 1, Policy 1, by providing a development which produces substantial benefits and minimizes undesirable consequences.
 - Objective 2, Policy 2, by its location which helps to maintain a compact downtown core and minimize displacement of other uses.
 - b. Open Space:
 - Objective 1, Policies 1 through 4, by providing usable open space to meet the needs of downtown workers, residents and visitors.
 - Objective 2, Policies 1 through 5 by providing open space which is accessible, convenient, and comfortable for persons living and working in the downtown area.
 - c. Urban Form:
 - Objective 1, Policy 1, by relating the height of the Project to the height and character of existing and proposed development in the downtown area.
 - Objective 3, Policies 3 through 3, by relating the design of the Project to that of the older buildings in the vicinity.
(See also, Preserving the Past, Objective 1, Policy 3).
 - Objective 4, Policy 4, by creating pedestrian interest at the ground floor through the use of design, materials, open space and financial activities.
 - Objective 4, Policy 5, by providing publicly visible artworks in the open space.
- B. The mitigation measures incorporated in the Project and the mitigation measures set forth in the Final Negative Declaration and imposed by the Commission as conditions of approval of the Project will substantially mitigate environmental and other impacts of the proposed Project.
- C. The Project Sponsor has agreed as set forth in Exhibit A hereto, to provide resources which will mitigate Project-related impacts for transportation and expand opportunities for employment, public parks and enjoyment of public art in San Francisco.

CITY PLANNING COMMISSION

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- D. Conditions imposed by the Commission and agreed to by the Project Sponsor as specifically set forth in Exhibit A, attached hereto and incorporated herein by reference thereto as though fully set forth, will mitigate other impacts on the non-physical environment.
- E. The Commission hereby finds that there is no substantial evidence that the Project will have a significant effect on the environment. The Commission finds no basis for modification of the Negative Declaration and hereby approves the Final Negative Declaration.

DECISION

The Commission, after carefully balancing the competing public and private interests, hereby approves the Application for Review, including a height exception, for a building at 200 California Street, subject to the Conditions attached hereto as Exhibit A, which are incorporated hereby by reference as though fully set forth.

I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission at its regular meeting of October 9, 1986.

Lori Yamauchi

Secretary

AYES: Commissioners Bierman, Karasick, Hemphill, Nakashima,
and Rosenblatt.

NAYS: None

ABSENT: Commissioners Allen and Wright

DATED: October 9, 1986

LBB/7234M

EXHIBIT A

CONDITIONS OF APPROVAL

A. GENERAL MITIGATION MEASURES

1. "Mitigation Measures to be Included in The Project" as outlined in the Final Negative Declaration, 86.223E, shall be conditions of approval and are accepted by the Project Sponsor or its successor in interest. If said measures are less restrictive than the following conditions, the more restrictive and protective control, as determined by the Zoning Administrator shall govern.
2. The Project shall comply with all the provisions of the Downtown Plan Ordinance Controls.

B. CONDITIONS TO BE MET PRIOR TO RELEASE OF THE BUILDING PERMIT OR FINAL ADDENDUM OF THE BUILDING PERMIT (AS SPECIFIED) BY THE DEPARTMENT OF CITY PLANNING.

Land Use/Density

1. This approval is for an office/financial institution project 74 feet in height with a clock tower rising to 105 feet in height containing six floors above ground level. The building will contain approximately 26,983 gross square feet of office space and 723 square feet of Open Space.

Design

1. The final plans shall meet the standards of the Planning Code and be in general conformity with the plans accepted by the City Planning Commission on October 9, 1986, and filed with the Department of City Planning as "Exhibit 3, 200 California Street".
2. The project architects shall continue to work with the Department of City Planning to further develop the design.

The final design, pattern and depth of architectural and decorative detailing shall be reviewed and approved by the Department of City Planning. Sponsor and architect shall return to review detailed design development with Department staff prior to the filing of superstructure addendum.
3. The materials, detailing and reflective qualities of the decorative metal work at and above the cornice shall be subject to Department review and approval. The Project Sponsor shall prepare an appropriate mock-up of the cornice to be reviewed and approved by the Department.
4. Decisions on final materials, glazing, color, texture, and detailing shall be subject to staff review and approval. Only clear glass or slightly tinted glass is encouraged for use throughout the building.

Transportation

- 1 . The Project Sponsor shall, in consultation with the Municipal Railway, install eyebolts or make provisions for direct attachment of eyebolts for Muni trolley wires on the proposed building wherever necessary or agree to waive the right to refuse the attachment of eyebolts to the proposed building if such attachment is done at City expense.
2. The placement of paving, landscaping or structures in the sidewalk area shall be reviewed and approved by the Department of City Planning and the Department of Public Works and shall be done in such a way as to minimize interference with pedestrian traffic.
3. Subsurface sidewalk vaults are prohibited unless approved by Department staff. Should vaults be approved, project sponsor shall design subsurface sidewalk vaults to allow for possible future widening of adjacent streets and vault design shall be of sufficient strength to carry maximum vehicular live and dynamic loads. Provision in the vault area for the placement of street trees shall also be made, subject to staff approval. In addition, should vaults exist or be installed as part of the project, project sponsor shall accommodate and pay for the installation of all subsurface footings, supports and foundations as may be required for future public improvements such as street lights, street trees, trolley wire poles, signs, benches, transit shelters, etc. within project vault areas. Placement of such improvements is entirely within the discretion of the City.

Open Space

The project sponsor shall provide open space in general conformance with the following:

1. Size: The project will contain approximately 723 square feet of outdoor open space, exceeding the requirement of 540 square feet as required under Section 138 of the Planning Code. Project Sponsor is responsible for implementation of the open space plan located adjacent to the Project Site, and as described below.
2. Location: Open space will be located in the Front Street pedestrian way immediately adjacent to the Project by redesign of the curblines and sidewalk areas between the lines of projection of the Project site boundaries (the "Adjacent Open Space"), as shown in "Exhibit B, 200 California Street" and the open space will be accessible to the public twenty-four hours a day.
3. Seating: Tables and seating for the number of persons as stipulated by the Department of City Planning not to exceed 22 persons will be provided as indicated in Exhibit B. The number and arrangement of seats will be reviewed and approved by the Department.
4. Landscaping, Design: Final paving pattern, materials, choice and placement of street furniture and species of trees shall be as specified by the Department of City Planning.

5. Permits: The Project Sponsor shall take all steps necessary to obtain the necessary governmental approvals for the Adjacent Open Space within six months of the final approval of this permit. If the agencies or departments having jurisdiction to approve the proposed open space refuse to do so, the Project Sponsor shall otherwise provide the open space as required by Section 138 of the Planning Code pursuant to Section 309 of the Planning Code.
6. Completion of Open Space Treatment: When requested by the Department of City Planning, Project Sponsor shall pay the Department of Public Works the cost of extending the decorative sidewalk treatment to Halleck Street if such extension is agreed to by the abutting owner within six months of this approval. Project Sponsor may, at its option and with the consent of the abutting property owner, cause such work to be undertaken by its contractor. Project Sponsor shall not be held responsible for the construction or completion of that portion of the sidewalk not adjacent to the project site, beyond the payment of the aforementioned contribution.
7. Food Service: Project Sponsor shall provide utility hookups and other facilities for use by an independent food service vendor operating on the Adjacent Open Space from a cart or kiosk under normal restrictions and licenses for vendors operating in the public right of way, and shall procure, or arrange for, a vendor for operation and maintenance of such food service as required by the Planning Code.
8. Maintenance: Project Sponsor shall maintain the Adjacent Open Space and all improvements relating to it including the landscaping. Such maintenance shall include cleaning and general policing of the area, repair and replacement of the street furniture, repair of the sidewalk treatment, maintenance of and replacement as needed of landscaping and all other repair and replacement work necessary to maintain the Adjacent Open Space for convenient public use. The duty to provide and maintain the public open space shall apply to the current owner and all successors in interest. If the City prevails in any legal action to compel the project sponsor or its successors in interest to provide or maintain the open space required herein, the City shall be entitled to an award of attorney's fees for work performed in that action.

Performance

1. The authorization and right vested by virtue of this action shall be deemed void and cancelled, if within one year of this motion a site permit has not been secured by Project Sponsor.

This authorization may be extended at the discretion of the Zoning Administrator only where the failure to issue a permit by the Bureau of Building Inspection to construct the proposed building is delayed by a City agency or by appeal of the issuance of such a permit. In no case shall the period for securing a site permit extend beyond two years of this motion without express authorization by the City Planning Commission.

2. Failure to comply with any of these conditions shall constitute a violation of the Planning Code, enforceable by the Zoning Administrator.

Art

1. Project Sponsor shall include art work valued at 1% of construction cost (approximately \$25,500). Art work to be located so that it can be viewed by the general public. The location and type of art work is subject to staff review and approval.

C. CONDITIONS TO BE MET FOLLOWING APPROVAL OF BUILDING PERMITS WITH PERFORMANCE AS SPECIFIED - OR UPON ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY

1. In recognition of the need for expanded transportation services to meet the peak demand generated by cumulative commercial development in the downtown area, the Project Sponsor shall contribute funds for maintaining and augmenting transportation service, in an amount proportionate to the demand created by the project as provided by Board of Supervisor's Ordinance 224-31.

Should Ordinance No. 224-81 be declared invalid by the Courts, the project sponsor shall participate in any subsequent equivalent mitigation measures to be adopted by the Commission or the City in lieu thereof, which measure apply to all projects similarly situated.

2. The Project Sponsor shall retain a transportation broker to coordinate, implement and monitor programs such as: on-site sale of Bart tickets, Muni passes and Golden Gate Transit commute books, establishment of employee carpool/vanpool system, and flexible and/or staggered work hours.

Construction

1. If pile driving is required, the Project Sponsor shall require the construction contractor to take such actions as are feasible, as determined by the City, in order to minimize noise and vibration from pile driving.
2. Pile driving shall be restricted to hours required by the Department of Public Works.
3. In order to reduce total Suspended Particulates during demolition, excavation and foundation work the site shall be watered.

Preservation/Archeology

1. Should evidence of cultural or historic artifacts be found during project excavation, the Environmental Review Officer (ERO) and the President of the Landmarks Preservation Advisory Board shall be notified immediately, and any excavation which could damage such artifacts halted. The Project Sponsor shall select an Archeologist or other expert to help the Office of Environmental Review determine the significance of the find and whether feasible measure, including appropriate security measure, could be implemented to preserve or recover such artifacts. The ERO would then recommend specific mitigation measures, if necessary.

Copies of the reports prepared according to this mitigation measure shall be sent to the California Archeological Site survey Office at Sonoma State University. Excavation or construction that might damage the discovered cultural resources would be suspended for a maximum of four (4) weeks (cumulatively for all instances that the ERO has required a delay in excavation or construction) to permit inspection, recommendation and retrieval, if appropriate.

2. Upon completion of the building, the Project Sponsor may request a Determination of Compatible Rehabilitation from the Department. The Department shall issue such a determination if the Project is constructed substantially in accordance with the plans as approved by the City Planning Commission.

Energy

Three years following first issuance of Permit of Temporary occupancy or issuance of a Certificate of Final Completion and Occupancy, whichever is sooner, the Project Sponsor shall provide the Energy Conservation Bureau of the Public Utilities Commission with information on actual energy usage. This shall include PG & E billings for gas and electricity and purchased steam and accounts of any additional energy use including non-depletable energy.

Hazards

An evacuation and emergency response plan shall be developed by the project sponsor or building management staff, in consultation with the Mayor's Office of Emergency Services, to ensure coordination between the City's emergency planning activities and the projects's plan and to provide for building occupants in the event of an emergency. The project's plan shall be reviewed by the Office of Emergency Services and implemented by building management insofar as feasible before issuance of final building permits by the Department of Public Works.

Recordation

Prior to issuance of any building permit for the construction of the Project, the Zoning Administrator shall approve and order the recordation of this motion and conditions in the Official Records of the City and County of San Francisco. From time to time after the recordation of such notice, at the request of the Project Sponsor or successors thereto, the Zoning Administrator shall affirm in writing the extent to which the conditions of this motion have been satisfied.

APPLICATION FOR Major Permit to Alter

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Two Hundred California LLC	
PROPERTY OWNER'S ADDRESS: 3657 Main Street Manchester, VT 05254	TELEPHONE: (802) 362.4410 EMAIL: bkraft@mcmlc.com

APPLICANT'S NAME: Scott Brady Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: Huntsman Architectural Group 50 California Street, 7th floor San Francisco, CA 94111	TELEPHONE: (415) 394.1212 EMAIL: sbrady@huntsmanag.com

CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>	
CONTACT PERSON'S ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 200 California Street		ZIP CODE: 94111		
CROSS STREETS: Front Street				
ASSESSORS BLOCK/LOT: 237 /6	LOT DIMENSIONS: 45 x 100	LOT AREA (SQ FT): 4,500	ZONING DISTRICT: C-3-0	HEIGHT/BULK DISTRICT: 75-X
ARTICLE 11 CLASSIFICATION: Category V		CONSERVATION DISTRICT: Front-California		

3. Project Description

1980's era building, six stories with clock tower. Proposed project consists of removal of (e) clock tower. There are concerns about the clock tower's lateral stability in an earthquake. Additionally, the building's proportions would be more in keeping with the context of the neighborhood and nearby buildings.

Building Permit Application No. _____

Date Filed: _____

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

GROSS SQUARE FOOTAGE (GSF)	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Residential	0	0	0	0
Retail	0	0	0	0
Office	15,600	15,600	0	15,600
Industrial	0	0	0	0
PDR Production, Distribution, & Repair	0	0	0	0
Parking	0	0	0	0
Other (Specify Use)	0	0	0	0
Total GSF	26,683	26,683	0	26,683
PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Dwelling Units	0	0	0	0
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	74'	74'	0	74'
Number of Stories	6	6	0	6

Please provide a narrative project description, and describe any additional project features that are not included in this table:

This project consists of the removal of the (e) clock tower. A preliminary seismic analysis indicates that the tower does not meet current lateral load requirements. In addition, the design of the tower, as part of the 1980's post modern style, is heavy and out of scale with the building. Removal of the clock tower eliminates a strong focal point, allowing the adjacent historic buildings to take more prominence. The building without the clock tower will still read as a 1980's post modern style building, but will no longer be an overly strong counter point to the adjacent historic structures in the conservation district.

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Findings of Compliance with General Preservation Standards

In reviewing applications for Major Permits to Alter the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as an additional evaluative standard for Major Permit to Alter. The *Standards* are contained in the Preserving the Past section of the Downtown Plan, a component of the San Francisco General Plan. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. The 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 use of this building remains B-Office, no change from the original use.

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;

The building is not a historic structure. It was built in the mid-1980's and is part of the Front-California Conservation District.

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 historic properties, will not be undertaken;

The proposed clock tower removal does not create a false sense of history. The building was design in the 1980's in the post-modern style. The clock tower is a heavy design element. The elimination of the clock tower removes a modern era element that is not part of the fabric of this district.

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4. Changes to a property that have acquired historic significance in their own right will be retained and preserved;

No changes are proposed to any elements that have acquired historic significance.

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

As a non-historic building, this does not apply.

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;

This project does not replace any historic features.

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;

No chemical or physical treatments will be applied to the building.

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- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken;

The scope of work for this project is limited to the roof of the building. No archeological resources will be affected.

- 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 and proportion, and massing to protect the integrity of the property and its environment;

The building is not historic. No historic elements will be destroyed.

- 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 not be impaired;

The scope of this project does not include any new addition or new construction.

PLEASE NOTE: For all applications pertaining to buildings located within Conservation Districts, the proposed work must comply with all applicable standards and guidelines set forth in Section 6 and 7 of the Appendix which describes the District, in addition to the applicable standards and requirements set forth in Section 1111.6. In the event of any conflict between the standards of Section 1111.6 and the standards contained within the Appendix which describes the District, the more protective shall prevail.

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Major Permit to Alter Findings

In reviewing applications for Major Permits to Alter, the Historic Preservation Commission, Planning Department staff, Board of Permit Appeals and/or Board of Supervisors, and the Planning Commission (where applicable) shall be governed by the following requirements set forth in Planning Code Section 1111.6. Please describe below how the project is consistent with each requirement (Note: Attach continuation sheets, if necessary). Each requirement must have a response. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety;

The building is a non-historic Category V building. NOTE: The Certificate of Transfer of Development Rights, July 2006, included the following finding: The clock tower denotes the importance of the California and Front Street Intersection. It is our contention that the improvement to the building's appearance and the fact that the building fits the context of the neighborhood better without the tower supercedes the importance of the tower to this particular intersection.

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

The style of the building is 1980's post modern. The proposed clock tower removal does not remove distinctive stylistic features - the building will still read as a 1980's post modern building. It does not an exemplar of skilled craftsmanship.

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.;

This project does not involve any deteriorated distinctive architectural features.

- 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;

This project does not include any contemporarily designed alternations.

- 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 facade or when it is an alteration of the ground-floor frontage in order to adapt the space for ground-floor uses;

The proposed clock tower to be removed is on a principal facade, however, the building is a Category V non-historic building.

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

N/A - This building is not a Category I building.

- 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);

N/A - This building is not a Category II building.

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Estimated Construction Costs

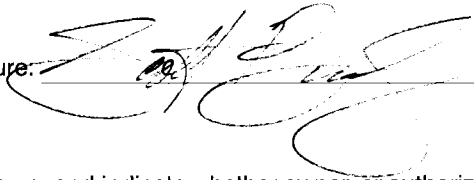
TYPE OF APPLICATION: Major Permit to Alter	
OCCUPANCY CLASSIFICATION: B - Office	
BUILDING TYPE: Type II	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 26,683	BY PROPOSED USES: 15,600 - B-Office 11,083 - Basement storage, vertical penetration, stairwells, roof penthouses
ESTIMATED CONSTRUCTION COST: \$65,000	
ESTIMATE PREPARED BY: Principal Builders	
FEE ESTABLISHED: 05.15.2013	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: _____



Date: May 16, 2013

Print name, and indicate whether owner, or authorized agent:

Scott Brady

Owner Authorized Agent (circle one)

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Major Permit to Alter Application Submittal Checklist

The intent of this application is to provide Department Staff and the Historic Preservation Commission with sufficient information to understand and review the proposal. Receipt of the application and the accompanying materials by the Planning Department shall only serve the purpose of establishing a Planning Department file for the proposed project. After the file is established, Preservation staff will review the application to determine whether the application is complete or whether additional information is required. Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	PERMIT TO ALTER
Application, with all blanks completed	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

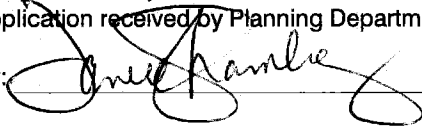
- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

PLEASE NOTE: *The Historic Preservation Commission will require fifteen (15) copies each of plans and color photographs in reduced sets (8 1/2" x 14" or 11" x 17") a week before the respective scheduled hearing date. If the application is for a demolition, additional materials not listed above may be required. All plans, drawings, photographs, mailing lists, maps and other materials required for the application must be included with the completed application form and cannot be "borrowed" from any related application.*

For Department Use Only

Application received by Planning Department:

By:



Date:

6/5/13

13.0726 H

TWO HUNDRED CALIFORNIA LLC
3657 MAIN STREET, MANCHESTER, VERMONT 05254

May 14, 2014

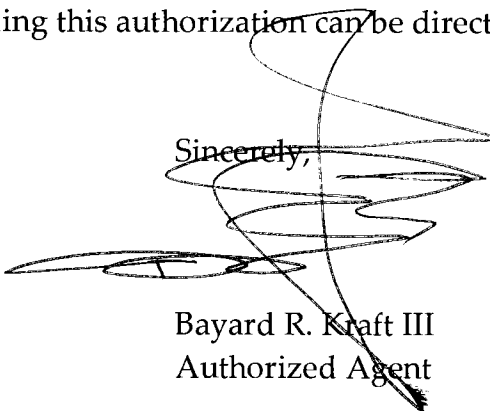
Ms. Kelly Wong
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Ms. Wong;

As the owner of the property located at 200 California Street, block 237, lot 06, I hereby authorize Huntsman Architectural Group to act as our authorized agent for the attached Major Permit to Alter.

Any questions regarding this authorization can be directed to the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Bayard R. Kraft III". The signature is stylized with a large, sweeping loop that extends upwards and to the right, crossing over the word "Sincerely,".

Bayard R. Kraft III
Authorized Agent

200 CALIFORNIA STREET



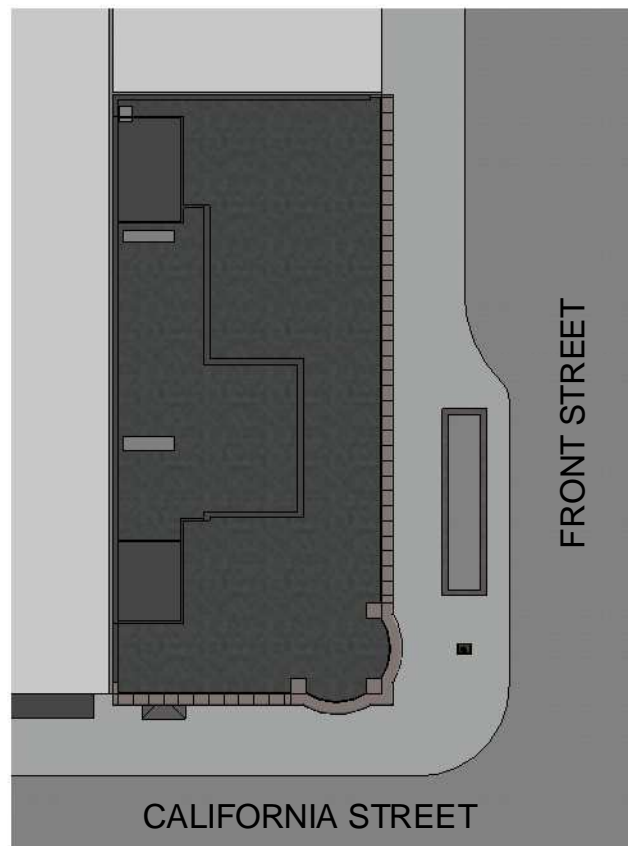
MAJOR PERMIT TO ALTER
HISTORIC PRESERVATION COMMISSION
HEARING: DECEMBER 4, 2013

200 CALIFORNIA STREET

Page 1 Cover Sheet
Page 2 Table of Contents
Page 3 Project Overview
Page 4 Historic Context
Page 5 Existing Exterior
Page 6 Proposed Exterior
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Page 8 Proposed Elevations
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Page 12 Masonry Colors, Window Details



PROJECT LOCATION



200 CALIFORNIA STREET - SITE PLAN

PROJECT OVERVIEW

200 CALIFORNIA STREET

20 California Street, constructed in 1988, is designed in the post-modern style common to that era. This particular building draws on the historic architecture styles of the adjacent 1920s buildings, but interprets them very abstractly, in a way that draws attention to itself, rather than blend in with the context.

The intention of the proposed modifications is three-fold.

First is to attend to immediate deferred maintenance items: existing stone cladding is stained, and exposed decorative metals on the clock-tower are weathered beyond restoration.

Second, the new owner wishes to reposition the building, originally designed for a single owner/occupier (a failed savings bank), to a building that is less identifiable by its decorative elements than by its occupants, retail presence, and location. As a multi-tenant building, with a strong retail space on the ground floor, the goal is to have the building become more a part of the neighborhood context and less of a focal point.

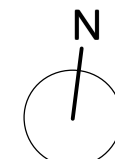
Third is to provide operable windows to give the building occupants the ability to draw fresh air into the building. This is part of a sustainability program undertaken by the building owners, which also includes the installation of LED light fixtures and LEED-compliant finishes in the office and break room areas, and a new mechanical system that is more energy efficient than the original system.

The scope of the proposed exterior modifications is:

1. Remove the existing clock tower, which allows the building to blend better with the adjacent historic structures. The corner rounded bay remains, and still serves to highlight the California / Front Street intersection. It was noted on the 1996 TDR findings that the corner bay denotes the importance of this particular intersection.
2. Remove the center fixed windows at each floor of the corner bay. These four fixed windows will be converted into in-swinging casement windows to allow a maximum amount of ventilation and connection with the exterior. A small guardrail will be installed at the lower portion of the window opening to meet building code requirements. These guardrails will be of minimal profile and will have only a minor visual impact on the existing window mullion rhythm.
3. At floors 3 – 5, replace the two lower sashes in each fixed window assembly and install operable hopper windows. The aluminum sash profile and color will match the existing aluminum window system.
4. At floor 6, replace the sash in each fixed window assembly and install operable hopper windows. The aluminum sash profile and color will match the existing aluminum window system.
5. Recoat the existing limestone and sandstone cladding to tone down the existing color and allow the building to be a better neighbor within the historic conservation district. The colors will still highlight the difference between the base, body, and capital elements of the building. Other historic buildings in the district tend to be of similarly understated coloration.
6. Provide landscaping at the roof perimeter to soften the edge of the roof parapet. Boxwood hedge will run around the perimeter of the roof, and potted trees will provide accent points along the roof, bringing a touch of green and nature to the roof, which is also visible from the street, given the building's modest number of stories.

The end result will be a building that we believe is a more compatible neighbor to the balance of the historic conservation district, one that is more sustainable, will appear well maintained, and will provide a better environment and identity for its occupants and for the streetscape.

BLOCK: 0237
LOT: 006
ZONING: C-3-0 DOWNTOWN OFFICE
HEIGHT AND BULK DISTRICT: 75-X

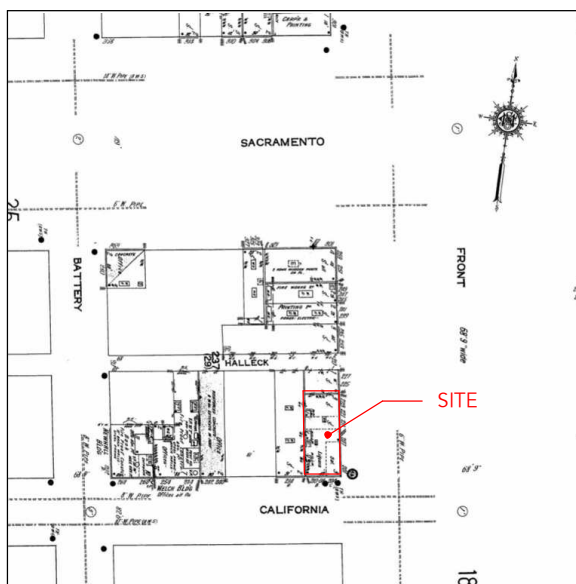




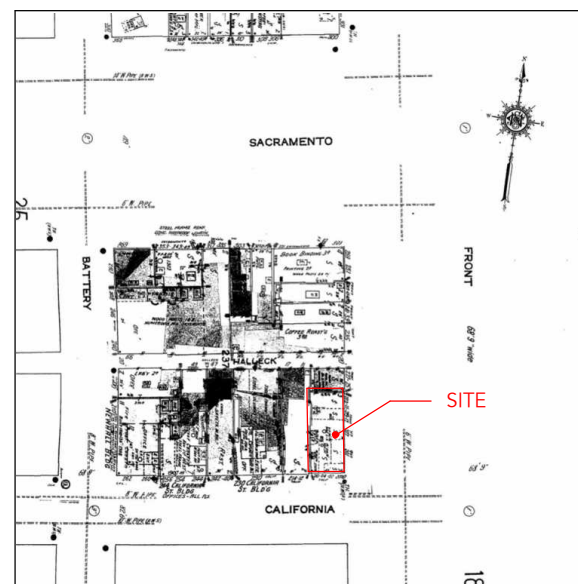
FRONT AND CALIFORNIA STREETS
AERIAL VIEW. 1938
(200 CALIFORNIA SITE OUTLINED IN WHITE)



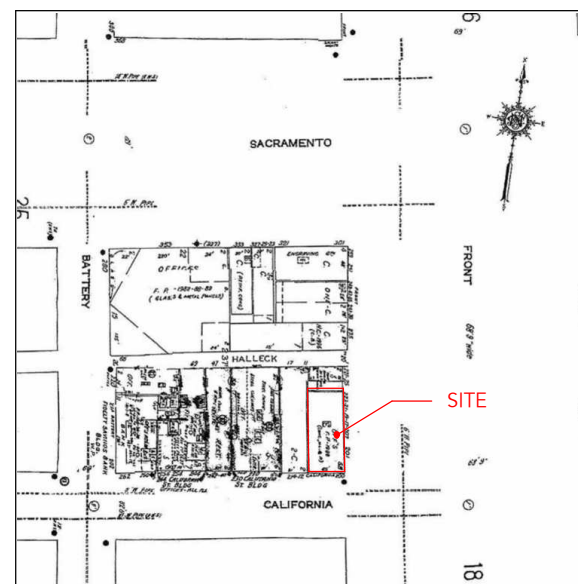
FRONT AND CALIFORNIA STREETS
VIEW FROM DAVIS STREET, LOOKING WEST. 1958
(200 CALIFORNIA SITE OUTLINED IN WHITE)



SANBORN FIRE INSURANCE MAP
1915



SANBORN FIRE INSURANCE MAP
1950



SANBORN FIRE INSURANCE MAP
1995

HISTORIC CONTEXT

200 CALIFORNIA STREET

Research into the historic use of the subject property indicates that it was developed with a two story retail / office building from at least 1887 until the 1906 earthquake and fire. A new retail / office building was constructed between 1906 and 1908. This building remained until 1987, when it was demolished to make way for the current six story retail / office building in 1988.

This 1988 building was designed and built as the headquarters of Home Savings of America. In 1998, Home Savings was purchased by Washington Mutual. In 2006, a certificate of Transfer of TDR was issued for the balance of the developable rights to the site.

Previous uses at the site include numerous office tenants, restaurants, and retail stores. The building currently houses Charles Schwab in the ground floor retail space, and multi-tenants on the upper floors.

In 1986, during the design phase of the current building, the subject building was determined by the Planning Commission to be compatible in scale and design and deemed to be a Compatible Replacement Building and eligible under Section 1109(c) as a Preservation Lot for the transfer of Developable Transfer Rights (TDR). In the Planning Commission report (File no. 86.223X, Motion No. 10830), the overall building scale and design, corner clock tower, stone cladding, and ornamentation and details were listed as findings, and not conditions of approval.

1887 – 1906	Two story office / retail building
1908	Three story office / retail building
1987	Existing building demolished
1988	Current six story building constructed
2006	Certificate of Transfer of TDR issued
2013	Major Permit to Alter filed



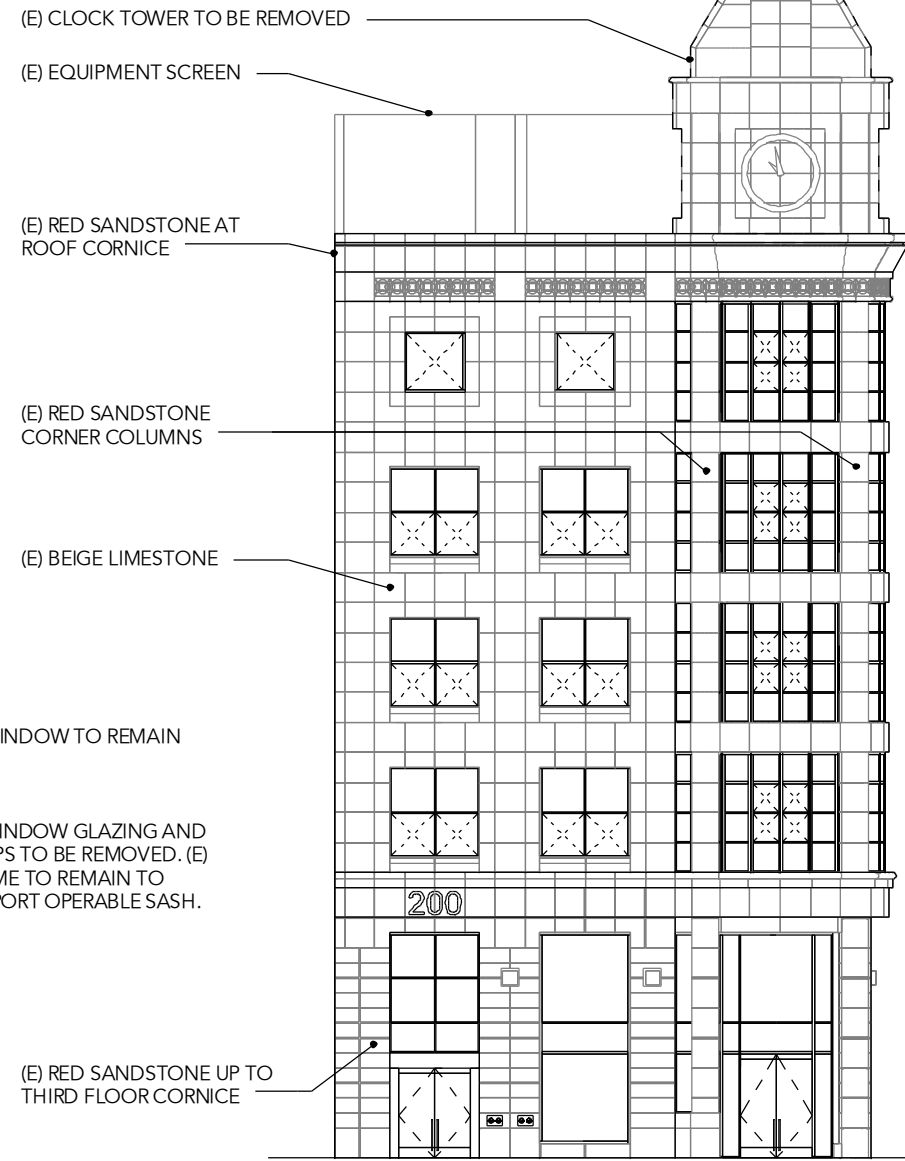
EXISTING EXTERIOR



PROPOSED EXTERIOR

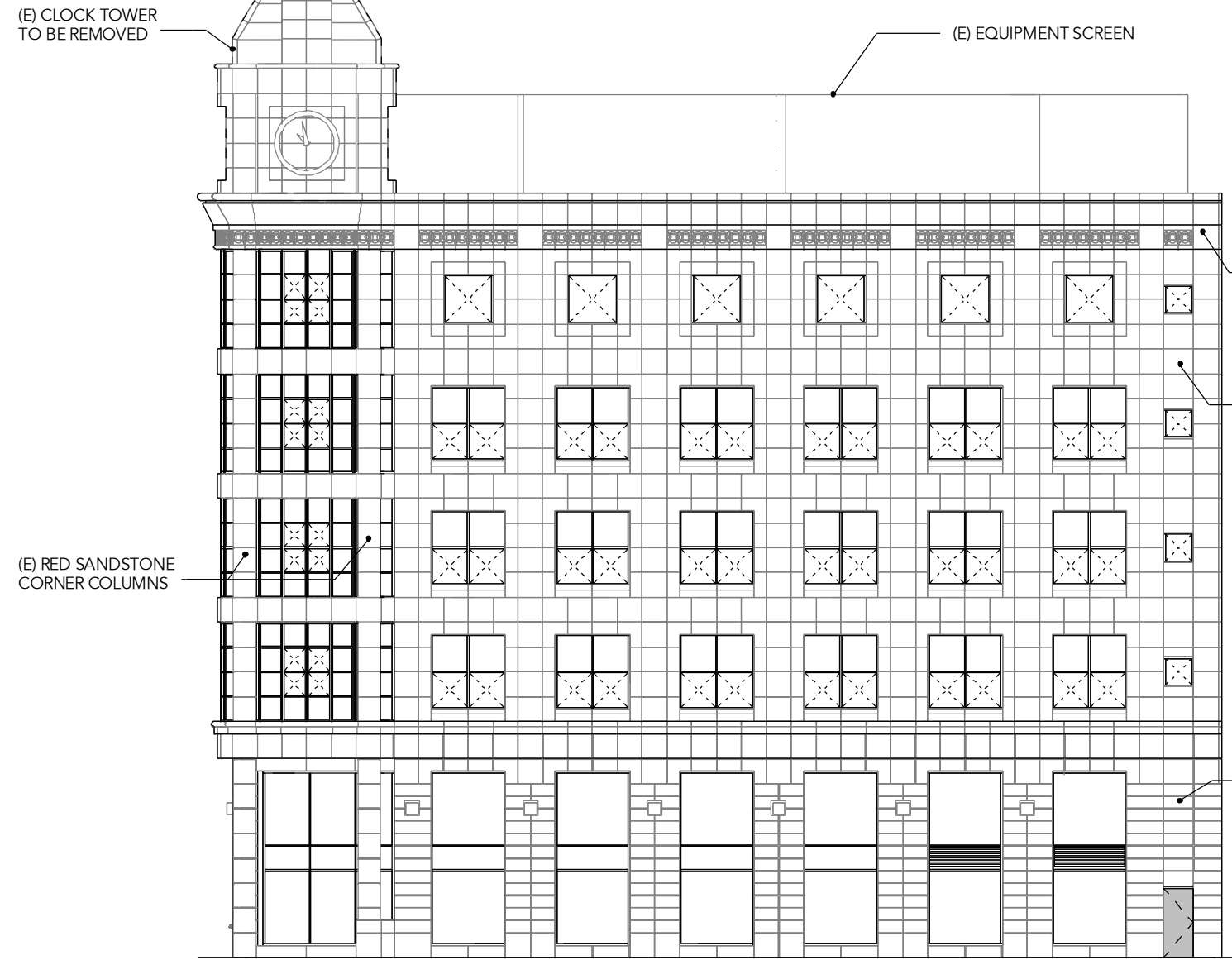
1. REMOVE NON-FUNCTIONING CLOCK TOWER
2. CLEAN EXISTING STONE
3. COAT RED SANDSTONE TO COMPLEMENT WHITE LIMESTONE
4. COAT WHITE LIMESTONE TO EVEN OUT COLOR AND SEAL STONE FROM ELEMENTS AND URBAN POLLUTION
5. REPLACE TINTED SEALANT AT STONE JOINTS
6. ADD ROOFTOP PLANTINGS
7. ADD OPERABLE WINDOWS TO EXISTING WINDOW FRAMES
8. ADD OPERABLE WINDOWS TO EXISTING CORNER STOREFRONT SYSTEM

A A.2 B C D D.2 E





EXISTING CALIFORNIA STREET ELEVATION (SOUTH)

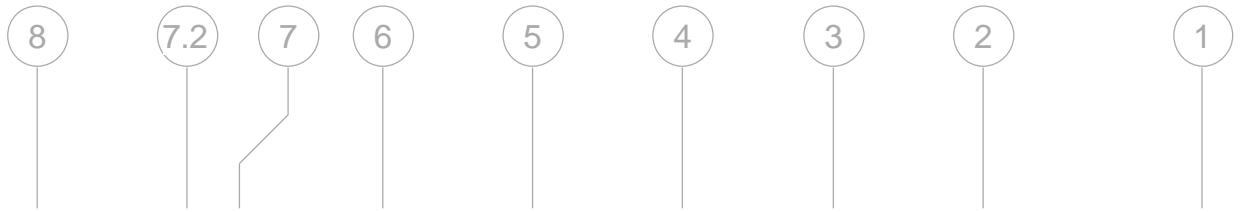
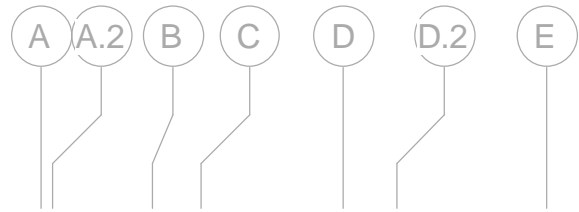
8 7.2 7 6 5 4 3 2 1






EXISTING FRONT STREET ELEVATION (EAST)

LEGEND

-  (E) WINDOW TO REMAIN
-  (E) WINDOW GLAZING AND STOPS TO BE REMOVED. (E) FRAME TO REMAIN TO SUPPORT OPERABLE SASH.



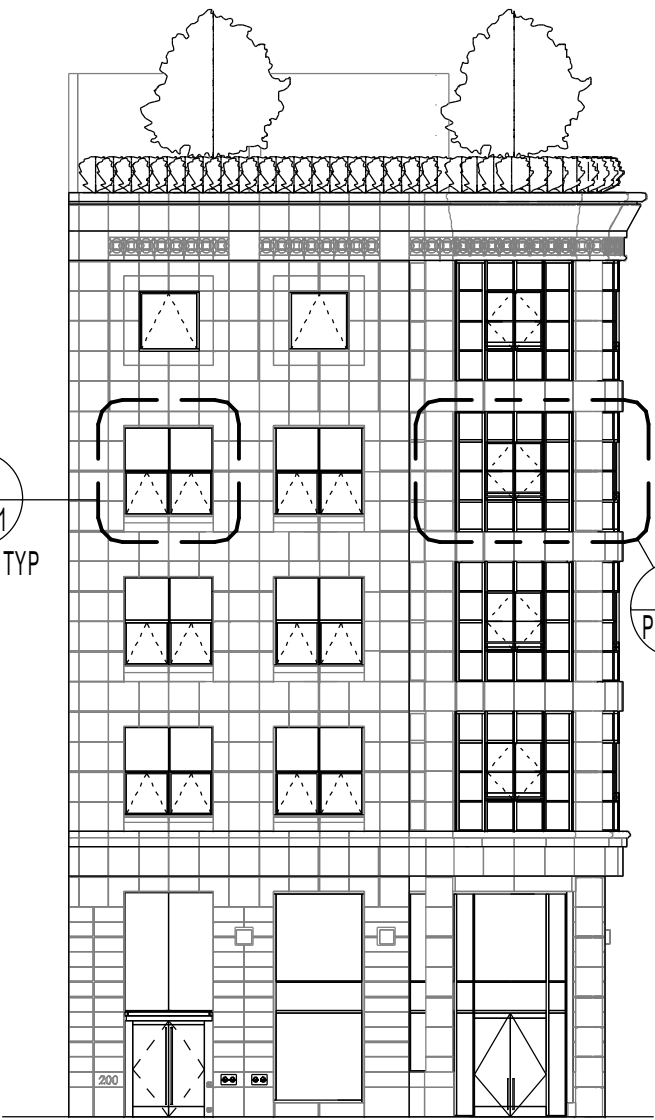
- LEGEND**
-  (E) WINDOW TO REMAIN
 -  (N) AWNING WINDOW SET INTO (E) FRAME
 -  (N) IN-SWING CASEMENT WINDOW SET INTO (E) FRAME.

1
Page 11
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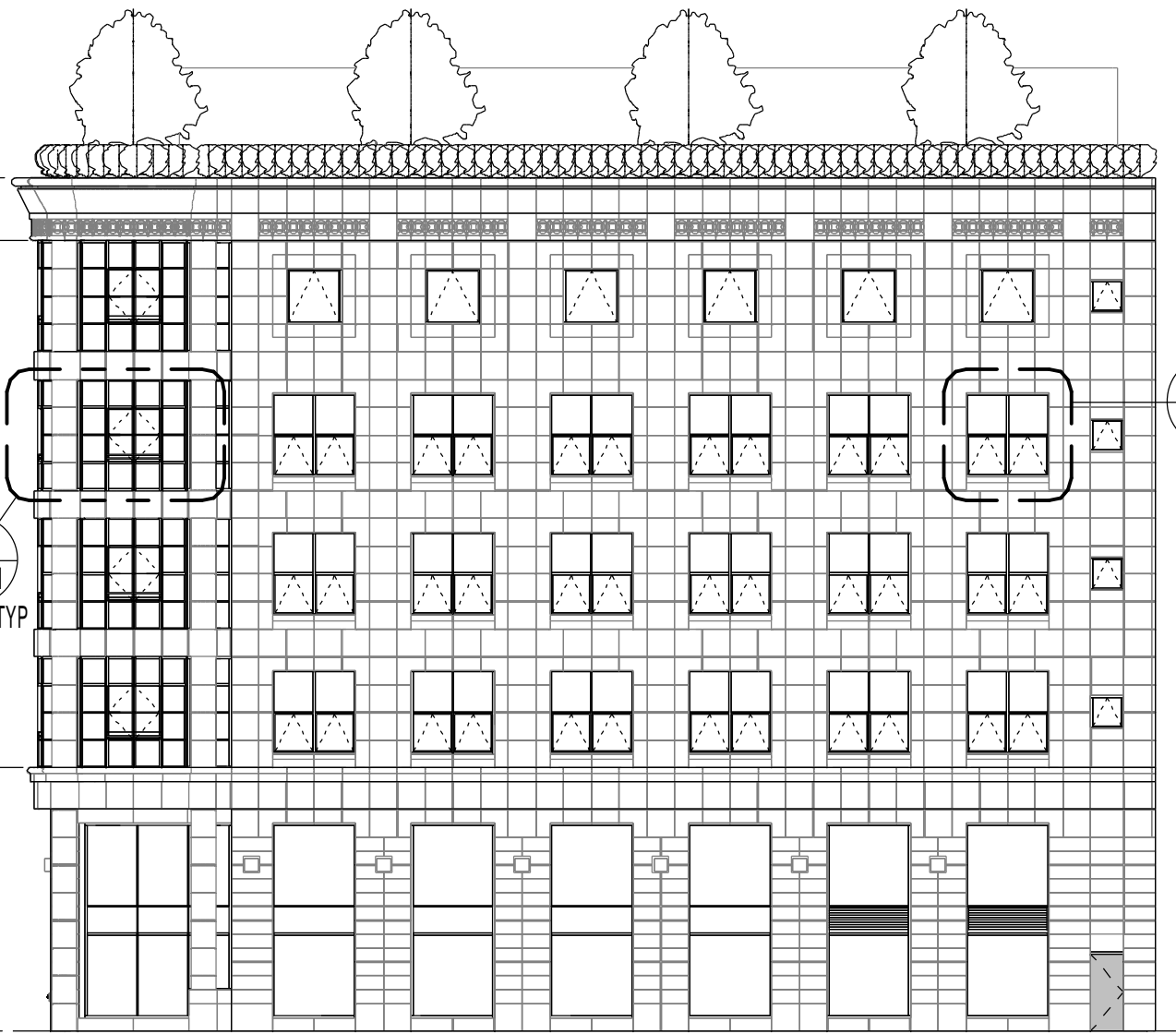


PROPOSED CALIFORNIA STREET ELEVATION (SOUTH)

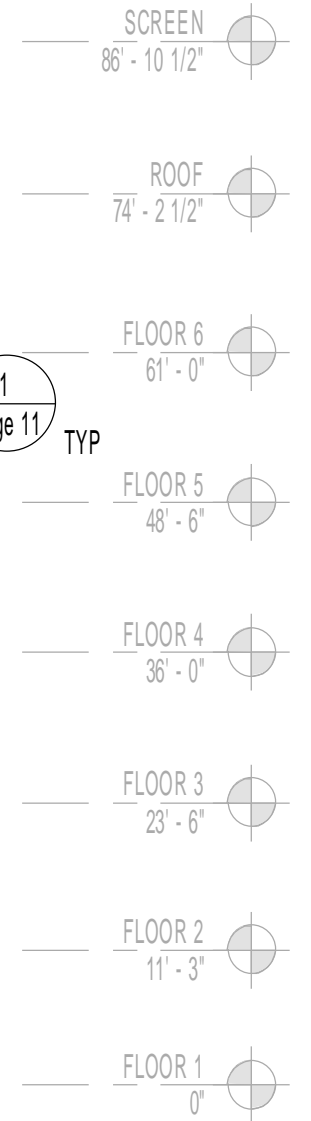
MEDIUM TONE COATING
KEIM #9307

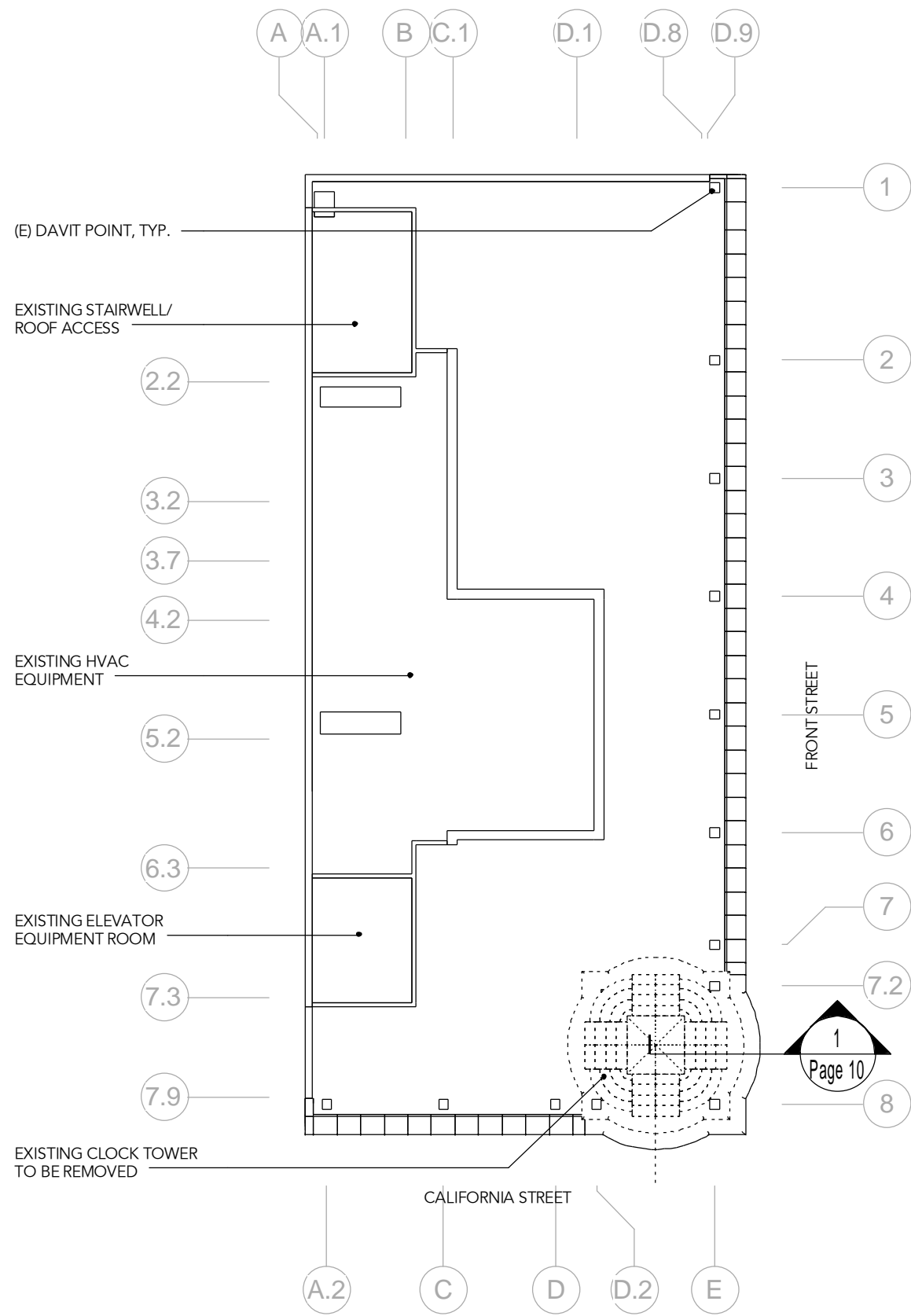
LIGHT TONE COATING
KEIM #9555

MEDIUM TONE COATING
KEIM #9307

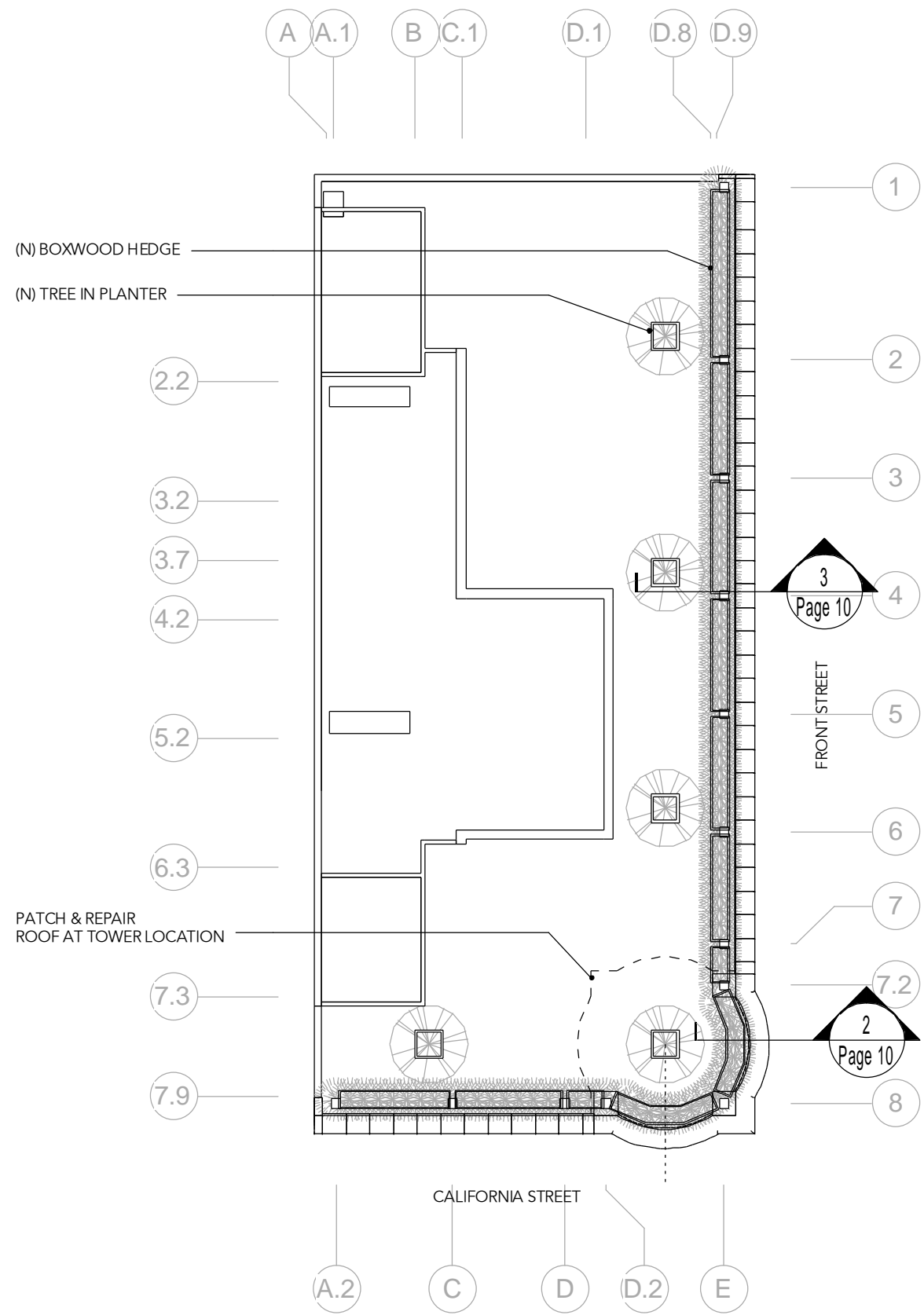


PROPOSED FRONT STREET ELEVATION (EAST)

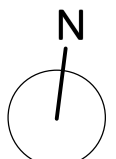


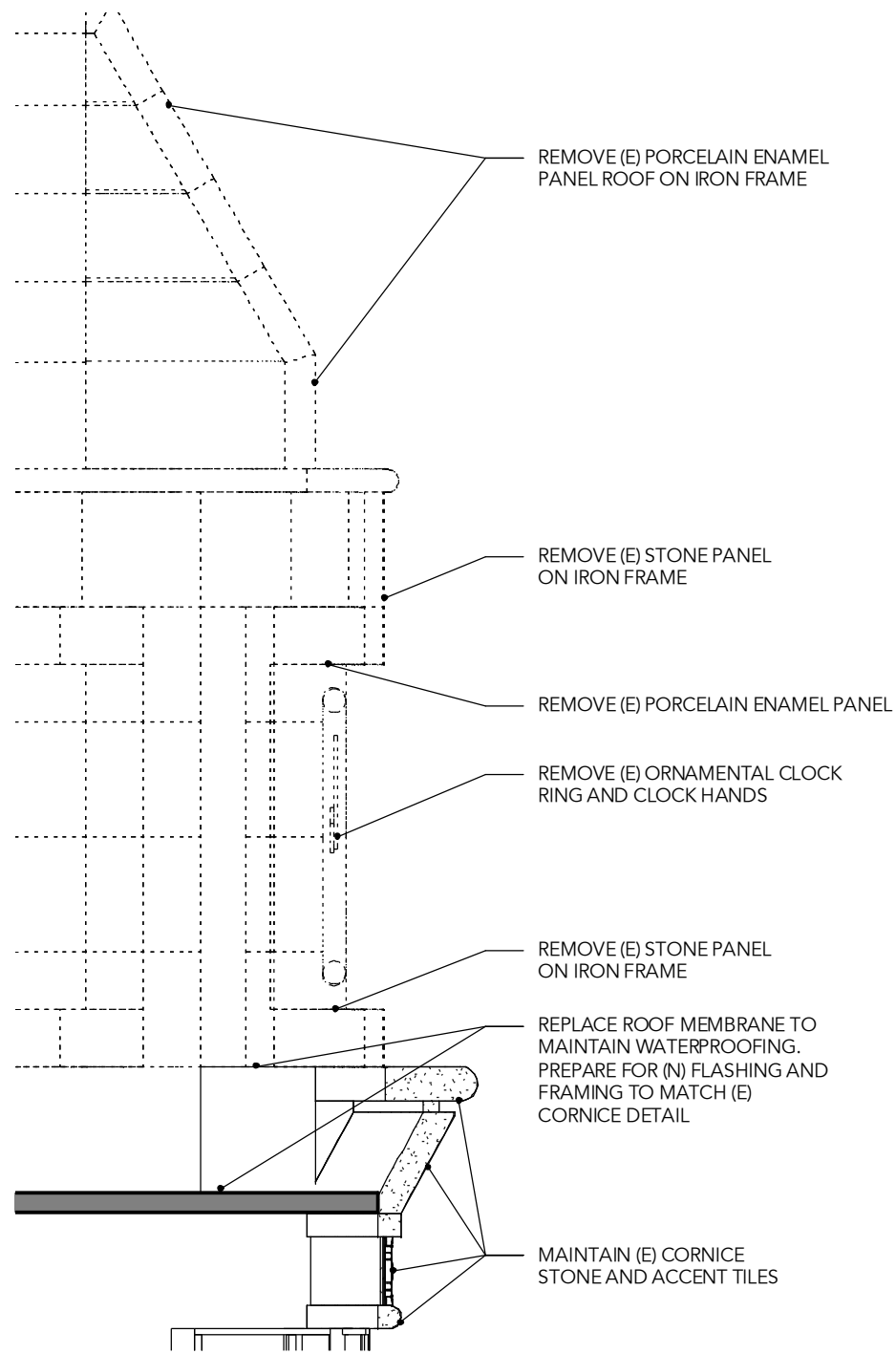


EXISTING ROOF PLAN

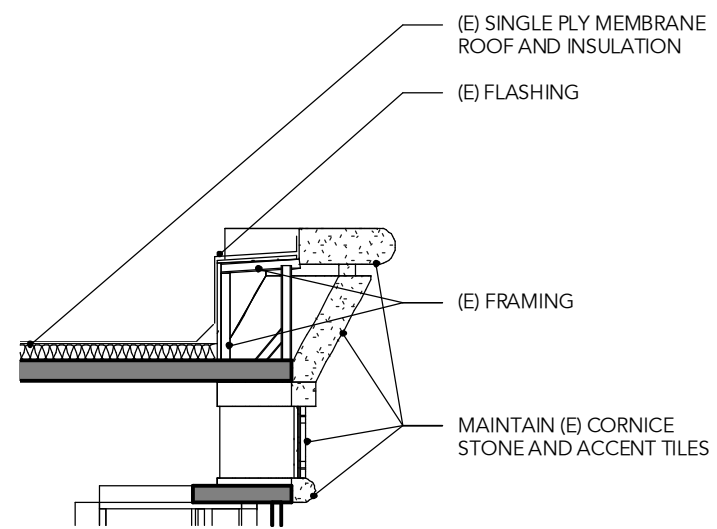


PROPOSED ROOF PLAN

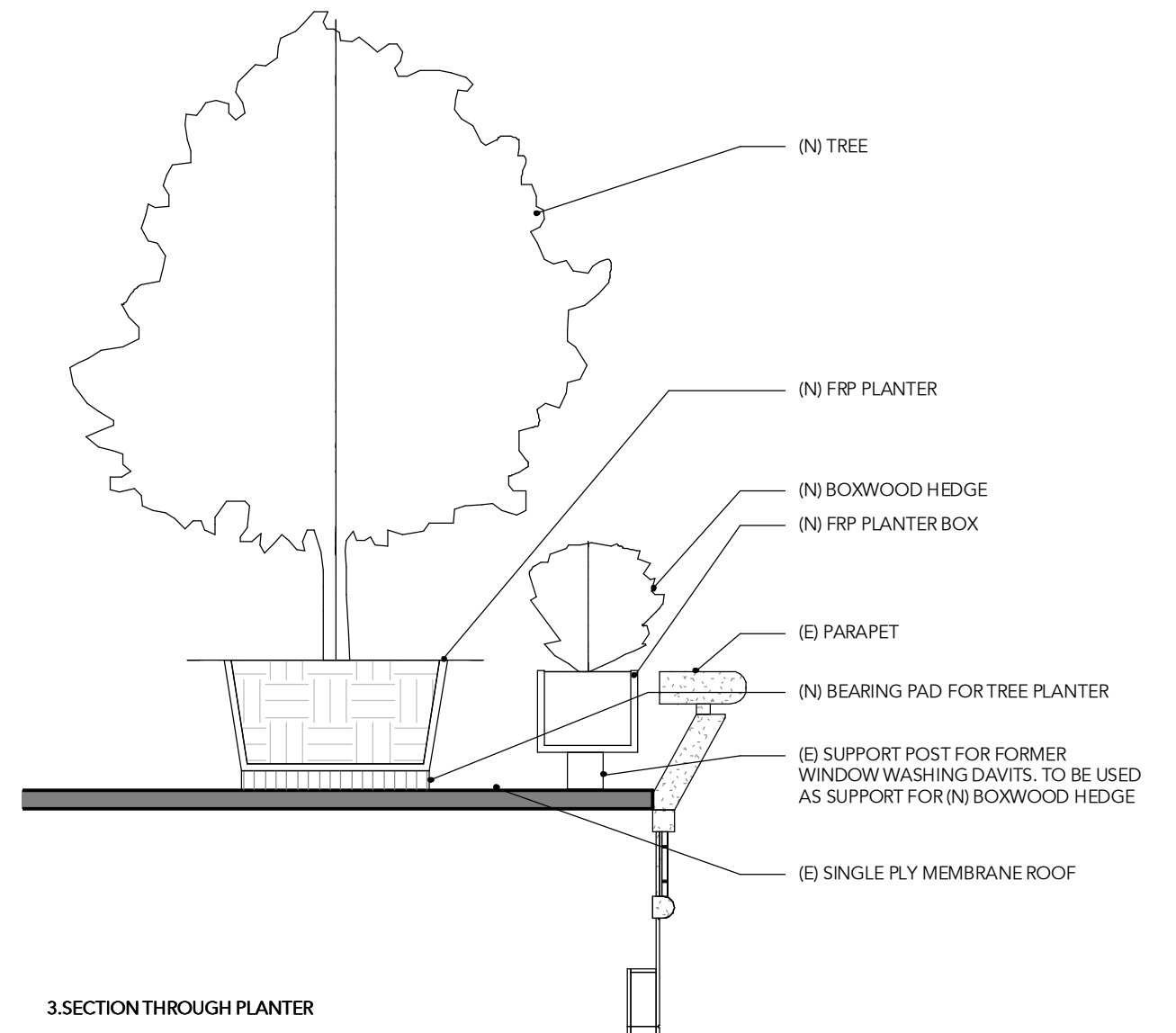




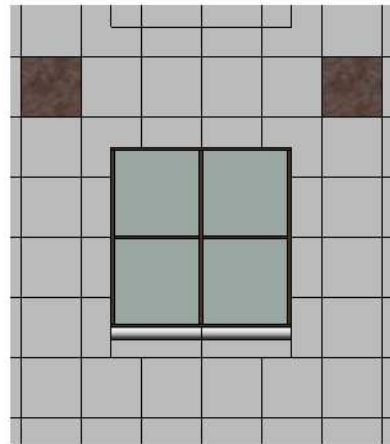
1. CLOCK TOWER DEMOLITION



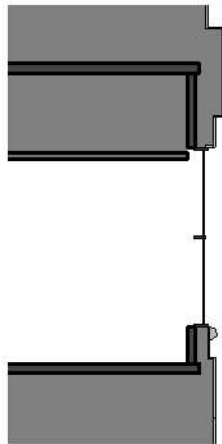
2. (E) CORNICE DETAIL



3. SECTION THROUGH PLANTER



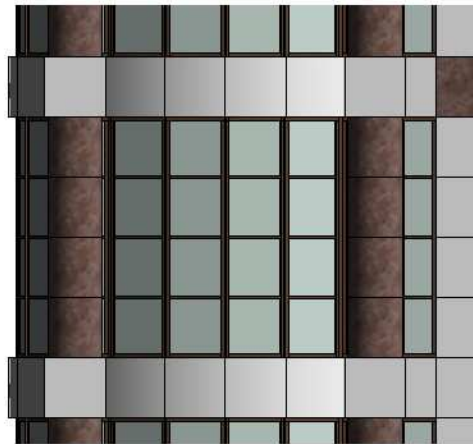
EXISTING WINDOW ELEVATION



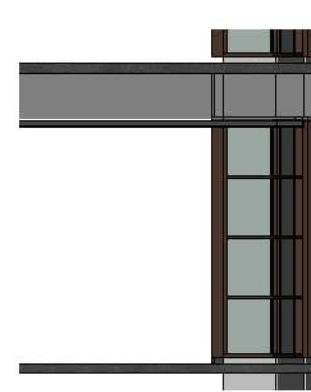
EXISTING WINDOW SECTION



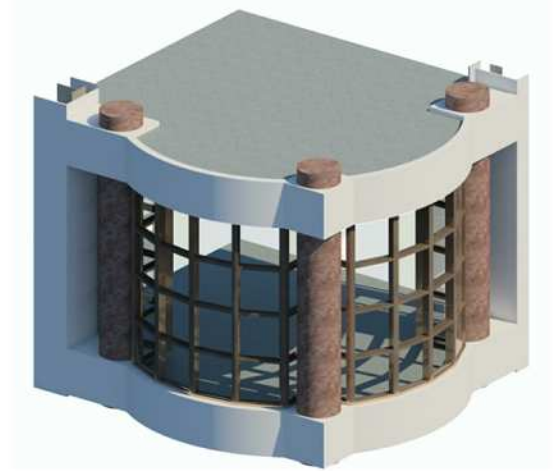
EXISTING WINDOW PERSPECTIVE



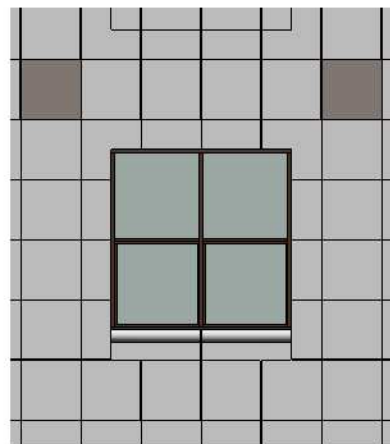
EXISTING CORNER WINDOW ELEVATION



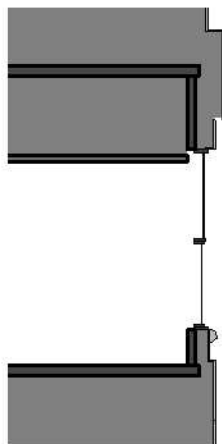
EXISTING CORNER WINDOW SECTION



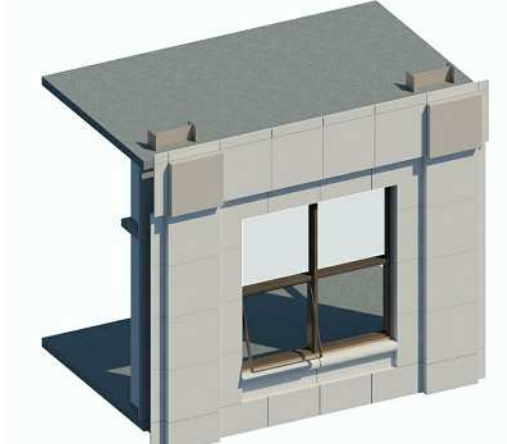
EXISTING CORNER WINDOW PERSPECTIVE



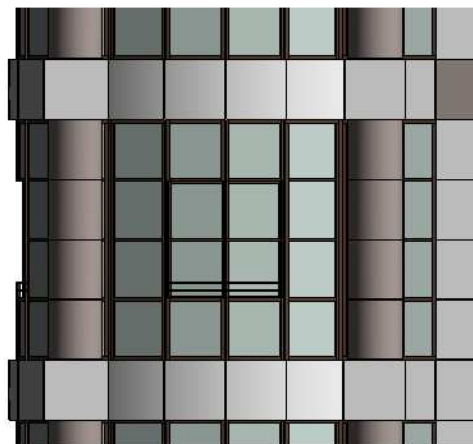
1. PROPOSED WINDOW ELEVATION



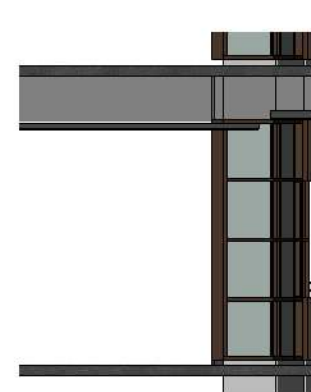
2. PROPOSED WINDOW SECTION



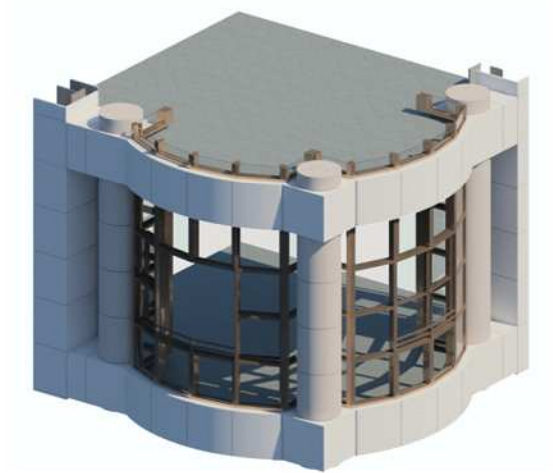
3. PROPOSED WINDOW PERSPECTIVE



4. PROPOSED CORNER WINDOW ELEVATION



5. PROPOSED CORNER WINDOW SECTION



6. PROPOSED CORNER WINDOW PERSPECTIVE

PROPOSED WORK

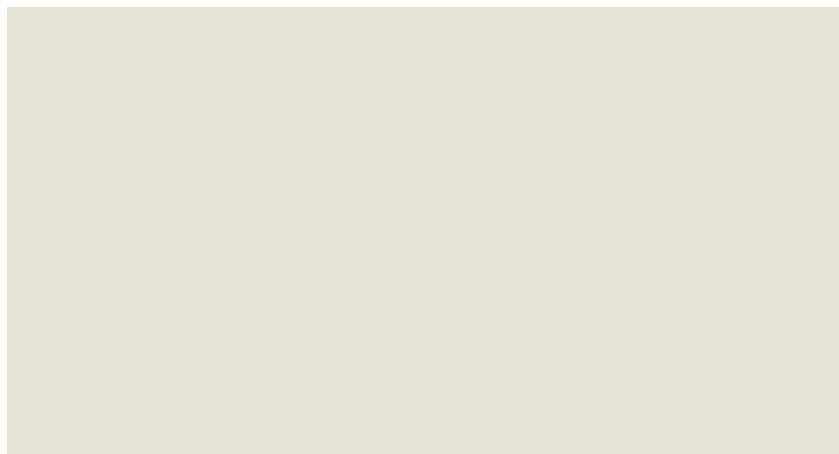
1. REMOVE (E) GLAZING IN LOWER SASH.
2. RETROFIT (N) HOPPER WINDOW IN (E) OPENING. PROFILE OF (N) SASH TO MATCH (E) SASH AS CLOSELY AS POSSIBLE.
3. MATCH COLOR OF (N) WINDOW FRAME TO (E) SASH.
3. (N) GLAZING TO MATCH (E) GLAZING AS CLOSELY AS POSSIBLE.

PROPOSED WORK

1. REMOVE (E) SEGMENTED CURVE GLAZING AND FRAMES FROM CENTER (4) WINDOWS.
2. RETROFIT (N) OPERABLE WINDOWS IN CENTER SECTION TO MATCH.
3. RHYTHM OF (E) WINDOW MULLIONS TO BE MATCHED IN (N) GLAZING SYSTEM AT OPERABLE WINDOWS.
4. MATCH COLOR OF (N) WINDOW FRAME TO (E) SASH.
5. INSTALL (N) GUARDRAIL AT LOCATION OF EXISTING SEGMENTED CURVE WINDOW SYSTEM.
6. SEGMENTED GEOMETRY OF (E) WINDOW MULLIONS TO BE MATCHED IN (N) GUARD RAIL SYSTEM.

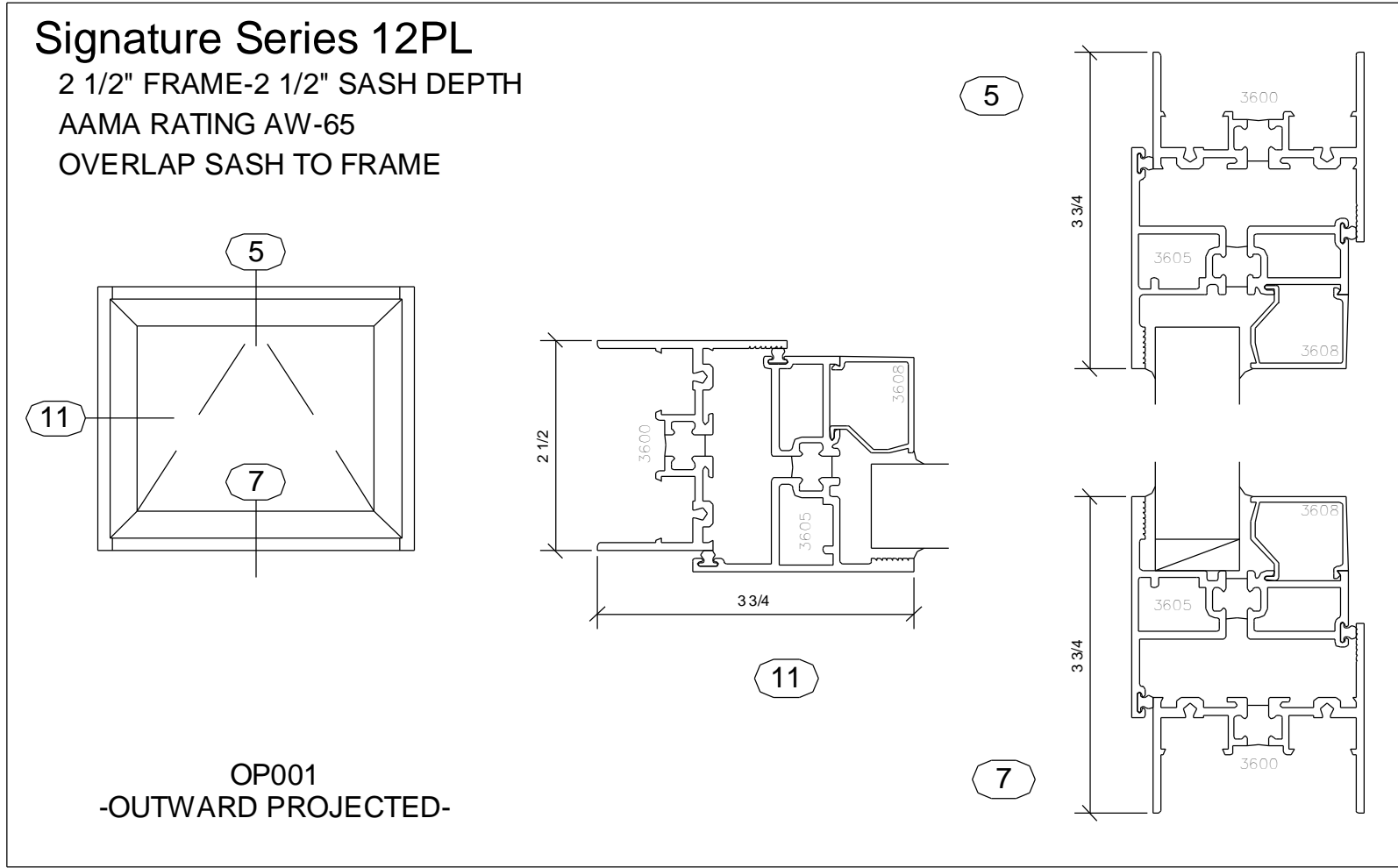


KEIM #9307



KEIM #9555

KEIM COLORS



WINDOW FRAME DETAILS