



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Motion No. 0038

HEARING DATE: DECEMBER 16, 2009

*Filing Date:* October 8, 2009  
*Case No.:* **2009.0961A**  
*Project Address:* **620 Jones Street**  
*Historic Landmark:* **No. 159, Gaylord Hotel**  
*Zoning:* RC-4 (Residential-Commercial, High Density)  
North of Market Residential Special Use District, Subarea No. 1  
80-130-T Height and Bulk District  
*Block/Lot:* 0305/036  
*Applicant:* Peter Glikshtern, Metropol Entertainment Corp.  
60 Cumberland Street  
San Francisco, CA 94110  
*Staff Contact* Angela Threadgill - (415) 558-6602  
angela.threadgill@sfgov.org  
*Reviewed By* Tina Tam - (415) 558-6325  
tina.tam@sfgov.org

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR LANDMARK NO. 159, THE GAYLORD HOTEL, LOCATED ON LOT 036 IN ASSESSOR'S BLOCK 0305, WITHIN AN RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) ZONING DISTRICT, AND AN 80-130-T HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, On October 8, 2009, Peter Glikshtern (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for the construction of a concrete accessible ramp on the front façade, which would obscure the decorative tile of one entry step; install a new metal gate on the side façade to limit access to the existing 7'-8"-wide pedestrian walkway; re-grade existing concrete pedestrian walkway; replace five existing, non-historic aluminum windows on side facade with new wood, paired French doors within existing openings; replace existing non-historic trellis with new wood trellis at the subject Landmark building, No. 159, the Gaylord Hotel, located on lot 036 in Assessor's Block 0305.

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 16, 2009, the Commission conducted a duly noticed public hearing on the current project, Case No. 2009.0961A ("Project") for its appropriateness.

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

**MOVED**, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated August 31, 2009 and labeled Exhibit A on file in the docket for Case No. 2009.0961A based on the following findings:

## **FINDINGS**

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

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

The Historical Preservation Commission has determined that the proposed work is compatible with the character of Landmark No. 159, Gaylord Hotel, as described in Appendix B of Article 10 of the Planning Code.

- That the proposed concrete accessible ramp on the front façade is a solution to meet accessibility requirements that limits the most damage or loss of significant architectural features.
- That the proposed metal gate at the front of and re-grading of the pedestrian pathway will not alter significant architectural features and will not detract from the subject landmark building's ornamentation or adjacent historic buildings.
- That the proposed replacement doors and trellis on the side elevation will not damage or remove any distinctive historic materials which are character-defining features of the Spanish Colonial Revival style of the building.
- That the proposed replacement doors and trellis are located on a secondary façade, where it is minimally visible from oblique angles of the adjacent public rights-of-way.
- That the alteration will be compatible with historic features and materials of Landmark No. 159, Gaylord Hotel.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

**Standard 2.**

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

**Standard 5.**

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

**Standard 9.**

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

3. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation.
4. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

**URBAN DESIGN ELEMENT**

**Objectives and Policies**

**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.

5. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The proposed project would not displace any existing retail uses. The proposal of an indoor / outdoor space associated with a new restaurant and bar could potentially bring new employees and patrons to the site thereby strengthening the existing neighborhood retail operations..*

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The proposed project is located in an RC-4 Zoning District characterized by tall residential hotel buildings and continuous ground-floor commercial uses. The proposed project would be consistent with the existing neighborhood. The cultural and economic diversity of the neighborhood would be augmented by the proposed project.*

- C. That the City's supply of affordable housing be preserved and enhanced,

*The Project would not remove or displace affordable housing.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The amount of commuter traffic generated by the proposed project would not impede Muni transit service or overburden streets or neighborhood parking. Located within the North of Market Residential Special Use District and adjacent to Union Square, it is in close proximity to a variety of local and regional public transit options.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The proposed project would not displace any tenants, and would have no material effect on industrial or service sector space.*

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

*The Project will conform to the structural and seismic requirements of the San Francisco Building Code.*

- G. That landmarks and historic buildings be preserved.

*The proposed project would occupy, in part, the basement space of the Landmark building. It would have no adverse effect on the interior or exterior character-defining architectural features. The subject basement space was originally used as the residential hotel dining room, and was formerly used as a*

*restaurant / bar, as is this project. The Project preserves the building of architectural and historic importance through adaptive re-use and rehabilitation of the historic Gaylord Hotel. As a historic resource, the proposed project meets the Secretary of the Interior's Standards for rehabilitating historic buildings.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The Project will not impact parks, open space, or their access to sunlight or vistas.*

**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 Certificate of Appropriateness No. 2009.0961A** attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION: APPEAL: Any aggrieved person may appeal this Motion to the Board of Appeals within fifteen (15) days after the date of this Motion No. 0038. The effective date of this Motion shall be the date of this Motion. For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call 575-6880.**

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on December 16, 2009.

Linda D. Avery  
Commission Secretary

AYES: Buckley, Martinez, Matsuda, Wolfram, Damkroger, and Chase

NAYS: None

ABSENT: Hasz

ADOPTED: December 16, 2009

EXHIBIT A

## Certificate of Appropriateness

Case No: 2009.0961A

Assessor's Block: Lot: 0305/036

Address of Property: 620 Jones Street

Date Application Filed: October 8, 2009

Historic Landmark: No. 159, Gaylord Hotel

### Description of Work Proposed:

The proposed project would construct a concrete accessible ramp on the front façade, which would obscure the decorative tile of one entry step; install a new metal gate on the side façade to limit access to the existing 7'-8"-wide pedestrian walkway; re-grade existing concrete pedestrian walkway; replace five existing, non-historic aluminum windows on side facade with new wood, paired French doors within existing openings; replace existing non-historic trellis with new wood trellis.

### Final Action by the Historic Preservation Commission on December 16, 2009:

The Commission has reviewed the proposed work and has determined that the work would not have a significant impact upon and would not be potentially detrimental to Landmark No. 159, Gaylord Hotel. A motion to APPROVE AS PROPOSED was passed 6-0 by the Historic Preservation Commission in conformance with the drawings stamped Exhibit A, on file in the docket for **Case No. 2009.0961A**, based upon the following findings:

### Findings of the Historic Preservation Commission:

- That the proposed concrete accessible ramp on the front façade is a solution to meet accessibility requirements that limits the most damage or loss of significant architectural features.
- That the proposed metal gate at the front of and re-grading of the pedestrian pathway will not alter significant architectural features and will not detract from the subject landmark building's ornamentation or adjacent historic buildings.
- That the proposed replacement doors and trellis on the side elevation will not damage or remove any distinctive historic materials which are character-defining features of the Spanish Colonial Revival style of the building.
- That the proposed replacement doors and trellis are located on a secondary façade, where it is minimally visible from oblique angles of the adjacent public rights-of-way.
- That the alterations will be compatible with historic features and materials of Landmark No. 159, Gaylord Hotel.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:  
*Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

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

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

- That the Project is consistent with the relevant Objectives and Policies of the General Plan.
- That the project, on balance, complies with the established eight priority-planning policies of Planning Code Section 101.1(b).

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

**Duration of this Certificate of Appropriateness:** This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. Implementation of this Certificate of Appropriateness is accomplished by completion of construction work (verified through a job card signed by a District Building Inspector) after issuance of an appropriate Building Permit.

**APPEAL:** Any aggrieved person may appeal the action on this Certificate of Appropriateness by appeal of the issuance of the Building Permit required to implement the proposed work. Contact the Board of Appeals (575-6880) for instructions on filing a permit appeal.

**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.**