



SAN FRANCISCO PLANNING DEPARTMENT

Permit to Alter MAJOR ALTERATION MOTION # 0080

Hearing Date: October 6, 2010
Filing Date: September 22, 2010
Case No.: **2009.1100H**
Project Address: **1095 Market Street**
Category: Category I – Joseph D. Grant Building
Zoning: C-3-G (Downtown General)
90-X Height and Bulk District
Block/Lot: 3703/ 059
Applicant: Jim Abrams
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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS TO A CATEGORY I (SIGNIFICANT) BUILDING, INCLUDING EXTERIOR REHABILITATION, INCLUDING RECONSTRUCTION OF THE HISTORIC CORNICE BASED ON PICTORIAL EVIDENCE AND THE INSTALLATION OF CANOPIES, SIGNAGE, AND AWNINGS FOR THE PROPERTY LOCATED ON LOT 059 IN ASSESSOR'S BLOCK 3703. THE SUBJECT BUILDING IS WITHIN A C-3-G (DOWNTOWN GENERAL) ZONING DISTRICT AND AN 90-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on September 22, 2010, JIM ABRAMS (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Permit to Alter for exterior rehabilitation, including reconstruction of the historic cornice based on pictorial evidence and the installation of canopies, signage, and awnings at the subject building located on lot 059 in Assessor's Block 3703, a Category I Building, historically known as the Joseph D. Grant Building.

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 October 6, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2009.1100H ("Project") for the Permit to Alter.

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 Permit to Alter, WITH CONDITIONS, and in conformance with the architectural submittal dated October 6, 2010 and labeled Exhibit A on file in the docket for Case No. 2009.1100H based on the following condition(s):

Conditions:

1. The shop drawings shall be included in the architectural addendum and are subject to review and approval by Department Preservation Staff to ensure that the replacement cornice closely matches all exterior profiles, dimensions, and detailing of the historic cornice.
2. Prior to the production of the replacement cornice and the approval of the architectural addendum. The Department Preservation Staff shall review site mock-ups of the FRP panels, including a mock-up of the finish samples. The results of the site mock-up and all finish samples shall be presented at a future hearing to the Historic Preservation Commission for review and approval.
3. After the removal of any non-historic fabric, and prior to any other work at the exterior of the ground-floor, the Sponsor shall submit documentation to the Department Preservation Staff of the results of any investigate work and the location and condition of any remaining character-defining features that were covered with non-historic materials. These features shall be retained if it is determine that they are in fair or repairable condition.
4. The shop drawings for the cast metal and cast stone columns/pilasters, which may be based on dimensioned drawings and molds of extant historic columns, shall be included in the architectural addendum and are subject to review and approval by Department Preservation Staff to ensure that the replacement features, if applicable, closely match all exterior profiles, dimensions, and detailing of the historic features.
5. Prior to the production of the replacement features and the approval of the architectural addendum, Department Preservation Staff shall review site mock-ups of the replacement materials, including a mock-up of the exterior finish.
6. All storefront systems shall have a painted finish.
7. Sections through the proposed storefront and entry systems that indicate all exterior profiles and dimensions shall be provided and are subject to review and approval prior to the approval of the architectural addendum by the Planning Department.

8. The louver proposed for the arched window opening on the Stevenson Street elevation shall be set behind the frame of the proposed wood storefront system and an architecturally finished grille shall be installed in lieu of glazing within the frame. The grille shall be finished in the same manner as the proposed new storefronts.
9. All windows are intended to be retained and repaired, however 20% or less of the windows may be replaced if upon further inspection it is determined that they are beyond repair. Any deviation from this condition of approval, such as further inspection determines that more than 20% of the windows require replacement or the use of substitute materials, shall require review and approval by the Historic Preservation Commission
10. Each awning shall have a free hanging valance.
11. Any attachment to the building (pin-letters and canopies) shall be done in manner that minimizes damage to historic fabric. Attachment details for the location where the canopies are attached to historic fabric shall be included within the plans and are subject to review and approval by Preservation Planning Staff.
12. Material and finish samples shall be reviewed and approved by Preservation Planning Staff prior to fabrication and prior to the approval of any building permit.
13. The final façade inspection report, including recommendations to address deterioration, repair, and cleaning, shall be submitted to the Preservation Planning Staff for review and approval prior to the approval of the building permit to address said work.
14. The elevator override shall be reduced in height to the greatest extent possible in order to comply with the Code and to minimize its visual appearance, but to still comply with life & safety requirements enforced by other City agencies. A Section, with dimensions, that illustrate this compliance shall be included within the architectural addendum and is subject to review and approval by Preservation Planning 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 Historical Preservation Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject building and meets the requirements of Article 11 of the Planning Code:

- That the proposal respects the character-defining features of the subject building;
- That the architectural character of the subject building will be maintained and those features that affect the building's overall appearance that are removed or repaired shall be done so in-kind;
- All architectural elements and cladding repaired where possible in order to retain as much historic fabric as possible;
- That the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- That all new materials shall match the historic material in composition, design, color, texture and other visual qualities and shall be based on accurate duplication of features.

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*.

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 building for the future enjoyment and education of San Francisco residents and visitors.

1. 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 is not neighborhood-serving; however, its continued use maintains and strengthens the surrounding retail uses, many of them are locally-owned, by bringing visitors to the area.

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

The proposed project will strengthen neighborhood character by respecting the character-defining features of the subject building in conformance with the Secretary of the Interior's Standards.

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

The proposed project will have no adverse effect on the City's supply of affordable housing.

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

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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

The proposal also includes a Request for Conditional Use Authorization from the Planning Commission to convert the building into a hostel/hotel, which will provide opportunities for employment.

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

Preparedness against injury and loss of life in an earthquake is improved by the proposed Project. Any construction or alteration associated would be executed in compliance with all applicable construction and safety measures.

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

The proposed project 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 Permit to Alter will not impact the City's parks and open space.

4. 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 I (Significant) 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 Permit to Alter Application, 2009.1100H** 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 thirty (30) days after the date of this Motion No. 0080. 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 October 6, 2010.

Linda D. Avery
Commission Secretary

AYES: C. CHASE, A. WOLFRAM, K. HASZ, C. DAMKROGER, A. MARTINEZ

NAYS:

ABSENT: D. MATSUDA, J. BUCKLEY

ADOPTED: October 6, 2010