



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report HEARING DATE: APRIL 1, 2015

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*Filing Date:* November 5, 2014  
*Case No.:* **2014-001006COA**  
*Project Address:* **1088 SANSOME STREET**  
*Historic Landmark:* Northeast Waterfront Landmark District  
*Zoning:* C-2 (Community Business) District  
65-X Height and Bulk District  
Waterfront Special Use District, subarea #3  
Northeast Waterfront Special Sign District  
*Block/Lot:* 0135 / 009  
*Applicant:* Daniel Kunzmann  
Huntsman Architecture  
50 California Street, 7<sup>th</sup> floor  
San Francisco, CA 94111  
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*Reviewed By* Tim Frye - (415) 575-6822  
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### PROPERTY DESCRIPTION

1088 Sansome Street (Assessor's Block 0135, Lot 009), formerly the Bemis Bag Building, is located on the southeast corner of Sansome and Green streets in the Northeast Waterfront neighborhood. The four-story, reinforced concrete building has a flat roof and is a compatible/contributing resource to the Article 10-designated Northeast Waterfront Landmark District. Originally constructed in 1906, by an unknown architect, as an industrial warehouse and/or manufacturing facility, the building is currently used as office space. The subject property is located in a C-2 (Community Business) Zoning District, Waterfront Special Use District, subarea #3, a 65-X Height and Bulk District, and the Northeast Waterfront Special Sign District.

### PROJECT DESCRIPTION

The proposed scope of work is for façade alterations. Specifically, the proposal includes:

- Replacement of non-historic aluminum slider sash windows with new aluminum windows (Wausau, 3250-H Series Heritage) with a powder-coated finish (Dark Grey). Majority of new window sash will have a four-lite configuration with lower portion of sash having awning operation. Smaller window openings will have two- or one-lite configuration and awning operation. The configuration of new sash is based on a historic elevation drawing from unknown date and one extant original window.

- Removal of original concrete panels between vertical concrete piers on 2<sup>nd</sup> through 4<sup>th</sup> floors on Green Street façade and installation of windows in new openings. The sash in these new openings will match that installed in the existing openings.
- Replacement of non-historic metal and glass storefront system in the existing ground floor entrance on Sansome Street. New metal and glass storefront system (Wausau) will have powder-coated finish (Dark Grey).
- Removal of concrete infill within two ground floor bays on the Green Street façade and installation of new metal and glass entry doors and sidelights. New metal and glass storefront system (Wausau) will have powder-coated finish (Dark Grey).
- Removal of metal roll-up doors (one at each façade) and installation of new metal and glass storefront system in existing openings. New metal and glass storefront system (Wausau) will have powder-coated finish (Dark Grey).
- Removal of concrete and brick infill over full height of one bay on the Sansome Street façade. Within this bay, new spandrels will be installed to match existing and a metal and glass storefront system will be added at ground floor. At the upper floors, large eight-light windows will be installed in the restored openings.
- Existing concrete cladding will be repaired or restored as needed with portions of several partially removed spandrel panels replaced in-kind. The façades will be repainted.

Please see photographs and plans prepared by Huntsman Architectural Group, dated March 18, 2015, for details.

## **OTHER ACTIONS REQUIRED**

Proposed work will require Building Permit(s).

## **COMPLIANCE WITH THE PLANNING CODE PROVISIONS**

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

## **APPLICABLE PRESERVATION STANDARDS**

### **ARTICLE 10**

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

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

*The project will provide additional window openings for the existing office use. Although removal of what appear to be original concrete panels is proposed, the rhythm and pattern of the new window openings are consistent with existing fenestration pattern and with similar buildings of this type and period. Other work will restore historic features, reintroduce compatible window and storefront systems, and will remove non-historic alterations. The project will avoid changes to distinctive materials, features, or spatial relationships of the contributing resource.*

**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 proposed work will retain and preserve the historic character of the contributing resource. The concrete panels and infill at upper floors on the Sansome Street façade proposed to be removed appear to be original features, however, replacement with compatible new windows will not significantly alter the character of the former industrial building. New window openings with compatible new sash will be in keeping with the former industrial character of the building and District. No distinctive materials, features, spaces, or spatial relationships that characterize the property will be altered.*

**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 project does not propose to add conjectural features or changes that create a false sense of historical development. Documentary and physical evidence have been utilized for the current project. Former loading docks will be differentiated with recessed glass storefronts and areas of removed or altered concrete spandrel will be recreated to match existing. New window openings on upper floors will be differentiated from original by sitting slightly forward in the wall plane in manner similar to the existing concrete panels.*

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

*The existing concrete will be repaired and repainted as needed.*

**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.

*The proposed project includes exterior alterations to address previous incompatible alterations as well as to create new openings. At the upper floors of the Green Street façade, new window openings will be created by removing existing concrete panels. New openings will be in same plane as existing, will not change the overall bay configuration, will be in a similar rhythm and solid to void ratio as existing, and will be compatible with the historic features, size, scale and proportion of the building's existing openings and those of similar buildings within the Landmark District.*

*New storefront systems will occur within existing, or previously infilled, openings and will have a simple, utilitarian design that is consistent with the character of the former industrial building and with the surrounding Landmark District. The new window openings, window sash, and storefront systems will be differentiated from the old yet compatible with the scale, massing, materials and finishes of the building and surrounding District.*

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

*The proposed removal of concrete panels (Green Street façade), new windows, and new storefronts will be undertaken in a manner that is readily reversible, and if removed in the future, the form and integrity of this building would be unimpaired. Alterations will be undertaken in a manner that will retain the essential form and integrity of the historic property.*

## **PUBLIC/NEIGHBORHOOD INPUT**

The Department has received no public input on the project at the date of this report.

## **STAFF ANALYSIS**

Staff has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work is compatible with the contributing building and Landmark District. Staff finds that the project will replace incompatible windows with new sash based on documentary and physical evidence, create new compatible window and storefront openings, and repair concrete cladding in a manner that is compatible with the building and the surrounding Landmark District.

### *Windows*

The proposed project will remove non-historic aluminum slider sash windows and install new aluminum sash configured to match windows depicted in historic plans and one extant original window. The new sash will be Wausau (3250-H Series Heritage) powder-coated (Dark Grey). In the larger openings, the lower portion of the new sash will have an awning operation while at smaller windows the entire sash will have awning operation. As the configuration will be based on historic plans, and they will match the



size and shape of existing openings, the new windows appear to be compatible with the character of the building and surrounding district in compliance with the *Secretary's Standards*.

At the upper floors on the Green Street (north) elevation, existing recessed concrete panels will be removed and replaced with new compatible window sash. Historic plans suggest that the existing concrete panels are original to the building, though these solid panels do not appear to serve a functional or structural purpose. Perhaps the original layout of the warehouse dictated such solidity, but it is strange for a building from this period not to have maximized potential natural lighting by incorporating these solid panels. The new windows should be installed in same plane as existing concrete panels to differentiate them from existing original openings. The new openings will match existing in shape and size. As the new openings will occur within the larger bay division of the façade, the new openings/windows will match existing rhythm and proportion of fenestration for the building. The proposed new openings/windows match the pattern of fenestration for buildings within the District and are consistent with the solid to void ratio of fenestration of the former industrial building. The subject building is contributory to the Landmark District – proposed new openings are compatible with the character of former industrial building as well as with other buildings within the District.

Although the project proposes to remove historic concrete panels, the new openings and window sash are compatible with the character of the building and District and appear to be consistent with the *Secretary's Standards*.

Recommendations:

1. *Staff recommends documentation of an existing concrete panel is undertaken prior to removal. Documentation will include photographs and a dimensioned plan and section(s). This information should be included in the Building Permit plans for reference.*
2. *Staff recommends that the window sash installed in place of the concrete panels sit in same plane as existing solid panels in order to differentiate new openings from existing.*
3. *Staff recommends that final window details or window mock-ups be provided to Preservation Planning staff for review and approval.*

*Storefronts*

Existing aluminum and glass storefront system in the south most ground floor bay on the Sansome Street façade will be removed and replaced. The existing storefront system does not appear historic. A new metal and glass storefront system with paired, centered doors will be installed within the opening. The new storefront will be recessed further within the opening and will have a powder-coated finish (Dark Grey). At the opposite end of the façade, non-historic brick infill and aluminum and glass door will be removed and a new, recessed metal and glass storefront system installed. Finishes of all new storefront systems will match.

Existing metal roll-up doors (one at each façade) will be removed and replaced with recessed, metal and glass storefront systems. Historic plans suggest that these two bays historically served as loading docks. In place of the non-historic roll-up doors, recessed storefronts will be installed that will maintain a large opening at the street with a strong shadow line in a manner that differentiates these former loading dock bays from other ground floor bays. As proposed, the new storefront within these openings appears to be compatible with the character of the building while being clearly differentiated as new in a manner that is in compliance with the *Secretary's Standards*.

At the two ground floor, center bays of the Green Street façade, existing concrete infill will be removed and replaced with metal and glass storefront entry doors and side lights. Historic plans indicate that these locations may also have historically served as loading docks and there are concrete post and beam elements within these bays that will be retained. New glazing will be installed within the post and beam structure with the paired entrance doors recessed to allow for door swing that is compliant with Building Code.

New storefront appears to be contemporary but compatible with the character of the building and will avoid removal of historic features. Where contemporary or historic loading docks occur, the new glazed storefront will be recessed and will be as transparent as possible to refer to the open loading dock in a contemporary manner. As proposed, new storefront systems appear to be in conformance with the *Secretary's Standards*.

#### *Concrete repair and reconstruction*

There are several areas where concrete spandrels have been partially removed or covered with infill. In these locations, the spandrels will be reconstructed based on existing fabric. The reconstruction will match existing in materials, finish, and appearance in conformance with the *Secretary's Standards*. To ensure that concrete spandrel reconstruction closely matches existing, staff recommends a condition of approval requiring preparation and review of on-site mock ups of the replacement concrete finish.

On the Sansome Street façade, the project proposes to remove a non-historic window opening and surrounding infill at one ground floor bay and to install a spandrel, vertical pier, and two windows to match surrounding window bays. According to historic plans, this bay appears to have formerly served as a raised loading dock and reconstruction of concrete spandrel and vertical pier as well as new window openings to match adjacent bays would not be appropriate as they are not features that historically occupied this bay of the building. The loading dock was likely infilled with the existing window when manufacturing and warehouse use was discontinued at the property. Rather than installing features to make this bay match adjacent bays, which would not be consistent with the historic function and appearance of this bay, staff recommends retaining the existing window opening and surrounding infill. New window sash can be installed in the opening. This approach would differentiate this bay from others and would not create a false sense of history in conformance with the *Secretary's Standards*.

#### Recommendation:

4. Staff recommends that the project sponsor prepare mock-ups of the spandrel reconstruction, particularly the finish, for on-site review and approval by Preservation Planning staff.
5. Staff recommends that the ground floor bay, three bays in from the north end of the Sansome Street façade, be retained in its current configuration with exception of installation of replacement window sash. This bay appears to have formerly served as a raised loading dock and reconstruction of concrete spandrel and vertical pier as well as new window openings to match adjacent bays would not be appropriate as they are not features that historically occupied this bay of the building.

#### *Paint*

The exterior will be repainted in tones that are compatible with the building and District. Paint colors will be consistent with the District, which is characterized by red brick with some yellow and painted brick, and by muted earth tones in shades of red, brown, green, gray, and blue.

Recommendation:

6. *Staff will work with Project Sponsor to ensure that new paint colors are consistent with the characteristic exterior palette of the District. The Project Sponsor will submit paint draw downs, or paint chips, keyed to exterior elevation drawings, for review and approval by Preservation Planning 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 for Rehabilitation*.

## **PLANNING DEPARTMENT RECOMMENDATION**

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation*.

## **ATTACHMENTS**

Draft Motion

Parcel Map

Sanborn Map

Aerial Photos

Sponsor Packet, including:

- Photographs
- Site Plan
- Existing and proposed elevation plans
- Historic elevation drawing

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

HEARING DATE: APRIL 1, 2015

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**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 THE PROPERTY LOCATED ON LOT 009 IN ASSESSOR'S BLOCK 0135, WITHIN A C-2 (COMMUNITY BUSINESS) ZONING DISTRICT, WATERFRONT SPECIAL USE DISTRICT, SUBAREA #3, NORTHEAST WATERFRONT SPECIAL SIGN DISTRICT, A 65-X HEIGHT AND BULK DISTRICT, AND THE NORTHEAST WATERFRONT LANDMARK DISTRICT.**

### **PREAMBLE**

WHEREAS, on November 5, 2014, Daniel Kunzmann of Huntsman Architectural Group ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness for exterior alterations, on the subject property located on Lot 009 in Assessor's Block 0135.

Specifically, the proposal includes:

- Replacement of non-historic aluminum slider sash windows with new aluminum windows (Wausau, 3250-H Series Heritage) with a powder-coated finish (Dark Grey). Majority of new window sash will have a four-lite configuration with lower portion of sash having awning operation. Smaller window openings will have two- or one-lite configuration and awning

operation. The configuration of new sash is based on a historic elevation drawing from unknown date and one extant original window.

- Removal of original concrete panels between vertical concrete piers on 2<sup>nd</sup> through 4<sup>th</sup> floors on Green Street façade and installation of windows in new openings. The sash in these new openings will match that installed in the existing openings.
- Replacement of non-historic metal and glass storefront system in the existing ground floor entrance on Sansome Street. New metal and glass storefront system (Wausau) will have powder-coated finish (Dark Grey).
- Removal of concrete infill within two ground floor bays on the Green Street façade and installation of new metal and glass entry doors and sidelights. New metal and glass storefront system (Wausau) will have powder-coated finish (Dark Grey).
- Removal of metal roll-up doors (one at each façade) and installation of new metal and glass storefront system in existing openings. New metal and glass storefront system (Wausau) will have powder-coated finish (Dark Grey).
- Removal of concrete and brick infill over full height of one bay on the Sansome Street façade. Within this bay, new spandrels will be installed to match existing and a metal and glass storefront system will be added at ground floor. At the upper floors, large eight-light windows will be installed in the restored openings.
- Existing concrete cladding will be repaired or restored as needed with portions of several partially removed spandrel panels replaced in-kind. The façades will be repainted.

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 April 1, 2015, the Commission conducted a duly noticed public hearing on the current project, Case No. 2014-001006COA ("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 **APPROVES WITH CONDITIONS** the Certificate of Appropriateness, in conformance with the conceptual architectural plans dated March 18, 2015 and labeled Exhibit A on file in the docket for Case No. 2014-001006COA based on the conditions and findings listed below.

## **CONDITIONS OF APPROVAL**

Upon completion of construction drawings, the following shall be submitted to Planning Department Preservation Staff for review and approval:

1. That documentation of an existing concrete panel is undertaken prior to removal. Documentation will include photographs and a dimensioned plan and section(s). This information should be included in the Building Permit plans for reference.
2. That the window sash installed in place of the concrete panels sit in same plane as existing solid panels in order to differentiate new openings from existing.
3. That final window details or window mock-ups be provided to Preservation Planning staff for review and approval.
4. That the project sponsor prepare mock ups of the spandrel reconstruction, particularly the finish, for on-site review and approval by Preservation Planning staff.
5. That the ground floor bay, three bays in from the north end of the Sansome Street façade, be retained in its current configuration with exception of installation of replacement window sash. This bay appears to have formerly served as a raised loading dock and reconstruction of concrete spandrel and vertical pier as well as new window openings to match adjacent bays would not be appropriate as they are not features that historically occupied this bay of the building.
6. That staff will work with Project Sponsor to ensure that new paint colors are consistent with the characteristic exterior palette of the District. The Project Sponsor will submit paint draw downs, or paint chips, keyed to exterior elevation drawings for 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 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report.

- The proposal is compatible with, and respects, the character-defining features of the contributing resource and Landmark District.
- The proposed work will not damage or destroy distinguishing original qualities or character of the contributing resource or Landmark District.
- The proposed project will not remove distinctive materials nor irreversibly alter features, spaces, or spatial relationships that characterize the contributing resource or Landmark District.

- That proposed new windows and storefronts will have a contemporary design that is compatible with the character of the contributing resource and Landmark District.
- If the proposed alterations are removed in the future, the essential form and integrity of the of the contributing resource and Landmark District will remain intact.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

**Standard 1.**

*A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

**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 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.*

**Standard 5.**

*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall 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.*

**Standard 10.**

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

3. **General Plan Compliance.** The proposed Certificate of Appropriateness 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 Certificate of Appropriateness 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 Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of Northeast Waterfront Landmark District 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 have no effect 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 have no effect on housing and will strengthen neighborhood character by respecting the character-defining features of the contributing resource and Landmark 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 impact the 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.*

- 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 will not have any impact on industrial and service sector jobs. No office development is proposed as part of the project.*

- 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 work. 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 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.*

- 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, 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*, General Plan and Prop M findings of the Planning Code.

**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 WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 009 in Assessor's Block 0135 for proposed work in conformance with the conceptual architectural plans dated March 18, 2015 and labeled Exhibit A on file in the docket for Case No. 2014-001006COA.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. 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).

**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. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

**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 April 1, 2015.

Jonas P. Ionin  
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

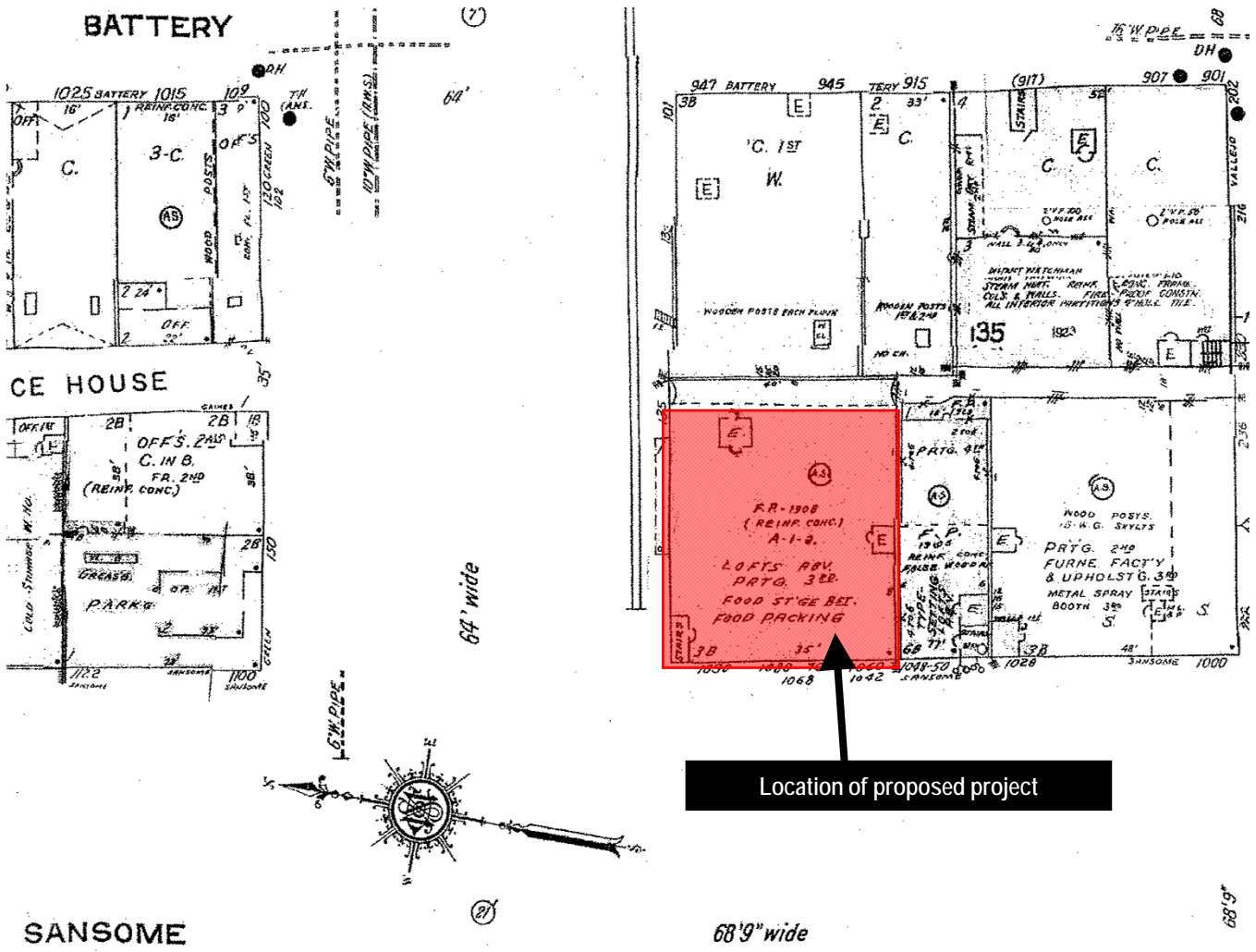
ADOPTED: April 1, 2015

# Parcel Map



Certificate of Appropriateness  
Case Number 2014-001006COA  
1088 Sansome Street

# Sanborn Map\*



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



Certificate of Appropriateness  
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 1088 Sansome Street

# Aerial Photo



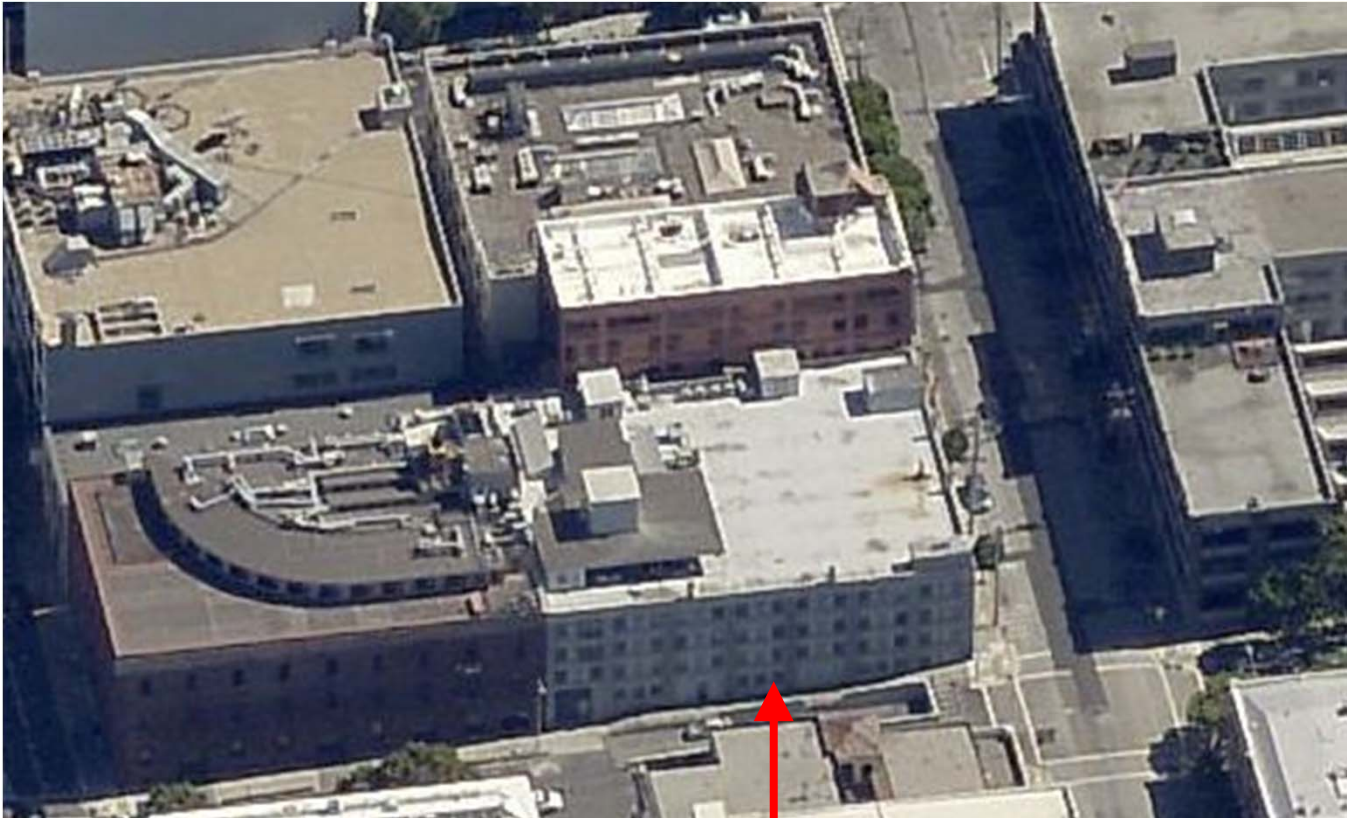
SUBJECT PROPERTY



Certificate of Appropriateness  
Case Number 2014-001006COA  
1088 Sansome Street



# Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness  
Case Number 2014.1422A  
Ghirardelli Square

50 California Street  
Seventh Floor

San Francisco California  
94111-4677

T 415.394.1212  
F 415.394.1222

[www.huntsmanag.com](http://www.huntsmanag.com)

San Francisco  
New York



Existing West Façade on Sansome Street



**Corner of Sansome St and Green Street**





Existing North Façade on Green Street



Existing West Façade on Sansome Street (South End)





Existing Main Entrance on Sansome Street



Existing Roll-Up Door on Sansome Street





Existing West Façade on Sansome Street (South End)



Existing Exit Door on Sansome Street (North End)





Existing North Façade on Green Street (West End)



Existing Ground Floor "Loading" Bay on Green Street (A)





Existing North Façade on Green Street (Center Bays)

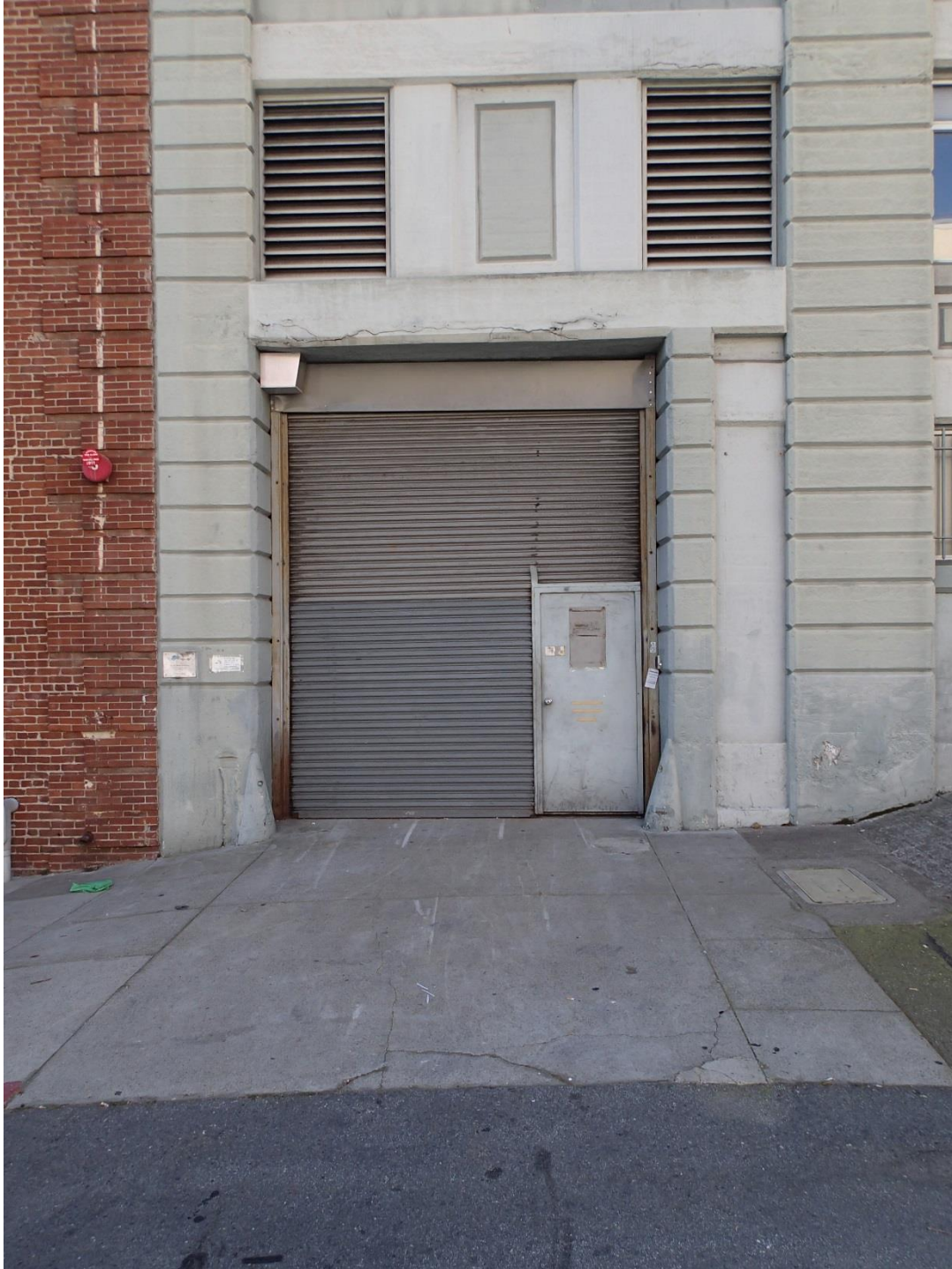


Existing Ground Floor "Loading" Bay on Green Street (B)





Existing North Façade on Green Street (East End)



Existing Roll-Up Door on Green Street (East End)





Original metal window at elevator penthouse on roof – closed position



**Original metal window at elevator penthouse on roof – open position**



Sash width: 2" + 3/4" putty, typ.



Muntin width: 1-1/4" + 2x 3/4" putty, typ.



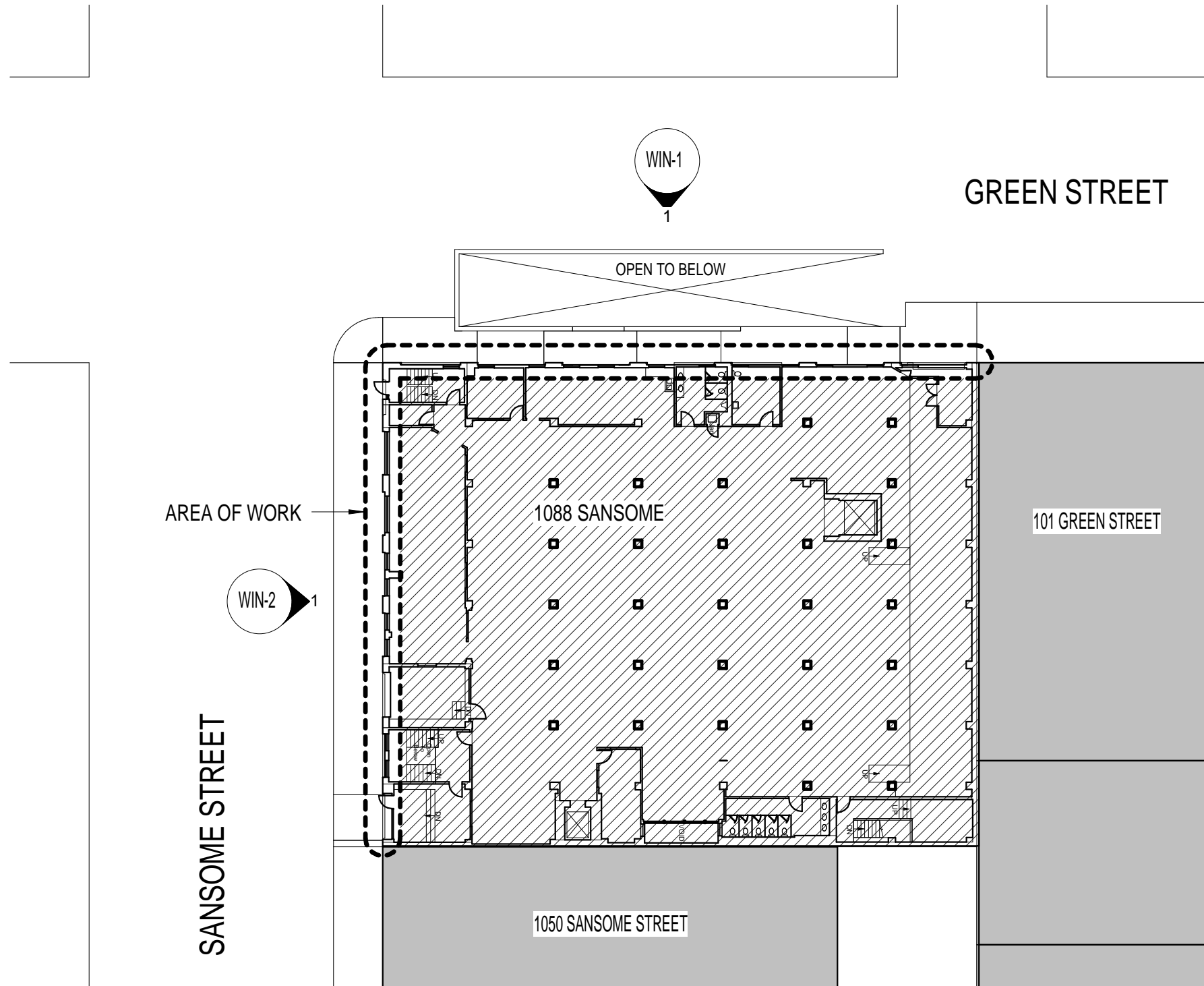
Frame width: 1" typ. + 1/2" at sill





Existing replacement windows within original window frame with stops





EXISTING SITE PLAN

1088 SANSOME

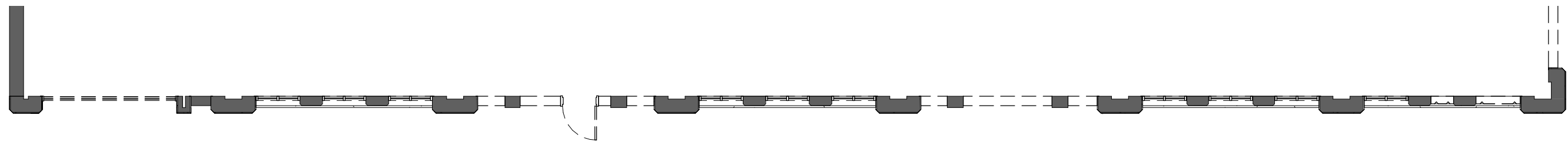


DATE 10-3-2014  
 PROJECT 14045.00  
 1" = 30'-0"

SITE



1 EXISTING NORTH ELEVATION  
1" = 10'-0"



2 EXISTING NORTH WALL  
1" = 10'-0"

EXISTING NORTH ELEVATION & PARTIAL PLAN - GREEN STREET

PROPOSED FACADE ALTERATIONS

1088 Sansome Street, San Francisco

**H HUNTSMAN**

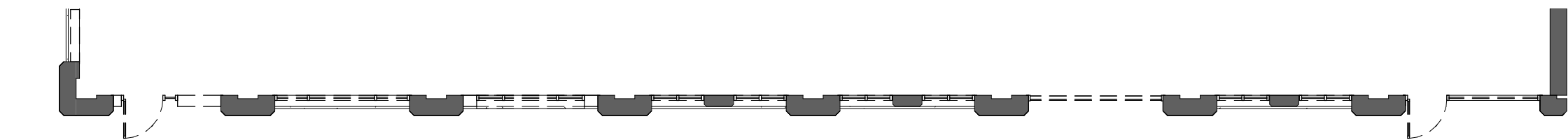
DATE 03.18.2015  
PROJECT 14045.00  
1" = 10'-0"

WIN-1



1 EXISTING WEST ELEVATION  
1" = 10'-0"

/// TOTAL OF SOLID AREAS  
TO BE REMOVED ON  
WEST FACADE: 278 SF



2 EXISTING WEST WALL  
1" = 10'-0"

EXISTING WEST ELEVATION & PARTIAL PLAN - SANSOME STREET

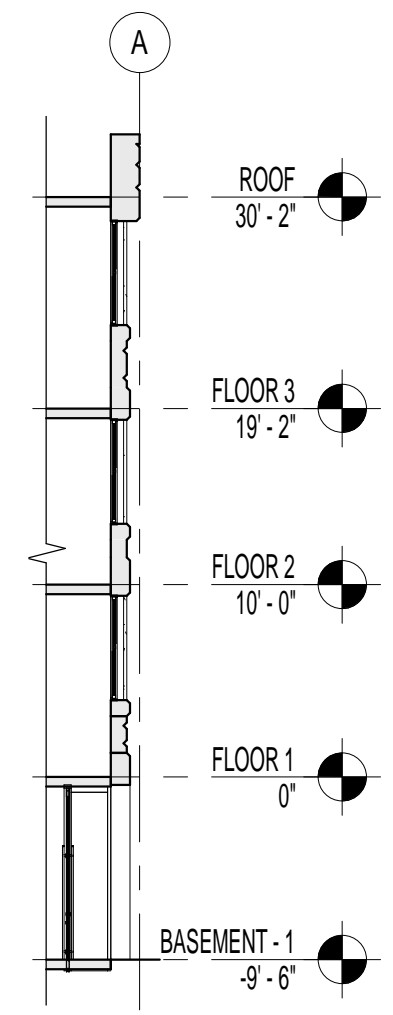
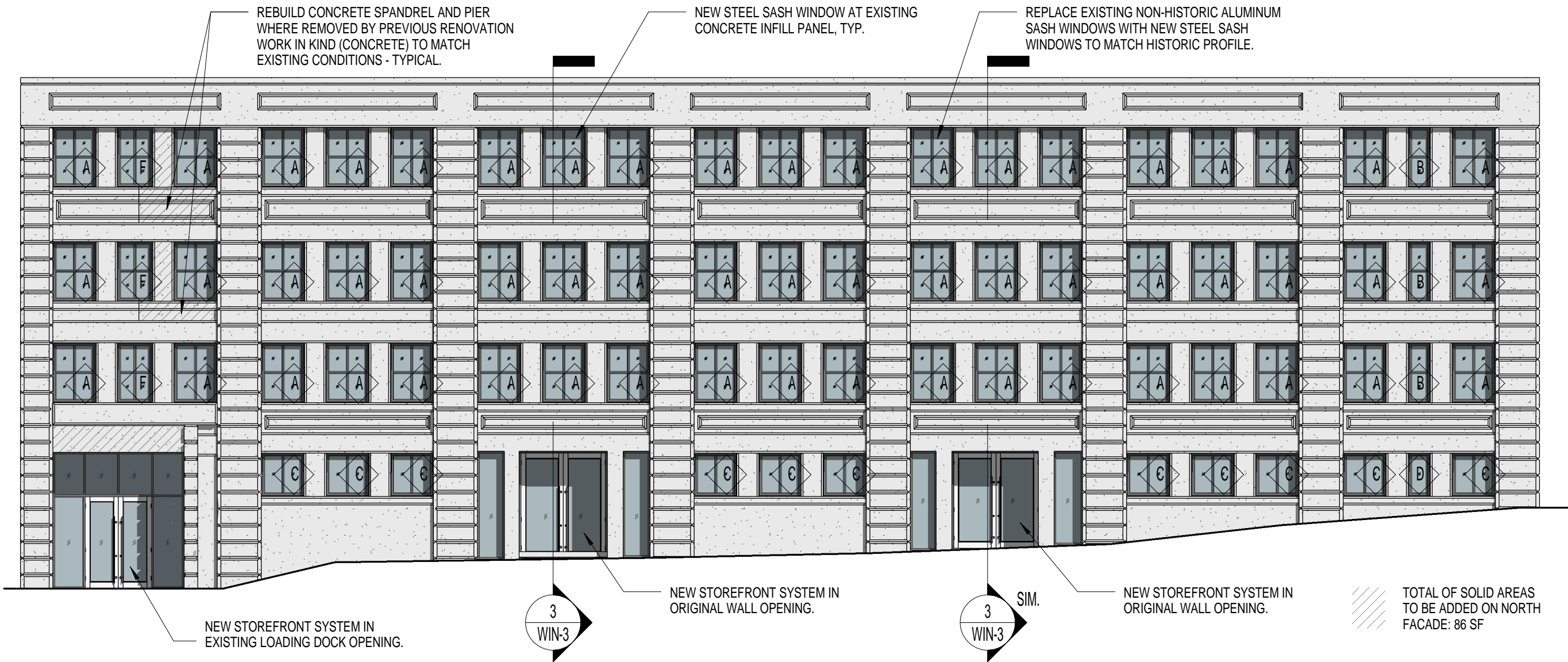
PROPOSED FACADE ALTERATIONS

1088 Sansome Street, San Francisco

**H HUNTSMAN**

DATE 03.18.2015  
PROJECT 14045.00  
1" = 10'-0"

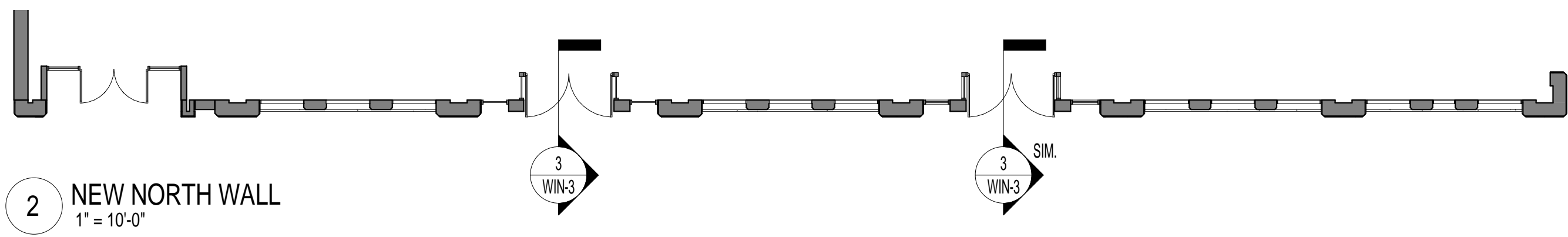
WIN-2



**1 NEW NORTH ELEVATION**  
1" = 10'-0"

NEW STEEL WINDOW SASHES AND FRAMES AS WELL AS STORE FRONT ENTRANCE SYSTEMS TO BE KYNAR COATED IN A DARK GREY FINISH, TYPICAL.

**3 SECTION**  
1" = 10'-0"



**2 NEW NORTH WALL**  
1" = 10'-0"

**NEW NORTH ELEVATION & PARTIAL PLAN - GREEN STREET**

**PROPOSED FACADE ALTERATIONS**

1088 Sansome Street, San Francisco



DATE 03.18.2015  
PROJECT 14045.00  
1" = 10'-0"

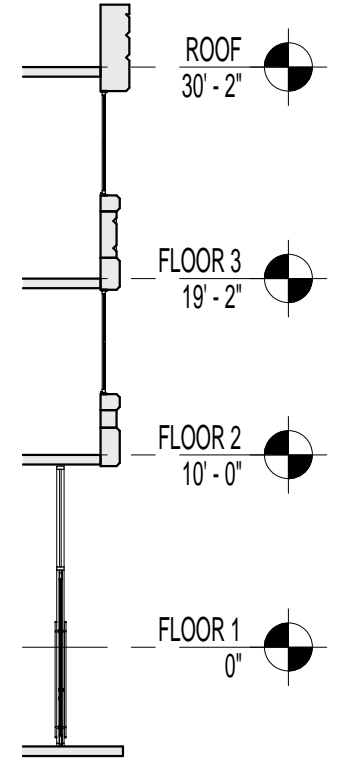
**WIN-3**



3  
WIN-4

REPLACE EXISTING NON-HISTORIC ALUMINUM SASH WINDOWS WITH NEW STEEL SASH WINDOWS TO MATCH HISTORIC PROFILE.

REPLACE MISSING CONCRETE PIER



NEW STOREFRONT SYSTEM AND NEW WINDOWS TO REPLACE NON-HISTORIC INFILL WALL.

NEW STEEL SASH WINDOWS. NEW CONCRETE PANEL TO REPLACE NON-HISTORIC INFILL WALL.

NEW STOREFRONT SYSTEM IN EXISTING LOADING DOCK OPENING.

NEW STOREFRONT SYSTEM

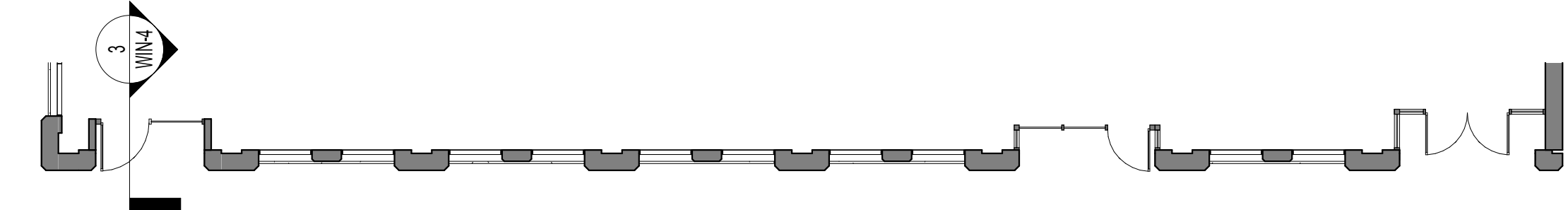
1 NEW WEST ELEVATION  
1" = 10'-0"

NEW STEEL WINDOW SASHES AND FRAMES AS WELL AS STORE FRONT ENTRANCE SYSTEMS TO BE KYNAR COATED IN A DARK GREY FINISH, TYPICAL.

/// TOTAL OF SOLID AREAS TO BE ADDED ON NORTH FACADE: 63 SF

3 SECTION  
1" = 10'-0"

3  
WIN-4



2 NEW WEST WALL  
1" = 10'-0"

NEW WEST ELEVATION & PARTIAL PLAN - SANSOME STREET

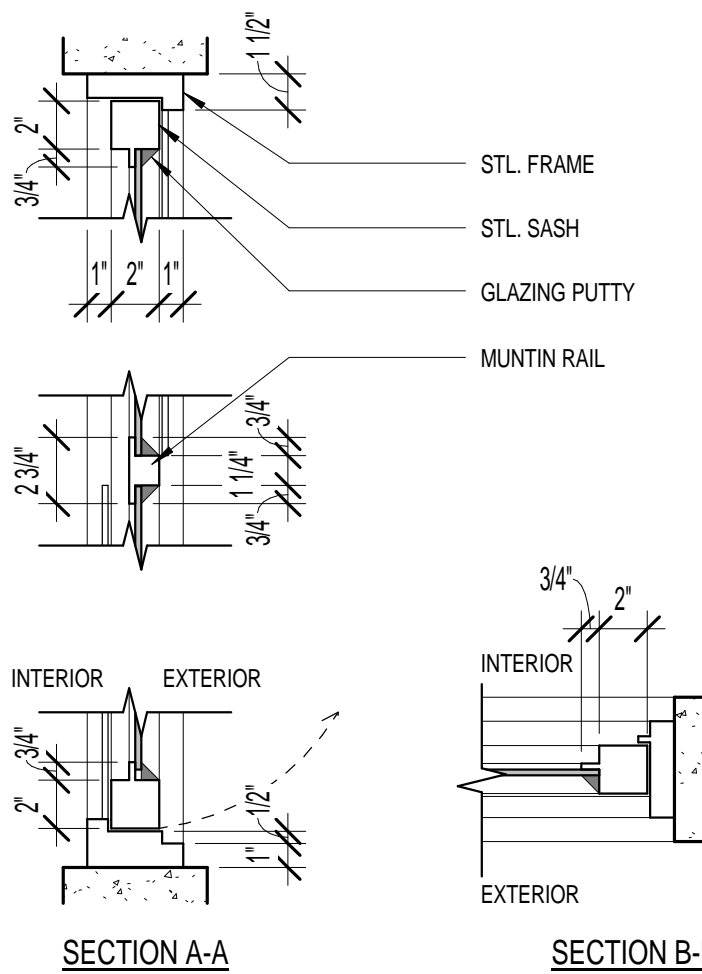
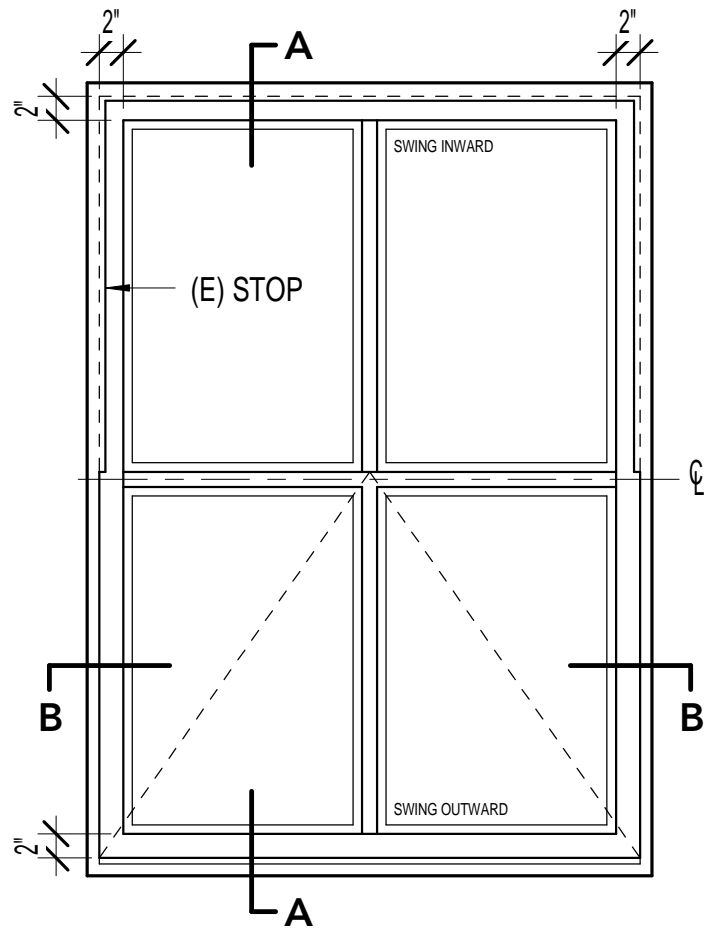
PROPOSED FACADE ALTERATIONS

1088 Sansome Street, San Francisco



DATE 03.18.2015  
PROJECT 14045.00  
1" = 10'-0"

WIN-4



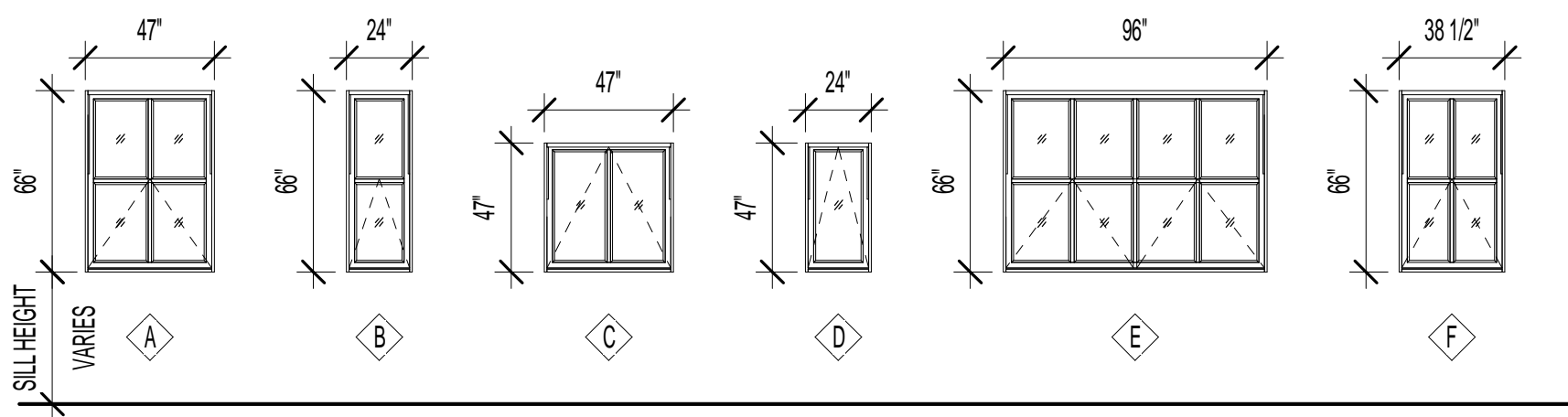
NEW WINDOW...	
WINDOW A - 47" x 66"	95
WINDOW B - 24" x 66"	3
WINDOW C - 47" x 47"	11
WINDOW D - 24" x 47"	1
WINDOW E - 96" x 66"	2
WINDOW F - 38.5" x 66"	3

**WINDOW NOTES**

1. ALL WINDOWS TO BE OUTWARD ACTING AWNING WINDOWS.
2. WHERE THE WINDOW HAS A HORIZONTAL MULLION, THE UPPER SASH SHALL BE FIXED AND THE LOWER SASH OPERABLE.

**1** PROPOSED WINDOW ELEVATION, TYP.  
3/4" = 1'-0"

**2** ORIGINAL WINDOW DETAILS (FOR REF.)  
1 1/2" = 1'-0"



PROPOSED WINDOW LEGEND

**CONCRETE REMOVAL CALCULATIONS**

REMOVAL:	NORTH FACADE	- 623 SF
	WEST FACADE	- 211 SF
<b>TOTAL REMOVAL:</b>		<b>- 834 SF</b>
ADDITIONS:	NORTH FACADE	+ 86 SF
	WEST FACADE	+ 63 SF
<b>TOTAL ADDITION:</b>		<b>+149 SF</b>
<b>NET CONCRETE REMOVAL:</b>		<b>- 685 SF</b>

ORIGINAL WINDOW DETAILS, PROPOSED WINDOW SCHEDULE & LEGEND, CALCULATIONS



PERSPECTIVE - GREEN STREET

PROPOSED FACADE ALTERATIONS

1088 Sansome Street, San Francisco

**H** HUNTSMAN

DATE 03.18.2015  
PROJECT 14045.00

WIN-6





PERSPECTIVE - SANSOME STREET

PROPOSED FACADE ALTERATIONS

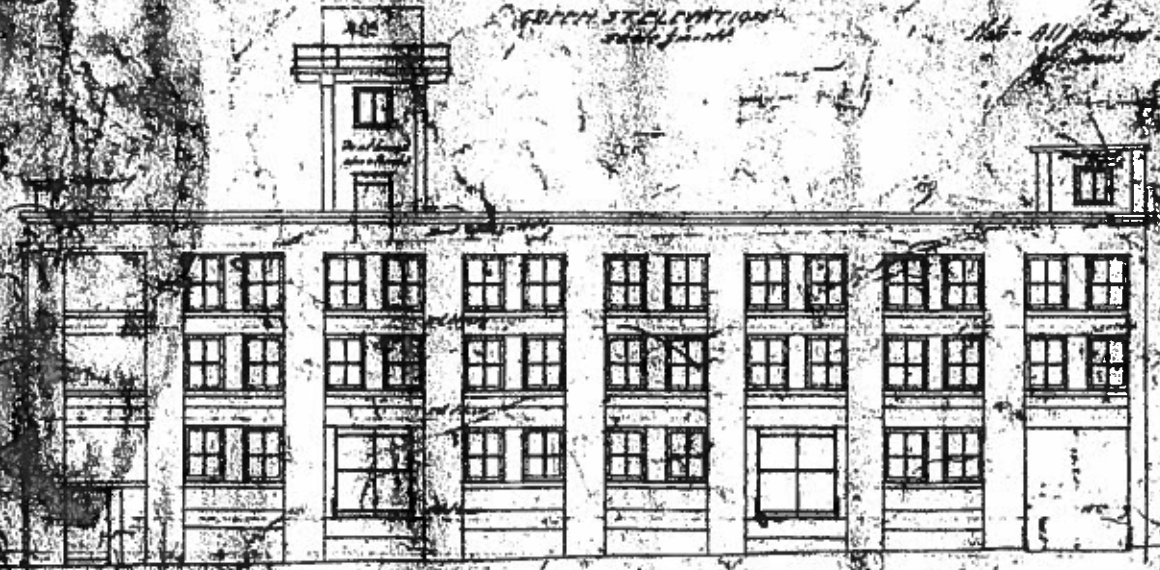
1088 Sansome Street, San Francisco

**H** HUNTSMAN

DATE 03.18.2015  
PROJECT 14045.00

WIN-7





*Note - All window sashes are 48" high by 24" wide  
High Lead Frames & Metal Covered Sashes  
Stairs are also 48" x 24"*

*GREEN ST ELEVATION  
scale 3/4" = 1"*

*GREEN ST ELEVATION  
scale 3/4" = 1"*

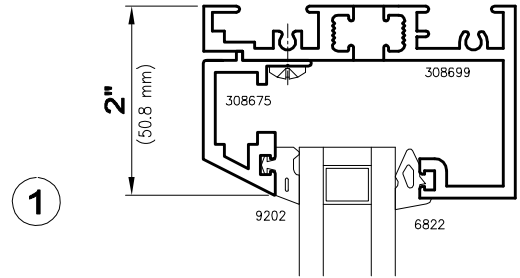
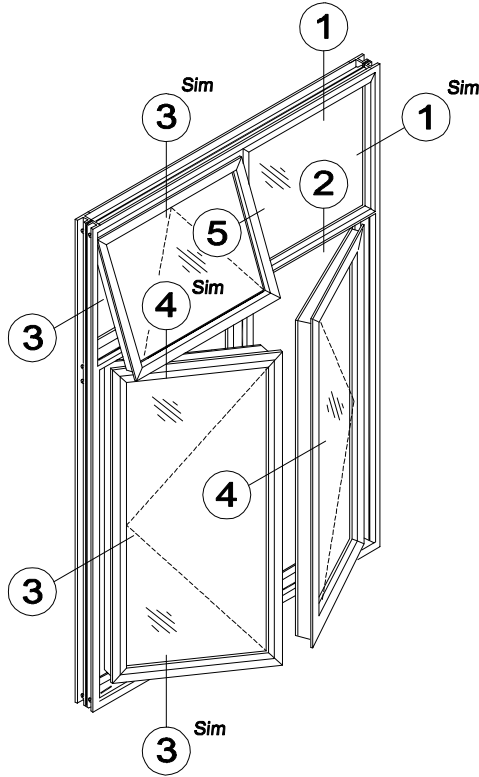
*WALK HOUSE  
221 1/2 BUSH ST  
SAN FRANCISCO, CALIF.  
1911*

*Elev.*

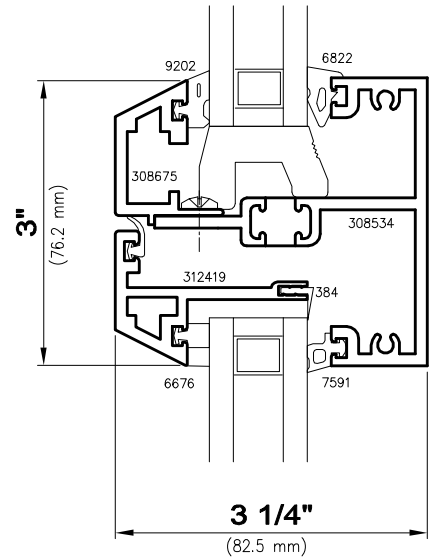


**Architectural Windows**

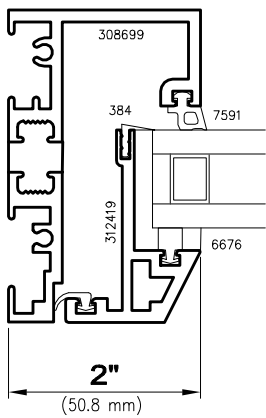
**3250-H Series HERITAGE**



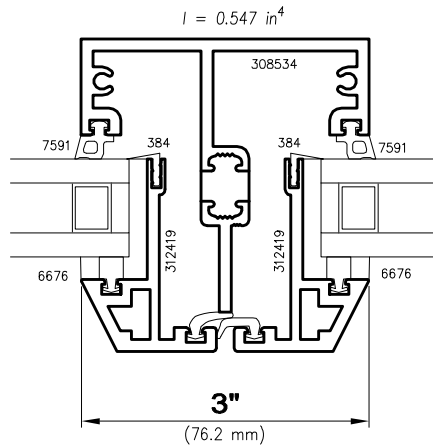
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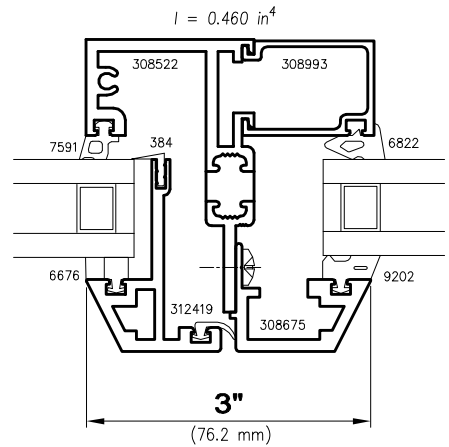
2



3



4



5



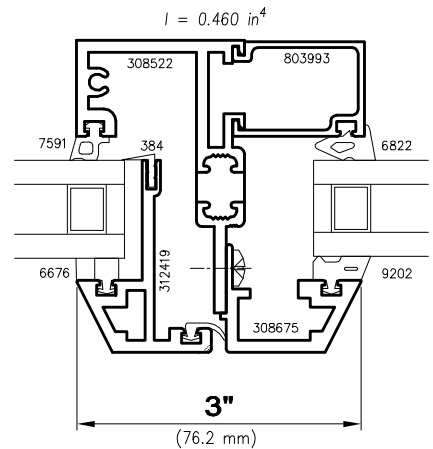
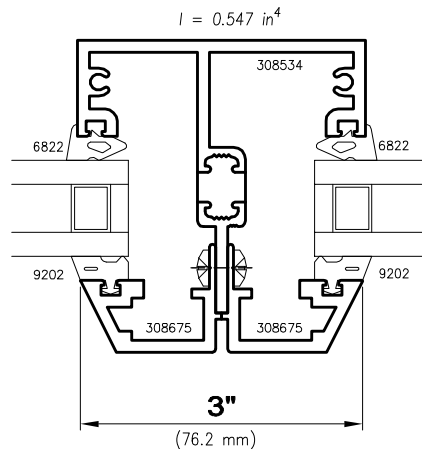
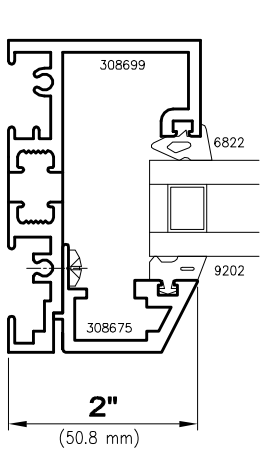
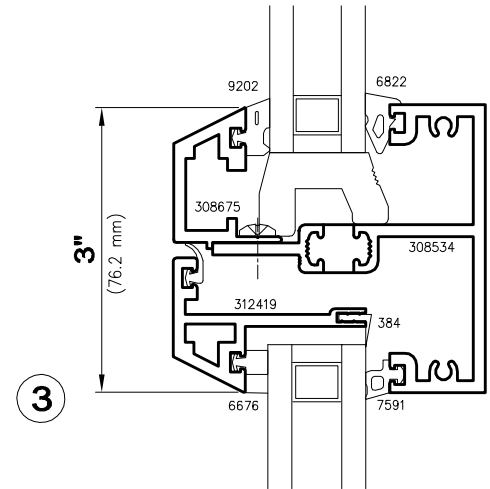
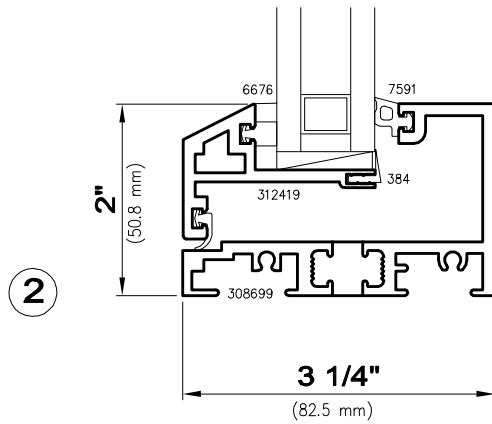
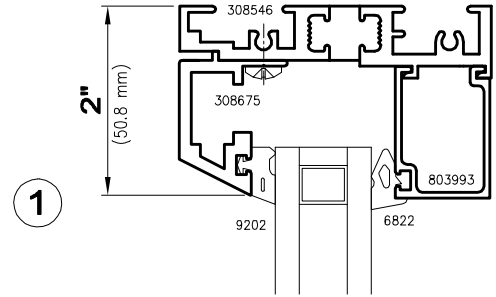
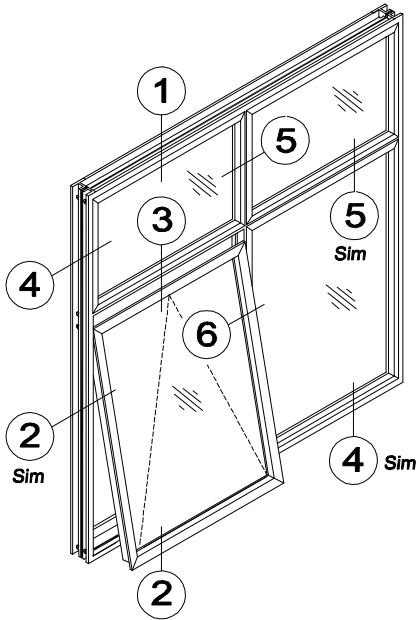
**WAUSAU**

WINDOW AND WALL  
SYSTEMS

**FIXED/PROJECT-OUT**

**Architectural Windows**

**3250-H Series HERITAGE**



4

5

6



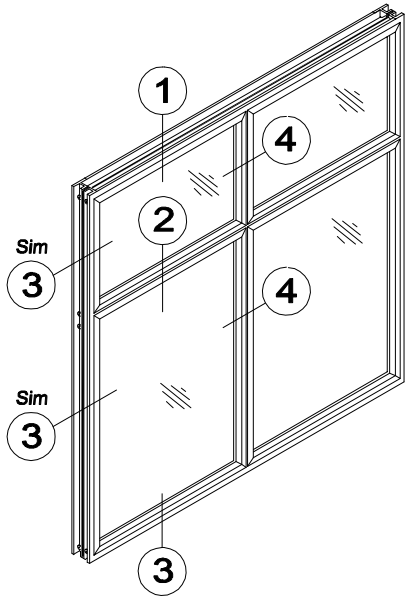
**WAUSAU**

WINDOW AND WALL  
SYSTEMS

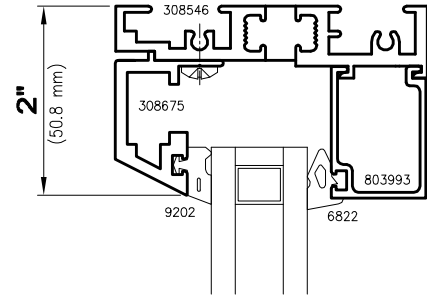
**FIXED/FIXED**

**Architectural Windows**

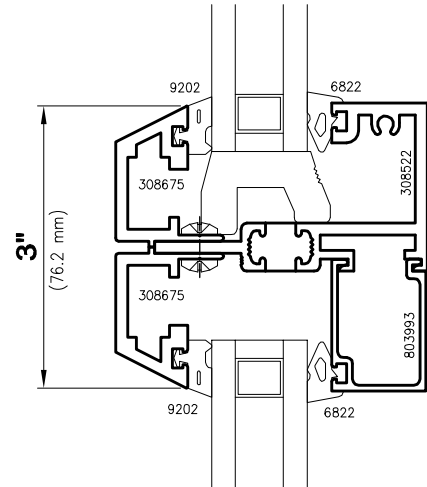
**3250-H Series HERITAGE**



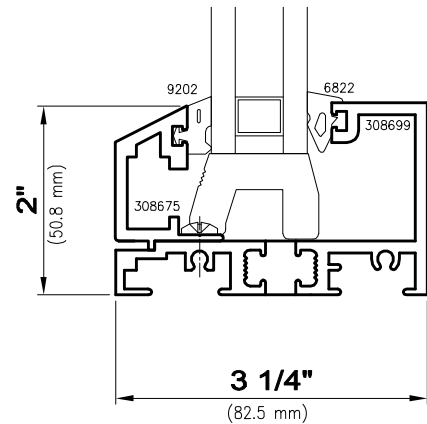
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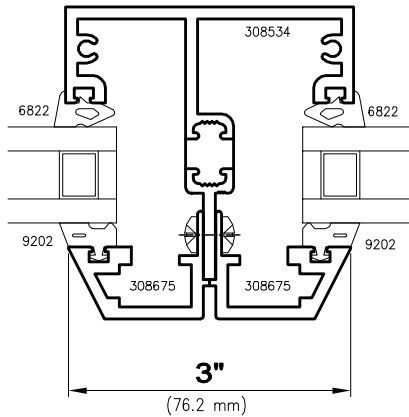
2



3



$I = 0.547 \text{ in}^4$

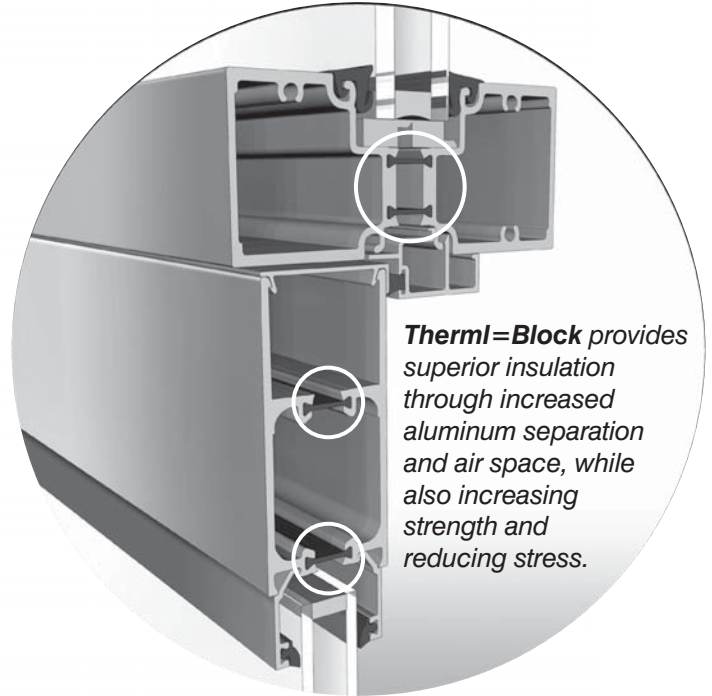


4

# Thermal=Block™

CRF > 56    U<sub>c</sub> < .65

## 4.01 Thermal Entrances Description



### Description

Wausau Thermal Entrances are designed using the same durable components as our Standard Entrances for outstanding craftsmanship and strength, with the additional benefit of maximum insulating properties. The Thermal Door has a face dimension of 4" for Medium Stile and 5" for Wide Stile members, and is designed for typical commercial use with a greater variety of hardware options. Bottom rail height is 10" for accessibility requirements. Snap-in glass stops provide for 1" glazing thicknesses.

Thermal Entrances are furnished with mortised butt hinges, offset pivots or continuous hinges as specified. Standard deadbolt locks, and concealed vertical rod or rim panic exit devices may also be selected. Standard pull handles have been designed for ADA access and have matching push bars.

The Wausau Thermal Door frame has snap-in door stops to conceal frame anchors and provide an excellent weatherseal. Open-back vertical door jambs allow easy, fast assembly with the screw-spline head member. Snap-in vertical frame closures easily accommodate addition of sidelights and incorporation with thermal storefront framing.



**WAUSAU**

WINDOW AND WALL



# 4.02 Thermal Entrances Guide Specifications

## General

### Description

Furnish all necessary materials, labor and equipment for the complete installation of aluminum entrance doors, door frames and hardware as shown on the drawings and specified herein.

Doors and frames shall be as manufactured by Wausau Inc., Walker, Michigan. Whenever substitute products are to be considered, supporting technical literature, samples, drawings and performance data must be submitted ten (10) days prior to bid in order to make a valid comparison of the products involved.

Test reports certified by an independent laboratory must be made available upon request.

## Product

### Performance Requirements

Air infiltration shall not exceed .30 CFM/Ft<sup>2</sup> when tested in accordance with ASTM E-283 at a test pressure of 1.60 PSF. Actual test result was .30 CFM/Ft<sup>2</sup>.\*

There shall be no uncontrolled water entry when tested in accordance with ASTM E-331 "Water Penetration of Exterior Windows, Curtainwalls and Doors by Uniform Static Air Pressure Difference" at a test pressure of 0 PSF.

Thermal transmittance due to conduction ( $U_c$ ) shall not be greater than .651 - thermal strut, BTU/Hr/Ft<sup>2</sup>/F degree when tested in accordance with AAMA 1503-98. Condensation Resistance Factor (CRF) shall not be less than 56 - thermal strut, when tested in accordance with AAMA 1503-98.

Structural performance per ASTM E330-02 shall be based on an actual deflection of 0.02" at a test pressure of 30.09 PSF.

## Materials

Extrusions shall be of aluminum alloy 6063-T5 extruded within commercial tolerance and free from defects impairing strength and/or durability. Door stile and rail sections to be a minimum of .125 inch wall thickness. Door frame sections to be of .080 inch minimum wall thickness, with glazing and door moldings a minimum of .050 inch.

Threaded steel tension rods of .375 inch diameter shall run the full width of the top and bottom rails and shall be fixed with aluminum lugs and lock nuts.

Door glazing shall be by means of a fixed gasket of high quality extruded elastomeric material. Door frame members shall have a continuous wool

pile/vinyl fin weatherstripping at the head and jamb members. Bottom rail weatherstrip at threshold is standard. Door stops shall be of snap-in design on butt hinge and offset pivot applications, eliminating use of exposed screws.

All door and frame members shall be accurately fitted to flush hairline joints.

Thermal barrier shall be a dual glass fiber strut crimped in place separating interior from exterior surfaces for efficient thermal performance of door and frame members. Thresholds have a two part chemically curing, unfilled polyurethane casting resin poured in place.

## Finish

All exposed framing surfaces shall be free of scratches and other serious blemishes.

Finish to be: (architect select)

Etched and clear anodized  
(AAM10C21A31) Class 2  
Clear (C2)  
(AAM10C21A41) Class 1  
Clear (C1)

Electrolytically deposited color  
(AAM10C21A44) Class 1  
Champagne (CH)  
Medium Bronze (MB)  
Dark Bronze (DB)  
Extra Dark Bronze (EB)  
Black (BL)

Fluoropolymer painted color \_\_\_\_\_.

## Execution

### Installation

Shall be in accordance with the manufacturer's installation instructions and the approved shop drawings. \*Additional requirements to exceed published results for air and water performance are noted in the test reports.

**Note:** In keeping with Wausau's policy of continuing product improvements, all specifications are subject to change without written notice by the manufacturer.

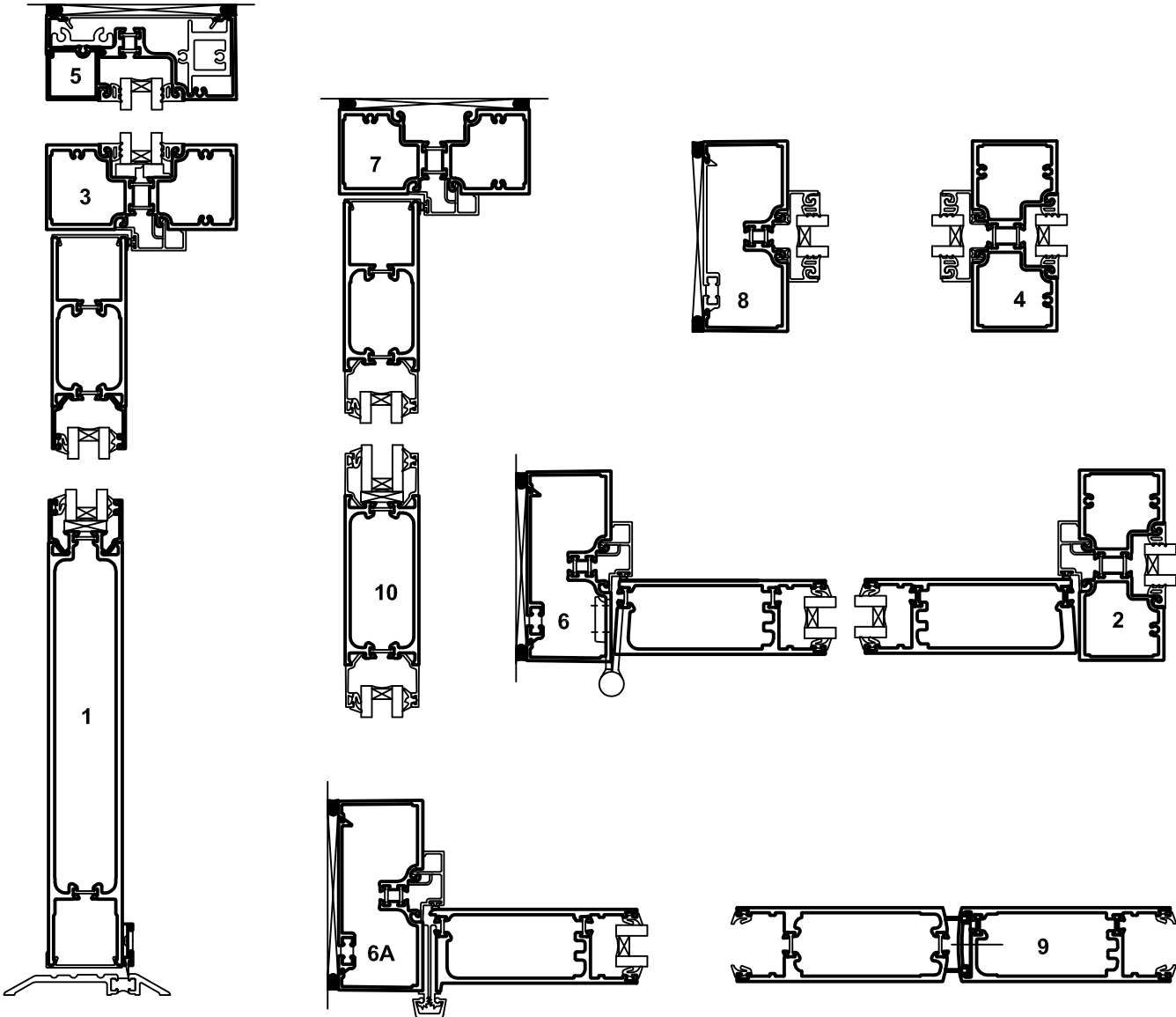
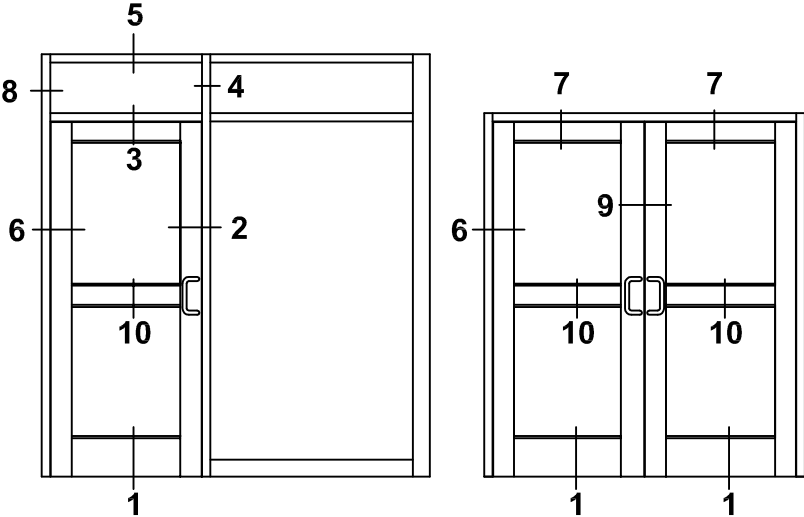


**WAUSAU**

WINDOW AND WALL

Page 4.03  
**Thermal Entrances**  
 Detail Elevation 1/4 Size

CAD DETAIL FILE NO.  
 111ELEV



\*SEALANT, ROD, & ANCHORS NOT BY WAUSAU

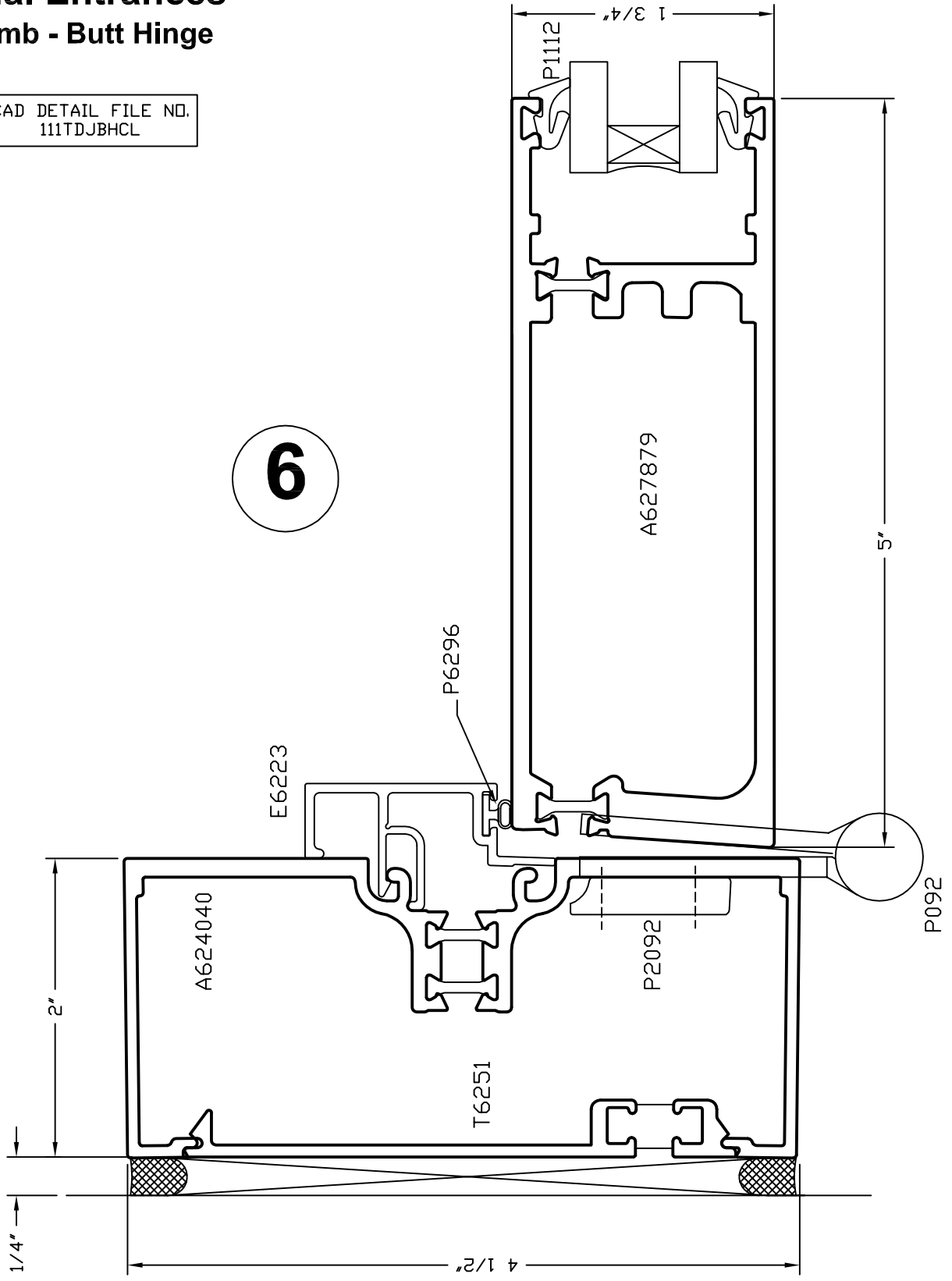
# 4.04

## Thermal Entrances

### Door Jamb - Butt Hinge

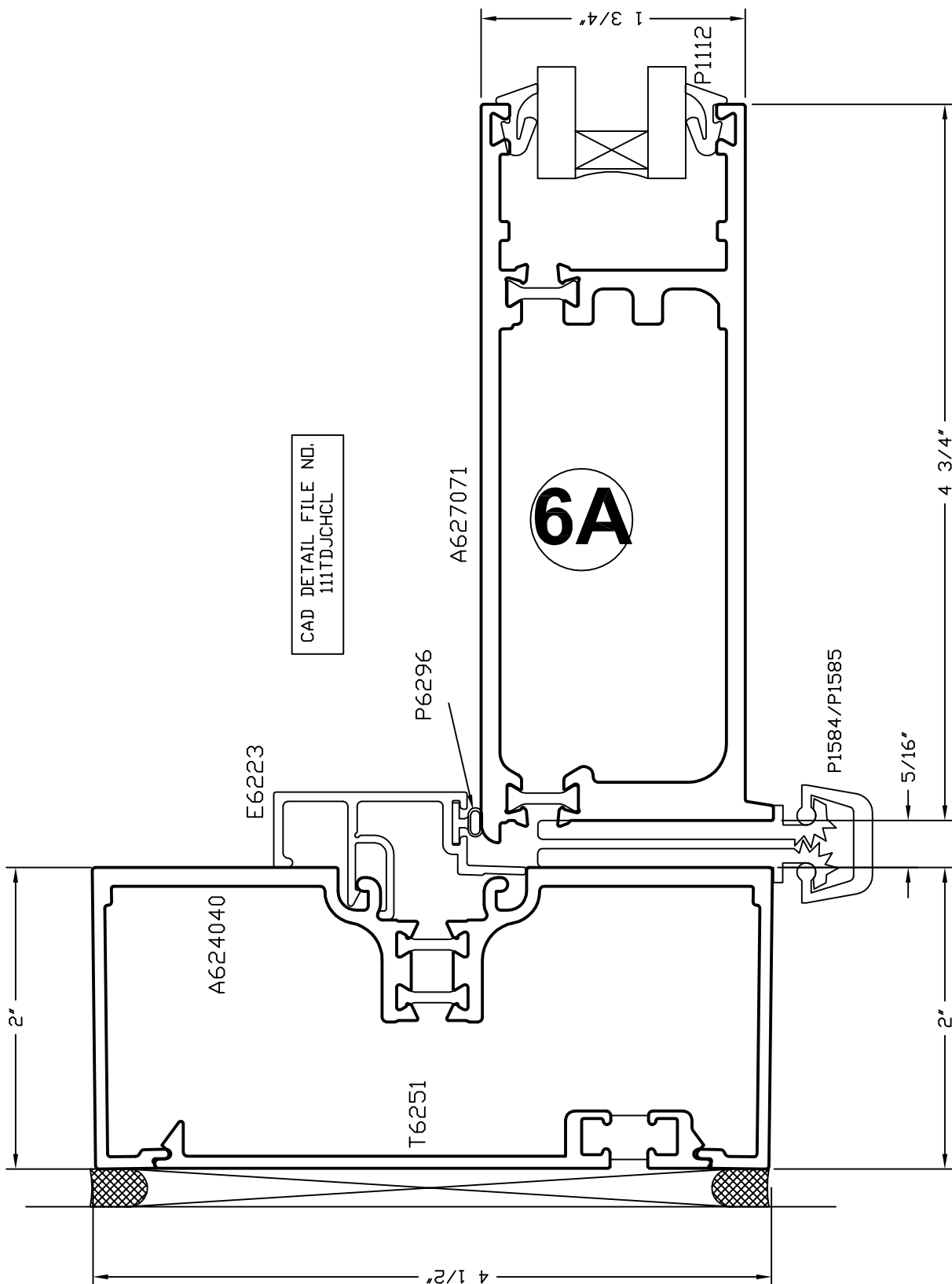
CAD DETAIL FILE NO.  
111TDJBHCL

6





# Thermal Entrances Door Jamb - Continuous Hinge



\*SEALANT, ROD, & ANCHORS NOT BY WAUSAU

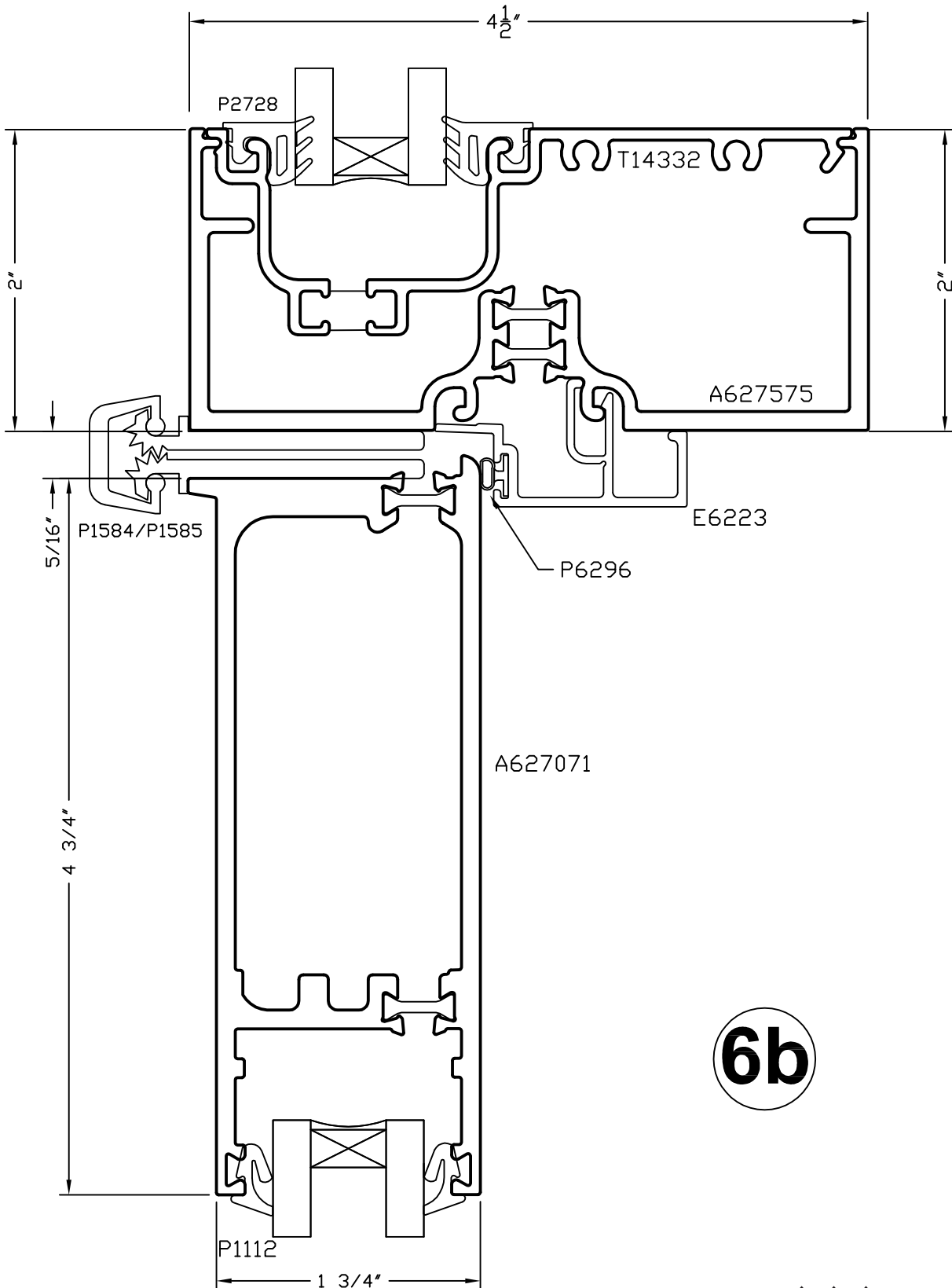


**WAUSAU**  
WINDOW AND WALL

# 4.05a

## Thermal Entrances Door Jamb - Continuous Hinge

CAD DETAIL FILE NO.  
111TDJCHCL1



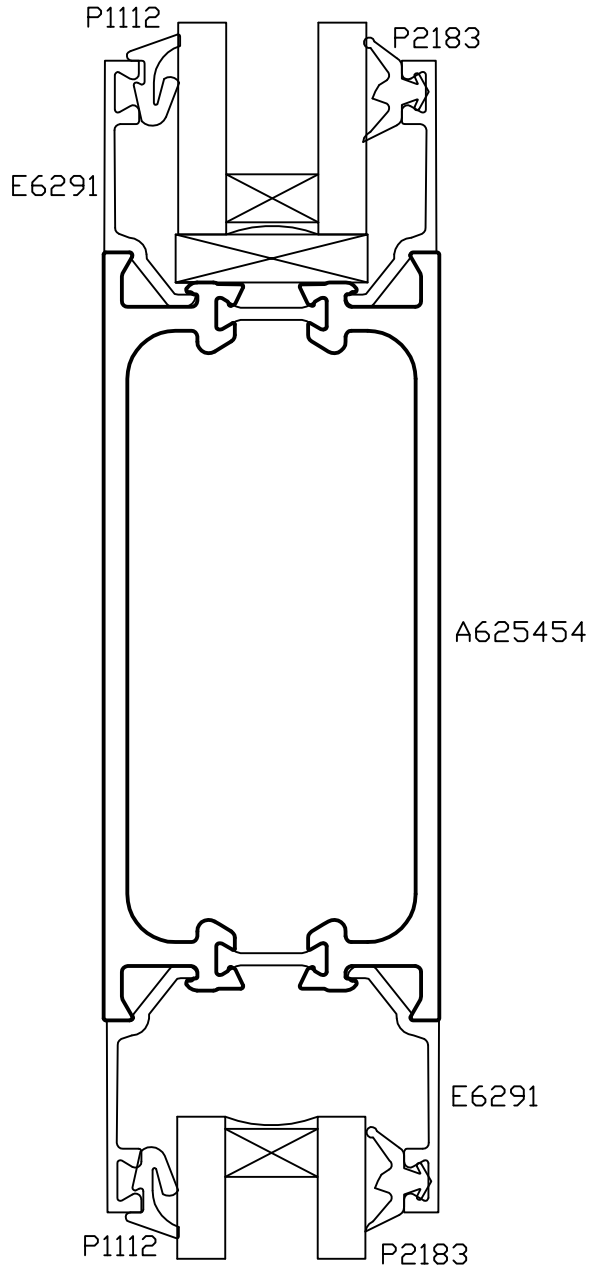
\*SEALANT, ROD, & ANCHORS NOT BY WAUSAU



**WAUSAU**  
WINDOW AND WALL

# 4.06 Thermal Entrances Door - 4 Inch Midrail

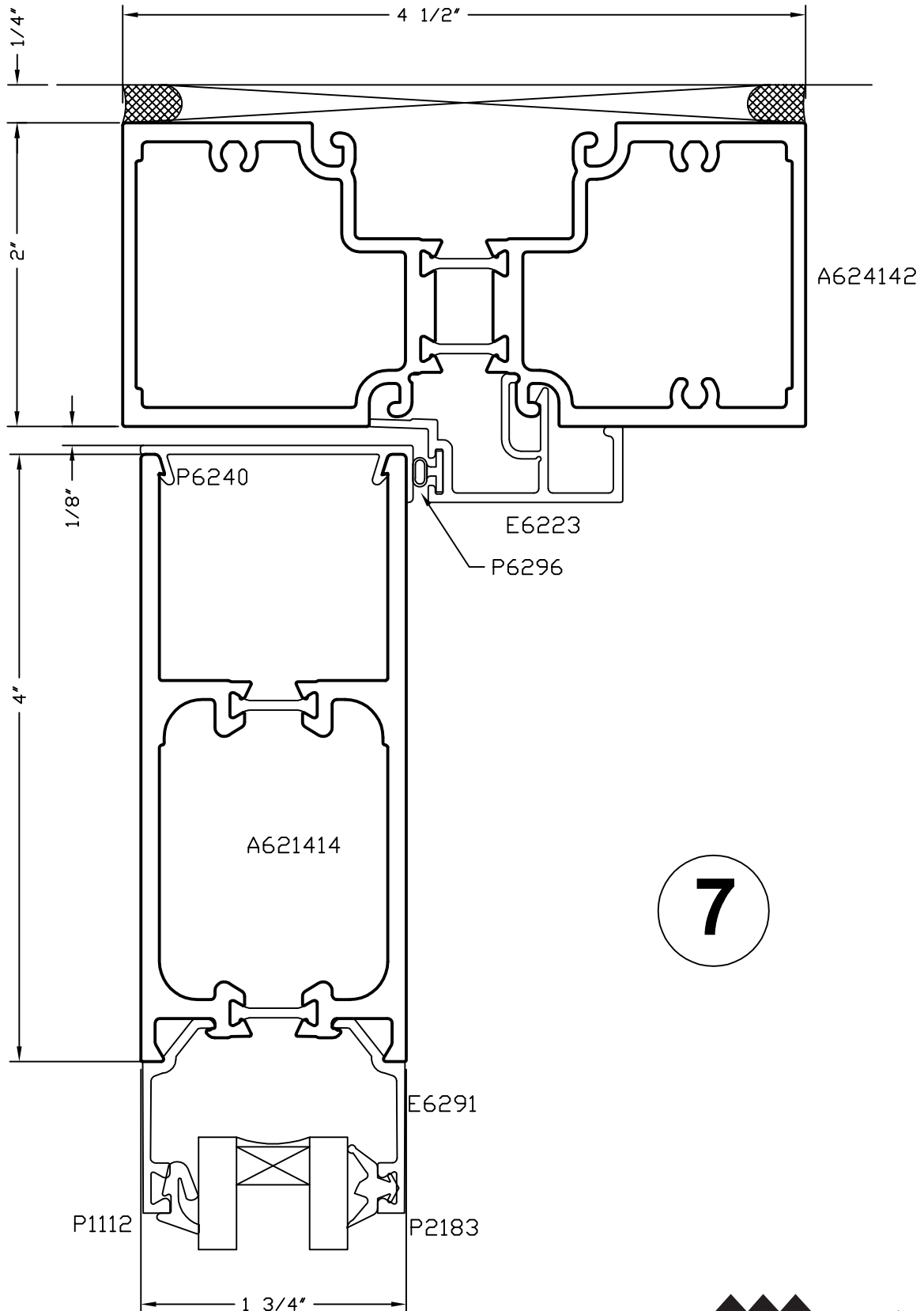
CAD DETAIL FILE NO.  
111MID4



10

# Thermal Entrances Head

CAD DETAIL FILE NO.  
111TDHEAD



\*SEALANT, ROD, & ANCHORS NOT BY WAUSAU



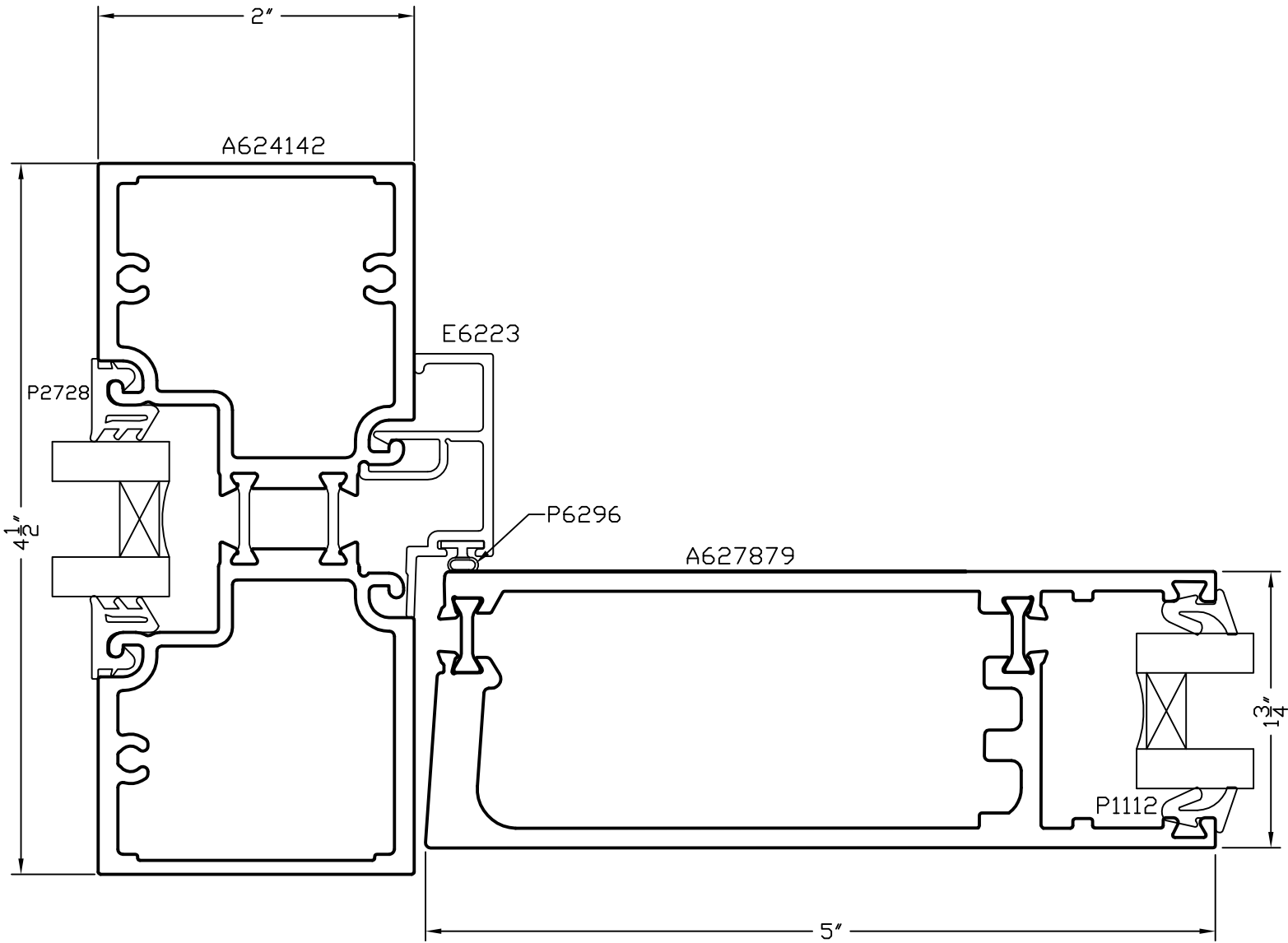
**WAUSAU**  
WINDOW AND WALL



# 4.08

## Thermal Entrances Door Jamb with Sidelight

CAD DETAIL FILE NO.  
111TDJWSL



2

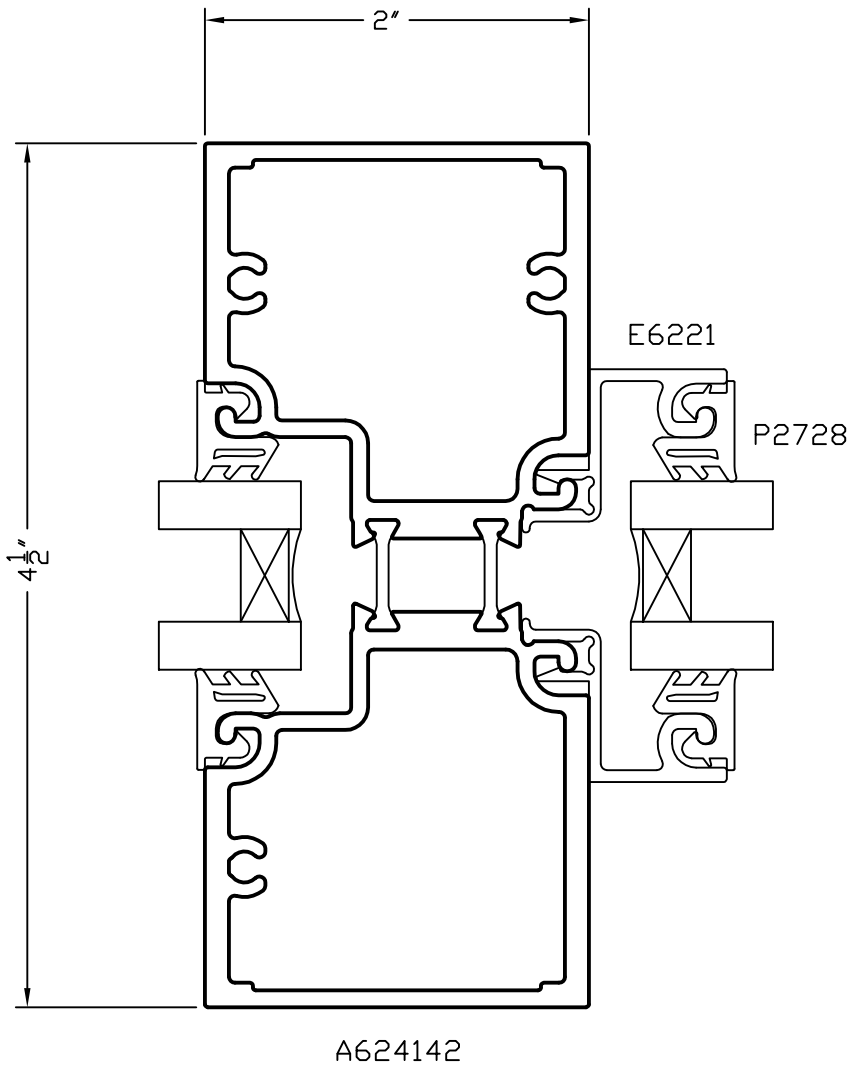


**WAUSAU**  
WINDOW AND WALL

\*SEALANT, ROD, & ANCHORS NOT BY WAUSAU

# 4.09 Thermal Entrances Transom with Sidelight

CAD DETAIL FILE NO.  
111TDJTRANSWSL

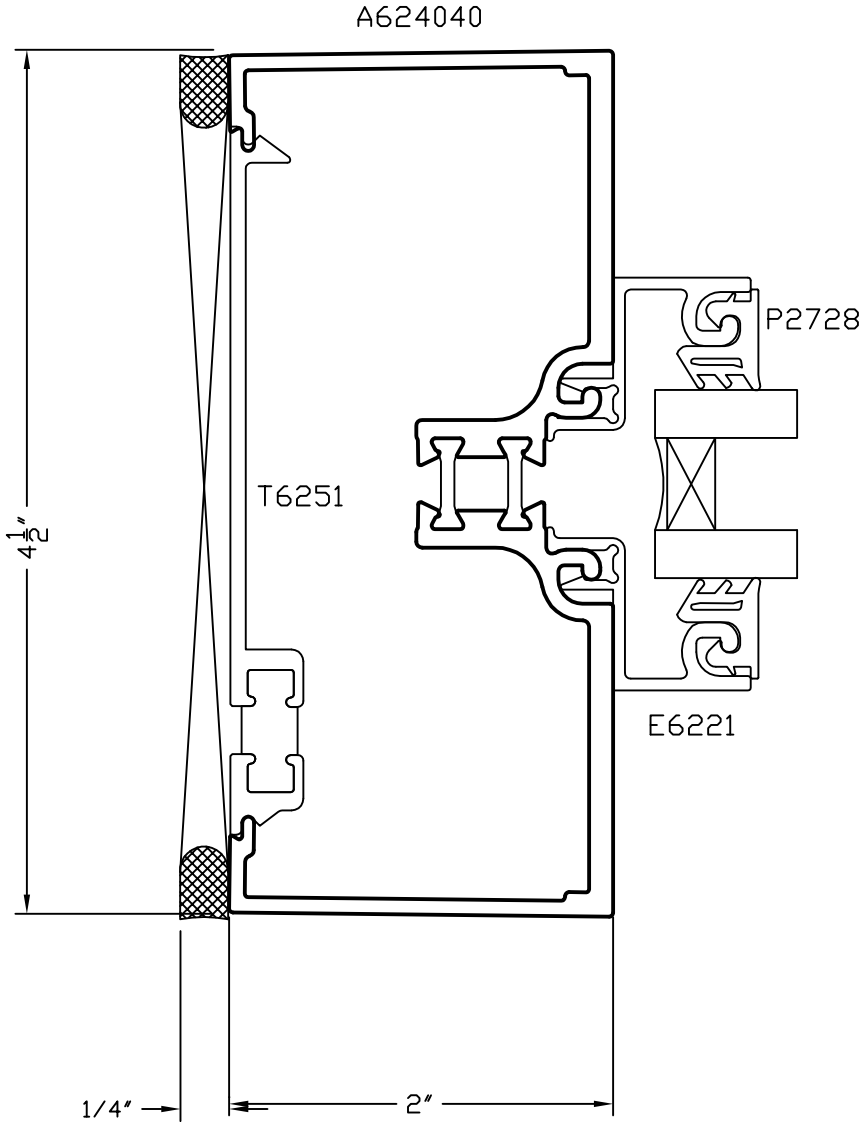


4

\*SEALANT, ROD, & ANCHORS NOT BY WAUSAU

# 4.10 Thermal Entrances Jamb - Transom

CAD DETAIL FILE NO.  
111TDJBTRANS



8

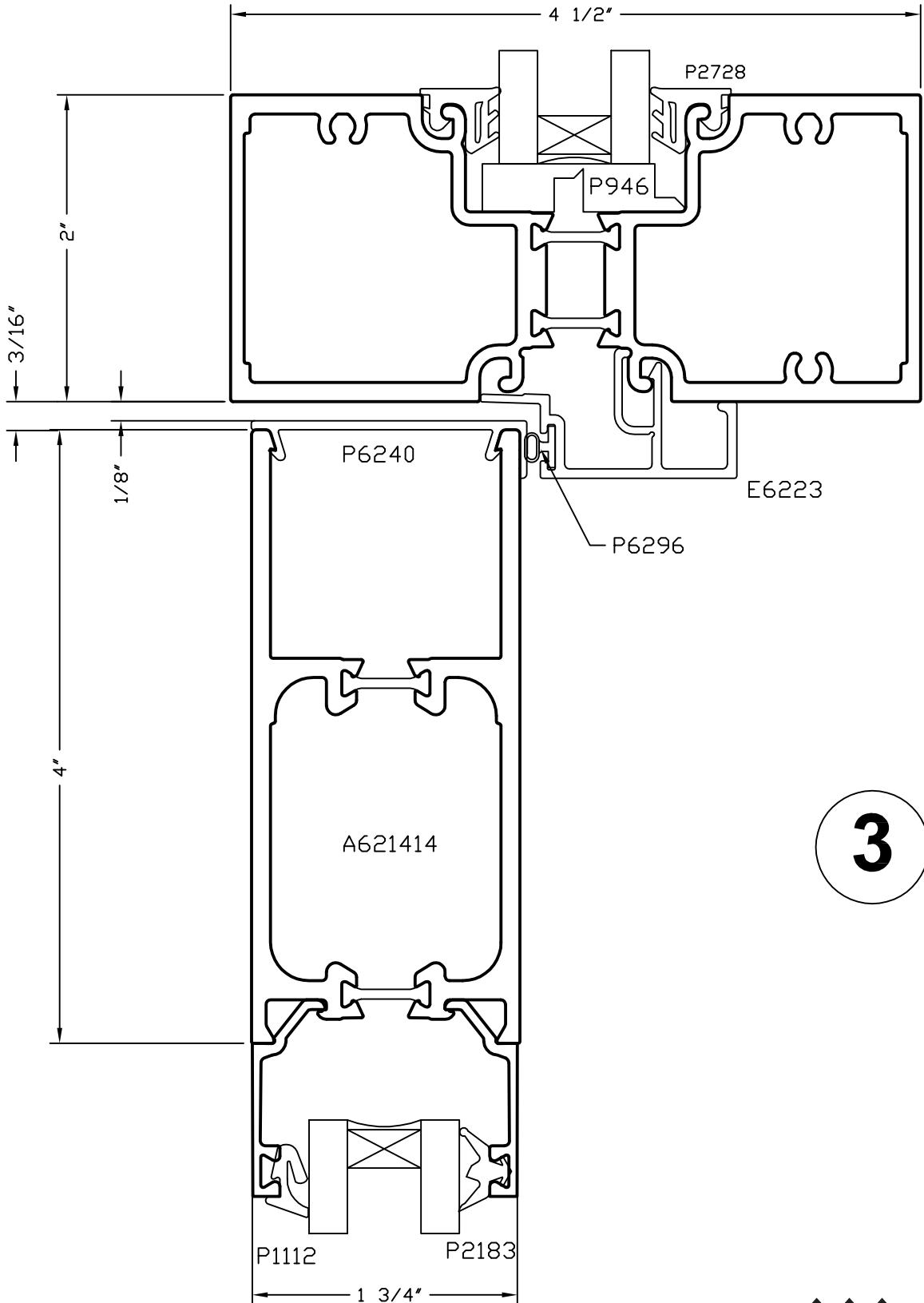
\*SEALANT, ROD, & ANCHORS NOT BY WAUSAU



**WAUSAU**  
WINDOW AND WALL

# Thermal Entrances Transom Bar

CAD DETAIL FILE NO.  
111TDTRANS



\*SEALANT, ROD, & ANCHORS NOT BY WAUSAU



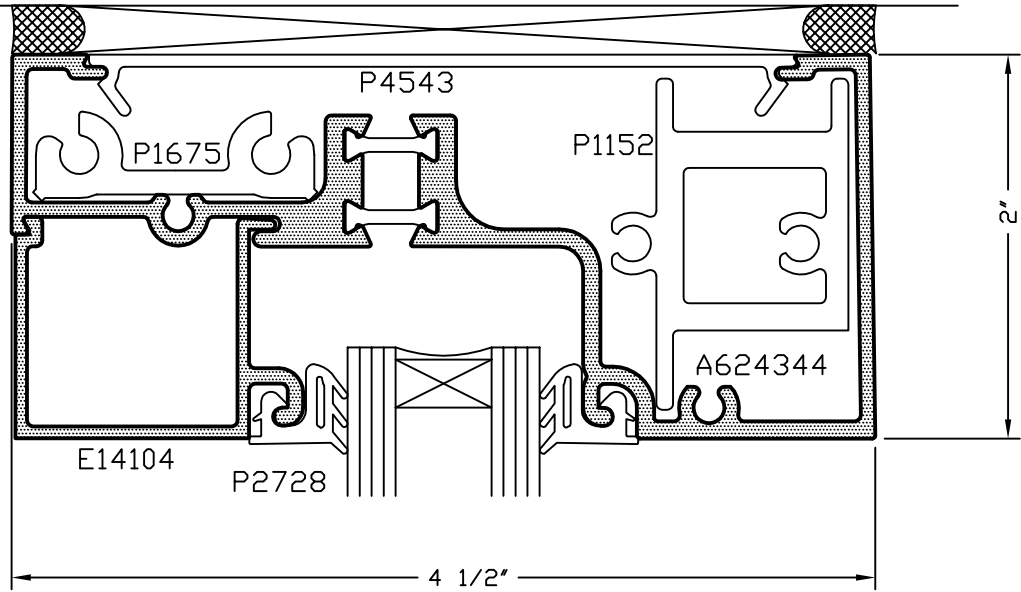
**WAUSAU**  
WINDOW AND WALL



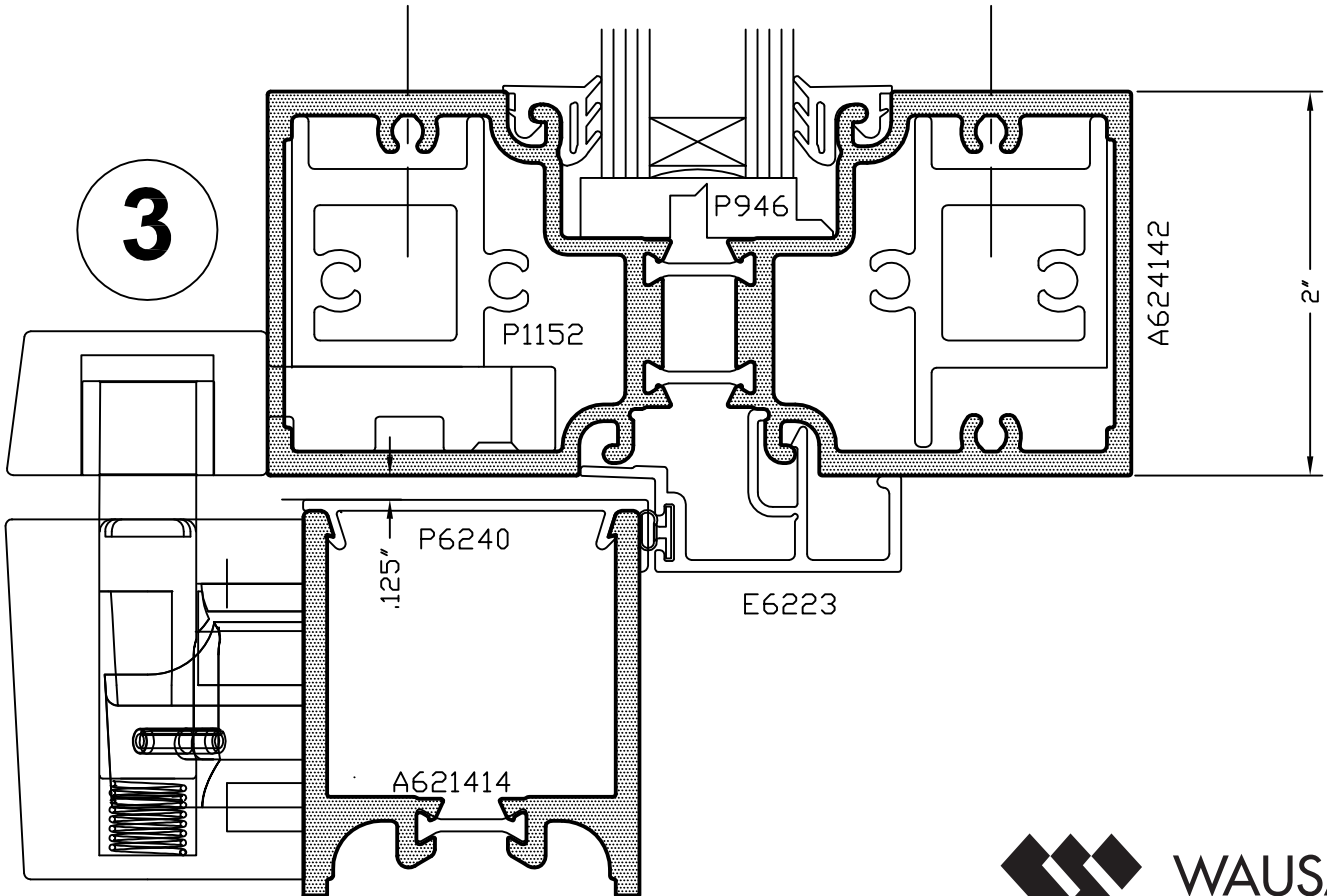
# 4.12 Thermal Entrances Transom Head

CAD DETAIL FILE NO.  
111TDTRANSHEAD

5

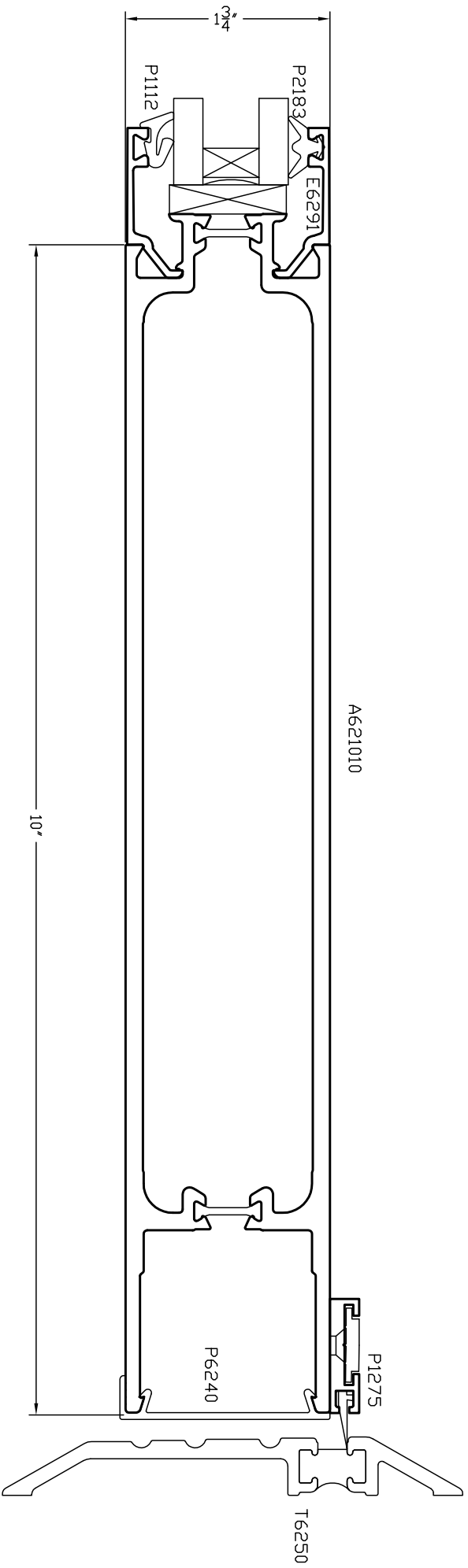


3



# 4.13 Thermal Entrances Bottom Rail 10 Inch

CAD DETAIL FILE NO.  
111TDBR10



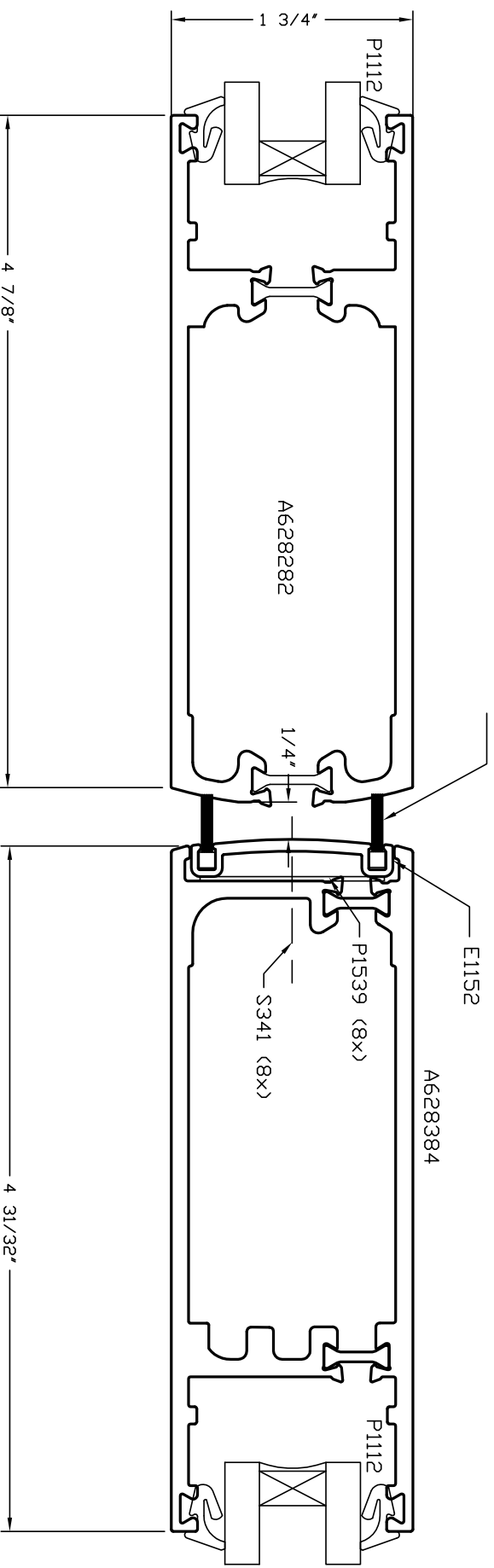
\*SEALANT, ROD, & ANCHORS NOT BY WAUSAU



**WAUSAU**  
WINDOW AND WALL

# 4.14 Thermal Entrances Door Stile Adjustable

CAD DETAIL FILE NO.  
111TDAS



9

\*SEALANT, ROD, & ANCHORS NDT BY WAUSAU