



SAN FRANCISCO PLANNING DEPARTMENT

Permit to Alter Case Report

HEARING DATE: NOVEMBER 2, 2016

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Filing Date: September 17, 2015
Case No.: **2015-000878PTA**
Project Address: **300 GRANT AVENUE/272 SUTTER STREET**
Conservation District: Kearny-Mason-Market-Sutter Conservation District
Zoning: C-3-R (Downtown Retail) District
80-130-F Height and Bulk District
Block/Lot: 0287/013, 014
Owner : Grant Avenue Properties LLC
C/O St. Bride's Managers LLC Attn: John Loehr
Two Stamford Landing, Suite 115
69 Southfield Avenue
Stamford, CT 06902
Project Contact: Steve Atkinson, Arent Fox LLP
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PROPERTY DESCRIPTION

The proposed 10,500-square-foot subject site area would encompass two parcels at the northeast corner of Grant Avenue and Sutter Street: 300 Grant Avenue (290 Sutter Street) and 272 Sutter Street, in Lots 013 and 014 of Assessor's Block 0287. The 300 Grant Avenue building, currently occupied by a variety of retail tenants, is three stories. The 272 Sutter Street building is a one-story building, with mezzanine level, occupied by retail use.

The subject buildings are both Category V (Unrated) Buildings located within the Kearny-Market-Mason-Sutter (KMMS) Conservation District and the C-3-R (Downtown Retail) Zoning and the 80-130-F Height and Bulk Districts.

PROJECT DESCRIPTION

The proposed project involves demolition of the two subject buildings, merger of the two parcels and construction one new approximately 83-foot-tall, six-story commercial building, with basement, to be comprised of retail use on floors basement through three, and office use on floors four through six.

The building will occupy the entire project site with three visible facades facing Sutter Street, Grant Avenue, and Harlan Place. The building is proposed to be constructed to the property line, except for the approximate 2-foot setback at the ground story.

Specifically, the new construction will include:

- The proposed mixed-use commercial building will replicate the prevailing three-part vertical compositions found throughout the District, with a height of approximately 83 feet (to top of roof). Its façades will be divided into bays demarcated by white cement columns that are ovoid in plan section, with four bays across the west façade facing Grant Avenue and three bays across the north and south façades facing Sutter Street and Harlan Place, respectively. A full height, four-sided structurally glazed curtain wall system without exterior mullions but with bronze paint-coated aluminum interior mullions will be located between each column.
- The “base” consists of the ground-floor commercial space and will be expressed through storefront glazing systems. The primary storefront entrance of glazed double doors will be located in the western bay of the south façade accessed by Sutter Street and in the southern bay of the west façade access by Grant Avenue, both framed by marble portals. A second optional retail entrance and awning may be located on Grant Avenue. Access to the office floors is to be provided from Harlan Place.
- The building’s “shaft” will feature a combination of an aluminum window wall and architectural terra-cotta screen (“scrim”) overlaying the columns. The architectural scrim over glass curtain wall features architectural terra-cotta tubes (“baguettes”) in three “warm” earth tone colors, with baguettes set at 50 percent density at the third floor, creating a transition of greater opacity and horizontal emphasis from the building’s “base” to “capital.” The architectural terra cotta scrim tubes are proposed as long, square tubes, 2” diameter, and are set approximately 1-foot from the glazing. At each floor level, thicker tubes (2” by 6”) are proposed to add an intermediate horizontal level and define the scale. The baguettes are spaced approximately 6 inches apart.
- The “capital” consists of vertical scrim framing members extending approximately 6 feet above the top of the scrim and terminating it with a projecting steel plate, extending this architectural feature to a height of approximately 96 feet. The capital is created by a 3-foot horizontal extension beyond the property line above the top of the scrim, capping it with a steel plate supported by a light tubular space frame creating a “halo” effect to provide further detailing and ornamentation and to respond to prominent cornices.

OTHER ACTIONS REQUIRED

The proposed project will require Planning Commission approval under Section 309 of the Planning Code. In addition, a Conditional Use Authorization is requested for the proposed office use on floors four through six within the C-3-R Zoning District under Sections 210.2 and 303, and Office Allocation for 29,703 gross square feet under Sections 320-325 of the Planning Code. The Planning Commission will hear these items at a regularly scheduled hearing on Thursday, November 17, 2016.

- **Conditional Use Authorization.** The sponsor is requesting authorization for office use at floors 4 through 6. Within the C-3-R (Downtown-Retail) Zoning District, office uses proposed greater than 5,000 square feet or proposed above the ground floor require conditional use authorization from the Planning Commission. Within the District, continuity of retail and consumer service uses is emphasized, with encouragement of pedestrian interest and amenities and minimization of

conflicts between shoppers and motor vehicles. Pursuant to Section 210.2(2) of the Planning Code, in the C-3-R District, in addition to the criteria set forth in Section 303, approval of Conditional Use for office use shall be given upon a determination that the use will not detract from the District's primary function as an area for comparison shopper retailing and direct consumer services.

The proposed project will require a Building Permit.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in general 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 for a replacement structure in the Conservation District, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for Rehabilitation*, Section 1113 of the Planning Code, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies. For demolition of a Category V – Unrated building within a Conservation District, the Historic Preservation Commission must find that the proposal is additionally in compliance with Section 1111.7 of the Planning Code.

SECTION 1113 OF THE PLANNING CODE

Section 1113 of the Planning Code outlines the specific standards and requirements the Historic Preservation Commission shall use when evaluating Permits to Alter for new and replacement structures in Conservation Districts. These standards, in relevant part(s), are listed below:

- (a) Within Conservation Districts, new or replacement structure is compatible in scale and design with the District as set forth in Sections 6 and 7 of the Appendix that describes the District.

The applicable provisions are outlined in Sections 6 and 7 of Appendix E of Article 11 for the Kearny-Market-Mason-Sutter Conservation District. Specifically, these sections outline the Composition and Massing, Scale, Materials and Colors, and Detailing and Ornamentation that characterize the District and should be reflected in projects proposing new construction within the District.

Massing and Composition. The compositions of the building facades reflect the different architectural functions of the building. For the most part, building facades in the district are two- or three-part vertical compositions consisting either of a base and a shaft, or a base, a shaft and a capital. In addition, the facade of a building is often divided into bays expressing the structure (commonly steel and reinforced concrete) beneath the façade. This was accomplished through fenestration, structural articulation or other detailing that serves to break the facade into discrete segments. A common

compositional device in the District is an emphasis placed upon either the end bays or the central bay.

Although a lesser height than some surrounding buildings and for a corner building, the six-story building is generally consistent with varied heights in the District and the proposed footprint continues the streetwall. The vertical tripartite design as proposed is consistent with the surrounding buildings that are composed of well-defined components of a base, shaft and capital. In the proposed building, fenestration and cladding will introduce a three-part composition on two elevations.

Overall, the proposed building is consistent with the Massing and Composition characteristic of buildings in the District, and as proposed appears to be in conformance with the requirements of Article 11.

Scale. The buildings are of small to medium scale. The bay width is generally from 20 feet to 30 feet. Heights generally range from four to eight stories, although a number of taller buildings exist. The wider frontages are often broken up by articulation of the facade, making the buildings appear narrower. The base is generally delineated from the rest of the building giving the District an intimate scale at the street.

The façades of the proposed building will be divided into bays, characteristic of the District, demarcated by cement columns that extend into vertical metal piers. Specifically, the west façade (Grant Avenue) is divided into four bays, approximately 28 feet wide, and the north and south facades are divided into three bays, approximately 23 feet wide, which is consistent with the large bay width of other buildings in the District.

At the street level, each bay module is defined by bulkhead, coated aluminum storefront glazed system, and demarcated by ovoid white cement columns. The continuous vertical piers are expressed through the cement columns at the base that extend into coated steel piers to articulate the façade and provide a sense of scale. Further, the continuous vertical piers anchor the base of the building and strongly define the storefront bay modules.

Overall, the proposed building is consistent with the Scale characteristic of buildings in the District, and as proposed appears to be in conformance with the requirements of Article 11.

Materials and Colors. Buildings are usually clad in masonry materials over a supporting structure. The cladding materials include terra cotta, brick, stone and stucco. Wood, metal and metal panels are not facade materials, although painted wood and metal are sometimes used for window sash and ornament. The materials are generally colored light or medium earth tones, including white, cream, buff, yellow, and brown. Individual buildings generally use a few different tones of one color. To express the mass and weight of the structure, masonry materials are used on multidimensional wall surfaces with texture and depth, which simulates the qualities necessary to support the weight of a load-bearing wall.

Detailing and Ornamentation. Buildings use the expression of texture and depth on masonry

material (e.g., rustication, deep window reveals) to simulate the appearance of load-bearing walls. The buildings are not constructed in a single style, but with ornament drawn from a variety of historical sources, primarily Classical and Renaissance. Gothic detailing is also well represented. Popular details include arches, columns, pilasters, projecting bracketed cornices, multiple belt-courses, elaborate lintels and pediments, and decorated spandrels. Details were used to relate buildings to their neighbors by repeating and varying the ornament used in the surrounding structures.

The new construction proposes to respond to the Materials and Colors, and Detailing and Ornamentation characteristic in the District in a contemporary manner. Although an external screen is not typical of the District, the incorporation of the screen helps define the tripartite building composition, while providing texture and depth, Details which are compatible with the surrounding buildings and the District. The use of metal is consistent with the District. The interplay between the glazed curtain wall, scrim frame, and terra cotta tubes creates layers of depth consistent with the District's prevailing architectural styles. As proposed, the Materials and Colors and Detailing and Ornamentation appear generally consistent with the requirements of Article 11.

SECTION 1111.7 OF THE PLANNING CODE

Section 1111.7(a)(3) of the Planning Code outlines the specific standards and requirements the Historic Preservation Commission shall use when evaluating proposed demolition of Category V – Unrated buildings. These standards, in relevant part(s), are listed below:

- (a)(3) For demolition of an Unrated building, no permit may be approved unless:
- (A) the building has not gained additional historical or architectural significance that may make it eligible for classification as a Category I, II, or IV Building; and

The building at 272 Sutter Street was originally constructed in 1919 and the building at 300 Grant Avenue in 1908; both exhibit alterations. Both buildings were assigned ratings of 'D', minor or no importance, in the 1978 SF Heritage survey of Downtown buildings. According to Planning Department staff response (HRER dated January 23, 2007) and the Final Mitigated Negative Declaration (Case No. 2004.1245E; certified June 12, 2008), it was determined that the existing buildings did not meet any of the qualifying criteria for eligibility in the California Register. Neither building was found to have any direct links to important historic activities, events, or associations with prominent persons, nor were they determined to be important examples of design or construction or important sources of historical and archeological information. Although both buildings remain in their original locations, various renovations over the years have destroyed all of the qualities of workmanship, design, materials, feeling, and association needed to retain their historical integrity and thus, their capacity to convey their significance. Since the 2007-2008 evaluation, no new information has been discovered to make the building eligible for re-classification as Category I, II, or IV Buildings.

- (B) the proposed Replacement Building is compatible with the Conservation

District in which the property is located.

The Replacement structure has been determined to be in conformance with the Secretary of the Interior's Standards and to be compatible with the Composition and Massing, Scale, Materials and Colors, and Detailing and Ornamentation that characterize the Kearny-Market-Mason-Sutter Conservation District. See detailed discussion included in this report for Section 1113 of the Planning Code and for the Secretary of the Interior's Standards.

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 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.

In compliance with Rehabilitation Standard 9, the proposed design exhibits a contemporary design vocabulary that distinguishes it from the contributing buildings in the KMMS Conservation District. Its contemporary use of materials such as architectural terra-cotta allows it to be recognized as a building from its own time, through the modern interpretation of an historic material found in the District. The proposal is compatible with the size, scale and proportion, and massing of the adjacent contributing properties within the 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.

Should any of the proposed work be removed in the future, the essential form and integrity of the building and conservation district would be unimpaired.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received one communication from a member of the public in support of the project.

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 distinguishing qualities or character of the Conservation District. Staff finds that the historic character of the Conservation District will be retained and preserved.

To assist with Planning Department review, staff sought review and comment from the Architectural Review Committee (ARC) on August 17, 2016. At the ARC meeting, the Department sought input on the

composition and massing, materials and colors and details and ornamentation for an earlier iteration of the proposed new construction. The ARC comments were summarized to the project sponsor in a memorandum dated August 29, 2016 (see attached). The proposed design was revised generally in response to the ARC comments and Staff input, and the project response is summarized below.

- The ARC opened the project review with a statement that the corner property could hold more height, and asked the Sponsor to investigate a project that maximized the allowable height through Planning Code, as well as investigate a project that included a housing option. The Commissioners provided further recommendation on massing, specifically at the sixth floor (which was previously designed with a minimal setback of five feet). The recommendation was for the sixth floor to be further setback to not be visible from the street or for the floor to be brought forward to the streetwall. In response to comments by the ARC, the sixth floor is executed as a continuous plane at the streetwall, therefore as proposed the building reads as a full six-story structure. In addition, additional massing has been introduced through incorporation of a projecting steel plate architectural feature. This element increases the perceived height, however, the roof line has not changed. Overall, the building Massing and Composition, and Scale, is solid, contextual and compatible with buildings and corner buildings in the District, and in conformance with the *Standards*.
- At ARC, the Commissioners generally agreed on the design approach, which is highly defined by an exterior screen composed of horizontal terra-cotta tubes attached to vertical metal piers. The Commissioners commented on the perceived darkness of the color selection and recommended lighter tones for the tubes. A recommendation was made to open up the transparency of the scrim by increasing the spacing between the tubes, which was not incorporated. Staff provided additional input for a strong intermediate horizontal line to balance the homogenous horizontality of the tubes and the strong verticality of the metal piers. This design input is consistent with the strong detail of beltcourses found on buildings in the District. As currently proposed, the warmer earth tone colored tubes are set approximately one foot from the glazing. The horizontal scrim system is balanced with vertical piers and a strong horizontal definition at the floor levels that is expressed by thicker tubes and translucent glazing at each floor level.

In comparison, external screens cladding a majority of the exterior are not commonly found in the District; however, the terra-cotta used to make the scrim baguettes is commonly found in the District, comparable in both texture and color. Thus the light “warm” earth tone architectural terra cotta tubes, as a contemporary interpretation of traditional Materials and Color are compatible with the District and the *Standards*. In addition, the layering effect of the scrim and piers adds texture and depth, which is a Detailing and Ornamentation element characteristic of buildings in the District. The scrim defines part of the “shaft”, an element of the vertical tripartite composition characteristic of the Massing and Composition in the District.

- At the ARC meeting, the Commissioners felt that the previous iteration, which exhibited a building cap defined by a flat metal panel frieze, was incomplete due to the disconnection between the termination of the terra cotta scrim and due to the prominence of strong, projecting cornices in the district. In response, the current design scrim extends up to the top of the parapet, a recommendation by ARC, and a projecting steel plate, supported by the vertical steel piers, references the strong terminations and projecting cornices that is consistent with and compatible with the Massing and Composition

characteristic of the District.

- The proposed ground floor base is a double-height commercial space approximately 19 feet in height, defined by storefront display glazing system and pedestrian-scale awnings, which are compatible with the District defined as a retail destination. At ARC, discussion concerned some of the details of the storefront design. The Commission recommended removing separation between the cement column and storefront glazing, due to maintenance issues, and the sponsor responded by reducing the gap; the column remains exposed and framed by the offset storefront system. Further discussion about color is included in another section of this analysis.

Although generally, the design Composition at the storefront level is executed in a manner compatible with the District, the Details at the storefront level, at minimum including materials selection and size of storefront display window, are not fully consistent with the District.

- (1) The Project Sponsor shall continue to work with the Planning Department on building design. The final design, including but not limited to the final color, finishes, textures, glazing details and storefront display and entry details, including replacement of marble and corrugated metal with compatible materials, shall be reviewed and approved by the Planning Department prior to the issuance of architectural addenda.

- At ARC, the Commissioners had agreed that the entry sequence needed to be strengthened and clearly identified. The current proposal includes an additional entry in the southern bay of the west façade accessed from Grant Avenue to create a strong entry corner bay, as recommended by ARC. In addition, a secondary entry for a potential second retail tenant would be introduced on Grant Avenue. The office lobby is accessed from the Harlan Place alley. In combination, these active design approaches are consistent with and reinforce the pedestrian Scale of the District, and the strong corner entry definition is compatible with the Massing and Composition within the District.
- At ARC, the Commissioners overall felt the previous iteration reflected a color palette too dark in relation to the light earth tones consistent with the District, which were reflected in the ceramic scrim tubes, metal paneling, which had been incorporated initially at the storefront level and at the frieze, and the hue of the coated steel piers. In response to the ARC comments, the project no longer includes the metal panels, the ceramic tubes are proposed in lighter warm earth tones, and the metal coatings for the piers are proposed in hues of light bronze. As proposed, the Colors are consistent with those found in the District.
- The north elevation on Harlan Place (alley), primarily composed of a glazed curtain wall at the retail and office uses, is not compatible with the District due to the inconsistent solid-to-void ratio and materials selection. At ARC, the Commissioners recommended continuing the exterior terra cotta scrim around to clad the first bay (westernmost bay) of the north elevation. Continuing the scrim will continue the design intent and the building will read as more compatible with the Massing and Composition consistent with the District. Corrugated metal is inconsistent with the Materials and Colors characteristic of the District.

- (2) The Project Sponsor shall incorporate the design input per the Architectural Review Committee to continue the terra cotta scrim to the westernmost bay of the north façade.

ENVIRONMENTAL REVIEW STATUS

In January 2007, the San Francisco Planning Commission (Planning Commission) adopted the 300 Grant Avenue Mitigated Negative Declaration, Case No. 2004.1245E, (MND); and

On July 12, 2007, the Planning Commission held a duly noticed public hearing on two appeals of the MND and declined to uphold the MND pending changes to the document; and

An Amended Mitigated Negative Declaration (AMND) was published on May 29, 2008 to address revisions to the project as well as the Planning Commission's comments. The Planning Commission held a subsequent public hearing on June 12, 2008 at which time the Planning Commission rejected the appeals and adopted a Final Mitigated Negative Declaration, as amended (FMND) in Motion No. 17614; and

An appeal of the FMND was filed with the San Francisco Board of Supervisors (Board of Supervisors) on July 2, 2009 and at a duly noticed public hearing on August 12, 2008, the Board of Supervisors upheld the FMND in Motion No. M08-135; and

On September 2, 2016, the Planning Department mailed a "Notification of Project Receiving Environmental Review" to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. No comments related to environmental review were received in response; and

On October 31, 2016, the Planning Department/Planning Commission reviewed and considered the Addendum to the Final Mitigated Negative Declaration, Case No. 2015-000878ENV (Addendum to FMND) and found that the contents of said report and the procedures through which the Addendum to FMND was prepared, publicized, and reviewed to comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and

The Planning Department/Planning Commission found the Addendum to the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning and the Planning Commission, and approved the Addendum to FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department is the custodian of records, located in the File for Case No. 2015-000878PTA at 1650 Mission Street, Fourth Floor, San Francisco, California.

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 Demolition and Replacement Structures and the *Secretary of the Interior Standards for Rehabilitation*.

1. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. The final design, including but not limited to the final color, finishes, textures, glazing details and storefront display and entry details, including replacement of marble and corrugated metal with compatible materials, shall be reviewed and approved by the Planning Department prior to the issuance of architectural addenda.
2. **Terra Cotta Scrim.** The Project Sponsor shall incorporate the Architectural Review Committee design input to continue the architectural terra cotta screen ("scrim") to the westernmost bay on the north façade.
3. **Signs.** The Project Sponsor shall submit an exterior signage plan to the Planning Department. The proposed signage plan shall be reviewed by the Planning Department as a Minor Permit to Alter pursuant to delegation for such review outlined by the Historic Preservation Commission in Motion No. 0289, unless the scope exceeds parameters of said delegation.

ATTACHMENTS

- A. Draft Motion
- B. Architectural Review Committee Comment Memorandum, dated August 29, 2016
- C. Sections 6 and 7 of Appendix E of Article 11
- D. Parcel Map
- E. Sanborn Map
- F. Aerial Photo
- G. Zoning Map
- H. Site Photos
- I. Public Correspondence
- J. Project Sponsor submittal including:
 - a. Project Overview
 - b. Site Context
 - c. Existing conditions
 - d. Proposed Design
 - e. Renderings



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion Permit to Alter

DEMOLITION AND NEW CONSTRUCTION

HEARING DATE: NOVEMBER 2, 2016

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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR DEMOLITION AND NEW CONSTRUCTION DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE STANDARDS OF APPENDIX E IN ARTICLE 11 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE TWO CATEGORY V (UNRATED) BUILDINGS LOCATED ON LOT 013 AND 014 IN ASSESSOR'S BLOCK 0287, THE SUBJECT SITE IS WITHIN A C-3-R (COMMERCIAL-RETAIL) ZONING DISTRICT, AN 80-130-F HEIGHT AND BULK DISTRICT AND KEARNY-MASON-MARKET-SUTTER CONSERVATION DISTRICT.

PREAMBLE

WHEREAS, on September 17, 2015, Steve Atkinson, Arent Fox LLP ("Applicant") filed an application on behalf of the Owner with the San Francisco Planning Department (hereinafter "Department") for a Permit

to Alter for demolition of two Category V (Unrated) buildings and new construction of one new building, on the subject property located on Lot 013 and Lot 014 in Assessor's Block 0287.

WHEREAS, In January 2007, the San Francisco Planning Commission (Planning Commission) adopted the 300 Grant Avenue Mitigated Negative Declaration, Case No. 2004.1245E, (MND); and

On July 12, 2007, the Planning Commission held a duly noticed public hearing on two appeals of the MND and declined to uphold the MND pending changes to the document; and

An Amended Mitigated Negative Declaration (AMND) was published on May 29, 2008 to address revisions to the project as well as the Planning Commission's comments. The Planning Commission held a subsequent public hearing on June 12, 2008 at which time the Planning Commission rejected the appeals and adopted a Final Mitigated Negative Declaration, as amended (FMND) in Motion No. 17614; and

An appeal of the FMND was filed with the San Francisco Board of Supervisors (Board of Supervisors) on July 2, 2009 and at a duly noticed public hearing on August 12, 2008, the Board of Supervisors upheld the FMND in Motion No. M08-135; and

On September 2, 2016, the Planning Department mailed a "Notification of Project Receiving Environmental Review" to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. No comments related to environmental review were received in response; and

On October 31, 2016, the Planning Department/Planning Commission reviewed and considered the Addendum to the Final Mitigated Negative Declaration (Addendum to FMND) and found that the contents of said report and the procedures through which the Addendum to FMND was prepared, publicized, and reviewed to comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and

The Planning Department/Planning Commission found the Addendum to the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning and the Planning Commission, and approved the Addendum to FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department is the custodian of records, located in the File for Case No. 2015-000878PTA at 1650 Mission Street, Fourth Floor, San Francisco, California;

The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on November 2, 2016, the Commission conducted a duly noticed public hearing on Permit to Alter application no. 2015-000878PTA ("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, 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 October 20, 2016 and labeled Exhibit A on file in the docket for Case No. 2015-000878PTA based on the following findings:

CONDITIONS OF APPROVAL

1. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. The final design, including but not limited to the final color, finishes, textures, glazing details and storefront display and entry details, including replacement of marble and corrugated metal with compatible materials, shall be reviewed and approved by the Planning Department prior to the issuance of architectural addenda.
2. **Terra Cotta Scrim.** The Project Sponsor shall incorporate the Architectural Review Committee design input to continue the architectural terra cotta screen ("scrim") to the westernmost bay on the north façade.
3. **Signs.** The Project Sponsor shall submit an exterior signage plan to the Planning Department. The proposed signage plan shall be reviewed by the Planning Department as a Minor Permit to Alter pursuant to delegation for such review outlined by the Historic Preservation Commission in Motion No. 0289, unless the scope exceeds parameters of said delegation.

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 Conservation District and meets the requirements of Article 11 of the Planning Code:

- The project proposes to demolish two Category V (Unrated) buildings which have been determined not to be eligible for re-classification to Category I, II or IV;
- The project proposes construction of one new Replacement Building which respects the character-defining features of and is generally in conformance with the Conservation District;

- That the proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work 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 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 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-defining features of the 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 does not have impact on 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. The site is located adjacent to a MUNI rail line, and across the street from a regional transit BART line stop.

- 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 sector jobs as there are none on the site. Service sector opportunities exist currently and a large retail use or several retails uses are proposed, therefore providing opportunities in the service sector.

- 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 *Secretary of Interior's Standards* and the provisions of Article 11 of the Planning Code regarding demolition and new construction of a replacement structure(s) within the Kearny-Market-Mason-Sutter Conservation District.

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 Permit to Alter** for the property located at Lot 013 and 014 in Assessor's Block 0287 for proposed work in conformance with the renderings and architectural sketches dated October 20, 2016 and labeled Exhibit A on file in the docket for Case No. 2015-000878PTA.

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.

Duration of this Permit to Alter: This Permit to Alter is issued pursuant to Article 11 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 Historic Preservation Commission ADOPTED the foregoing Motion on November 2, 2016.

Jonas P. Ionin
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

ADOPTED:



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: August 29, 2016

TO: Steve Atkinson, Arent Fox

CC: Historic Preservation Commission
Alana Callagy, Environmental Planner

FROM: Marcelle Boudreaux, Preservation Technical Specialist
(415) 575-9140

REVIEWED BY: Architectural Review Committee of the
Historic Preservation Commission

RE: **Meeting Notes from Review and Comment at the
August 17, 2016 ARC-HPC Hearing for the
300 Grant Avenue project**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

At the request of the Planning Department, the design for proposed demolition of two buildings and new construction of one building at the northeast corner of Grant Avenue and Sutter Street was brought to the Architectural Review Committee (ARC) on August 17, 2016. At the ARC meeting, the Planning Department requested review and comment regarding conformance of proposed design with Appendix E of Article 11 and with the *Secretary of the Interior's Standards*. Specifically, the Planning Department sought comments on the composition and massing, scale, materials and colors, design and ornamentation of the proposed new construction, Planning Department Preservation Staff has prepared a summary of the ARC comments from that meeting.

ARC COMMENTS

1. Massing and Composition.

- Vertical Composition: The Commissioners recognized the base and shaft delineation of the vertical composition, and the defined bay modules. All three Commissioners felt that the termination of the building was incomplete and needed additional design study to incorporate a definitive cap; they referenced the prominence of strong, projecting cornices in the historic district. There was discussion about the enhancement of the sunshade awning at the sixth floor, if it is to remain in the revised version, as it appears wafer-thin and too timid.
- Harlan Place Elevation: All three Commissioners were generally supportive of the design intent of the north elevation on Harlan Place (alley). As part of the discussion, the Commissioners recommended continuing the exterior ceramic scrim around to clad the first bay (westernmost bay) of the north elevation. In addition, it was recommended that the sixth floor, which stops in the middle of the center bay, continue west to complete the

center bay. The Commissioners recommended removing the metal panel/ frieze element at the sixth floor as this broke the planar and otherwise well-executed façade.

2. **Scale.** The ARC opened the review with a statement that the corner property could hold more height, and asked the Sponsor to investigate a project that maximized the allowable height through Planning Code, as well as investigate a project that included a housing option. In relation to the current proposal, the Commissioners agreed the sixth floor, with minimal setback of five feet, should either be further setback to not be visible from the street or be brought forward to the streetwall, becoming a full sixth floor of the project.

3. **Materials and Colors.**

- Ceramic Scrim: The Commissioners generally agreed on the design approach on the south and west elevations, highly defined by an exterior screen composed of horizontal ceramic tubes attached to vertical metal piers. The design of the ceramic scrim was noted to represent metal security screens and felt incompatible with the historic district, however, it was also felt that a well-designed scrim felt like a compatible approach due to the balance with verticality of piers. Overall, the use of a ceramic scrim was generally compatible and further design approaches by the Commissioners included the inclusion of the scrim.
- Metal Panel: The Commissioners generally agreed that the metal paneling at the storefront level was adding a darkness to the project and additionally felt it was an added on feature. They suggested that the panels at the storefront be removed.
- Color: While the proposed color palette did reference colors found in the historic district, the Commissioners stated that the earth tones need to be lighter in order to be compatible.
- They noted that a materials sample would be key to assess the final design options for color and materials. This would include colors, finishes and textures of all proposed materials.

4. **Detailing and Ornamentation.**

- Retail Entry: The Commissioners agreed that the proposed retail entry was weakly defined and needed to be strengthened. It was noted that the stone portal read like additional columns and recommended defining the corner with a retail entry in each bay, thus adding an additional entry in the southernmost bay of the west façade.
- Sign Armature: The Commissioners agreed that the proposed sinuous sign armature read as a tacked on element. Although the actual signage is not reviewed at this stage, the Commissioners noted that the signage rendered was in excess of requirements. The general direction for the sign armature was that it be focused at the retail entries, and situated between the proposed piers, which were suggested to be focused at the main corner at Grant Avenue and Sutter Street - south façade (westernmost bay) and west façade (southernmost bay), respectively.

- Storefront. The spacing of storefront glazing around the ovoid columns was noted as a maintenance issue and it was recommended that the gap between the column and glazing be removed.
- Ovoid Columns at Corner. The Commissioners agreed that the details of the building corner specifically at Sutter Street and Grant Avenue, as expressed through the ovoid columns, were unresolved. Specifically, the overlapping corner ovals, which create a visual corner, was incompatible with the historic district full of buildings that generally do not emphasize corner details. In addition, the column's vertical terminus with the boxed cap felt incomplete.
- Ceramic Scrim. A suggestion was made to open up the transparency of the ceramic scrim through increasing the spacing of the tubes, and to continue the scrim up in place of the metal frieze.

Print

San Francisco Planning Code

SEC. 6. FEATURES.

The exterior architectural features of the Kearny-Market-Mason-Sutter Conservation District are as follows:

(a) **Massing and Composition.** The compositions of the building facades reflect the different architectural functions of the building. For the most part, building facades in the district are two- or three-part vertical compositions consisting either of a base and a shaft, or a base, a shaft and a capital. In more elaborate designs, transitional stories create a stacked composition, but the design effect is similar.

In addition, the facade of a building is often divided into bays expressing the structure (commonly steel and reinforced concrete) beneath the facade. This was accomplished through fenestration, structural articulation or other detailing which serves to break the facade into discrete segments. A common compositional device in the District is an emphasis placed upon either the end bays or the central bay.

The massing of the structures is usually a simple vertically oriented rectangle with a ratio of width to height generally from 1:2 to 1:4. This vertically oriented massing is an important characteristic of the District. In addition, continuous streetwall heights are a characteristic of most blockfronts.

Almost without exception, the buildings in the Kearny-Market-Mason-Sutter Conservation District are built to the front property line and occupy the entire site. Where buildings have not followed this rule, they do not adequately enclose the street. The massing of structures often reflects unique or prominent site characteristics. Corner buildings often have rounded corner bays to express the special requirements of the site and to tie its two blockfronts together.

(b) **Scale.** The buildings are of small to medium scale. The bay width is generally from 20 feet to 30 feet. Heights generally range from four to eight stories on lots 40 feet to 80 feet wide, although a number of taller buildings exist. The wider frontages are often broken up by articulation of the facade, making the buildings appear narrower. The base is generally delineated from the rest of the building giving the District an intimate scale at the street.

(c) **Materials and Colors.** Buildings are usually clad in masonry materials over a supporting structure. The cladding materials include terra cotta, brick, stone and stucco. Wood, metal and metal panels are not facade materials, although painted wood and metal are sometimes used for window sash and ornament.

The materials are generally colored light or medium earth tones, including white, cream, buff, yellow, and brown. Individual buildings generally use a few different tones of one color.

To express the mass and weight of the structure, masonry materials are used on multidimensional wall surfaces with texture and depth, which simulates the qualities necessary to support the weight of a load-bearing wall.

(d) **Detailing and Ornamentation.** This area has been the heart of the retail district since it was reconstructed after the fire. Buildings use the expression of texture and depth on masonry

material (e.g., rustication, deep window reveals) to simulate the appearance of load-bearing walls. The buildings are not constructed in a single style, but with ornament drawn from a variety of historical sources, primarily Classical and Renaissance. Gothic detailing is also well represented. Popular details include, arches, columns, pilasters, projecting bracketed cornices, multiple belt-courses, elaborate lintels and pediments, and decorated spandrels. Details were used to relate buildings to their neighbors by repeating and varying the ornament used in the surrounding structures.

(Added Ord. 414-85, App. 9/17/85)

Print

San Francisco Planning Code

SEC. 7. STANDARDS AND GUIDELINES FOR REVIEW OF NEW CONSTRUCTION AND CERTAIN ALTERATIONS.

(a) **Standards.** All construction of new buildings and all major alterations, which are subject to the provisions of Sections 1110, 1111 through 1111.6 and 1113, shall be compatible with the District in general with respect to the building's composition and massing, scale, materials and colors, and detailing and ornamentation, including those features described in Section 6 of this Appendix. Emphasis shall be placed on compatibility with those buildings in the area in which the new or altered building is located. In the case of major alterations, only those building characteristics that are affected by the proposed alteration shall be considered in assessing compatibility. Signs on buildings in Conservation Districts are subject to the provisions of Section 1111.7.

The foregoing standards do not require, or even encourage, new buildings to imitate the styles of the past. Rather, they require the new to be compatible with the old. The determination of compatibility shall be made in accordance with the provisions of Section 309.

(b) **Guidelines.** The guidelines in this subsection are to be used in assessing compatibility.

(1) **Composition and Massing.** New construction should maintain the character of the District by relating to the prevailing height, mass, proportions, rhythm and composition of existing historic buildings.

The height and massing of new buildings should not alter the traditional scale of existing buildings, streets and open spaces. On the Kearny Street, the existing streetwall height should be maintained. An appropriate streetwall height is established by reference to the prevailing height of the buildings on the block and especially that of adjacent buildings. If the adjacent buildings are of a significantly different height than the rest of the buildings on the block, then the prevailing height of buildings on the block should be used as a guide. A setback at the streetwall height can permit additional height above the setback without breaking the continuity of the street wall. On Belden Street, where the street wall is less well defined, greater latitude in height may be allowed. The height limit of 50 feet should be used as a guide to the appropriate height.

Existing buildings are built to the property or street line. This pattern should not be broken since it could damage the continuity of building rhythms and the definition of streets.

The standard proportions for new buildings should be established by the prevailing streetwall height and width of lots. Maintenance of the existing lot pattern and building proportions should be encouraged. In cases where lot assembly does occur, the facades of new buildings should be broken into discrete elements that relate to prevailing building proportions. The use of smaller bays can be used to relate the proportions of a new building with those of historic buildings.

The design of the new structure should reflect the characteristics of the blockfront. Kearny Street facades should repeat the prevailing pattern of two- and three-part vertical compositions, although low buildings could use a one-part vertical division. A base element is necessary to

define the pedestrian environment. Belden Street facades should be simply treated, with a cornice or other definition at the roof level.

(2) **Scale.** The existing scale of the immediate area and the Conservation District should be maintained. This can be accomplished in a variety of ways, including a consistent use of size and complexity of detailing with regard to surrounding buildings, continuance of existing bay widths, maintenance of an existing streetwall height, and incorporation of a base element (of similar height) to maintain the pedestrian environment. Large wall surfaces, which increase a building's scale, should be broken up through the use of detailing and textural variation to reduce the scale.

Existing fenestration (windows, entrances) rhythms and proportions which have been established by lot width or bay width should be repeated in new structures. The spacing and size of window openings should follow the sequence set by historic structures. Large glass areas should be broken up by mullions so that the scale of glazed areas is compatible with that of neighboring buildings. Casement and double-hung windows should be used where possible.

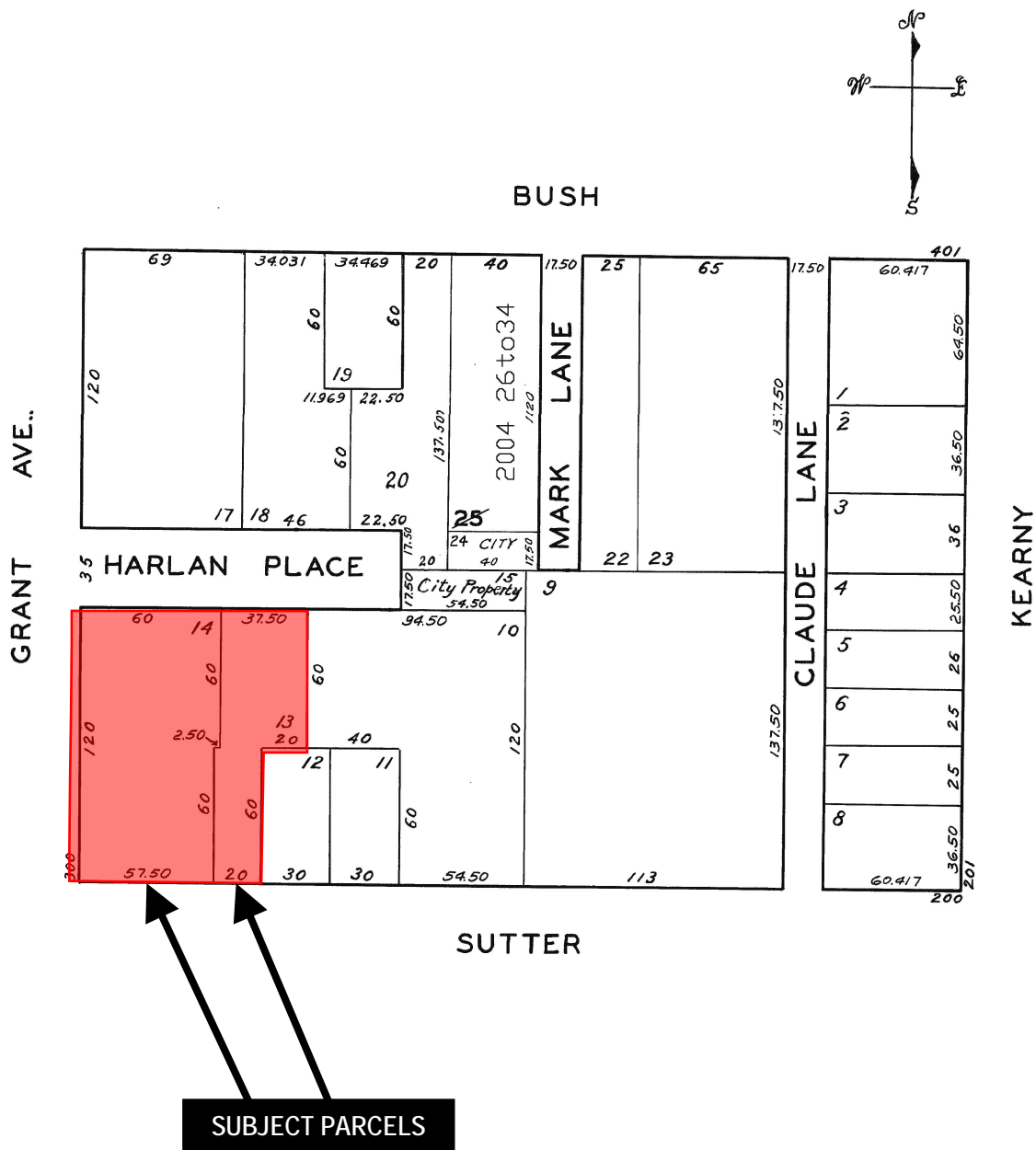
(3) **Materials and Colors.** The use of like materials can relate two buildings of obviously different eras and styles. Similarly, the use of materials that appear similar (such as substituting concrete for terra cotta) can link two disparate structures, or harmonize the appearance of a new structure with the architectural character of a Conservation District. The preferred surface materials for this District are brick, or concrete (simulated to look like terra cotta or stucco). The texture of surfaces can be treated in a manner so as to emphasize the bearing function of the material, as is done in rustication on historic buildings. In addition, in some cases it may be appropriate to leave the surface roughly dressed, emphasizing the utilitarian character of the interior frontages.

Traditional light colors should be used in order to blend in with the character of the Kearny Street facades. Dissimilar buildings may be made more compatible by using similar or harmonious colors, and to a lesser extent, by using similar textures. Belden Street facades should use red brick and stucco-like materials.

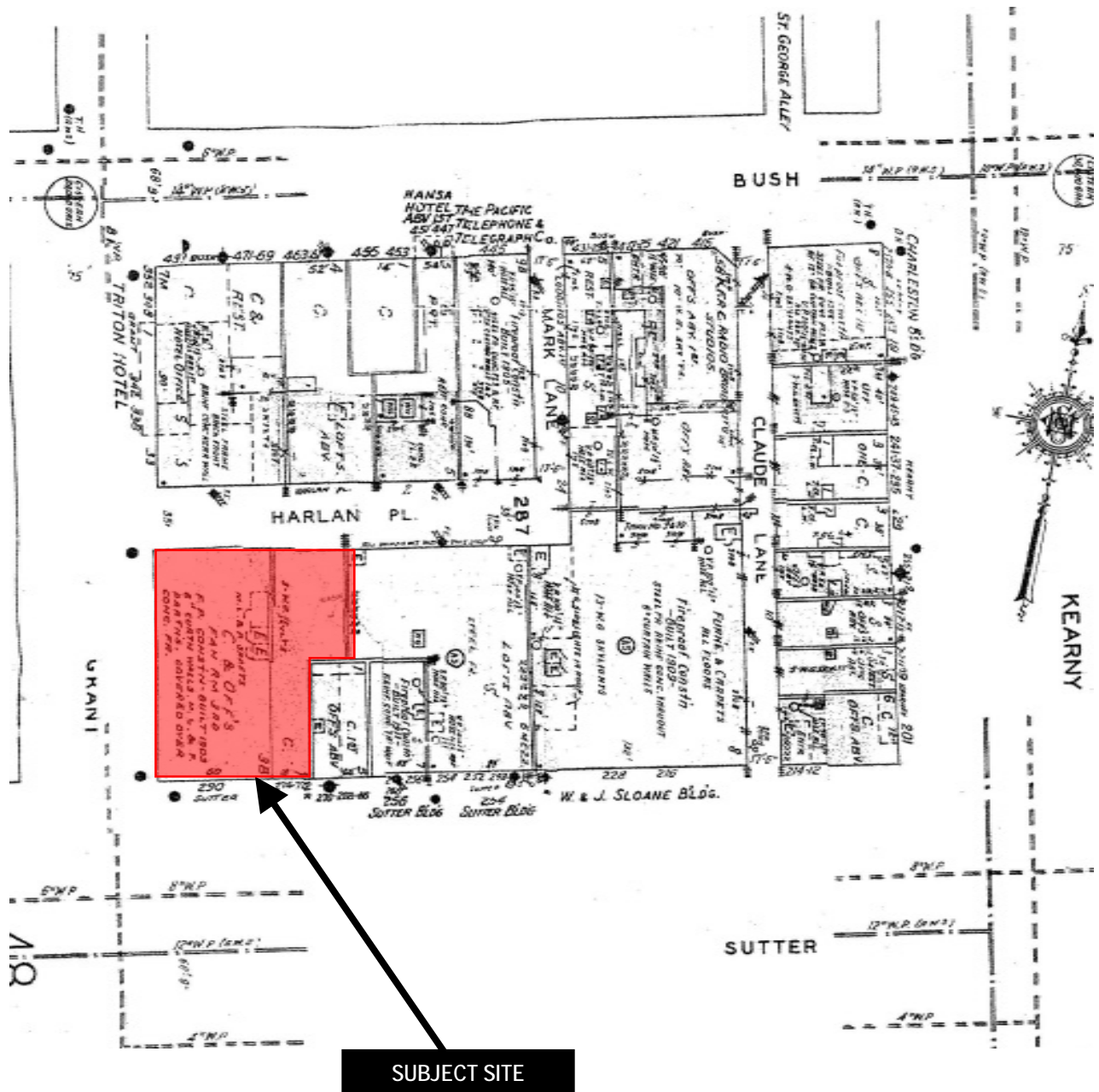
(4) **Detailing and Ornamentation.** A new building should relate to the surrounding area by picking up elements from surrounding buildings and repeating them or developing them for new purposes. An ornamental detail can be taken from an adjacent building and used in a new building to relate the latter to the surrounding area. Alternately, similarly shaped forms can be used without directly copying historical ornament. The new structure should incorporate prevailing cornice lines or belt courses and may use a modern vernacular instead of that of the original model.

(Added Ord. 414-85, App. 9/17/85)

Parcel Map



Sanborn Map*



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



Aerial Photo



SUBJECT SITE



Permit to Alter Hearing
Case Number 2015-000878PTA
300 Grant Avenue

Photo



300 GRANT AVENUE,
VIEW OF SUTTER
STREET/ GRANT
AVENUE

Permit to Alter Hearing
Case Number 2015-000878PTA
300 Grant Avenue

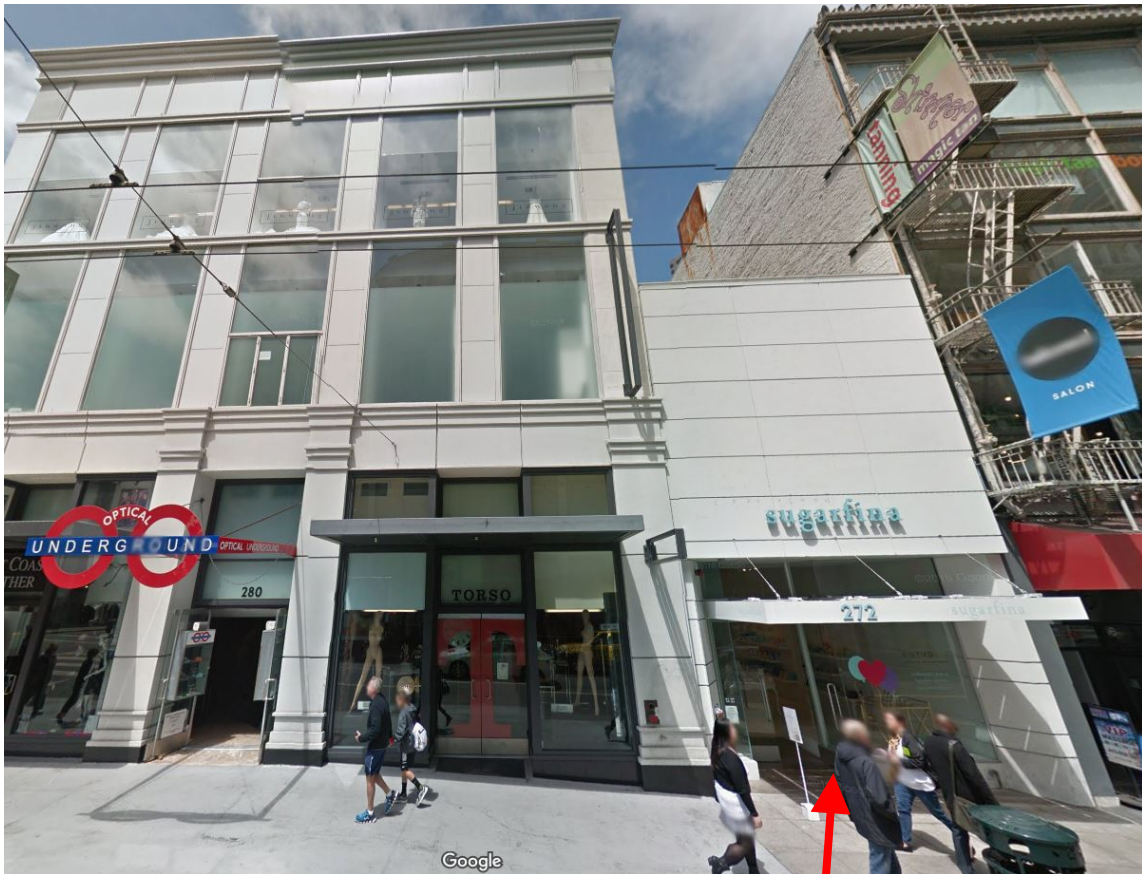
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300 GRANT AVENUE,
VIEW OF GRANT
AVENUE/ HARLAN
PLACE

Permit to Alter Hearing
Case Number 2015-000878PTA
300 Grant Avenue

Photo



272 SUTTER STREET

Permit to Alter Hearing
Case Number 2015-000878PTA
300 Grant Avenue

October 25, 2016

Mr. Andrew Wolfram
President

San Francisco Historic Preservation Commission

1650 Mission Street, #400
San Francisco, California 94103

Subject: Response to ARC Comment
Project: 300 Grant
San Francisco, California
Project No.: 49850.3PD

Dear President Wolfram and Commissioners:

I am writing in response to one of the comments in the Meeting Notes from Review and Comment at the August 17, 2016 ARC-HPC Hearing for the 300 Grant Avenue project, dated August 29, 2016 and the proposed condition of approval to require that scrim be added to the Harlan frontage. The relevant excerpt is below:

"Harlan Place Elevation: All three Commissioners were generally supportive of the design intent of the north elevation on Harlan Place (alley). As part of the discussion, the Commissioners recommended continuing the exterior ceramic scrim around to clad the first bay (westernmost bay) of the north elevation."

The primary function of the ceramic scrim is to provide passive solar shading for the building. The north elevation (Harlan Place) receives no direct sunlight which is why a scrim is not provided on that side of the building. Also, the scrim on the Sutter and Grant facades helps reinforce the horizontal tripartite building order (base, shaft and capital). Continuing the exterior ceramic scrim around to clad the first bay (westernmost bay) of the north elevation would have the opposite effect by creating three *vertical* façade sections (loading area, glass curtain wall and ceramic scrim) and compromising the integrity of the building order that is prevalent in this district. Finally, adding a scrim on the north elevation would require substantial redesign to keep it behind the property line, resulting in a loss of leasable floor area, re-modulation of the entire curtain wall and structural column systems along Grant Avenue and redesign of the HVAC system within the building.

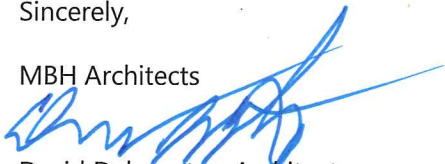
It is worth noting that when the ARC made this comment during the hearing they did not have an illustration of what wrapping the scrim onto Harlan would look like and the recommendation was not the result of a detailed discussion or analysis.

Therefore, based on the reasons cited above, we respectfully request that you delete the proposed condition to continue the exterior ceramic scrim around to clad the first bay (westernmost bay) of the north elevation a condition of approval.

Should you have any questions or require further clarification please contact me.

Sincerely,

MBH Architects

A handwritten signature in blue ink, appearing to read "David Delasantos", written over the printed name.

David Delasantos, Architect
Senior Associate

Distribution: Steve Atkinson/ Arent Fox
John Loehr / St. Bride's Managers
Richard Saunders / St. Bride's Managers
John McNulty / MBH Architects
File / MBH Architects

From: [Tom Hardy \(office\)](#)
To: [Boudreaux, Marcelle \(CPC\)](#)
Subject: Re: 300 Grant & 272 Sutter Street project
Date: Thursday, October 20, 2016 9:03:23 AM

Thanks, Marcelle. Looks like a nice addition to the neighborhood.

- tom

On 10/19/2016 7:02 PM, Boudreaux, Marcelle (CPC) wrote:

Hi, Tom;

Apologies for the delay. Please see attached most recent version.

Let me know if you have questions. Thanks,

Marcelle

Marcelle W Boudreaux, AICP
Preservation/Planner, NE Quadrant
Direct: 415-575-9140

From: Tom Hardy (office) [<mailto:trhaia@sbcglobal.net>]
Sent: Friday, October 14, 2016 11:12 AM
To: Boudreaux, Marcelle (CPC)
Subject: 300 Grant & 272 Sutter Street project

Hello Marcelle,

Would you kindly send me the drawings for the proposed project?

Many thanks,

- tom

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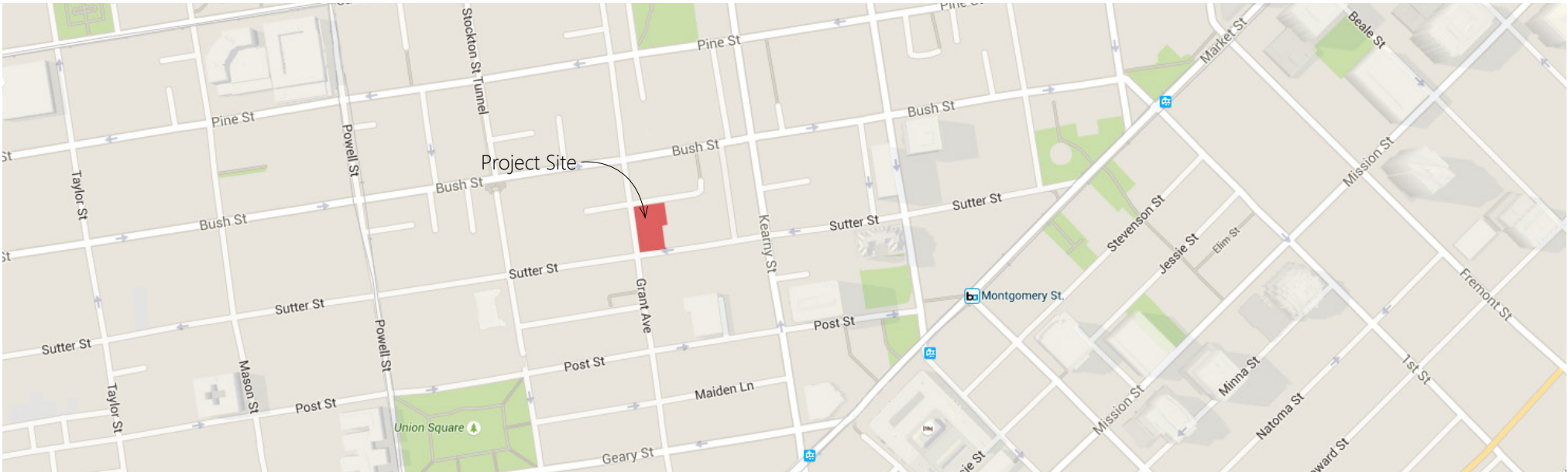
THOMAS REX HARDY, AIA, LEED AP
510 Stockton Street No. 101
San Francisco CA 94108
+1 (415) 837-0489 tel
tom@trhaia.com
www.TRHaia.com



Existing



Vicinity Map



Floor Area Matrix All quantities are approximate and subject to verification.

Floor	Existing Interior Gross Area 300 Grant	Existing Interior Gross Area 272 Sutter	Vault Space Below Sidewalks	Existing Interior Gross Area Total	Proposed Interior Gross Area Before Exclusions	Exclusions Per Code		Gross Floor Area
Basement						Bike Storage	931	
						Showers and Lockers	681	
	7,050	3,450	3,615	14,115	10,290*	MEP	1,315	
1						Total	2,927	7,363*
	7,050	3,450		10,500	9,698	Loading	305	
Mezzanine	7,050	-		7,050	-	Total	305	9,393
2						Telcom	88	
	7,050	-		7,050	9,698	Total	88	9,610
3						Telcom	100	
	7,050	-		7,050	9,901	Total	100	9,801
4						Telcom	100	
	-	-		-	9,901	Total	100	9,801
5						Telcom	100	
	-	-		-	9,901	Total	100	9,801
6						Telcom	100	
	-	-		-	9,901	Total	100	9,801
Total	39,055	6,900	3,615	45,765	69,290*	Total	3,720	65,570*

*Excludes vault (3,615 sf) and (E) PG&E vault (440 sf) spaces below sidewalks

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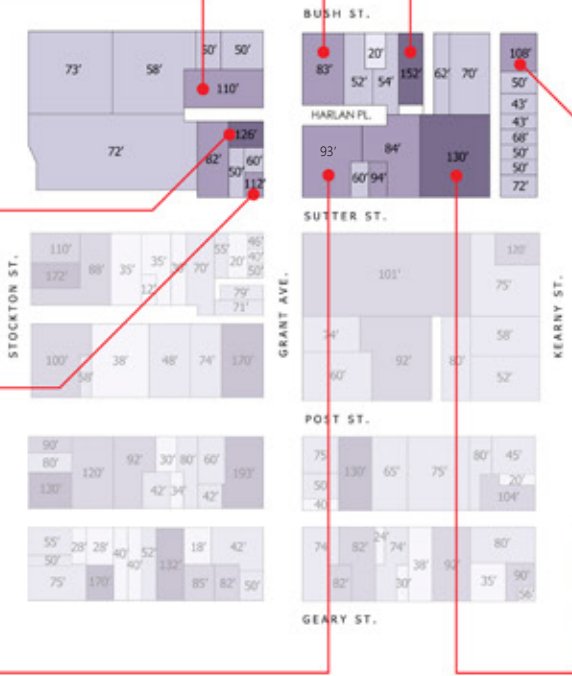
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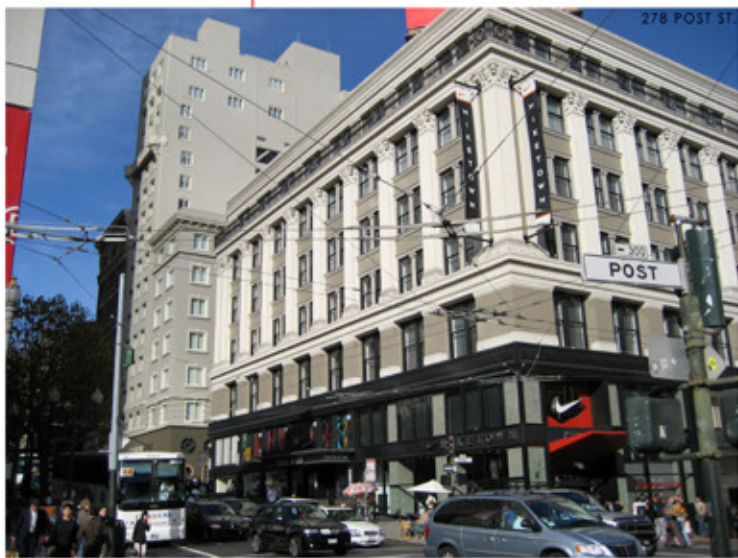
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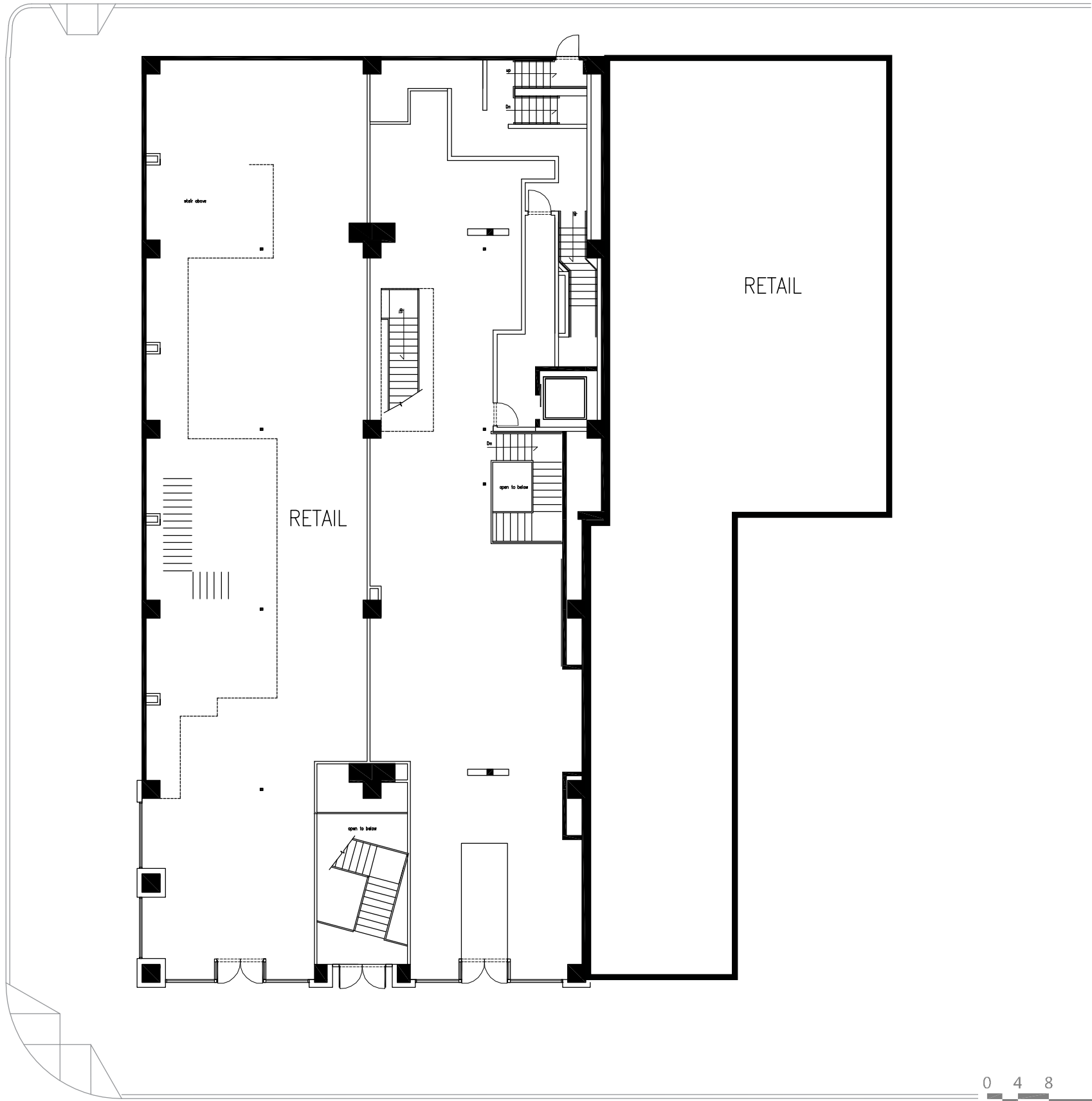
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Grant Avenue Section Axonometric









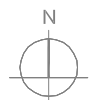
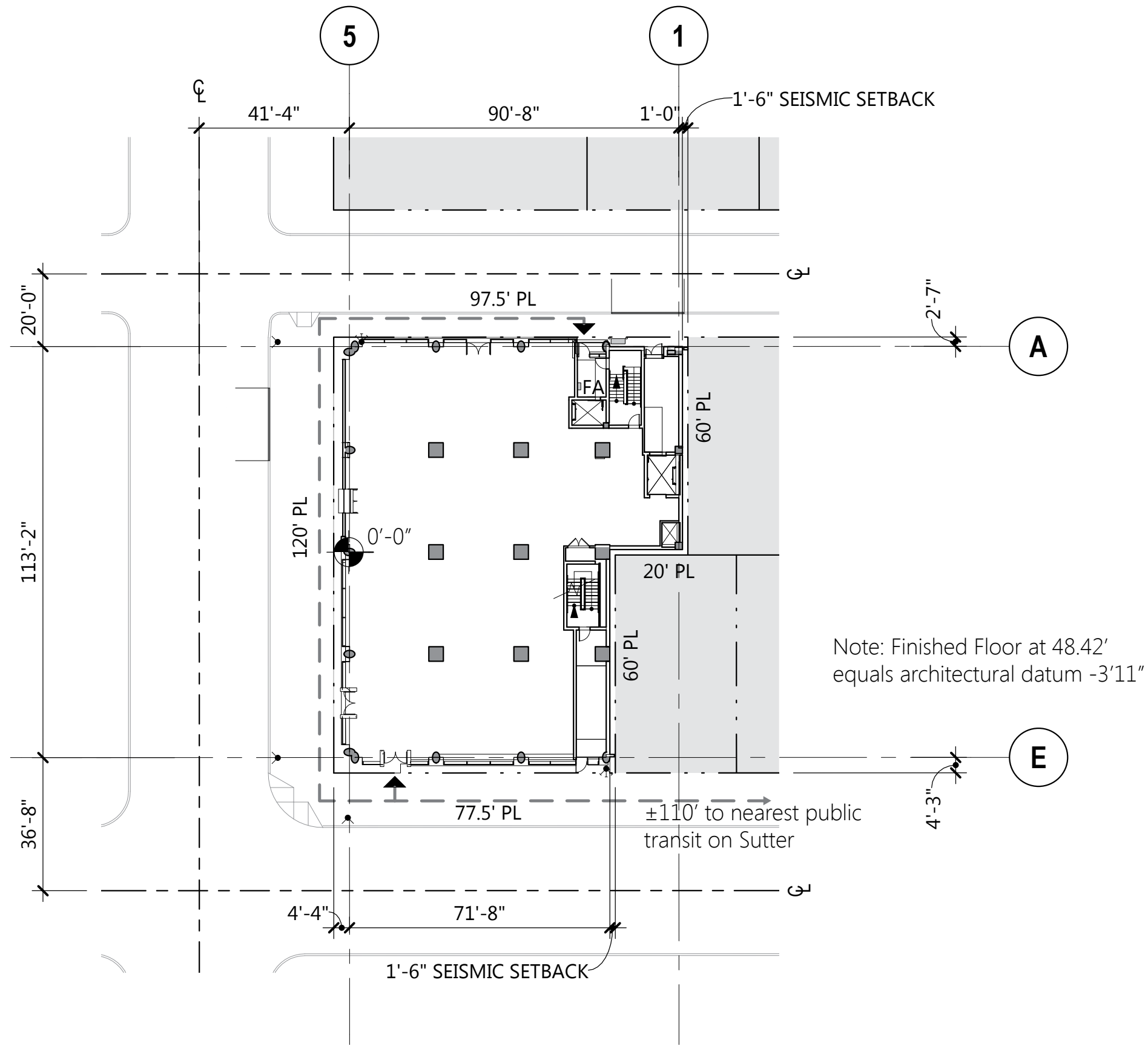
Existing Site Plan

5



300 GRANT SAN FRANCISCO, CALIFORNIA

20 OCTOBER 2016
PROJECT NO: 49850
960 ATLANTIC AVENUE
ALAMEDA, CA 94501
T 510.865.8663 F 510.865.1611
© MBH ARCHITECTS



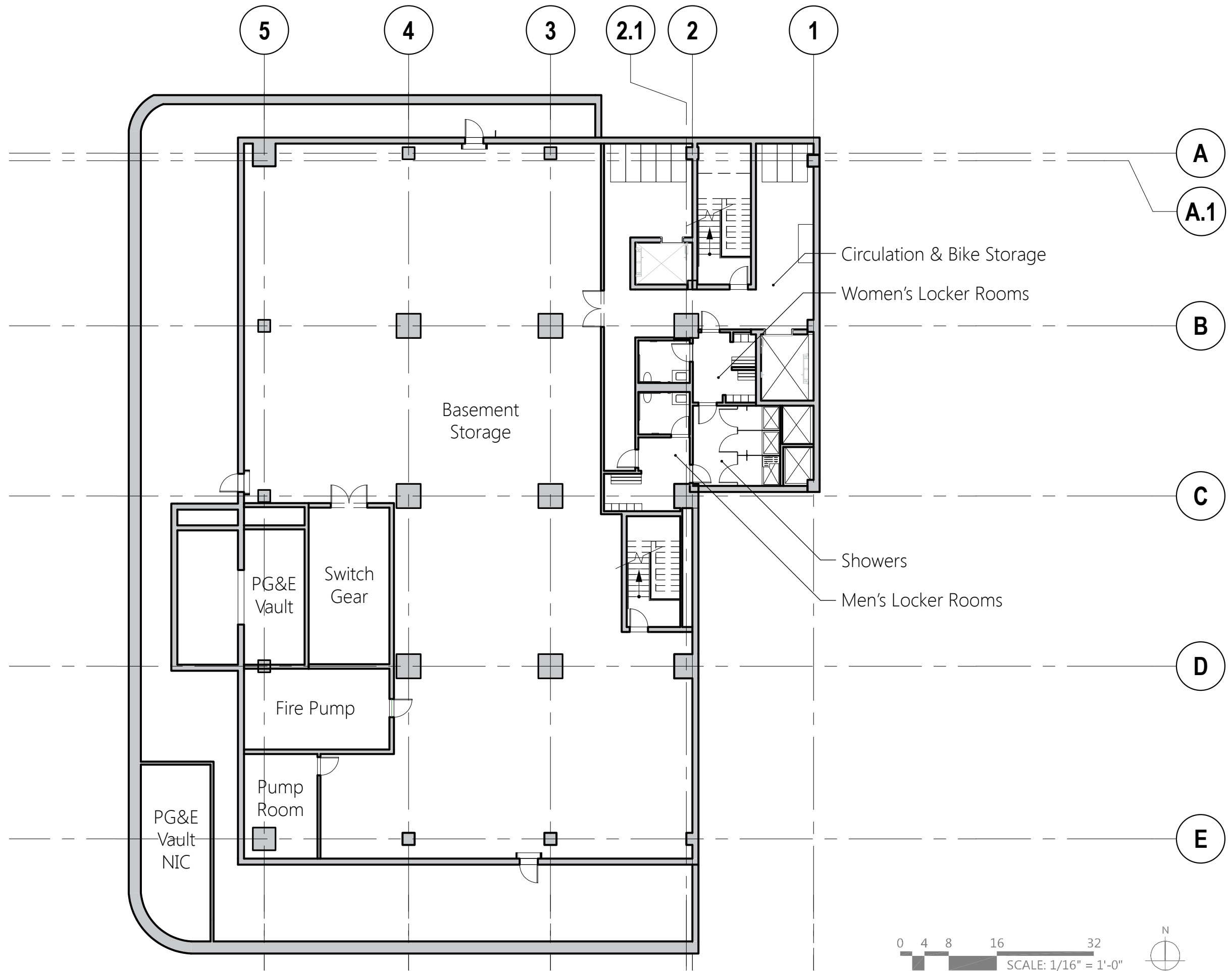
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Proposed Site Plan

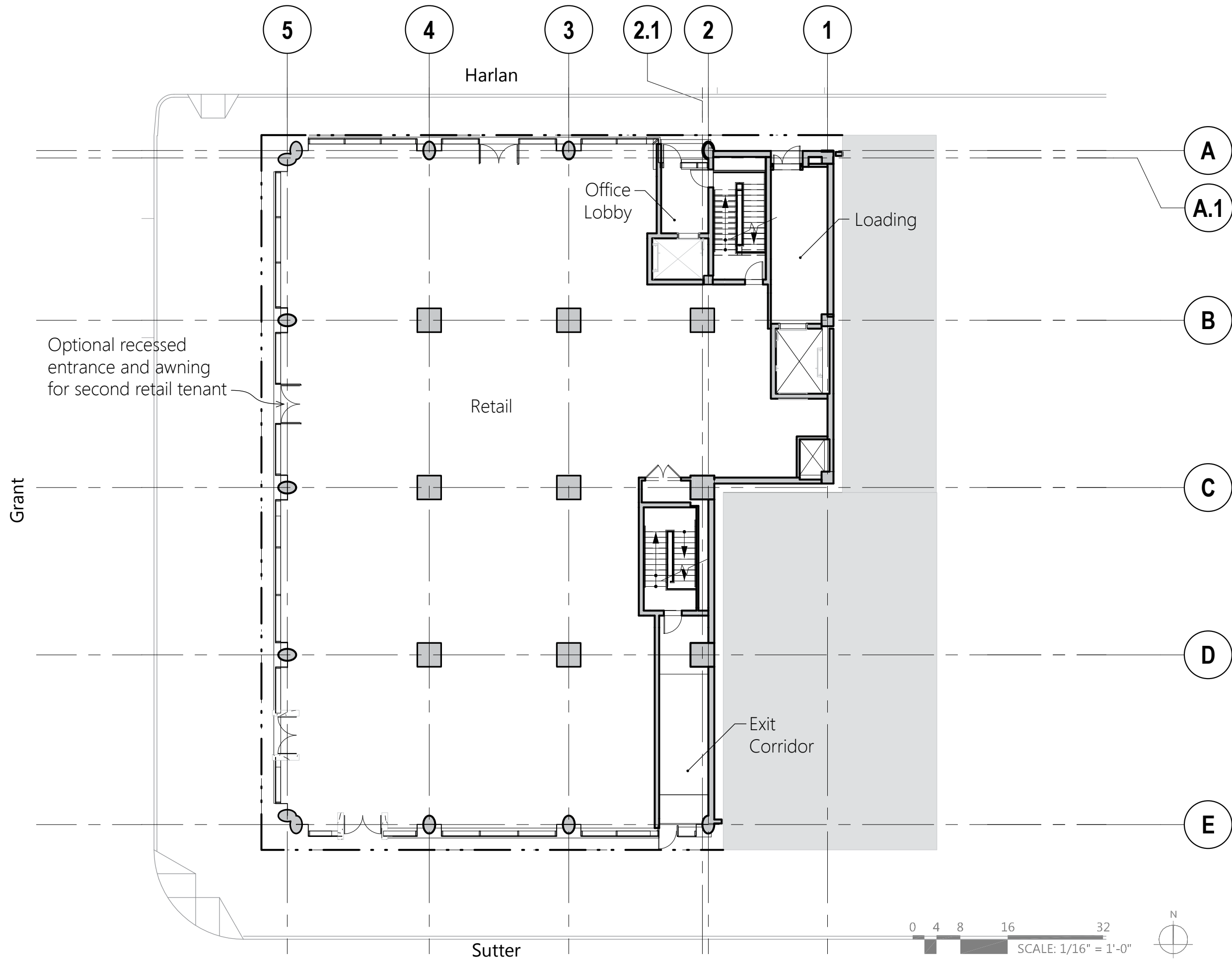


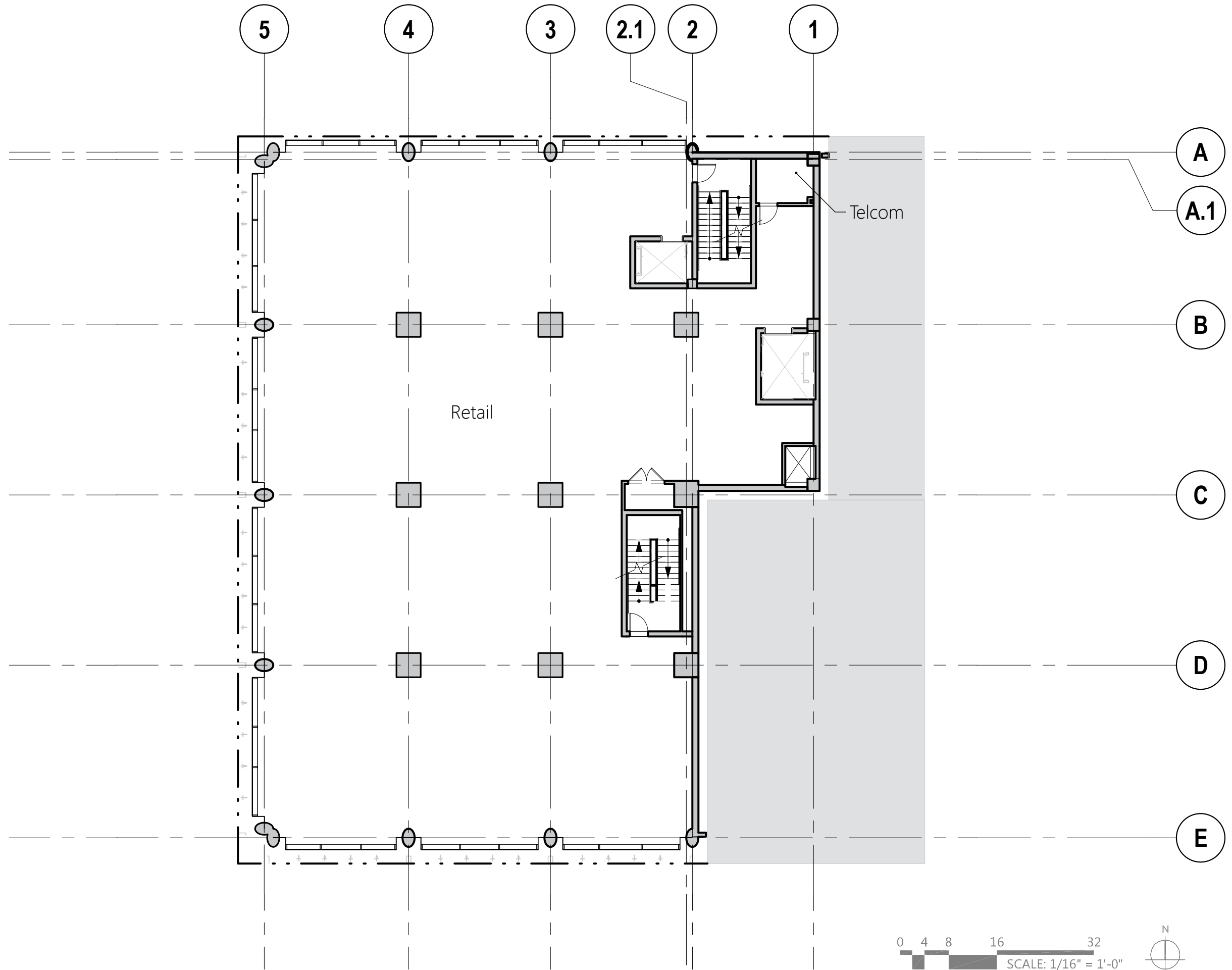
300 GRANT SAN FRANCISCO, CALIFORNIA

20 OCTOBER 2016
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960 ATLANTIC AVENUE
ALAMEDA, CA 94501
T 510.865.8663 F 510.865.1611
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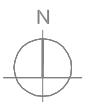


Basement Plan





0 4 8 16 32
SCALE: 1/16" = 1'-0"



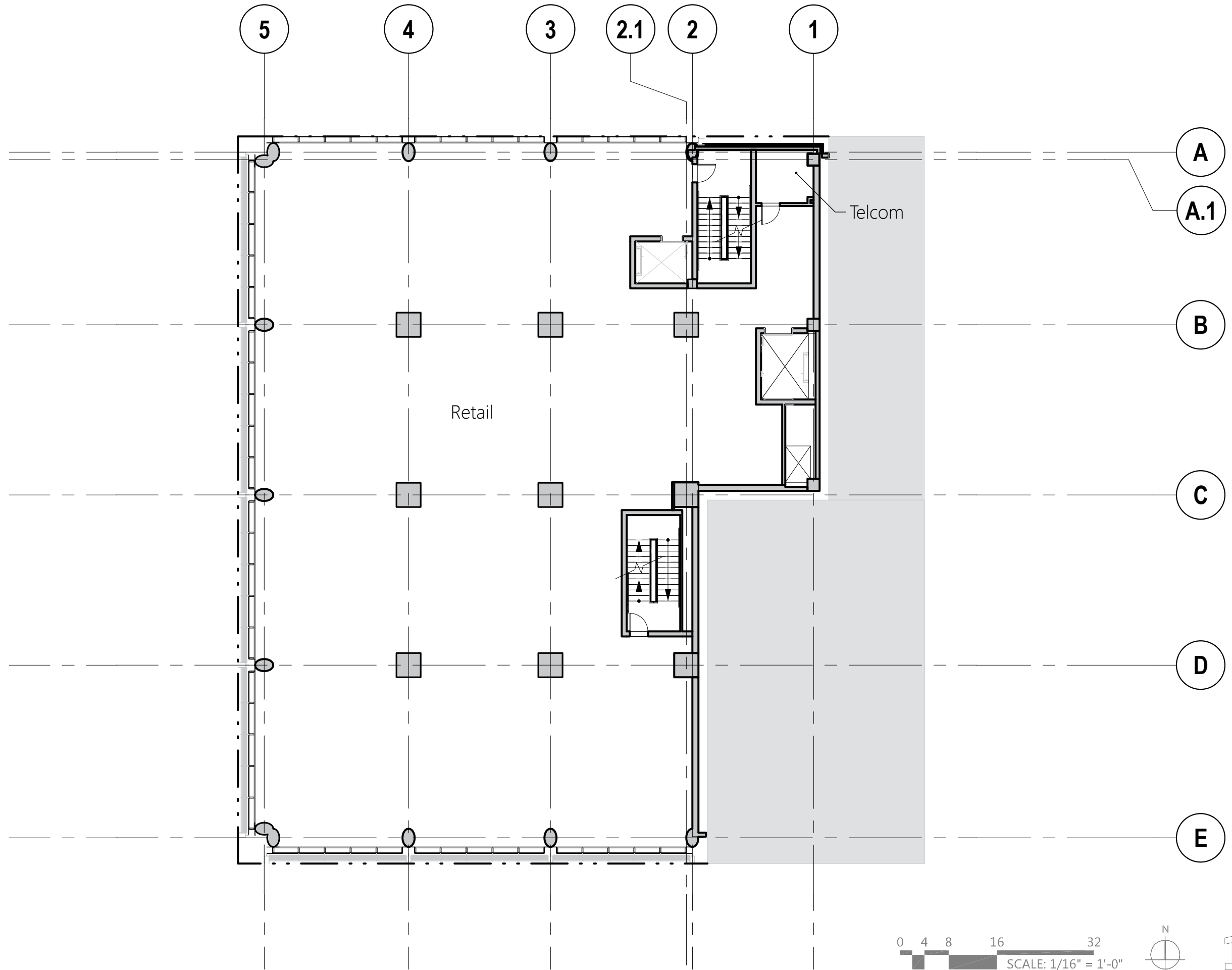
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2nd Floor Plan

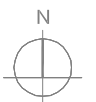
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0 4 8 16 32
SCALE: 1/16" = 1'-0"



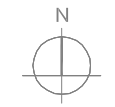
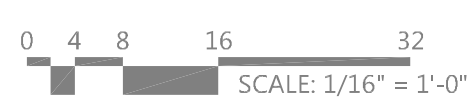
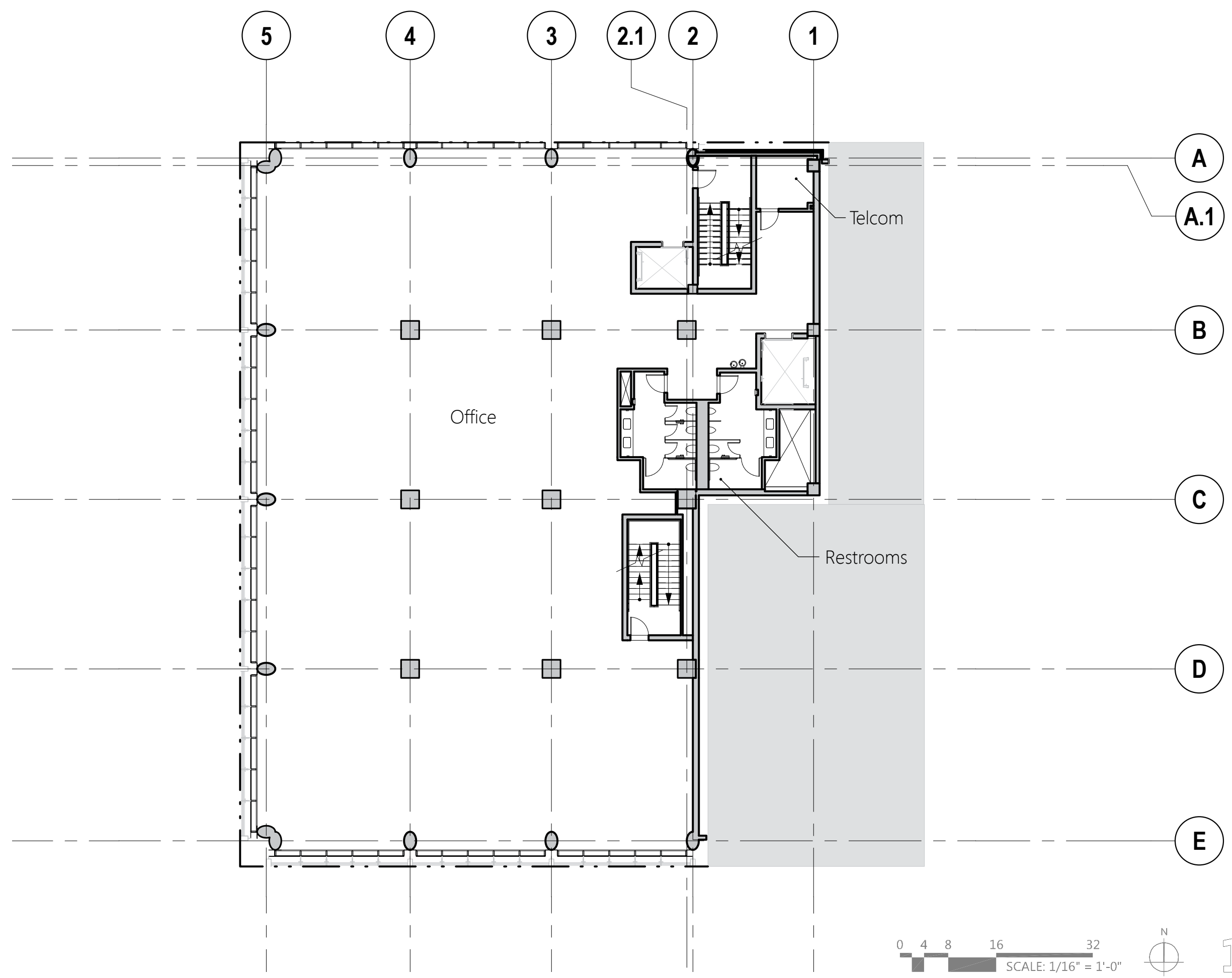
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3rd Floor Plan

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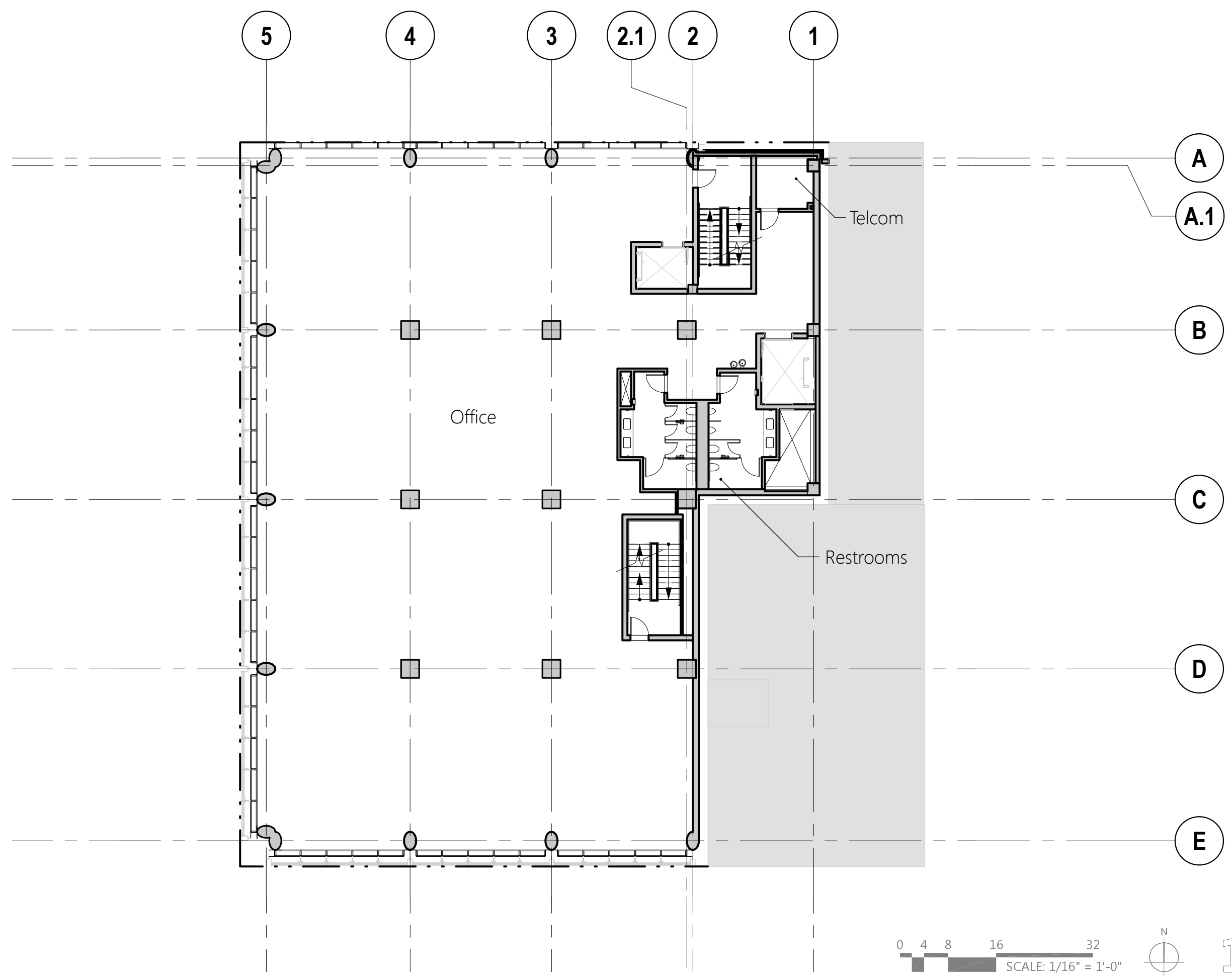
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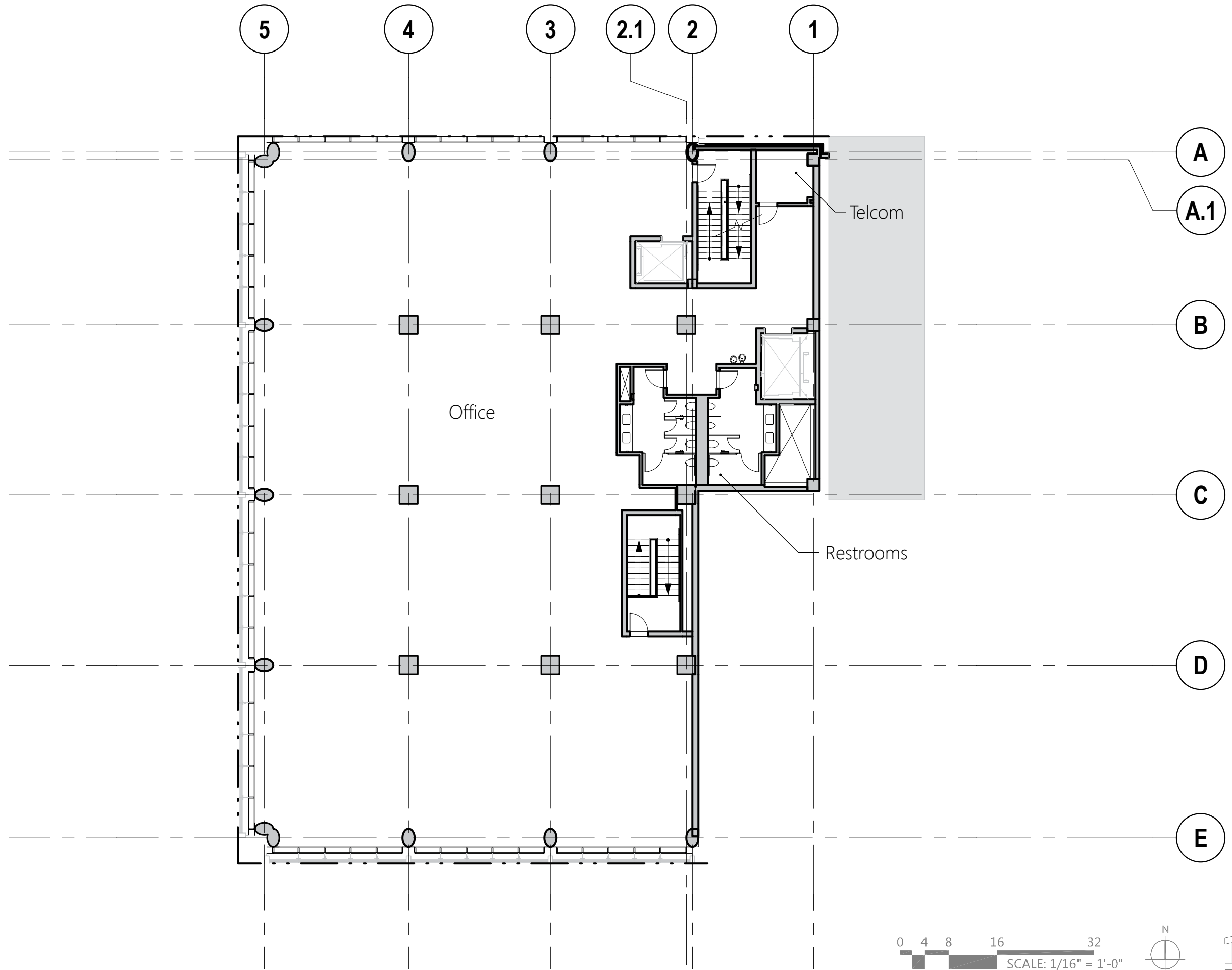




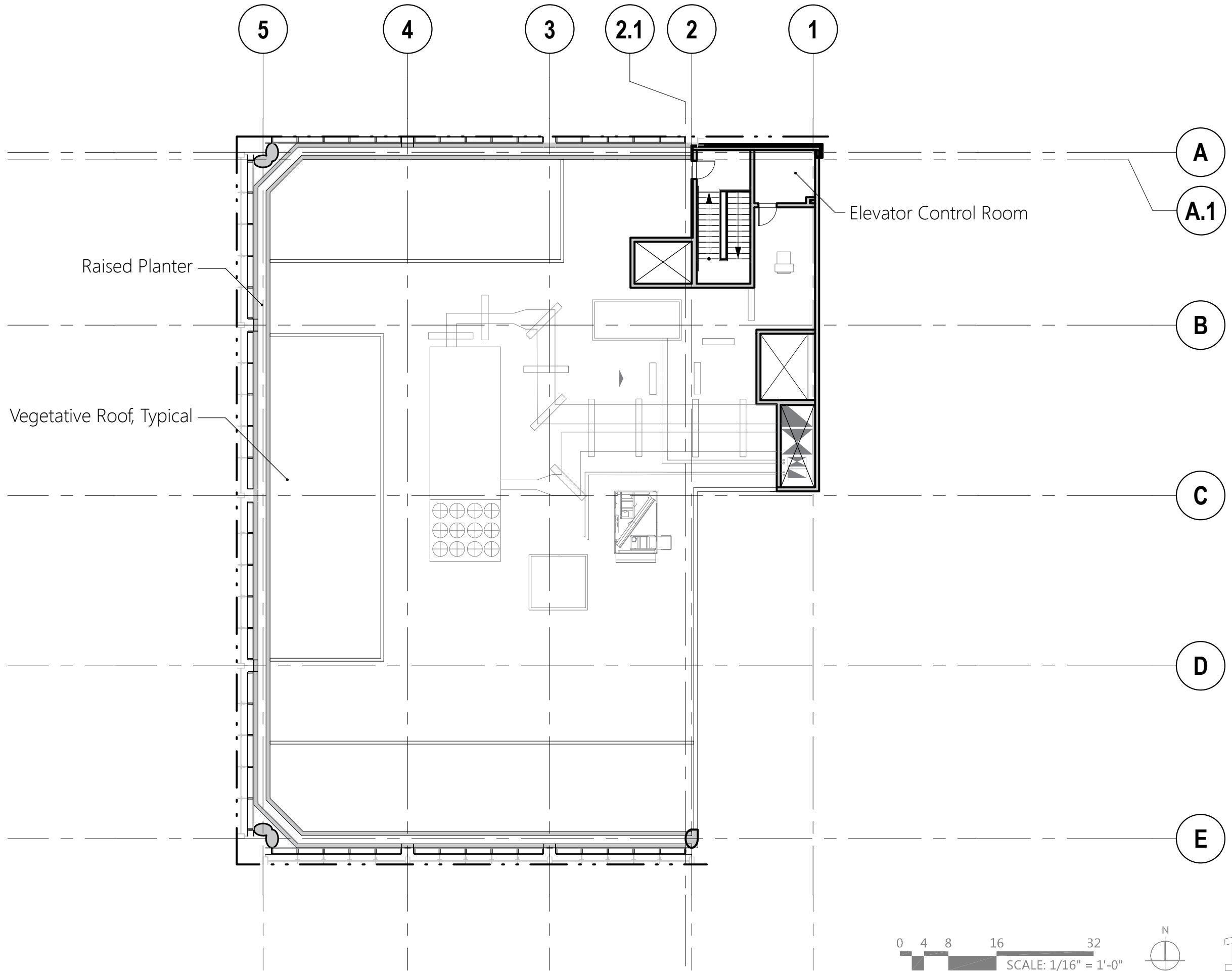
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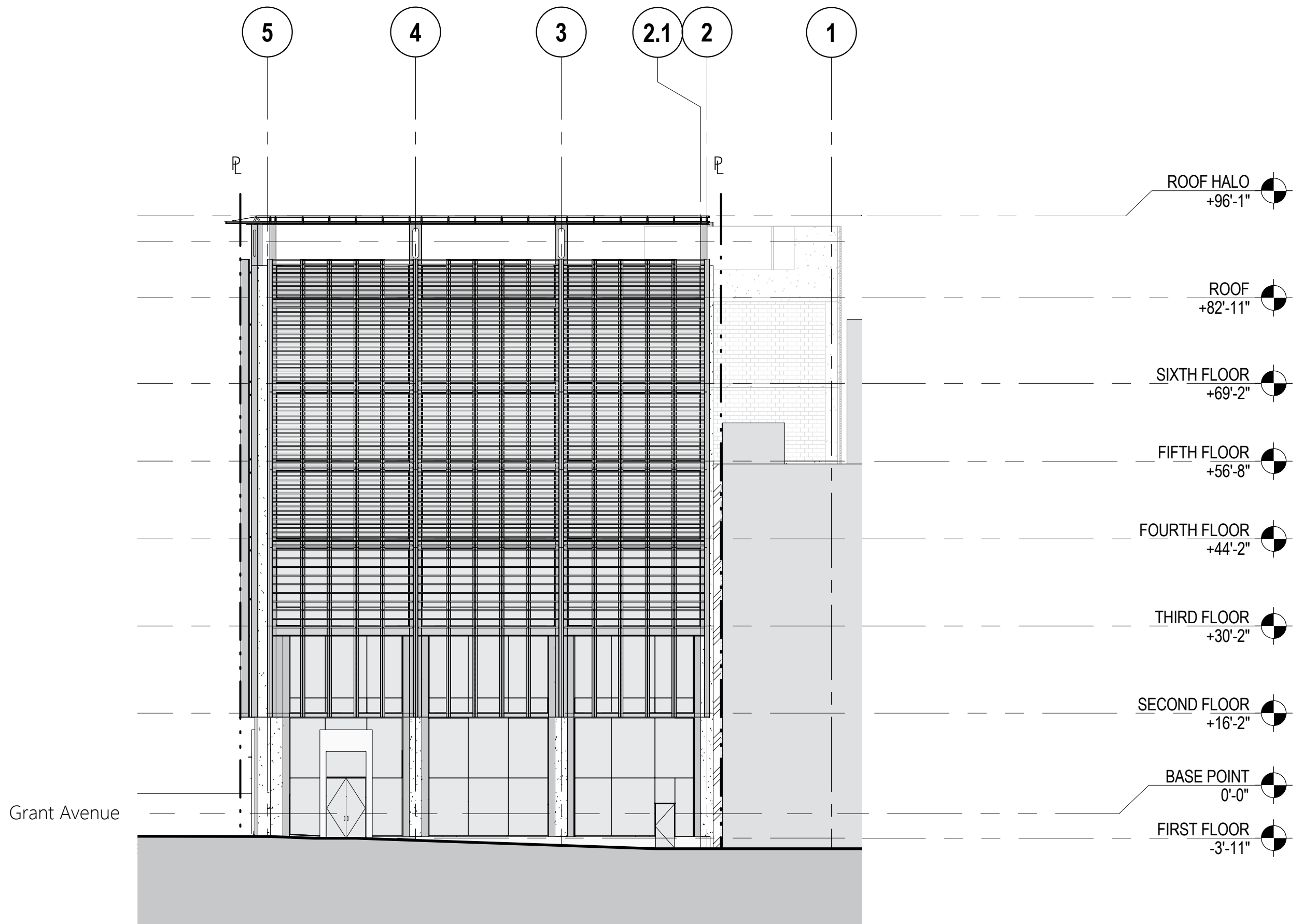
4th Floor Plan

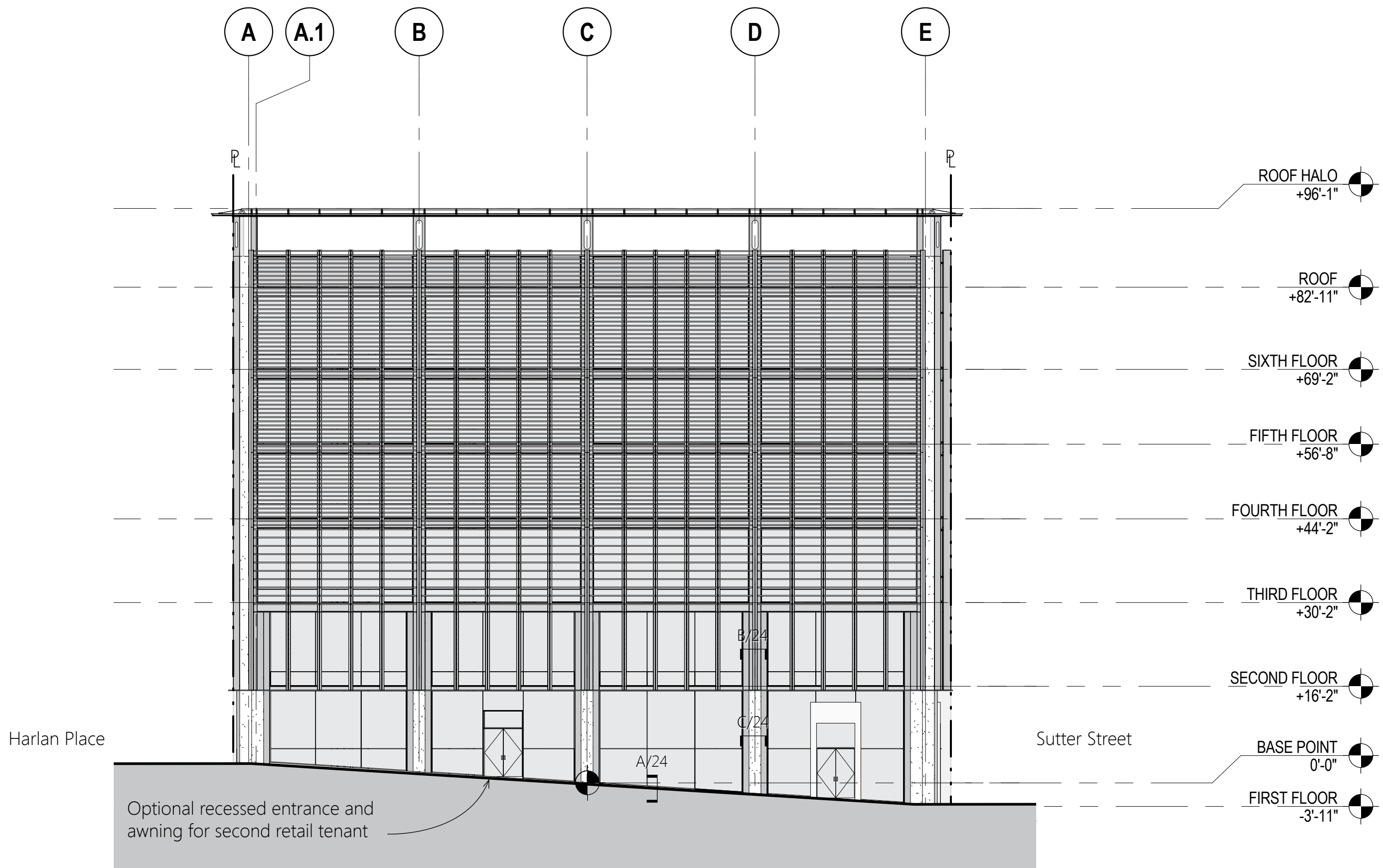




6th Floor Plan







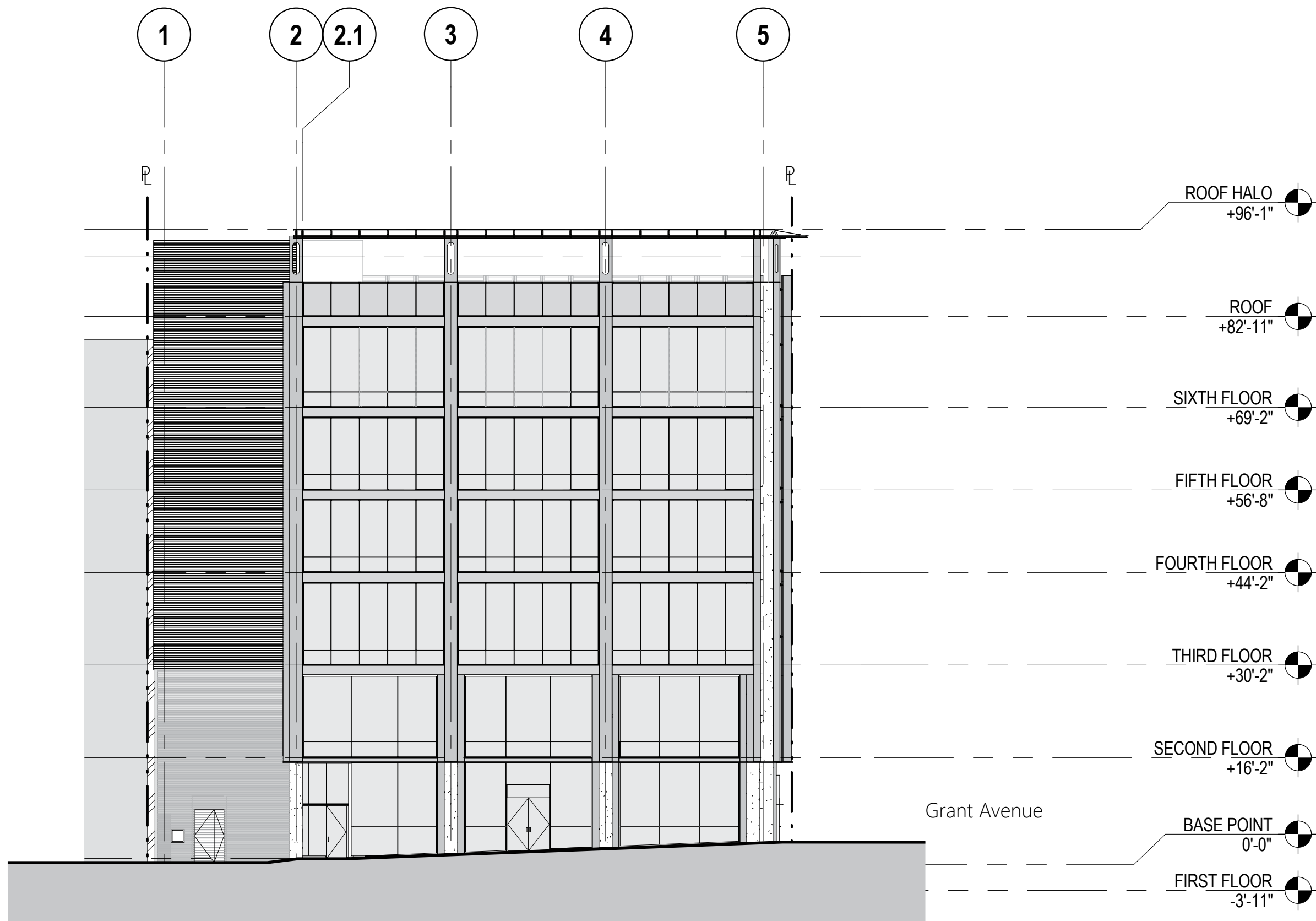
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SCALE: 1/16" = 1'-0"

16
West Elevation

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17
North Elevation

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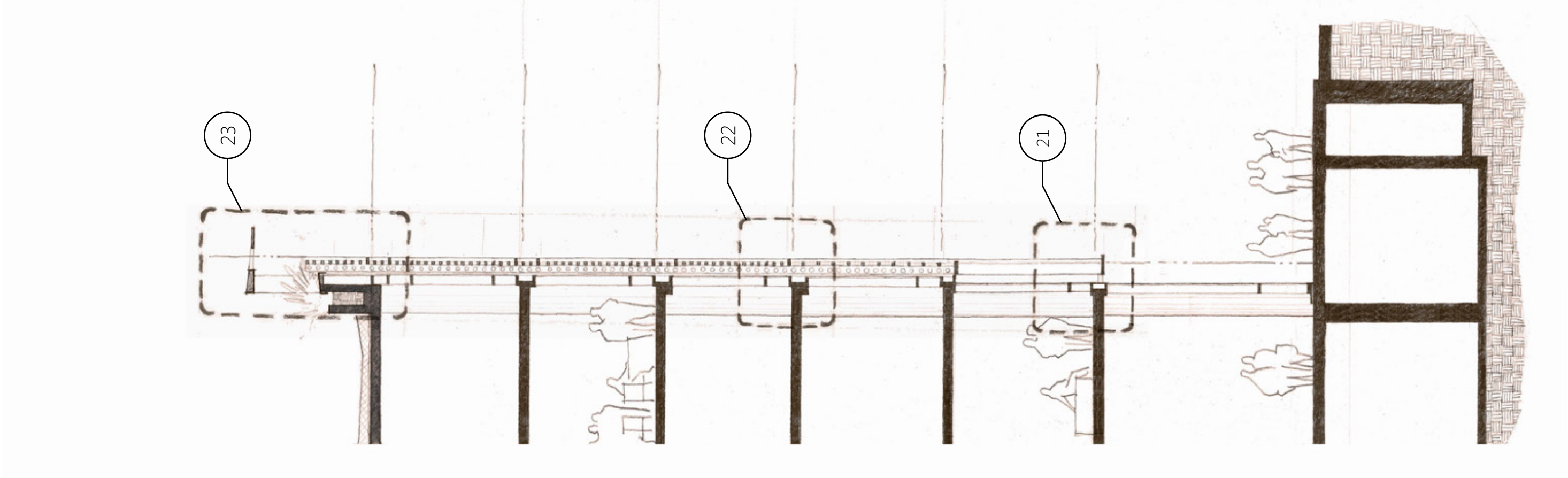
Architectural terra cotta
rain screen cladding

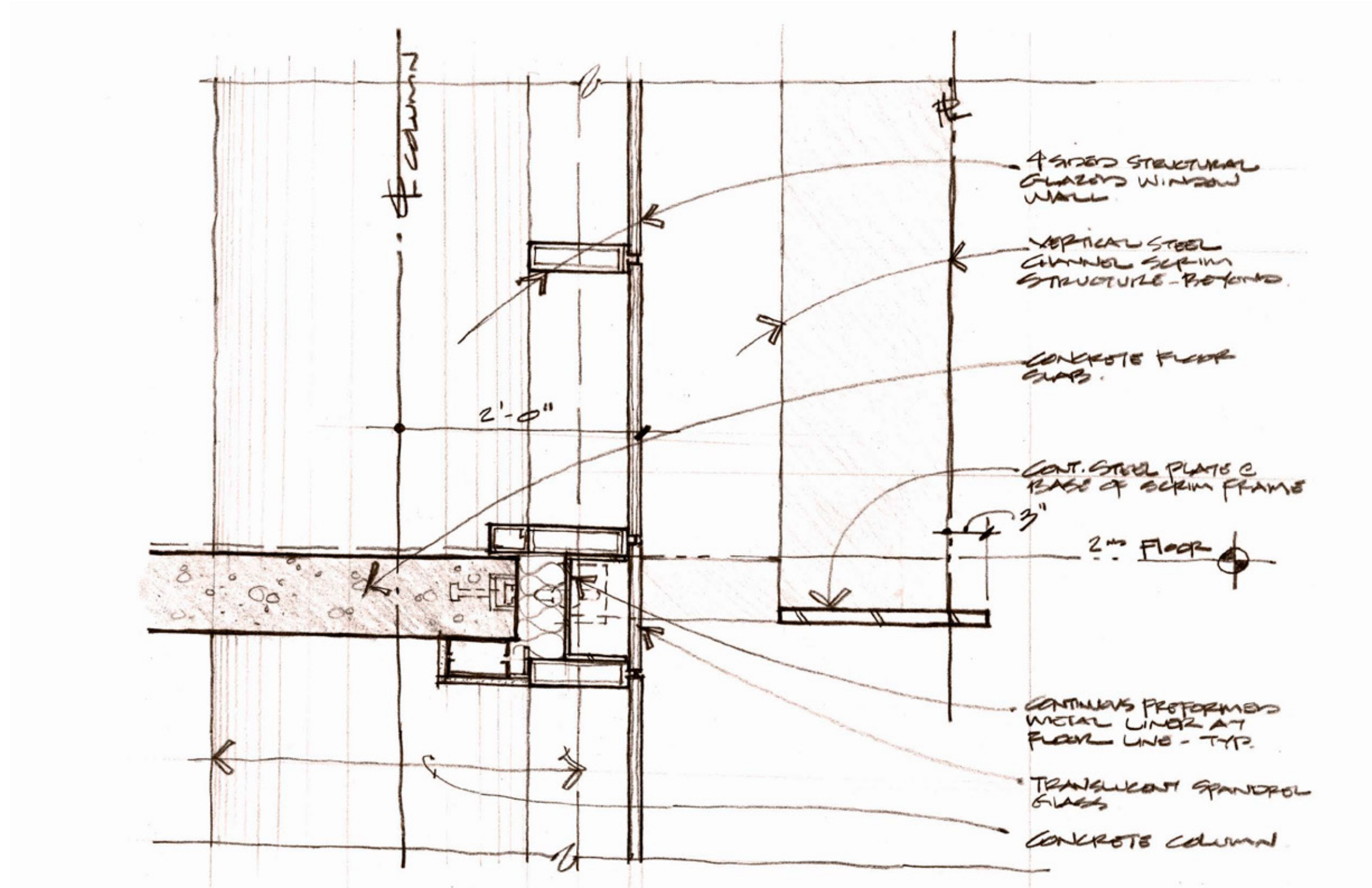
Corrugated metal panel

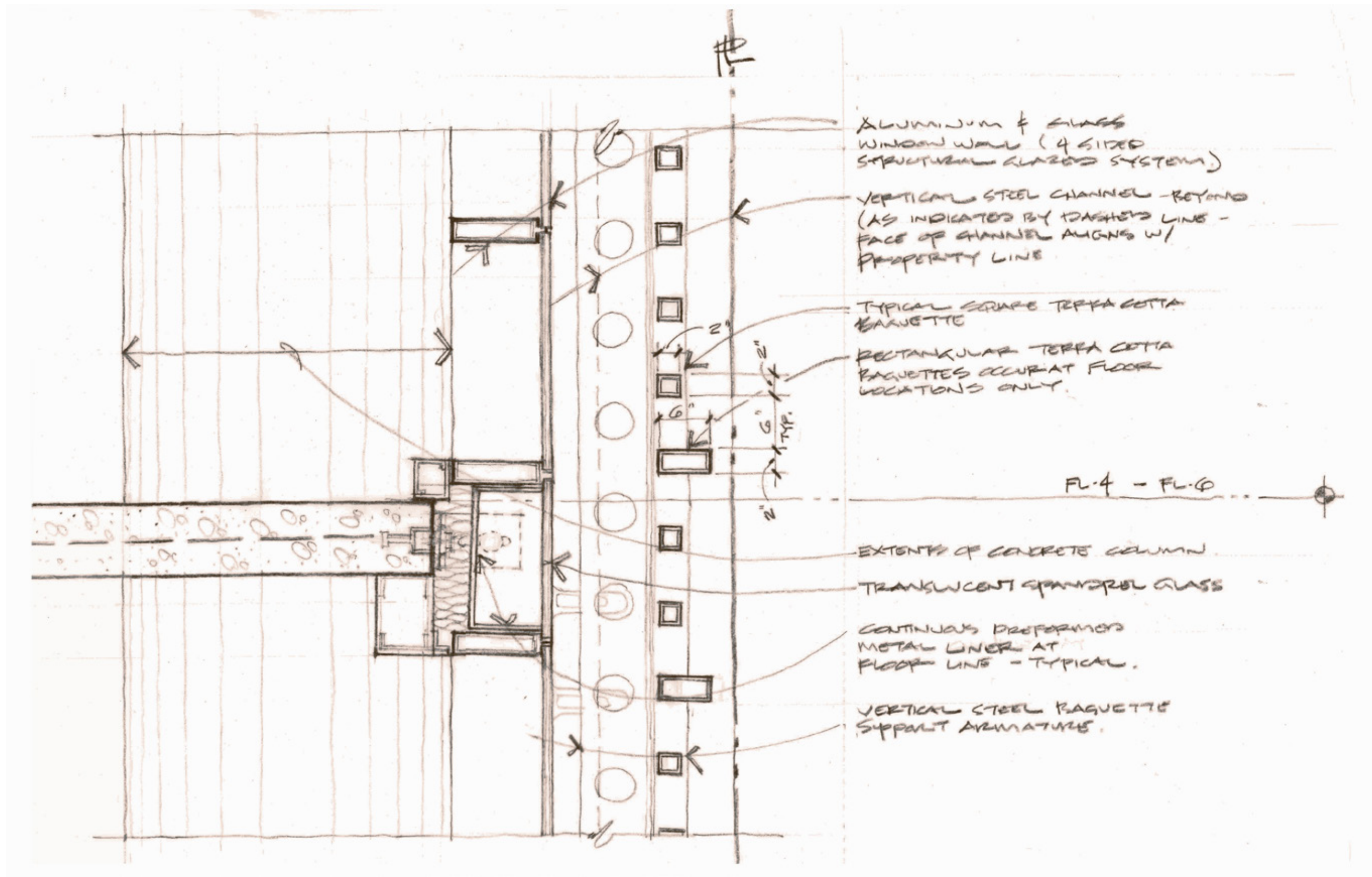


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ALUMINUM & GLASS
WINDOW WALL (4 SIDED
STRUCTURAL GLAZED SYSTEM)

VERTICAL STEEL CHANNEL - REYNOLDS
(AS INDICATED BY DASHED LINE -
FACE OF CHANNEL ALIGNS W/
PROPERTY LINE)

TYPICAL SQUARE TERRA COTTA
BARRETTE

RECTANGULAR TERRA COTTA
BARRETTE OCCUR AT FLOOR
LOCATIONS ONLY.

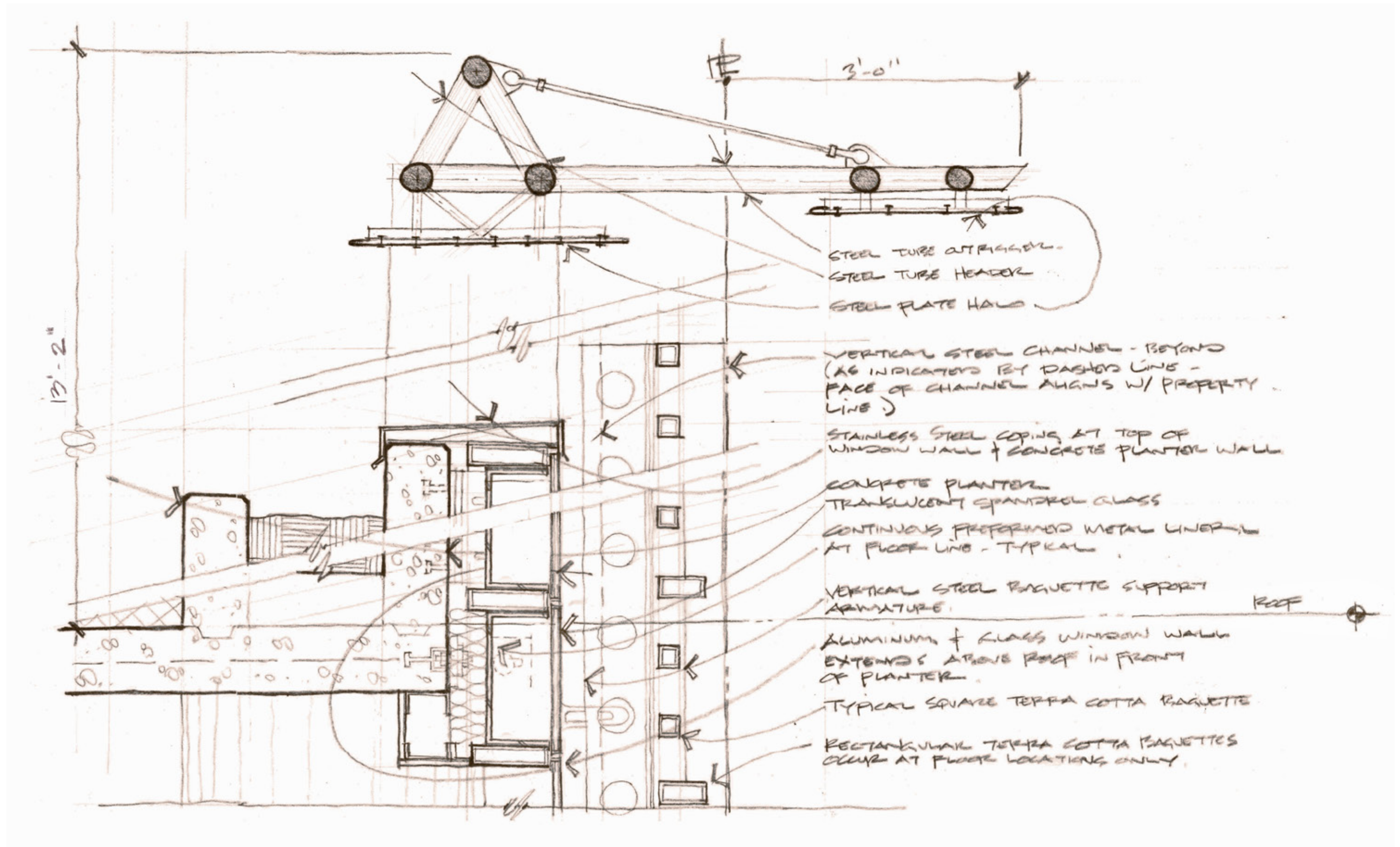
FL. 4 - FL. 4

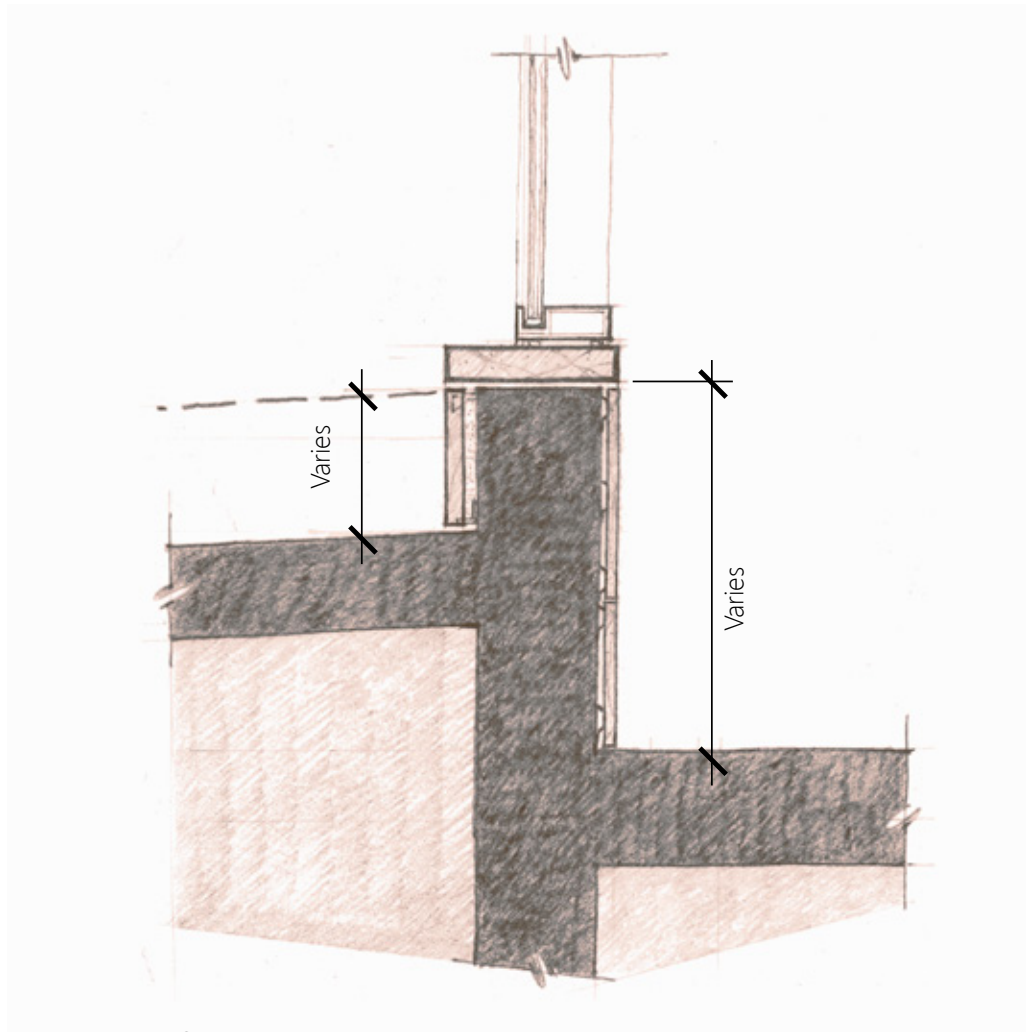
EXTENTS OF CONCRETE COLUMN

TRANSLUCENT SPANDREL GLASS

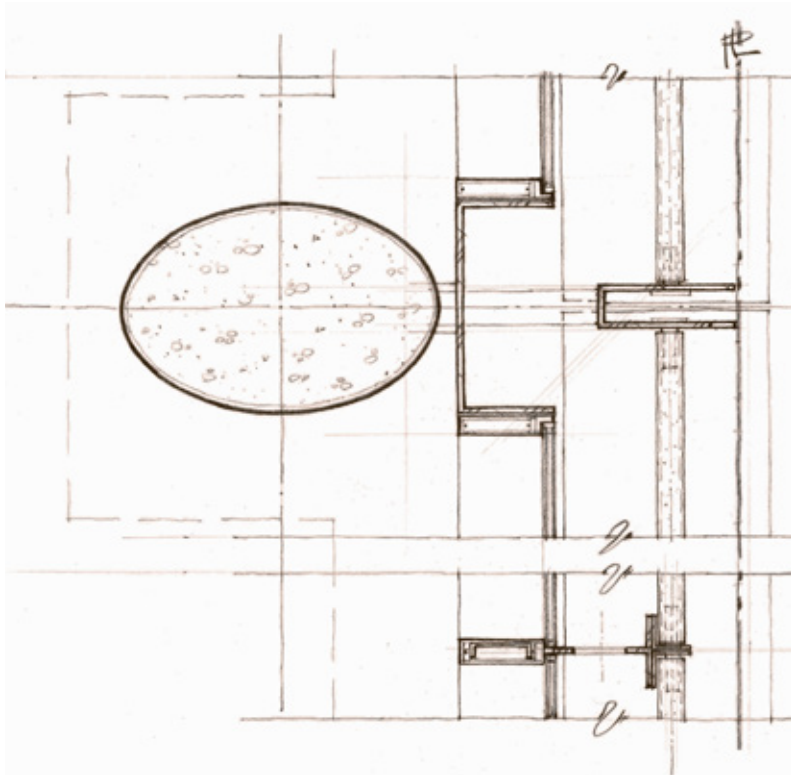
CONTINUOUS PREFORMED
METAL LINER AT
FLOOR LINE - TYPICAL.

VERTICAL STEEL BARRETTE
SUPPORT ARMATURES

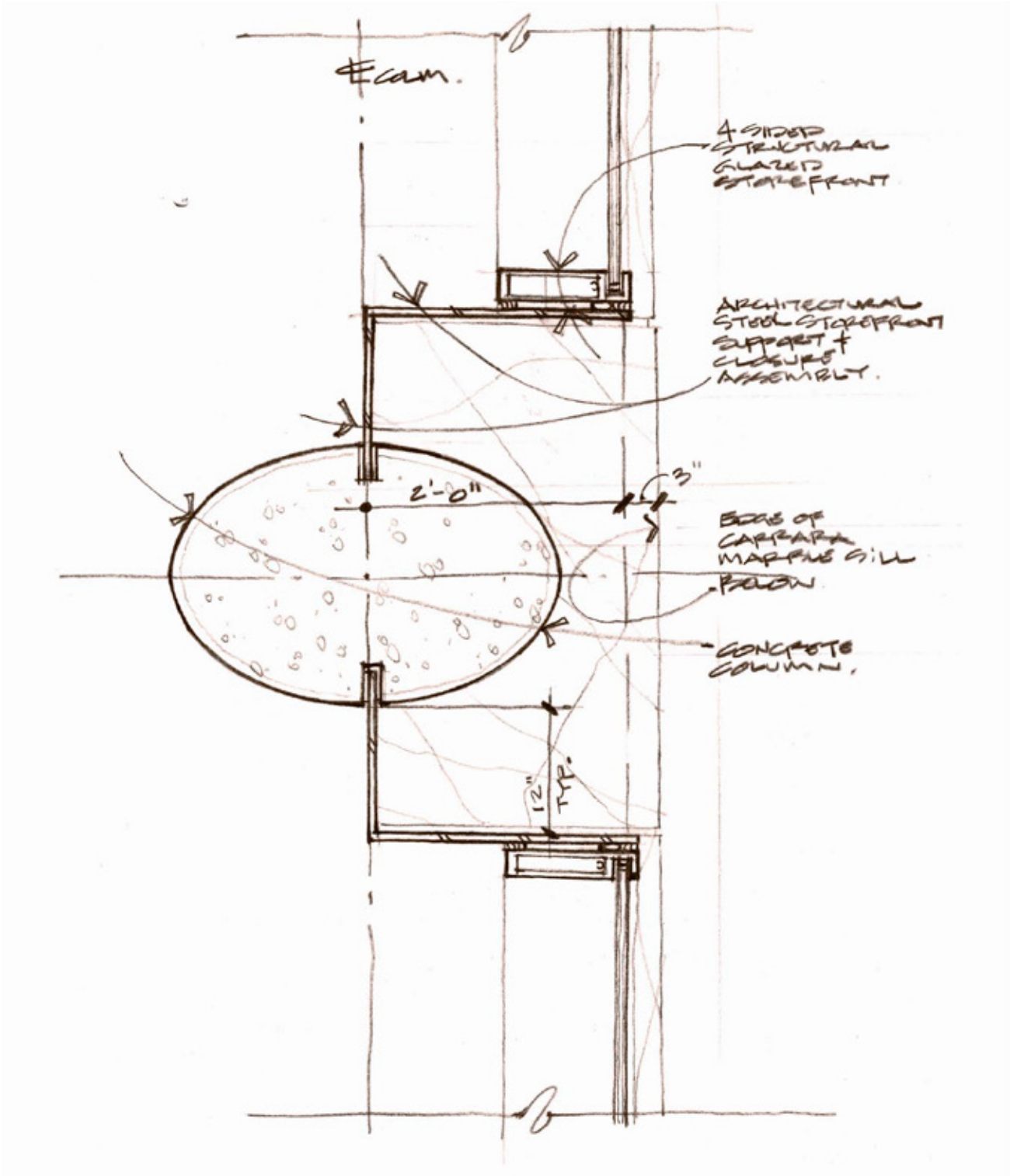




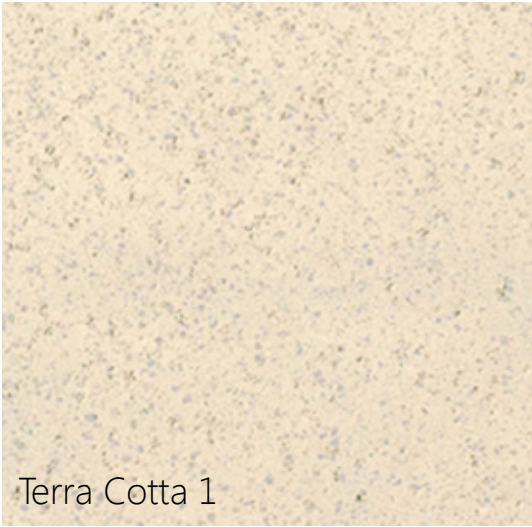
Section-A



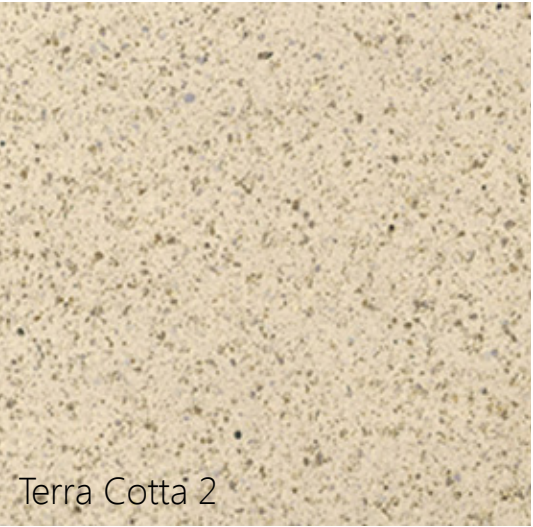
Section-B



Section-C



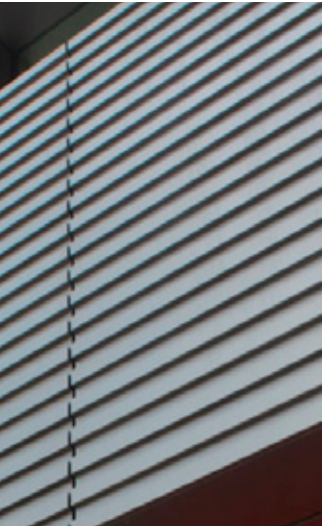
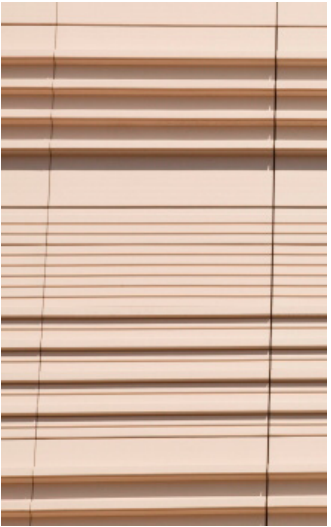
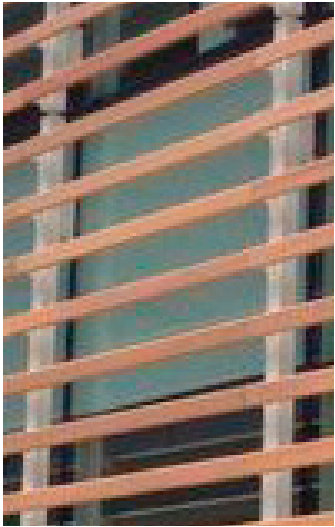
Terra Cotta 1



Terra Cotta 2



Terra Cotta 3



Painted Metal 1

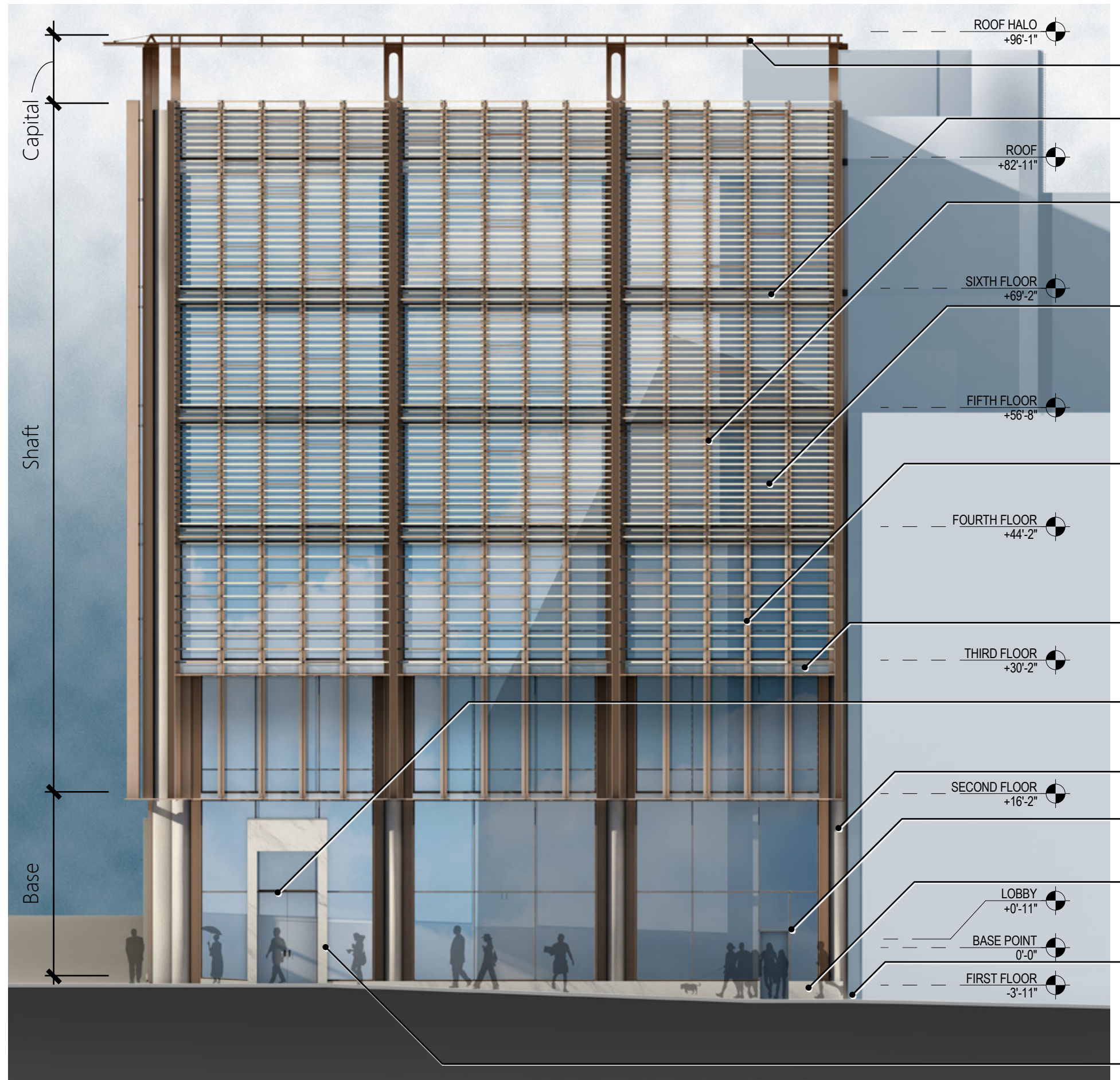


Painted Metal 2



Bronze





- A) Steel halo to receive bronze paint coating
- B) Deeper baguettes at floor lines express horizontal frame
- C) Steel plate scrim frame to receive bronze paint coating
- D) Architectural terra cotta scrim over glass curtain wall; terra cotta baguettes occur in 3 colors, 50% density at 3rd floor
- E) Structural bays expressed via primary vertical grid at column lines and secondary horizontal grid at floor lines
- F) Translucent spandrel glass at floor lines
- G) Glass and bronze paint coated steel awning
- H) Ovoid white portland cement architectural concrete columns
- I) 4 sided structurally glazed curtain wall; aluminum mullions to receive bronze paint coating
- J) Carrara marble base at storefront sill
- K) Base delineation expressed via recessed entry portal with projecting glass and steel awning and display windows set back to partially reveal smooth white Portland cement concrete columns to provide a pedestrian scale
- L) Carrara marble portal at entry

Conformance to the Kearny-Market-Mason-Sutter (KMMS) Conservation District and the Secretary of Interior’s Rehabilitation Standards:

Evaluation of Design and Response to Draft HRE Recommendations
(Graphic References A – L)

Evaluation of Design

The proposed project complies with the *Secretary of the Interior’s Standards for Rehabilitation* and to character-defining features of Contributing buildings in the KMMS Conservation District, defined in Appendix E of the City Planning Code.

Massing and Composition

- The massing and composition of the proposed project is largely consistent with the dense, urban full-build-out of Contributing buildings to the KMMS Conservation District.
 - The building will occupy the entire project site, and the façades facing Sutter Street, Grant Avenue, and Harlan Place will be constructed to the property line. The storefront at the southwest corner bays are set back approximately 3 feet from the property line and align with the face of the columns; the rest of the ground floor glazing is set back approximately 4 feet to align with the center line of the columns to further emphasize the entrance bay, and will align with the existing buildings along those streets, thereby forming to a continuous street wall. (I, K)
 - The proposed building has a solid massing that will visually hold its own on a corner with several prominent, ornate buildings within the District.
- While it does not have a rounded corner (like the White House Building at 255 Sutter Street across the street to the south) or corner entrance (such as the Hammersmith Building at 301-303 Sutter Street and the Myers Building on the opposite corners), the proposed building will emphasize its corner entrance at the corner of Sutter Street and Grant Avenue with a conjoined ovoid cement column exposed from the “base” to the “capital,” with a break in the scrims on both façades at the corner, with fenestration setbacks at both corner bays at the base level, and with a retail entry portal clad in white Carrera marble. (J, K, L)
- The building façades in the KMMS Conservation District are typically either two- or three-part vertical compositions. The proposed design forms a three-part composition with a commercial storefront at the first story forming the “base,” the aluminum window wall and architectural terra-cotta scrim on the second to sixth stories delineating the shaft, and the vertical scrim framing members extending approximately 6 feet above the top of the scrim and terminating in a projecting steel plate (Left - base, shaft, capital). The halo, comprised of plate steel supported by a light tubular space frame, and the space between it and the top of scrim and planter simulate the capital (A). The 6-foot scrim frame extension forms the vertical proportion of a classical frieze and the horizontally extending halo forms a cornice for the “capital” but do not replicate the deep, projecting, full-width cornices of adjacent buildings or the rooftop addition of the White House Building at 255 Sutter Street. The design does achieve a visual horizontal terminus and responds to adjacent cornices. The capital of many of the buildings in the KMMS Conservation District includes a row of fenestration in the frieze portion of the capital, above the architrave course and below the projecting cornice. The design reflects these components of building capitals in the district without historicism; The top of the scrim lends definition to the base of the capital, the space under the halo mirrors fenestration in frieze courses found in the District, and the halo projects like a classical cornice. The capital lends greater detailing and ornamentation to the design. (A, D)

- The full-height white cement columns and bronze-tone scrim frame divide the building into bays, and the profile of the metal mullions, which form vertically oriented rectangles within the window wall, and vertical division of the scrim between bays, provide a counterbalance to the architectural terra-cotta scrim, which is also semi-transparent, allowing the columns and vertical supports to be visible underneath (C, E, H).
- The buildings within one block of the subject property range in height from 40 to 170 feet; therefore, the proposed height of approximately 83 feet, as measured from the midpoint of the Grant Street elevation-sidewall to the top of roof, is consistent with heights in the KMMS Conservation District.

Scale

- The façades of the proposed building will be divided into bays, with the Sutter Street bays ranging from 20 to 25 feet wide and the Grant Avenue bays ranging from 28 to 30 feet wide. These widths are within the range of bay widths found on other buildings in the KMMS Conservation District. (E, H)
- The building’s base, with large windows separated by ovoid cement columns (H) and the Carrera marble bulkhead over the primary entrance (G), provides a pedestrian scale at the ground floor. The exterior screen formed by the architectural terra-cotta scrim/aluminum window wall (D, I) and the entry bulkhead provides visual separation between the first-story retail space and the floors above. Additionally, the large horizontal surfaces of the façades are broken up by the varying spacing of the architectural terra-cotta scrim’s horizontal members from the third story contrasting by gradation of separation from the fourth through sixth floors. (D)

Materials and Colors

- The majority of the materials, including the white cement columns and architectural terra-cotta scrim, will feature light, neutral colors, ranging from off-white to beige to bronze and light gray. The color and spacing of the architectural terra-cotta scrim and the bronze paint-coated aluminum minimize the modern window wall and blend the proposed building with the surrounding buildings in the KMMS Conservation District. In comparison, scrims are not commonly found in the KMMS Conservation District; however, the terra-cotta used to make the scrim baguettes is commonly found in the District, comparable in both texture and color. (D, G, H, I, K)

Detailing and Ornamentation

- The contemporary design detailing incorporates a simplified version of the ornate, Classical detailing on the adjacent buildings without directly copying detailing or ornamentation in the District. The vertical scrim framing members extending 6 feet above the top of the scrim and terminating it with a projecting steel plate simulate an entablature, echoing the Classical detailing found at the cornice lines of adjacent buildings in the KMMS Conservation District (A, D). Although the building capital, comprised of the vertical scrim framing members approximately 6 feet above the top of the scrim and terminating with a steel plate halo plate supported by a light tubular space frame with bronze paint-coating projecting approximately 3 feet, does not have the material bulk of other cornices with their large modillions and dentils, a heavier cornice would tend to appear as duplicative of historical materials and massing and inauthentic to current architectural design and materials. Instead of the historicism contrary to guidance by the Rehabilitation Standards, the cornice reflects Classical cornice proportions found in the District but in contemporary materials. The retail entry portal clad in white Carrera marble emphasizes the public point of egress, an emphasis typical feature of buildings in the District. (J, L)
- The conjoined, ovoid columns at the corners of the building suggest building access at the corner, similar to corner entrances found on the three other buildings at the corner of Sutter Street and Grant Avenue.

Rehabilitation Standard 9

- In compliance with Rehabilitation Standard 9, the proposed design has a modern, contemporary design vocabulary that distinguishes it from the KMMS Conservation District's Significant and Contributing buildings. Its use of modern materials such as the aluminum window walls and architectural terra-cotta scrim allow it to be recognized as a building from its own time (C, D, I). It is compatible with the size, scale and proportion, and massing of the adjacent contributing properties within the District. The proposed design has been altered since the Draft Historic Resource Evaluation submission of December 15, 2015 to be more compatible with the historic features of adjacent buildings, as evidenced below under Section 5.0.
- The proposed building at 300 Grant Avenue will be physically separated from the adjacent buildings at 246 and 266 Sutter Street; therefore, it will not directly alter those buildings' historic fabric and character-defining features.

Rehabilitation Standard 10

- Under Rehabilitation Standard 10, the new building will not alter existing buildings within the KMMS Conservation District, including the adjacent buildings at 246 and 266 Sutter Street (1.5 foot separation for seismic movement). Therefore, it does not remove or otherwise irreversibly alter any existing historic buildings or distinctive materials that characterize the KMMS Conservation District; the proposed building can be removed or altered in the future and leave the District intact.

Design Recommendations

The December 15, 2015 Draft Historic Resource Evaluation (Draft HRE) recommended the following design changes to improve the proposed project's compliance with the *Secretary of the Interior's Standards for Rehabilitation* and compatibility with the KMMS Conservation District. These design recommendations and changes were as follows:

- The Draft HRE suggested there be greater delineation of the building's base from the shaft, such as creating a stronger horizontal break between the first and second stories by 1) having the metal arm sign span the width of the south and west façades, 2) lowering the bottom edge of the window wall/architectural terra-cotta scrim so that it aligns with the top of the first story, or 3) adding a stronger horizontal line that creates a transom at the top of the storefront windows. These recommendations were provided to allow the building to have a more intimate scale at the street level and more firmly define the transition from the first and second stories. The change in the revised design response (see Appendix B) is:
 - To lower the bottom edge of the window wall/architectural terra-cotta scrim frame in alignment with the top of the first story and the scrim itself to the top of the second story (D);
 - To add a translucent spandrel glass at floor lines as a way to express the horizontal frame. (F)
- The Draft HRE suggested a redesign at the sixth story of the angled metal and ceramic canopy such that it has more weight and depth and it projects horizontally. It suggested the canopy span the full width of the façades and possibly connect to a solid corner post that would visually extend the wall surface at the rooftop to the same plane as the building and allow the top story to read as a capital of the building. This would create a solid, unified design to "cap" the building. The design changes in response are:
 - To pull the sixth story out flush with the stories below, removing the penthouse concept;
 - To bring the scrim to the top of the sixth story and define the building capital by extending the vertical scrim framing members approximately 6 feet above the top of the scrim (D), leave an open space to reflect a frieze course under the projecting cornice and terminating it with

steel plate supported by a light tubular space frame or "halo," projecting approximately 3 feet to cap the building's perimeter on the Sutter Street, Grant Avenue, and Harlan Place façades, suggest a projecting cornice, and lend greater ornamentation to the capital (A);

- The Draft HRE suggested that an alternative material rather than mirrored glass be selected at the sixth story if it will be prominently visible from the street. The design changes in response are:
 - To pull the sixth story out flush with the stories below, removing the penthouse concept and continuing the scrim design and define the building capital by extending the vertical scrim framing members 6 feet above the top of the scrim, terminating it with a projecting steel plate or "halo". These changes suggest a building capital of Classical proportions. The capital from top to bottom consists of the "halo" as cornice, the opening between the scrim and "halo" as frieze, and the top of the scrim as the capital's base or architrave (see Figure 1) to define the boundary of the building's shaft from its capital. (A, D)

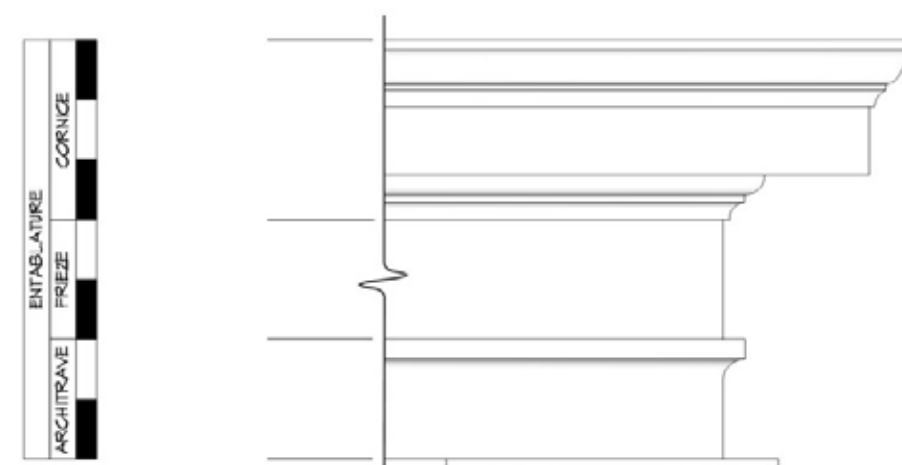


Figure 1 Entablature showing the relationship of cornice, frieze, and architrave.



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