



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: OCTOBER 21, 2015

Filing Date: June 18, 2015
Case No.: **2015-007714COA**
Project Address: **900 NORTH POINT STREET: GHIRARDELLI SQUARE**
Historic Landmark: No. 30 – Ghirardelli Square
Zoning: C-2 (Community Business) District
40-X Height and Bulk District
Waterfront Special Use District, subarea #2
Block/Lot: 0452 / 002
Applicant: Elisa Skaggs
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PROPERTY DESCRIPTION

Ghirardelli Square is a Romanesque Revival-style complex consisting of a collection of brick industrial buildings ranging in height from one to five stories. Construction of the existing buildings began in 1864 with the Woolen Mill building designed by William A. Mooser. Additions and alterations were made to the site in 1900 (Cocoa Building), 1911 (Chocolate and Mustard Buildings), 1915 (Power House), 1916 (Clock Tower and Apartment Building), 1919 (upper story of Chocolate Building), and 1923 (upper two stories of Cocoa Building) by William A. Mooser, II. The site was converted to retail use in 1962-68 and the rehabilitation was designed by Wurster, Bernardi & Emmons. The landscape architect for the conversion was Lawrence Halprin. All three phases of development and the accompanying structures have been recognized as contributing to the architectural and historical significance of the block.

Ghirardelli Square is designated San Francisco Landmark No. 30 and is listed on the National and California Registers of Historic Places, the *Here Today* survey (pages 40-43), and the 1976 Architectural Survey with a rating of '4'. The site is bound by Beach Street on the north, Larkin Street on the east, North Point Street on the south, and Polk Street on the west.

PROJECT DESCRIPTION

The proposed scope of work focuses on alterations to the Apartment Building and portions of the plaza near the Larkin Street entry. At the Apartment Building, alterations would facilitate use of the building for a new restaurant tenant. Work at the plaza is intended to address ADA-accessibility to Apartment Building and to accommodate additional seating areas for visitors. Specifically, the proposal includes:

Apartment Building

- Remove existing non-historic concrete stairs and angled metal storefront at west façade. New stairs with steps at either end will be constructed. The new concrete stairs and terrace will have seeded aggregate finishes to match original Halprin-era paving at the site and the new concrete paving currently being installed at Terrace Plaza (approved by HPC Motion No. 0250). The stair face will be board-form concrete and will feature a built-in bench facing Fountain Plaza. The stair will have a simple metal handrail. At the terrace, Wurster-era brick wing walls and associated storefront glazing panels, and flat roof will be retained. The existing non-historic soffit at underside of terrace roof will be removed and replaced with a new ceiling with recessed lighting. Heaters, roughly 8" by 8" by 48" with a dark finish to match windows and storefronts, will be added to the underside of the terrace roof.
- Install new windows and door in the newly exposed west wall. This portion of the west façade was reconstructed in the 1980s and currently features two window openings and two door openings; the openings are not fenestrated. A wood-framed glass door will be installed in one of the larger openings. The other large opening will be partially infilled, with brick veneer to match surrounding, and new four-over-one, double-hung wood windows installed in the three smaller openings. A wood panel and glass door will be installed in an existing opening on the south elevation at the terrace.
- Remove existing steel stairs and stair lift at south façade. Install new concrete stair along south façade with board-form concrete wall and seeded aggregate paving. An existing globe light pole will be relocated to the base of the new stair. The board-form concrete wall will extend around a new ADA platform lift located at south side of the new stair landing.
- Install new light fixtures and lighted menu cases at south and west façades. Attachment will be through mortar joints. New globe light fixture will match existing. Metal menu cases will have a dark factory-finish.
- Install mechanical louvers in existing window openings at non-historic atrium/solarium additions along the east and north façades of the building. Mechanical louvers will have a dark factory-finish to match surrounding window frames.
- Install new mechanical equipment and skylight at roof. Skylight to be stainless steel or steel frame painted black. New mechanical equipment to be setback at least 8-feet from parapet walls.
- Install tenant signs at east and west façades. Tenant signs will consist of:
 - At the west façade, signs will consist of a non-illuminated wall sign at building wall above the upper floor windows and an internally illuminated wall sign at fascia of the terrace roof. The upper wall sign – a painted metal panel with painted letters – will be located where scarring of the brick indicates the location of a previous sign. The new sign will match the size of the existing scarring. At fascia of terrace roof, individual pin-mounted metal letters, centered on the fascia, will have halo illumination.

- At the east elevation, signs will consist of two banner signs (6' tall by 2' wide) on metal brackets attached to the vertical mullions of the non-historic atrium/solarium.
- At the south façade, an angled awning will be installed over the entry. Attachment will be through mortar joints in the brick and will avoid obscuring adjacent quoins.

Planter adjacent to Apartment Building and Larkin Street gate

The non-historic steel stairs that currently bisect this planter will be removed and replaced with new concrete stair and ADA-lift enclosed in a board-form concrete wall. Non-historic infill at the planter wall will be removed. Original board-form concrete planter walls will be retained to the extent possible, although much of the western portion of the planter will be removed to provide access to the new ADA-lift and for the new built-in concrete bench. The eastern portion of the existing planter will be retained and protected. The reconfigured walkway will be finished with brick paving to match surrounding finishes. New plantings that are consistent with the planting palette outlined in the updated Ghirardelli Square Design Guidelines (draft) will be installed in the reconfigured planter.

Planter adjacent to Chocolate Shop

- Remove existing planter wall and install new concrete bench in same footprint. New plantings that are consistent with the planting palette outlined in the updated Ghirardelli Square Design Guidelines (draft) will be installed in the planter. The historic globe light pole that is currently installed atop this planter wall will be relocated to the new stair wall adjacent to the south façade of the Apartment Building.

Please see photographs and plans prepared by Page & Turnbull, Inc., HOK, and Heminger Architecture, dated October 6, 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 includes alterations to the Apartment Building, and plaza near the Larkin Street entry, that will facilitate its continued, and historic, use for visitors and retailers. Proposed work will remove incompatible alterations at the Apartment House, incorporate compatible new features, and retain distinctive materials, spaces, and spatial relationships of the building. Work at the plaza will preserve historic fabric to the extent feasible while incorporating accessibility upgrades and new seating. The proposed work will preserve significant features, such as brick walls and terrace roof at Apartment Building and board-form concrete walls and a globe light pole in plaza, and avoid changes to distinctive materials, features, or spatial relationships of the Landmark.

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 original first floor west façade wall on the Apartment Building was removed during the 1964 redevelopment of Ghirardelli Square by Wurster, Bernardi & Emmons with landscape design by Lawrence Halprin. As part of this redevelopment, the area between the projecting wings was enclosed and the original ground floor exterior wall removed. Subsequent alterations in the 1980s and 1990s removed the Wurster-era storefront and added stairs and a recessed, angled storefront. The original west façade wall was also reconstructed at an unknown date. The proposed project would respect existing fabric from both the Ghirardelli and Wurster periods of significance by retaining the form, roof, and existing sections of brick walls and storefront of the formerly enclosed terrace and by installing doors and windows in their original locations in the reconstructed exterior wall.

At the plaza, both Halprin-era planters have been repeatedly altered. The proposed project will remove previous alterations, including the existing steel stairs, will retain and relocate a historic globe light fixture, and reconfigure the larger planter while being sensitive to the 1960s-era historic fabric to the extent feasible. The smaller planter, which has been so altered so much that it can no longer convey its original appearance or character, will be removed.

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. Historic photographs and plans from the 1960s-era redevelopment of the site have been utilized for the current project. The fenestration of the reconstructed west façade wall of the Apartment Building will be recreated based on Wurster, Bernardi & Emmons As-Built Drawings. The new wood windows will match those depicted in historic drawings and existing windows on the building's upper floor. Other work, such as the new stairs and signs, will be clearly contemporary to avoid creating a false sense of historical development. The larger Halprin-era planter, adjacent to the south façade of the Apartment Building, will be reconfigured to accommodate new stairs and ADA-lift. Non-historic alterations to this planter will be removed and the reconfigured planter will retain original board-form concrete walls (at least at the eastern portion of the planter). A new built-in concrete bench will be added; this feature will be clearly contemporary but it will also reestablish the footprint of the planter as shown in historic landscape plans.

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

The Landmark and National Register designations for Ghirardelli Square recognize two primary periods of significance for the property with three phases of development; 1861-1923 covers the first and second phases of development when the property was developed as the Pioneer Woolen Mills (1858-1889) and then as the D. Ghirardelli Company (1893-1962-67) and 1962-1968 covers the third phase when the property underwent a commercial adaptive use to become Ghirardelli Square. Alterations made since the 1960s have not acquired significance.

The proposed project respects character-defining elements of the property from both recognized periods of significance.

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

The original board-form concrete exposed south and west walls of the Halprin-era planter adjacent to the south façade of the Apartment Building will be preserved and incompatible previous alterations will be removed. New features at the planter will be incorporated while respecting original fabric and footprint. No alterations to existing fenestration or details of the Apartment Building are proposed. The proposed project will preserve the craftsmanship that characterizes the Landmark property.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Fenestration at reconstructed west wall of the Apartment Building will be recreated based on documentary and physical evidence. The new wood windows will match those depicted in historic drawings and existing windows on the building's upper floor.

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.

At the Apartment Building, the proposed project would replace non-historic features with compatible new features. Additions at the roof will be installed behind, or setback from, the parapet so that features will not be visible from adjacent public rights-of-way.

Within the plaza, alterations to existing Halprin-era planters will remove some historic fabric in order to provide accessibility improvements and new seating. At the planter adjacent to the Apartment Building, the new built-in bench and retained portions of the existing walls will reestablish the historic configuration of the planter while accommodating compatible new features (bench and ADA-lift). The new benches, ADA-lift, brick and paving will be differentiated from the old yet compatible with the scale, massing, materials and finishes of the Plaza and property.

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 alterations at the Apartment Building will be installed in a manner that is reversible, and if removed in the future, the form and integrity of this building would be unimpaired. Alterations to the planters will also 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.

ISSUES & OTHER CONSIDERATIONS

- The Landmark and National Register designations for Ghirardelli Square recognize two primary periods of significance for the property with three phases of development; 1861-1923 covers the first and second phases of development when the property was developed as the Pioneer Woolen Mills (1858-1889) and then as the D. Ghirardelli Company and 1962-1968 covers the third phase when the property underwent a commercial adaptive use to become Ghirardelli Square. Alterations made since the 1960s have not acquired significance. The proposed project involves building and site features that date from both periods of significance with various non-historic alterations. Due to the multiple layers of significance, and numerous alterations, in their assessment of Ghirardelli Square, Page & Turnbull, Inc. developed detailed significance diagrams that indicate areas of primary, secondary, and non-contributing status. These determinations are based on multiple criteria for each building and site feature, including date of construction and overall integrity. In the area of the proposed project, Page & Turnbull, Inc. identified the Apartment Building and the portion of Fountain Plaza near the Larkin Street entry as “primary contributing.” For the purposes of the current evaluation, staff concurs with these determinations.

- The Project Sponsor has initiated an update of the Design Guidelines for the property. Staff review of this document is ongoing. As noted, several details of the proposed project, including landscape plantings and metal railing finish refer to this Guidelines (draft) document.

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 Landmark property and the Landmark will be retained and preserved. Staff finds that the project will replace non-historic features with compatible new features at the Apartment Building, and incorporate new benches, plantings, and ADA-lift at plaza in a manner that is compatible with the Landmark property.

Apartment Building

The proposed project will replace non-historic features at the ground floor of the Apartment Building. At the west façade, non-historic concrete stairs would be replaced with concrete stairs in a new configuration, non-historic storefront and soffit removed, and new windows and doors installed within openings in the reconstructed west building wall. The new stair, with steps at either end, will have a board-form concrete wall with built-in bench facing the plaza, a simple metal handrail, and stairs and terrace finished with aggregate paving to match original Halprin-era paving (and to match the new poured in place paving being installed at Terrace Plaza). The metal handrail will conform to the updated Design Guidelines (draft). As proposed, reconfiguration of the west stairs appears to be compatible with the character of the Landmark as the new stair uses appropriate materials and has a configuration that relates to the Wurster-era appearance of the building.

At the reconstructed west building wall, one of the two full-height openings will be infilled and clad with veneer brick to match surrounding brick. Four-over-one, double-hung wood sash windows will be installed in the three smaller openings and a wood framed glass door will be installed in the remaining full-height opening. New window sash will be based on physical and documentary evidence. The new fenestration will be installed in existing openings and will largely restore the wall to its configuration and appearance during the Ghirardelli period of significance. Wurster-era features, such as the terrace roof and brick wing walls supporting storefront panels, will be retained at the terrace.

New signs will be compatible with the character of the building and site and will be installed in a manner that will not obscure character-defining features. The wall sign above the upper floor windows – an atypical location for tenant signage – will not be illuminated and will closely match the size and shape of existing scarring on the brick. Where mounted on the brick, all new elements (signs, menu boards, light fixtures) will attach through mortar joints and will have a dark painted- or factory-finish that is compatible with the building and site.

Proposed alterations at west façade of Apartment Building appear to be compatible with the character of the building and site in conformance with the *Secretary's Standards* with the recommended conditions of approval.

Conditions of Approval:

1. *That the underside of the terrace roof will have a finished, solid ceiling. The ceiling may be painted sheet rock, smooth stucco, or painted metal but it must have a finished appearance that is compatible with the building and site. The finished ceiling may not drop below the voussairs over the windows and doors. The*

proposed material and finish for the underside of the terrace roof will be submitted to staff for review and approval. New light fixtures will be fully recessed within the ceiling.

2. *That additional information, including attachment details, material and finish specifications, and methods of illumination, for all proposed signs shall be provided in dimensioned plans as part of the Building Permit Application. Associated material samples shall also be submitted to staff for review and approval. Metal shall have a painted or powder-coated finish in a dark matte color, individual letters will have halo illumination, and all attachments at brick will be through mortar joints. The upper sign at west façade will not exceed the size of the scarring on brick and will sit proud of the brick.*

At the south façade, existing non-historic steel stairs and stair lift will be removed. In place of these stairs, a single-run concrete stair with board-form concrete wall, simple metal handrail, and aggregate paved stairs and landing will be installed. The metal handrail will conform to the updated Design Guidelines. At the base of the new stair railing, a relocated historic globe light pole will be installed in a manner that is consistent with the original installation pattern for such features throughout the Square (based on Halprin-era landscape plans). Alongside the new stair, sharing the stair landing, an ADA platform lift will be installed. The design and materials of the new stair are consistent with the appearance of this portion of the building during the Wurster period of significance. A new light fixture will be installed adjacent to the entry, and a menu board will be installed at the base of the new stairs. All attachments at brick will be through mortar joints. These proposed alterations at south façade of Apartment Building appear to be compatible with the character of the building and site in conformance with the *Secretary's Standards* with the recommended conditions of approval.

An angled awning is proposed to be installed over the entry at the south façade. While similar awnings exist on other buildings at Ghirardelli Square, the proposed awning does not meet the Department's guidelines (or the updated Design Guidelines (draft)) for such features, namely that the awning be installed within the opening and avoid attachment to historic fabric. As proposed, the awning elongates the opening, thereby making it more prominent, and requires attachment at the historic brick. Given the size and shape of the opening, a simple solid canopy might be appropriate, and there are relevant examples of such canopies within the Ghirardelli complex. As the current awning is not appropriate, staff recommends that it be removed from the proposed project. In place of an awning or canopy, graphics may be applied to the door glazing for tenant signage.

Conditions of Approval:

3. *That the angled awning be removed from the proposal. If a projecting element is desired at this secondary entry, the project sponsor will work with staff to design an awning or canopy that fits within the opening, avoids attachment to historic fabric to extent possible, and is compatible with the character of the building and site.*

Work at the east and north façades, including new mechanical louvers and banner signs, will not affect historic fabric. The existing glass atrium/solarium additions were added to the east and north façades outside of the period of significance and are not character-defining features of the building. New mechanical louvers will replace existing glazing in several inconspicuous locations and will have a dark finish that is consistent with existing windows. The new banner signs will attach to vertical mullions and will be of a size and design that will not obscure character-defining features and are compatible with the character of the building and site. Additions at the roof of the new skylight and mechanical equipment will be setback or installed behind the parapet to be invisible, or minimally visible. Proposed alterations

at roof and the east and north facades of Apartment Building appear to be compatible with the character of the building and site in conformance with the *Secretary's Standards*.

Plaza

Apartment Building Planter

The existing planter adjacent to the south façade of the Apartment Building will be reconfigured to accommodate a replacement stair, new ADA-lift, and new built-in concrete bench. This planter has been previously altered with insertion of the existing V-shaped steel stairs and earlier reconfigurations that removed the western portions of the original planter. Examination of the original Halprin-era landscape plans, and of the existing planter, indicates that existing board-form portions of the planter wall are original. The original walls at the east end of the planter, adjacent to the Larkin Street entry, will be retained and protected during construction. The original walls at the west end of the planter, where the majority of previous alterations have occurred, will be largely removed to accommodate the new ADA-lift and built-in bench. The new built-in bench, and retained or reconstructed planter walls at the west end of the planter, will reestablish the historic footprint and configuration of the planter while introducing compatible new features. The reconfigured planter will have new plantings that are compatible with the updated Design Guidelines. The new ADA-lift has been incorporated into the site plan as unobtrusively as possible and will be enclosed with a board-form concrete wall to blend the lift into the surroundings. New features at the planter will be incorporated into the site plan while respecting original fabric and footprint in conformance with the *Secretary's Standards*.

Chocolate Shop planter

The proposed project will remove the existing planter walls and replace them with a new built-in concrete bench. The historic globe light pole currently installed on the planter wall will be relocated to the base of the new stair at south façade of Apartment Building. Given the numerous unsympathetic alterations to this planter, which have substantially undermined its historic configuration and appearance, staff supports removing the existing planter walls. New plantings will be consistent with the updated Design Guidelines (draft). The new built-in concrete bench will retain the existing footprint and planting area and be a compatible new feature within the plaza in conformance with the *Secretary's Standards*.

ENVIRONMENTAL REVIEW STATUS

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

PLANNING DEPARTMENT RECOMMENDATION

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

ATTACHMENTS

Draft Motion
Parcel Map

Sanborn Map

Aerial Photos

Sponsor Packet, including:

- Ghirardelli Square C of A package – Apartment Building and Fountain Plaza (site history, photographs, plans, renderings, etc.)

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: OCTOBER 21, 2015

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Filing Date: June 18, 2015
Case No.: **2015-007714COA**
Project Address: **900 NORTH POINT STREET: GHIRARDELLI SQUARE**
Historic Landmark: No. 30 – Ghirardelli Square
Zoning: C-2 (Community Business) District
40-X Height and Bulk District
Waterfront Special Use District, subarea #2
Block/Lot: 0452 / 002
Applicant: Elisa Skaggs
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Reviewed By Tim Frye – (415) 575-6822
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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 002 IN ASSESSOR'S BLOCK 0452, WITHIN A C-2 (COMMUNITY BUSINESS) ZONING DISTRICT, WATERFRONT SPECIAL USE DISTRICT, SUBAREA #2, AND AN 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 18, 2015, Elisa Skaggs of Page & Turnbull, Inc. ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness for alterations to the Apartment Building and Fountain Plaza at Ghirardelli Square, on the subject property located on Lot 002 in Assessor's Block 0452.

Specifically, the proposal includes:

Apartment Building

- Remove existing non-historic concrete stairs and angled metal storefront at west façade. New stairs with steps at either end will be constructed. The new concrete stairs and terrace will have seeded aggregate finishes to match original Halprin-era paving at the site and the new concrete paving currently being installed at Terrace Plaza (approved by HPC Motion No. 0250). The stair face will be board-form concrete and will feature a built-in bench facing Fountain Plaza. The stair

will have a simple metal handrail. At the terrace, Wurster-era brick wing walls and associated storefront glazing panels, and flat roof will be retained. The existing non-historic soffit at underside of terrace roof will be removed and replaced with a new ceiling with recessed lighting. Heaters, roughly 8" by 8" by 48" with a dark finish to match windows and storefronts, will be added to the underside of the terrace roof.

- Install new windows and door in the newly exposed west wall. This portion of the west façade was reconstructed in the 1980s and currently features two window openings and two door openings; the openings are not fenestrated. A wood-framed glass door will be installed in one of the larger openings. The other large opening will be partially infilled, with brick veneer to match surrounding, and new four-over-one, double-hung wood windows installed in the three smaller openings. A wood panel and glass door will be installed in an existing opening on the south elevation at the terrace.
- Remove existing steel stairs and stair lift at south façade. Install new concrete stair along south façade with board-form concrete wall and seeded aggregate paving. An existing globe light pole will be relocated to the base of the new stair. The board-form concrete wall will extend around a new ADA platform lift located at south side of the new stair landing.
- Install new light fixtures and lighted menu cases at south and west façades. Attachment will be through mortar joints. New globe light fixture will match existing. Metal menu cases will have a dark factory-finish.
- Install mechanical louvers in existing window openings at non-historic atrium/solarium additions along the east and north façades of the building. Mechanical louvers will have a dark factory-finish to match surrounding window frames.
- Install new mechanical equipment and skylight at roof. Skylight to be stainless steel or steel frame painted black. New mechanical equipment to be setback at least 8-feet from parapet walls.
- Install tenant signs at east and west façades. Tenant signs will consist of:
 - At the west façade, signs will consist of a non-illuminated wall sign at building wall above the upper floor windows and an internally illuminated wall sign at fascia of the terrace roof. The upper wall sign – a painted metal panel with painted letters – will be located where scarring of the brick indicates the location of a previous sign. The new sign will match the size of the existing scarring. At fascia of terrace roof, individual pin-mounted metal letters, centered on the fascia, will have halo illumination.
 - At the east elevation, signs will consist of two banner signs (6' tall by 2' wide) on metal brackets attached to the vertical mullions of the non-historic atrium/solarium.
 - At the south façade, an angled awning will be installed over the entry. Attachment will be through mortar joints in the brick and will avoid obscuring adjacent quoins.

Planter adjacent to Apartment Building and Larkin Street gate

The non-historic steel stairs that currently bisect this planter will be removed and replaced with new concrete stair and ADA-lift enclosed in a board-form concrete wall. Non-historic infill at the planter wall will be removed. Original board-form concrete planter walls will be retained to the extent possible, although much of the western portion of the planter will be removed to provide access to the new ADA-lift and for the new built-in concrete bench. The eastern portion of the existing planter will be retained and protected. The reconfigured walkway will be finished with brick paving to match surrounding finishes. New plantings that are consistent with the planting palette outlined in the updated Ghirardelli Square Design Guidelines (draft) will be installed in the reconfigured planter.

Planter adjacent to Chocolate Shop

- Remove existing planter wall and install new concrete bench in same footprint. New plantings that are consistent with the planting palette outlined in the updated Ghirardelli Square Design Guidelines (draft) will be installed in the planter. The historic globe light pole that is currently installed atop this planter wall will be relocated to the new stair wall adjacent to the south façade of the Apartment Building.

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

WHEREAS, on October 21, 2015, the Commission conducted a duly noticed public hearing on the current project, Case No. 2015-007714COA ("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 October 6, 2015 and labeled Exhibit A on file in the docket for Case No. 2015-007714COA 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 the underside of the terrace roof will have a finished, solid ceiling. The ceiling may be painted sheet rock, smooth stucco, or painted metal but it must have a finished appearance that is compatible with the building and site. The finished ceiling may not drop below the vousoirs over the windows and doors. The proposed material and finish for the underside of the terrace roof will be submitted to staff for review and approval. New light fixtures will be fully recessed within the ceiling.*
2. *That additional information, including attachment details, material and finish specifications, and methods of illumination, for all proposed signs shall be provided in dimensioned plans as part of the Building Permit*

Application. Associated material samples shall also be submitted to staff for review and approval. Metal shall have a painted or powder-coated finish in a dark matte color, individual letters will have halo illumination, and all attachments at brick will be through mortar joints. The upper sign at west façade will not exceed the size of the scarring on brick and will sit proud of the brick.

3. *That the angled awning be removed from the proposal. If a projecting element is desired at this secondary entry, the project sponsor will work with staff to design an awning or canopy that fits within the opening, avoids attachment to historic fabric to extent possible, and is compatible with the character of the building and site.*

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 landmark property. At the Apartment Building, non-historic stairs will be replaced with compatible new concrete stairs. Alterations at the adjacent Halprin-era planter will to accommodate a new ADA-lift and reconfigure the planter in a manner that respects the original footprint and preserves original fabric.
- The proposed work will not damage or destroy distinguishing original qualities or character of the landmark property. New windows and doors, based on documentary and physical evidence, will be installed within openings in the reconstructed west building wall. All attachments to brick have been minimized and will be made through mortar joints.
- The proposed project will not remove distinctive materials nor irreversibly alter features, spaces, or spatial relationships that characterize the landmark property.
- The new stairs at Apartment Building, and built-in benches at Halprin-era planters within the plaza, will have contemporary designs that are compatible with the character of the landmark property.
- If the proposed alterations at the Apartment Building and plaza were removed in the future, the essential form and integrity of the landmark property 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 4.

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

Standard 5.

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

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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 Ghirardelli Square 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 involves a new restaurant tenant in a currently vacant retail space. A successful tenant in this space, while not strictly neighborhood-serving, would encourage additional visitors to Ghirardelli Square and support surrounding 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 landmark 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 002 in Assessor's Block 0452 for proposed work in conformance with the conceptual architectural plans dated October 6, 2015 and labeled Exhibit A on file in the docket for Case No. 2015-007714COA.

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 October 21, 2015.

Jonas P. Ionin
Commission Secretary

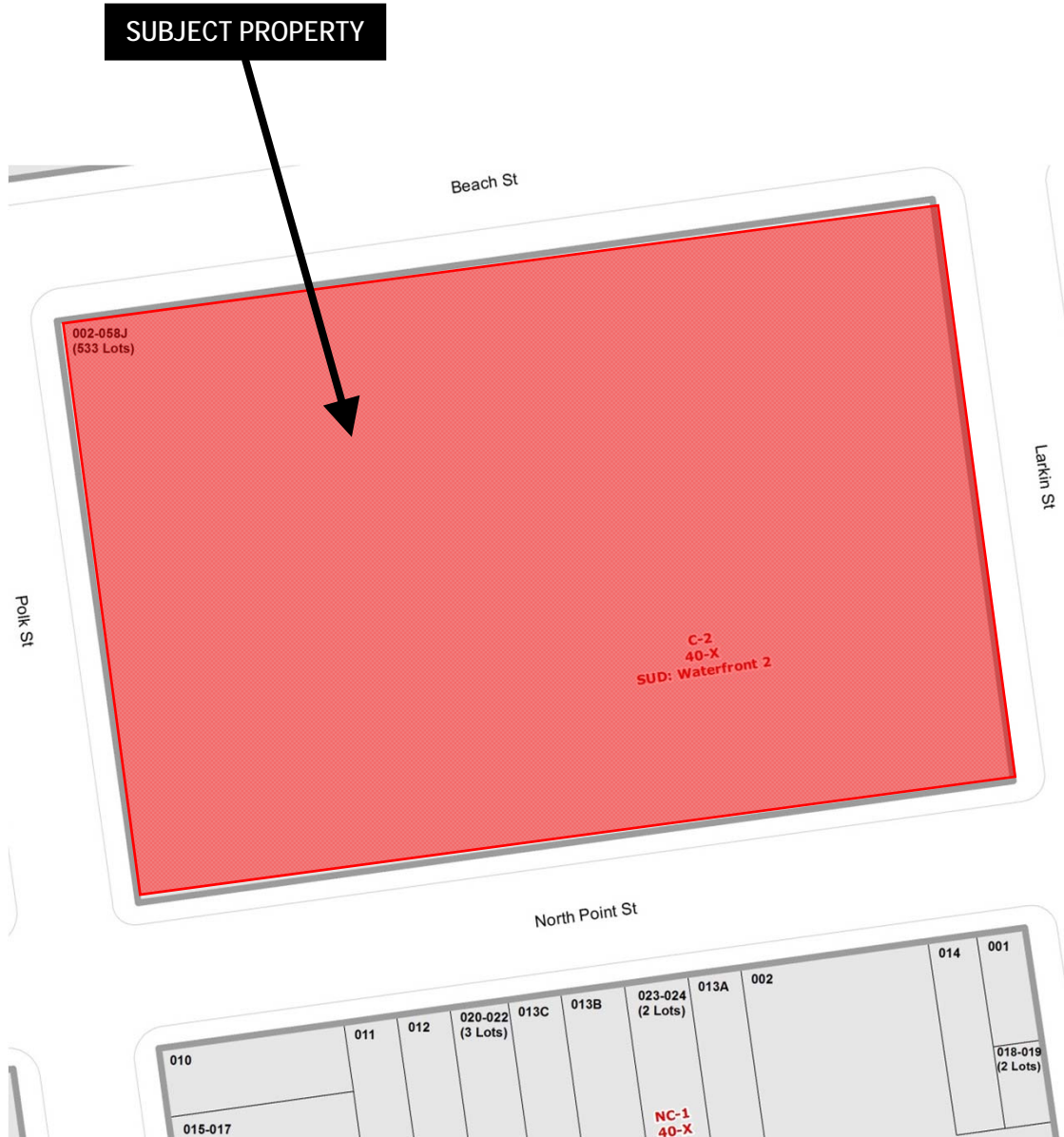
AYES: X

NAYS: X

ABSENT: X

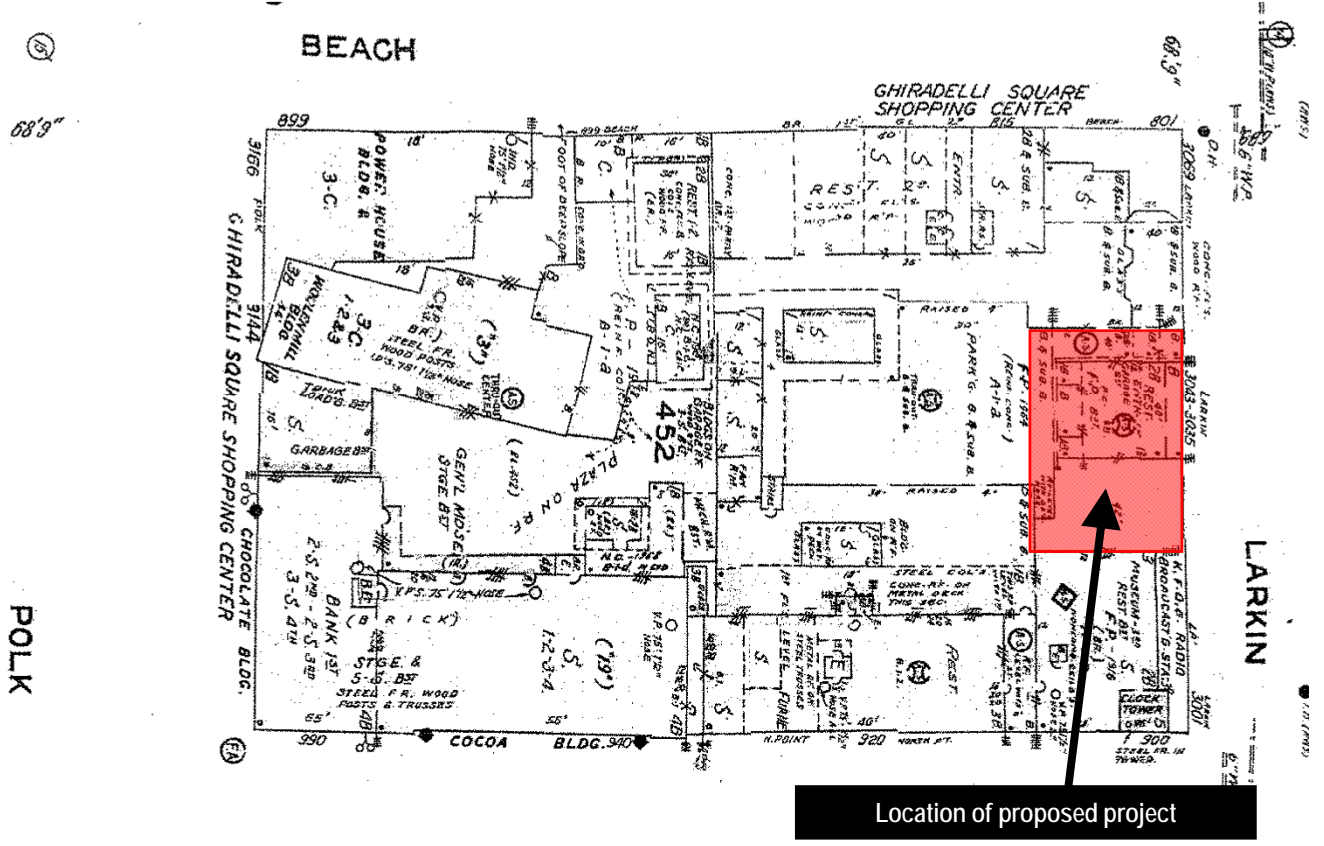
ADOPTED: October 21, 2015

Parcel Map



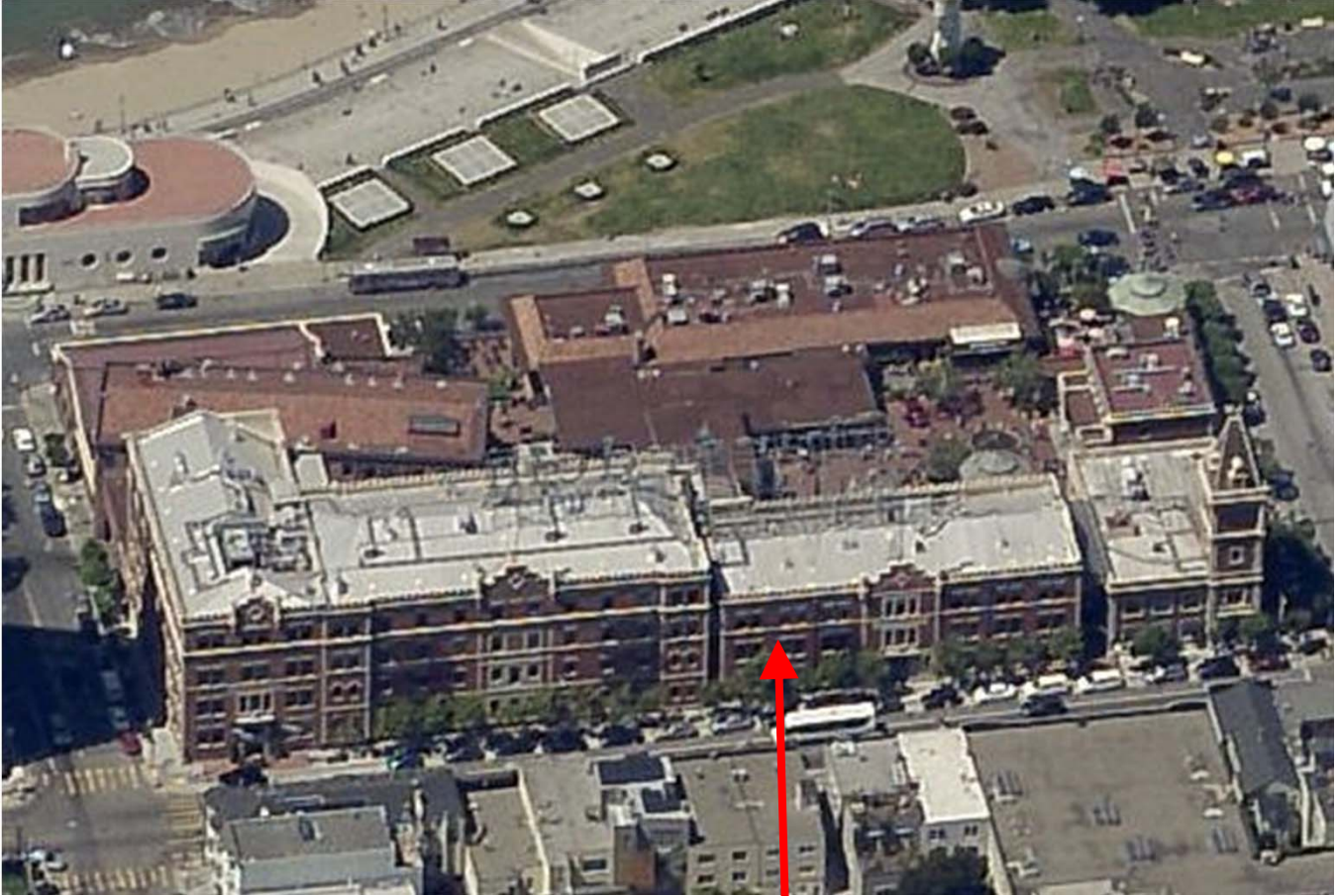
Sanborn Map*

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



Certificate of Appropriateness
 Case Number 2015-007714COA
 Ghirardelli Square

Aerial Photo

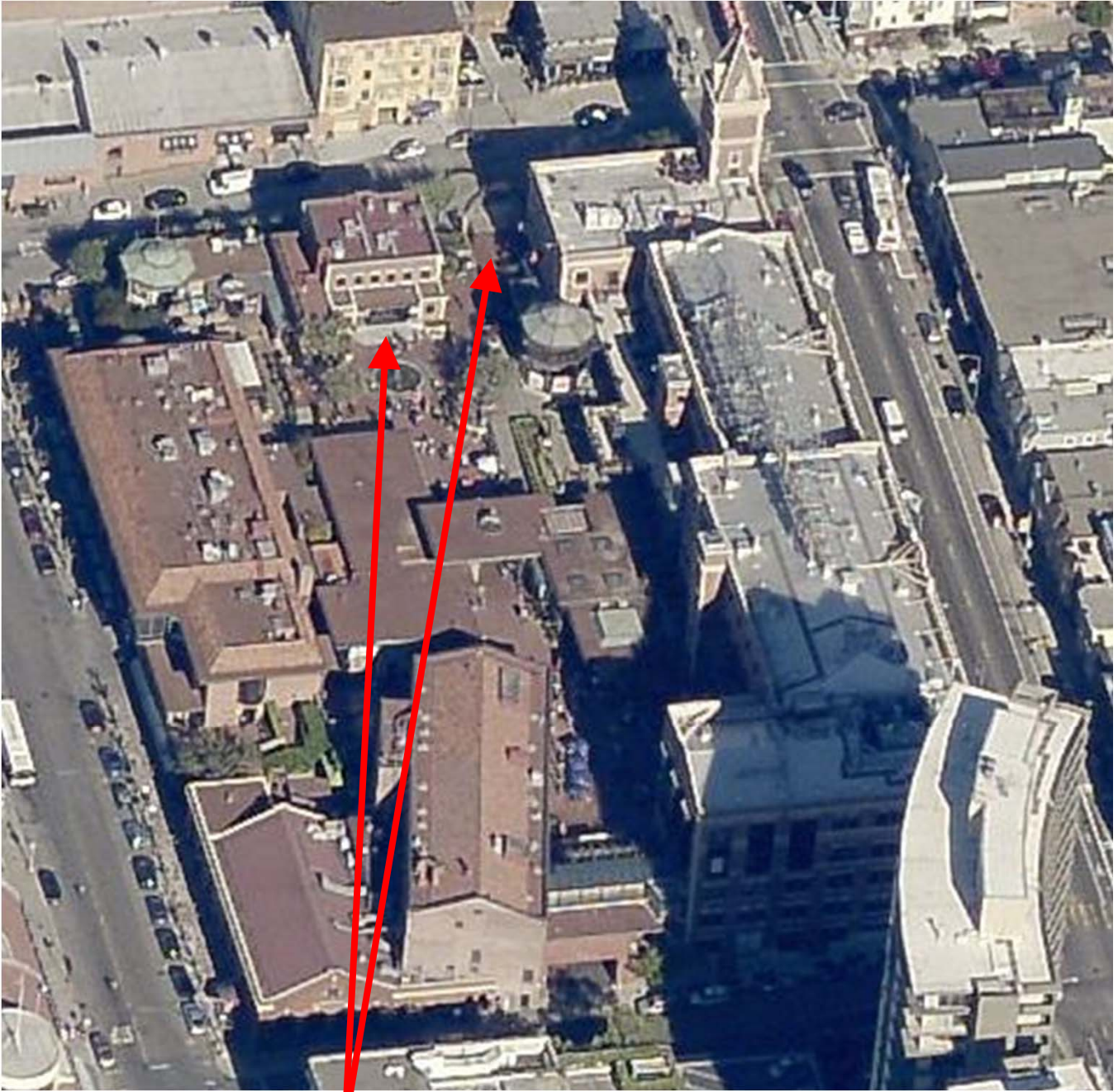


SUBJECT PROPERTY



Certificate of Appropriateness
Case Number 2015-007714COA
Ghirardelli Square

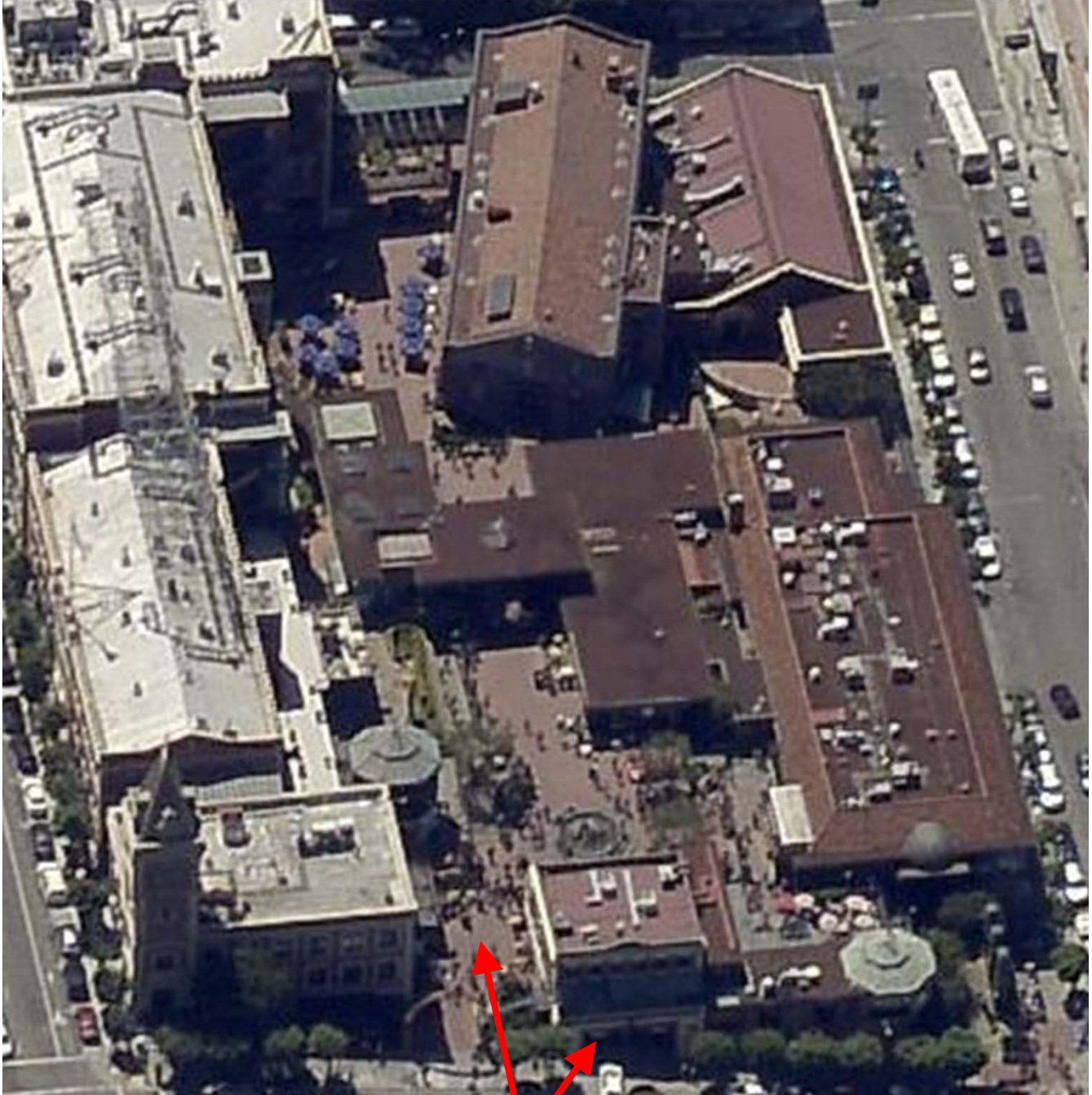
Aerial Photo



LOCATION OF PROPOSED WORK ON SUBJECT PROPERTY



Aerial Photo



LOCATION OF PROPOSED WORK ON SUBJECT PROPERTY





GHIRARDELLI SQUARE
SAN FRANCISCO, CALIFORNIA

CERTIFICATE OF APPROPRIATENESS: APPENDIX
IMPROVEMENTS TO THE APARTMENT BUILDING AND FOUNTAIN PLAZA

PREPARED FOR THE HISTORIC PRESERVATION COMMISSION



hemmingerarchitects

PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

OCTOBER 6, 2015

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OVERVIEW &
SUMMARY

IMAGES

SITE PLAN

APARTMENT
BUILDING

LIGHTING

MECHANICAL
EQUIPMENT

SIGNAGE

CHOCOLATE SHOP
PLANTER

APPENDIX

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GHIRARDELLI SQUARE OVERVIEW AND PROJECT SUMMARY

SITE HISTORY

Ghirardelli Square is one of San Francisco's most prominent cultural, historical and architecturally significant landmarks. Its significance dates from 1858 when the Woolen Mill, one of the first factories in California, was constructed. Between 1893 and 1919, when the D. Ghirardelli Company developed the site with several new buildings, the complex became notable for the distinctive buildings designed by William S. Mooser, Sr. for industrial uses. The period between 1962 and 1968 includes a third significant phase for the site when the property was developed by William M. Roth and his mother, Mrs. William P. Roth. The property was adaptively reused as a festival marketplace and rebranded as Ghirardelli Square. Architects Wurster, Bernardi, & Emmons along with landscape architect Lawrence Halprin were the designers of the Square. Their work was notable for the rehabilitation of the existing buildings and the design of new buildings and landscape that are compatible with the existing. The landscape plan successfully integrated new and old while addressing the slope in the topography with informally located terraces.

HISTORIC STATUS

Ghirardelli Square was landmarked in 1970, a mere two years after Phase II of the rehabilitation was completed, and is San Francisco landmark #30. The site is also listed on the California and National registers.

Character-Defining Features for the buildings constructed between 1868 and 1920 include:

- Red brick
- Crenelated parapets
- White-painted cast concrete quoins, string courses, lintels, and voussoirs
- Regular fenestration pattern
- Steel windows – of types that include double hung, pivot, casement, and multi-lite industrial
- Electric Rooftop Sign

Character-Defining Features for the 1960s buildings and site:

- Red sand mold brick
- Simple, metal-framed storefronts
- Board-formed concrete retaining walls
- Mermaid Fountain

PROJECT SUMMARY

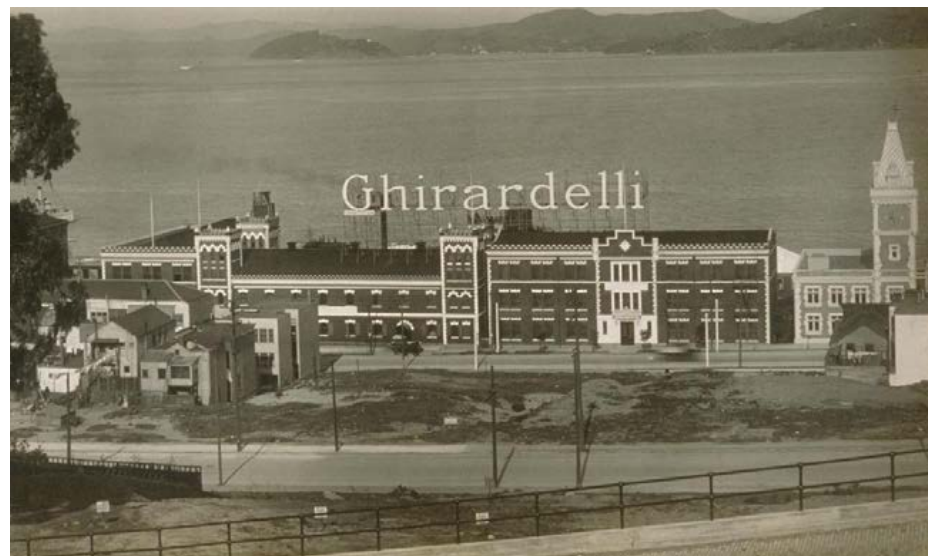
The project includes improvements to the Apartment Building to accommodate a new restaurant tenant and modifications to the planter on the north side of the Chocolate Shop located at the ground floor of the Clock Tower.

Exterior improvements at the Apartment Building include:

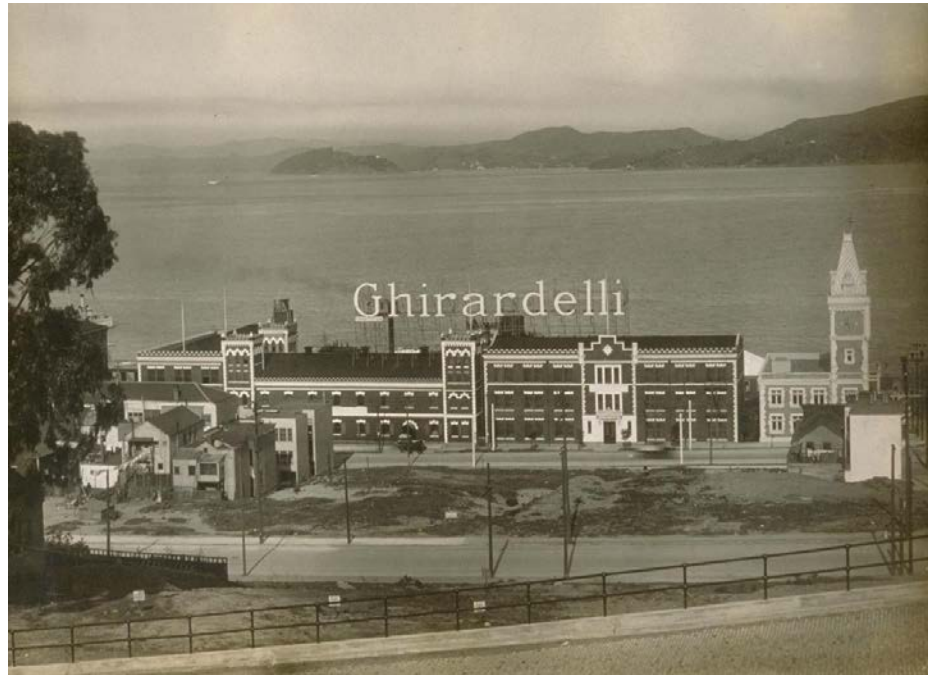
- Removal of the non-historic steps and construction of compatible new steps and entry landing;
- Removal of the non-historic storefront (the outer storefront panels and the roof of the storefront will be retained);
- Replacement of the south stairs leading to the accessible entrance on the south side of the building;
- At the entry level of the west façade, three openings will be returned to their original configuration as windows.
- Reconfiguration of the planting area on the south side of the Apartment Building. A new bench will be incorporated into the planter.

The lower portion of the west wall where the entry is located is not original nor part of the period of significance. This portion of the façade consists of reinforced concrete with a brick veneer that was installed after the period of significance.

The existing planter by the Chocolate Shop will be altered with a new seat wall similar to the one approved for the Terrace Plaza. The original lamppost will be relocated to the new stair on the south side of the Apartment Building.



HISTORIC IMAGES



North Point facade, 1919 (Calisphere)



1. View along North Point, 1919 (Online Archive of California)



2. View looking southwest at Larkin and Beach streets, 1960s (Calisphere)



3. Looking northwest at Larkin and North Point streets, 1919 (Online Archive of California)



4. Fountain Plaza, 1960s (SFPL)



5. View looking west from Fountain Plaza, 1960s (Environmental Design Archives)

HISTORIC IMAGES



6. View looking north, Fountain Plaza and Apartment Building in view. Note that there are no steps at the Apartment Building and the storefront spans straight across the two projecting wings of the building (Aquaticpark.org)



7. View of the fountain prior to installation of the mermaid sculpture (Calisphere)



8. View looking west toward Apartment Building. Prior to installation of Mermaid Fountain. Note long wood bench in front of Apartment Building (Environmental Design Archives)

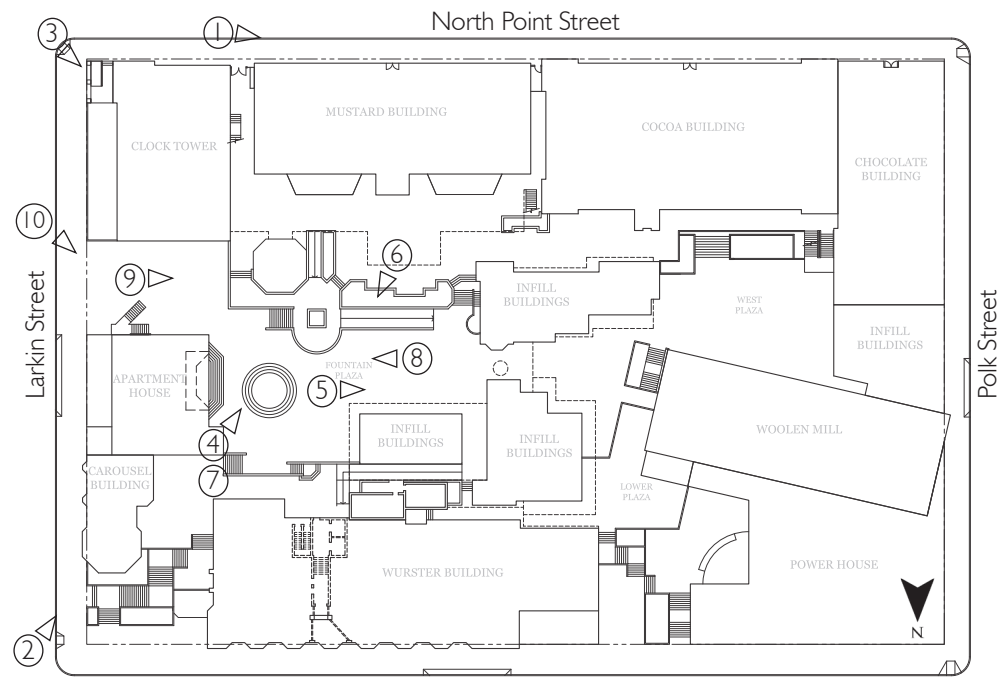


Photo key plan



9. View looking west from Larkin Entrance. The planter in the foreground is proposed to be modified with a new wall (Environmental Design Archives)



10. Entrance to Ghirardelli Square from Larkin Street (Environmental Design Archives)

EXISTING CONDITION IMAGES



View of Apartment Building from Fountain Plaza, west facade



Apartment Building, south facade



Apartment Building, close up view of existing storefront at west facade



View of entry level of the west masonry facade, looking north. This portion of the wall is not original.



View of opening at west masonry facade. This portion of the wall is not original.



Apartment Building, east facade

EXISTING CONDITION IMAGES



Existing ADA entrance to the Apartment Building



Planter at north side of Chocolate Shop



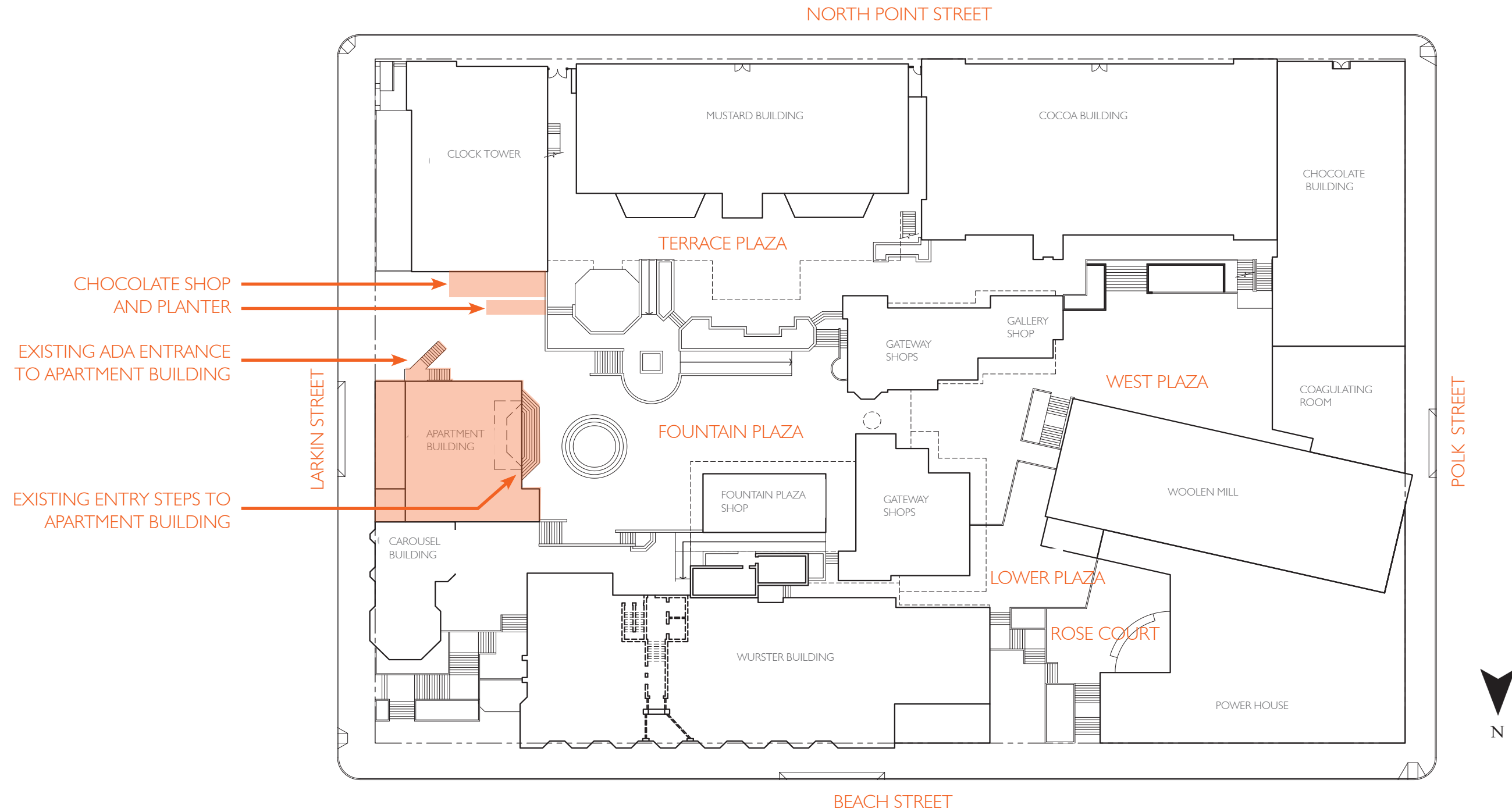
Non-historic steps at Apartment Building



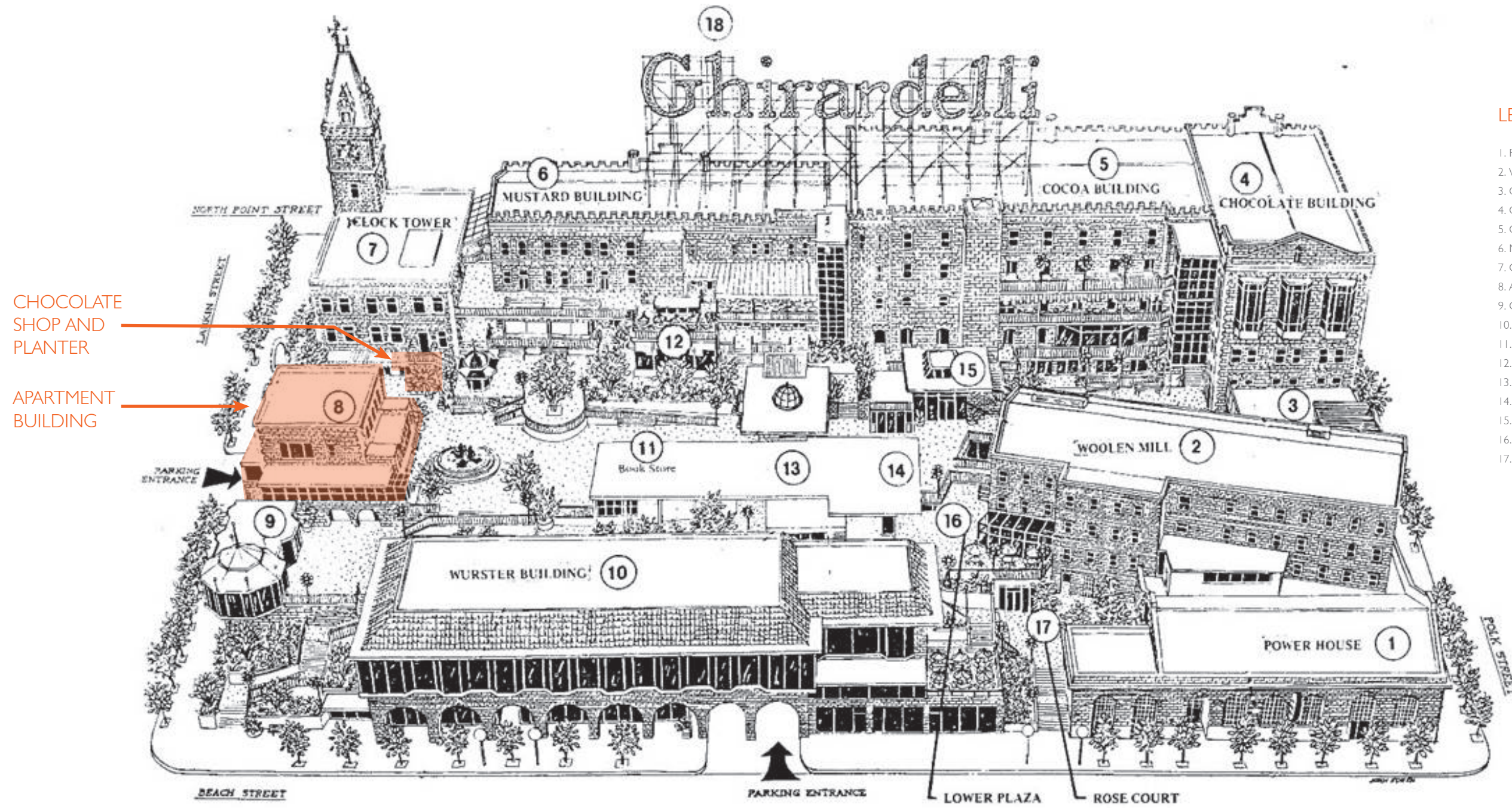
Non-historic storefront addition at west facade of Apartment Building

IMAGES

SITE PLAN



SITE PLAN



LEGEND

- 1. POWER HOUSE
- 2. WOOLEN MILL
- 3. COAGULATING ROOM
- 4. CHOCOLATE BUILDING
- 5. COCOA BUILDING
- 6. MUSTARD BUILDING
- 7. CLOCK TOWER
- 8. APARTMENT BUILDING
- 9. CAROUSEL BUILDING
- 10. WURSTER BUILDING
- 11. FOUNTAIN PLAZA SHOP
- 12. TERRACE PLAZA
- 13. GATEWAY SHOPS
- 14. GATEWAY SHOPS
- 15. GALLERY SHOP
- 16. LOWER PLAZA
- 17. ROSE COURT

SITE PLAN

1960s Rendering of Ghirardelli Square

APARTMENT BUILDING

APARTMENT BUILDING HISTORY

The Apartment Building was originally built in 1916 to house two identical flats, one for the day manager and one for the night watchman. The building has character-defining features similar to the original Ghirardelli Chocolate buildings including:

- Red brick;
- White painted quoins;
- White painted voussoirs;
- Wood windows.

1916: The building was originally two stories over a basement. The primary façade was the west façade which had two symmetrical stairs and entrances. A double door at the ground level on the west side led to the basement.

1960s: The building was converted into a restaurant in 1964. The basement level was integrated into a garage and the first and second floors adapted to be used as a restaurant. The stairs were removed and the area between the two projecting wings was enclosed to be used as seating space for the restaurant. At this time, the lower portion of the west wall was removed to increase the sitting area for the restaurant (see historic photo, right). Fountain Plaza was constructed at an elevation higher than the original grade, obscuring the lower part of the west façade. Wood benches were installed adjacent to the west façade on the new plaza facing Fountain Plaza.

1980s: In the 1980s, the Apartment Building was altered again to be used for retail. The 1960s build-out between the two projecting wings was removed and a chamfered storefront was constructed to enclose this space. The lower portion of the west was reconstructed as a concrete wall with openings to match the window openings above. The concrete wall was clad with brick in a running bond pattern. The header course of the original brick pattern that occurs every sixth row was not replicated. The color of the new brick cladding is different than the color of the original brick. Chamfered steps from Fountain Plaza were constructed and this façade remained the primary entrance. An ADA entrance was provided at the south façade.

PROPOSED PROJECT

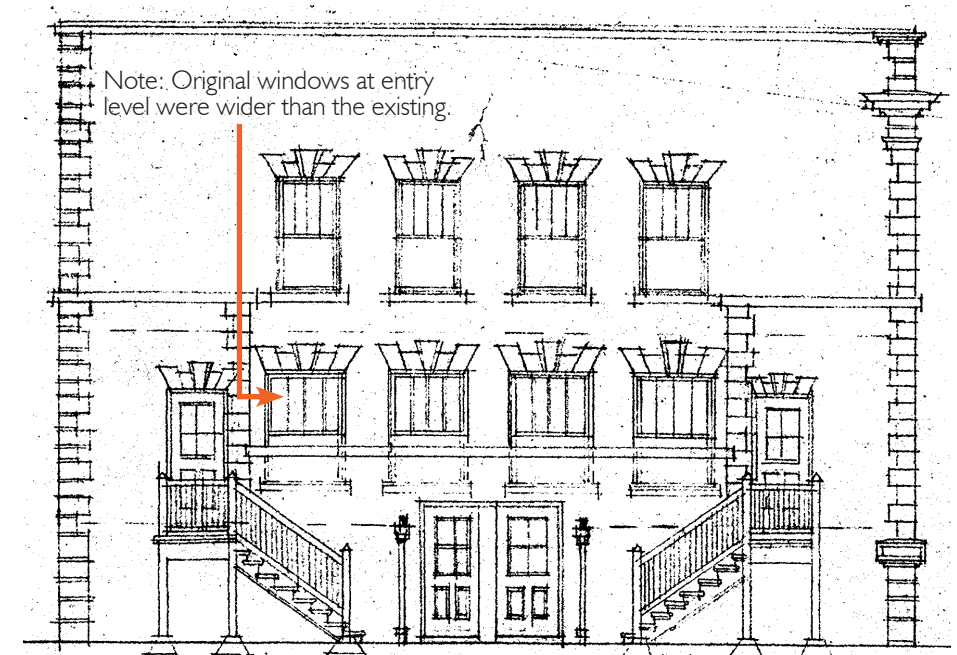
The proposed project will include the removal of the non-historic steps and storefront. These will be replaced with a terrace that provides outdoor seating for the proposed restaurant. The terrace will have steps on either end that connect Fountain Plaza to the Apartment Building. The steps will be concrete that will match the fine seeded aggregate used in the 1960s paving. The terrace level will be coarse-seeded aggregate to match the Halprin-era paving.

The terrace and steps will have a built-in bench at the Fountain Plaza level that recalls the wood benches that were installed in the 1960s and later removed. The bench will be concrete with wood seats and will face the Mermaid Fountain.

The non-historic storefront will be removed except for the outermost portions resting on the brick half walls. The roof will remain to provide a cover for the outdoor seating. With the removal of the storefront, the entry level of the west façade of the Apartment Building will be exposed. This portion of the west façade was reconstructed in the 1980s and is not original to the building nor part of the period of significance. The openings between the two projecting wings were originally windows. Two of existing openings are currently full height. Three of these openings will be reused as window openings with windows similar to the original. One of the openings will be used as the entrance. Since this part of the wall is not original, no historic fabric will be removed as part of this alteration.

Signage will be installed on the fascia of the roof and is also proposed for the area between the cornice and the second floor windows. Signage has previously been installed just above the second floor windows and its removal left scarring when the signage was removed. The new signage will be installed in the same location and will hide the existing scarring left by the previous sign.

The ADA entrance will remain at the south façade. The existing ADA entrance has two stairs, one that includes a stair lift, that straddles a planting area. The ADA entrance will be simplified through the introduction of a single stair and lift. The existing planter will be reconfigured so that most of the Halprin-era planter walls are retained. A concrete bench with a wood seat will be incorporated into the planter. The lamppost currently located on the concrete curb of the planter north of the Chocolate shop will be reinstalled at the wall of this new stair.

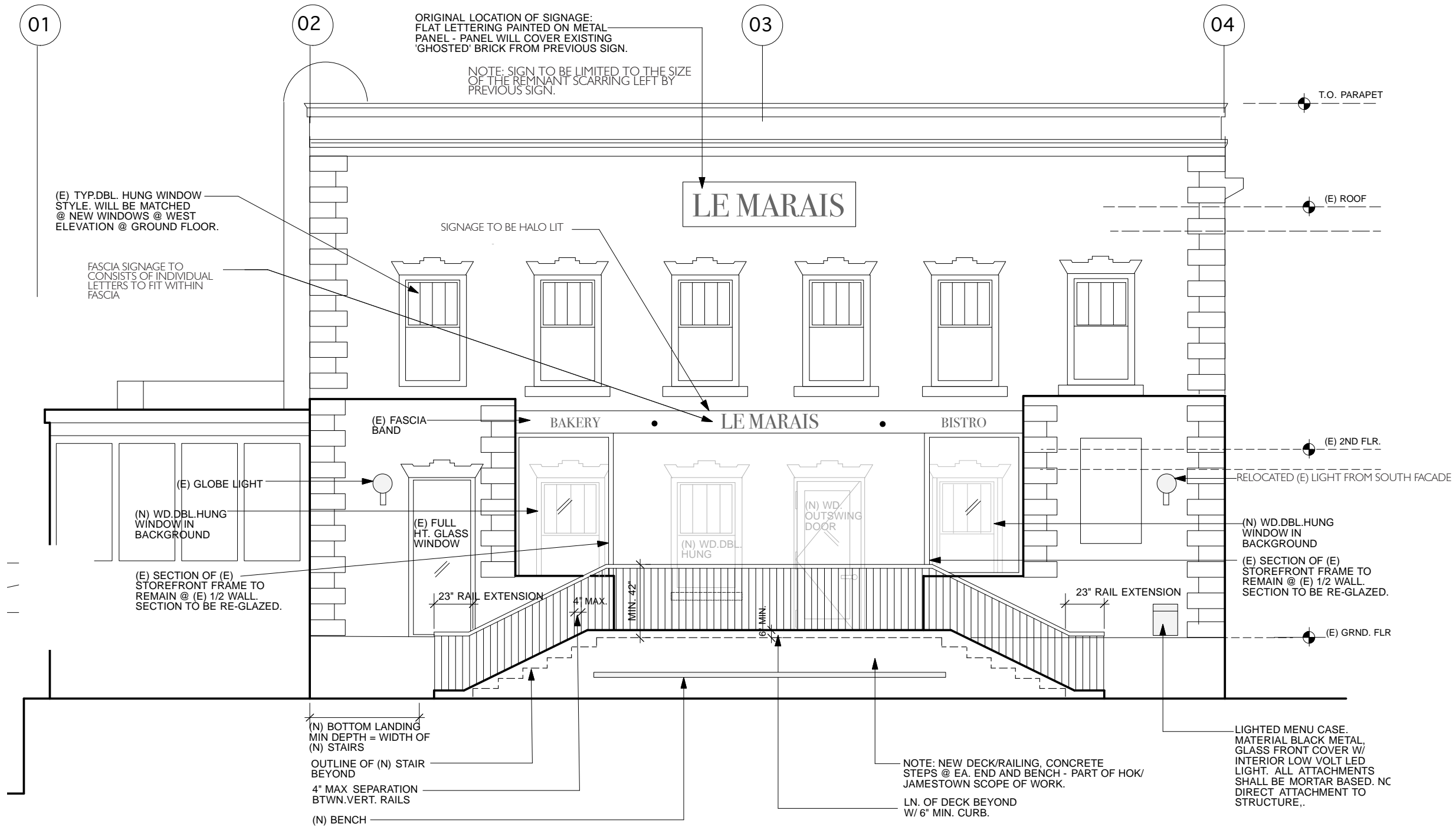


Original west facade (from Wurster, Bernardi, & Emmons as-built drawings).
Note that the windows on the second floor were wider than those at the third floor.



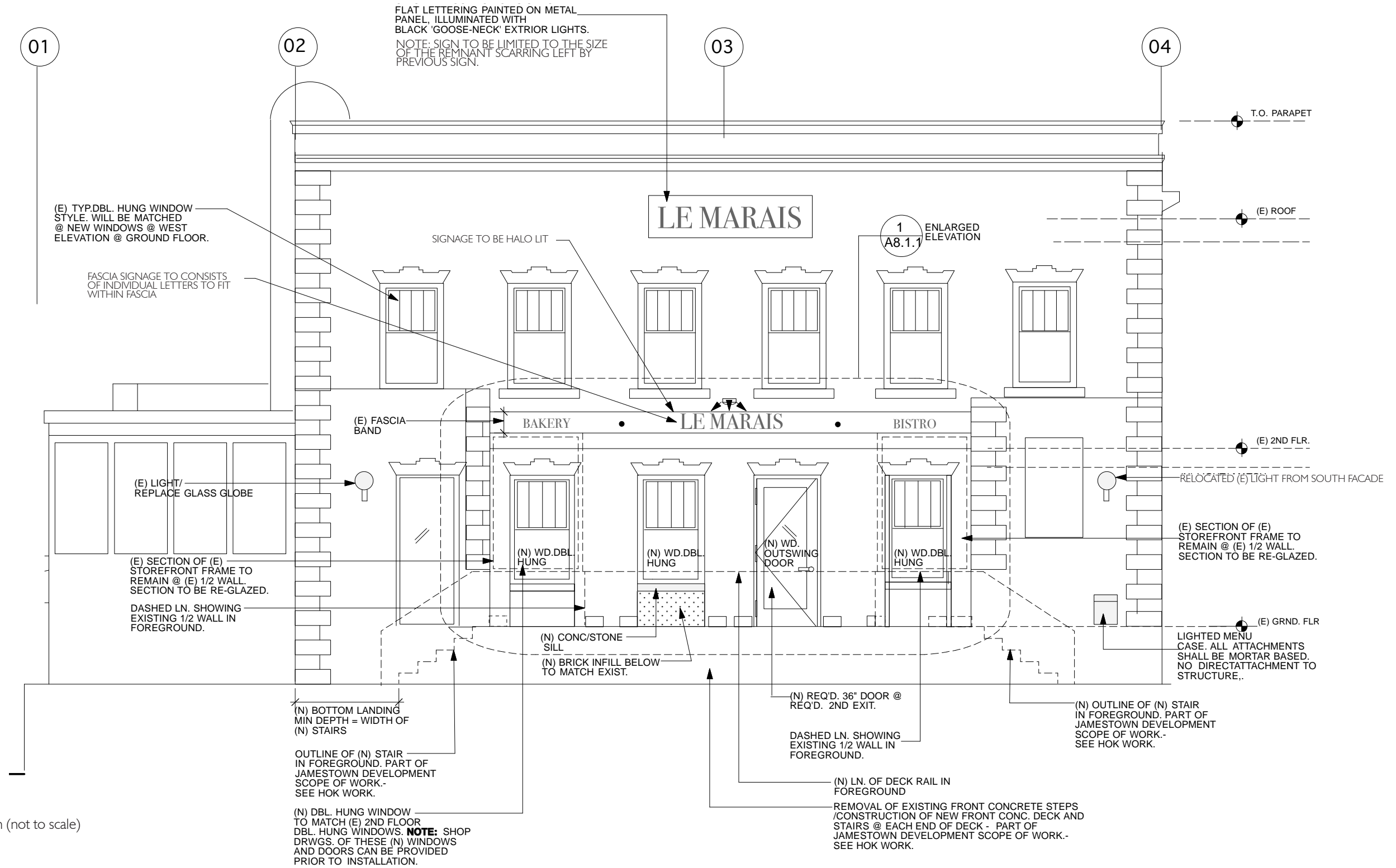
Apartment Building shortly after the 1960s renovation (Environmental Design Archives)

APARTMENT BUILDING - PROPOSED WEST ELEVATION (SHOWING STOREFRONT FRAME TO REMAIN)



Existing west elevation (not to scale)

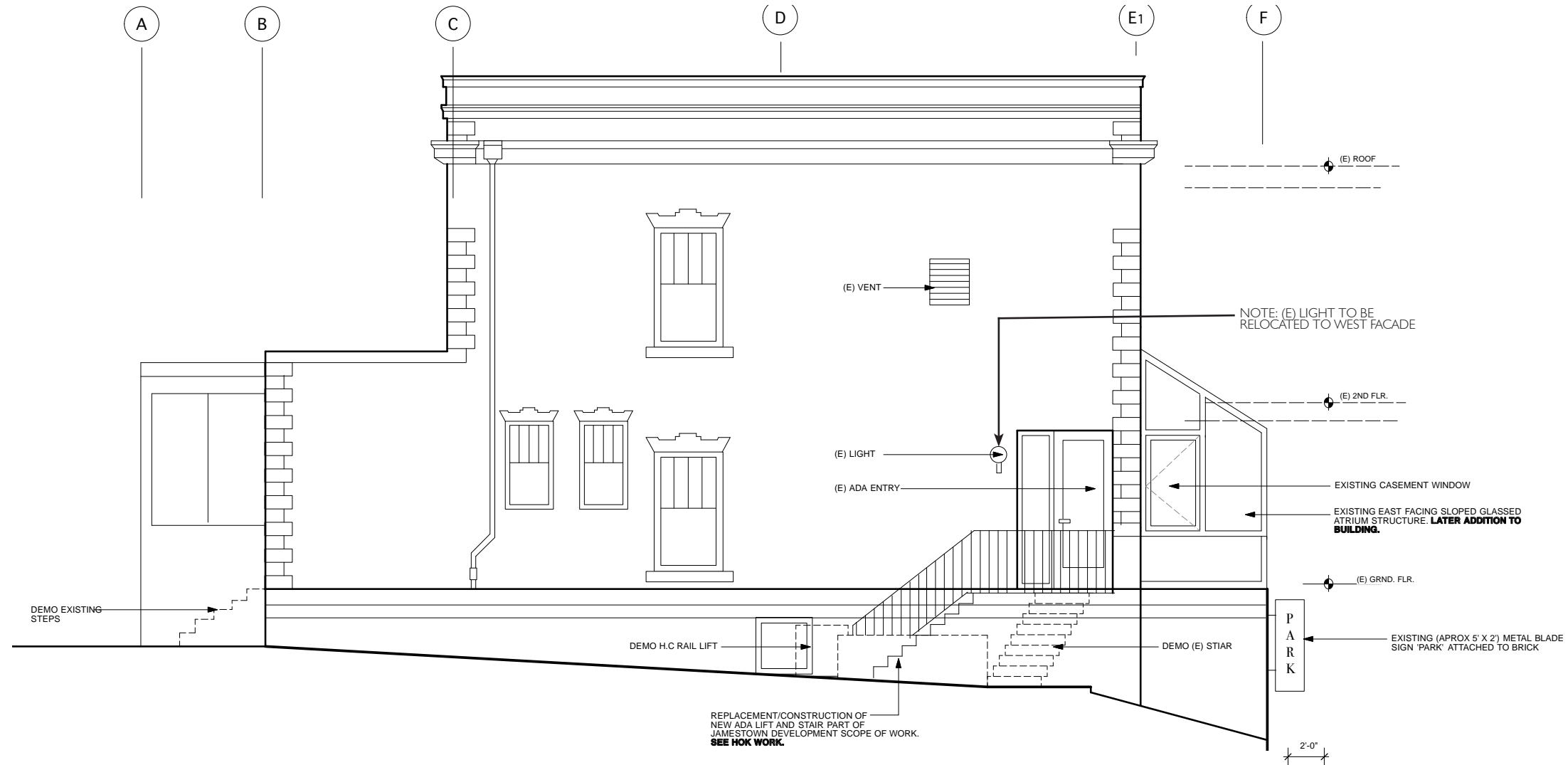
APARTMENT BUILDING - PROPOSED WEST ELEVATION (SHOWING BRICK FACADE)



Proposed west elevation (not to scale)

APARTMENT BUILDING

APARTMENT BUILDING - EXISTING SOUTH FACADE



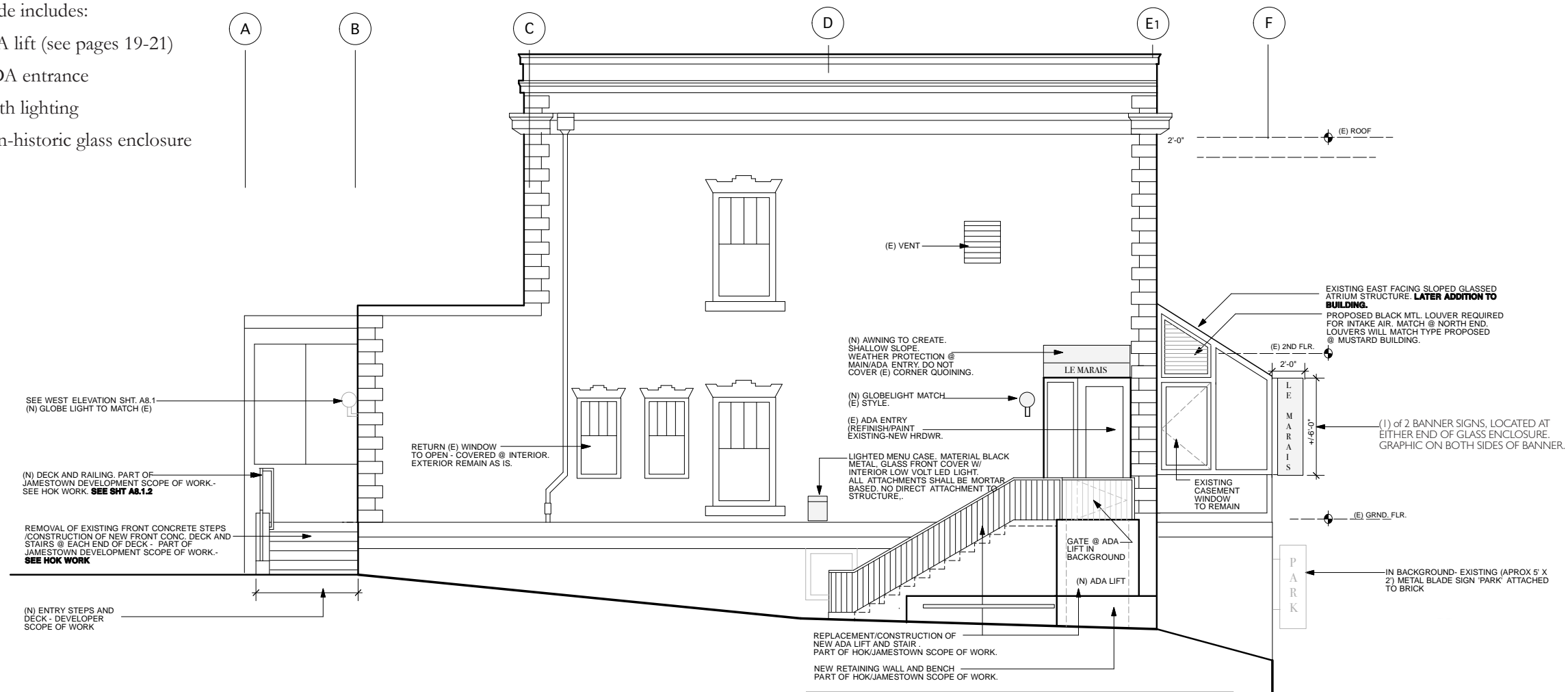
Existing south facade (not to scale)

APARTMENT BUILDING - PROPOSED SOUTH FACADE

PROPOSED SCOPE

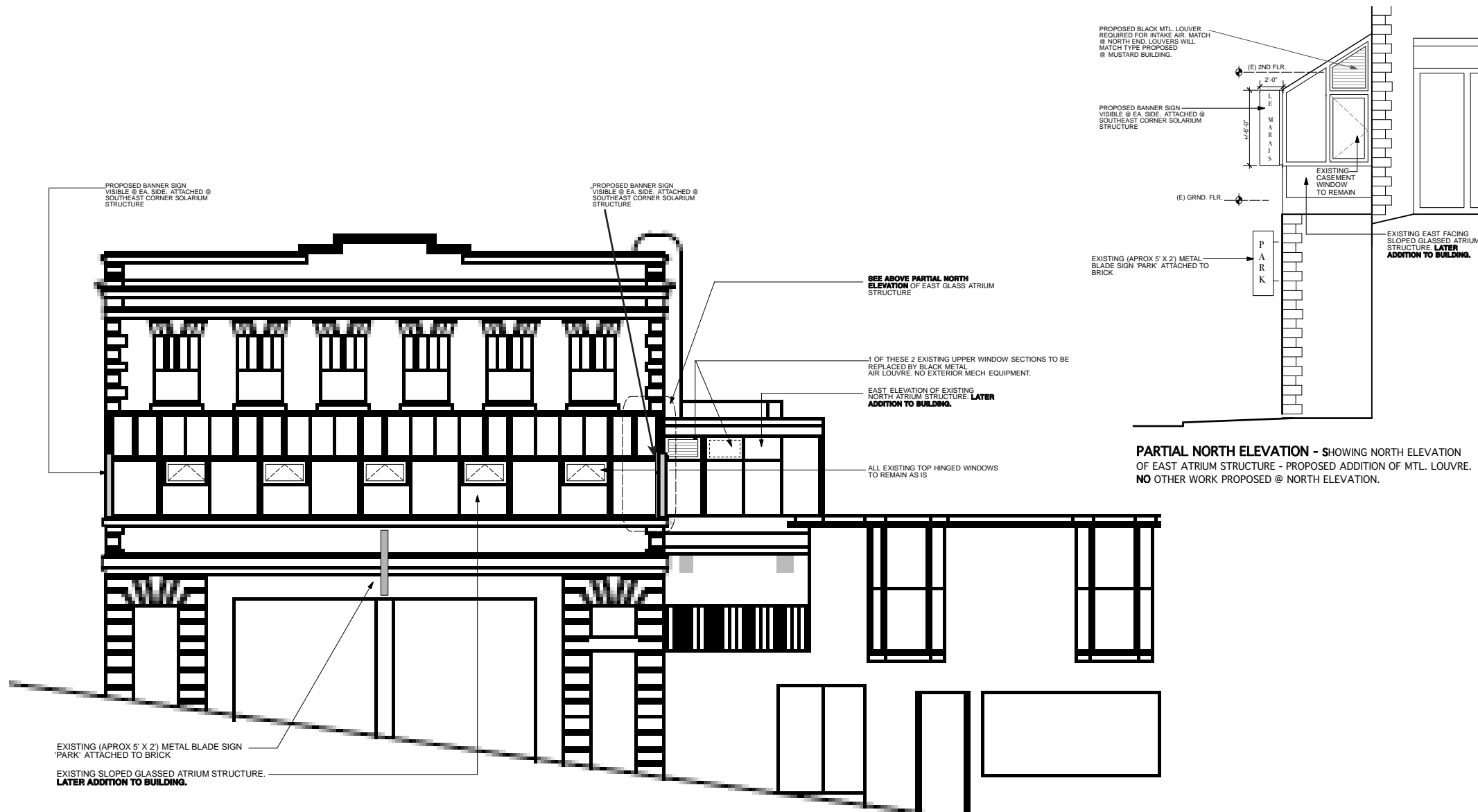
Scope for the east facade includes:

- New stair and ADA lift (see pages 19-21)
- New awning at ADA entrance
- New menu sign with lighting
- New louvers at non-historic glass enclosure



Proposed south facade (not to scale)

APARTMENT BUILDING - PROPOSED EAST FACADE



Existing east facade (not to scale) and proposed signage at parapet

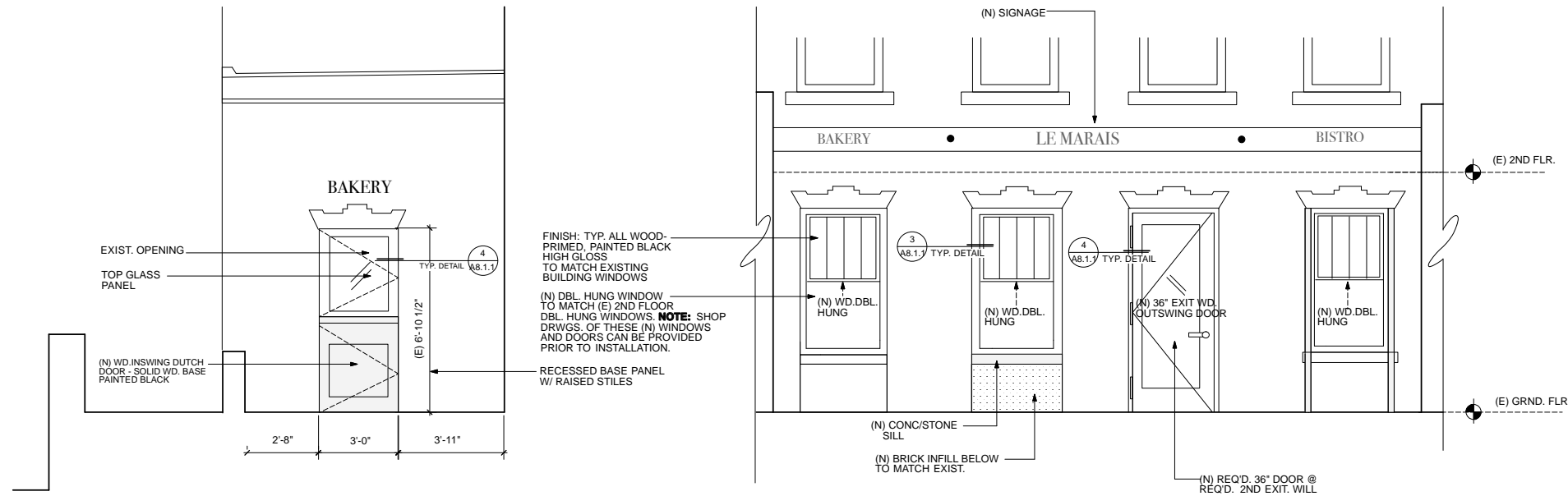
Two new banner signs will be installed on the south side of the east facade of the building. The sign will be about 6'-0" in height and will consist of fabric with the name of the restaurant. The banner sign will be mechanically attached to the building through the use of two anchors and will be attached at either end of the glass shed addition. The banner style signs will be consistent with the festival and celebratory character of Ghirardelli Square. Louvers will be installed in discreet locations of the glass shed addition to provide ventilation into the space. The shed addition is not historic and this change will not result in the removal of any historic fabric.

Note sign on east facade from the 1960s



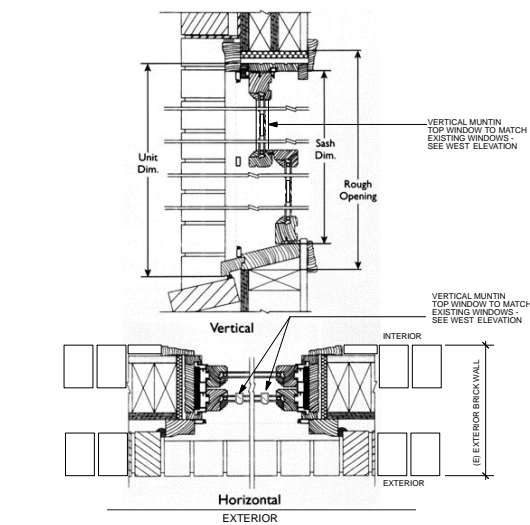
Photo of the east elevation of the Apartment Building shortly after the 1960s work. Note that the existing glass shed addition on the east side had not yet been constructed.

APARTMENT BUILDING - DOOR DETAILS

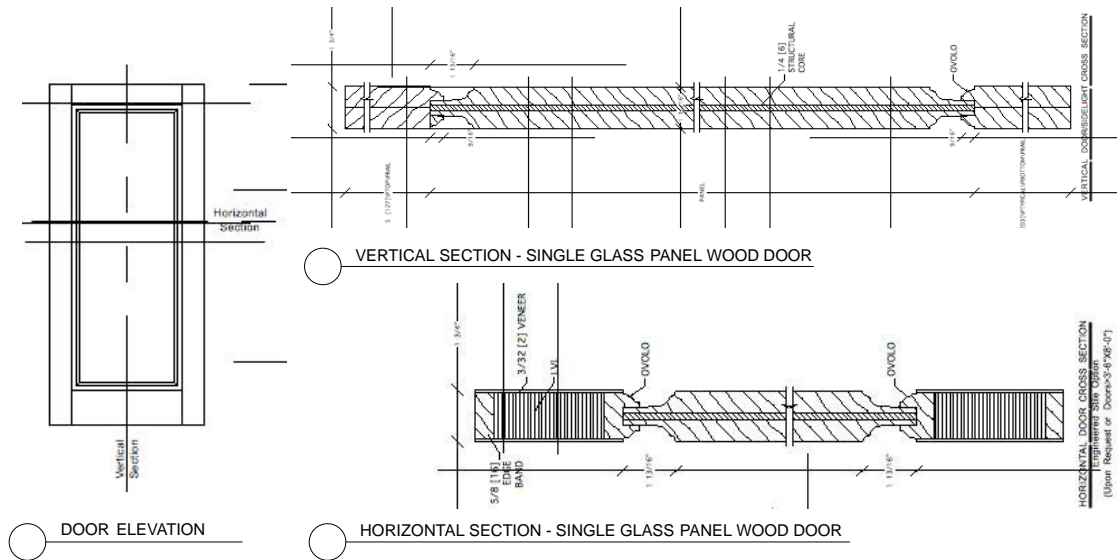


2 ENLARGED PARTIAL - DUTCH DOOR/RETAIL DOOR

1 ENLARGED PARTIAL WEST ELEVATIONS/ WINDOW/DOOR DETAIL -



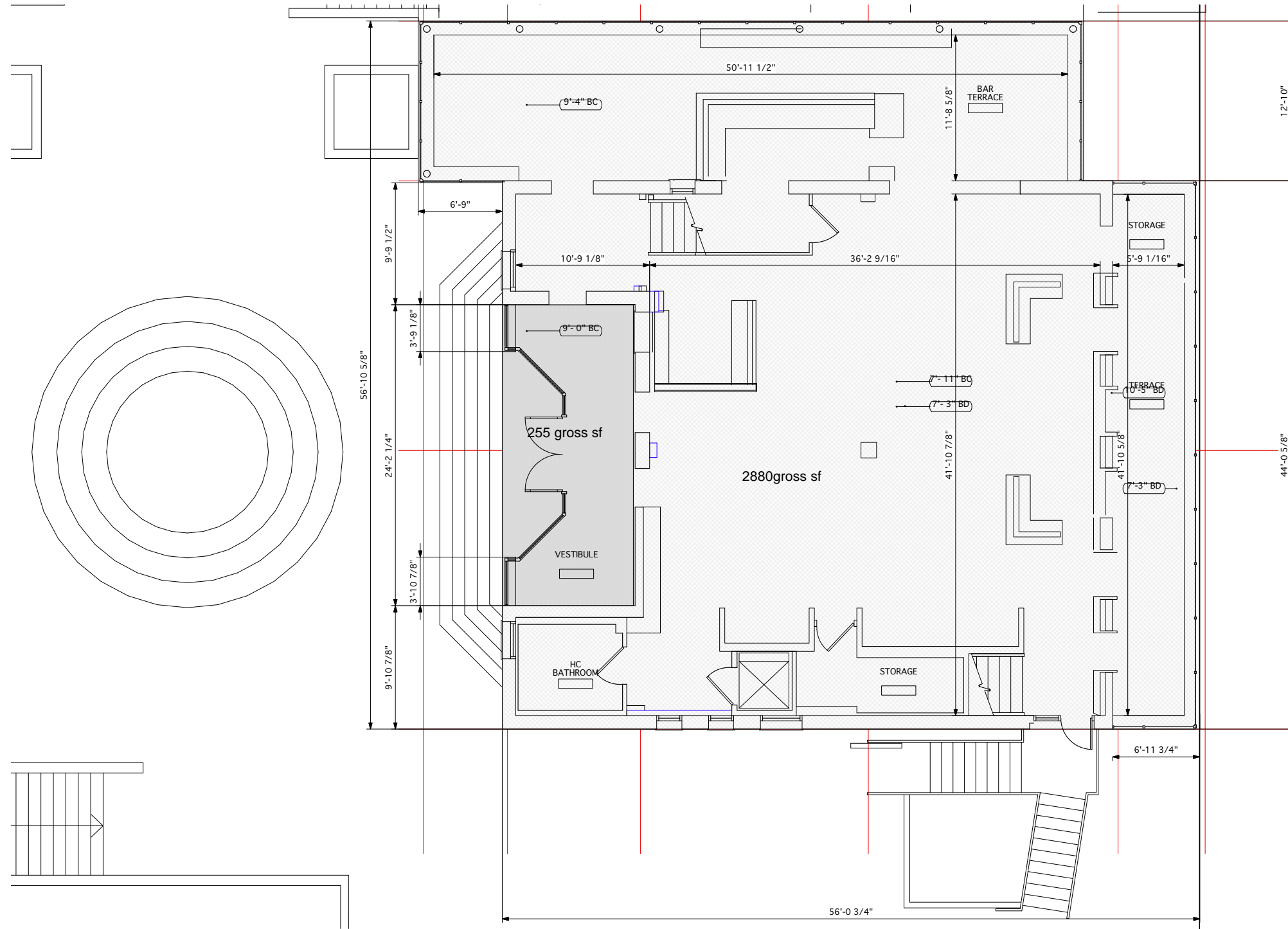
3 WD. DBL. HUNG WINDOW DETAIL



4 WD. DOOR W/ FULL GLASS PANEL DETAIL

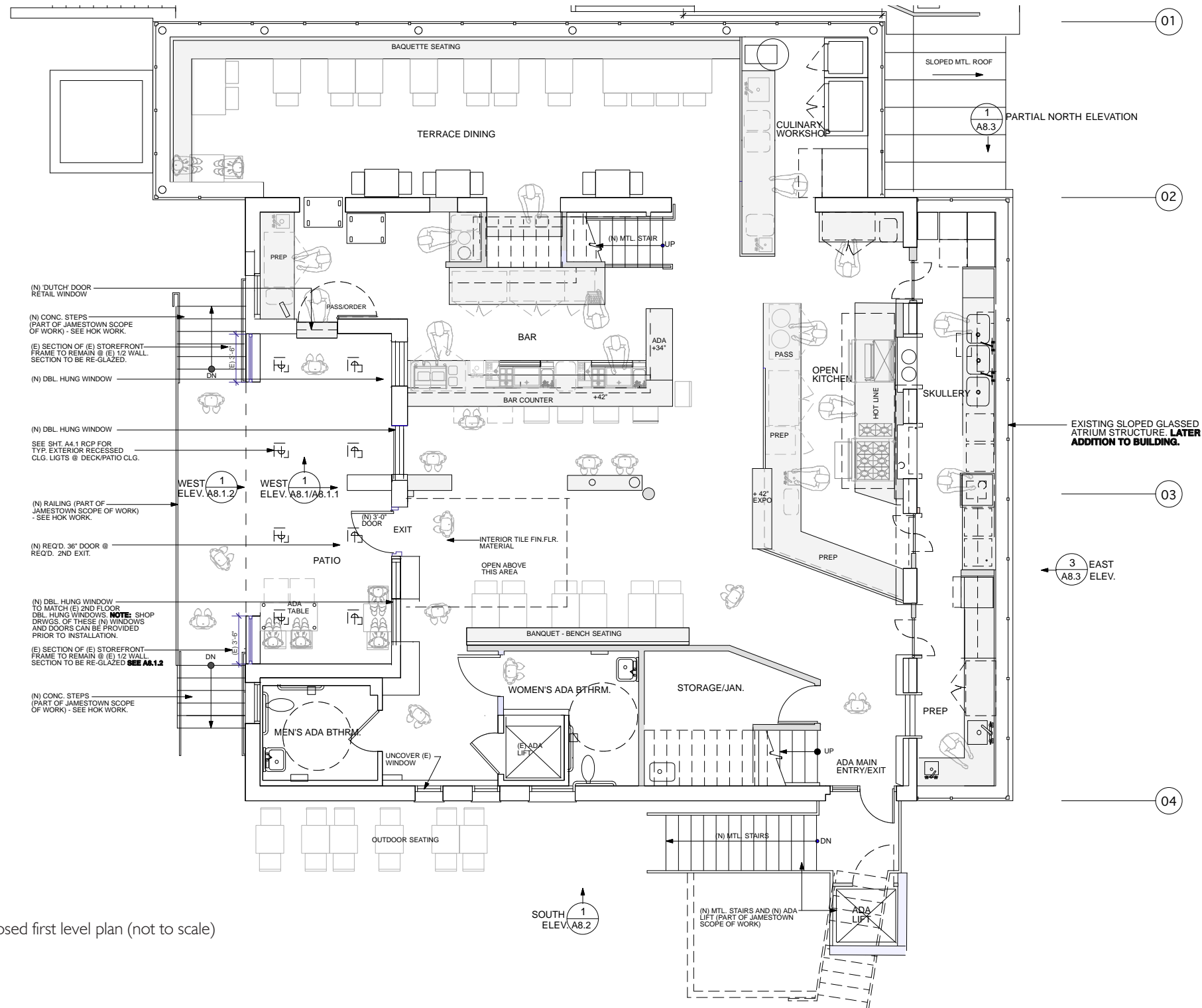
APARTMENT BUILDING

APARTMENT BUILDING - EXISTING FIRST LEVEL PLAN



Existing first level plan (not to scale)

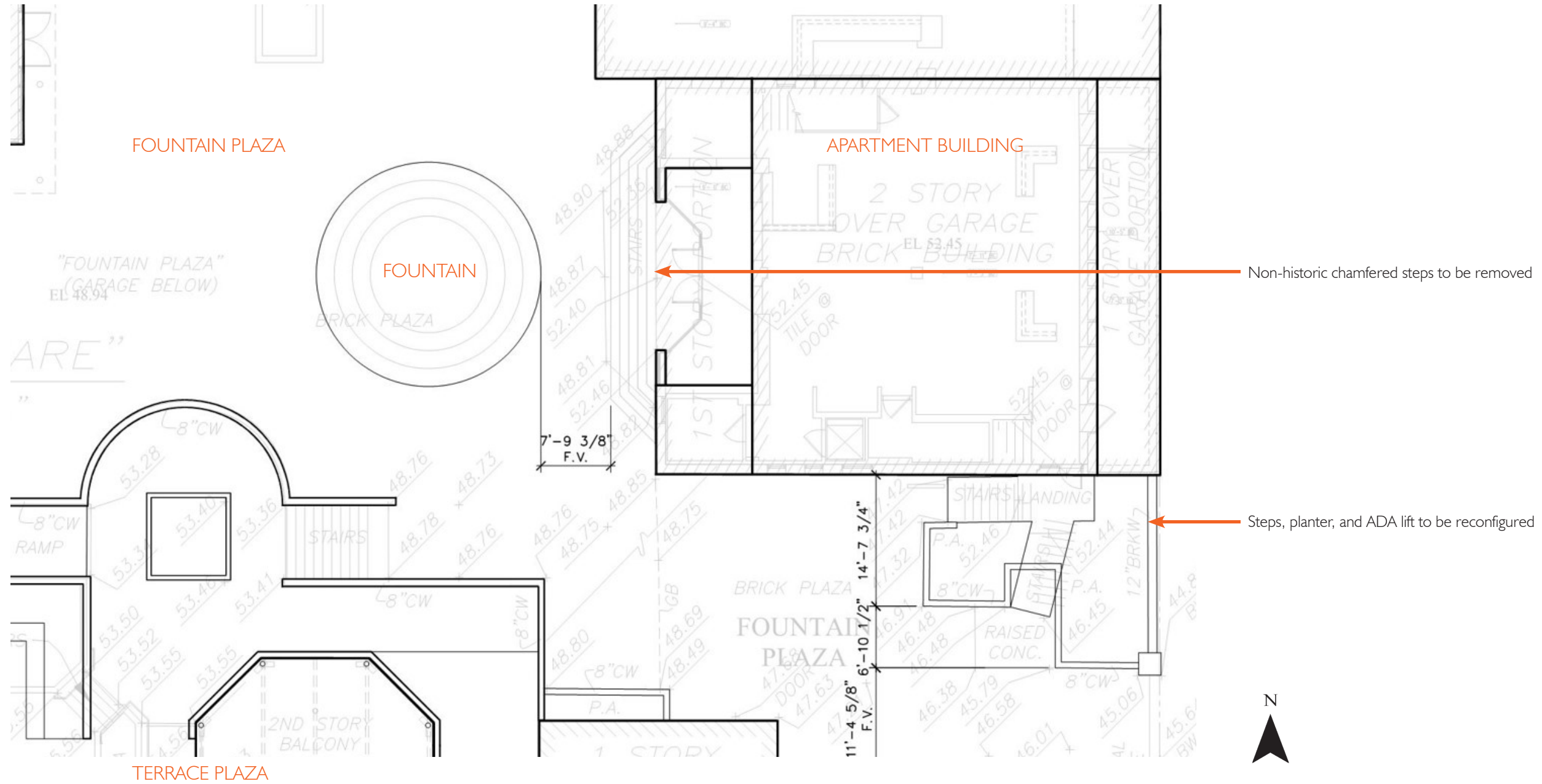
APARTMENT BUILDING - PROPOSED FIRST LEVEL PLAN



Proposed first level plan (not to scale)

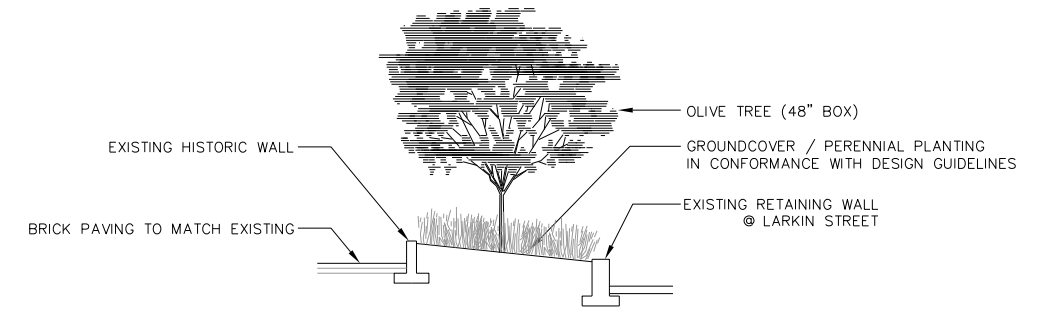
APARTMENT BUILDING

APARTMENT BUILDING - PLAN: EXSITING STEPS AT ENTRY AND ADA ENTRANCE

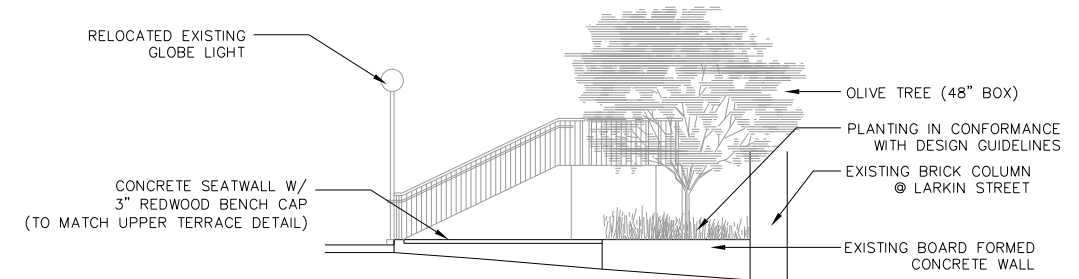


Existing terrace plan and ADA entrance at Apartment Building

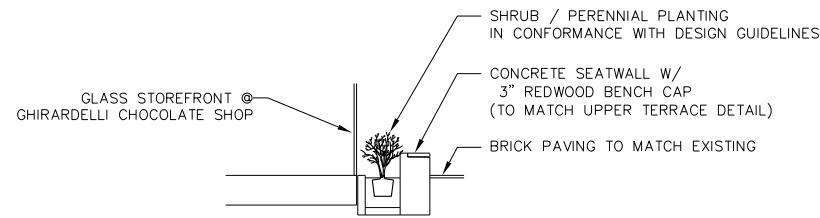
APARTMENT BUILDING - PROPOSED PLANTERS, STEPS, AND SEATWALL DETAILS



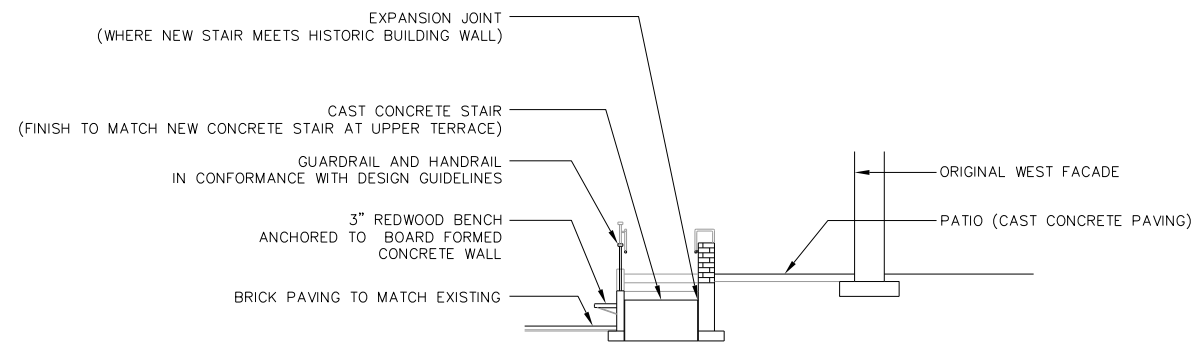
PLANTER WALL AT SOUTH FACADE SECTION 3



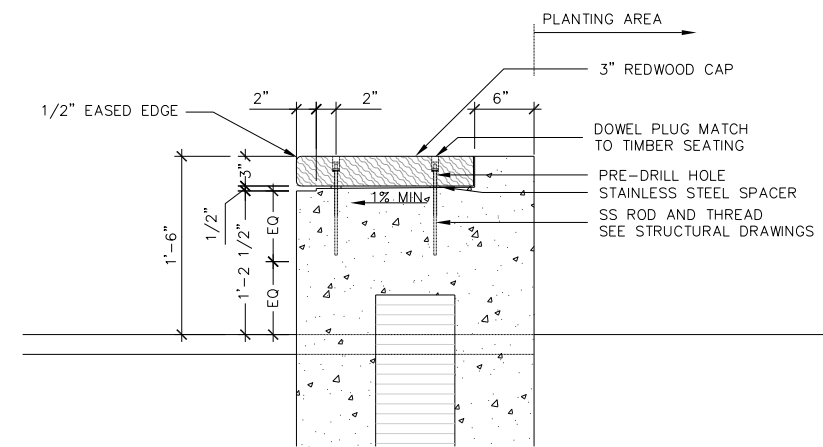
PLANTER WALL AT SOUTH FACADE ELEVATION 2



PLANTER AT CHOCOLATE SHOP 5

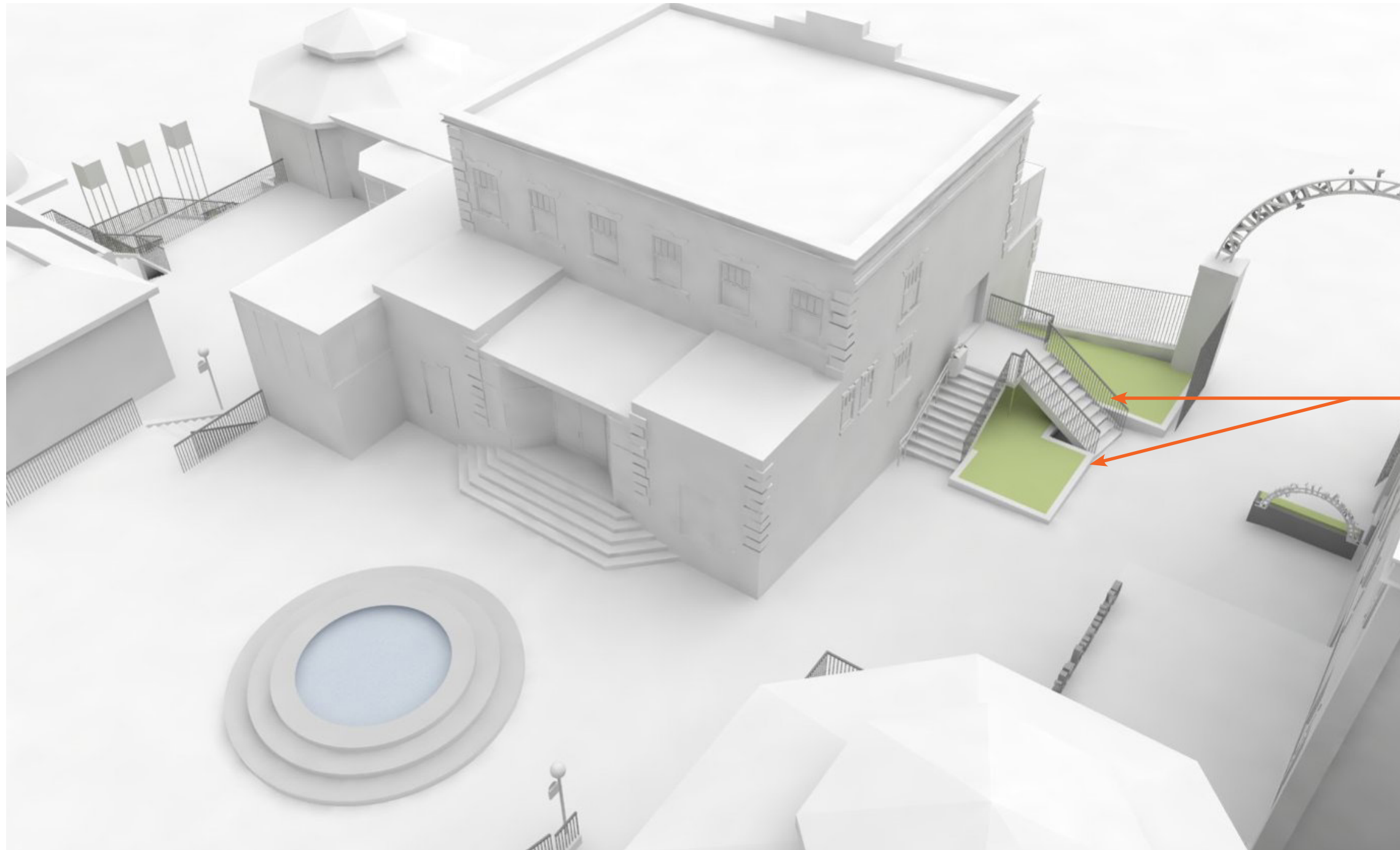


STEPS AT WEST FACADE 4



CONCRETE SEATWALL DETAIL 1

APARTMENT BUILDING RENDERINGS: EXISTING STAIR AND PLANTER ON SOUTH SIDE OF APARTMENT BUILDING

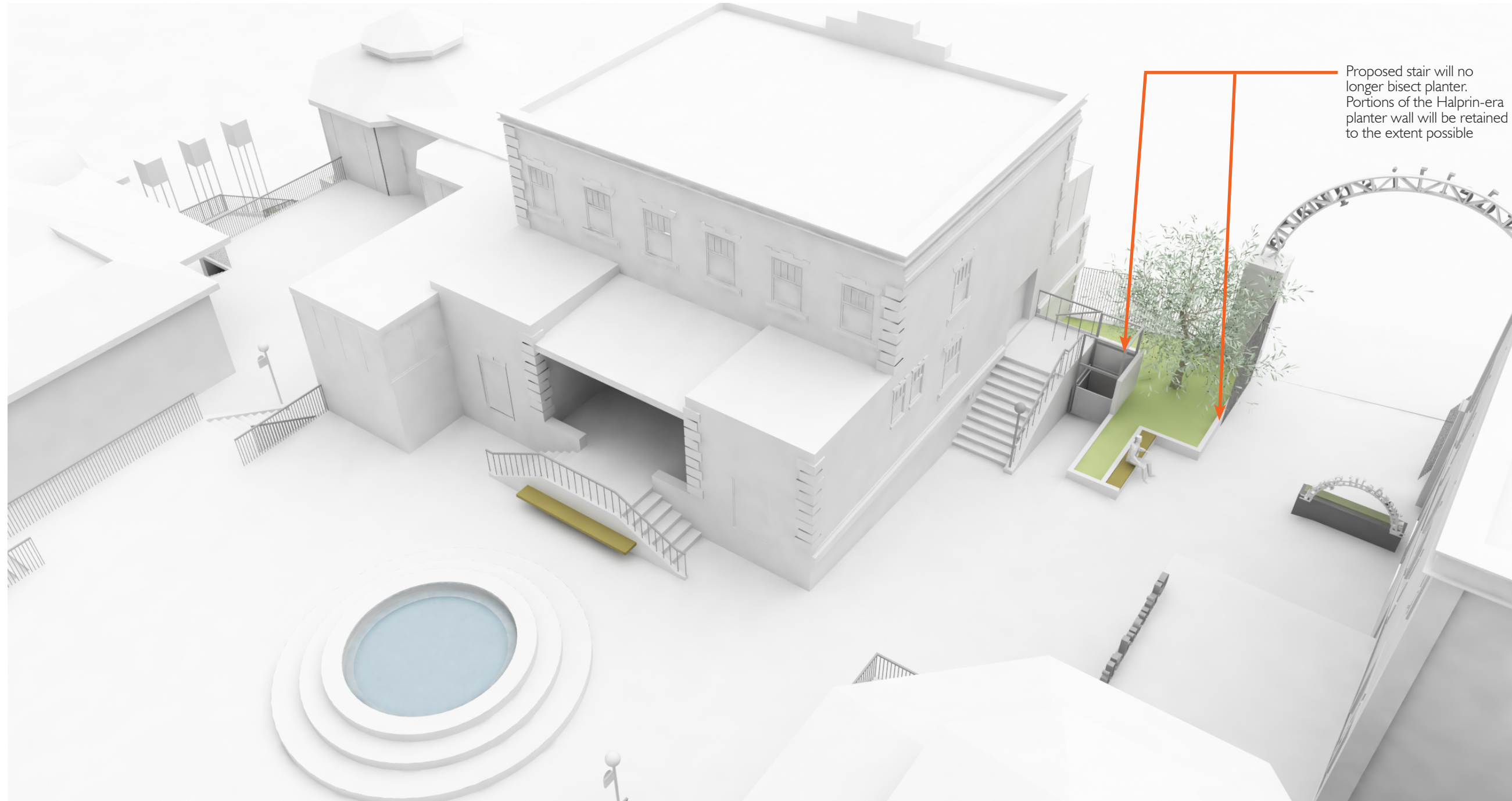


APARTMENT
BUILDING

Existing stair bisects planter

Rendering of existing Fountain Plaza and ADA entrance

APARTMENT BUILDING RENDERINGS: PROPOSED ENTRY STEPS AT WEST FACADE AND ADA ENTRY ON SOUTH FACADE



Rendering of proposed west facade and ADA entrance

APARTMENT BUILDING - EXTERIOR MATERIALS AND FINISHES



Original Halprin-era paving. The new steps will match the fine-seeded aggregate and the landing will match the coarse-seeded aggregate.



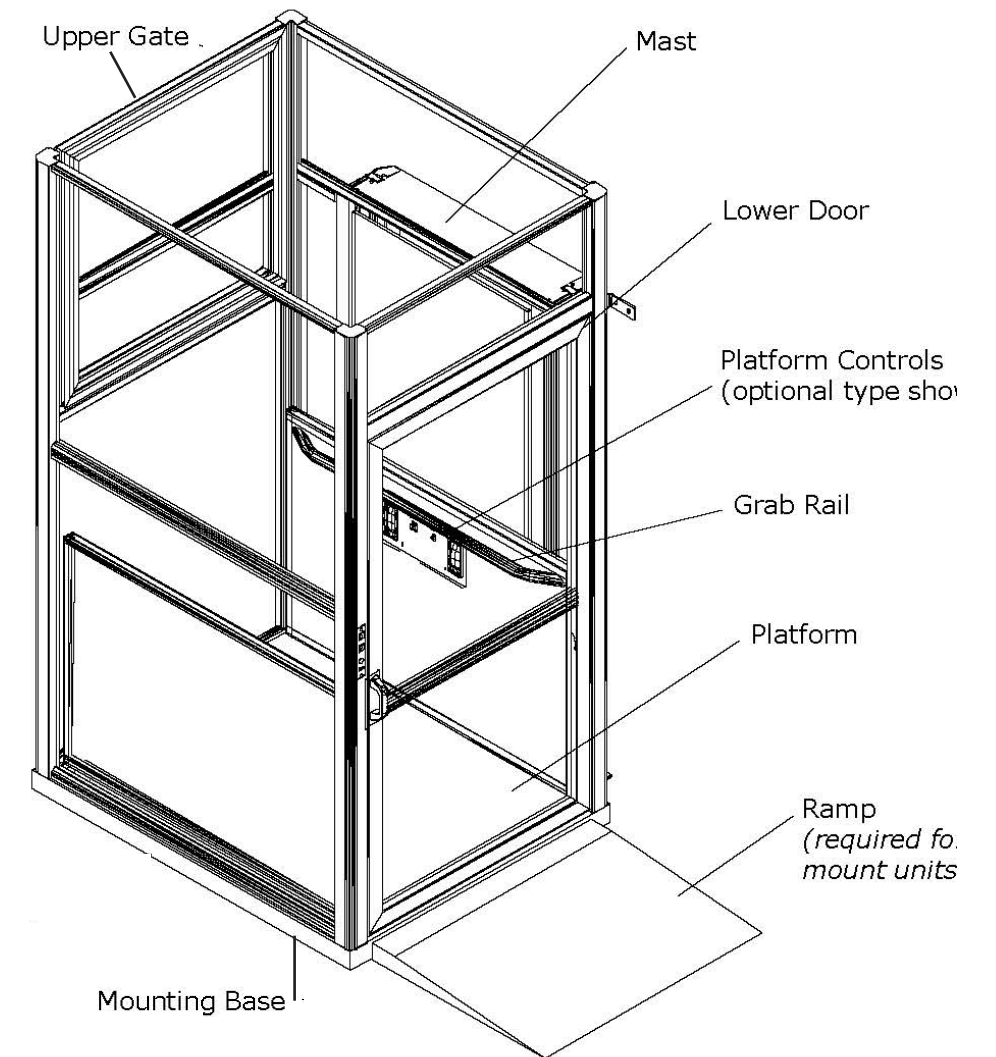
The railing will be dark in color to match existing railings at Ghirardelli Square.



An existing door opening will be replaced with a window and the area below the new window will be infilled with veneer brick to match the adjacent brick veneer. Above photo shows two brick veneer colors being considered for the infill.



The proposed lift will be dark in color to complement the color palette of the railings.



Lift Enclosure Model with Standard Straight-Through Configuration

APARTMENT BUILDING

APARTMENT BUILDING - LIGHTING

Minimal new lighting is proposed for the exterior of the Apartment building. The terrace will have recessed lighting at the underside of the ceiling of the terrace.

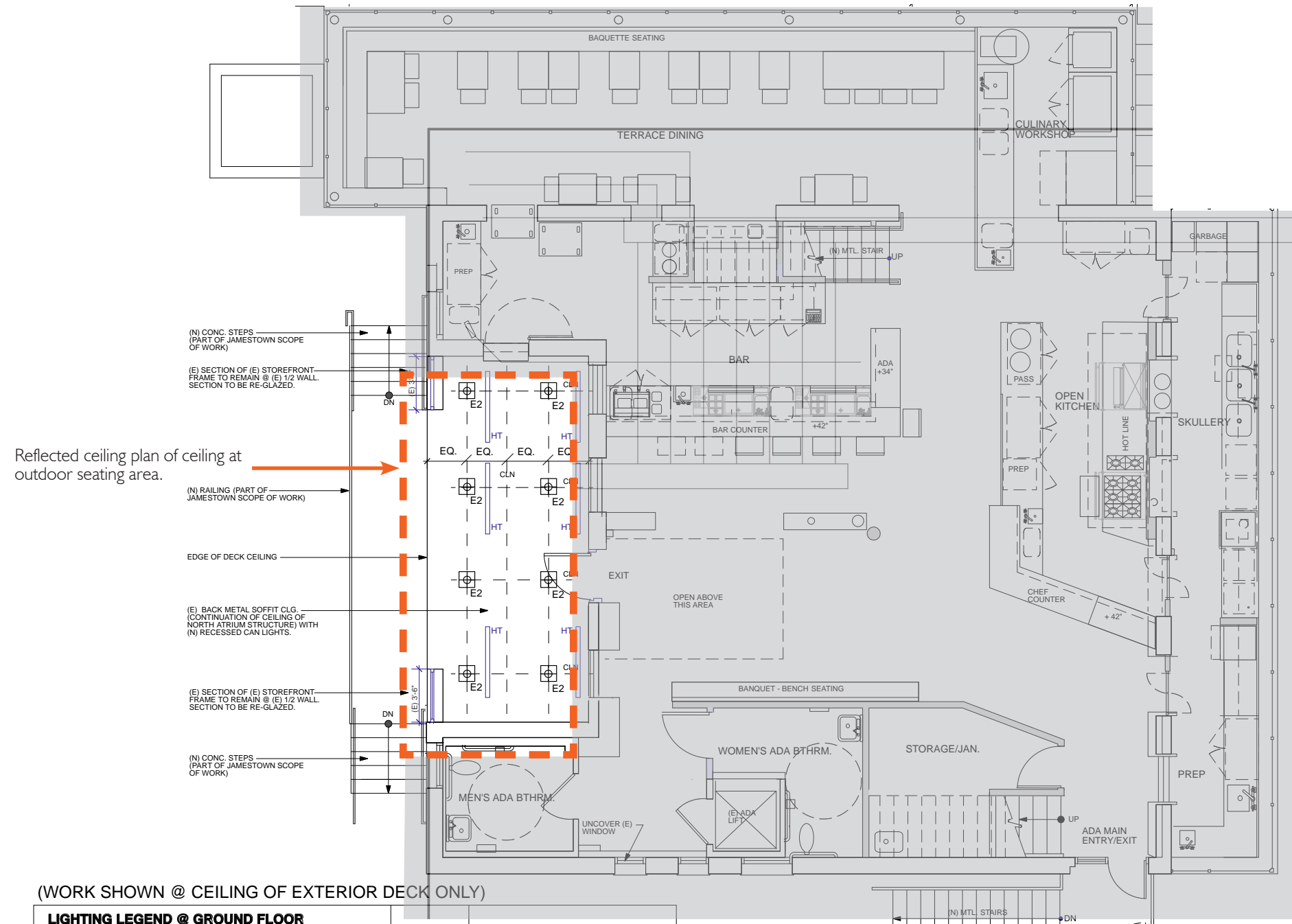
Signage at east parapet and front entry will also have lighting. See Signage section.

(WORK SHOWN @ CEILING OF EXTERIOR DECK ONLY)

LIGHTING LEGEND @ GROUND FLOOR					
QTY	SYMBOL	TYPE	BRAND/SPECIFICATION	LAMPING	NOTES
35	E2	EXTERIOR RECESSED CEILING LIGHTS	JUNO - HALOGEN PINHOLE	50W - MR-16	EXTERIOR USE WATERPROOF SHATTER-PROOF, CLEANABLE, LENSED COLOR WARMTH OF LIGHTING T.B.D. W/ ELECTRICIAN/CLIENT



Photo of existing ceiling at proposed outdoor seating area.



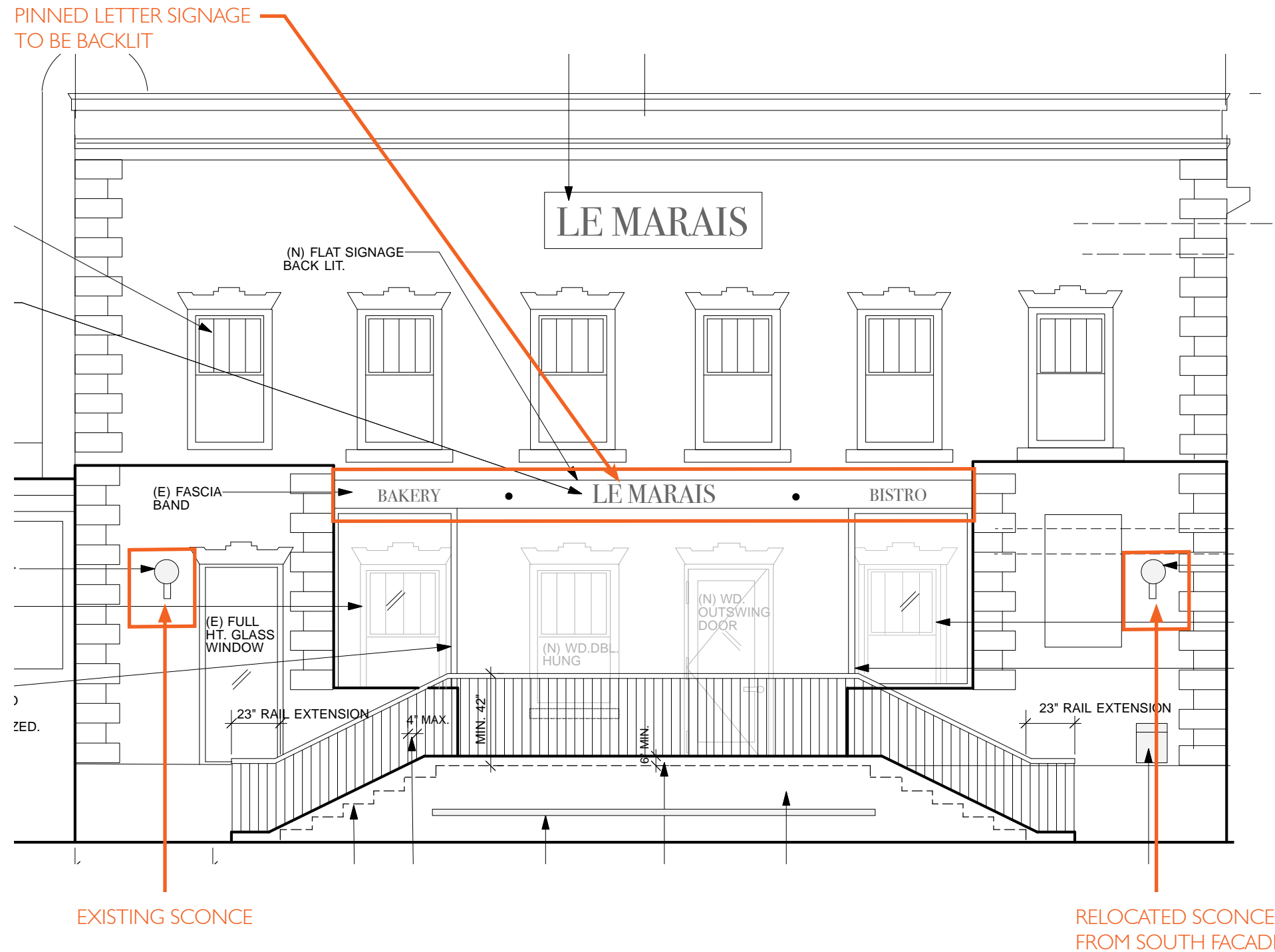
Reflected ceiling plan of ceiling at outdoor seating area.

(WORK SHOWN @ CEILING OF EXTERIOR DECK ONLY)

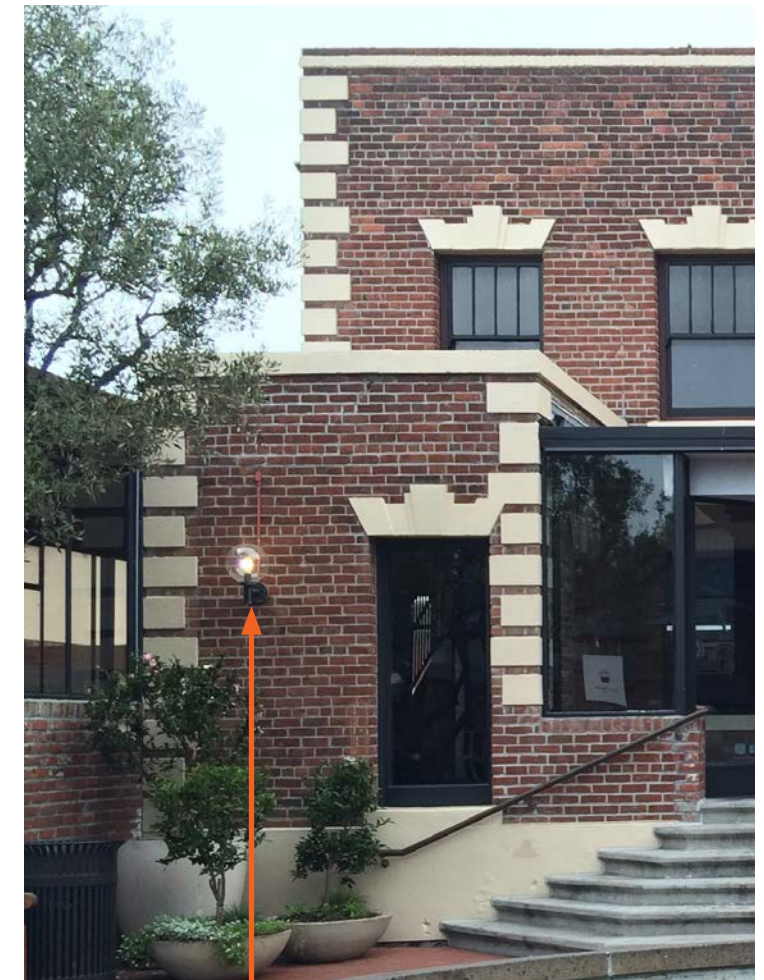
LIGHTING LEGEND @ GROUND FLOOR

Proposed reflected ceiling lighting plan (not to scale)

APARTMENT BUILDING - LIGHTING CUTSHEETS AND IMAGES



The Apartment Building has two existing exterior wall sconces. One additional sconce to match the existing will be installed at the west facade.



EXISTING SCONCE

LIGHTING

APARTMENT BUILDING - IMAGES & CUTSHEETS OF PROPOSED LIGHTING



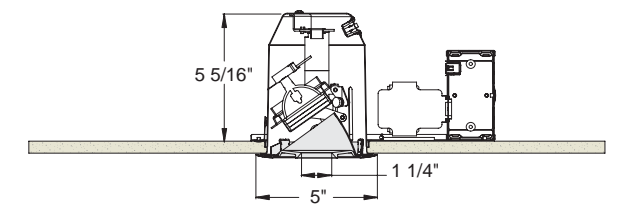
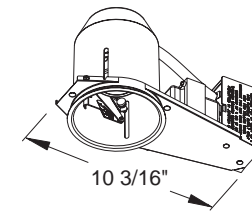
Photo of existing sconce. (E) light to be retained at west facade. (E) at south facade to be relocated to west facade.



Proposed sconce for south facade by Progress Lighting.



DIMENSIONS

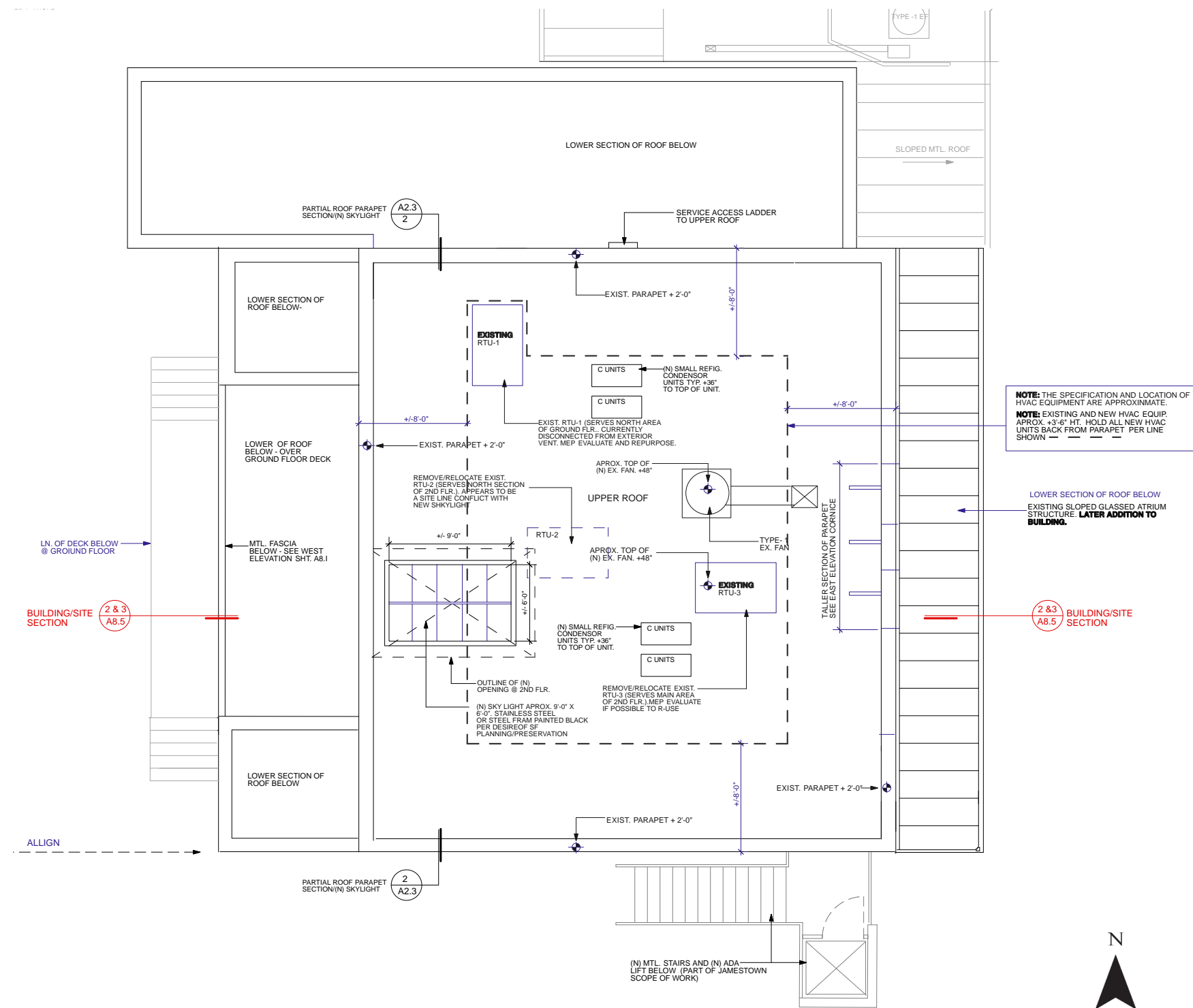


4 7/16" CEILING CUTOUT

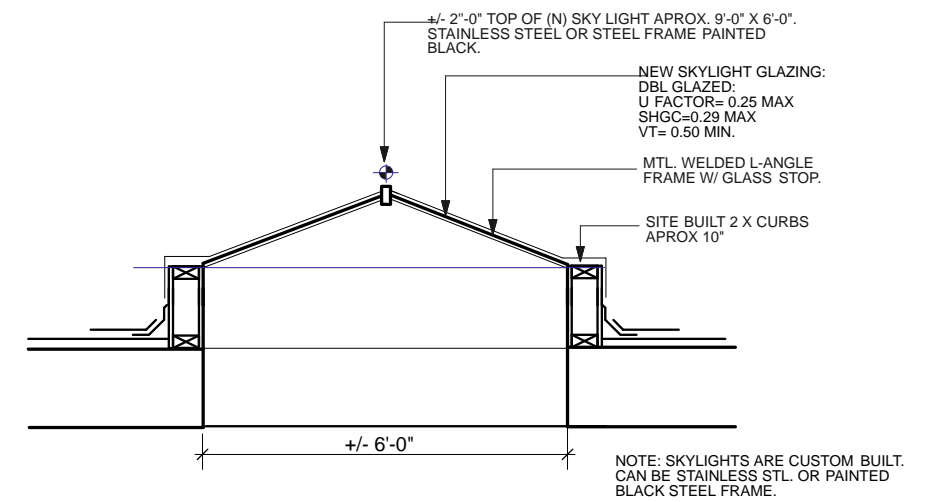


Proposed recessed lighting for exterior ceiling at terrace area. By Juno Lighting

APARTMENT BUILDING - MECHANICAL EQUIPMENT

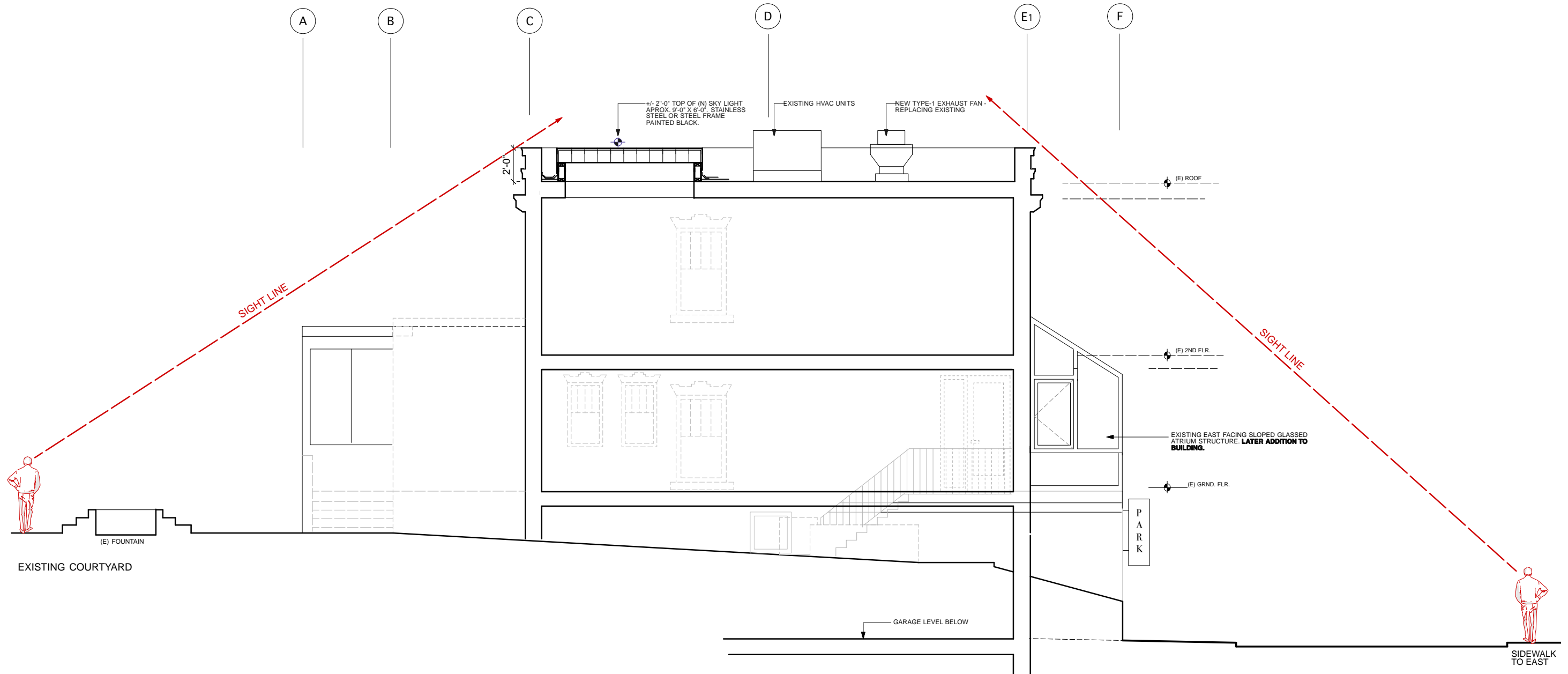


Proposed scope includes both the reuse of some of the existing mechanical equipment at the roof and the addition of some new equipment. Currently some of the existing equipment can be seen from Larkin and North Point streets. However, because of the downward slope of Larkng Street, most of the equipment is hidden from view along the public right of way. Additionally, new equipment will be set back about 8'-0" to 10'-0" from the parapet.



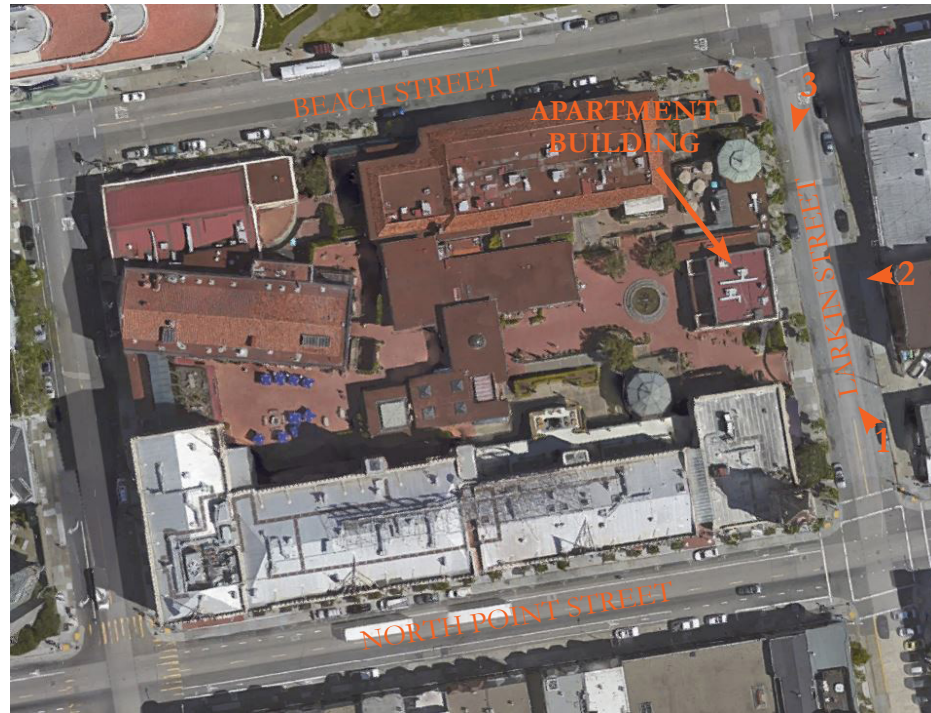
Proposed roof plan (not to scale)

APARTMENT BUILDING - MECHANICAL EQUIPMENT



Section showing Sight Line Diagram

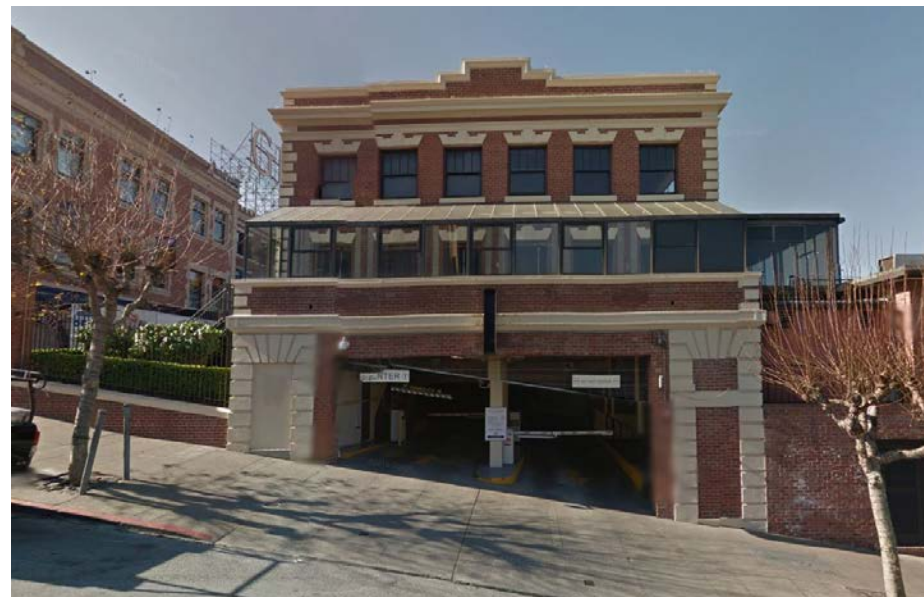
APARTMENT BUILDING: MECHANICAL EQUIPMENT



Site map (Google Maps, 09-18-2015)



1: View looking northwest (mechanical equipment minimally visible), Google Maps, 09-18-2015



2: View looking west (mechanical equipment not visible), Google Maps, 09-18-2015



3: View looking southwest (mechanical equipment not visible), Google Maps, 09-18-2015

Much of the existing mechanical equipment will be reused. New mechanical equipment will be similar in height to the existing and will be set back a minimum of 10'-0" from the parapets. Visibility of the equipment will be similar to the existing condition. Because of the significant slope along Larkin Street, the mechanical equipment will be mostly hidden from view.

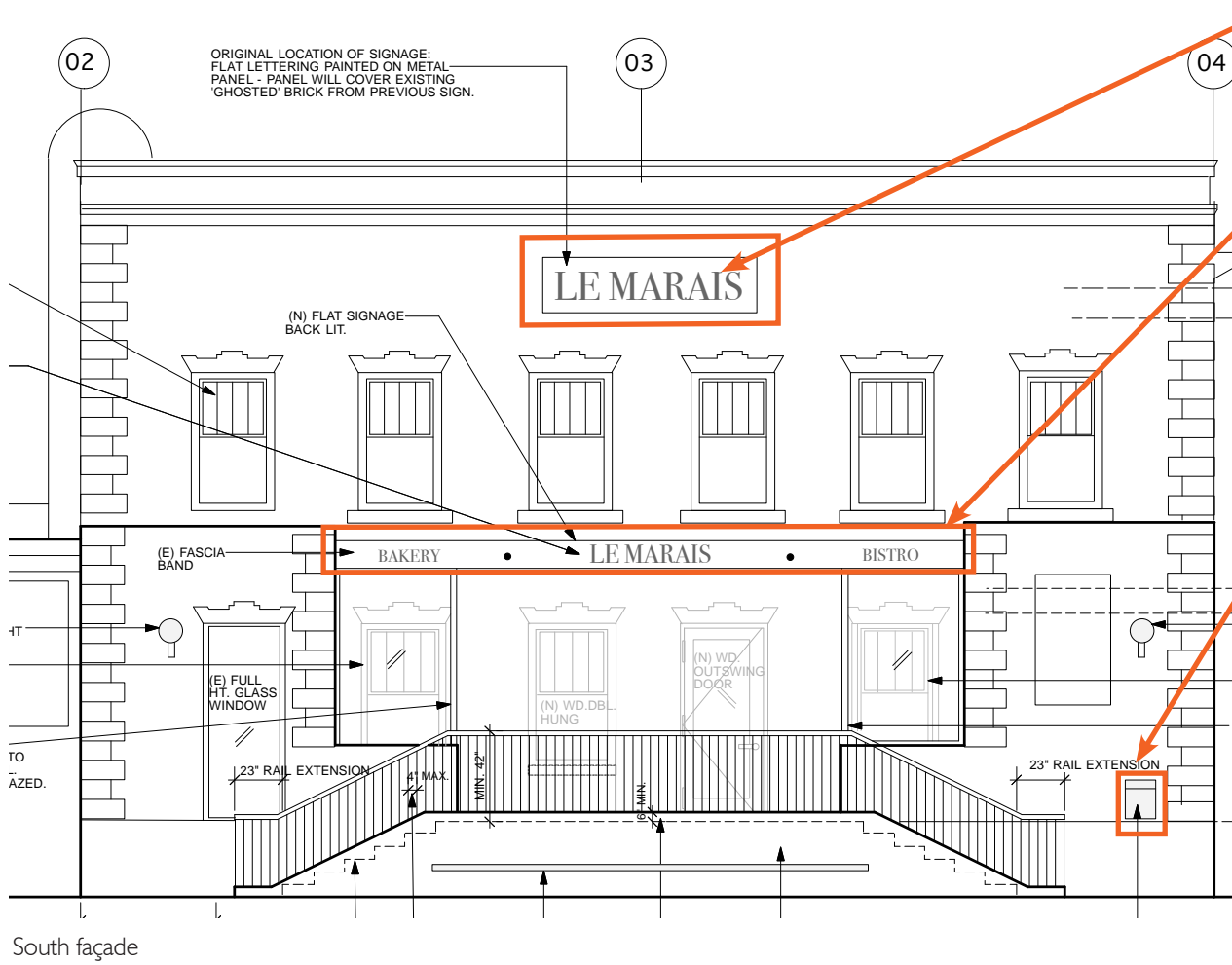
APARTMENT BUILDING - SIGNAGE



Area where previous sign was removed. Note scarring of brick.

Signage for the Apartment Building will be minimal. Signage is proposed for five locations:

1. Facia of existing roof at proposed outdoor seating area
2. Above the second floor windows where there is scarring from a previous sign
3. Banner signs at east façade, glass shed addition (2)
4. Menu boards (2)
5. Signage at awning

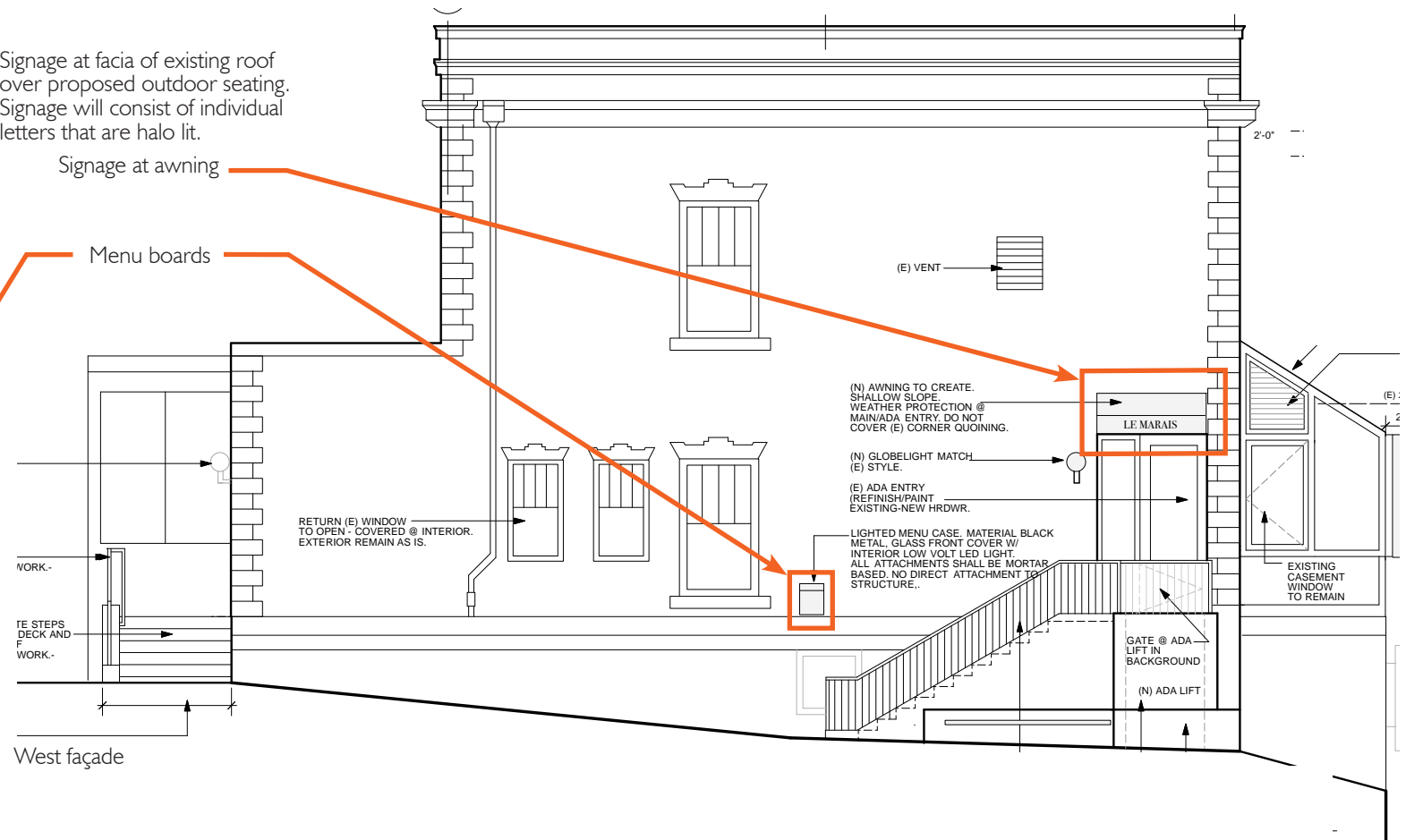


Signage below main cornice at location where previous sign was installed. Size to be limited to size of scarring left from previous sign.

Signage at facia of existing roof over proposed outdoor seating. Signage will consist of individual letters that are halo lit.

Signage at awning

Menu boards

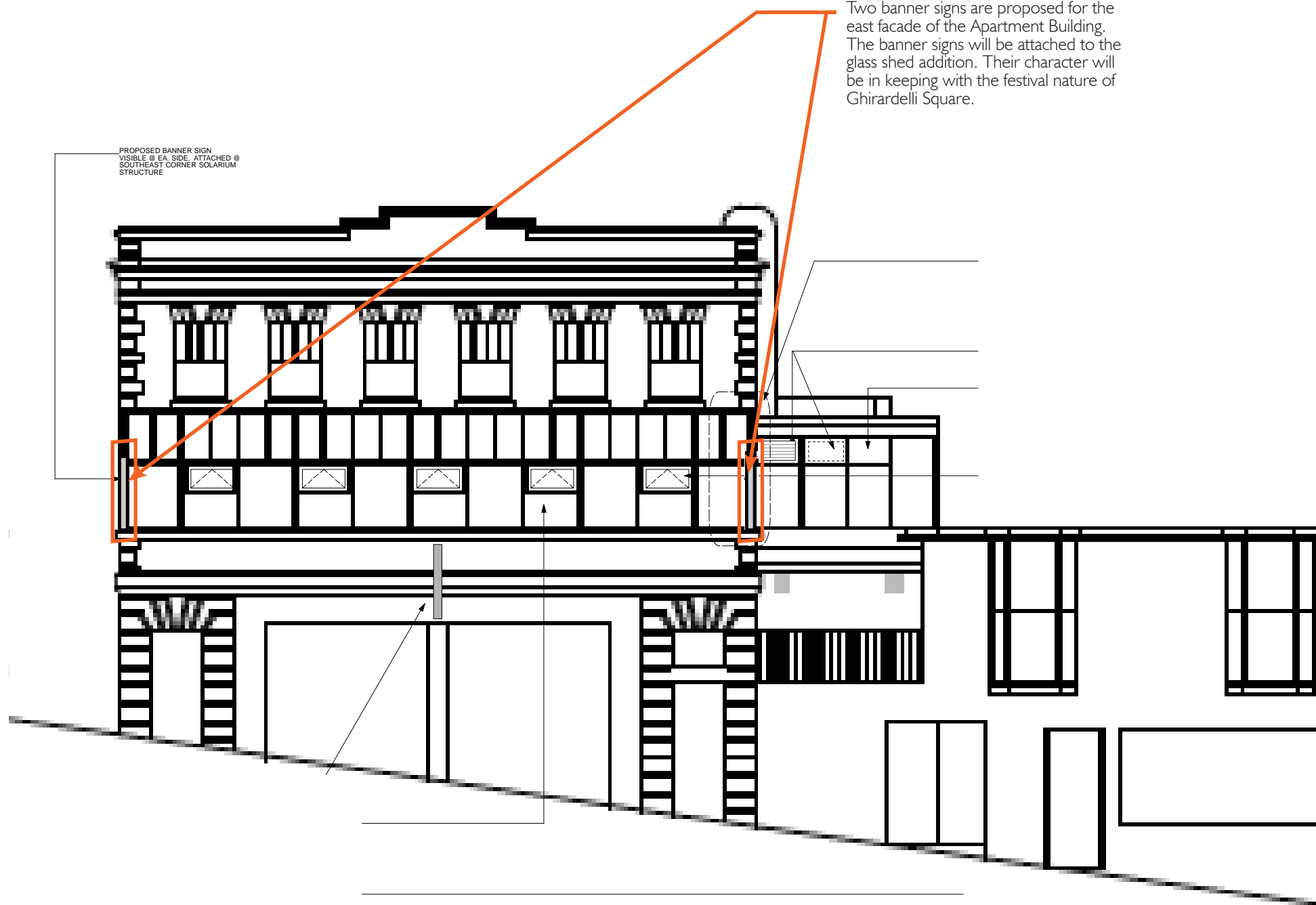


West façade

APARTMENT BUILDING - SIGNAGE

Two banner signs are proposed for the east facade of the Apartment Building. The banner signs will be attached to the glass shed addition. Their character will be in keeping with the festival nature of Ghirardelli Square.

PROPOSED BANNER SIGN
VISIBLE @ EA. SIDE, ATTACHED @
SOUTHEAST CORNER SOLARIUM
STRUCTURE



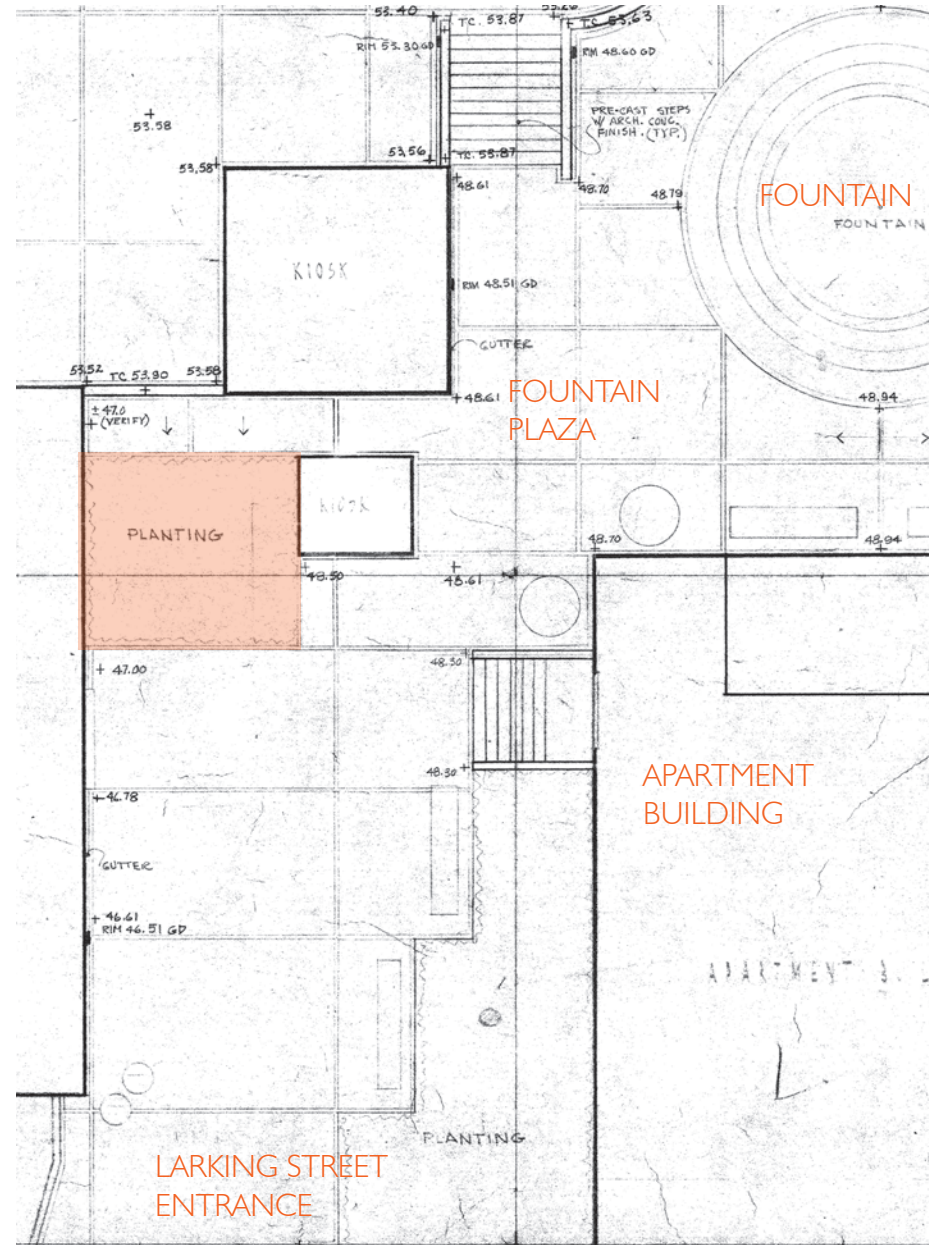
East façade

PLANTER AT CHOCOLATE SHOP

CHOCOLATE SHOP PLANTER

A small planter was constructed as part of the 1960s work just north of and adjacent to the Chocolate Shop. Original drawings from the 1960s indicate a square planting area; however, only a narrow rectangle strip with a small concrete curb was actually constructed. The planter still remains along with an original “lollipop” light installed within the curb.

In order to provide additional seating at this area, the proposed project will include the installation of a bench that will border the existing planter. The bench will be constructed of concrete and will have a wood seat. The existing historic light will be relocated to the new stair on the south side of the Apartment Building.



Historic plan indicating a small planting area (shaded)

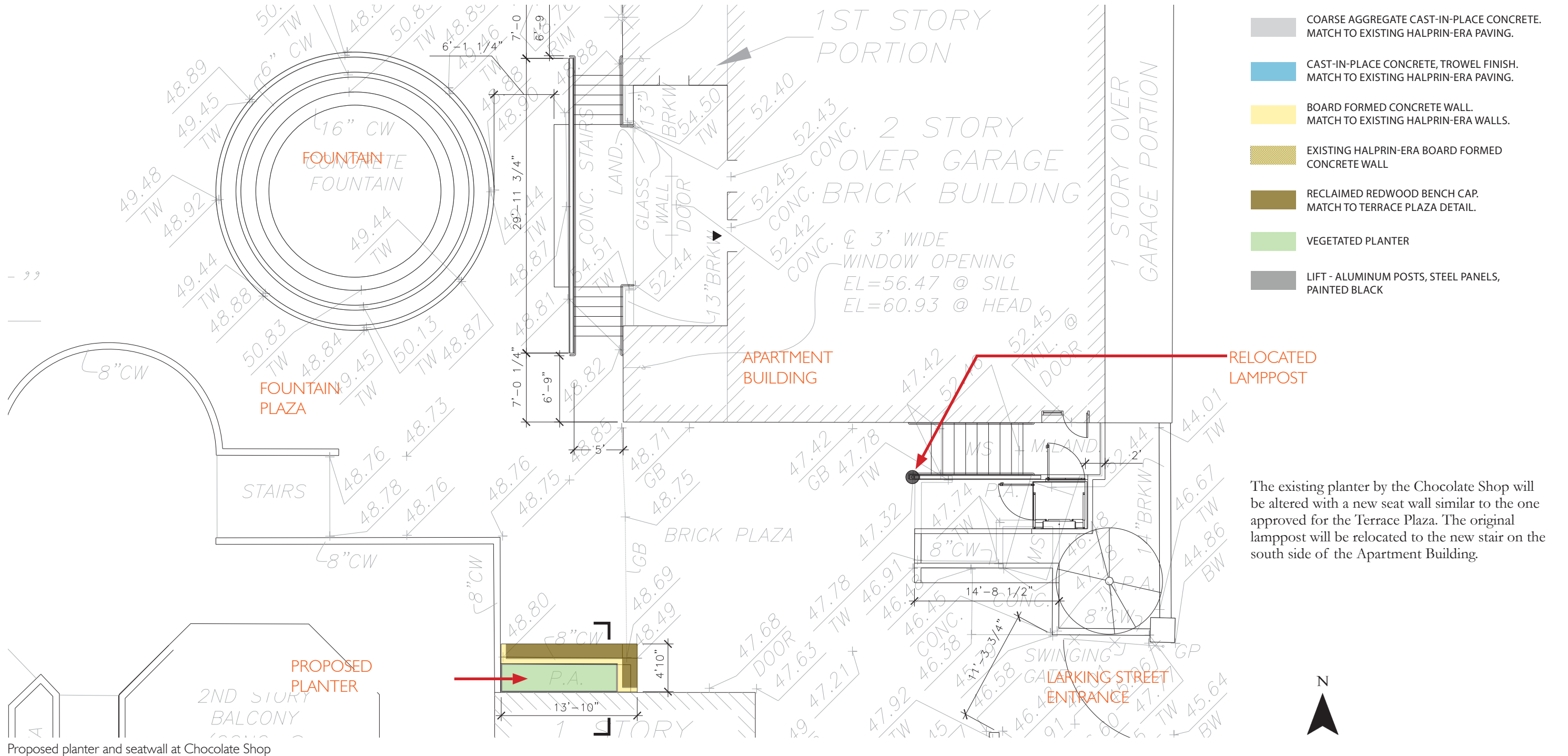


View of planter, 1960s (Environmental Design Archives)



Current view of planter outside Chocolate Shop

PLANTER AT CHOCOLATE SHOP



Proposed planter and seatwall at Chocolate Shop

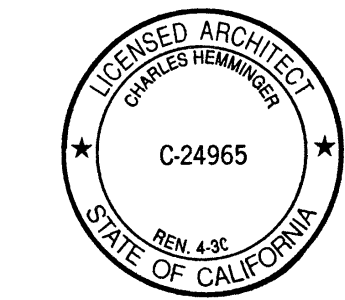
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APPENDIX
HEMMINGER ARCHITECTS DRAWING SET

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hemmingerarchitects

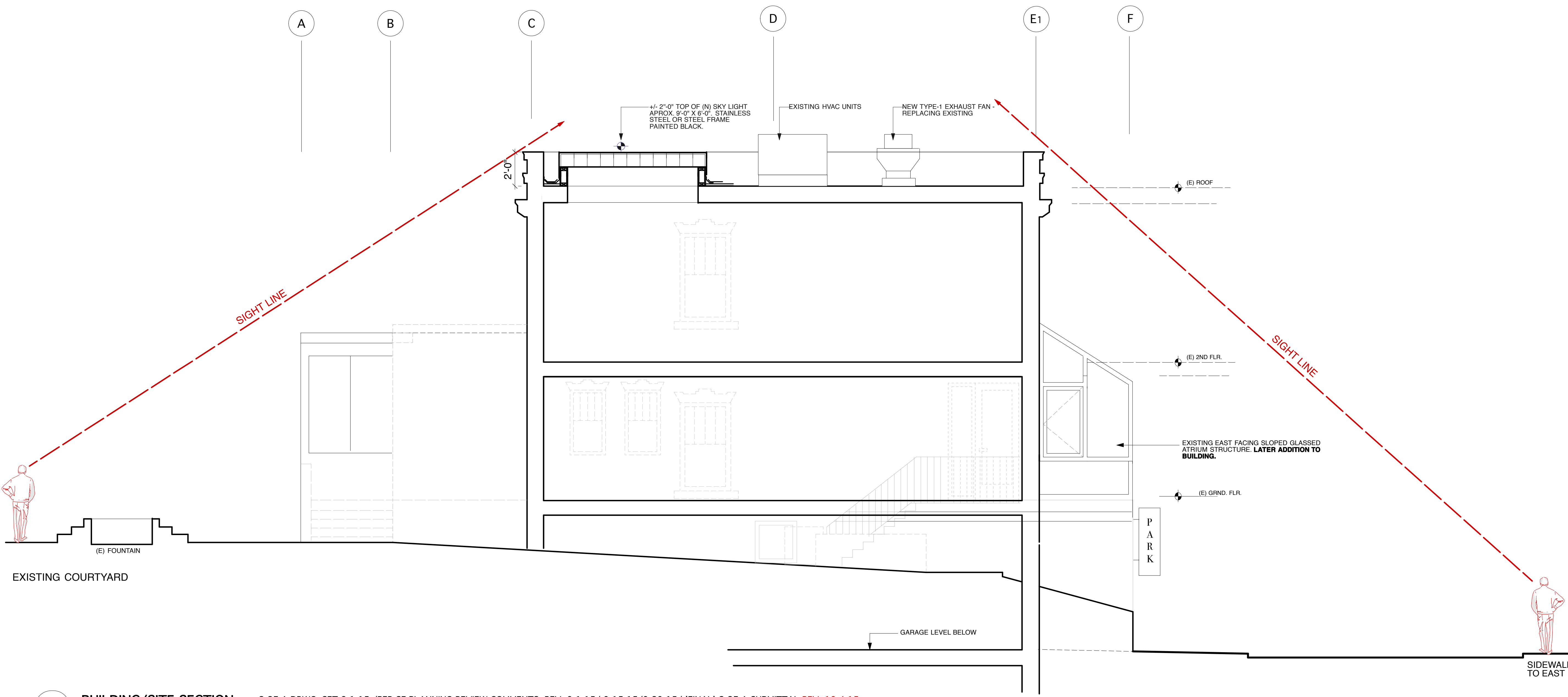
hemmingerarchitects.com
2601 mission street suite 215
san francisco ca
94115 3777046
e charles@hemmingerarchitects.com



NO.	ISSUE	DATE

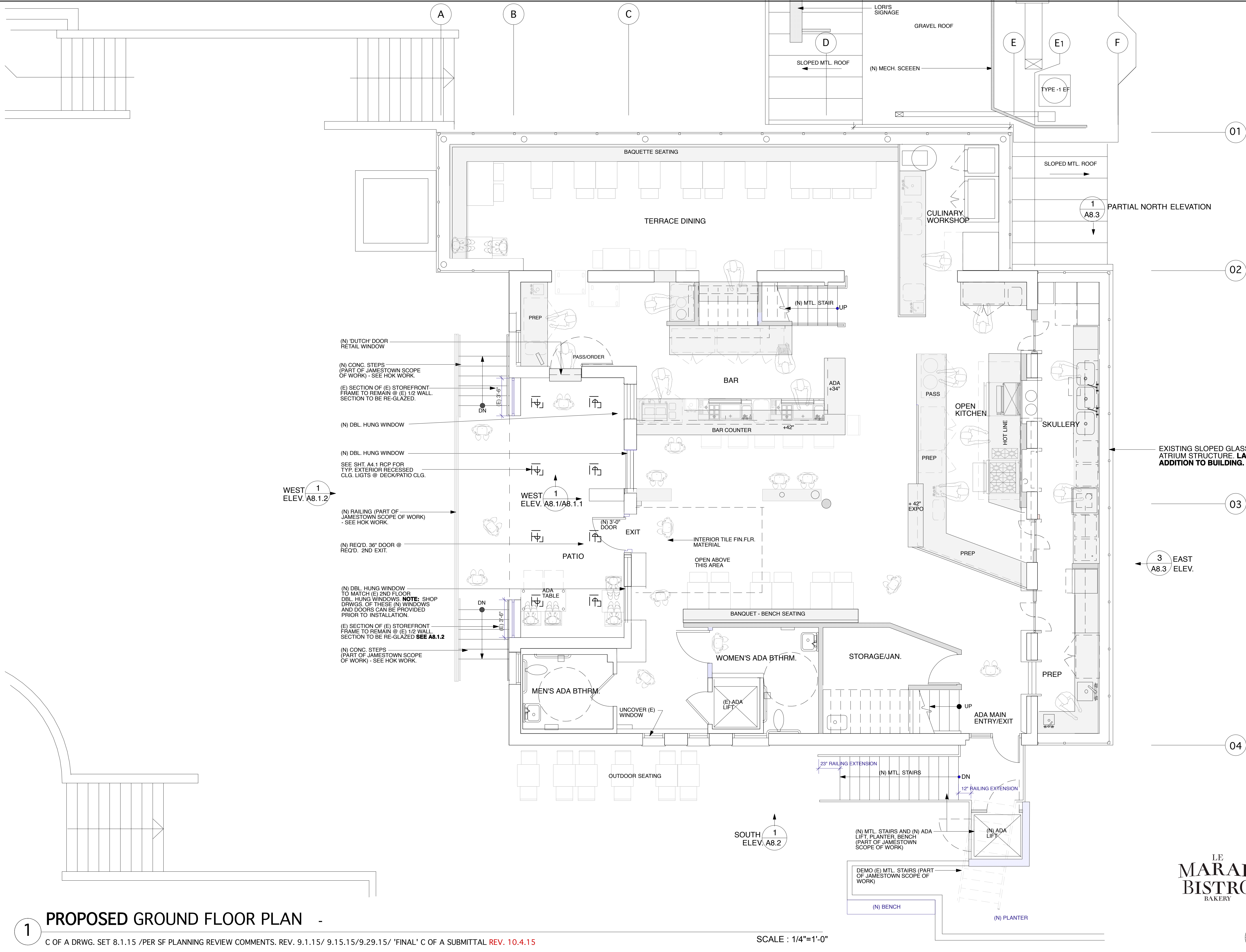
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DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	
DESCRIPTION	
BUILDING/SITE SECTION	

REFERENCE NORTH	SHEET NO.
	A8.5



1 BUILDING/SITE SECTION C OF A DRWG. SET 8.1.15 /PER SF PLANNING REVIEW COMMENTS. REV. 9.1.15/ 9.15.15/9.29.15/ 'FINAL' C OF A SUBMITTAL REV. 10.4.15

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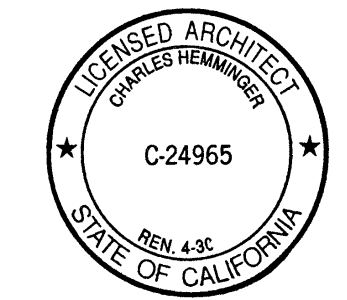


1 PROPOSED GROUND FLOOR PLAN -

C OF A DRWG. SET 8.1.15 /PER SF PLANNING REVIEW COMMENTS. REV. 9.1.15/ 9.15.15/9.29.15/ 'FINAL' C OF A SUBMITTAL REV. 10.4.15

SCALE : 1/4"=1'-0"

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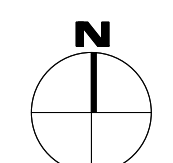
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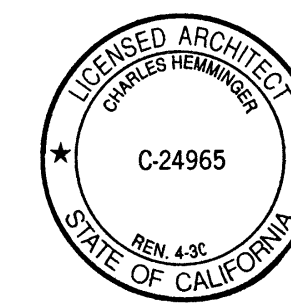
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JOB NO.	APPROVED
FILE NAME	

DESCRIPTION
PROPOSED GROUND FLOOR PLAN

REFERENCE NORTH	SHEET NO. A2.1
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LE MARAIS BISTRO BAKERY



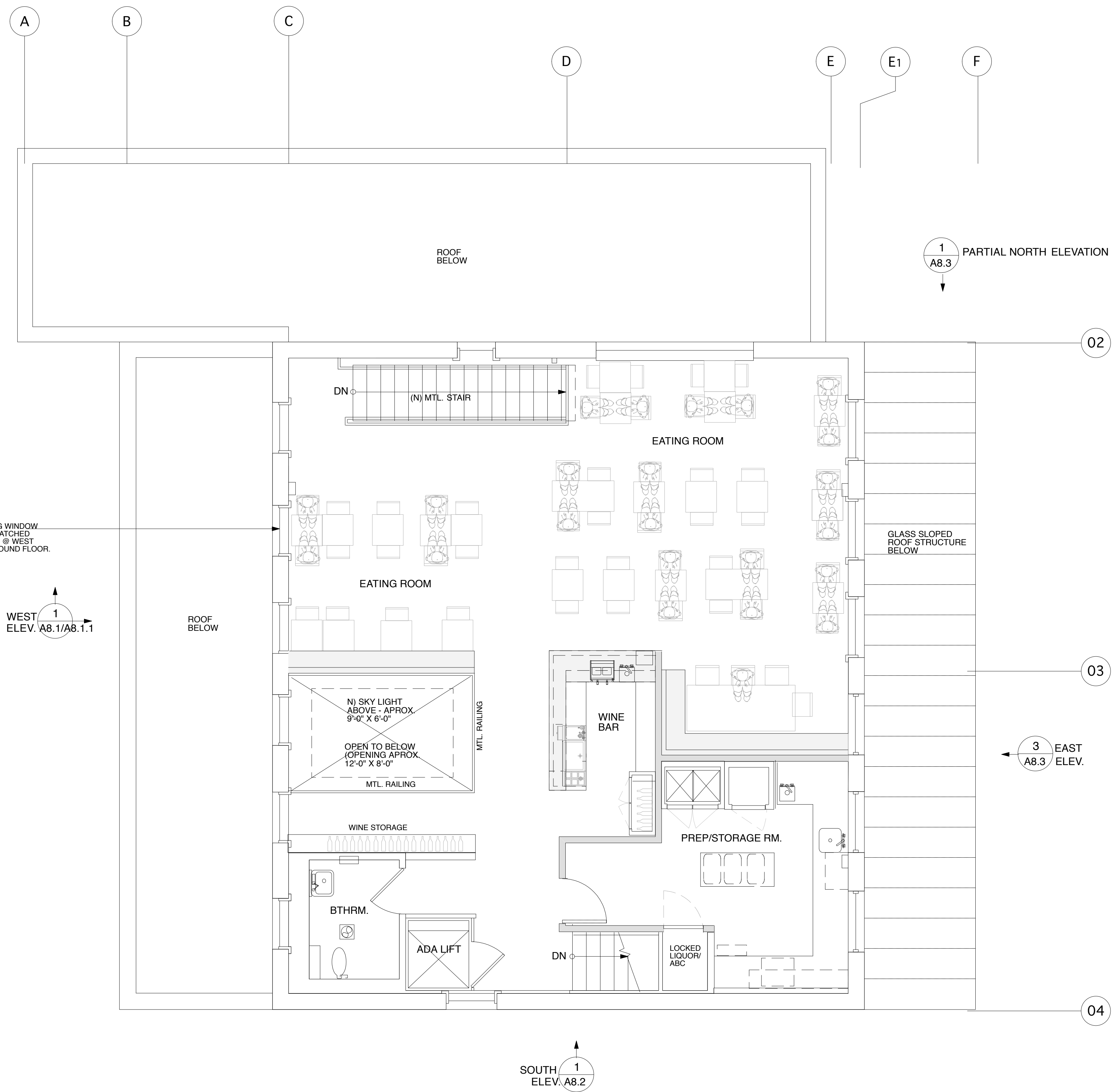


NO.	ISSUE	DATE

SCALE 1/4" = 1'-0"	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	

DESCRIPTION
EXISTING 2ND FLOOR PLAN

REFERENCE NORTH	SHEET NO.
	A2.2



(E) TYP. DBL. HUNG WINDOW
 STYLE WILL BE MATCHED
 @ NEW WINDOWS @ WEST
 ELEVATION @ GROUND FLOOR.

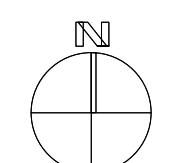
WEST
 ELEV. A8.1/A8.1.1

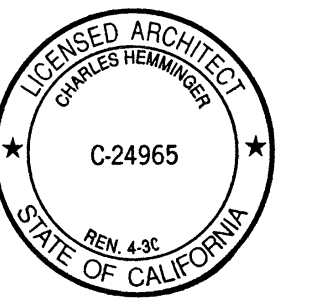
SOUTH
 ELEV. A8.2

3
 EAST
 ELEV. A8.3

1 PROPOSED 2ND FLOOR PLAN C OF A DRWG. SET 8.1.15 /PER SF PLANNING REVIEW COMMENTS. REV. 9.1.15/ 9.15.15/9.29.15/ 'FINAL' C OF A SUBMITTAL. REV. 10.4.15

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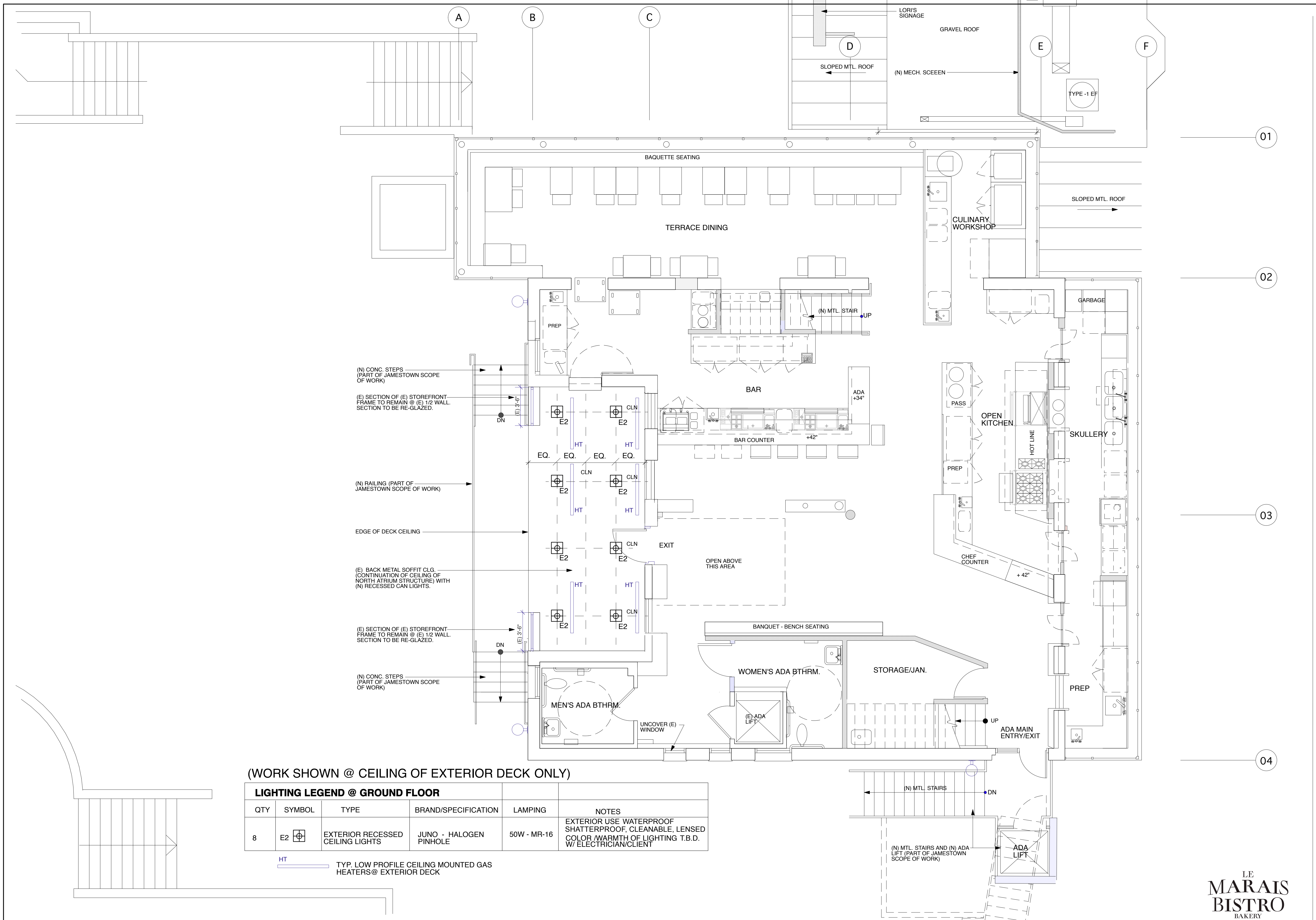




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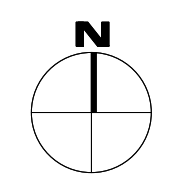
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JOB NO.	APPROVED
FILE NAME	
DESCRIPTION	
PROPOSED RCP/LIGHTING @ GROUND FLOOR	

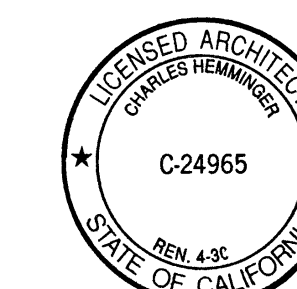
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	A4.1RCP



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SCALE : 1/4"=1'-0"





NO.	ISSUE	DATE

SCALE 1/4" = 1'-0"	DATE
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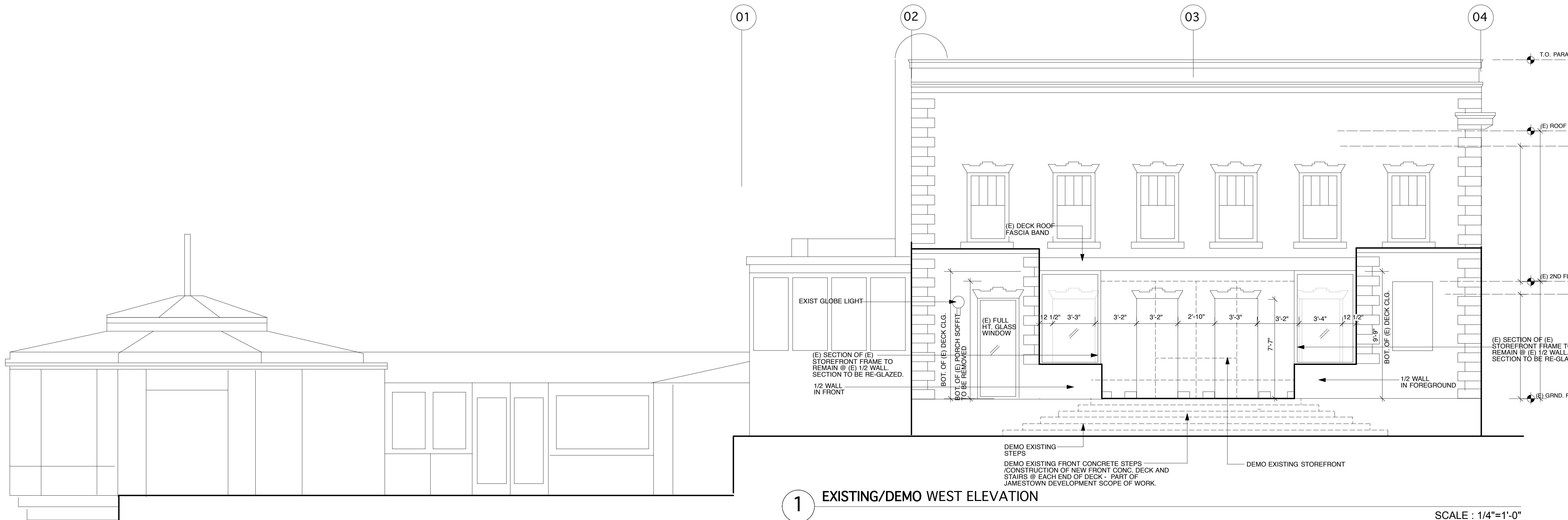
JOB NO.	APPROVED
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FILE NAME	
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DESCRIPTION
EXISTING / PROPOSED WEST ELEVATIONS FROM COURTYARD

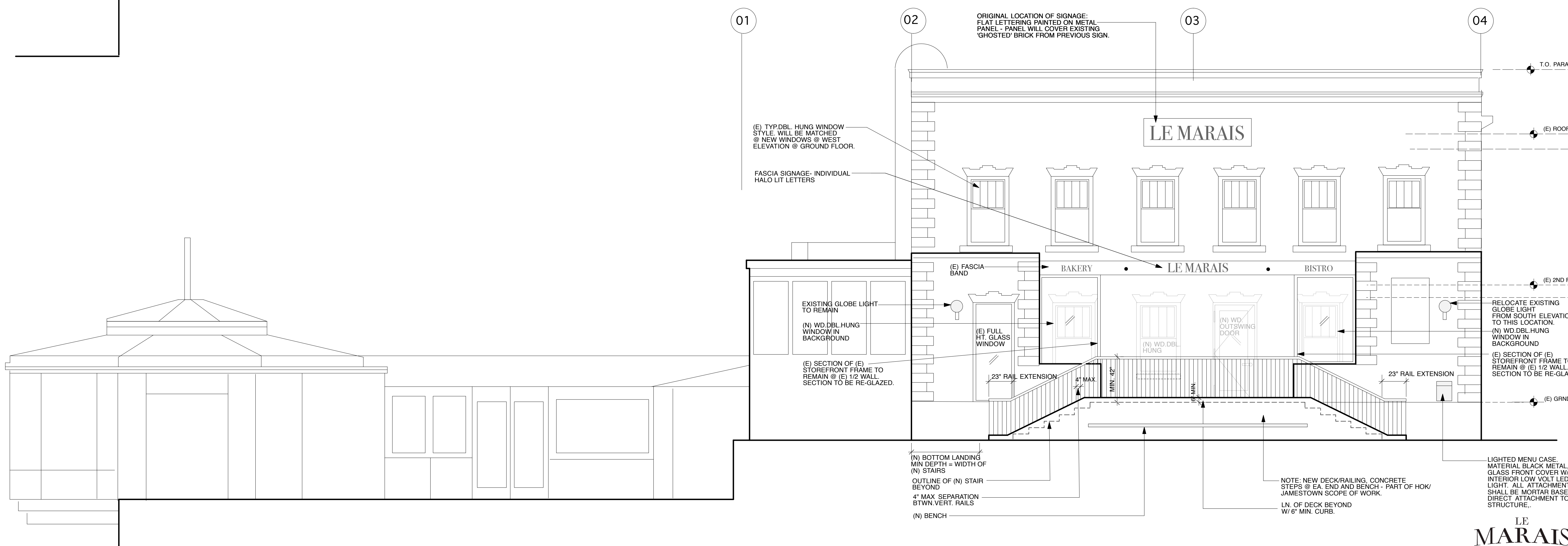
REFERENCE NORTH	SHEET NO.
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A8.1.2



1 EXISTING/DEMO WEST ELEVATION

SCALE : 1/4"=1'-0"



1 PROPOSED WEST ELEVATION - NOTE: NEW DECK/RAILING, CONCRETE STEPS @ EA. END AND BENCH - PART OF HOK/JAMESTOWN SCOPE OF WORK. C OF A DRWG. SET 8.1.15 /PER SF PLANNING REVIEW COMMENTS. REV. 9.1.15/ 9.15.15/9.29.15/ 'FINAL' C OF A SUBMITTAL REV. 10.4.15

SCALE : 1/4"=1'-0"

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