



SAN FRANCISCO PLANNING DEPARTMENT

Major Permit to Alter Case Report

HEARING DATE: JUNE 15, 2016
CONTINUED FROM: APRIL 20, 2016, MAY 18, 2016

Filing Date: October 21, 2015
Case No.: **2015-014090PTA**
Project Address: **1 STOCKTON STREET**
Conservation District: Kearny-Market-Mason-Sutter
Building Category: Category V (Unrated)
Zoning: C-3-R (Downtown Retail) District
80-130-F Height and Bulk District
Block/Lot: 0327 / 025
Applicant: Tony Sanchez-Corea
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PROPERTY DESCRIPTION

Constructed in 1973, 1 Stockton Street is an oversize two-story building with flat roof. An entry to the Powell MUNI/BART station is located at the southeast corner of the building. Frameless butt-glazed storefront partially encloses the MUNI/BART station entry along the Ellis Street façade of the building.

The building was substantially altered by Apple, its current occupant, in the early 2000s to its current configuration with stainless steel panels cladding the solid upper level and a recessed frameless storefront system that extends along the Stockton Street façade and wraps around a portion of the Ellis Street façade. The remaining portion of the ground floor at Ellis Street is concrete panels. The oversized two-story scale, contemporary cladding, and cube-like appearance of the existing building stands out adjacent to the taller buildings on neighboring parcels, but the building's scale relates to several other former bank buildings that are similarly located on corners just north of Market Street within the Conservation District. The immediately adjacent buildings on Stockton and Ellis streets are also Category V (Unrated).

The subject building is located at 1 Stockton Street in Accessor's Block 0327, Lot 025 on the northwest corner of Stockton and Ellis Streets. It is a Category V (Unrated) Building located within the Kearny-Market-Mason Conservation District, the C-3-R (Downtown Retail) Zoning District, and 80-130-F Height and Bulk District.

PROJECT DESCRIPTION

The proposed project involves exterior alterations to the façade for a new retail tenant (d.b.a. T-Mobile). The scope of work includes removal of the existing façade and construction of a new façade clad in smooth and dimensional terra cotta rainscreen with aluminum frame windows and storefront. Terra cotta will have a white semi-gloss glaze and aluminum windows and storefront will have matte silver finish (IGP-DURA Face 5807, RAL 9006). Large window bays will be setback from the building wall and windows will have minimal metal frames supporting butt-glazing. Due to the height of the second story window openings, the upper portion of the glazing requires additional support that will be provided by stainless steel spider clips. Behind these windows the interior drop ceiling will be pulled back approximately three feet with a finished soffit.

The two-story façade will have a two-part horizontal composition and vertical bays defined by masonry-clad piers on a masonry-clad base (Piers-Janegrey Sandstone, Grey, Honed; Base-Basaltina, Grey, Honed and Filled). The bay configuration will be irregular to accommodate the existing glazed MTA entry and an egress stair that is located at the southwest corner of the building. The terra cotta will transition from dimensional texture at the base of the building to flat at the cornice. A metal-clad cornice will define top of building and project approximately eight inches from façade. At the second floor, a metal clad window sill will cap the building base. The cornice and window sill will be clad with architectural metal with dark silver matte finish (IGP-DURA Face 5803, RAL 9022).

Aluminum storefront windows on Stockton and Ellis streets will rest on a masonry-clad base. The tenant entry at Stockton Street will feature frameless glass doors flanked by sidelights. Within the MTA entry, the walls and ceiling will be re-clad with ceramic glass panels (Neoparies, White 413) with glossy white finish and gray architectural metal, respectively. The metal will match that being used at the cornice and window sill of the façade. A linear light cove will be installed along top edge of the wall.

Internally illuminated channel letter wall signs will be mounted on the spandrel above the tenant entry and at the solid wall at Ellis Street. The sign at the entry, approximately 11' L x 1' 10" T, will consist of metal channel letters with opaque faces and halo illumination. The logo sign at Ellis Street, approximately 5' W by 6' T, will consist of metal channel letters with opaque faces and halo illumination.

BACKGROUND

On March 9, 2016, the proposed Major Permit to Alter was presented to the Architectural Review Committee (ARC) of the Historic Preservation Commission. The project sponsor and Department were seeking the ARC's comments and recommendations regarding the compatibility of the proposed design of the new façade massing, composition, and scale, materials, and detailing and ornamentation with Kearny-Market-Mason-Sutter Conservation District as well as its general consistency with the Secretary of the Interior's Standards (Standards). A copy of the ARC letter (L-058) is attached.

OTHER ACTIONS REQUIRED

Proposed work will require administrative review under Section 309 of the Planning Code and a 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 11

Pursuant to Section 1110 of the Planning Code, unless delegated to 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, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, Section 1111.6 of the Planning Code, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

SECTIONS 1111.6 AND 1111.2 OF THE PLANNING CODE

Section 1111.6 and Section 1111.2, as it relates to signage, of the Planning Code outline the specific standards and requirements the Historic Preservation Commission shall use when evaluating Permits to Alter. These standards, in relevant part(s), are listed below:

- (a) The proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.

The proposed project is consistent with Article 11. The proposed design of the new façade will be more compatible with the Conservation District than the existing façade.

- (d) Within Conservation Districts, all major exterior alterations, of Category V Buildings, shall be compatible in scale and design with the District.

Proposed fenestration and cladding will introduce a more balanced two-part vertical composition that is proportional. Although irregular, the vertical piers will reintroduce a bay pattern that is compatible with the Conservation District and will diffuse the horizontality of the existing low-slung building. The façade will have texture from the dimensional terra cotta rainscreen, window sill, and cornice. The material palette of light-colored terra cotta, gray masonry at the piers and storefront base, and silver architectural metal is consistent with the Conservation District. Window openings will be setback from the façade to provide additional façade articulation. The proposed façade has a contemporary design with limited ornamentation and simple detailing that is compatible with the District.

ARTICLE 11 – Appendix E – Kearny-Market-Mason-Sutter Conservation District

In reviewing an application for a Permit to Alter, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Conservation District as described in Appendix E of Article 11 of the Planning Code and the character-defining features specifically outlined in the designating ordinance. In pertinent part, Appendix E states:

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 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.

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 existing structure is devoid of structural or detailing articulation. The current proposal will introduce new materials and fenestration patterns at the façade. The new fenestration and cladding will introduce a two-part composition with masonry- and terra cotta-clad base and spandrel breaking up the lower and upper portions of the building. Given the low height of the building, a two-part composition appears appropriate. The top of the building will be capped by a simple projecting cornice. The new vertical piers will articulate the façade and provide a sense of verticality and scale. While the vertical bays are somewhat irregular, they appropriately break up the building wall and relate to the fenestration patterns and composition of buildings in the District. The continuous vertical piers provide vertical expression on an otherwise low-slung building and anchor the base of the building.

The storefront and scale of the proposed building base provides an intimate scale at the street that appears appropriate.

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.

The project proposes to remove the existing non-historic façade materials and clad the façade with smooth and dimensional terra cotta rainscreen. The terra cotta will have a more dimensioned expression at the lower portion of the building and transition to flat at the upper portion of the building. The vertical piers and base will be clad with gray-colored stone. Window and storefront systems would be aluminum with a powder coated silver matte finish. The cornice and second floor window sills would be metal-clad with powder-coated aluminum with silver

matte finish. The use of terra cotta rainscreen and stone at piers and base is consistent with the character of the District. The white terra cotta, gray masonry, and silver powder-coated metal provide a color palette that is compatible with the District.

Structures in the District display cladding materials that are often rusticated at the ground and second story to express the mass and weight of structures, and have textural variation and a sense of depth. The proposed design responds to this materiality with the use of dimensional terra cotta, articulated piers, and deep-set storefront and window bays. The proposed design also incorporates a masonry sill at the storefront, a projecting sill at the second floor windows, and a projecting cornice. The proposal appears to be using contemporary materials in a manner that appropriately references the District.

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 proposed building façade is contemporary in design with limited ornamentation and simple detailing. The dimensional terra cotta, deep-set windows, projecting second floor window sill, and projecting cornice highlight the window bays and cap the building. The simple and contemporary design of the façade appears compatible with the District.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

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

The project will facilitate continued retail use of the non-historic building. No distinctive materials, features, spaces, or spatial relationships of the surrounding District will be affected by the proposed project.

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.

As the existing building is not individually historic, the proposed façade replacement will not require physical alteration of any historic fabric of the building or surrounding District.

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. The new façade will have a design that is contemporary and compatible with the surrounding District.

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

As the existing building is not individually historic, the proposed façade replacement will not require physical alteration of any distinctive features, finishes, construction techniques or examples of fine craftsmanship that characterize the building or surrounding District.

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

The proposed project will not destroy historic materials, features, or spatial relationships that characterize the District. The proposed new façade has a contemporary design with limited ornamentation and simple detailing that is compatible with the District. New fenestration and cladding will introduce a two-part composition consistent with the size of the building and with the massing and composition characteristic of the District. Cladding will be smooth or dimensional terra cotta and smooth gray stone at piers and storefront base. Window openings will be setback from the façade to provide additional façade articulation. Window and storefront systems would be aluminum with a powder coated (Silver) matte finish. New wall signs will have opaque faces and halo illumination.

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.

If the proposed façade cladding, fenestration, and signs were removed and replaced in the future, the form and integrity of the District would be unimpaired.

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

None.

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

The existing non-historic façade will be removed and replaced. New horizontal and vertical articulation will be constructed and will be clad with smooth and dimensional terra cotta rainscreen and stone. The building will have a two-part horizontal composition with vertical piers that break up the massing and anchor the base of the building. In response to ARC concerns about the building appearing top heavy, the height of the second floor window opening was increased by approximately two feet and the projecting cornice was enlarged slightly. These changes reduce the bulk and solidity of the building above the windows and make the base and top of the building more proportional. Increasing the height of the window openings requires that the interior drop ceiling be setback with a soffit; it will be setback approximately three feet from the glazing. The height of the window opening also requires an additional panel of glazing. The additional butt-glazed joint in the glazing will align with the interior drop ceiling and required structural support will be provided by stainless steel spider clips. For compatibility with the District, staff recommends the following condition:

Condition of Approval:

1. *That the stainless steel spider clips at second floor windows have a powder-coated or painted non-reflective finish. This detail will be addressed during Preservation staff review and approval of the Building Permit Application.*

The proposed material and color palette is consistent with the District. In response to ARC comments, the material palette was simplified to include only smooth finish terra cotta. The proposed cladding materials are stone and terra cotta, which are typical of the District. The dimensional terra cotta allows a historic material to be expressed and installed in a contemporary manner (rainscreen) that gives it greater mass and texture consistent with the materiality of the District. Therefore, the proposed cladding material appears to be compatible with the character of the District in conformance with the *Secretary's Standards* and with Article 11. In order to ensure consistency of the cladding installation with this approval, staff recommends the following condition:

Condition of Approval:

2. *That Building Permit plans include dimensioned details of the terra cotta rainscreen and stone cladding and installation details for these materials. Details should include depth and width of required joints and attachment mechanisms. Joints should be sealed with a sealant that closely matches the color of the masonry. Samples and product specifications for the proposed sealant(s) will be provided to Preservation staff for review and approval as part of the Building Permit Application.*

New fenestration will consist of large window and storefront openings. Window and storefront systems will be aluminum with a powder coated (Silver) matte finish. Proposed material and finish of windows and storefront is compatible with the District. Window openings will be recessed to provide greater articulation of the façade. As proposed, the fenestration appears compatible with the District in conformance with the *Secretary's Standards* and with Article 11.

The project proposes two tenant signs (one of the originally proposed signs was eliminated in response to an ARC comment): a wall sign at spandrel over tenant entry and wall sign at the solid wall on Ellis Street. Both signs will have opaque faces and halo illumination and consist of metal channel letters pin mounted to the façade. The sign at the entry will be approximately 11 feet long and 1 foot 10 inches tall with the face of the letters projecting approximately 5 inches from the façade. The logo sign at Ellis Street will be approximately 5 feet long by 6 feet tall with the face of the letters projecting approximately 8 inches from the façade. In general, the proposed signs are consistent in terms of material, method of illumination and attachment, size, and location with the Department's Sign Guidelines (draft). For further consistency with the Department's Sign Guidelines (draft) staff recommends the following condition of approval:

Condition of Approval:

2. *That faces and returns of the channel letters be metal and have a powder-coated, painted, or similar non-reflective finish. These and other details of the signs will be provided in the Sign Permit Application submittal for Preservation staff review and approval.*

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 provisions of Article 11 of the Planning Code regarding Major Alteration to a Category V (Unrated) Property within a Conservation District and the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion
Parcel Map
Sanborn Map
Aerial Photo
ARC Comment Memorandum (L-058)
Sponsor Packet (plans and renderings)

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXXX Permit to Alter MAJOR ALTERATION

HEARING DATE: JUNE 15, 2016

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Hearing Date: December 16, 2015
Filing Date: October 21, 2015
Case No.: **2015-014090PTA**
Project Address: **1 STOCKTON STREET**
Conservation District: Kearny-Market-Mason-Sutter
Building Category: Category V (Unrated)
Zoning: C-3-R (Downtown Retail) District
80-130-F Height and Bulk District
Block/Lot: 0327 / 025
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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE CATEGORY V (UNRATED) BUILDING LOCATED ON LOT 025 IN ASSESSOR'S BLOCK 0327. THE SUBJECT PROPERTY IS WITHIN A C-3-R (DOWNTOWN RETAIL) ZONING DISTRICT, AN 80-130-F HEIGHT AND BULK DISTRICT, AND THE KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT.

PREAMBLE

WHEREAS, on October 21, 2015, Tony Sanchez-Corea on behalf of T-Mobile ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter to replace the façade on the subject building. The subject building is located on Lot 025 in Assessor's block 0327, a Category V (Unrated) building located within the Kearny-Market-Mason-Sutter Conservation District.

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 June 15, 2016, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2015-014090PTA ("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, and 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 submittal dated May 5, 2016 and labeled Exhibit A on file in the docket for Case No. 2015-014090PTA based on the following findings:

CONDITIONS OF APPROVAL

1. *That the stainless steel spider clips at second floor windows have a powder-coated or painted non-reflective finish. This detail will be addressed during Preservation staff review and approval of the Building Permit Application.*
2. *That Building Permit plans include dimensioned details of the terra cotta rainscreen and stone cladding and installation details for these materials. Details should include depth and width of required joints and attachment mechanisms. Joints should be sealed with a sealant that closely matches the color of the masonry. Samples and product specifications for the proposed sealant(s) will be provided to Preservation staff for review and approval as part of the Building Permit Application.*
3. *That faces and returns of the channel letters be metal and have a powder-coated, painted, or similar non-reflective finish. These and other details of the signs will be provided in the Sign Permit Application submittal for Preservation staff review and approval.*

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 character-defining features of the Kearny-Market-Mason-Sutter Conservation District and meets the requirements of Article 11 of the Planning Code:

- That the proposal is compatible in scale and design with the District.
- That the proposed façade is compatible with the massing and composition, scale, materials and colors, and detailing and ornamentation characteristics of the District.

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

Standard 1.

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

Standard 2.

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

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 5.

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

Standard 9.

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

Standard 10.

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

3. **General Plan Compliance.** The proposed 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 is for a new retail tenant replacing a former retail tenant.
 - 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 Conservation District in conformance with the Secretary of the Interior's Standards.

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

The project will not affect the City's 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 effect 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.

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 affect the access to sunlight or vistas for parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code and complies with the Secretary of the Interior's Standards 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 Permit to Alter** for the property located at Lot 025 in Assessor's Block 0327 for proposed work in conformance with the submittal dated May 5, 2015 and labeled Exhibit A on file in the docket for Case No. 2015-014090PTA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter 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). 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 Historical Preservation Commission ADOPTED the foregoing Motion on June 15, 2016.

Jonas P. Ionin
Commission Secretary

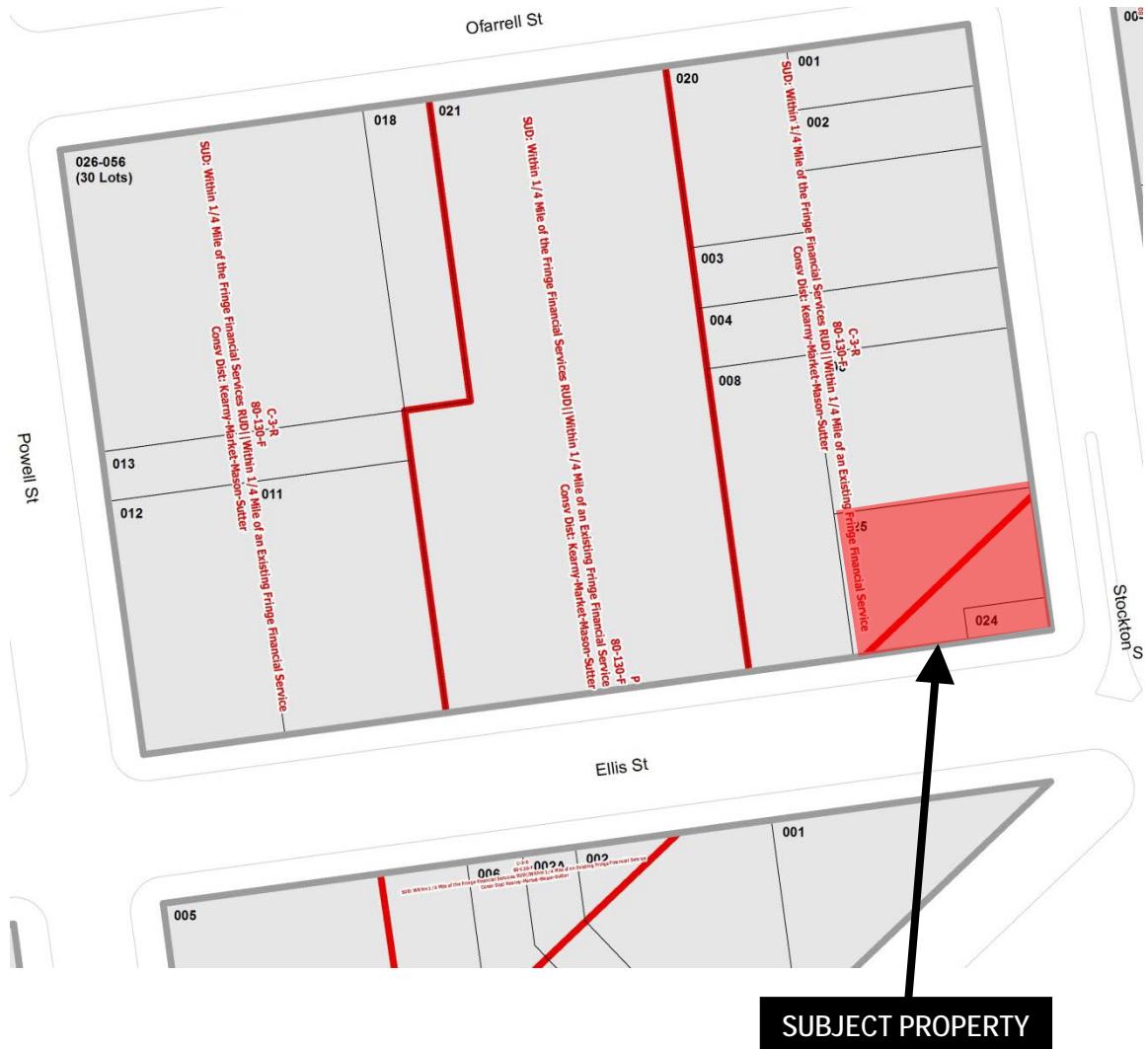
AYES:

NAYS:

ABSENT:

ADOPTED: June 15, 2016

Parcel Map



Major Permit to Alter
Case Number 2015-014090PTA
1 Stockton Street

Sanborn Map*

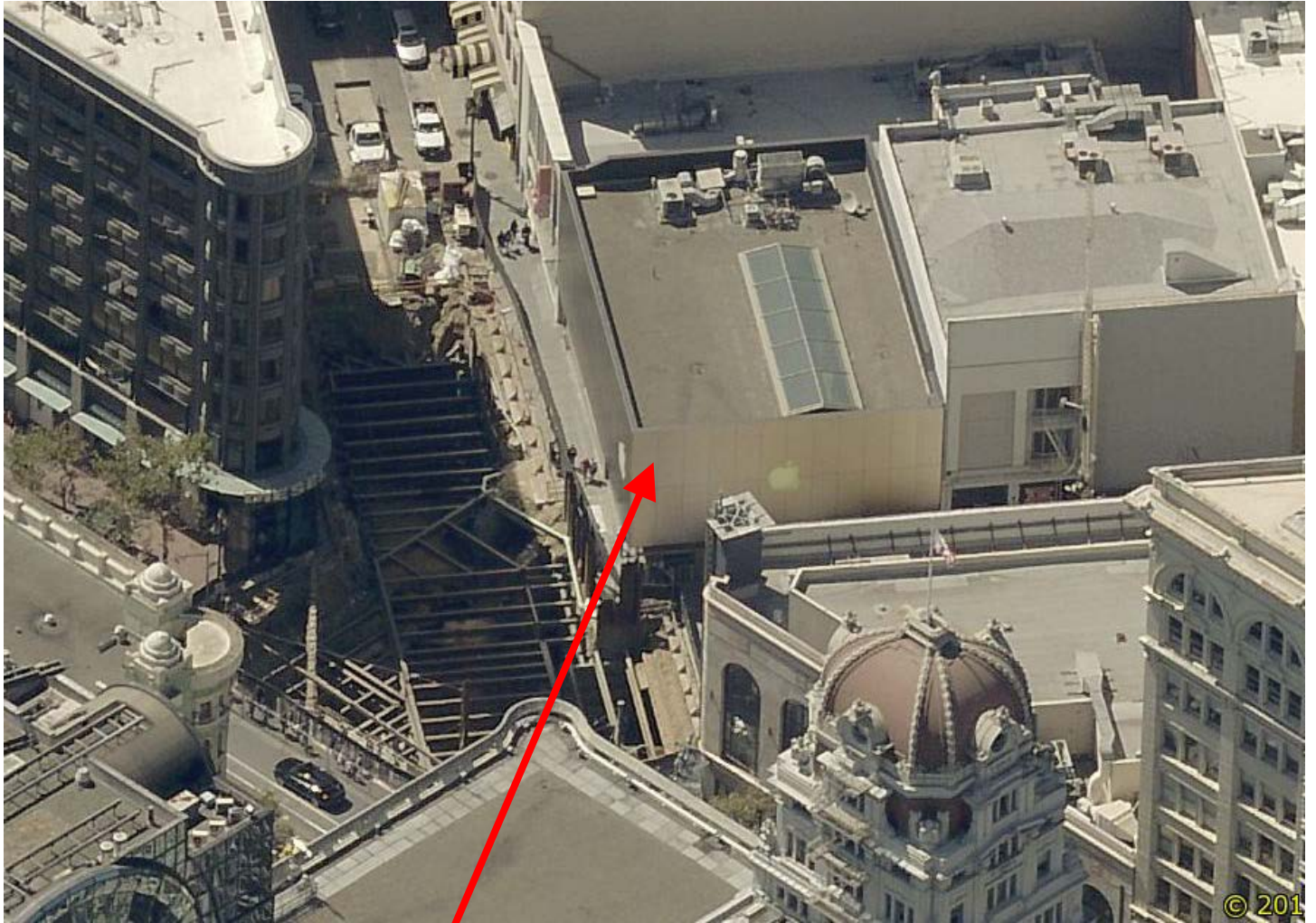


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Major Permit to Alter
Case Number 2015-014090PTA
1 Stockton Street

Aerial Photo



SUBJECT PROPERTY



Major Permit to Alter
Case Number 2015-014090PTA
1 Stockton Street



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: March 25, 2016

TO: Tony Sanchez-Corea, Project contact

CC: Historic Preservation Commission

FROM: Pilar LaValley, Preservation Technical Specialist
(415) 575-9084

REVIEWED BY: Architectural Review Committee of the
Historic Preservation Commission

RE: **Meeting Notes from Review and Comment at the
March 16 ARC-HPC Hearing for 1 Stockton Street**

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Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

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415.558.6377

At the request of the Planning Department and Project Sponsor, the proposed replacement of the façade of 1 Stockton Street, a Category V building in the Kearny-Market-Mason-Sutter Conservation District, was brought before the Architectural Review Committee (ARC) for review and comment.

At the ARC meeting, the Planning Department requested review and comment regarding conformance of the proposed design with the *Secretary of the Interior's Standards* and with Article 11, Appendix E, Section 7 (Additional Standards and Guidelines for Review of New Construction and Certain Alterations). Specifically, the Planning Department sought comments on the composition and massing, materials and colors, and detailing and ornamentation of the proposed new façade.

Planning Department Preservation Staff has prepared a summary of the ARC comments from that meeting.

ARC COMMENTS

- 1. Composition and Massing:** The Commissioners generally concurred with staff that the alternate design, with continuous vertical piers, was more compatible with the character of the District, with all three Commissioners noting that the vertical elements were important to the design. Commissioner Hasz stated that there were too many horizontal elements when the dimensional terra cotta, textured terra cotta, window shapes, and overall building form were all considered. Commissioners Pearlman and Hyland concurred with staff that the verticals were important elements of the design but also noted that strong horizontal elements to break up the massing are necessary. Commissioner Pearlman commented that the proportions of the design were problematic with the building feeling too top heavy. Commissioner Pearlman suggested several design approaches that should be explored to address the proportions of the façade, such as raising the sill at the second floor windows, raising the height of the second floor glazing, increasing the size of cornice, and/or placing the cornice lower on the façade with a parapet above. Commissioner Pearlman also suggested that the vertical piers should be proud of the second floor window sill and noted that there may be an approach that emphasizes the vertical piers on the Stockton façade while deemphasizing them on the Ellis façade.
- 2. Material and Color:** The Commissioners concurred with staff that proposed materials and color palette was compatible with the District. Commissioner Hasz, however, stated that he had some

concerns about the proposed textured terra cotta, noting that it added another horizontal element and that its apparent porosity might make graffiti removal difficult. Commissioner Pearlman responded that he was comfortable with the textured terra cotta as it would blend in with the matching smooth terra cotta.

3. **Detailing and Ornamentation:** The Commissioners concurred with staff that the simple and contemporary design of the façade appears compatible with the District.
4. **Signs:** Commissioner Hasz stated that there should only be one sign per façade for the retail tenant. Several Commissioners were concerned about the proposed T-Mobile sign adjacent/above the MTA entry as they felt that it did not relate to the MTA entry or the retail space entry.

hello

FRCH |

prepared for: **T-Mobile**
San Francisco Store Signature
Exterior Design
May 5, 2016

EXTERIOR: Day Rendering



Dimensional Halo-lit sign
centered on textured wall bay

Metal cornice detail at top of
building

Stone architectural vertical
bays with edge detail to
accentuate verticality and
architectural rhythm

White terracotta facade

New clear glazing system for
visibility into upper level

White terracotta facade
with dimensional texture
and secondary cornice to
accentuate lower portion of
building

Terracotta modules:
2"H x 1'-6"W
(.75" depth for texture)

Dimensional Halo-lit sign at
pedestrian height, centered
over entry doors.

New clear glazing system and
24" H stone base

Glazing at MTA entry

New window to sales display

EXTERIOR: Night Rendering



Dimensional Halo-lit sign centered on textured wall bay

Metal cornice at top of building

Stone architectural vertical bays with edge detail to accentuate verticality and architectural rhythm

White terracotta facade

New clear glazing system for visibility into upper level

White terracotta facade with dimensional texture and secondary cornice to accentuate lower portion of building

Terracotta modules:
2"H x 1'-6"W
(.75" depth for texture)

Dimensional Halo-lit sign at pedestrian height, centered over entry doors.

New clear glazing system and 24" H stone base

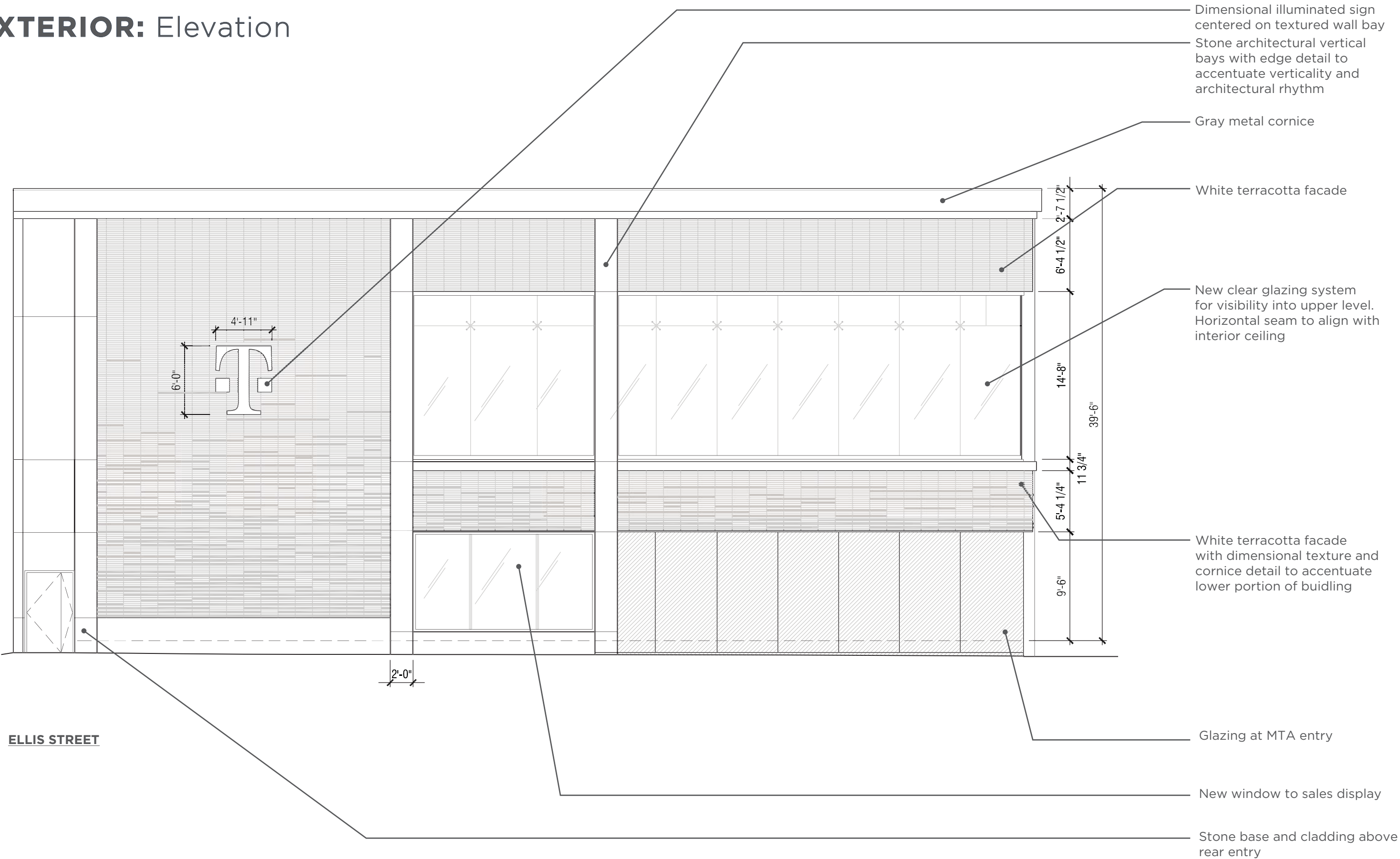
Glazing at MTA entry

New window to sales display

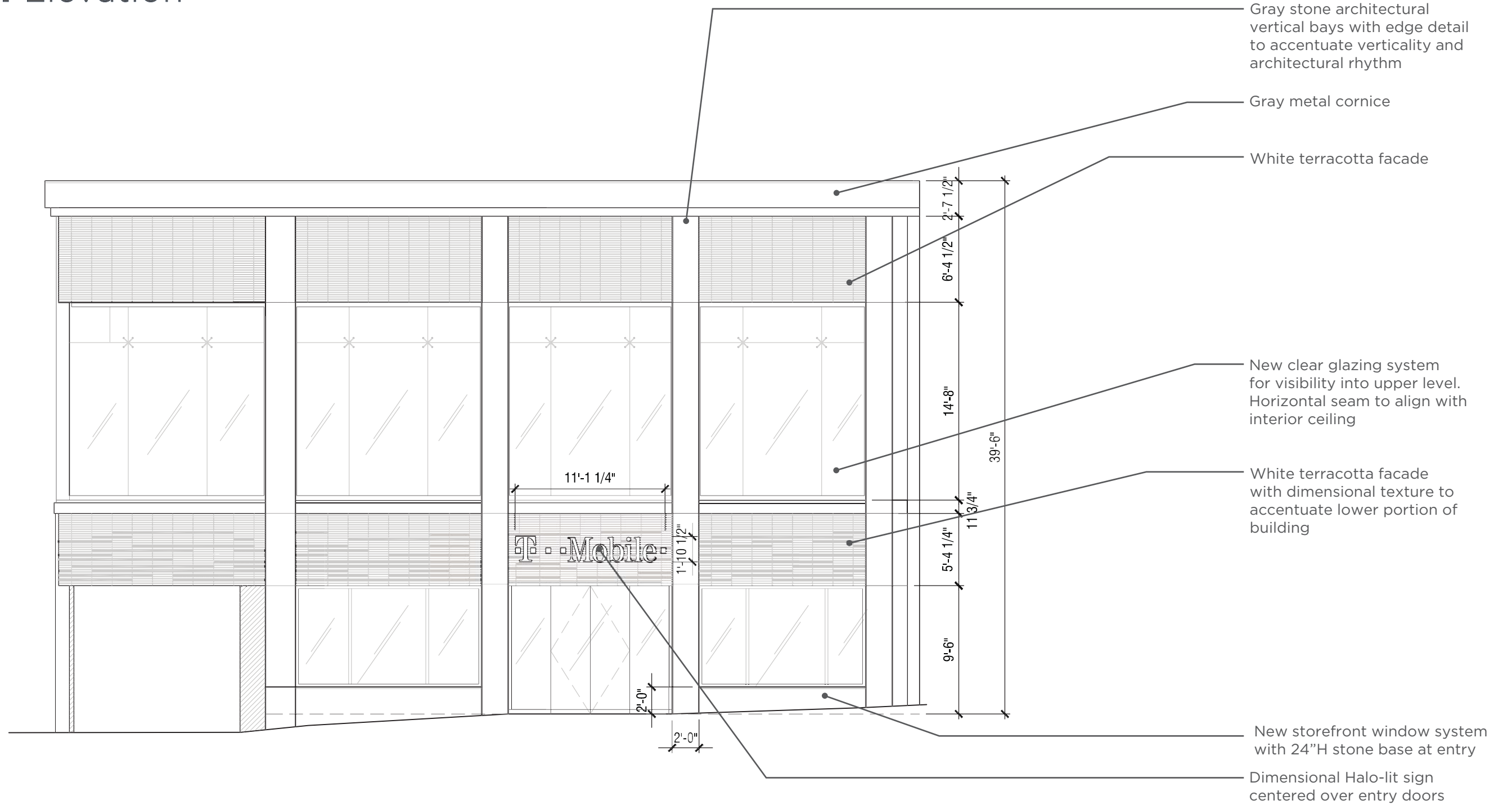
EXTERIOR: MTA Entry



EXTERIOR: Elevation

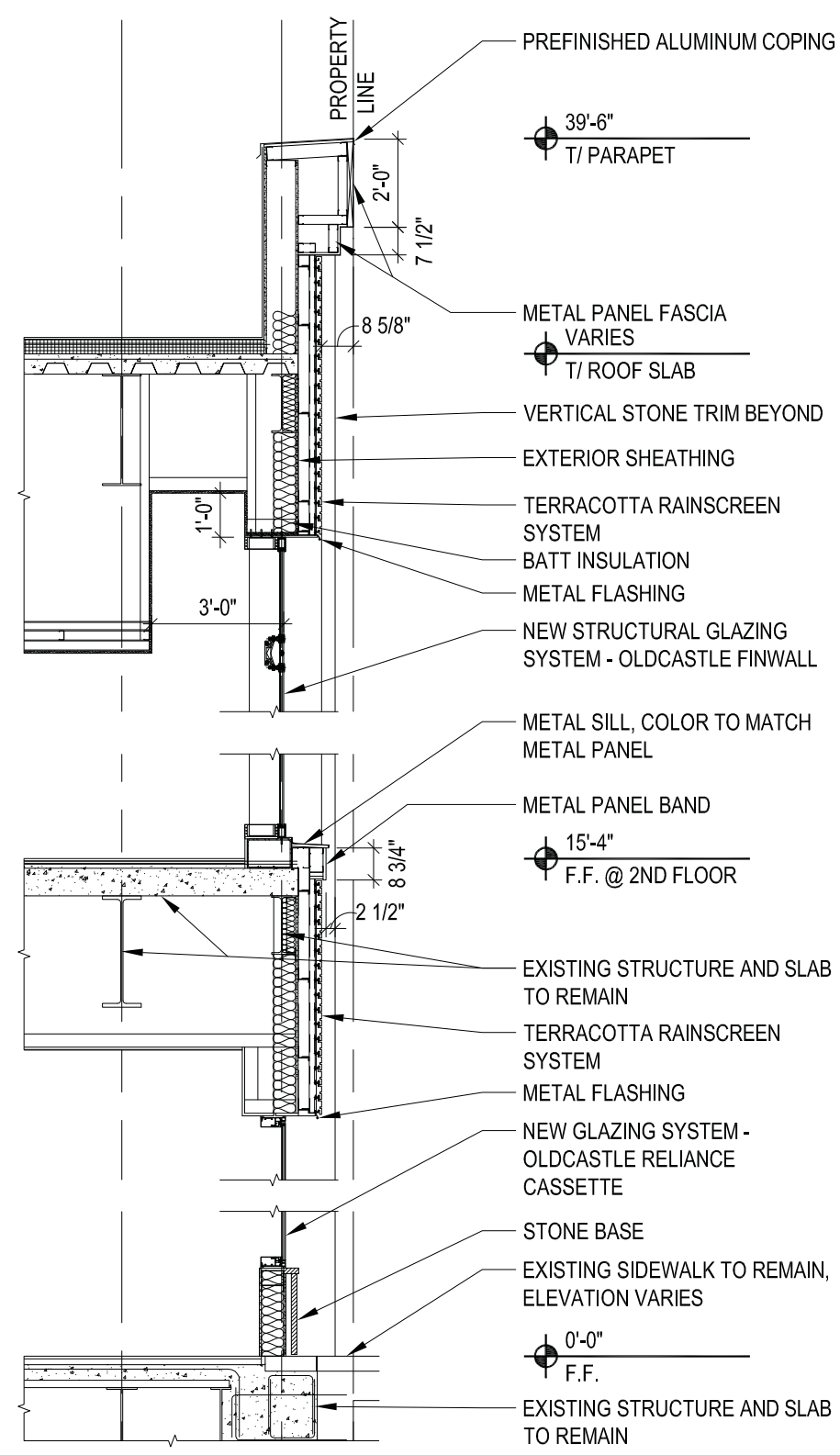


EXTERIOR: Elevation

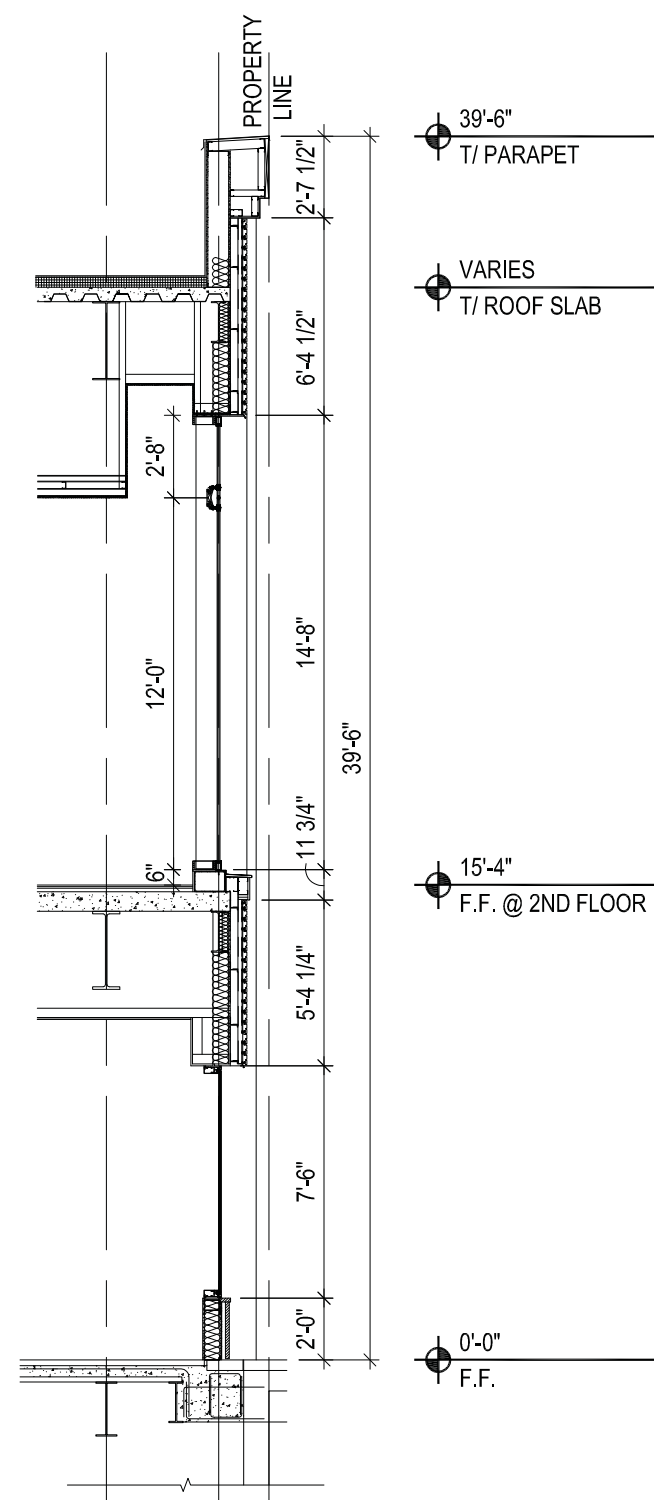


STOCKTON STREET

EXTERIOR: Section

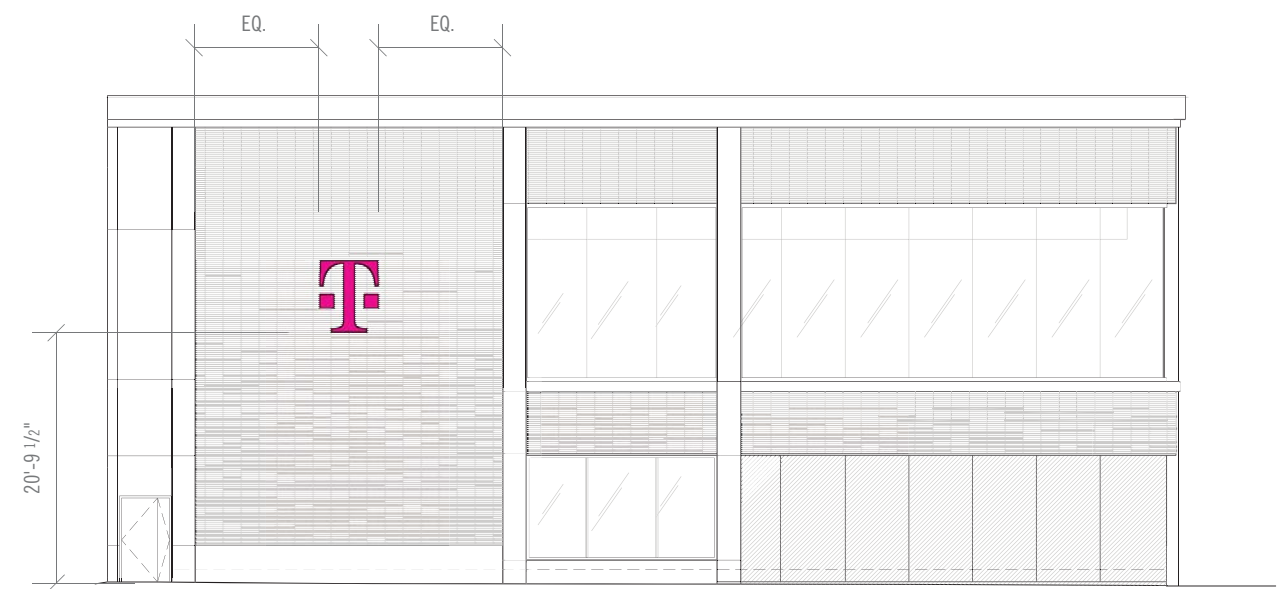


Enlarged Storefront Section
Scale: 1/4" = 1'-0"

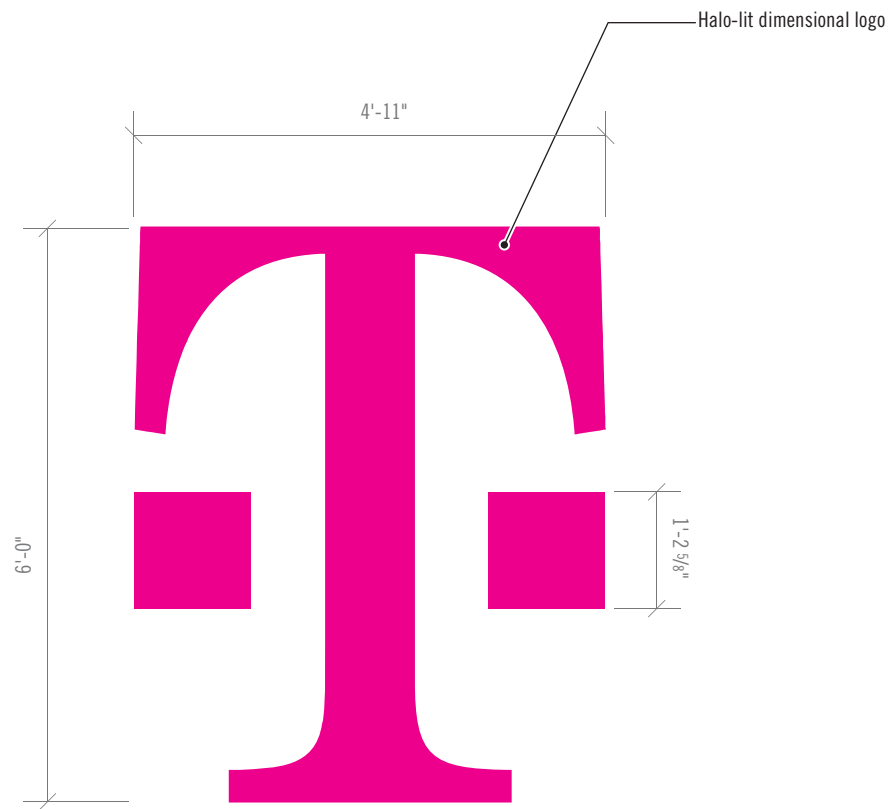


Storefront Section
N.T.S

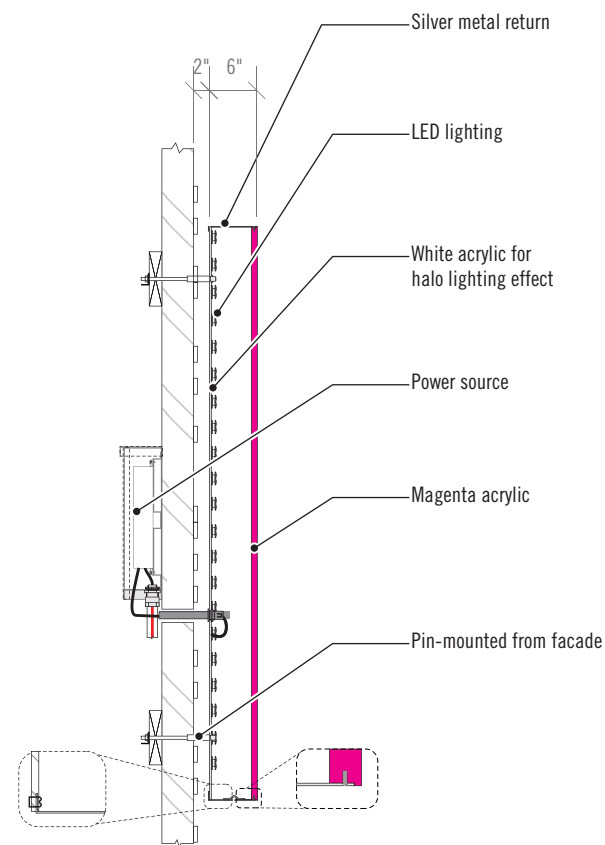
EXTERIOR: Signage



GR.01 Exterior Elevation
A Scale: 1/16"=1'-0"

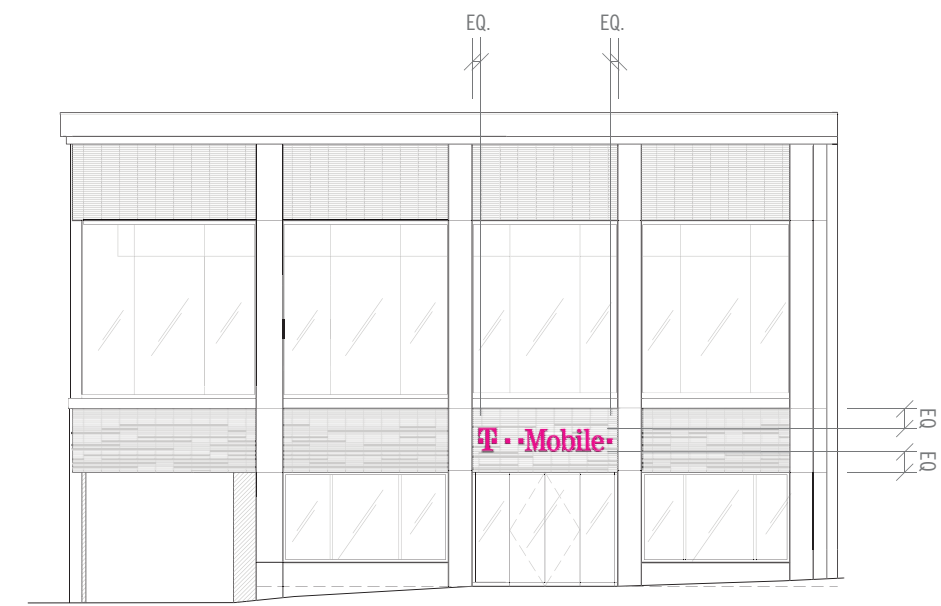


GR.01 Elevation Detail
B Scale: 3/8"=1'-0"

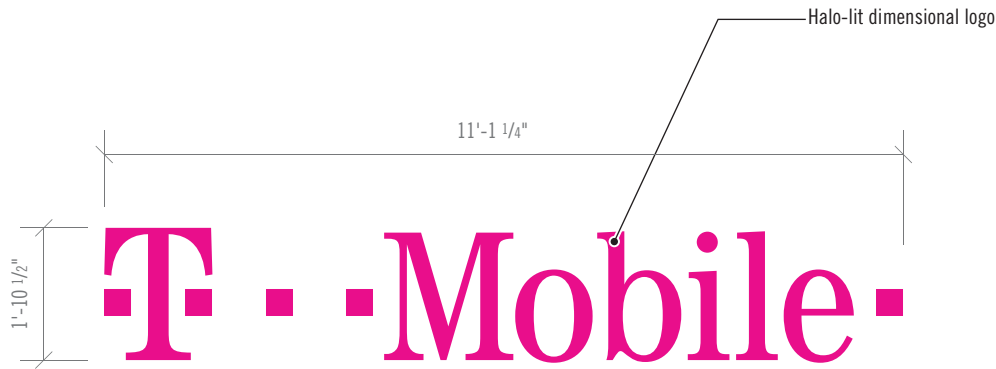


GR.01 Section – "T" Detail
C Scale: 3/8"=1'-0"

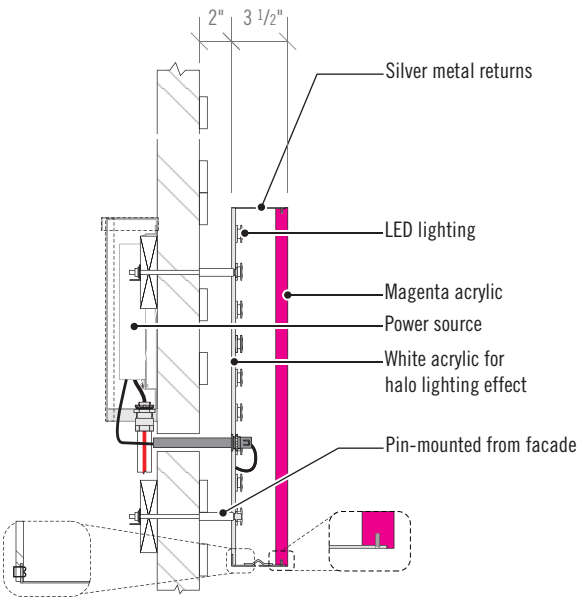
EXTERIOR: Signage



GR.02 Exterior Elevation
A Scale: 1/16"=1'-0"



GR.02 Elevation Detail
B Scale: 3/8"=1'-0"

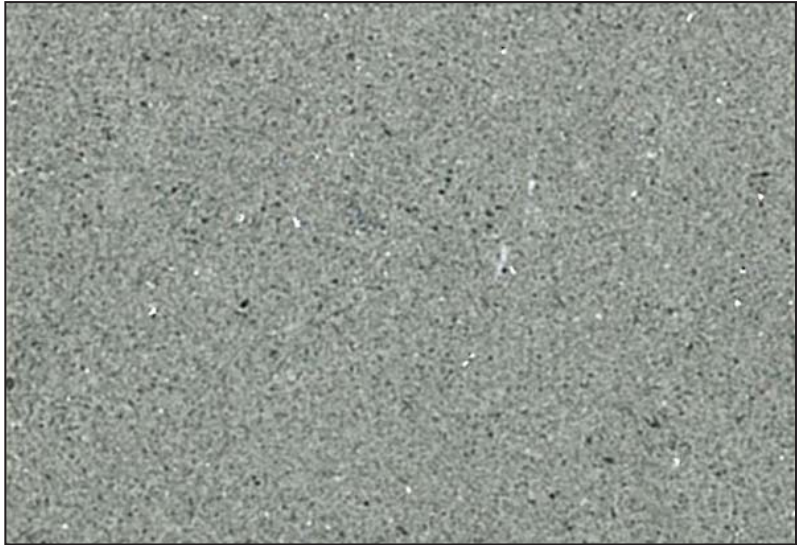


GR.02 Section
C Scale: 1"=1'-0"

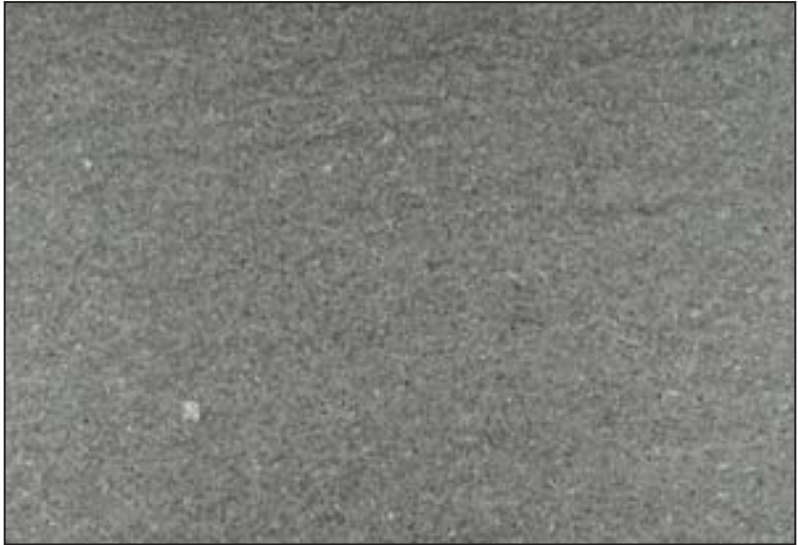
EXTERIOR: Materials



ID CODE	SF-8
Source:	NBK Architectural Terracotta
Contact:	F.J. Bud Streff
Phone:	P: (781) 639-2662 F: (781) 639-8055
E-mail:	budstreff@nbkusa.com
Manufacturer:	NBK Architectural Terracotta 40 Tioga Way, Suite 250 Marblehead, Massachusetts 01945
Series	Terra Solid #3138
Color:	9461-5 White
Size:	Refer to Design Documents
Repeat:	None
Finish:	Double Fire Glaze, Semi-Gloss
Content:	Terracotta
Use:	Exterior Facade

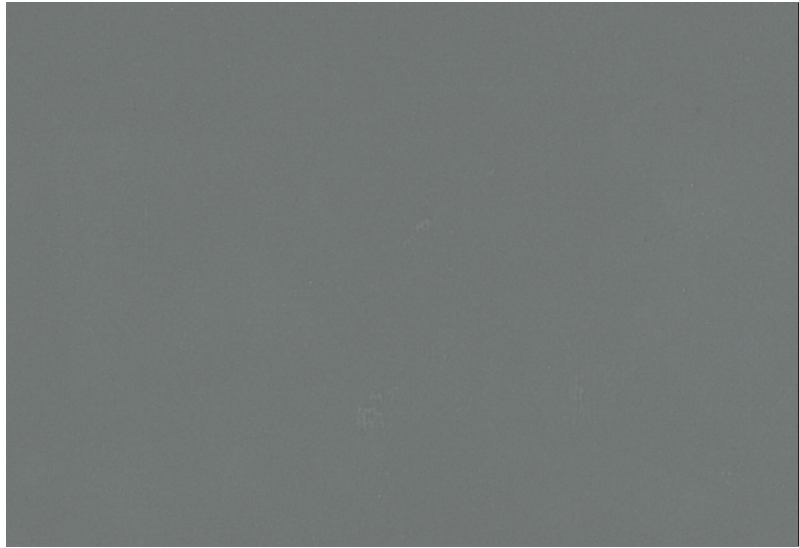


ID CODE	S-9
Source:	Vermont Structural Slate Company
Contact:	Doug Sheldon
Phone:	P: 800-343-1900 P: 802-265-4933
E-mail:	doug@vermontstructuralslate.com
Manufacturer:	Vermont Structural Slate Company Co, Inc. 3 Prospect Street Fair Haven, VT 05743
Series	Janegrey Sandstone
Color:	'Gray'
Size:	1-1/4" Thick, Refer to Design Documents
Finish:	Honed
Content:	100% Natural Stone
Use:	Exterior/ Interior Vertical Columns



ID CODE	S-3
Source:	Stone Source
Contact:	Alex Beltra
Phone:	P: (917) 338-9510 C: (732) 718-9985 F: (212) 979-6989
E-mail:	abeltra@stonesource.com
Manufacturer:	Stone Source 215 Park Avenue South, Suite 700 New York, New York 10003 www.stonesource.com
Series	Basaltina
Color:	'Grey'
Size:	Slab sizes will vary; Typical sizes 60"x89" to 60"x100"; Available in 2cm and 3cm thicknesses Refer to Design Documents
Finish:	Honed and Filled
Content:	100% Natural Stone
Use:	Exterior Base

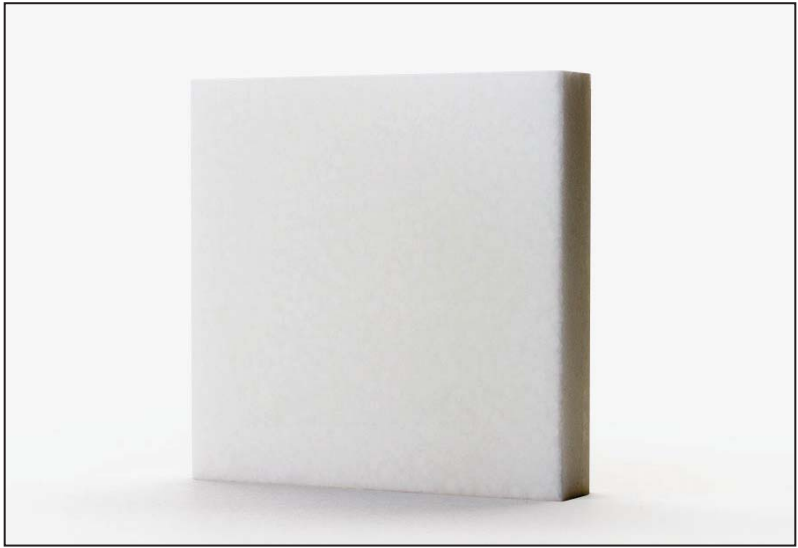
EXTERIOR: Materials



ID CODE	PC-5
Source:	IGP
Contact:	Tony Varda
Phone:	P: (502) 242-7187 C: (502) 939-5606
E-mail:	tony.varda@igp-powder.com
Manufacturer:	IGP North America LLC 13050 Middleton Industrial Blvd, Unit D Louisville, KY 40223
Series	IGP-DURA Face 5803 5803E90220A3F
Color:	RAL 9022
Size:	Refer to Design Documents
Repeat:	None
Finish:	Matte
Use:	Exterior Facade Trim/ MTA Ceiling



ID CODE	PC-6
Source:	IGP
Contact:	Tony Varda
Phone:	P: (502) 242-7187 C: (502) 939-5606
E-mail:	tony.varda@igp-powder.com
Manufacturer:	IGP North America LLC 13050 Middleton Industrial Blvd, Unit D Louisville, KY 40223
Series	IGP-DURA Face 5807 5807E90060F10
Color:	RAL9006
Size:	Refer to Design Documents
Repeat:	None
Finish:	Clean Effect
Use:	Exterior storefront System



ID CODE	SF-14
Source:	TGP
Contact:	Steve Lewis
Phone:	P: (800) 426-0279 x8232 F: (800) 451-9857
E-mail:	SteveL@fireglass.com
Manufacturer:	Technical Glass Products 8107 Bracken Place SE Snoqualmie, WA 98065
Series	Neoparies
Color:	White 413
Size:	47-1/4" x 94-1/2" (1200mm x 2400mm) x 5/8" thick
Finish:	Glossy
Contents:	Crystalized Glass Ceramic Panels
Use:	Exterior Wall- MTA Entry

EXTERIOR: Site Views

