



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: APRIL 6, 2016

CONSENT

Filing Date: February 10, 2016
Case No.: 2016-001903COA
Project Address: 950 MASON STREET
Historic Landmark: Landmark #185: Fairmont Hotel
Zoning: RM-4 (Residential – Mixed, High Density) District
300-E-2, 320-E, 200-E-2 Height and Bulk District
Special Use District: Nob Hill Special Use District
Block/Lot: 0244 / 001
Applicant: Janet Crane
Freebairn-Smith & Crane
442 Post Street, 6th Floor
San Francisco, CA 94102
Staff Contact: Eiliesh Tuffy - (415) 575-9191
eiliesh.tuffy@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

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PROPERTY DESCRIPTION

The subject property is a 1907 hotel building with later additions located at the top of Nob Hill on the east side of Mason Street, between Sacramento and California streets. While the hotel occupies the entire block, the historic Mason Street lobby entrance on the high side of the down-sloping lot remains the primary point of approach for the public. A central driveway is flanked to the north and south by landscaped lawns bounded by low granite retaining walls. The subject property is located within an RM-4 (Residential – Mixed, High Density) Zoning District, and has three different height and bulk districts at various points on the lot. The area of the proposed work at the southwest corner of the lot is within a 320-E Height and Bulk District.

Designed in 1902 by architect brothers James Reid and Merritt Reid, along with Stanford White, the Fairmont Hotel bears Neoclassical pilasters and capitals indicative of the Beaux Arts style and features a distinctive, highly rusticated building base. The Mason Street elevation is symmetric in its design, and is divided into five sections that are each three bays wide.

Although gutted by fire following the 1906 earthquake, the building's terra cotta cladding was able to withstand the heat, suffering only blackened smoke damage, which was removed through cleaning. Following its reconstruction in 1907, the Fairmont Hotel became a residence for some of the San Francisco elite displaced by the earthquake and consequently a hub of social activity after the earthquake and fire.

The hotel's Venetian Room, which was refurbished in 1947 by interior designer Dorothy Draper, served as a Supper Club with live music. The room has played host to many well-known entertainers over the

years, including Tony Bennett, who first performed his version of the song "I Left My Heart In San Francisco" at the Venetian Room in December 1961.

PROJECT DESCRIPTION

The proposed scope of work is to install a freestanding bronze statue in the likeness of Tony Bennett on the southwest corner of the front lawn at the Fairmont Hotel (Landmark #185). Specifically, the proposal includes:

- Excavation for a concrete footing within the existing front lawn.
- Conversion of 10 square feet of open space for the statue base installation. The round, granite-clad base of the statue will measure 3'-7" in diameter.
- Installation of a figurative statue in the likeness of the American singer, Tony Bennett. The overall height of the statue and base will be 8'-9" above the immediately adjacent grade.

Please see the accompanying plans prepared by Freebairn-Smith & Crane with structural engineers Murphy Burr Curry, Inc. dated March 3, 2016, 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 and surrounding grounds 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 work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the 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 property has been in use as a hotel for over 100 years, since its opening in 1907. The project will not result in any change of use to the landmark building.

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 historic character of the landmark building will not be altered, as the proposal is for a freestanding statue that will not be attached to the subject building in any manner. While the front lawn of the hotel is called out in the designation report, it is mentioned in the context of the larger shared open space spanning the top of Nob Hill, from the Fairmont Hotel west to Grace Cathedral. The Nob Hill open space has a precedent for bronze statues in the form of two existing fountains in Huntington Park. With a surface area coverage of 10 square feet at grade, the proposed new statue would occupy less than 1% of the landmark property's 5,798-square-foot front lawn and a negligible amount of space in the context of the larger Nob Hill open space. Therefore, the proposed statue will retain and preserve the character-defining features of the landmark building and surrounding spaces.

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 statue installation on the hotel grounds will include a plaque identifying the artist and the date of the associated cultural event it is meant to commemorate, which will clearly identify the statue as a later installation on the landmark property site.

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

The proposed project, which is a freestanding statue anchored within the front lawn, respects the significant features of the landmark building.

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

No character-defining features of the landmark building will be affected by the proposal. The front lawn on which the statue is proposed to be located is not associated with a master landscape architect and the new statue and base will occupy less than 1% of the overall front lawn area.

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 addition of a freestanding statue will not destroy historic materials or features as it will be installed on the front lawn and not attached to the landmark building. Due to the statue's relatively small size in the context of the Mason Street façade, as well as its distance from the building, the new work would not obscure public views of character-defining features on the

building. The statue was also determined not to destroy the larger Nob Hill open space as it will only occupy 10 square feet of open space and is compatible with existing figurative bronze statues within the open space. The identifying plaque on the statue will differentiate it as a contemporary feature on the 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 new construction is for a freestanding statue that will be installed on the landmark building's front lawn and will be anchored below grade on its own concrete footing. No connections are proposed to be made to the landmark building and the addition of the statue to the front lawn will retain the integrity of the associated open space. Should the statue be relocated in the future, the overall integrity of the landmark property would remain intact and the installation point could be returned to its prior condition through minimal changes to the landscaping.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received one letter of support for the project as of the date of this report, from the Immediate Past President of the Nob Hill Association.

ISSUES & OTHER CONSIDERATIONS

The Department has no proposed conditions for this project proposal.

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*. The proposed project is compatible with the character-defining features and spaces of the Landmark identified in the designation ordinance. The statue has been placed on the front lawn so it will not attach to the building and will not obscure or detract from any of the Landmark's character-defining features. The size of the statue base was determined to be reasonable in relation to the size of the property's front lawn and in the context of the overall continuum of open space at the top of Nob Hill. The statue's independent concrete footing will be installed in a manner that will secure the sculpture while meeting the standards for reversibility. Based on this analysis, staff recommends approval of the project as proposed.

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 for the proposed project as it appears to meet the Secretary of the Interior's Standards for Rehabilitation.

Certificate of Appropriateness
April 6, 2016

Case Number 2016-001903COA
950 Mason Street
Landmark #185: Fairmont Hotel

ATTACHMENTS

Draft Motion
Block Book Map
Sanborn Map
Photographs
C of A Application
Letter of Support
Plans

ET: G:\DOCUMENTS\CofAs\950 Mason Street\950MasonSt_CofA Case Report.docx



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXXX

HEARING DATE: APRIL 6, 2016

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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 001 IN ASSESSOR'S BLOCK 0244, WITHIN AN RM-4 (RESIDENTIAL – MIXED, HIGH DENSITY) ZONING DISTRICT, THE NOB HILL SPECIAL USE DISTRICT, AND A 200-E-2, 300-E-2 AND 320-E HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on February 10, 2016, Janet Crane of Freebairn-Smith & Crane ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to install a freestanding bronze statue at the subject property located on Lot 001 in Assessor's Block 0244.

Specifically, the proposal includes:

Installation of a freestanding figurative bronze statue on the southwest corner of the Mason Street lawn. The round, granite-clad base will measure 3'-7" in diameter, will occupy 10 square feet of lawn, and will be secured by a concrete footing. The overall height of the statue is proposed to be 8'-9" above the immediately adjacent grade.

Please see the accompanying plans prepared by Freebairn-Smith & Crane with structural engineers Murphy Burr Curry, Inc., dated March 3, 2016, for details.

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

WHEREAS, on April 6, 2016, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-001903COA ("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 the Certificate of Appropriateness, in conformance with the architectural plans dated March 3, 2016 on file in the docket for Case No. 2016-001903COA.

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 property as described in the designation report.

- The proposal will preserve exterior architectural features and the environment surrounding the landmark.
- 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 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 the Fairmont Hotel and its environs for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will have no effect on neighborhood-serving retail uses.

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

The proposed project will have no effect on neighborhood character or housing.

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

The project will not affect 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 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.

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 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 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 **APPROVES a Certificate of Appropriateness** for the property located at Lot 001 in Assessor's Block 0244 for proposed work in conformance with the architectural plans dated March 3, 2016 on file in the docket for Case No. 2016-001903COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on April 6, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 6, 2016

Subject Property



Historic Photograph

Certificate of Appropriateness Hearing
Case Number 2016-001903COA
950 Mason Street
Landmark #185: Fairmont Hotel

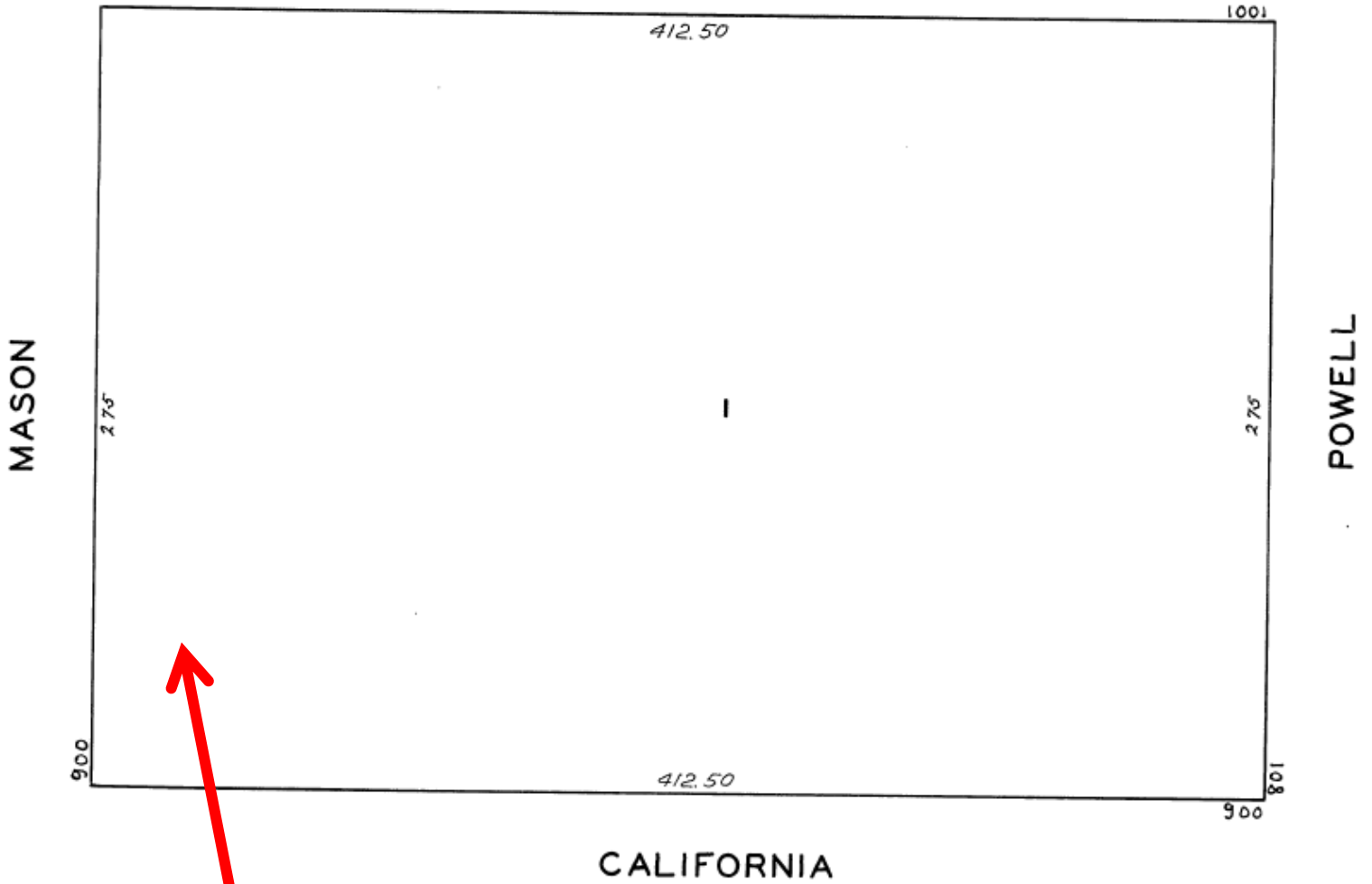
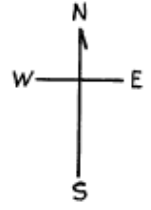
Subject Property



Historic Postcard

Certificate of Appropriateness Hearing
Case Number 2016-001903COA
950 Mason Street
Landmark #185: Fairmont Hotel

Block Book Map



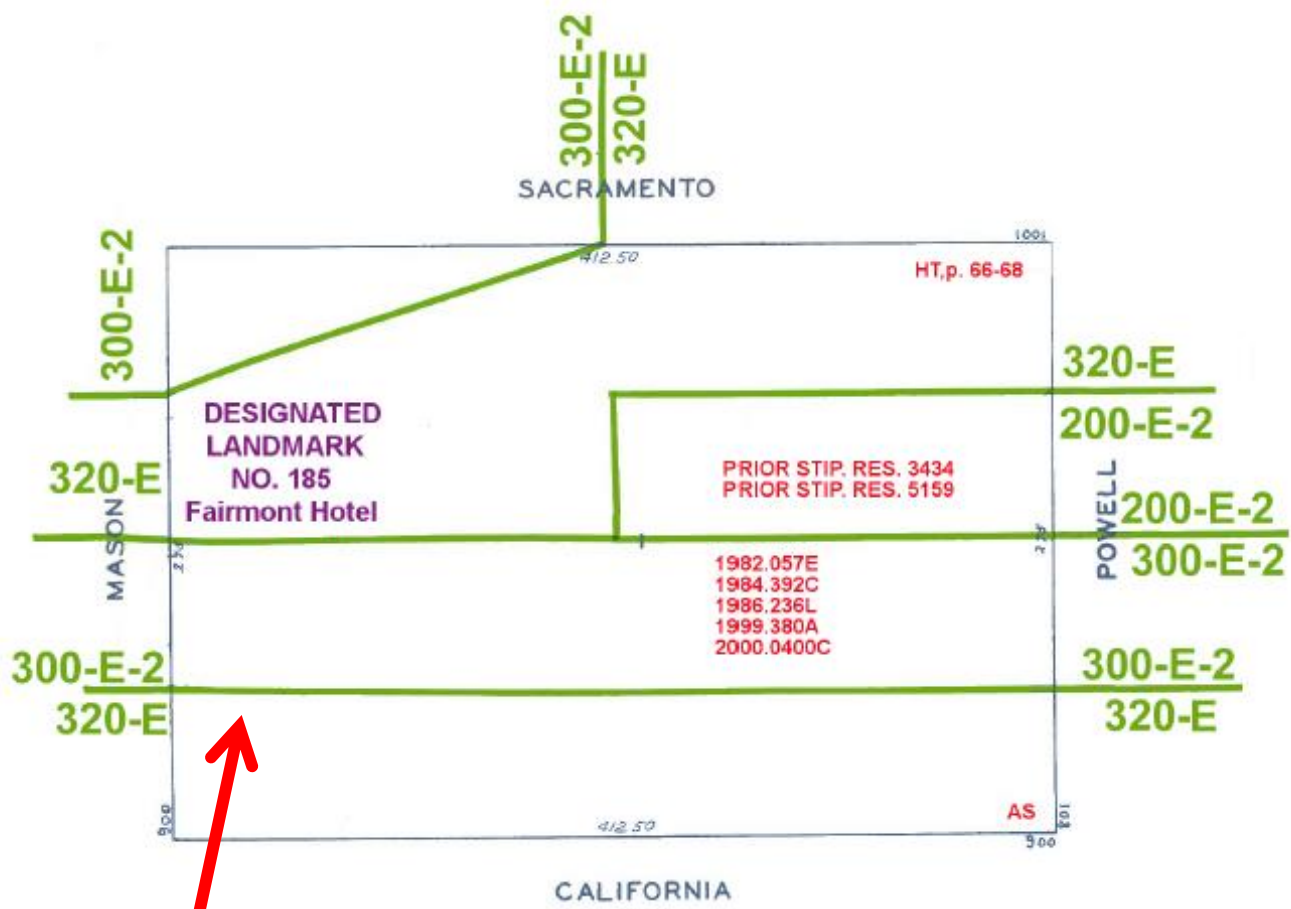
AREA OF WORK

Certificate of Appropriateness Hearing
Case Number 2016-001903COA
950 Mason Street
Landmark #185: Fairmont Hotel

Block Book Map



RM-4
~~320-E~~
 NH SUD



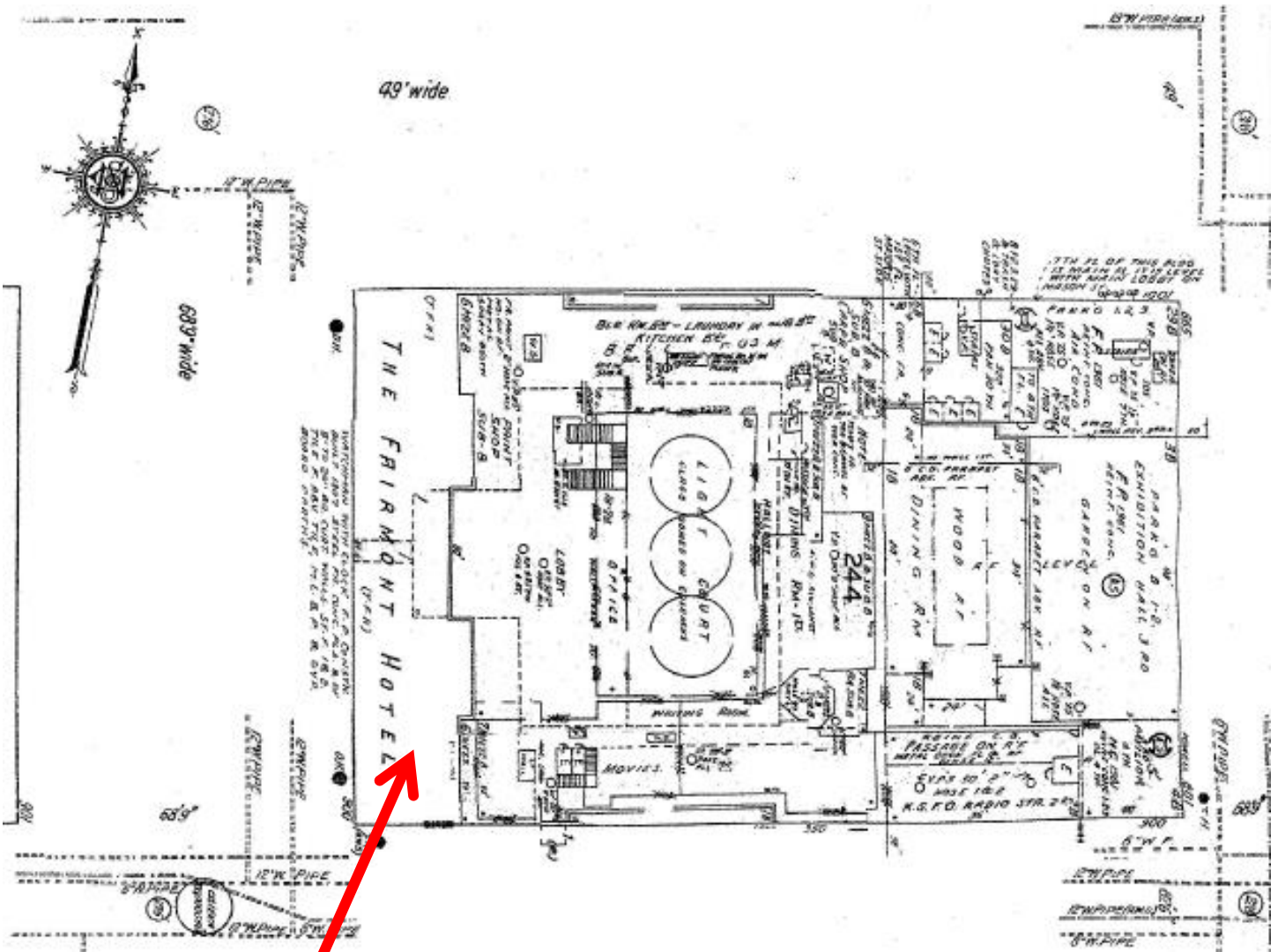
AREA OF WORK

200-E-2 300-E-2
 SPECIAL HEIGHT EXCEPTIONS
 NEAR CHINESE PLAYGROUND
 See Section 263.5

NH SUD
 NOB HILL
 SPECIAL USE DISTRICT
 See Section 238

Certificate of Appropriateness Hearing
 Case Number 2016-001903COA
 950 Mason Street
 Landmark #185: Fairmont Hotel

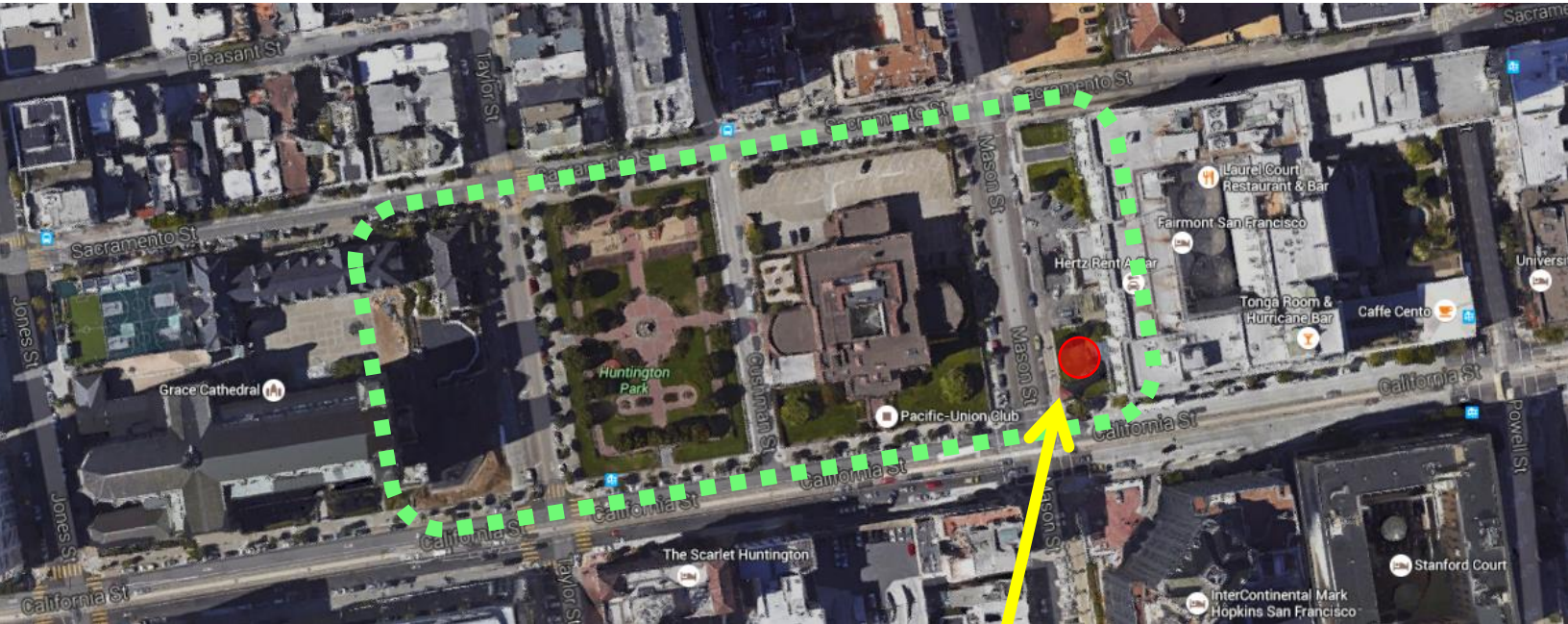
Sanborn Map - 1998



AREA OF WORK

Certificate of Appropriateness Hearing
Case Number 2016-001903COA
950 Mason Street
Landmark #185: Fairmont Hotel

Nob Hill Open Space



AREA OF WORK

Certificate of Appropriateness Hearing
Case Number 2016-001903COA
950 Mason Street
Landmark #185: Fairmont Hotel

Subject Property

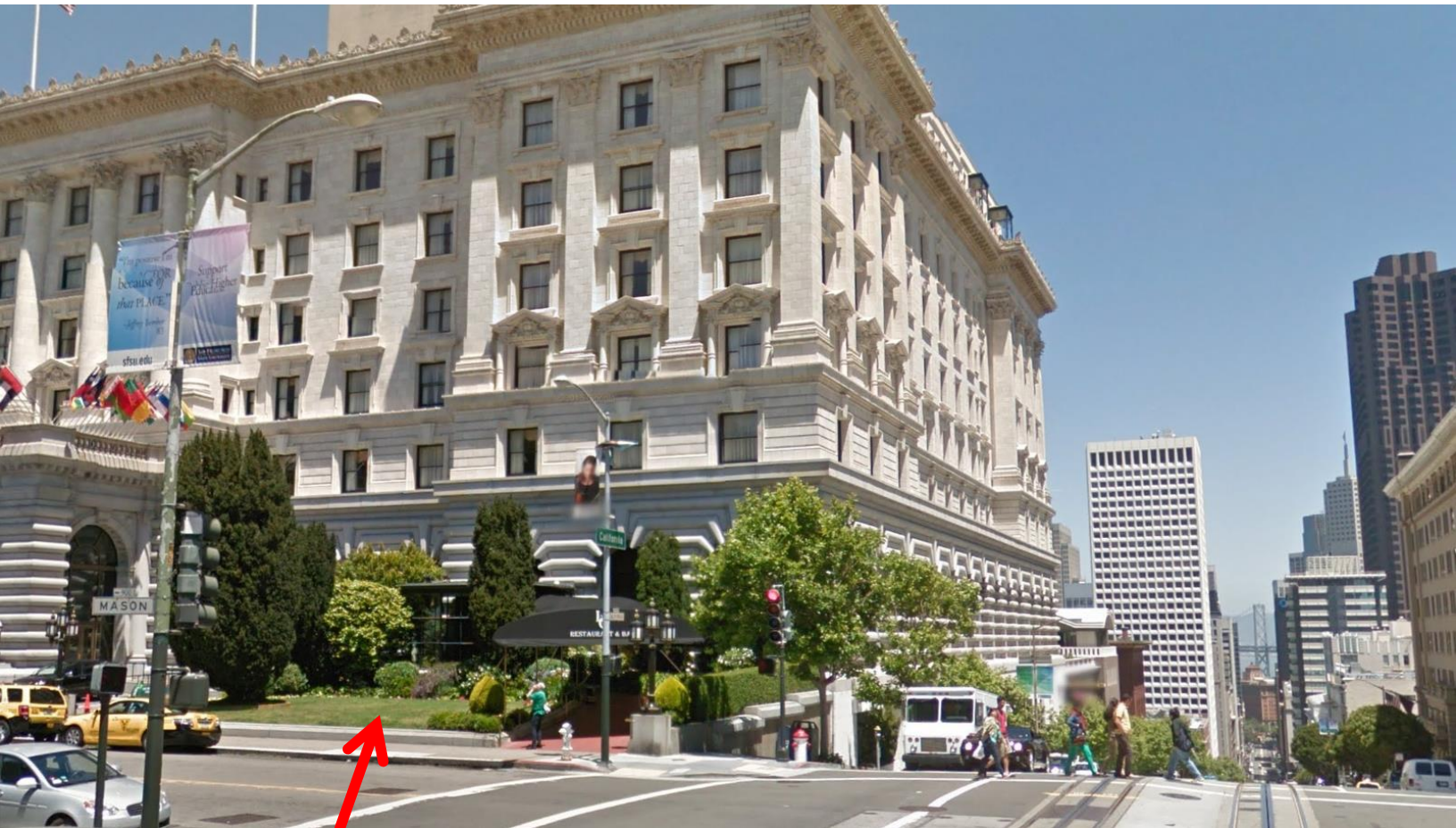


950 Mason Street (looking east)

AREA OF WORK

Certificate of Appropriateness Hearing
Case Number 2016-001903COA
950 Mason Street
Landmark #185: Fairmont Hotel

Subject Property



950 Mason Street (southwest lawn)

**AREA OF
WORK**

Certificate of Appropriateness Hearing
Case Number 2016-001903COA
950 Mason Street
Landmark #185: Fairmont Hotel

RECEIVED

MAR 03 2016

APPLICATION FOR

Certificate of Appropriateness

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Mirae Asset Global Investments	
PROPERTY OWNER'S ADDRESS: 950 Mason Street San Francisco, CA 94108	TELEPHONE: (415) 398-4094 EMAIL: jcrane@f-sc.com

APPLICANT'S NAME: Janet Crane, Freebairn-Smith & Crane Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 442 Post Street, 6th Floor San Francisco, CA 94102	TELEPHONE: (415) 398-4094 EMAIL: jcrane@f-sc.com

CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>	
CONTACT PERSON'S ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 950 Mason Street	ZIP CODE: 94108
CROSS STREETS: California / Sacramento	

ASSESSORS BLOCK/LOT: 0244 / 001	LOT DIMENSIONS: 412.5 x 275	LOT AREA (SQ FT): 113,437.5	ZONING DISTRICT: RM - 4	HEIGHT/BULK DISTRICT: 200-E-2, 300-E-2, 320-E
ARTICLE 10 LANDMARK NUMBER: 185			HISTORIC DISTRICT: N/A	

3. Project Description

Install a bronze statue of Tony Bennett on the Mason Street lawn of the Fairmont Hotel in recognition of the cultural impact of his signature song "I Left My Heart In San Francisco" first presented at the Fairmont Hotel in 1961.

Building Permit Application No. _____

Date Filed: _____

Findings of Compliance with Preservation Standards

FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS		YES	NO	N/A
1	Is the property being used as it was historically?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Is the historic character of the property being maintained due to minimal changes of the above listed characteristics?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Are the design changes creating a false sense of history of historical development, possible from features or elements taken from other historical properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Are there elements of the property that were not initially significant but have acquired their own historical significance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Have the elements referenced in Finding 5 been retained and preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	Are all deteriorating historic features being repaired per the Secretary of the Interior Standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Are there historic features that have deteriorated and need to be replaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Do the replacement features match in design, color, texture, and, where possible, materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11	Are any specified chemical or physical treatments being undertaken on historic materials using the gentlest means possible?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	Are all archeological resources being protected and preserved in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Do exterior alterations or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14	Are exterior alterations differentiated from the old, but still compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	If any alterations are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please summarize how your project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular the *Guidelines for Rehabilitation* and will retain character-defining features of the building and/or district:

The statue is free standing on the lawn of the Hotel and has no impact on the Hotel structure.

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

~~No changes of this kind are proposed~~

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

~~No changes to the Hotel structure are proposed.~~

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;

N/A

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used;

N/A

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The project has no effect on neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The project has no effect on existing housing. Neighborhood character will be enhanced by the statue reflecting an important cultural event in the history of San Francisco.

3. That the City's supply of affordable housing be preserved and enhanced;

The project has no effect on affordable housing.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The project has no effect on commuter traffic.

Estimated Construction Costs

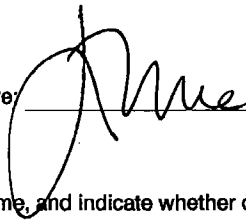
TYPE OF APPLICATION: Certificate of Appropriateness	
OCCUPANCY CLASSIFICATION: RI	
BUILDING TYPE: Type 1	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 10 sf	BY PROPOSED USES: statue
ESTIMATED CONSTRUCTION COST: \$6,500 for base, \$15,000 for bronze casting	
ESTIMATE PREPARED BY: Hotel's contractor	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: _____



Date: Jan 29, 2016

Print name, and indicate whether owner, or authorized agent:

Janet Crane

Owner / Authorized Agent (circle one)

From: Gregory Cheng <cheng.gregory@gmail.com>
Date: January 26, 2016 at 9:49:31 AM PST
To: "Mr. Thomas Klein, G.M." <thomas.klein@fairmont.com>
Subject: Letter in Support of the Tony Bennett Statue

To whom it may concern,

I would like to offer my personal support of the Tony Bennett Statue at the Fairmont Hotel.

I've dedicated much of my personal time over the past several years to the preservation and improvement of the Nob Hill neighborhood with a focus on the enhancement of public understanding, appreciation and enjoyment of this historically significant area of San Francisco.

Tony Bennett and his song "I Left My Heart in San Francisco"--premiered in December 1961 in the City's premier supper club, the Venetian Room at the Fairmont Hotel--hearken back to a golden and vibrant era in San Francisco when the city and Nob Hill, in particular, were alive with music.

As such, I believe it fitting to honor this living legend and his contributions to San Francisco and Nob Hill with the placement of a statue of Tony Bennett on the Fairmont grounds.

Thank you for your consideration.

Sincerely,

Gregory Cheng

Immediate Past-President, Nob Hill Association

Cheng.gregory@gmail.com

FAIRMONT HOTEL

950 MASON STREET
SAN FRANCISCO, CALIFORNIA

CERTIFICATE OF APPROPRIATENESS APPLICATION: NEW STATUE OF TONY BENNETT ON FRONT LAWN

Project:
Fairmont Hotel
Tony Bennett Statue
950 Mason
San Francisco, CA

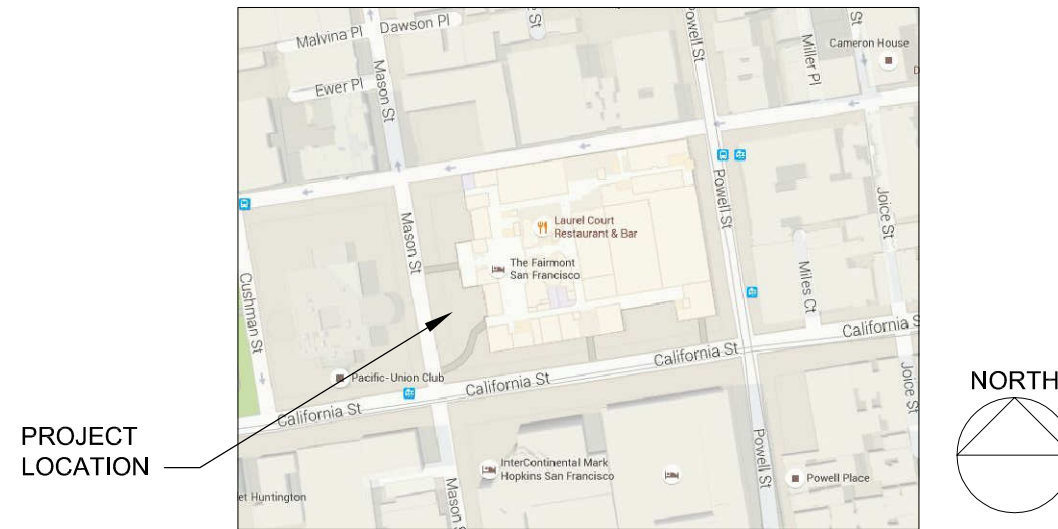
Freebairn-Smith & Crane
Planning Urban Design Architecture
442 Post Street
San Francisco CA 94102
(415) 398-4094
(415) 398-4096 Fax

Consultants:
Structural Engineers:
Murphy Burr Curry, Inc.
85 Second Street, Suite 501
San Francisco, CA 94105
(415) 546-0431 x4015

SCOPE OF WORK

INSTALLATION OF NEW TONY BENNETT STATUE ON FRONT LAWN OF HOTEL FACING MASON STREET.

VICINITY MAP



PROJECT DATA

NO. OF STORIES: 17
BASEMENTS: 1
CONSTRUCTION TYPE: 1
FIRE ALARM: YES
OCCUPANCY GROUP: HOTEL (R1) RESTAURANT (A)

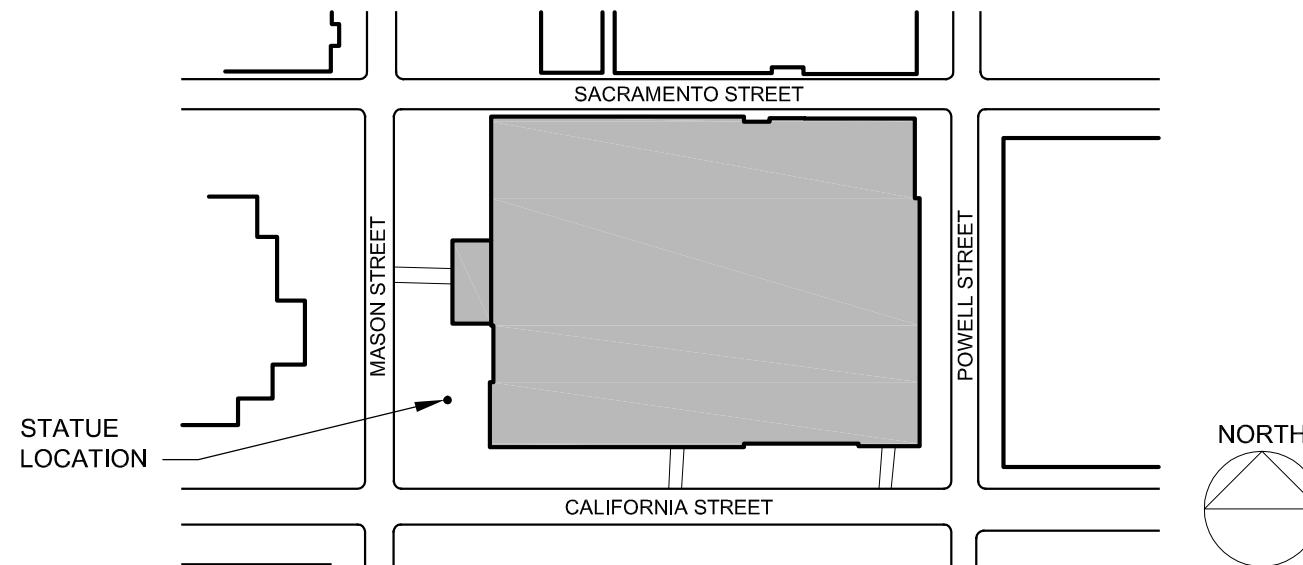
APPLICABLE CODES

CALIFORNIA BUILDING CODE & SF AMENDMENTS	2013
CALIFORNIA ELECTRICAL CODE & SF AMENDMENTS	2013
CALIFORNIA MECHANICAL CODE & SF AMENDMENTS	2013
CALIFORNIA PLUMBING CODE & SF AMENDMENTS	2013
CALIFORNIA ENERGY CODE	2013
CALIFORNIA FIRE CODE & SF AMENDMENTS	2013
NFPA 72 (FIRE ALARMS)	2013
NFPA 13/13R (SPRINKLERS)	2013

SHEET INDEX

A0.0	COVER SHEET
A0.1	SITE PLAN
A1.0	RENDERING
A2.0	SECTION
A3.1	SITE PLAN OF MASON ST FRONTAGE
A3.2	OPEN SPACE PLAN

SITE PLAN

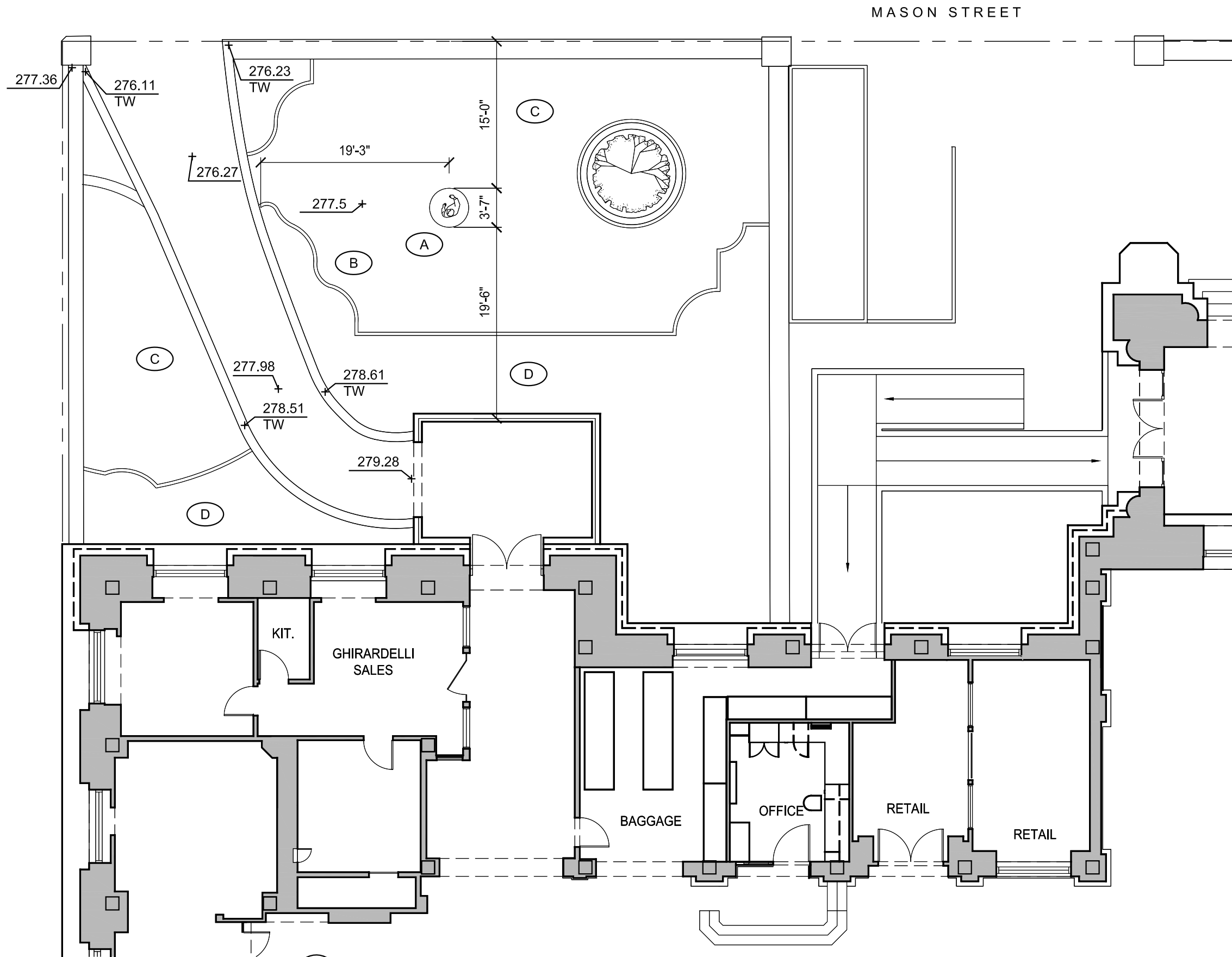


Sheet Title:
COVER SHEET

Date: 12/11/2015
03/03/2016
Issued For: CLIENT REVIEW
C of A

Scale: 3/32" = 1'-0" @11X17
File: FAITB_A0.0_COVER.dwg
Project: FAITB
Drawn By: KK
Ref North:
Checked By: JC
Sheet No:

A0.0



Sheet Notes:

- (A) STATUE
- (B) ACCESSIBLE PATH TO STATUE
- (C) (E) LAWN
- (D) PLANTING BED

Project:

Fairmont Hotel
Tony Bennett Statue

950 Mason
San Francisco, CA

Freebairn-Smith & Crane

Planning Urban Design Architecture
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Consultants:

Structural Engineers:

Murphy Burr Curry, Inc.

85 Second Street, Suite 501
San Francisco, CA 94105
(415) 546-0431 x4015

Sheet Title:

SITE PLAN

Date:
12/11/2015
03/03/2016
03/23/2016

Issued For:
CLIENT REVIEW
C of A
REV. C of A

Scale: 3/32" = 1'-0" @11X17
File: FAITB_A0.1_SITE.dwg
Project: FAITB
Drawn By: KK
Ref North:

Checked By: JC
Sheet No:

A0.1

1 FAIRMONT HOTEL SITE PLAN - PRELIMINARY SKETCH OF STATUE PLACEMENT
3/32" = 1'-0"



Project:

Fairmont Hotel Tony Bennett Statue

950 Mason
San Francisco, CA

Freebairn-Smith & Crane

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San Francisco, CA 94105
(415) 546-0431 x4015

Sheet Title:

RENDERING

Date:
12/11/2015
03/03/2016

Issued For:
CLIENT REVIEW
C of A

Scale: N/A
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Project: FAITB
Drawn By: KK
Ref North:

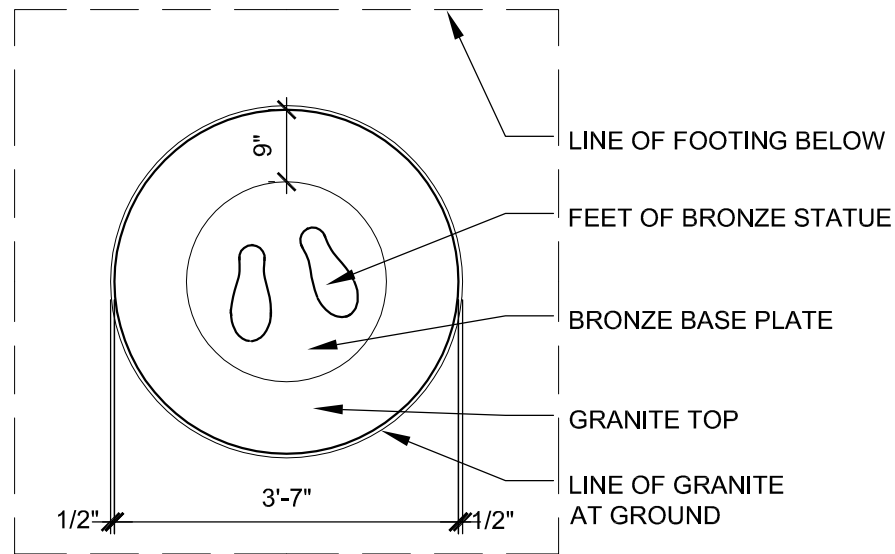
Checked By: JC
Sheet No:

A1.0

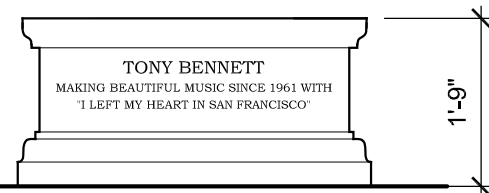
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RENDERING

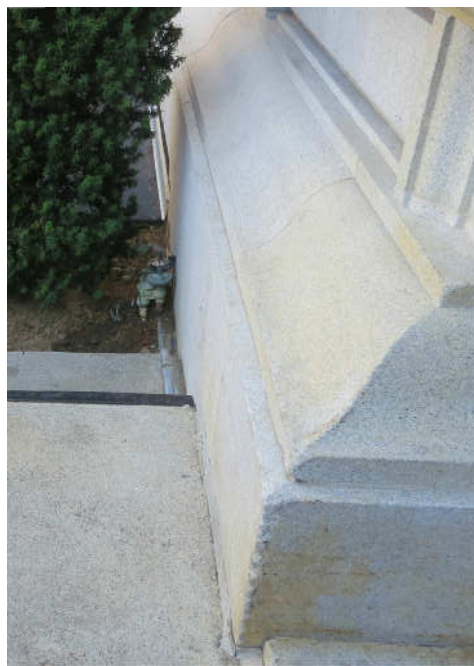
NTS



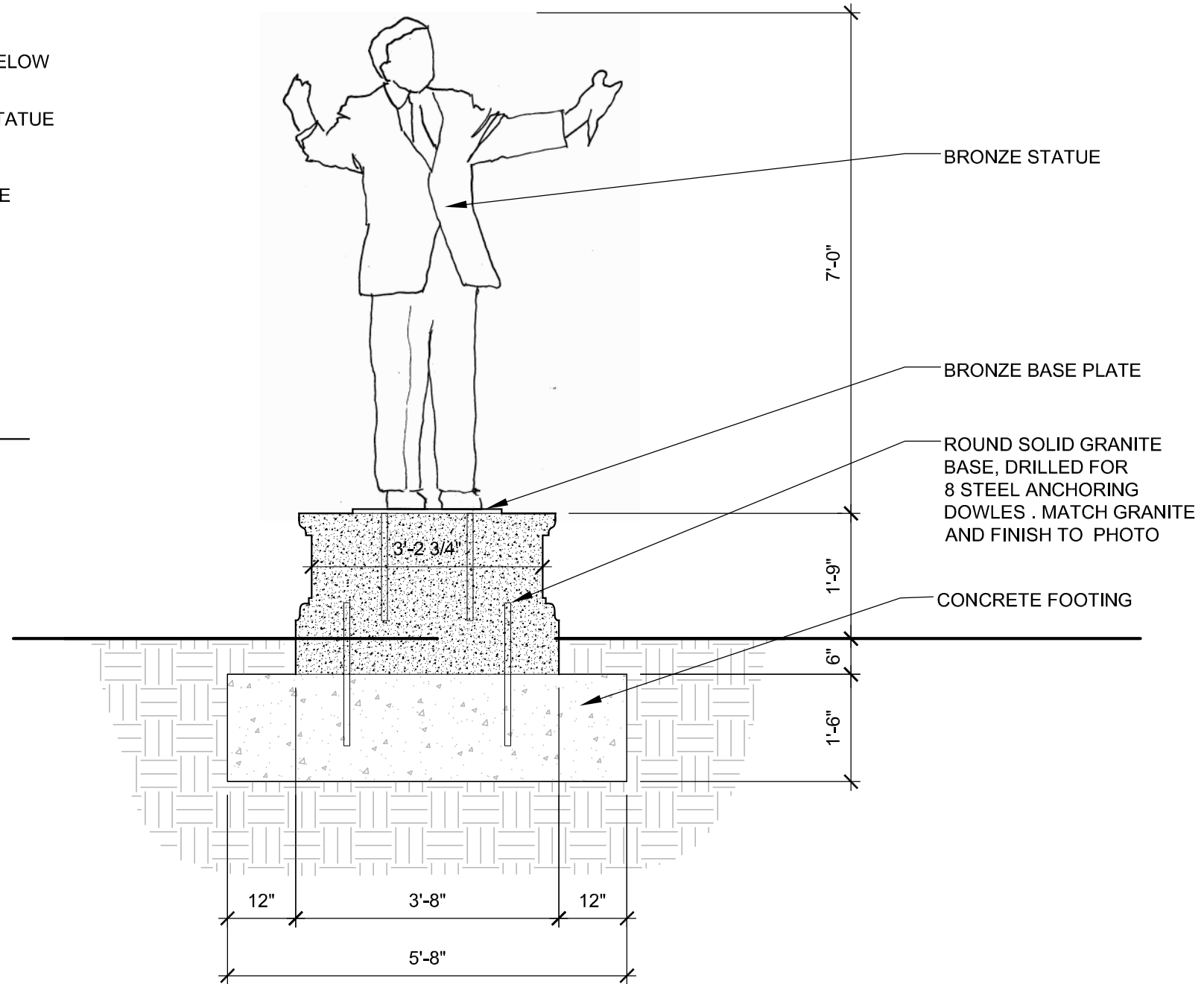
2 PLAN OF SCULPTURE PEDESTAL
 1/2" = 1'-0"



3 ELEVATION OF GRANITE PEDESTAL
 1/2" = 1'-0"

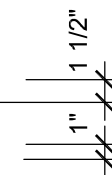


4 PHOTO OF GRANITE TO MATCH
 NA



1 SECTION OF SCULPTURE PEDESTAL
 1/2" = 1'-0"

TONY BENNETT
 MAKING BEAUTIFUL MUSIC SINCE 1961 WITH
 "I LEFT MY HEART IN SAN FRANCISCO"

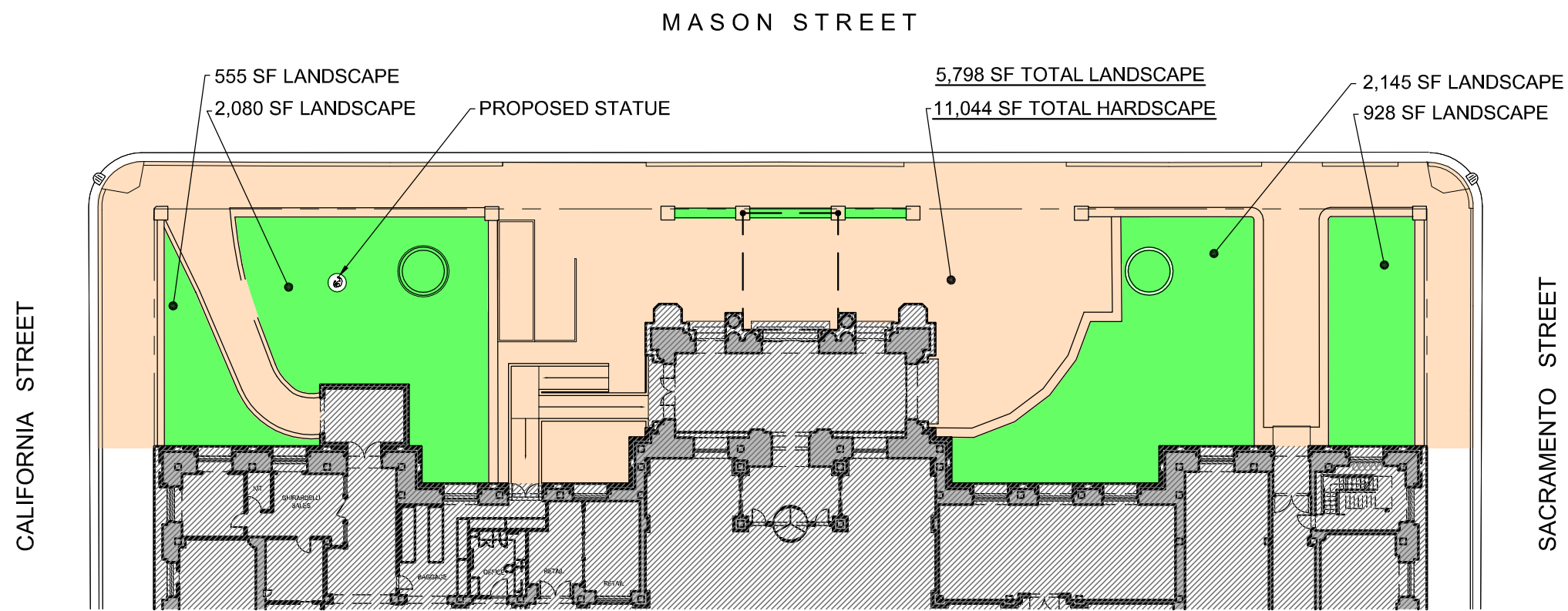


5 DETAIL OF TEXT (PROVIDE SEPARATE PRICE)
 NA

Project:
Fairmont Hotel
Tony Bennett Statue
 950 Mason
 San Francisco, CA

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 (415) 546-0431 x4015



1 FAIRMONT HOTEL SITE PLAN OF MASON STREET FRONTAGE
 1/32" = 1'-0"

Sheet Title:
SITE PLAN OF
MASON STREET
FRONTAGE

Date: 12/11/2015
 03/03/2016
 Issued For:
 CLIENT REVIEW
 C of A

Scale: 3/32" = 1'-0" @11X17
 File: FAITB_A0.1_SITE_FULL.dwg
 Project: FAITB
 Drawn By: SC
 Ref North:
 Checked By: JC
 Sheet No:

A3.1



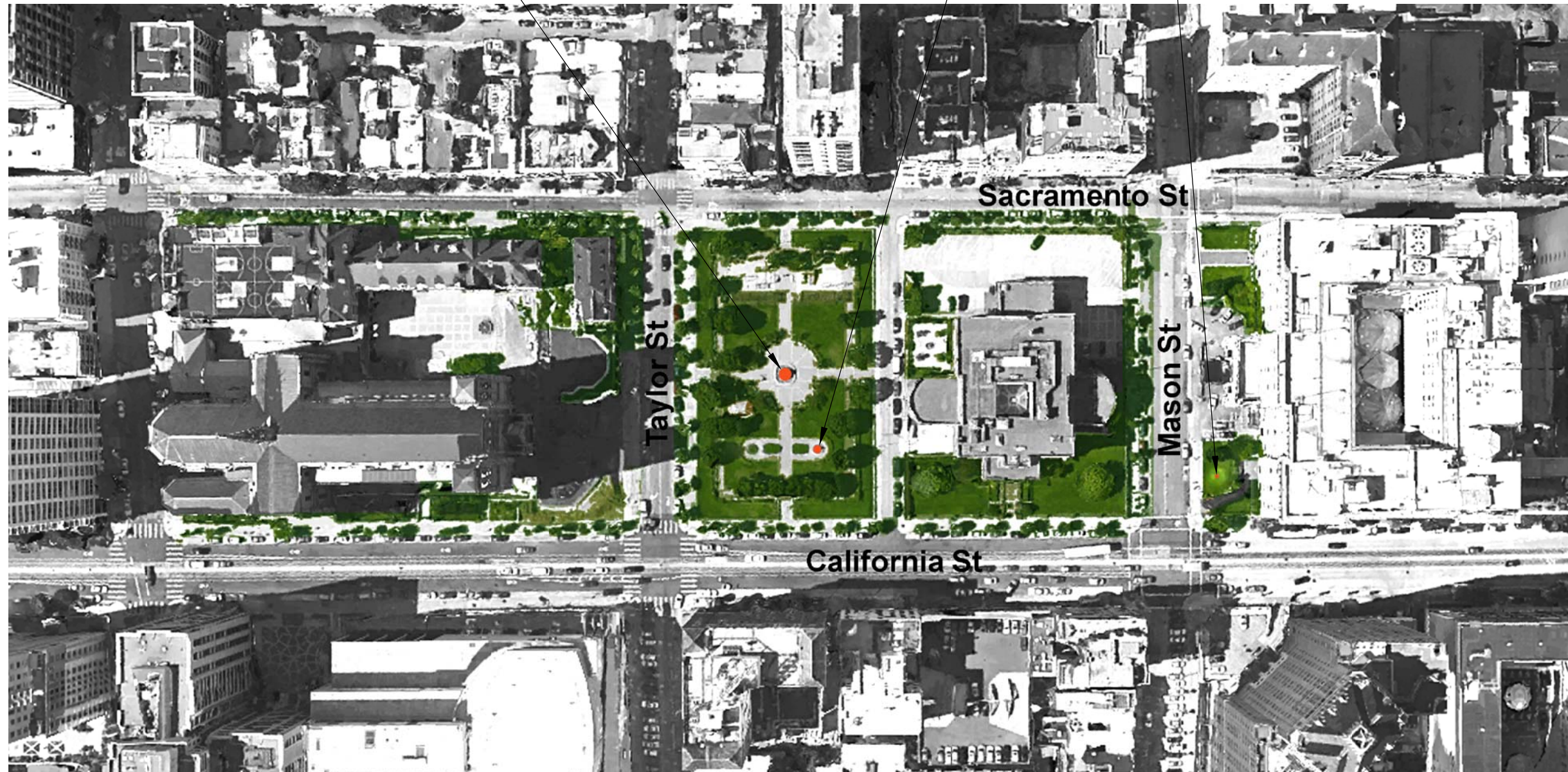
FOUNTAIN OF THE TURTLES



DANCING SPRITES FOUNTAIN



PROPOSED STATUE



Project:
Fairmont Hotel
Tony Bennett Statue
 950 Mason
 San Francisco, CA

Freebairn-Smith & Crane
 Planning Urban Design Architecture
 442 Post Street
 San Francisco CA 94102
 (415) 398-4094
 (415) 398-4096 Fax

Consultants:
 Structural Engineers:
Murphy Burr Curry, Inc.
 85 Second Street, Suite 501
 San Francisco, CA 94105
 (415) 546-0431 x4015

Sheet Title:
OPEN SPACE PLAN

Date: 12/11/2015
 03/03/2016
 Issued For:
 CLIENT REVIEW
 C.OF A.

Scale: 3/32" = 1'-0" @11X17
 File: FAITB_A0.2_GREENSPACE.dwg
 Project: FAITB
 Drawn By: SC
 Ref North:
 Checked By: JC
 Sheet No:

A3.2