



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: DECEMBER 19, 2018

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Filing Date: October 18, 2016
Case No.: 2016-013216COA
Project Address: 900 NORTH POINT STREET
Historic Landmark: No. 30 – Ghirardelli Square
Zoning: C-2 (Community Business)
40-X Height and Bulk District
Block/Lot: 0452 / 026
Applicant: Elisa Skaggs
Page & Turnbull
417 Montgomery Street, 8th Floor
San Francisco, CA 94104
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Reviewed By Tim Frye – (415) 575-6822
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PROPERTY DESCRIPTION

The Carillon Building at 920 NORTH POINT STREET is located on the north side of North Point Street between Polk Street and Larkin Street, on Assessor's Block 0452, Lot 026. The subject property is part of the larger site historically known as Ghirardelli Square, San Francisco Landmark No. 30. The Carillon Building is a non-contributing open-air structure within Ghirardelli Square that was constructed in the Terrace Plaza in 1982, after the adaptive reuse of the property by architects Wurster, Bernardi, & Emmons and landscape architect Lawrence Halprin.

PROJECT DESCRIPTION

The proposed project includes the enclosure of the first floor of the two-story Carillon Building, which is currently serving as an open-air pavilion, for use as a cafe. The enclosure will consist of glazed multilite storefront windows with dark-finished aluminum framing matching the predominant finish color of storefront systems within the general vicinity of the Terrace Plaza. The storefront system will be installed between the existing steel columns of the Carillon Building. The storefront systems will have a combination of fixed glazed panels and operable single-hung windows, with an operable glass-louvered transom area. The enclosed area will be accessed by paired glazed aluminum-framed entrance doors located at the south elevation of the Carillon Building. Existing steel-wire brace frames and brackets currently installed between the Carillon Building's first-floor columns will be removed as part of the proposed work as well. These brace frames are not original to the building, and were installed circa 2008.

Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

None.

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

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, 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*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

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 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.

The proposed project involves a change in use of the property from unprogrammed public space to interior cafe space. The proposed use will maintain the public nature of the Carillon Building, and will cause minimal changes to the existing characteristics of the building and the landmark by inserting new fabric between and recessed within the existing building's columns. Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed installation of storefront infill between the existing columns as the first floor of the Carillon Building will not remove any historic or character-defining features associated with the landmark. The brace frames and support brackets to be removed date from circa 2008, and are not character-defining. The existing columns at the first floor will not be altered beyond the creation of new attachment points for the new storefront infill. Although the proposed work will change the

first floor of the Carillon Building from being an open-air space to being enclosed, the large areas of glazing, operable windows and transom louvers, and public nature of the new use of the space will maintain the character of the Carillon Building and the landmark. Therefore, the proposed project complies with Rehabilitation Standard 2.

- 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 architectural elements from other buildings, shall not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The new work would not create a false sense of historical development and would be compatible with the landmark site. Therefore, the proposed project complies with Rehabilitation Standard 3.

- Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to changes to the property that have acquired significance in their own right. Therefore, the proposed project complies with Rehabilitation Standard 4.

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

The proposed project does not call for changes to or removal of the subject property's distinctive finishes and character-defining features. The only elements of the Carillon Building to be removed are the brace frames and brackets installed circa 2008, which are not character-defining features of the landmark. Therefore, the proposed project complies with Rehabilitation Standard 5.

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

The proposed project does not call for the replacement or repair of deteriorated historic features. Therefore, the proposed project complies with Rehabilitation Standard 6.

- Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not involve chemical or physical treatments that will affect the building's materials. Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not involve any excavation work. Therefore, the proposed project complies with Rehabilitation Standard 8.

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 landmark. The proposed storefront infill at the Carillon Building will be installed between and recessed within the existing columns at the first floor, and the aluminum framing will have a finish matching the predominant framing finish found at storefronts in the vicinity of the Terrace Plaza to be compatible with the landmark site. The new storefront infill will consist solely of framed glazing panels, with no solid bulkheads or other opaque elements beyond framing, to maintain the open, transparent character of the Carillon Building. The proposed new storefront infill is simple yet contemporary in design to differentiate these elements from the original building fabric, and also aligns with the Ghirardelli Square Design Guidelines. Therefore, the proposed project complies with Rehabilitation Standard 9.

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 project would not affect the essential form and integrity of the landmark, as no fabric will be altered with the exception of the removal of the brace frames and the creation of new attachment points at the columns to support the new storefront systems. The proposed storefront infill will be installed in existing openings, and will not alter any historic fabric. The proposed work at the Carillon Building could be removed in the future without impacting the essential form and integrity of the landmark. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, Department staff has determined the following:

Staff finds that although the proposed project involves a change in use of the property from unprogrammed public space to interior cafe space, the proposed use will maintain the public nature of the Carillon Building, and will cause minimal changes to the characteristics of the landmark.

Staff finds that the proposed work at the Carillon Building will not remove any historic or character-defining features. The brace frames and support brackets to be removed date from circa 2008, and are not character-defining features. The existing columns at the first floor will not be altered beyond the creation of new attachment points for the new storefront infill. Although the proposed work will change the first floor of the Carillon Building from being an open-air space to being enclosed, the large areas of glazing, operable windows and transom louvers, and public nature of the new use of the space will maintain the character of the Carillon Building and its relationship to the landmark.

The proposed project will not destroy historic materials, features, or spatial relationships that characterize the property. The proposed storefront infill at the Carillon Building will be installed between and recessed within the existing columns at the first floor, and the aluminum framing will have a finish matching the predominant framing finish found at storefronts in the vicinity of the Terrace Plaza to be compatible with the landmark site. The new storefront infill will consist solely of framed glazing panels, with no solid bulkheads or other opaque elements beyond framing, to maintain the open, transparent character of the Carillon Building. The proposed new storefront infill is simple yet contemporary in design to differentiate these elements from the original building fabric, and also aligns with the Ghirardelli Square Design Guidelines.

The proposed work at the Carillon Building could be removed in the future without impacting the essential form and integrity of the landmark site.

Department staff finds that the proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, and that the proposed work is compatible with the character-defining features of the landmark site.

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*.

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the Project Sponsor shall provide material samples of the proposed metal storefront framing to ensure that the finish will be compatible with the existing storefront framing finishes found in the vicinity of the Terrace Plaza at the subject property. The samples will be reviewed and approved by the Planning Department prior to the issuance of the Building Permit.

ATTACHMENTS

Draft Motion

Project Sponsor submittal, including:

- Historic and Existing Conditions Photographs
- Site Plan
- Reduced Drawings and Renderings



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

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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 026 IN ASSESSOR'S BLOCK 0452, WITHIN A C-2 (COMMUNITY BUSINESS) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on October 18, 2016, Elisa Skaggs of Page & Turnbull (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for work at the subject property located on lot 026 in Assessor's Block 0452.

The proposed project includes the enclosure of the first floor of the two-story Carillon Building, which is currently serving as an open-air pavilion, for use as a cafe. The enclosure will consist of glazed multilite storefront windows with dark-finished aluminum framing matching the predominant finish color of storefront systems within the general vicinity of the Terrace Plaza. The storefront system will be installed between the existing steel columns of the Carillon Building. The storefront systems will have a combination of fixed glazed panels and operable single-hung windows, with an operable glass-louvered transom area. The enclosed area will be accessed by paired glazed aluminum-framed entrance doors located at the south elevation of the Carillon Building. Existing steel-wire brace frames and brackets currently installed between the Carillon Building's first-floor columns will be removed as part of the proposed work as well. These brace frames are not original to the building, and were installed circa 2008.

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 December 19, 2018, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-013216COA ("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 grants the Certificate of Appropriateness, in conformance with the architectural plans dated November 9, 2018, and labeled Exhibit A on file in the docket for Case No. 2016-013216COA based on the following findings:

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 dated April 8, 1970.

- The proposed project is compatible with Ghirardelli Square, Landmark Number 30, since the project does not negatively affect the mass and form of the landmark site.
- The proposed project, although it involves a change in use of the property from unprogrammed public space to interior cafe space, will maintain the public nature of the Carillon Building, and will cause minimal changes to the existing characteristics of the building and the landmark.
- The proposed project would not change the form of or remove any character-defining features associated with the landmark. The brace frames and support brackets to be removed date from circa 2008, and are not character-defining features. The existing columns at the first floor will not be altered beyond the creation of new attachment points for the new storefront infill. Although the proposed work will change the first floor of the Carillon Building from being an open-air space to being enclosed, the large areas of glazing, operable windows and transom louvers, and public nature of the new use of the space will maintain the character of the Carillon Building and the landmark.

- The proposed project will not destroy historic materials, features, or spatial relationships that characterize the landmark. The proposed storefront infill at the Carillon Building will be installed between and recessed within the existing columns at the first floor, and the aluminum framing will have a finish matching the predominant framing finish found at storefronts in the vicinity of the Terrace Plaza to be compatible with the landmark site. The new storefront infill will consist solely of framed glazing panels, with no solid bulkheads or other opaque elements beyond framing, to maintain the open, transparent character of the Carillon Building. The proposed new storefront infill is simple yet contemporary in design to differentiate these elements from the original building fabric, and also aligns with the Ghirardelli Square Design Guidelines.
- The proposed work at the Carillon Building could be removed in the future without impacting the essential form and integrity of the landmark.
- The proposed project meets the requirements of Article 10.
- 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 historic 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 State Armory and Arsenal 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 preserve existing neighborhood-serving retail uses and will create future opportunities for resident employment.

- 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 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 reduce the affordable housing supply as the use of the property is non-residential.

- 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 increase future opportunities for service sector jobs at the landmark site.

- 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. The

work will eliminate unsafe conditions at the site and 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.

- 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 **APPROVES a Certificate of Appropriateness** for the property located at Lot 026 in Assessor's Block 0452 for proposed work in conformance with the renderings and architectural sketches dated November 9, 2018, and labeled Exhibit A on file in the docket for Case No. 2016-013216COA.

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 APPROVES the foregoing Motion on December 19, 2018.

Jonas P. Ionin
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

ADOPTED: December 19, 2018



GHIRARDELLI SQUARE
SAN FRANCISCO, CALIFORNIA

CERTIFICATE OF APPROPRIATENESS: APPENDIX
ALTERATIONS TO THE CARILLON BUILDING

PREPARED FOR SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



PAGE & TURNBULL

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

OCTOBER 11, 2016
REVISED NOVEMBER 9, 2018

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TABLE OF CONTENTS

1. GHIRARDELLI SQUARE OVERVIEW AND PROJECT SUMMARY	1
A. SITE HISTORY	1
B. HISTORIC STATUS	1
C. PROJECT SUMMARY	1
2. IMAGES & LOCATION PLAN	2
A. HISTORIC IMAGES	2
B. LOCATION PLAN OF PROPOSED WORK	4
C. IMAGES OF EXISTING CONDITION	5
3. CARILLON BUILDING ALTERATIONS	6
A. HISTORIC CONTEXT	6
B. EXISTING PLANS & ELEVATIONS	7
C. PROPOSED PLANS & ELEVATIONS	10
D. SECTIONS & DETAILS	12
E. RENDERINGS	14

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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. The work occurred over two phases. Phase I was completed in 1964 and included the eastern half of the plaza. Phase II was completed in 1968 and included the western half of the Plaza. Ghirardelli Square is 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: double hung, pivot, casement, and multi-lite industrial
- Electric Rooftop Sign

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

- Red sand mold brick
- Board-formed concrete retaining walls
- Mermaid Fountain
- Hardscape in the eastern half of the Square that consists of coarse aggregate concrete within a grid of fine aggregate bands
- Brick paver hardscape in the western half of the Square
- Small pavilions with flat roof, sand mold brick, and window walls

PROJECT SUMMARY

The proposed project consists of alterations to the Carillon Building.

Carillon Building

The Carillon Building was constructed in 1982. The Carillon has not attained significance in its own right and is not a character-defining feature of the square. The proposed project includes the reuse of the first floor of the building for a specialty cafe. As part of the project, the first floor of the Carillon will be enclosed with transparent glass walls (up to 12' - 4") and transparent glass louvers above the glass walls.



HISTORIC IMAGES



North Point facade, 1919 (Calisphere)



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



4. Looking west from mid-block on Larkin, 1920 (From National Register Nomination)



1. View looking southwest from Larkin and Beach streets, 1960s (Calisphere)



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



5. View looking southwest from Fountain Plaza, 1975. Note kiosk building on Terrace Plaza. (Environmental Design Archives)

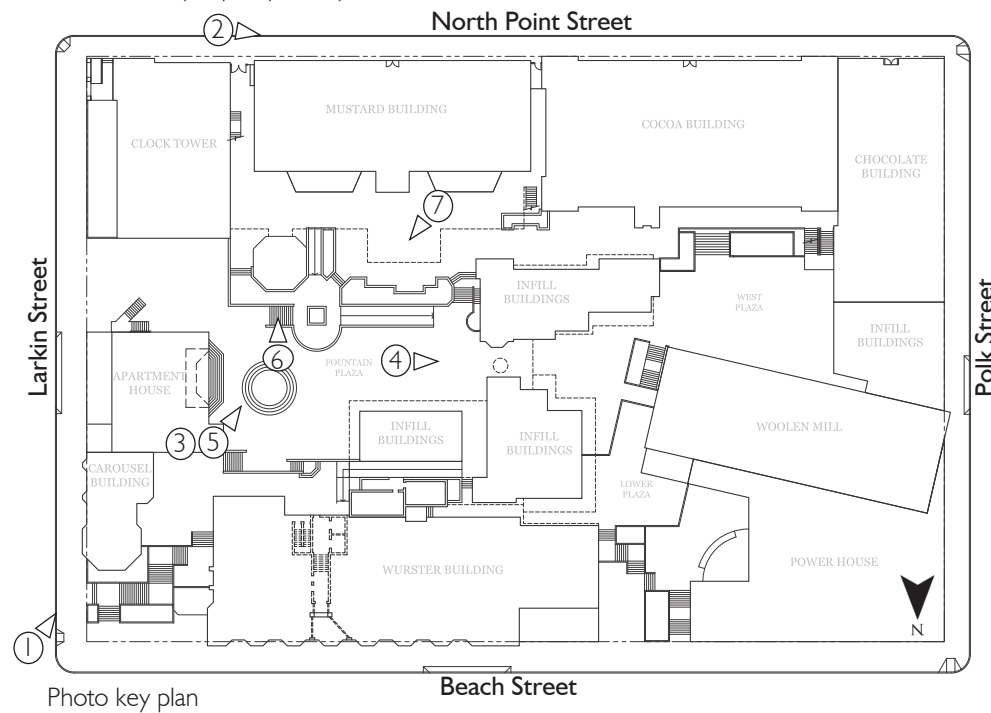
HISTORIC IMAGES



6. View looking south towards Promenade level. Note kiosk building in similar location as the Carillon. (Halprin photos)

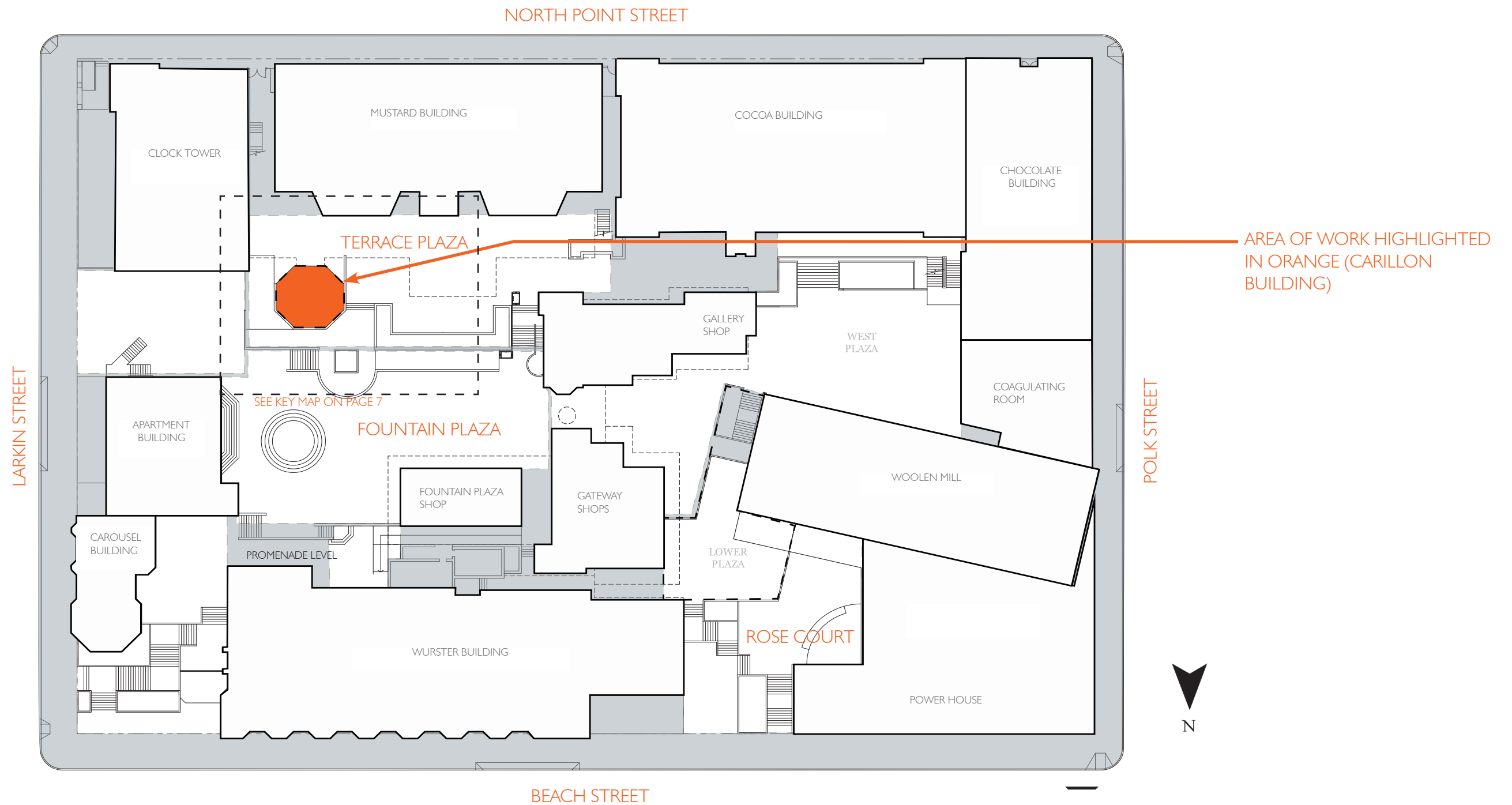


7. Terrace Plaza looking northeast. Note kiosk building in similar location as the Carillon. (Environmental Design Archives, 1960s)



IMAGES & LOCATION PLAN

LOCATION PLAN SHOWING AREA OF PROPOSED WORK



EXISTING CONDITION IMAGES (CARILLON BUILDING)



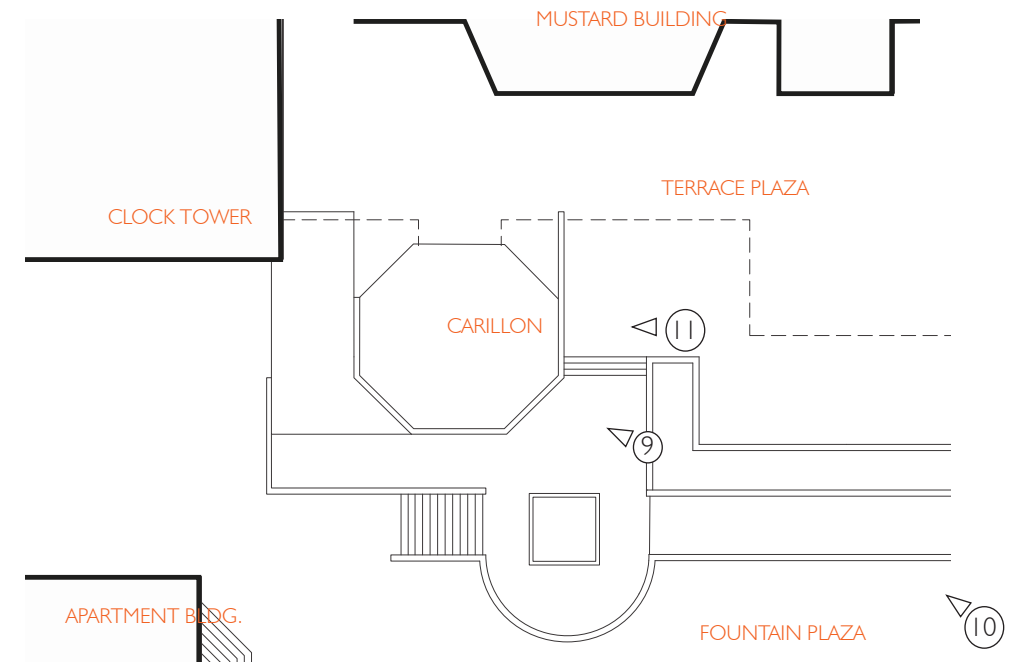
9. View of existing Carillon Building



11. View of Carillon Building from Fountain Plaza (looking southeast)



10. View of Carillon Building from Fountain Plaza (looking southeast)



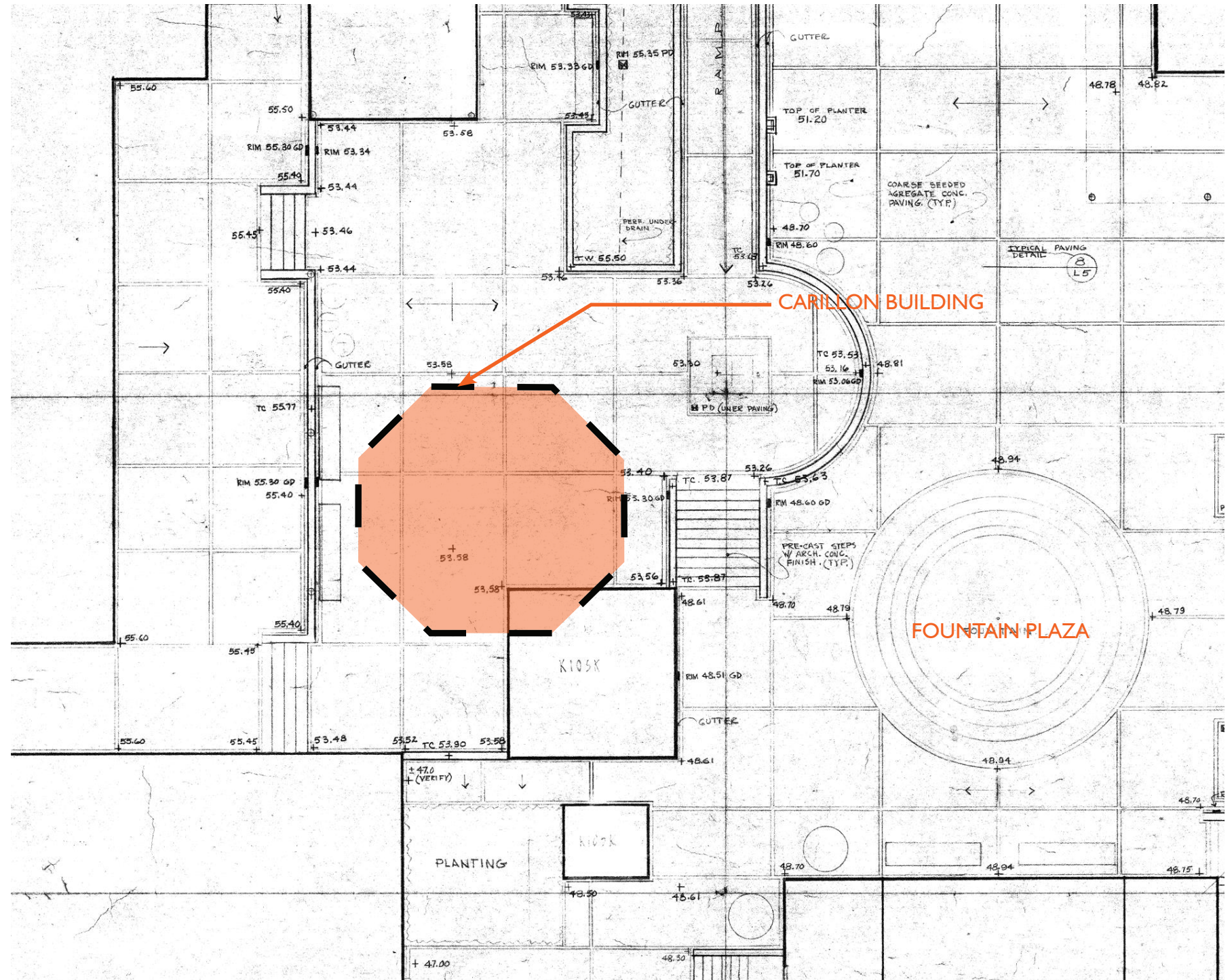
Enlarged Key Plan of Carillon Building adjacent to Fountain Plaza

IMAGES & LOCATION PLAN

CARILLON BUILDING

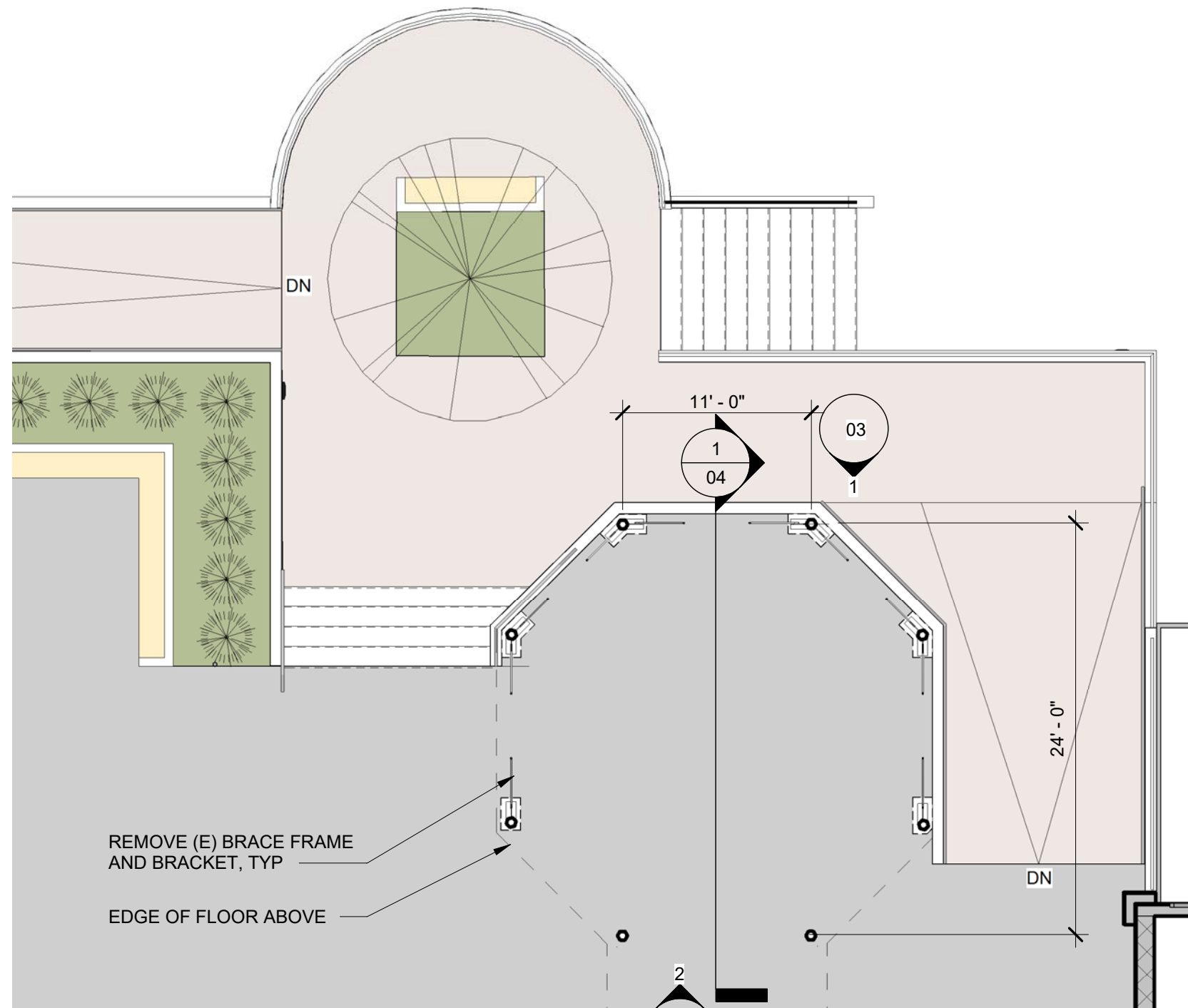
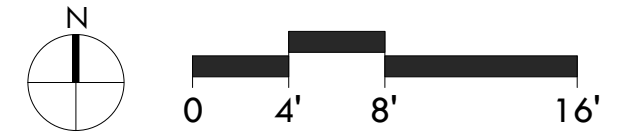
HISTORIC CONTEXT

The Carillon was constructed in the 1980s on Terrace Plaza and replaced a small kiosk from the 1960s. The Carillon has not acquired significance in its own right nor is it a contributing feature of Ghirardelli Square. It is an open-air, two-story structure with an octagonal shape. The lower portion is completely open with exposed steel posts and cross bracing. The second story is also open and is only accessible from the second floor terrace of the Mustard Building. The Carillon is used infrequently and is often empty.

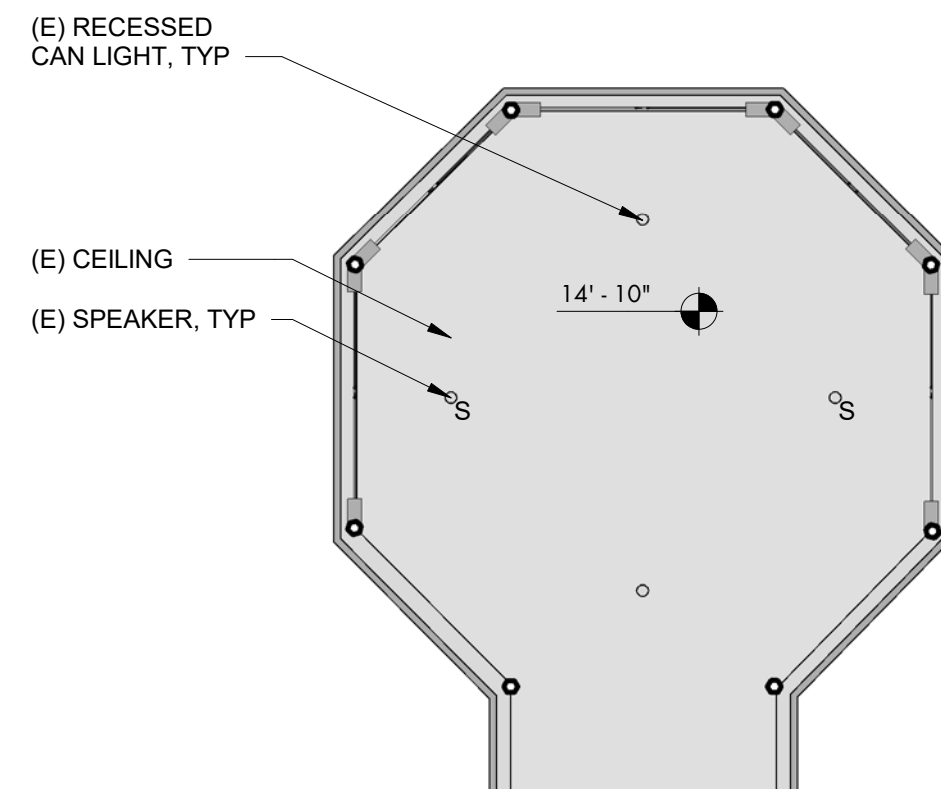


Original Lawrence Halprin Plan of the Phase I work

CARILLON BUILDING - EXISTING PLAN



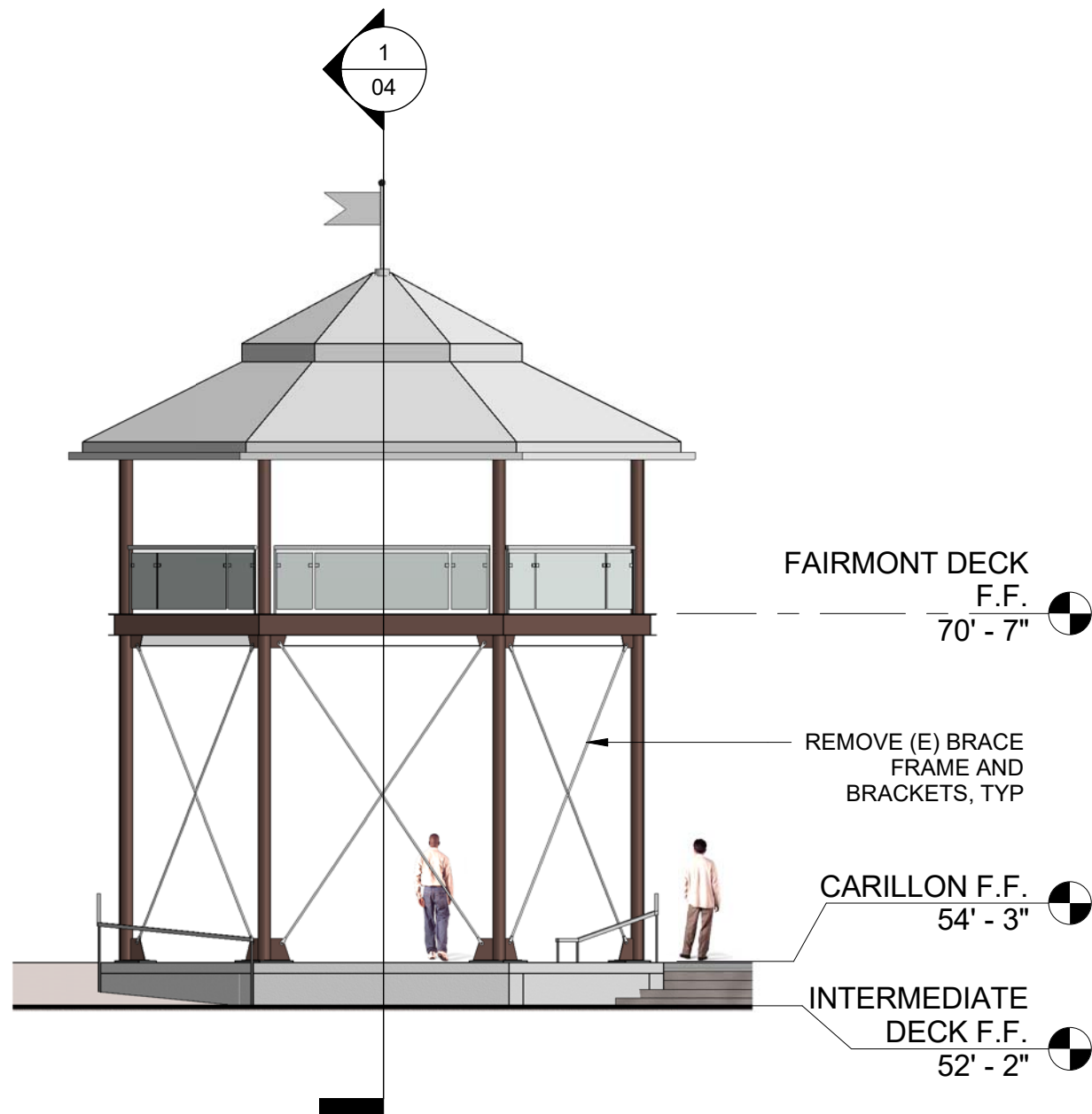
Existing Plan (Scale: 1/8" = 1'-0")



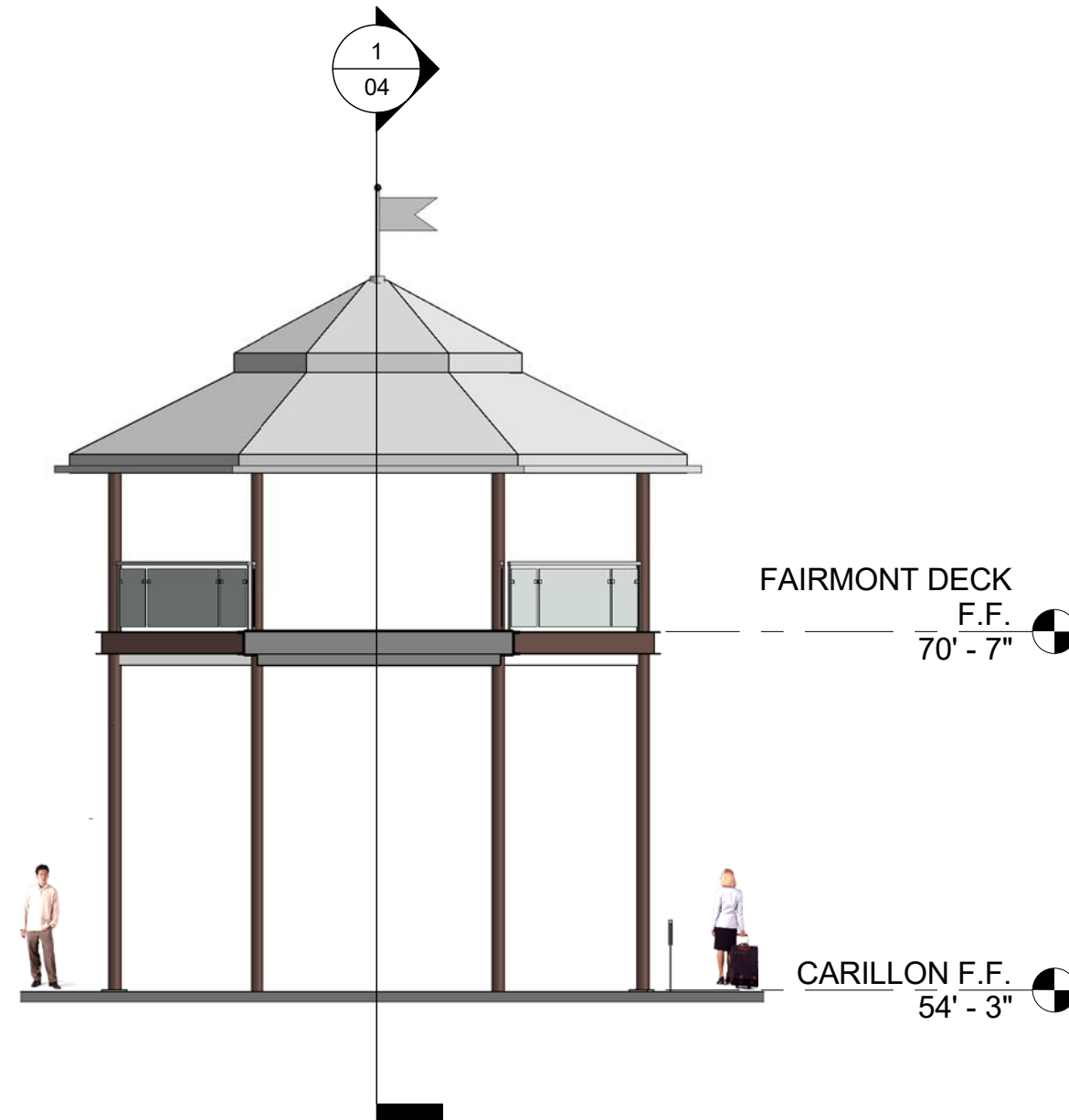
Existing Reflected Ceiling Plan (Scale: 1/8" = 1'-0")

CARILLON BUILDING

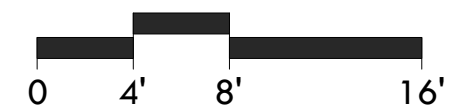
ELEVATIONS AND SECTIONS OF EXISTING CARILLON



North Elevation (Scale: 1/8" = 1'-0")

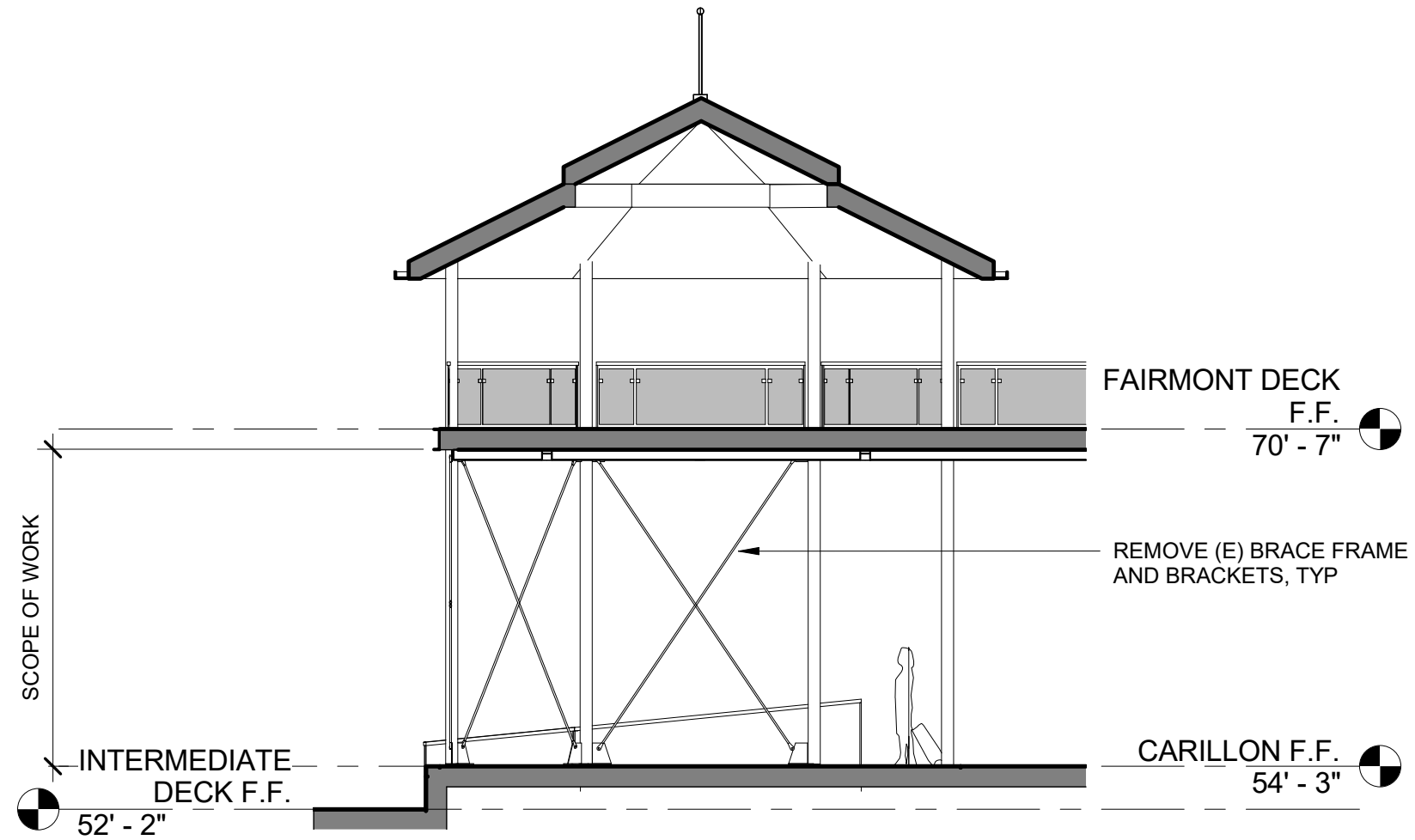


South Elevation (Scale: 1/8" = 1'-0")

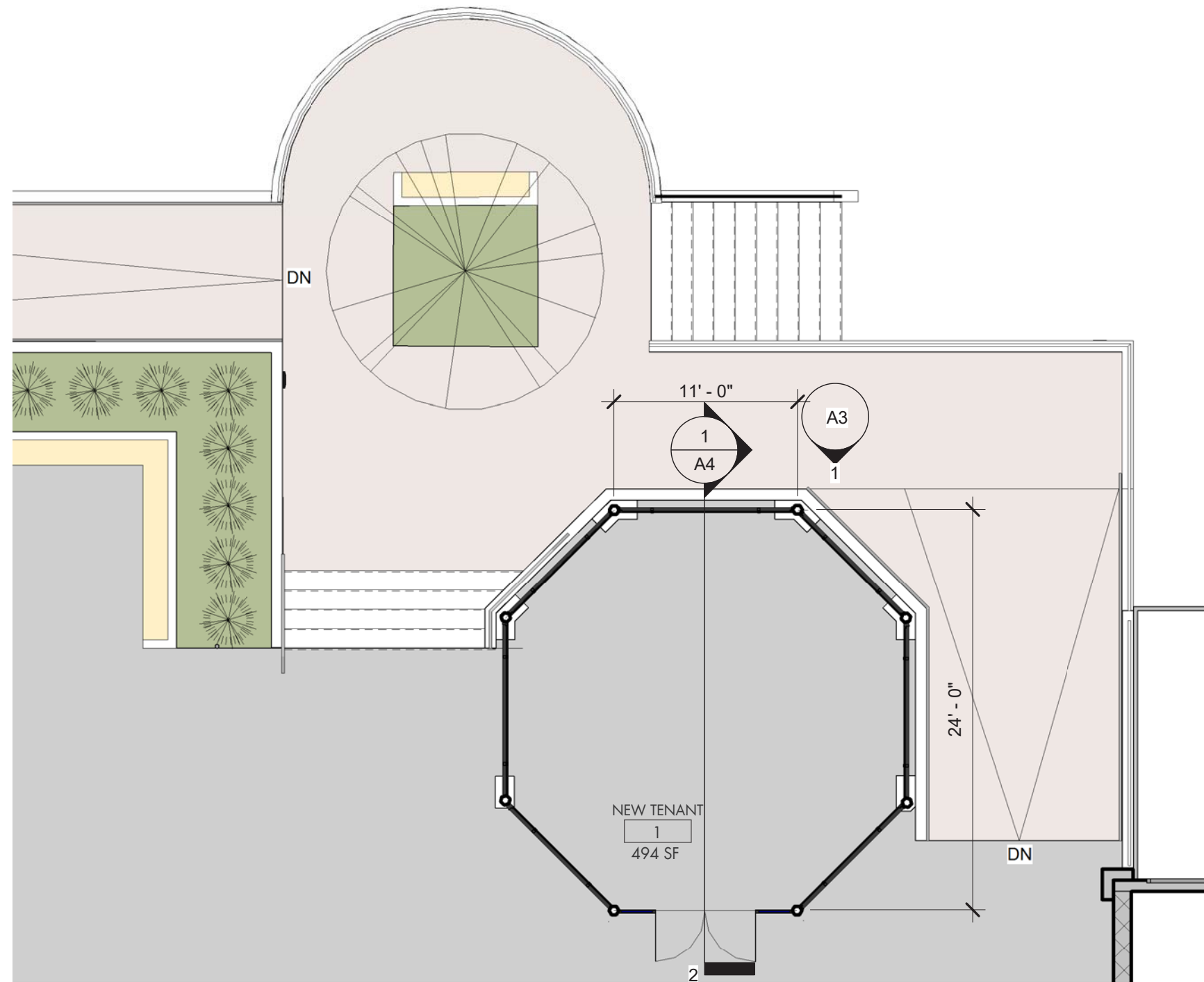


CARILLON BUILDING

RENDERINGS OF EXISTING CARILLON



CARILLON BUILDING



Building Plan (Scale: 1/8" = 1'-0")

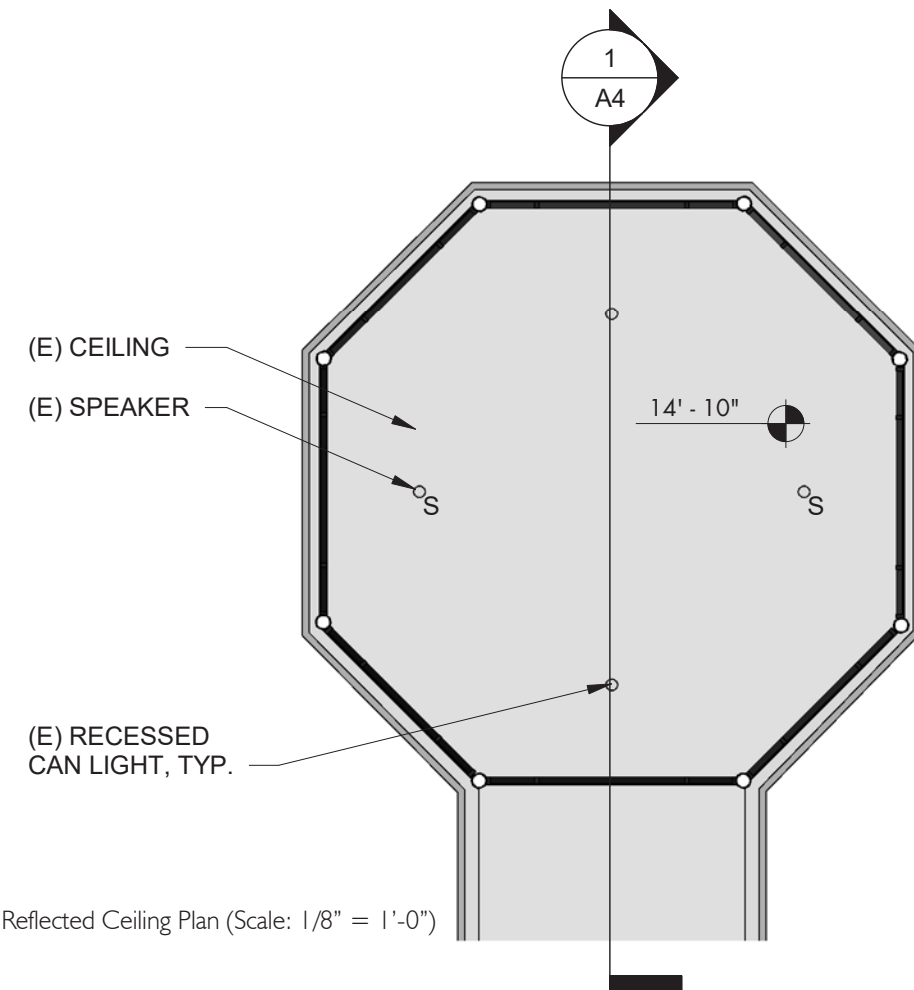
PROPOSED PROJECT

The Carillon is proposed to be adapted for use as a boutique café. The first level will be enclosed with glass panels. The ground level glass panels will be fixed and will be about 3'-4" in height. Above the ground level panels, the proposed design includes single hung aluminum windows. The lower of the two panels will be operable and in the open position during good weather days. Glass louvers will be installed at the transom level, just below the second floor level at a height of 12'-4". The louvers will be transparent, and provide ventilation to the interior.

The entrance will be located on the Terrace Plaza side of the Carillon. The project includes interior recessed lighting.

The alterations are proposed to activate a structure that has seen very little use in recent history. The alterations will not remove historic fabric nor will they adversely impact the setting at Ghirardelli Square.

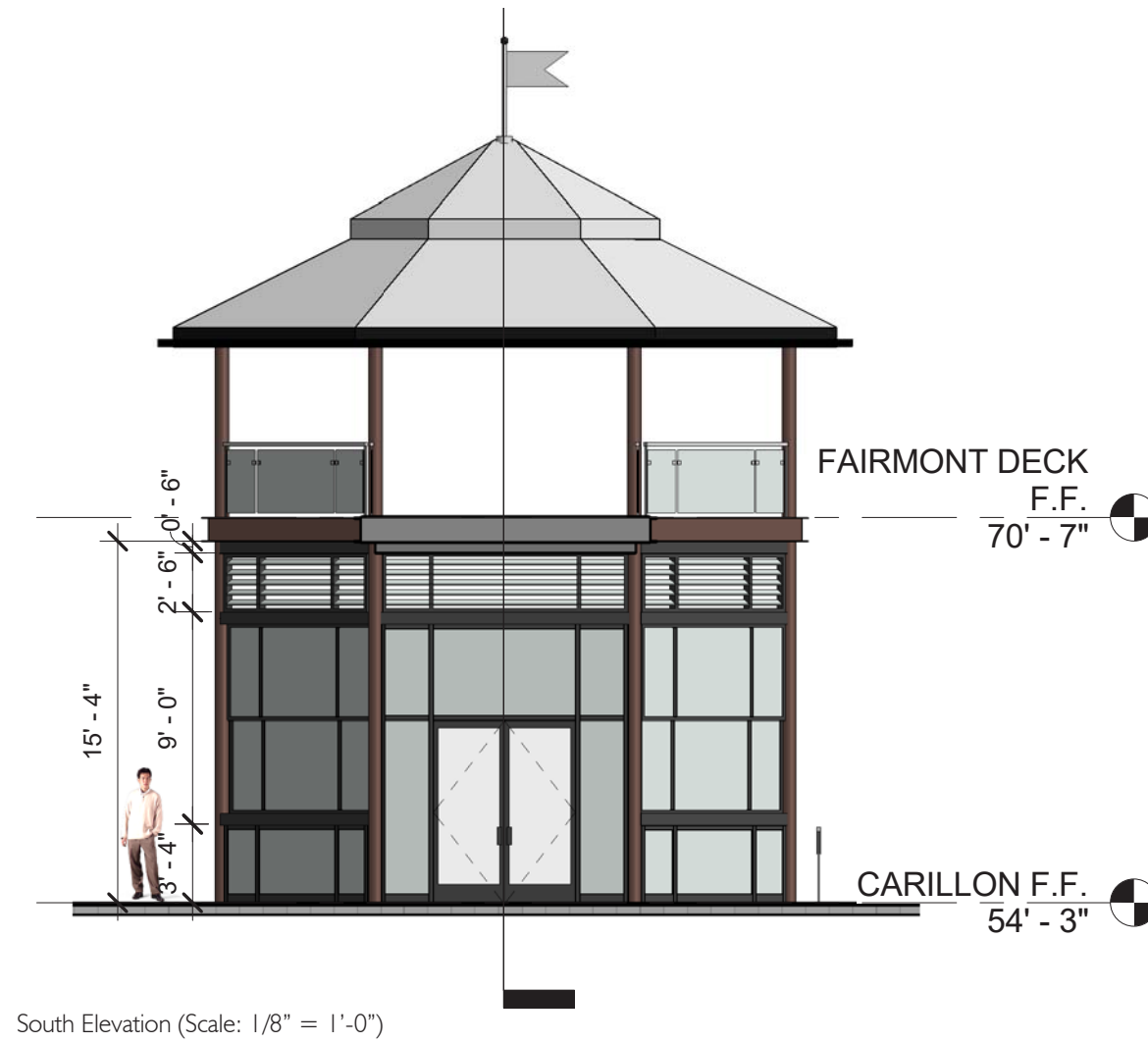
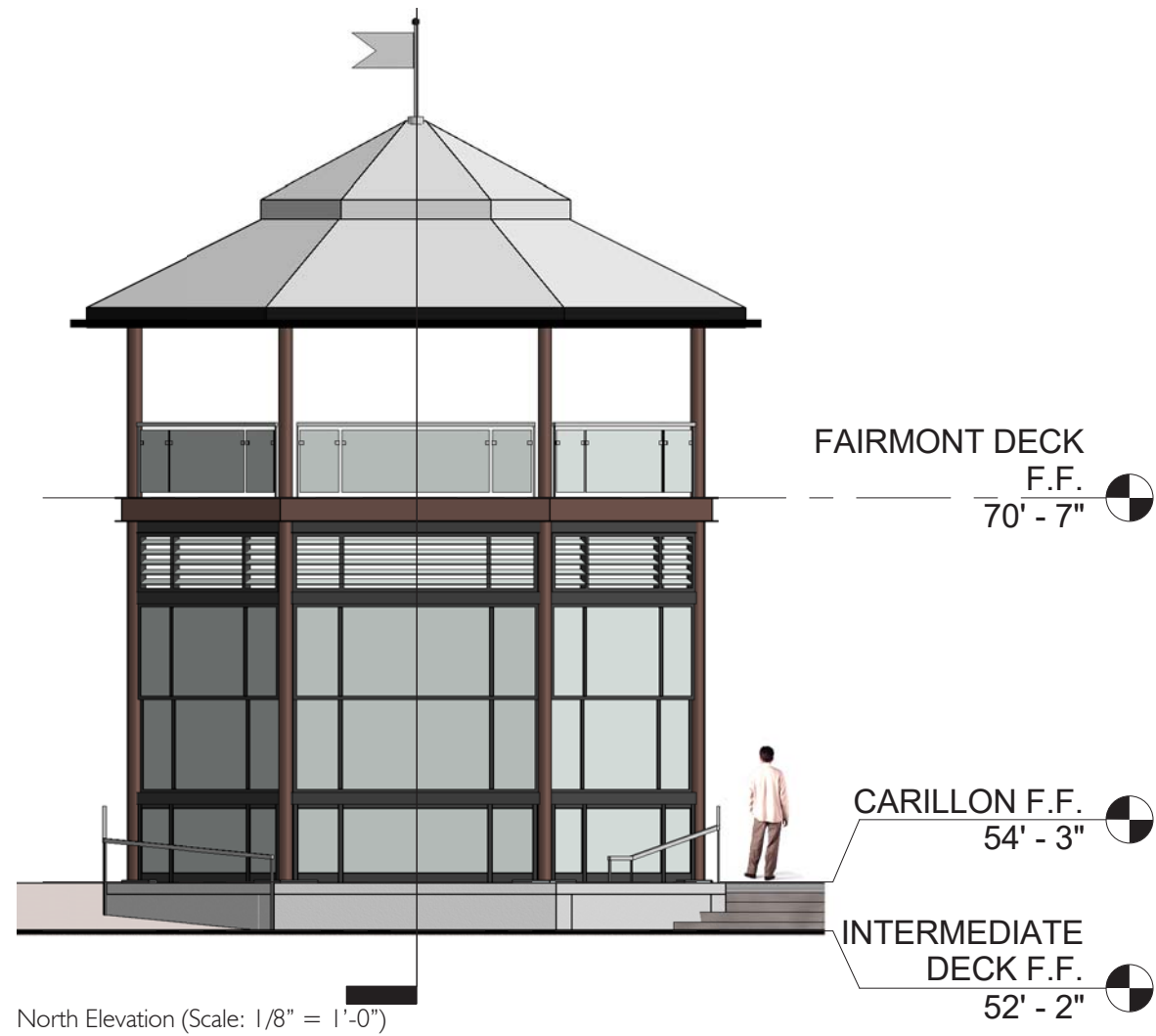
The second story of the Carillon is not included in the scope of work.



Reflected Ceiling Plan (Scale: 1/8" = 1'-0")

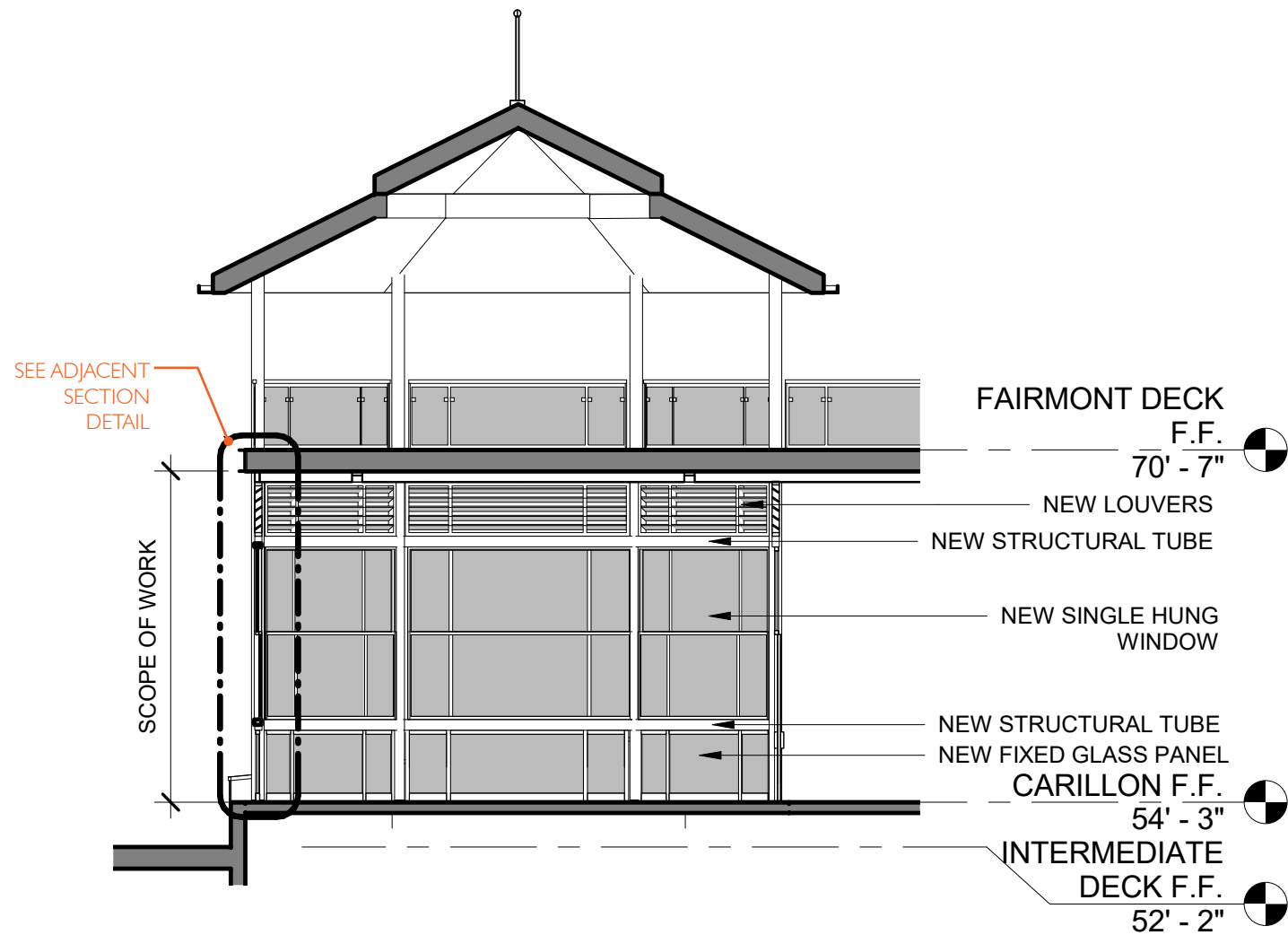
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ELEVATIONS OF PROPOSED PROJECT

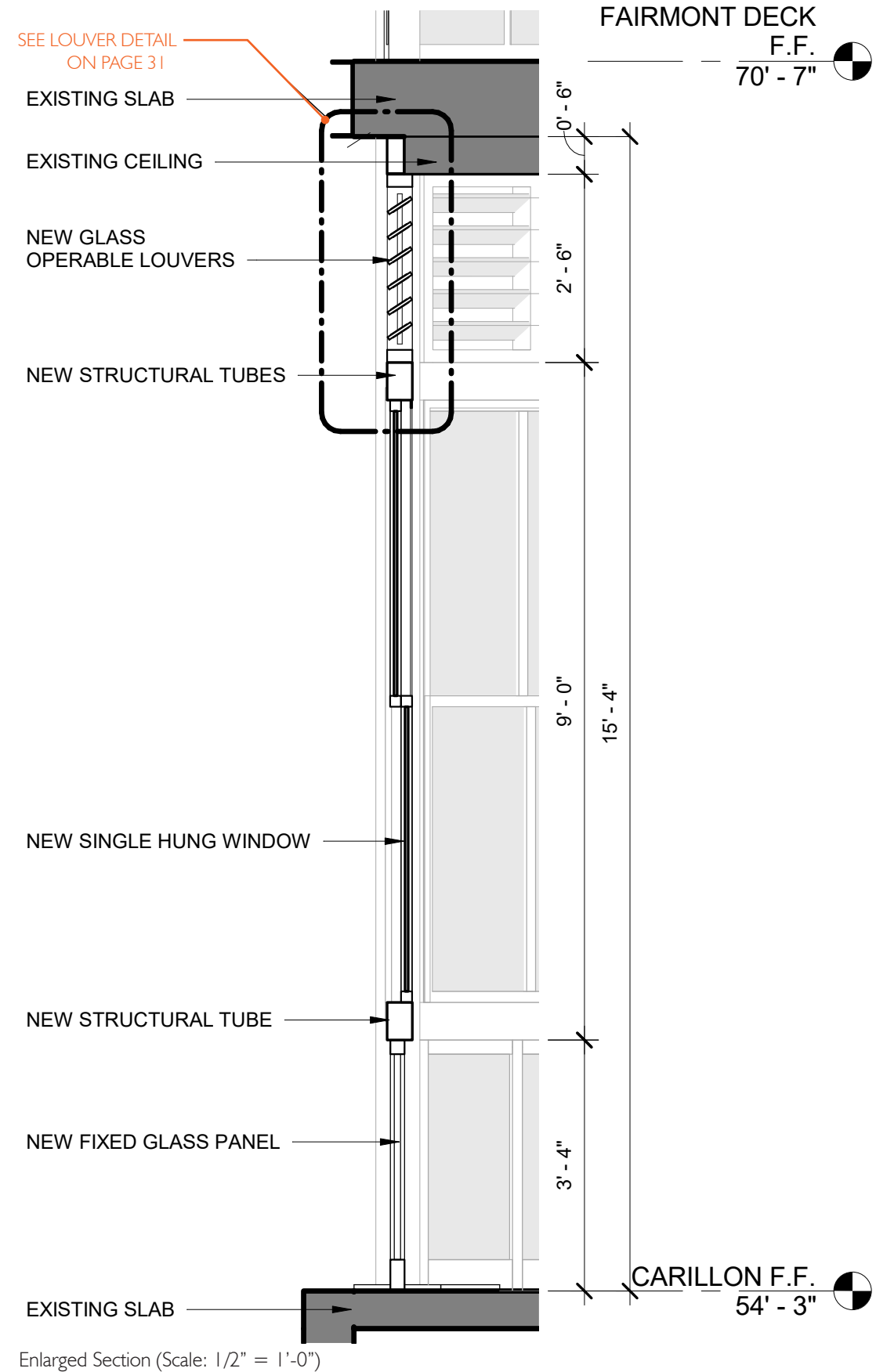


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SECTION AND DETAILS OF PROPOSED PROJECT

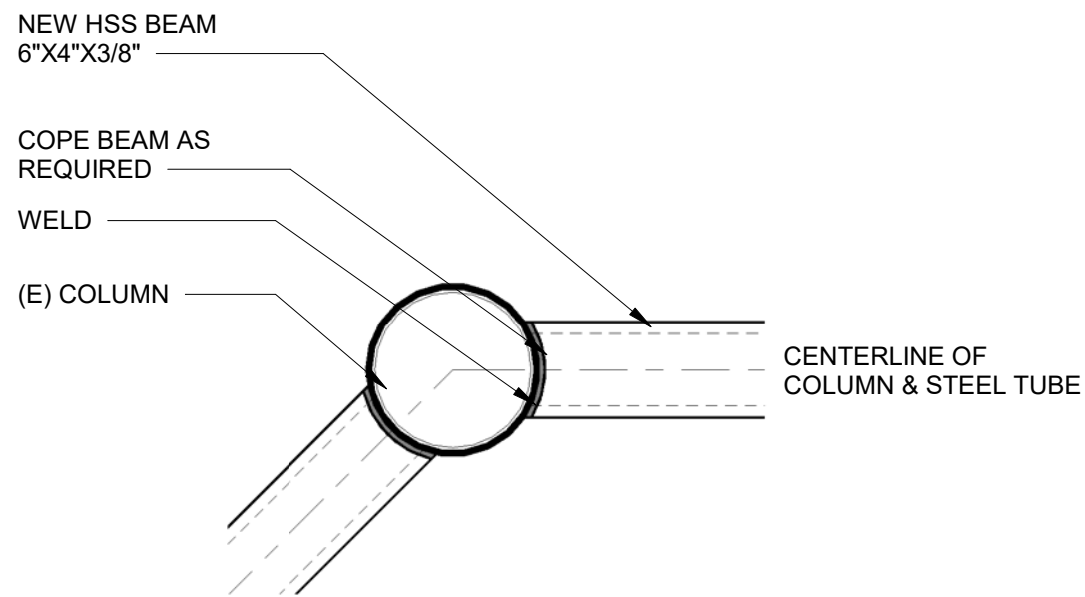


New Section (Scale: 1/8" = 1'-0")

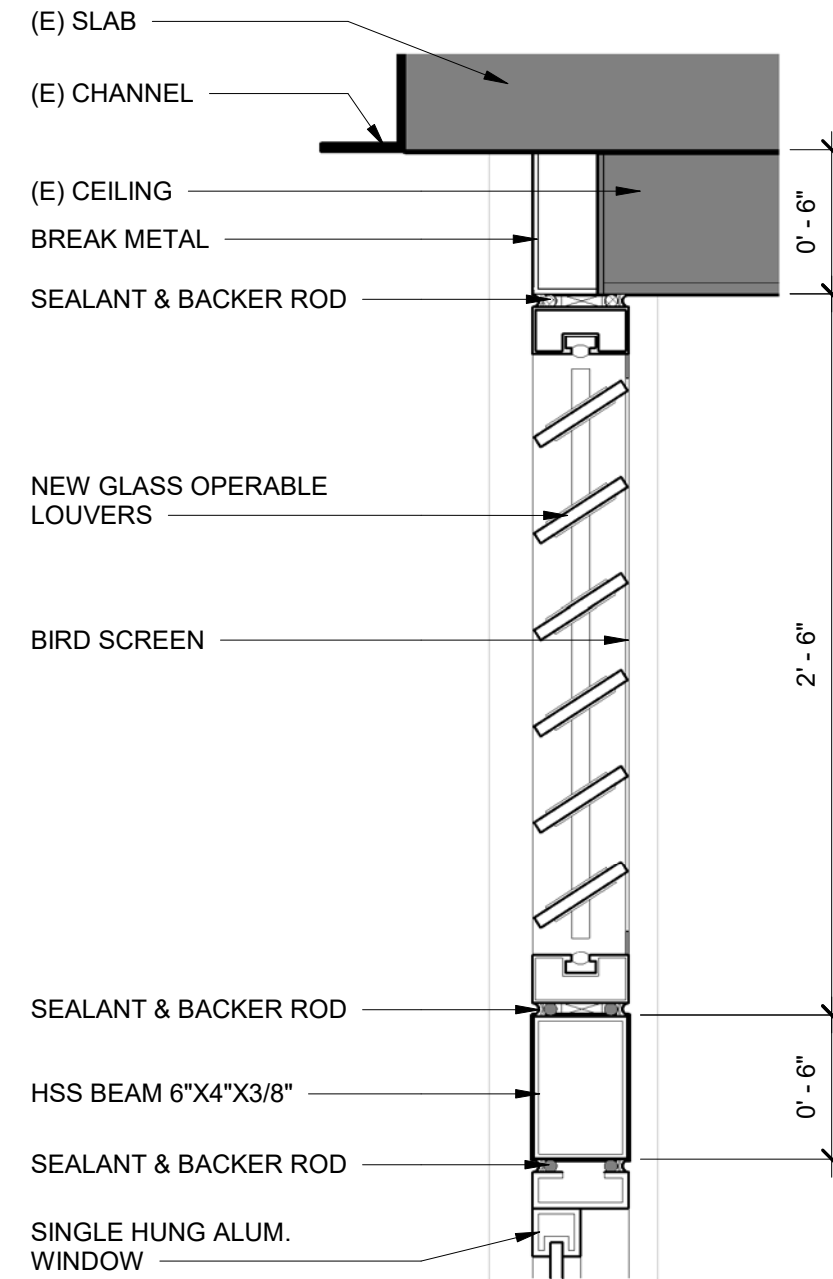


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DETAILS OF PROPOSED PROJECT



Column to Beam Connection (Scale: 1-1/2" = 1'-0")



Louver Detail (Scale: 1-1/2" = 1'-0")

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RENDERINGS OF PROPOSED PROJECT



Bird's eye view

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RENDERINGS OF PROPOSED PROJECT



GLASS LOUVERS ARE PROPOSED TO RETAIN THE TRANSPARENT QUALITY OF THE CARILLON.

THE STOREFRONTS WILL HAVE THE SAME FINISH AS THE OTHER RECENTLY APPROVED STOREFRONTS AT THE SQUARE. THEY WILL BE DISTINGUISHED FROM THE ROUND COLUMNS OF THE CARILLON

Eye Level view

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