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Certificate of Appropriateness Case Report

HEARING DATE: NOVEMBER 15, 2017
CONSENT CALENDAR

Filing Date:	July 7, 2017
Case No.:	**2017-008660COA**
Project Address:	**920 NORTH POINT STREET 301**
Historic Landmark:	No. 30 – Ghirardelli Square
Zoning:	C-2 (Community Business) 40-X Height and Bulk District
Block/Lot:	0452 / 002
Applicant:	Elisa Skaggs Page & Turnbull 417 Montgomery Street, 8th Floor San Francisco, CA 94104
Staff Contact	Rebecca Salgado – (415) 575-9101 rebecca.salgado@sfgov.org
Reviewed By	Tim Frye – (415) 575-6822 tim.frye@sfgov.org

PROPERTY DESCRIPTION

920 NORTH POINT STREET 301 is located on the northeast corner of North Point Street and Polk Street, on Assessor's Block 0452, Lot 002. The subject property is part of the larger site historically known as Ghirardelli Square, San Francisco Landmark No. 30. The work proposed for this project is located at two adjacent contributing buildings in Ghirardelli Square: the Chocolate Building and the Coagulating Room. The Chocolate Building is a contributing building within Ghirardelli Square that was initially constructed between 1911 and 1919 as part of the D. Ghirardelli Chocolate Company and then altered in the 1960s as part of the adaptive reuse of the property by architects Wurster, Bernardi, & Emmons and landscape architect Lawrence Halprin. The Coagulating Room is directly to the north of the Chocolate Building, and was built as part of the D. Ghirardelli Chocolate Company at an unknown date and then altered in the 1960s as part of the larger property's adaptive reuse.

PROJECT DESCRIPTION

The proposed project involves the installation of a visible exhaust duct through a new penetration on the north public-facing wall of the Chocolate Building; modifications to a vestibule at the Polk Street façade of the Chocolate Building to provide a new entrance to the building; installation of an illuminated blade sign adjacent to the modified vestibule entrance; and installation of pendant globe lights along the Polk Street façade of the Chocolate Building. Specifically, the proposal includes:

- Creation of a new opening at the north façade of the Chocolate Building to accommodate a ventilation duct: The opening will be located at the second floor, and will not be visible from a

public right-of-way. The new vent will exit onto a second-floor balcony at the Coagulating Room's Polk Street façade, and will terminate at the roof of the Coagulating Room. The duct at the Coagulating Room's Polk Street façade will be minimally visible from a public right-of-way, but will be painted to match the finish of the surrounding bricks and will be visually separated from the north façade of the Chocolate Building.

- Installation of mechanical ducts and plumbing pipes through existing window openings that have been bricked in at the first floor of the north façade of the Chocolate Building. These window openings were historically located on the exterior of the Chocolate Building, but now face onto the interior first floor of the adjacent Coagulating Room.

- Modifications to an existing entrance vestibule at the Chocolate Building's Polk Street façade, including the following:

    - Removal of existing non-historic recessed entrance doors and partition walls and the installation of a new vestibule with glazed aluminum-framed walls and new paired glazed aluminum entrance doors with transoms, all to match the finish and details of storefront systems installed at the Mustard Building under HPC Motion No. 0250. The Polk Street façade of the Chocolate Building will not be modified as part of the vestibule alterations.

    - Installation of a new metal marquee located within the existing vestibule entrance opening, to project 6 feet from the face of the Polk Street façade. The marquee will have steel C-channel edges with a black finish, with applied white aluminum lettering along the west edge of the marquee ("Ghirardelli Square"). The marquee's underside will feature aluminum louvers with a black finish and integrated light fixtures. The marquee will not be physically attached to any historic fabric at the Chocolate Building.

- Installation of a new illuminated steel and aluminum blade sign adjacent to the modified vestibule entrance at the Chocolate Building's Polk Street façade: The proposed blade sign would be 18'-6" tall, 4'-0" wide at its widest point, and 2'-0" thick at its thickest point. The double-sided sign would have an illuminated border and LED-illuminated lettering ("Ghirardelli Square"). The sign would be supported by three steel brackets attached at mortar joints. The top of the sign would be located below the second-floor sill line of the Chocolate Building.

- Installation of two (2) globe sconce lights flanking the modified vestibule entrance at the Chocolate Building's Polk Street façade. The sconce lights would be attached to the building at mortar joints and will match other sconce lights installed within Ghirardelli Square.

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 does not involve a change in use of the property. 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.

While the proposed project involves the removal of a limited amount of historic brick at the second floor of the Chocolate Building's north facade, the area where brick is to be removed will be limited to the size necessary for the new duct, and will not be visible from a public right-of-way. The alterations to the Coagulating Room's west façade to accommodate the duct and vent will be located at the recessed second-floor balcony of the building, and the vent will cover an area of non-decorative brick. The vent will be painted to match the surrounding brick so that it recedes into the background as much as possible. The vent will exit through the roof of the Coagulating Room, which will require the removal of a limited portion of the roof. This work will not affect character-defining features of the building.

The proposed work at the Polk Street façade of the Chocolate Building—including modifications to an existing vestibule, installation of a new blade sign, and installation of new sconce lighting—

will not remove character-defining features of the building. The new vestibule storefronts and entrance doors, marquee, blade sign, and sconce lights will be constructed with high-quality materials, and their designs align with the Ghirardelli Square Design Guidelines. 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 construction proposed as part of this project is contemporary and compatible in style. 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, beyond the removal of a limited amount of historic brick at the Chocolate Building's north façade and the creation of a small opening in the roof of the Coagulating Room to accommodate a new duct. The project would not have a visible effect on any character-defining features of the historic property, as the area of limited brick removal at the Chocolate Building will not be visible from a public right-of-way, and the area of roof to be removed at the Coagulating Room is not a character-defining feature of the building. Although the proposed duct would be visible against the Polk Street façade of the Coagulating Room, it would be located at the recessed second-floor, behind a crenellated balcony, and would not be located directly adjacent to the historic materials at the north façade of the Chocolate Building.

The proposed new construction at the Polk Street façade of the Chocolate Building will either be located within the existing vestibule entrance opening or will involve lighting or signage with minimal attachment points to the building at mortar joints to prevent obscuring or detracting from the building's distinctive features, finishes, and construction techniques. 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. No physical alterations are occurring to the historic building, beyond the removal of a limited amount of historic brick at the north façade of the Chocolate Building and the creation of a small opening in the roof of the Coagulating Room. 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 historic 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 property. The limited area of brick to be removed at the Chocolate Building will not be visible from a public right-of-way, and the removal of small area of the Coagulating Building's roof to accommodate the proposed duct will not destroy character-defining features of that building. The proposed new entrance vestibule, marquee, blade sign, and sconce lights at the Chocolate Building are simple yet contemporary in design to differentiate these elements from the historic building fabric, and also align 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 building, as the only alterations to historic fabric at the subject property will be the limited removal of brick at the Chocolate Building's north façade and the creation of a small opening in the roof of the Coagulating Room to accommodate a new duct and vent. The existing vestibule walls and entrance at the Polk Street façade of the Chocolate Building are not historic, and will be replaced with a more compatible vestibule wall and entrance assembly. The proposed duct at the Chocolate Building and Coagulating Room, as well as the work at the Polk Street façade of the Chocolate 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:

The proposed project does not involve a change in use of the subject property and would cause minimal changes to the form of the buildings without removing any character-defining features or materials, with the exception of a limited amount of historic brick at the north façade of the Chocolate Building and a small portion of the roof of the Coagulating Room. The limited area of brick to be removed at the Chocolate Building will not be visible from a public right-of-way, and the removal of small area of the Coagulating Building's roof to accommodate the proposed duct will not destroy character-defining features of that building, and as such, their removal will not destroy historic materials, features, and spatial relationships that characterize the property.

The proposed project involves the insertion of a visible duct along the recessed second floor of the Coagulating Room's Polk Street façade. The project sponsor has demonstrated that this mechanical equipment cannot be located in any other less visible location at the site, due to restrictions caused by a variety of existing conditions at the property. While this duct will be visible from the street, it will be painted to match the surrounding brick, and will be located at a recessed portion of the Coagulating Room's façade to diminish its visibility. The duct will not be located directly against the Chocolate Building's visible historic facades. The duct could also be removed in the future to restore the previous conditions at the Chocolate Building and the Coagulating Room.

The proposed project also involves the installation of mechanical ducts and plumbing pipes through existing bricked-in window openings at the first floor of the north façade of the Chocolate Building. These elements are located on the interior of the building, as the first-floor windows at this façade now face onto the immediately adjacent Coagulating Room, and will not be visible from a public right-of-way. The work will not involve the removal or alteration of any historic fabric.

The proposed project also involves the introduction of a new entrance vestibule, marquee, blade sign, and sconce lights at the Polk Street façade of the Chocolate Building. These proposed new elements are simple yet contemporary in their design to differentiate from the historic building fabric, and also align with the Ghirardelli Square Design Guidelines. The introduction of these elements will not remove any historic materials or alter any features or spaces that characterize the Chocolate Building.

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. At the time of construction, any historic brick removed from the north façade of the Chocolate Building to accommodate the new duct and vent should be salvaged and stored securely on site for any necessary future repairs to the building's brick façade.

ATTACHMENTS

Draft Motion
Project Sponsor submittal, including:

- Historic and Existing Conditions Photographs
- Site Plan
- Duct Location Study
- Reduced Drawings and Renderings

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: NOVEMBER 15, 2017

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Reviewed By	Tim Frye – (415) 575-6822 tim.frye@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 002 IN ASSESSOR'S BLOCK 0452, WITHIN A C-2 (COMMUNITY BUSINESS) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on July 7, 2017, 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 002 in Assessor's Block 0452. Specifically, the proposal includes:

- Creation of a new opening at the north façade of the Chocolate Building to accommodate a ventilation duct: The opening will be located at the second floor, and will not be visible from a public right-of-way. The new vent will exit onto a second-floor balcony at the Coagulating Room's Polk Street façade, and will terminate at the roof of the Coagulating Room. The duct at the Coagulating Room's Polk Street façade will be minimally visible from a public right-of-way, but will be painted to match the finish of the surrounding bricks and will be visually separated from the north façade of the Chocolate Building.

- Installation of mechanical ducts and plumbing pipes through existing window openings that have been bricked in at the first floor of the north façade of the Chocolate Building. These

window openings were historically located on the exterior of the Chocolate Building, but now face onto the interior first floor of the adjacent Coagulating Room.

- Modifications to an existing entrance vestibule at the Chocolate Building's Polk Street façade, including the following:

    - Removal of existing non-historic recessed entrance doors and partition walls and the installation of a new vestibule with glazed aluminum-framed walls and new paired glazed aluminum entrance doors with transoms, all to match the finish and details of storefront systems installed at the Mustard Building under HPC Motion No. 0250. The Polk Street façade of the Chocolate Building will not be modified as part of the vestibule alterations.

    - Installation of a new metal marquee located within the existing vestibule entrance opening, to project 6 feet from the face of the Polk Street façade. The marquee will have steel C-channel edges with a black finish, with applied white aluminum lettering along the west edge of the marquee ("Ghirardelli Square"). The marquee's underside will feature aluminum louvers with a black finish and integrated light fixtures. The marquee will not be physically attached to any historic fabric at the Chocolate Building.

- Installation of a new illuminated steel and aluminum blade sign adjacent to the modified vestibule entrance at the Chocolate Building's Polk Street façade: The proposed blade sign would be 18'-6" tall, 4'-0" wide at its widest point, and 2'-0" thick at its thickest point. The double-sided sign would have an illuminated border and LED-illuminated lettering ("Ghirardelli Square"). The sign would be supported by three steel brackets attached at mortar joints. The top of the sign would be located below the second-floor sill line of the Chocolate Building.

- Installation of two (2) globe sconce lights flanking the modified vestibule entrance at the Chocolate Building's Polk Street façade. The sconce lights would be attached to the building at mortar joints and will match other sconce lights installed within Ghirardelli Square.

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 November 15, 2017, the Commission conducted a duly noticed public hearing on the current project, Case No. 2017-008660COA ("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 October 23, 2017 and labeled Exhibit A on file in the docket for Case No. 2017-008660COA based on the following findings:

CONDITIONS OF APPROVAL

1. At the time of construction, any historic brick removed from the north façade of the Chocolate Building to accommodate the new duct and vent should be salvaged and stored securely on site for any necessary future repairs to the building's brick façade.

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 would cause minimal changes to the form of the buildings without removing any character-defining features or materials, with the exception of a limited amount of historic brick at the north façade of the Chocolate Building that will not be visible from a public right-of-way and a small portion of the roof of the Coagulating Room.

   - The proposed project involves the insertion of a visible duct along the recessed second floor of the Coagulating Room's Polk Street façade. The project sponsor has demonstrated that this mechanical equipment cannot be located in any other less visible location at the site, due to restrictions caused by a variety of existing conditions at the property. Although the duct will be visible from the street, it will be painted to match the surrounding brick, and will be located at a recessed portion of the Coagulating Room's façade to diminish its visibility. The duct will not be located directly against the Chocolate Building's visible historic facades.

   - The proposed project also involves the installation of mechanical ducts and plumbing pipes through existing bricked-in window openings at the first floor of the north façade of the Chocolate Building. These elements are located on the interior of the building, as the first-floor windows at this façade now face onto the immediately adjacent Coagulating Room, and will not be visible from a public right-of-way. The work will not involve the removal or alteration of any historic fabric.

- The proposed project also involves the introduction of a new entrance vestibule, marquee, blade sign, and sconce lights at the Polk Street façade of the Chocolate Building. These proposed new elements are simple yet contemporary in their design to differentiate from the historic building fabric, and also align with the Ghirardelli Square Design Guidelines.

- 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 is for the restoration of the building's parapet only, and will not have any impact 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 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 not have any impact on industrial and service sector jobs.

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 **GRANTS a Certificate of Appropriateness** for the property located at Lot 002 in Assessor's Block 0452 for proposed work in conformance with the renderings and architectural sketches dated October 23, 2017 and labeled Exhibit A on file in the docket for Case No. 2017-008660COA.

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 November 15, 2017.

Jonas P. Ionin
Acting Commission Secretary

AYES: X

NAYS: X

ABSENT: X

ADOPTED: November 15, 2017

GHIRARDELLI SQUARE
SAN FRANCISCO, CALIFORNIA

CERTIFICATE OF APPROPRIATENESS: APPENDIX
ALTERATIONS TO THE CHOCOLATE BUILDING
(ALONG POLK STREET)

PREPARED FOR THE SAN FRANCISCO PLANNING DEPARTMENT
&
THE HISTORIC PRESERVATION COMMISSION

JAMESTOWN
BCV
PAGE &TURNBULL
imagining change in historic environments through design, research, and technology

JULY 5, 2017
(REVISED NOVEMBER 2, 2017)

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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. The historic resource has three distinct periods of significance:

- The 1858 construction of the Woolen Mill Building marks the first period of significance. The Woolen Mill is one of the first factories to be constructed in California.
- The development of the D. Ghirardelli Company between 1893 and 1919 marks the second period of significance. The distinctive buildings were designed by William S. Mooser, Sr., and their character is consistent with their industrial use.
- The period between 1962 and 1968 includes a third significant phase for the site when the property was developed by William M. Roth and his mother, Mrs. William P. Roth. The property was adaptively reused as a festival marketplace and rebranded as Ghirardelli Square. Architects Wurster, Bernardi, & Emmons along with landscape architect Lawrence Halprin were the designers of the Square. Their work was notable for the rehabilitation of the existing buildings and the design of new buildings and landscape that are compatible with the existing. The landscape plan successfully integrated new and old while addressing the slope in the topography with informally located terraces.

HISTORIC STATUS

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

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

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

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

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

PROJECT SUMMARY

The project consists of improvements to the west facade of the Chocolate Building, on Polk Street. It includes scope that is approvable at Staff Level and scope that requires review by the Historic Preservation Commission.

SCOPE APPROVABLE AT STAFF LEVEL

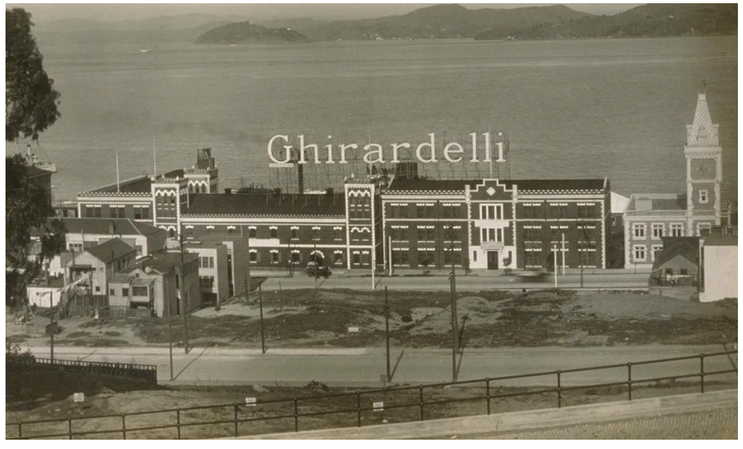
The project proposes to modify the interior vestibule of the existing Polk Street entrance and introduce new signage and lighting to attract visitors to this area of Ghirardelli Square and to activate Polk Street.

The existing entrance was originally two windows that were combined to create a single opening for an entrance in the 1960s. The opening consists of a pair of utilitarian, solid metal doors that lead into a small non-historic vestibule. The proposed project will demolish the existing vestibule and replace it with a larger vestibule that is more gracious and transparent than the existing. A new canopy that projects onto the sidewalk is proposed at this entrance.

New lighting sconces are proposed to be installed between the existing pairs of window openings at street level. A new blade sign is proposed to be installed next to the modified entrance.

SCOPE REQUIRING HISTORIC PRESERVATION COMMISSION APPROVAL

A penetration on the north exterior wall of the Chocolate Building will be created to make room for an exhaust duct that will be installed. The penetration will not be visible. The duct will be painted to match the adjacent brick in order to diminish its visibility.



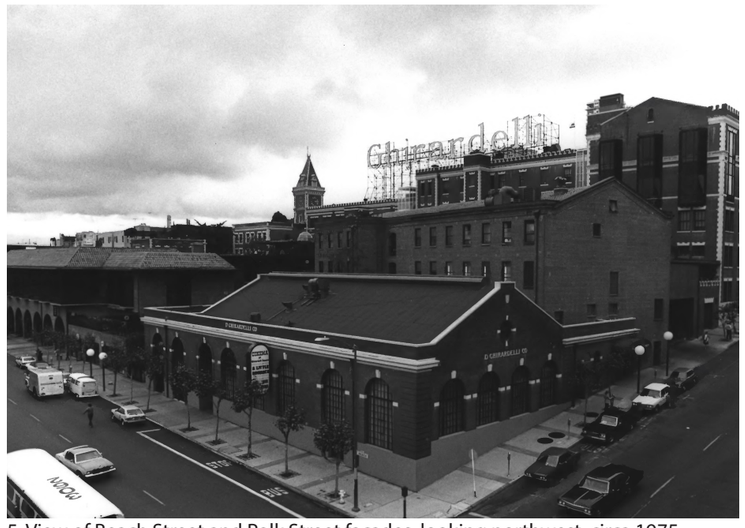
HISTORIC IMAGES

1. North Point facade, 1919 (Calisphere)

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

3. View from San Francisco Bay looking southeast, circa 1920 (Ghirardelli Square archives)

4. View on Larkin Street looking west into courtyard of factory complex, circa 1920 (Ghirardelli Square archives)



5. View of Beach Street and Polk Street facades, looking northwest, circa 1975 (John Griffith)

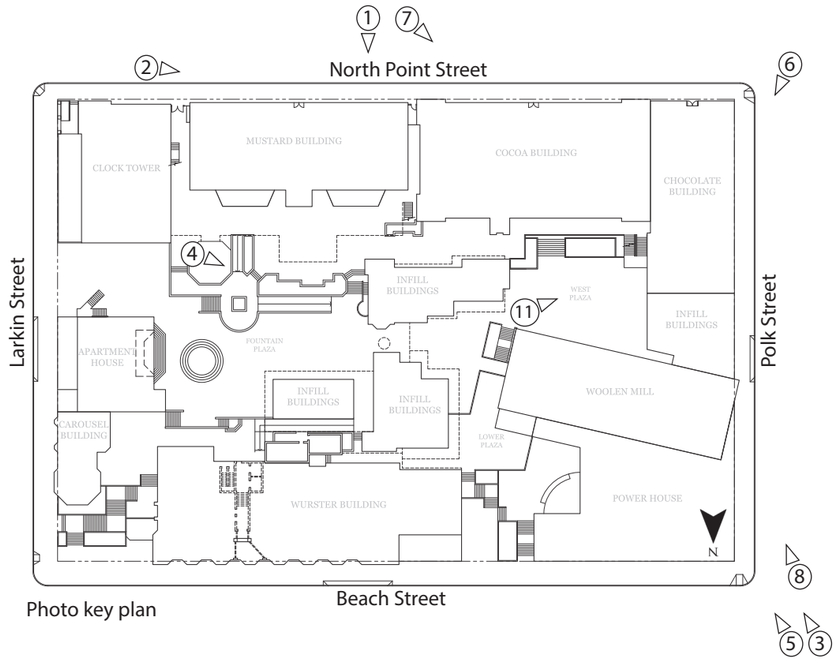


Photo key plan

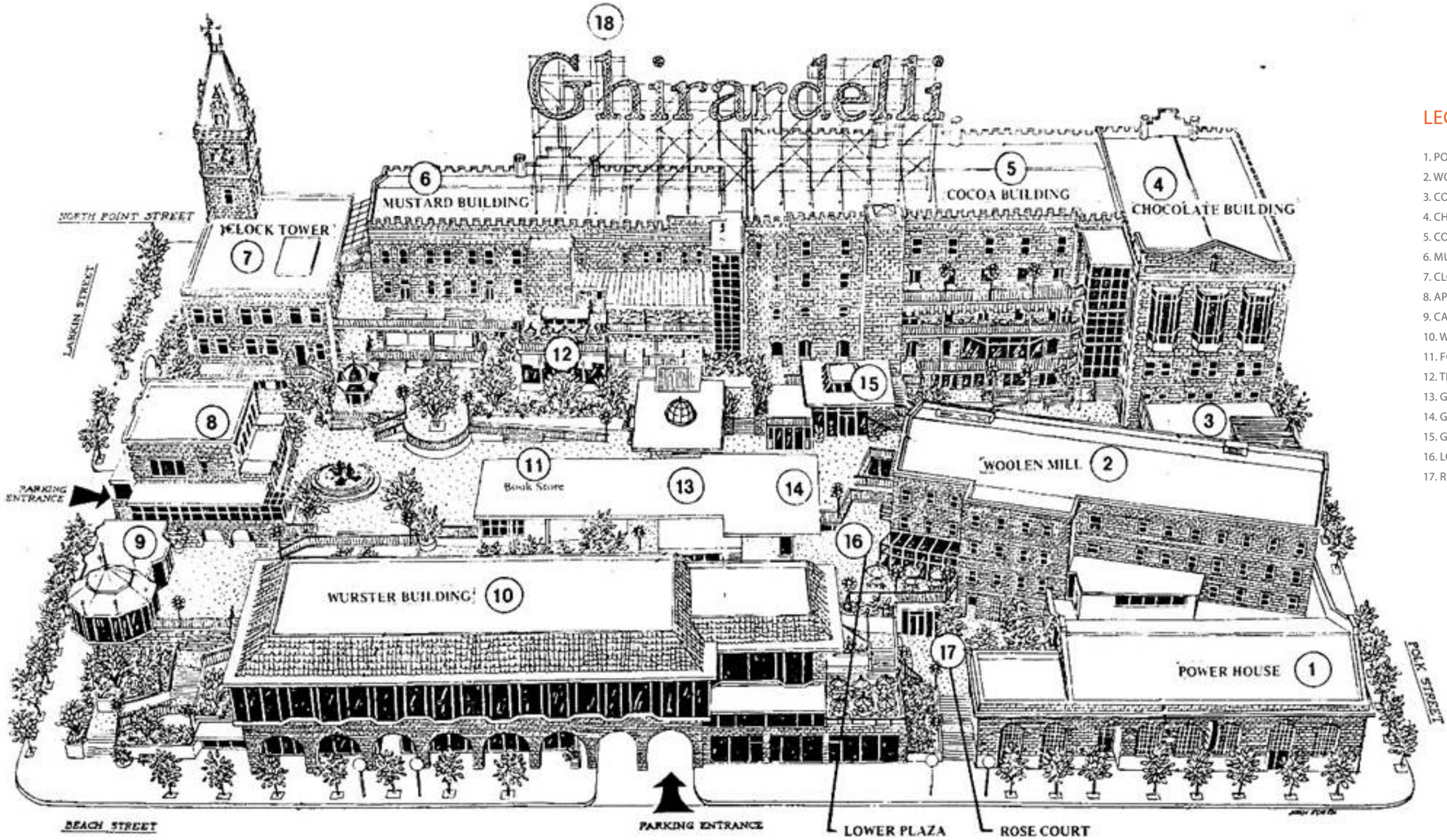
EXISTING CONDITION IMAGES

6. View of the Chocolate Building from the southwest corner of Polk and Bay Streets.

7. View of Polk Street and Ghirardelli Square, from the southeast corner of Polk and North Point Streets. The Chocolate Building is shown within the red rectangle.

8. View of Ghirardelli Square from southwest corner of Polk and Beach Streets, looking southeast. The Chocolate Building is shown within the red rectangle.

SITE PLAN

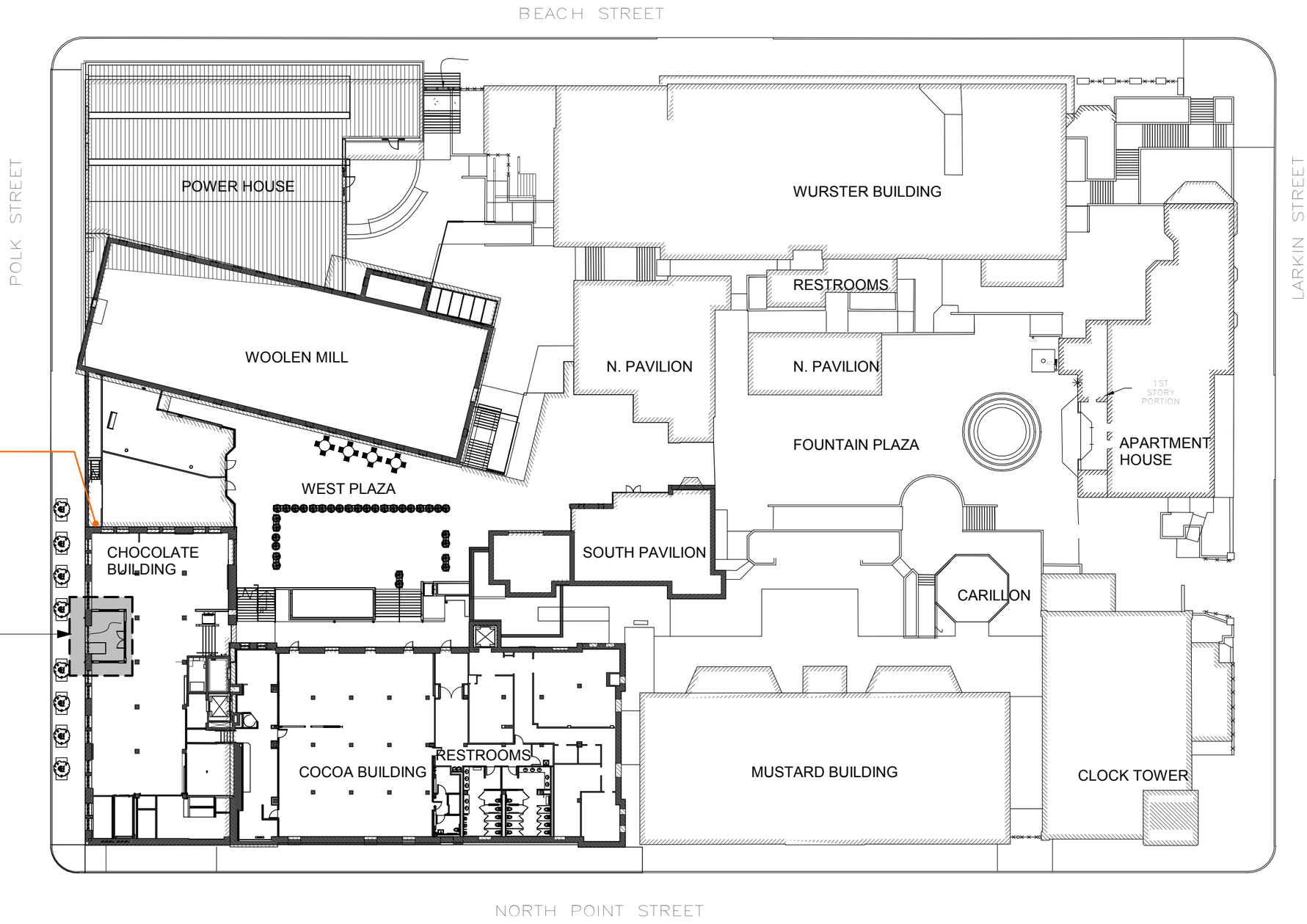


1960s Rendering of Ghirardelli Square

LEGEND

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

SITE PLAN



Scale: 1″ = 40′-0″

CHOCOLATE BUILDING

MODIFICATIONS TO THE EXISTING ENTRY

The entry where the modifications are proposed was created in the 1960s when the openings of two original windows were combined to make a single opening that served as an entry into the building from Polk Street. This is the only entry into the Chocolate Building from Polk Street and it consists of a small vestibule with solid metal doors. The existing doors are utilitarian in nature giving this entry a back of house appearance.

The existing vestibule walls and doors are proposed to be demolished and replaced with a larger and more gracious vestibule. The side walls will have glass storefronts that allow views into the adjacent spaces. The proposed entry doors will be part of a simple storefront system with double doors.

A canopy is proposed for the new entry and will consist of a perimeter steel channel with metal louvers. The canopy will have the letters "Ghirardelli Square" across the front. It will be supported by steel tubes at the interior of the building and will not connect to the historic brick wall. The canopy will include light fixtures that are tucked between the louvers to light up the entry.

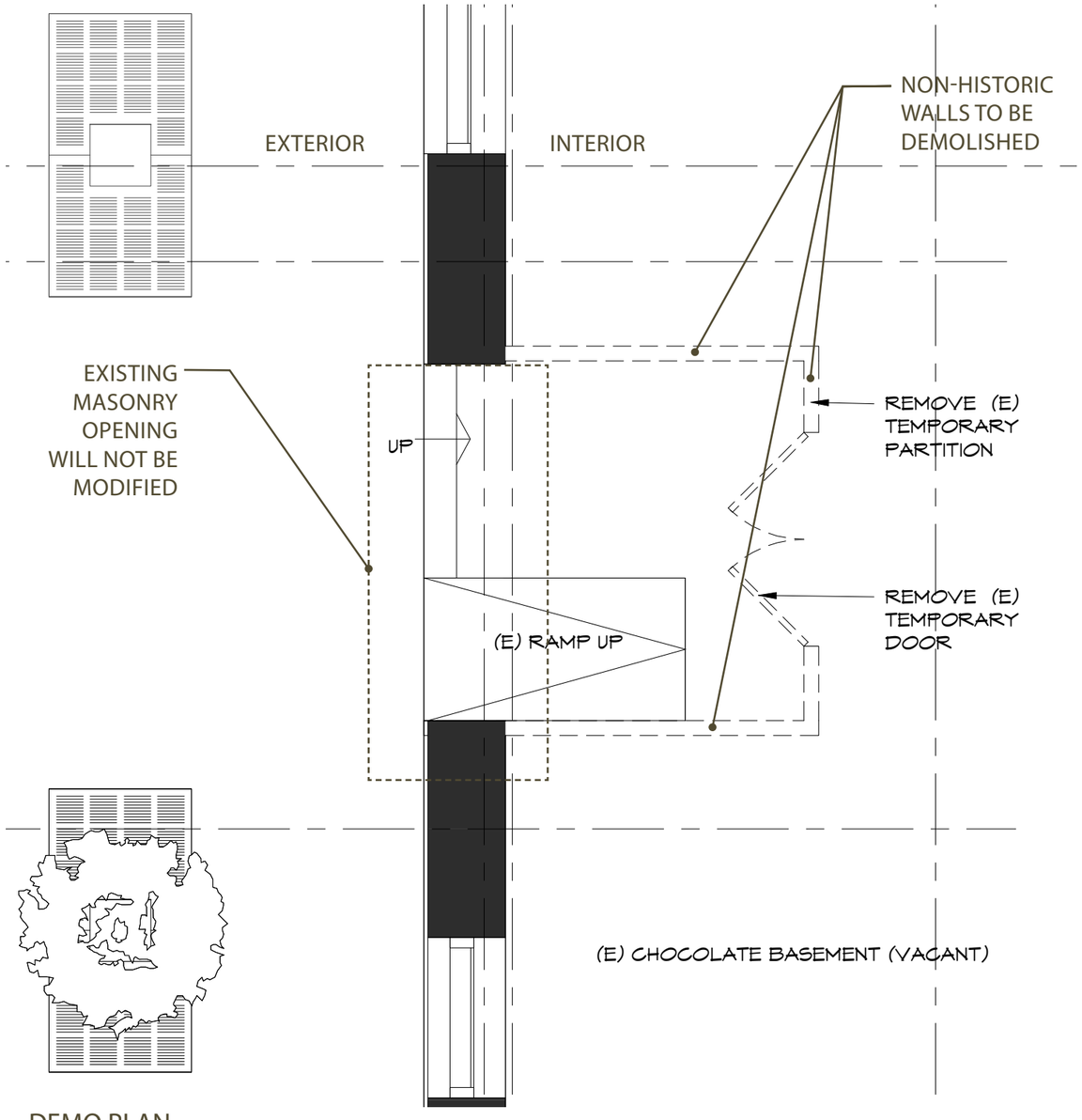
The new entry will transform the existing entry from back of house to one that is attractive to the pedestrian and will help to enliven Polk Street.

View of Polk Street (west) elevation and entrance to be modified, looking east

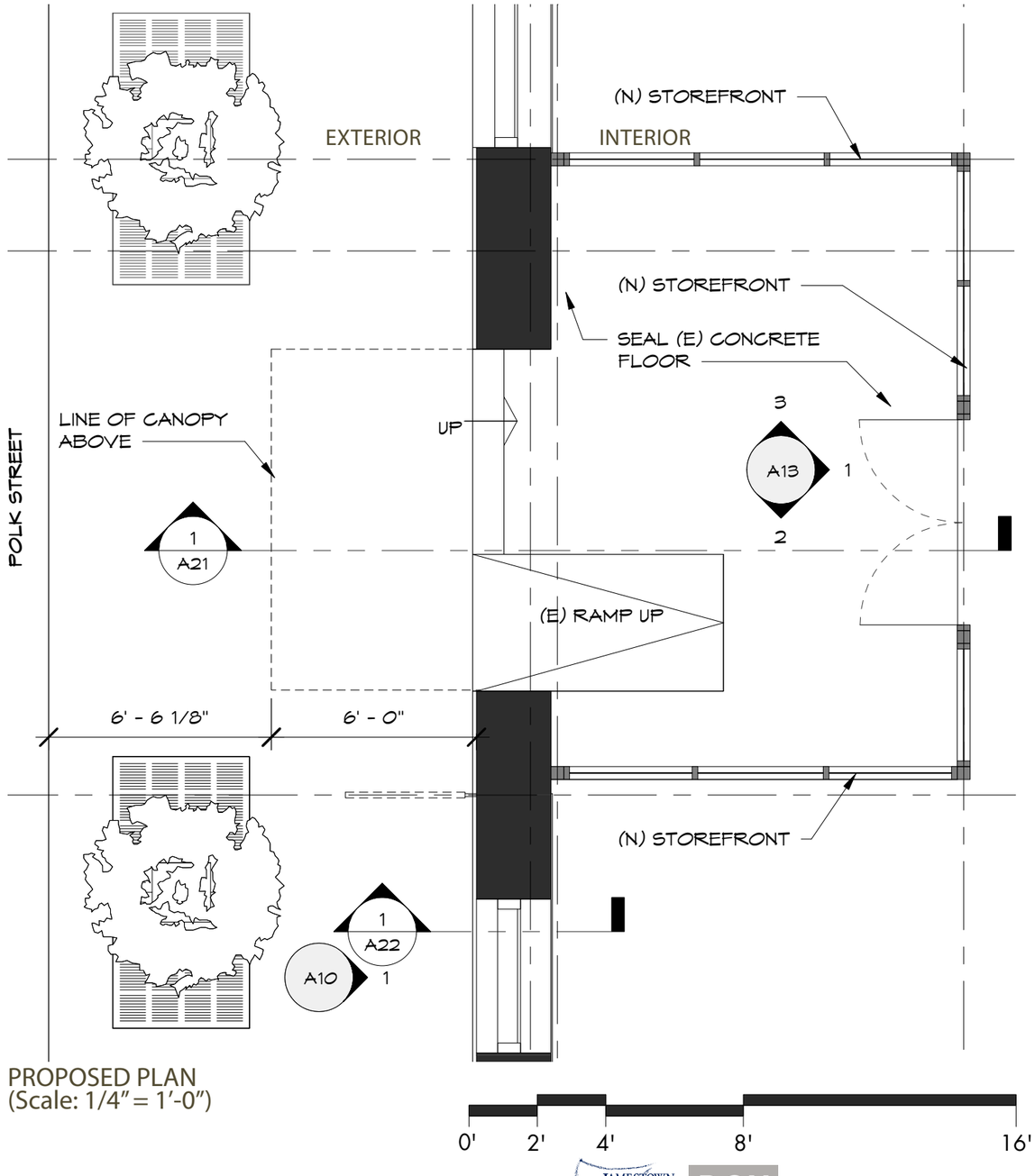
View of Polk Street (west) elevation and entrance to be modified, looking east

View of Polk Street (west) elevation from across Polk Street, looking southeast

MODIFICATIONS TO POLK STREET ENTRY



DEMO PLAN
(Scale: 1/4" = 1'-0")



PROPOSED PLAN
(Scale: 1/4" = 1'-0")

MODIFICATIONS TO POLK STREET ENTRY

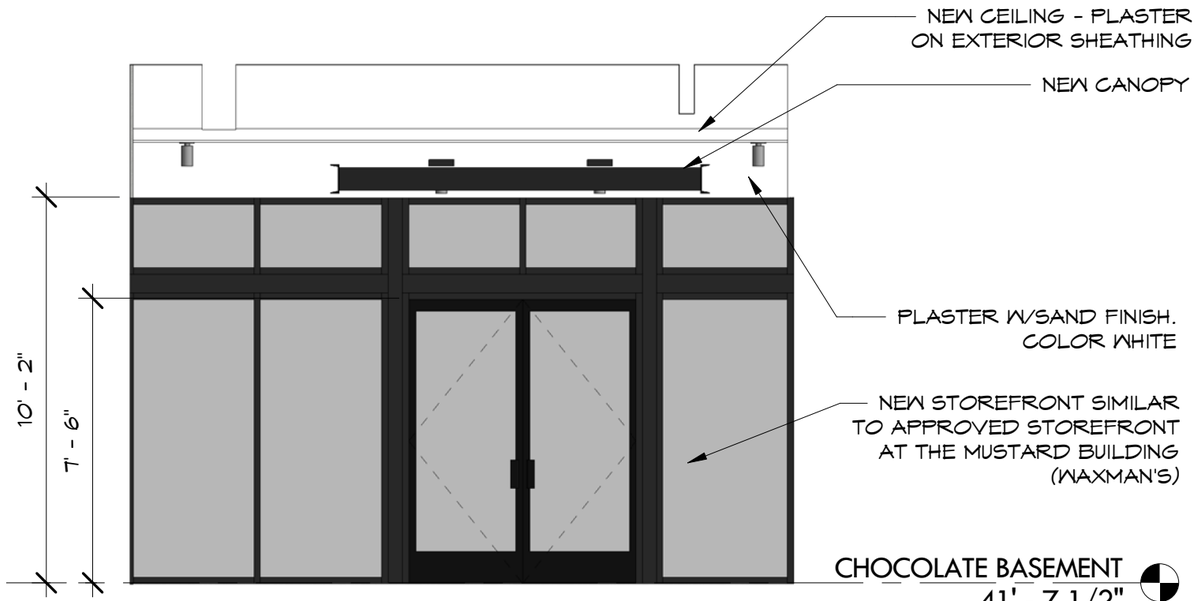
Polk Street West Elevation (Scale: 3/32″ = 1′-0″)

MODIFICATIONS TO POLK STREET ENTRY

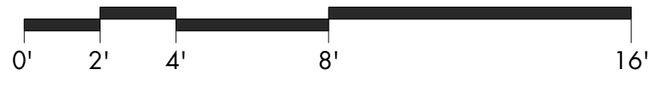
Polk Street Entry West Elevation
Enlarged Elevation (Scale: 3/16″ = 1′-0″)

MODIFICATIONS TO POLK STREET ENTRY

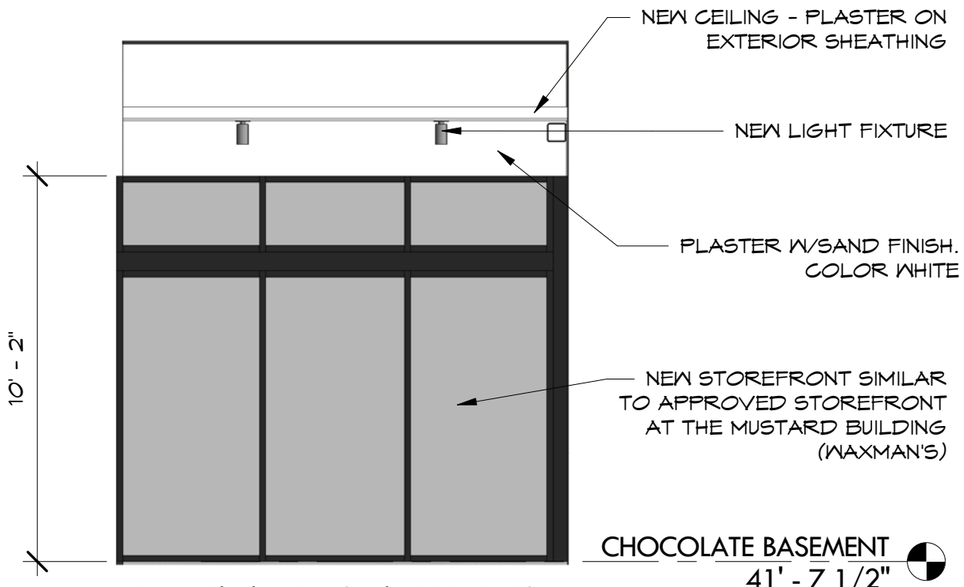
See storefront details on Page 19.



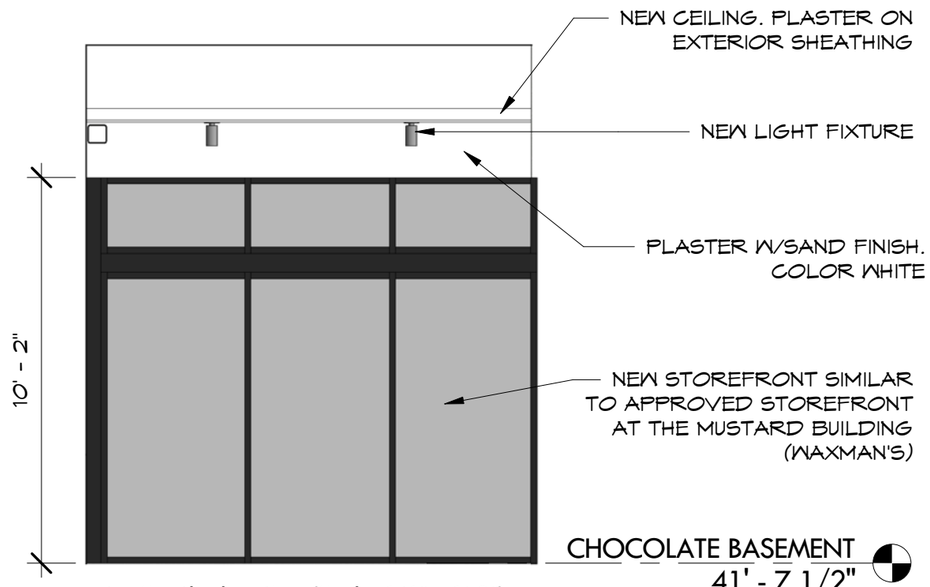
Entry West Elevation (Scale: 1/4" = 1'-0")



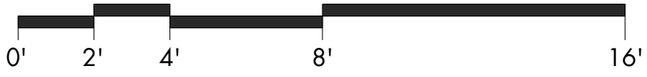
MODIFICATIONS TO POLK STREET ENTRY



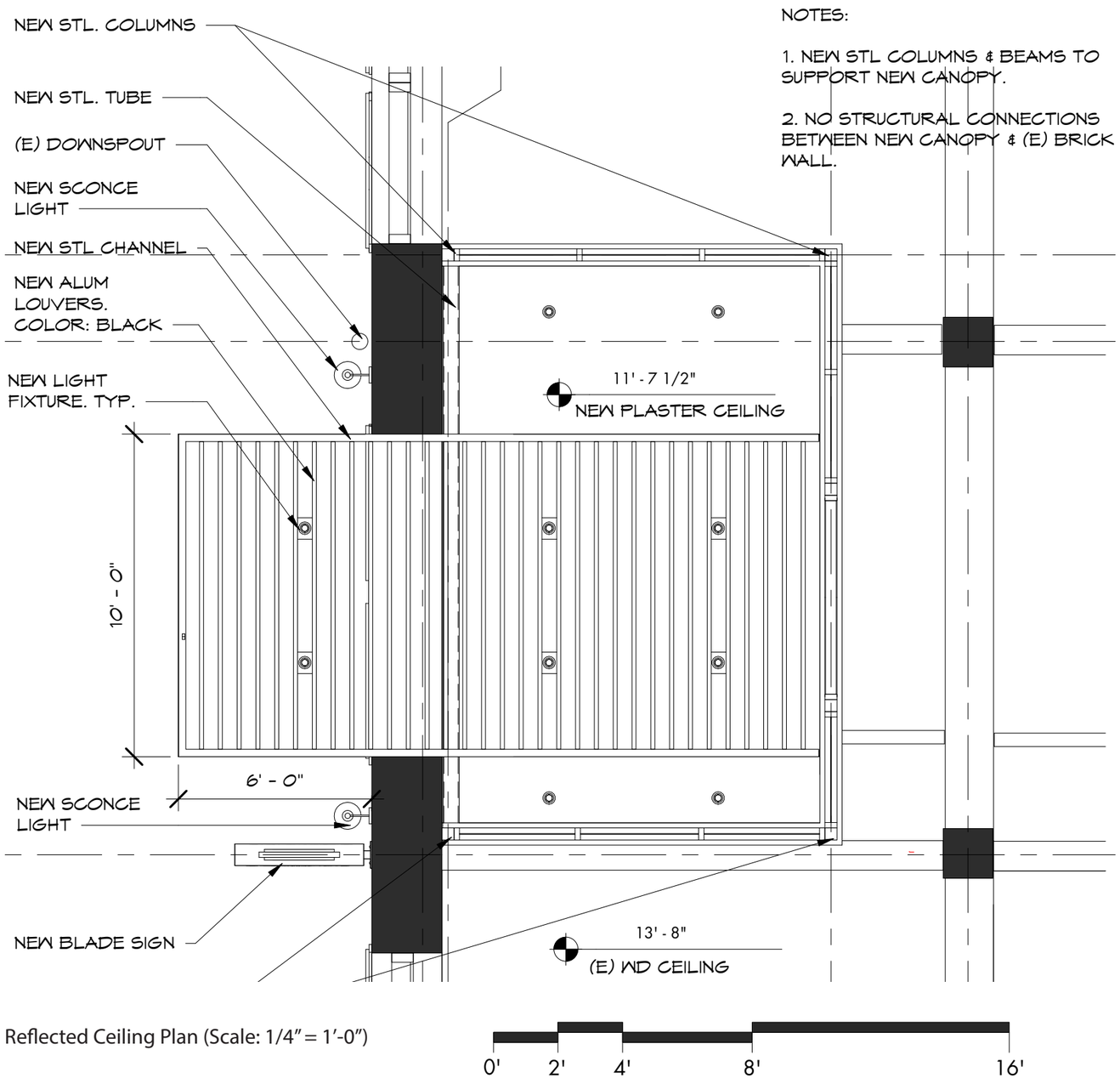
Entry North Elevation (Scale: 1/4" = 1'-0")



Entry South Elevation (Scale: 1/4" = 1'-0")

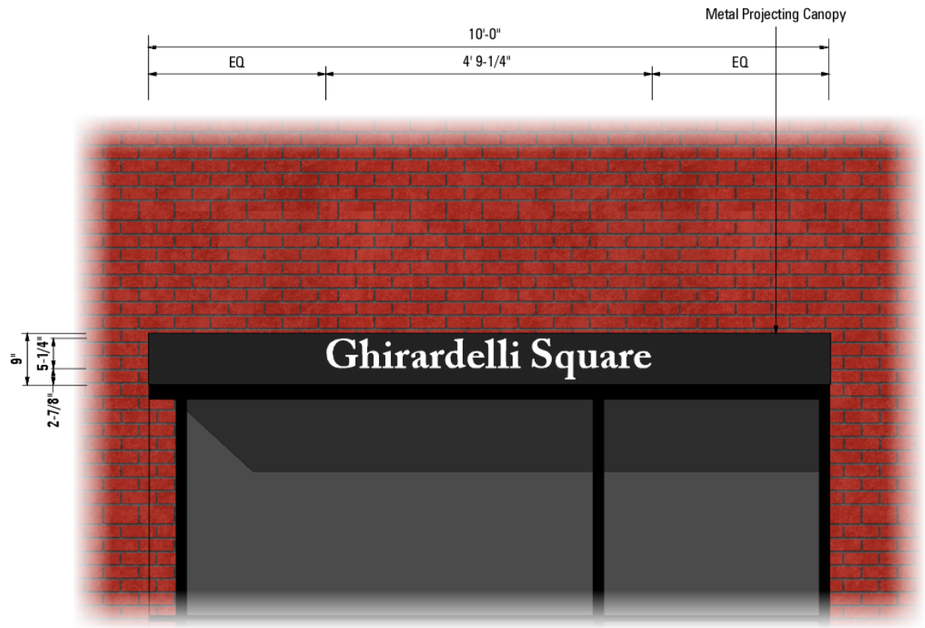


PROPOSED CANOPY



Reflected Ceiling Plan (Scale: 1/4″ = 1′-0″)

The proposed canopy will have a simple design that consists of a metal channel at the perimeter and metal louvers within the frame. The face of the canopy will have the letters "Ghirardelli Square." Lighting will be tucked between the louvers to light up the entry. The canopy will be supported by tube steel at the interior of the building and will not connect to the exterior historic brick.



One (1) Set of FCO Letters as Shown.

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Letters	Aluminum	Matthews	#282-202 White, Satin

Elevation drawing (Scale: 1/4″ = 1′-0″) and specification

PROPOSED CANOPY

Building section (Scale: 3/8" = 1'-0")

0' 1' 2' 4' 8'

POLK STREET ENTRY
& PROPOSED CANOPY

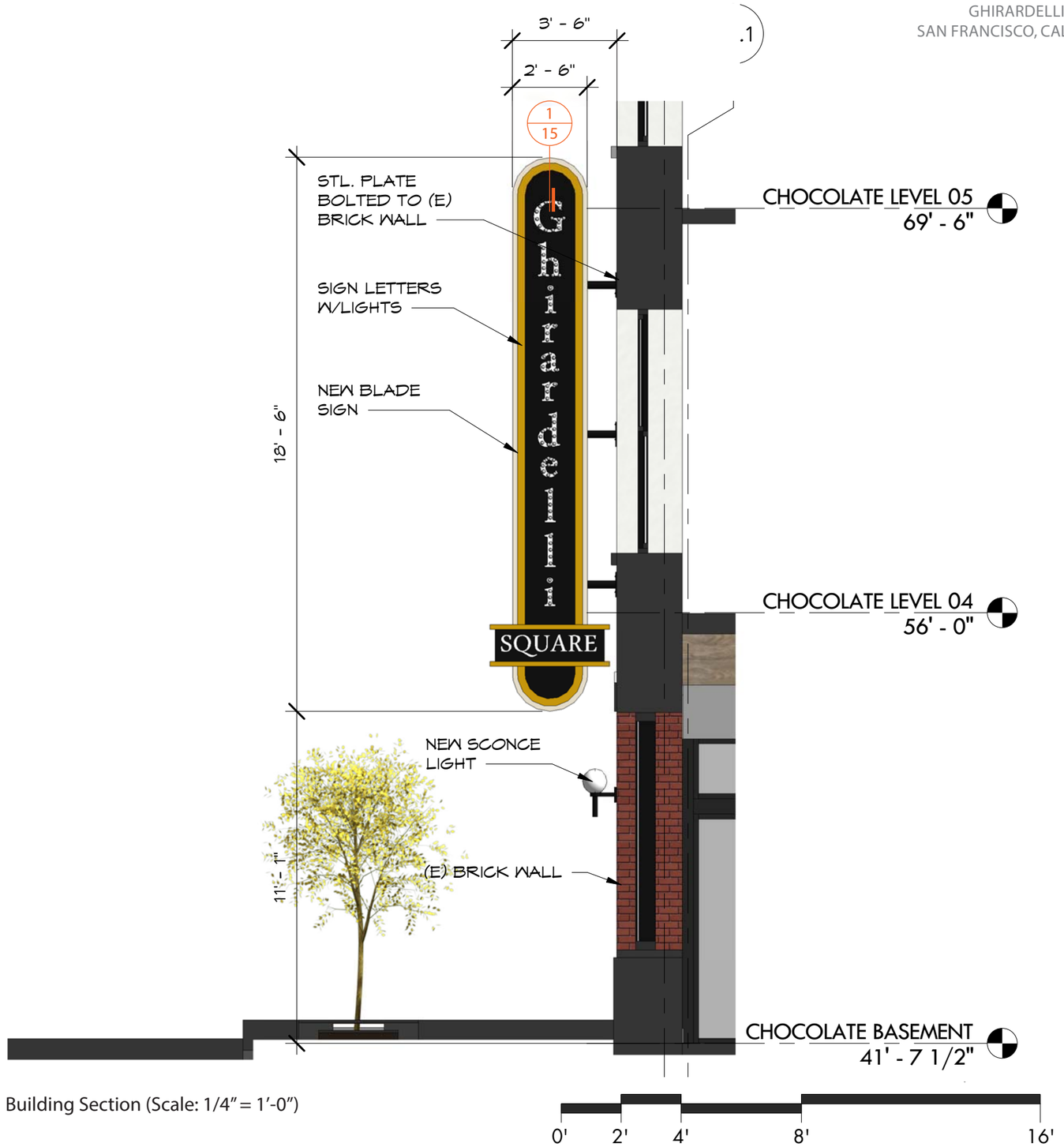
PROPOSED BLADE SIGN

A new blade sign is proposed for the west facade of the Chocolate Building. The new sign is intended to increase visibility to the west side of Ghirardelli Square and activate Polk Street. The sign will be 18'-6" feet in height and 2'-6" in width (and slightly larger at the portion of the sign with the letters "SQUARE"). The sign will be constructed of aluminum and will have the letters "Ghirardelli" along the vertical length. The design of blade sign will include a lower piece with the letters "Square" across the face. The letters will be lit with LED lights and proposed colors will be consistent with the colors that are part of the Ghirardelli signage program.

The sign will be anchored to the building at grout joints to avoid damage to the existing brick. The new blade sign will be clearly distinct from the historic features at Ghirardelli Square; however, it will be compatible through its use of painted metal and through the use of a font for the 'Ghirardelli Square' letters that is similar to fonts used for signage at the Square.

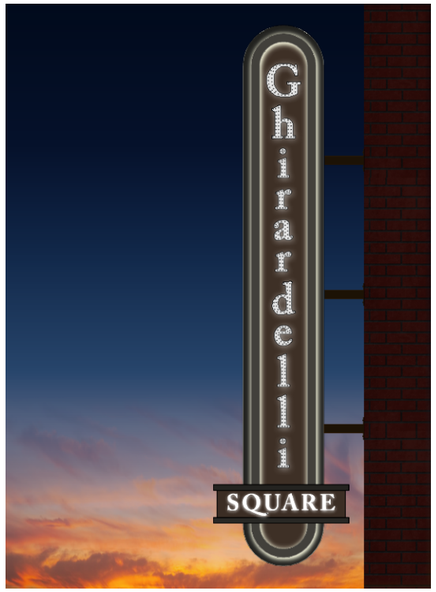
ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Main Cabinet	Aluminum	Matthews	Painted to Match PMS #9064, Satin
Raised Cabinet Border	Aluminum	Matthews	Painted to Match PMS #7534, Satin
Face	Aluminum	Matthews	Painted to Match PMS #4625, Satin
Attachments	Per Engineering	Matthews	Painted to Match PMS #4625, Satin
Letters	Aluminum Open Pan	Matthews	#282-202 White, Satin
Letter Illumination	LEDs	Tokistar	FLWG-60-KLED-WW-SF-WP (Warm White) SH-02 Attachment
Lower Cabinet	Aluminum	Matthews	Painted to Match PMS #4625, Satin
Trim	Aluminum	Matthews	Painted to Match PMS #9064, Satin
Letters	1/2" Push Thru	3M	#3630-20 White
Illumination	LEDs	Principal	SF, Warm White

Schedule

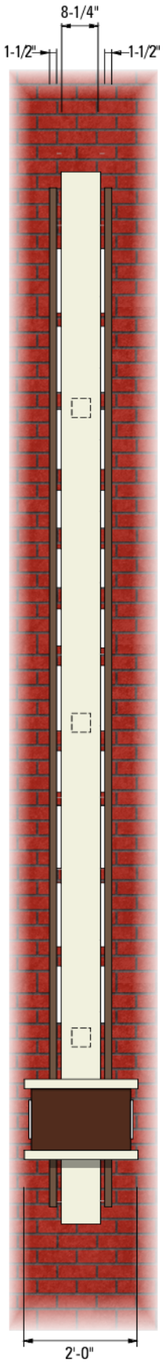


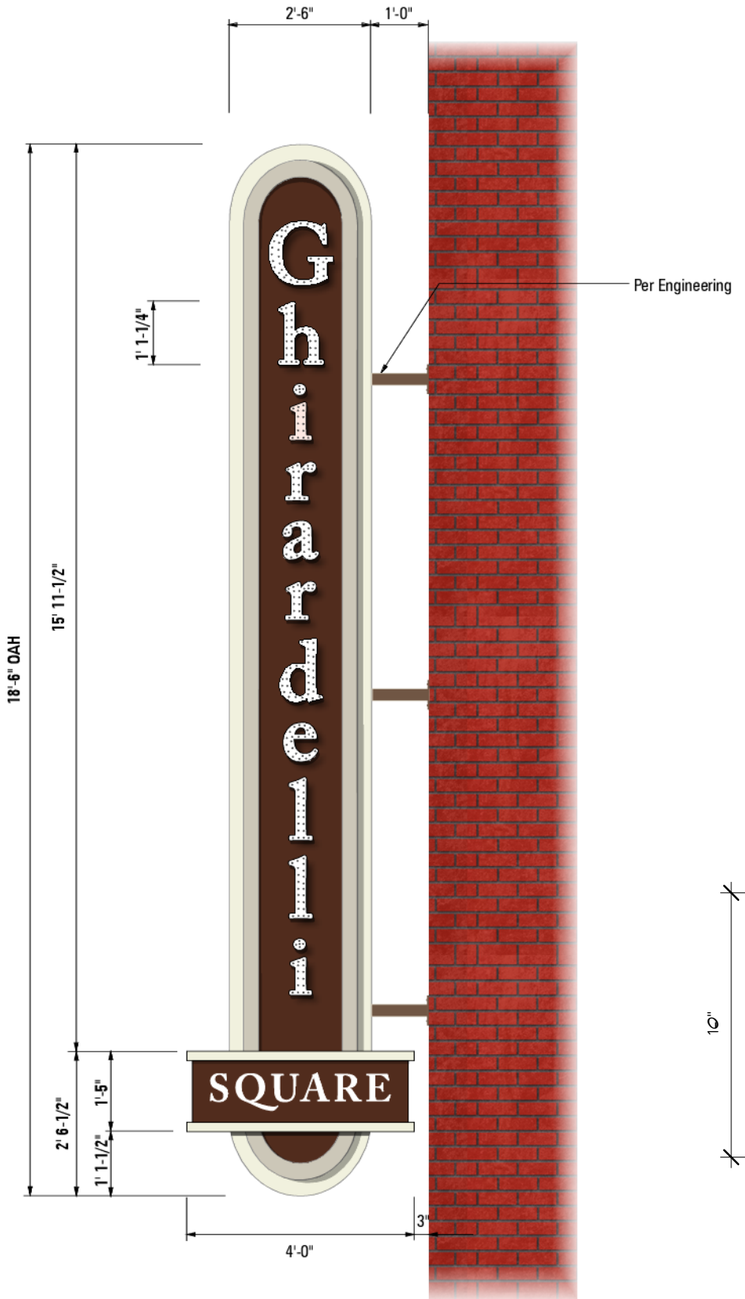
Building Section (Scale: 1/4" = 1'-0")

PROPOSED BLADE SIGN

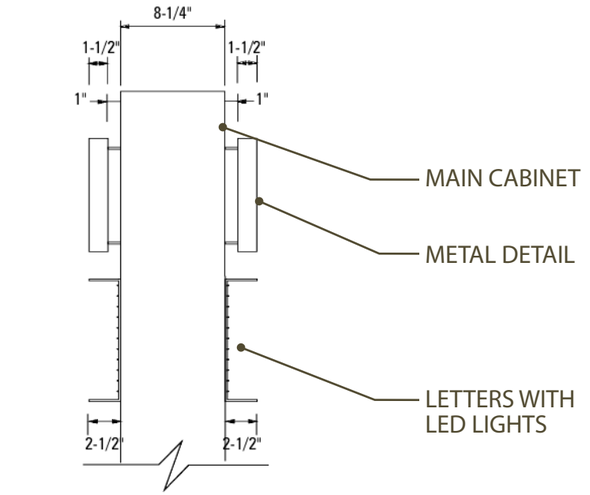


Simulated night view

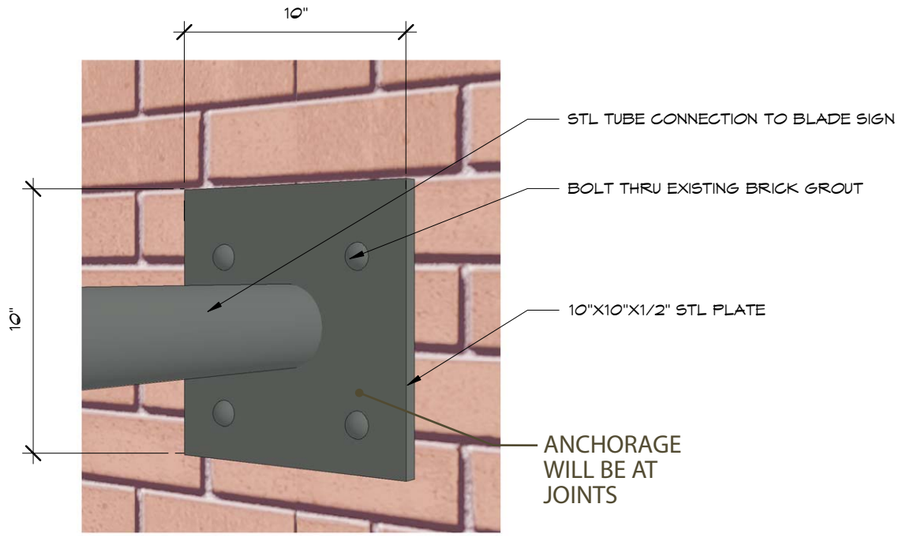




Sign elevations



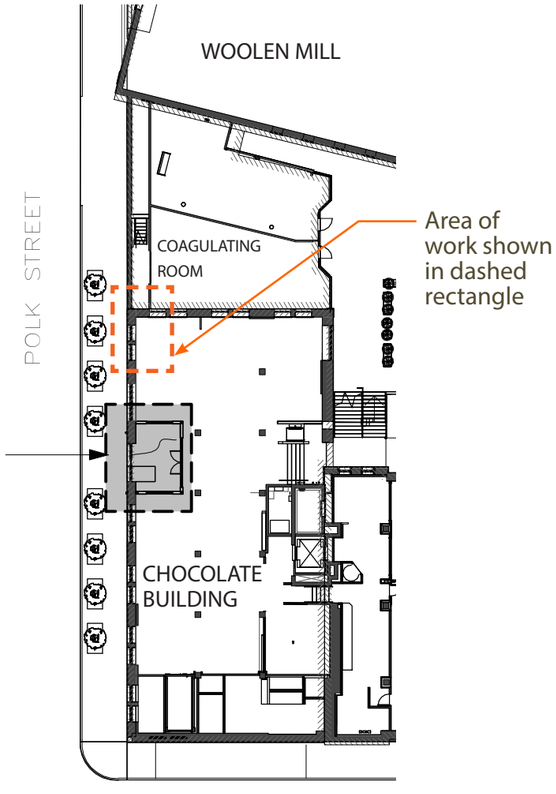
1 Blade sign plate detail



Blade sign plate detail

NEW DUCT

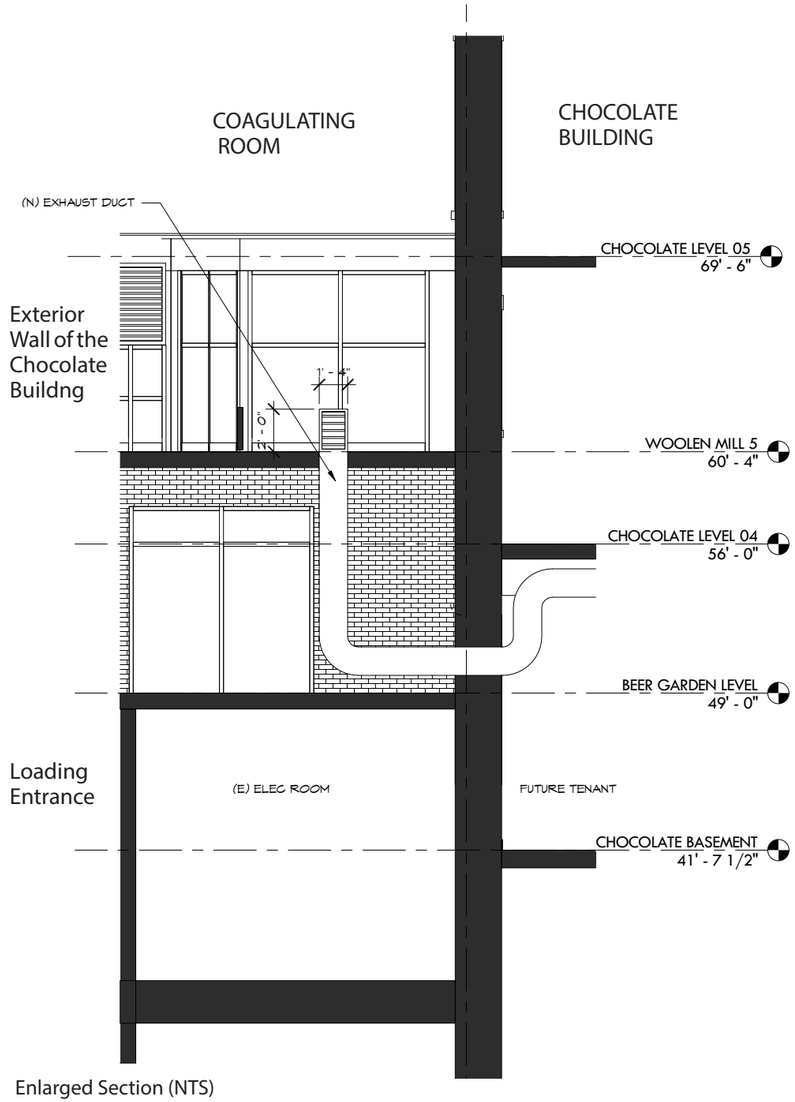
A duct will penetrate the north exterior wall of the Chocolate Building; however, the penetration will be located below the roof of the adjacent building and will not be visible from the exterior. The exhaust duct will be 28"x 16" and rise vertically to penetrate the roof of the adjacent building. It will be painted to match the brick of the building so that it blends in and does not attract undue attention. The duct will be designed so that it is as small as possible and does not detract from the historic character of the building.



Key Plan

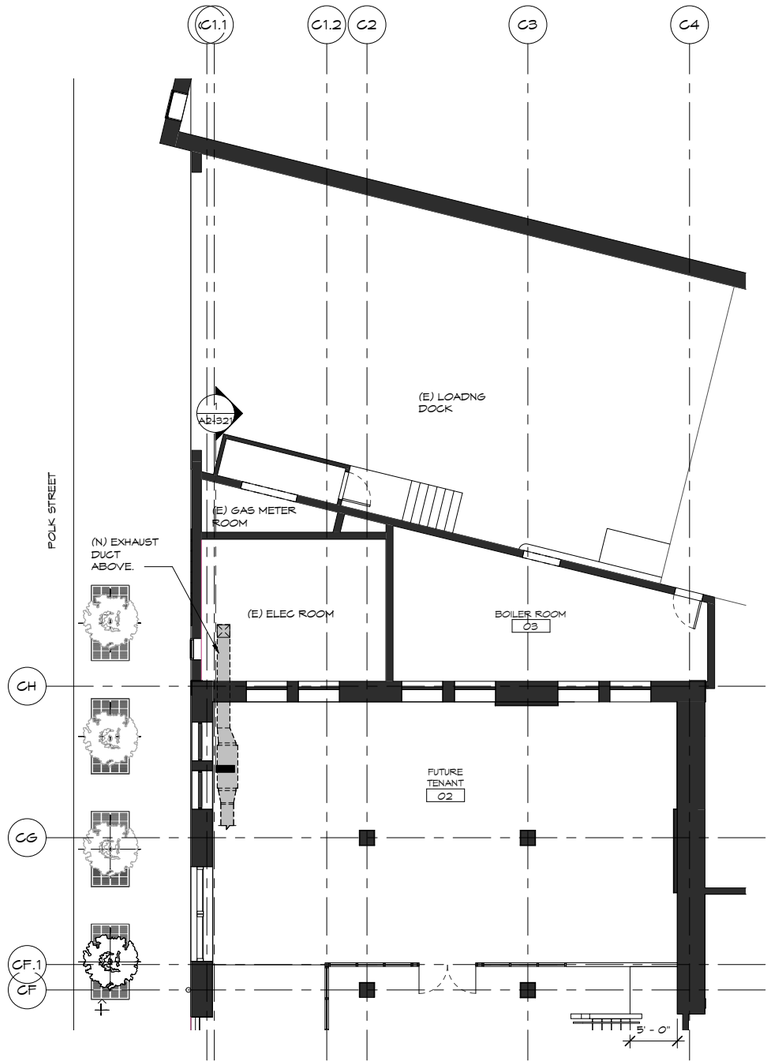
Existing northwest corner of Chocolate Building at sidewalk, looking south

Northwest corner of Chocolate Building, with proposed new duct

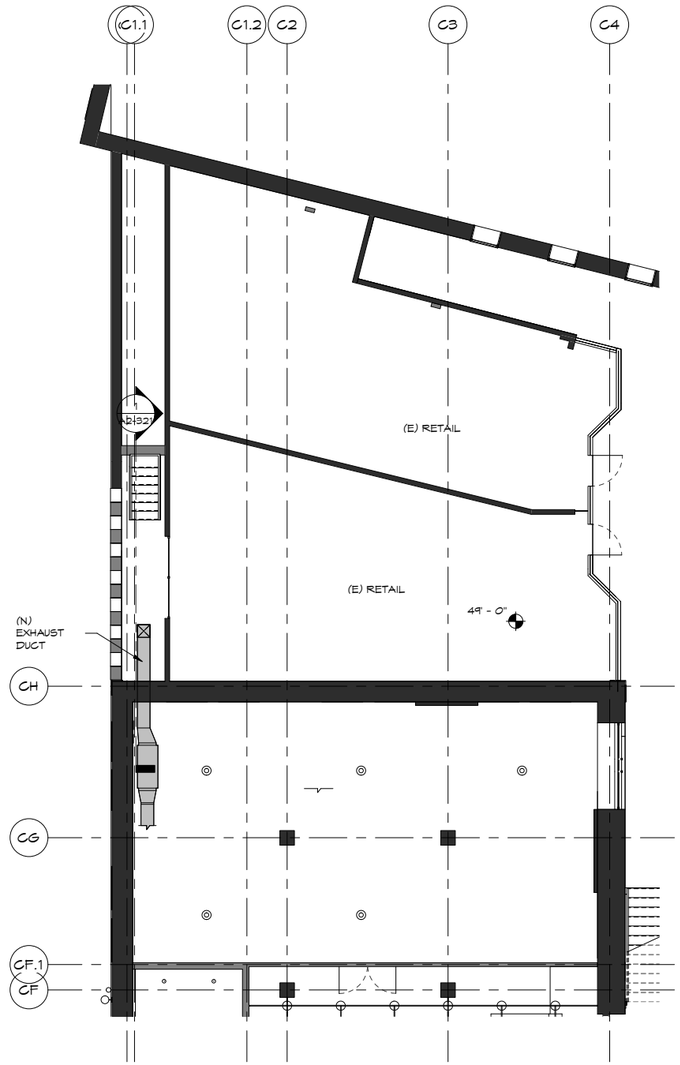


Enlarged Section (NTS)

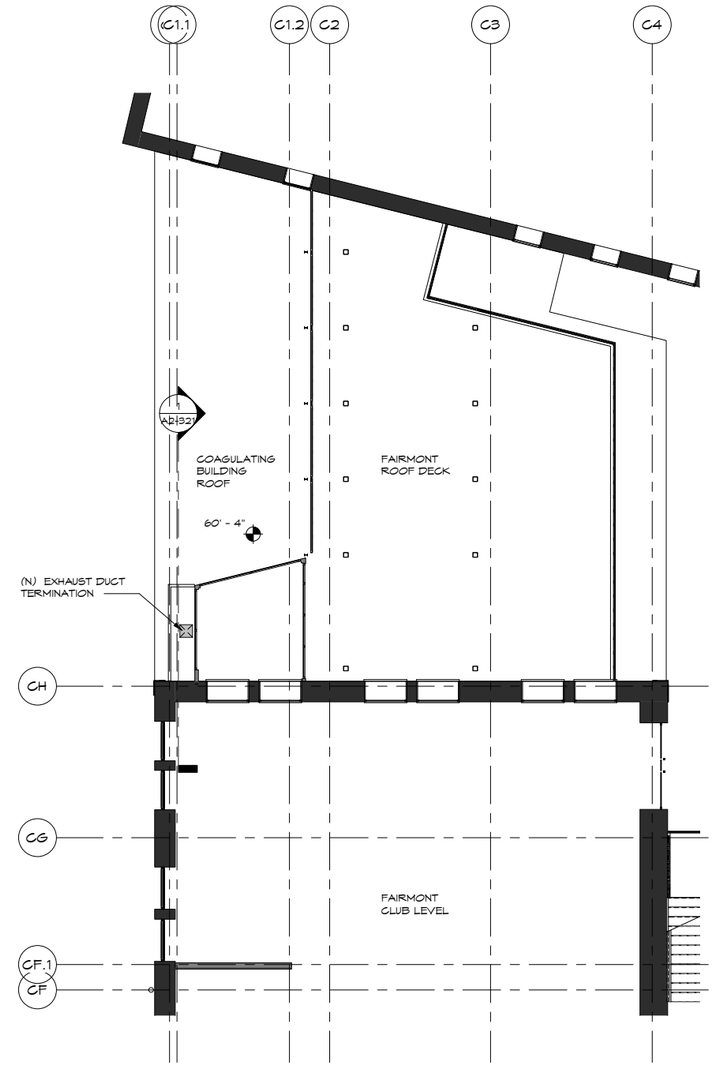
NEW DUCT



3 EXHAUST DUCT @ CHOCOLATE BASEMENT
1/16" = 1'-0"



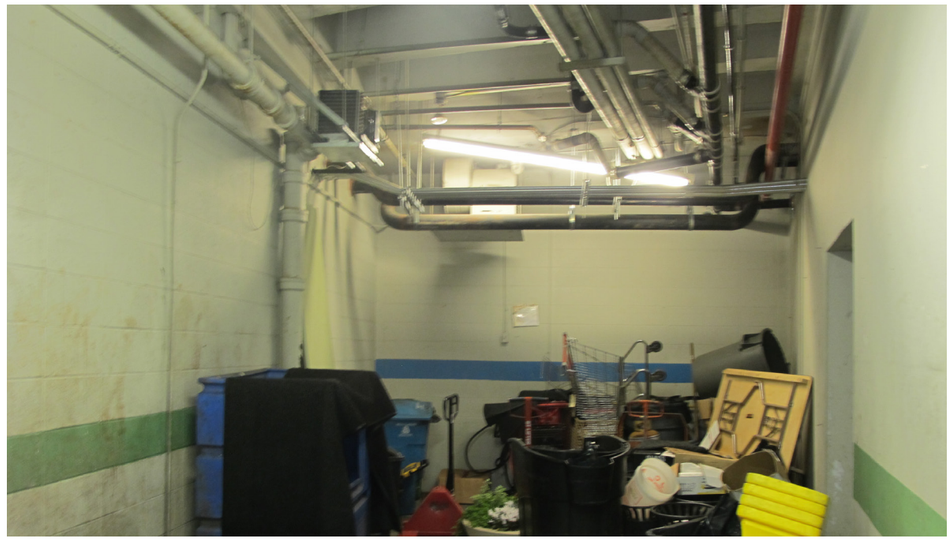
2 EXHAUST DUCT @ BEER GARDEN LEVEL
1/16" = 1'-0"



1 EXHAUST DUCT @ WOOLEN MILL LEVEL 5
1/16" = 1'-0"

NEW DUCT

1. Chocolate Building, North Wall, at Coagulating Building Patio



2. (E) Trash Room Inerior

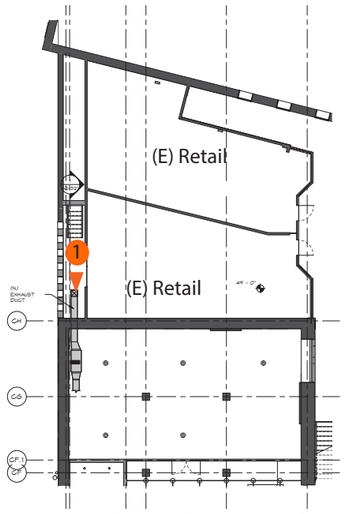


Photo key plan: Exhaust Duct @ Beer Garden Level

3. (E) Trash Room North Wall, at Loading Dock

4. Chocolate Building, North Wall - From Interior

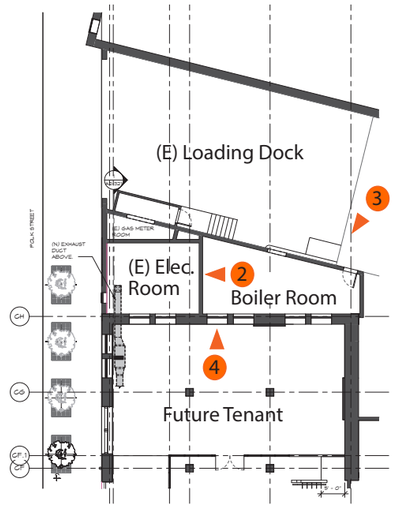


Photo key plan: Exhaust Duct @ Chocolate Basement

NEW LIGHTING ALONG POLK STREET

Four new exterior sconces will be installed on the Chocolate Building along Polk Street. The sconce proposed is the same as ones previously approved for the certificate of appropriateness applications for the Apartment Building and the West Plaza.

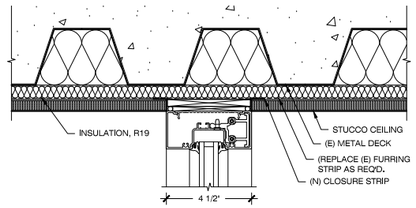
The sconces are proposed to be installed in between the pairs of ground level windows, two on each side of the entry into the Chocolate Building. Mechanical anchors will be located at grout joints where possible.

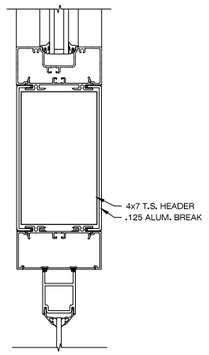
Rendering of the west facade of the Chocolate Building showing the proposed sconces

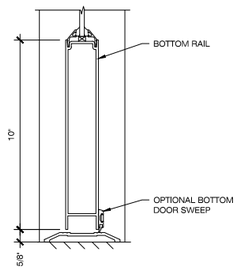
PRODUCT CUTSHEETS: PROPOSED STOREFRONT

ARCADIA STOREFRONT SYSTEM DETAILS

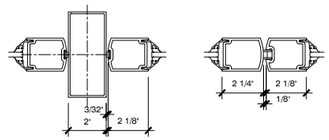
Mullion details will be the same as the storefront details at Waxman's (Mustard Building), which were reviewed and approved by the Planning Department.



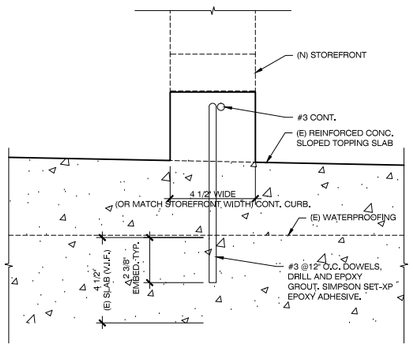




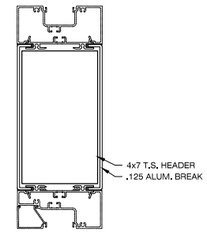
1 SECTION: ENTRANCE FRAMING - DOUBLE ACTING
3" = 1'-0"



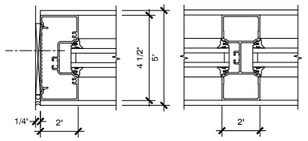
2 PLAN: ENTRANCE FRAMING - DOUBLE ACTING
3" = 1'-0"



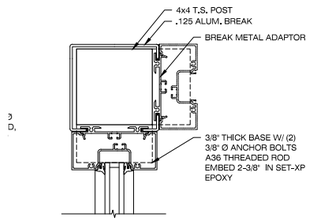
3 SECTION: STOREFRONT CURB DETAIL
3" = 1'-0"



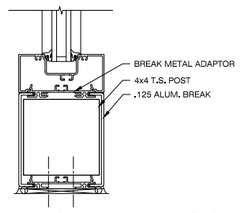
4 STANDARD: BREAK METAL ADAPTOR @ HEADER
3" = 1'-0"



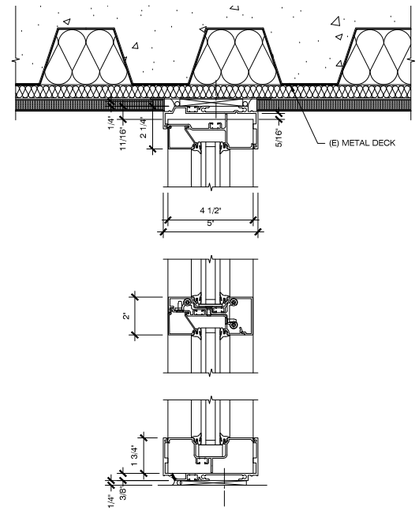
5 STANDARD VERTICAL MULLION
3" = 1'-0"



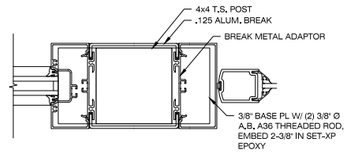
6 PLAN: WINDOW FRAMING DETAIL @ CORNER
3" = 1'-0"



7 PLAN: WINDOW FRAMING DETAIL @ BRICK
3" = 1'-0"



8 SECTION: WINDOW FRAMING DETAIL
3" = 1'-0"



9 PLAN: WINDOW FRAMING DETAIL @ POST
3" = 1'-0"

PRODUCT CUTSHEETS: BLADE SIGN LIGHTING

Lightstrings

Lightstrings are available with a wide range of LEDs and socket spacings, designed to create lighting effects for numerous applications.

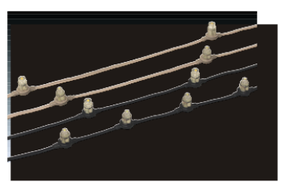
How to Specify

Select the appropriate cable color, socket spacing and LED for the application. For outdoor applications, include the ordering code for silicone caps.

Lightstrings are cut on site to precise lengths to follow the contour of each branch.

FLBK - 60 - WW - WP

Lightstring Color		Socket Spacing		TokiLeds			Optional Cap	
Code	Color	Code	Inches (mm)	Code	Color	Watts/Volts	Code	Description
FLBK	Black	**60**	2.4" (60 mm)	**LW**	2000K White	0.10 W / 8 VDC	WP	Silicone Cap
FLWG	Warm Grey*	**110**	4.25" (110 mm)	**WW**	2400K White	0.10 W / 8 VDC		
Warm Grey available in 6.25", 8.25" and 12.25"		**160**	6.25" (160 mm)	**IW**	3000K White	0.10 W / 8 VDC		
		210	8.25" (210 mm)	**WH**	6500K White	0.10 W / 8 VDC		
		310	12.25" (310 mm)	**LW-HB**	2000K White	0.20 W / 8 VDC		
		410	16.25" (410 mm)	**WW-HB**	2400K White	0.20 W / 8 VDC		
				IW-HB	3000K White	0.20 W / 8 VDC		
				WH-HB	6500K White	0.20 W / 8 VDC		
				LW-UB	2000K White	0.40 W / 8 VDC		
				WW-UB	2400K White	0.40 W / 8 VDC		
				IW-UB	3000K White	0.40 W / 8 VDC		
				WH-UB	6500K White	0.40 W / 8 VDC		
				KLED-WW-SF	2400K White	0.20 W / 8 VDC		
				KLED-WW-CF	2400K White	0.20 W / 8 VDC		
				KLED-IW-FF	3000K White	0.20 W / 8 VDC		
				KLED-IW-SF	3000K White	0.20 W / 8 VDC		
				KLED-IW-CF	3000K White	0.20 W / 8 VDC		
				KLED-WH-ST	6500K White	0.27 W / 8 VDC		
				AM	Amber	0.10 W / 8 VDC		
				BL	Blue	0.10 W / 8 VDC		
				GR	Green	0.10 W / 8 VDC		
				MG	Magenta	0.10 W / 8 VDC		
				PL	Purple	0.10 W / 8 VDC		
				RD	Red	0.10 W / 8 VDC		



Silicone Caps provide protection in all environments.

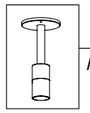
Specifications

Intertek — Wet-Location Listed — IP65 Rated

- **Light Sources** include static and Kinetic TokiLeds
- **Polycarbonate Sockets** with flammability rating UL 94V-0
- **Flexible Conductors** are plated #18 AWG
- **Sockets** are soldered and permanently sealed to cable with hot melt insulation
- **Insulation** is flexible PVC with flammability rating UL 94 HB

PRODUCT CUTSHEETS

PRODUCT CUTSHEETS: LIGHTING



ARTISTAR™ SURFACE DOWNLIGHT

MR-16 Halogen

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

Example												
	B	-	SM	- 18	- AR	- MR	- 17	- SAP	- 12	- 11	-	D

Material
Blank - Aluminum **B** - Brass

Series
SM - Surface Downlight

Stem Length
0", 3", 6", 12", 18", 24", 30", 36", 42", or 48"
(Specify in Inches)

Fixture
AR - ArtiStar™

Source
MR - MR16 Halogen

Lamp
0 - By Others
1 - ESX(20W), 12° Spot
2 - BAB(20W), 36° Flood
3 - FRB(35W), 12° Spot
4 - FRA(35W), 24° N. Flood
5 - FMW(35W), 36° Flood
6 - EXT(50W), 12° Spot
7 - EXZ(50W), 25° N. Flood
8 - EXN(50W), 36° Flood
9 - FNV(50W), 60° W. Flood

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finish

Machined	MAC
Polished	POL
Mitique™	MIT

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper		*Also available in RAL Finishes See submittal SUB-1439-00*

Lens Type
9 - Clear (Standard) **10** - Spread* **12** - Soft Focus Lens* **13** - Rectilinear Lens*

Shielding
11 - Honeycomb Baffle*

Cap Style
C - Flush **D** - 45° less Weep Hole **E** - 90° less Weep Hole **F** - 90° with Flush Lens

**Accomodates only 2 Lens/Shielding media*

LAMP DATA

BK No.	Lamp Watts	Description	Rated Life (hrs.)	Center Beam Candlepower	Beam Angle	Beam Type
1	20	ESX	4,000	4,000	12°	Spot
2	20	BAB	5,000	600	36°	Flood
3	35	FRB	5,000	6,000	12°	Spot
4	35	FRA	5,000	2,300	24°	Narrow Flood
5	35	FMW	5,000	1,300	36°	Flood
6	50	EXT	5,000	11,000	12°	Spot
7	50	EXZ	6,000	3,200	25°	Narrow Flood
8	50	EXN	5,000	2,000	36°	Flood
9	50	FNV	5,000	850	60°	Wide Flood

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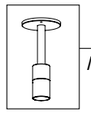
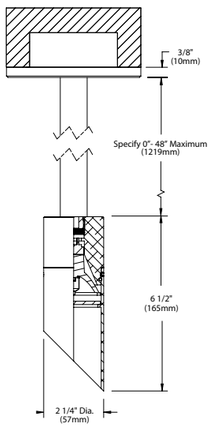


ARTISTAR™ SURFACE DOWNLIGHT

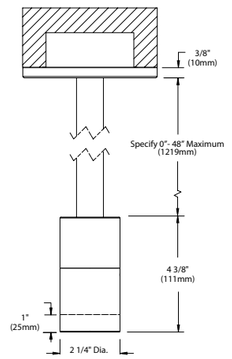
MR-16 Halogen

PROJECT:	
TYPE:	

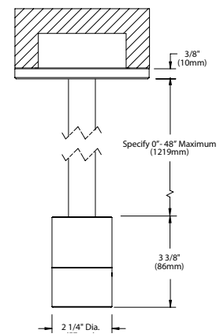
"D" CAP



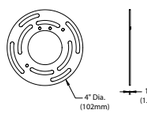
"E/F" CAP



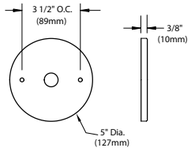
"C" CAP



UNIVERSAL RING



CANOPY DETAIL



Accessories *(Configure separately)*

Remote options:

TR Series

UPMRM™

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life.

Cap
Fully machined. Accommodates [1] lens or louver media. Choose from flush lens ('C'), 45° cutoff ('D'), 1" deep bezel with 90° cutoff ('E') cap styles, or 1" deep cutoff with flush mounted lens ('F').

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

Stem
Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum overall.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

Lamp
For use with 50 watt maximum, MR-16 lamp.* Not for use with IR technology lamps.
**Except GE Light Q42MR16/C/VNSP9 (EZY).*

Installation
5" dia., machined canopy with stainless steel universal mounting ring permits mounting to 4" octagonal junction box (by others).

Remote Transformer
For use with 12VAC remote transformer.

Wiring
PVC coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.

Hardware
Tamper-resistant, stainless steel hardware. LOCK™ aiming screw and canopy mounting screws are additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty
5 year limited warranty.

Certification and Listing
UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. Made in USA.

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PRODUCT CUTSHEETS: LIGHTING

By SORAA™

MR16 LED RETROFIT LAMP

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

B-K Lamp # 359
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 2700K
Beam: 10° Spot

Mfg. #: MR16-SM16-07-10D-927-03
Wattage: 7.5W
Lamp Efficacy: 51 (Lm/W)
Rated Life: 35,000 hrs

CBCP (cd): 5710
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 390

Distance feet	Beam Dia. (50% CBCP)	Footcandles
3'	0.5'	634
6'	1.0'	160
9'	1.6'	69
12'	2.1'	40
15'	2.6'	23

B-K Lamp # 361
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 2700K
Beam: 25° Narrow Flood

Mfg. #: MR16-SM16-07-25D-927-03
Wattage: 7.5W
Lamp Efficacy: 53 (Lm/W)
Rated Life: 35,000 hrs

CBCP (cd): 2260
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 410

Distance feet	Beam Dia. (50% CBCP)	Footcandles
3'	1.3'	251
6'	2.7'	63
9'	4.0'	27
12'	5.3'	16
15'	6.7'	9

B-K Lamp # 362
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 2700K
Beam: 36° Flood

Mfg. #: MR16-SM16-07-36D-927-03
Wattage: 7.5W
Lamp Efficacy: 53 (Lm/W)
Rated Life: 35,000 hrs

CBCP (cd): 1040
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 410

Distance feet	Beam Dia. (50% CBCP)	Footcandles
3'	1.9'	119
6'	3.9'	30
9'	5.8'	13
12'	7.8'	7
15'	9.7'	4

B-K Lamp # 363
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 3000K
Beam: 10° Spot

Mfg. #: MR16-SM16-07-10D-930-03
Wattage: 7.5W
Lamp Efficacy: 55 (Lm/W)
Rated Life: 35,000 hrs

CBCP (cd): 6000
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 410

Distance feet	Beam Dia. (50% CBCP)	Footcandles
3'	0.5'	666
6'	1.0'	168
9'	1.6'	72
12'	2.1'	42
15'	2.6'	24

B-K Lamp # 365
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 3000K
Beam: 25° Narrow Flood

Mfg. #: MR16-SM16-07-25D-930-03
Wattage: 7.5W
Lamp Efficacy: 58 (Lm/W)
Rated Life: 35,000 hrs

CBCP (cd): 2400
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 435

Distance feet	Beam Dia. (50% CBCP)	Footcandles
3'	1.3'	266
6'	2.7'	67
9'	4.0'	29
12'	5.3'	17
15'	6.7'	10

B-K Lamp # 366
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 3000K
Beam: 36° Flood

Mfg. #: MR16-SM16-07-36D-930-03
Wattage: 7.5W
Lamp Efficacy: 58 (Lm/W)
Rated Life: 35,000 hrs

CBCP (cd): 1130
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 435

Distance feet	Beam Dia. (50% CBCP)	Footcandles
3'	1.9'	125
6'	3.9'	32
9'	5.8'	14
12'	7.8'	8
15'	9.7'	5

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By SORAA™

MR16 LED RETROFIT LAMP

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

B-K Lamp # 378
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 4000K
Beam: 10° Spot

Mfg. #: MR16-SM16-07-10D-940-03
Wattage: 7.5W
Lamp Efficacy: 57 (Lm/W)
Rated Life: 35,000 hrs

CBCP (cd): 6290
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 430

Distance feet	Beam Dia. (50% CBCP)	Footcandles
3'	0.5'	698
6'	1.0'	176
9'	1.6'	75
12'	2.1'	44
15'	2.6'	25

B-K Lamp # 379
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 4000K
Beam: 25° Narrow Flood

Mfg. #: MR16-SM16-07-25D-940-03
Wattage: 7.5W
Lamp Efficacy: 61 (Lm/W)
Rated Life: 35,000 hrs

CBCP (cd): 2510
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 455

Distance feet	Beam Dia. (50% CBCP)	Footcandles
3'	1.3'	279
6'	2.7'	70
9'	4.0'	30
12'	5.3'	18
15'	6.7'	10

B-K Lamp # 380
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 4000K
Beam: 36° Flood

Mfg. #: MR16-SM16-07-36D-940-03
Wattage: 7.5W
Lamp Efficacy: 53 (Lm/W)
Rated Life: 35,000 hrs

CBCP (cd): 1190
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 455

Distance feet	Beam Dia. (50% CBCP)	Footcandles
3'	1.9'	132
6'	3.9'	33
9'	5.8'	14
12'	7.8'	8
15'	9.7'	5

B-K Lamp # 381
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 5000K
Beam: 10° Spot

Mfg. #: MR16-SM16-07-10D-950-03
Wattage: 7.5W
Lamp Efficacy: 57 (Lm/W)
Rated Life: 35,000 hrs

CBCP (cd): 6290
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 430

Distance feet	Beam Dia. (50% CBCP)	Footcandles
3'	0.5'	698
6'	1.0'	176
9'	1.6'	75
12'	2.1'	44
15'	2.6'	25

B-K Lamp # 382
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 5000K
Beam: 25° Narrow Flood

Mfg. #: MR16-SM16-07-25D-950-03
Wattage: 7.5W
Lamp Efficacy: 61 (Lm/W)
Rated Life: 35,000 hrs

CBCP (cd): 2510
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 455

Distance feet	Beam Dia. (50% CBCP)	Footcandles
3'	1.1'	279
6'	2.1'	70
9'	3.2'	30
12'	4.2'	18
15'	5.3'	10

B-K Lamp # 383
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 5000K
Beam: 36° Flood

Mfg. #: MR16-SM16-07-36D-950-03
Wattage: 7.5W
Lamp Efficacy: 61 (Lm/W)
Rated Life: 35,000 hrs

CBCP (cd): 1190
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 455

Distance feet	Beam Dia. (50% CBCP)	Footcandles
3'	1.9'	132
6'	3.9'	33
9'	5.8'	14
12'	7.8'	8
15'	9.7'	5

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RENDERING

Proposed modified entrance, new lighting and signage at Polk Street, looking northeast

PHOTOGRAPHS AND RENDERINGS

Existing entrance at Polk Street, looking northeast

Proposed modified entrance, new lighting and signage at Polk Street, looking northeast

PHOTOGRAPHS AND RENDERINGS

Existing entrance at Polk Street, looking east

Proposed modified entrance, new lighting and signage at Polk Street, looking east

PHOTOGRAPHS AND RENDERINGS

Existing west facade with entrance at Polk Street, looking southeast

Proposed modified entrance, new lighting and signage at Polk Street, looking southeast

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