



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: APRIL 3, 2019

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*Filing Date:* December 13, 2018  
*Case No.:* **2018-016789COA**  
*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:* Joshua Callahan  
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### PROPERTY DESCRIPTION

The Restroom Building at **900 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 Restroom Building is a non-contributing building within Ghirardelli Square constructed in 2007, in the location of a circa-1981 addition to the contributing Wurster Building. The Restroom Building was approved by the Landmarks Preservation Advisory Board under Certificate of Appropriateness 2006.0749A.

### PROJECT DESCRIPTION

The proposed project includes the partial demolition of the south and east facades, as well as the roof, of the existing Restroom Building and the construction of new south and east facades largely following the existing building's footprint and a new flat roof matching the height of the existing roof to accommodate a new use for the building consisting of a single family restroom and a retail space. The new retail space will have a bay extending into the existing planter located at the south façade of the Restroom Building, which is a contributing feature of the landmark site. This planter was initially constructed as part of the 1960s-era renovations of Ghirardelli Square, although portions of the planter's south and east sides were reconstructed when the Restroom Building was built in 2007.

The family restroom and retail storage portions of the rebuilt building will have an appearance similar to the existing Restroom Building, with brick cladding and no fenestration. The retail portion of the building will consist of aluminum-framed glazed display windows with a continuous horizontal mullion aligning with the top of the entrance door and even vertical mullion spacing, matching the finish, details, dimensions, and

configuration of other storefronts installed in the landmark site to align with the *Ghirardelli Square Design Guidelines*. The retail entrance will be located at the east façade of the building, and this façade will have a projecting metal canopy that references the projecting roof eaves of the adjacent Pavilion buildings. The building will have a stepped flat roof with simple detailing, to be compatible with the flat roofs of the Pavilion buildings. A mechanical unit will be installed on the roof of the modified building, and will be located so as not to be visible from a public right-of-way. The historic planter, which currently has plantings that are incompatible with the historic landscape design, will receive a new plant species, Australian Bluebell Creepers, which are included in the list of compatible plantings in the *Ghirardelli Square Design Guidelines*.

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 a restroom to a mixed-use restroom and retail space. The proposed alterations to the existing non-historic building will make it more compatible with the historic site, and will result in a building with greater transparency*



*and engagement with visitors to the site. 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 modifications to the non-contributing Restroom Building will not remove any historic or character-defining features associated with the landmark. The existing building, which is only a little more than a decade old, is utilitarian in its design, and has not achieved significance in its own right. 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. Although the proposed modifications to the Restroom Building include interpretations of historic details found throughout Ghirardelli Square, including the 1960s-era stepped flat roof of the Pavilion Building and steel channel detailing found at the Lower Plaza, the overall design has a contemporary appearance that will not create a false sense of historical development, while remaining 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. 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 form of the building, consisting roughly of two offset rectangles in plan with a projecting bay at the larger rectangle, is compatible with the form of contributing buildings within the landmark site, especially the adjacent 1960s-era buildings, which have more complex footprints and forms than the generally rectangular Ghirardelli-era factory buildings. The new building's simple, stepped flat roof will reference the more prominent stepped flat roof of the adjacent North Plaza Pavilion, while also setting it apart from the Wurster Building that it is physically connected to, which has a hip-roof perimeter clad with terra cotta tiles. The differentiation between these two roofs will allow the new building to read as a later addition to the landmark site, avoiding a sense of false historicism. The building's overall height will sit below that of the adjacent contributing buildings, to allow the addition to read as subordinate to the contributing buildings. The proposed rooftop mechanical unit will be located so as not to be visible from a public right-of-way. Overall, the proposed modifications to the Restroom Building are simple yet contemporary in design to differentiate these elements from the original 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 landmark, as no historic fabric will be altered as part of the proposed work. The proposed roof detailing of the modified Restroom Building will better integrate this non-historic addition with the adjoining historic Wurster Building's historic clay-tile roof. The proposed work at the Restroom 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**

At the request of the Planning Department, the proposed project was brought to the Architectural Review Committee (ARC) on February 6, 2019. At the ARC meeting, the Planning Department requested review and comment on the preliminary proposed plans to bring the project into compliance with the *Secretary of the Interior's Standards* and local guidelines and policies. The feedback from the ARC meeting is summarized below:

### *Form and Continuity*

Staff believed that the proposed work appears to be compatible with the overall form and continuity of the subject property. The Architectural Review Committee concurred with staff's assessment at the February 6, 2019, meeting.

### *Scale and Proportion*

Generally, Staff found that the proposed scale and proportion of the new construction will be compatible with that of the landmark. However, in order to remedy rather than perpetuate an existing incompatible condition that exists at the Restroom Building where this building interacts with the Wurster Building, the Department recommended that the roofline of the new building be lowered or redesigned to allow the continuous line of the Wurster Building's roof eave to be restored and new terra cotta tiles to be installed where they had previously been removed. At the February 6, 2019, meeting, the Architectural Review Committee concurred with staff's assessment that restoring the historic roof eave would bring the project further in line with the Secretary of the Interior's Standards. However, the Committee determined that due to the specific conditions of this project, restoring the historic roof eave of the Wurster Building would not be the most feasible solution. The reasons the Committee gave against restoring the historic roof eave include the following:

- The roof and façade of the Wurster Building adjacent to the reconstructed building has also been altered, with clay tiles removed and brick façade cladding that is notably darker than the historic brick. This area will not be modified as part of the proposed work, so even if the Wurster

Building's roof eave was restored at the area where work is proposed, it would still be located adjacent to a section where the building has been altered.

- The existing condition, with a portion of the Wurster Building's roof eave removed to accommodate the roof of an addition, has existed for several decades, and the proposed project would not make this condition more prominent or remove any additional historic fabric from the Wurster Building.
- Since only a portion of the roof of the existing Restroom Building would be reconstructed as part of the proposed project, the modified building would end up with a roof with multiple levels in order to restore a portion of the Wurster Building's roof eave and clay-tile roof cladding, which would make the massing and appearance of this non-historic addition more prominent.

As an alternate solution, the Committee proposed that the reconstructed roof detail be slightly modified to have a stepped fascia referencing the historic fascia of the nearby North Plaza Pavilion building. This stepped fascia would provide a more gradual transition from the addition's roof to the Wurster Building's clay-tile roof, and would also more closely reference the adjacent North Plaza Pavilion Building. The Committee also noted that this solution would also allow the reconstructed addition to more clearly read as a later addition to the historic Wurster Building, and avoid creating a false sense of history.

#### *Fenestration*

Staff believed that the proposed work appears to be compatible with the fenestration found at the subject property. The Architectural Review Committee concurred with staff's assessment at the February 6, 2019, meeting.

#### *Materials, Textures, and Details*

Generally, Staff found that the proposed materials of the new construction will be compatible with that of the landmark. However, in order to remedy rather than perpetuate an existing incompatible condition that exists at the Restroom Building, the Department recommended that the brick portions of the new construction utilize a brick that is closer in texture and finish to the sand-mold brick found at the Wurster Building, rather than using a brick matching the existing brick at the Restroom Building, which is different from the historic Wurster Building brick in both texture and finish, as proposed.

At the February 6, 2019, meeting, the Architectural Review Committee determined that, since the adjacent patch of non-historic brick cladding at the Wurster Building's façade would not be restored as part of the proposed work and portions of the existing Restroom Building's cladding will be retained as part of the proposed work, it would be best for the reconstructed addition to use brick matching the existing non-historic brick found at the Restroom Building, to allow for consistent cladding throughout at the addition

## 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 subject building from a restroom to a mixed-use restroom and retail space, the proposed alterations to the existing non-historic building will make it more compatible with the historic site, will result in a building with greater transparency and engagement with visitors to the site, and will cause minimal changes to the characteristics of the landmark.

The proposed modifications to the non-contributing Restroom Building will not remove any historic or character-defining features associated with the landmark. The existing building, which is only a little more than a decade old, is utilitarian in its design, and has not achieved significance in its own right.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. Although the proposed modifications to the Restroom Building include interpretations of historic details found throughout Ghirardelli Square, including the 1960s-era stepped flat roof of the Pavilion Building and steel channel detailing found at the Lower Plaza and elsewhere on the site, the overall design has a contemporary appearance that will not create a false sense of historical development, while remaining compatible with the landmark site.

The proposed project will not destroy historic materials, features, or spatial relationships that characterize the landmark. The form of the building, consisting roughly of two offset rectangles in plan with a projecting bay at the larger rectangle, is compatible with the form of contributing buildings within the landmark site, especially the adjacent 1960s-era buildings, which have more complex footprints and forms than the generally rectangular Ghirardelli-era factory buildings.

The proposed roof detailing is in response to the ARC's direction that the roof detail be slightly modified from an earlier, non-stepped proposal to instead have a stepped fascia referencing the historic fascia of the nearby North Plaza Pavilion building. The stepped fascia provides a more gradual transition from the addition's roof to the Wurster Building's clay-tile roof, and more closely references the adjacent North Plaza Pavilion Building. The differentiation between these two roofs allows the new building to read as a later addition to the landmark site, avoiding a sense of false historicism. The building's overall height will sit below that of the adjacent contributing buildings, to allow the addition to read as subordinate to the contributing buildings. The proposed rooftop mechanical unit will be located so as not to be visible from a public right-of-way. Overall, the proposed modifications to the Restroom Building are simple yet contemporary in design to differentiate these elements from the original building fabric, and also align with the Ghirardelli Square Design Guidelines.

The proposed work at the Restroom 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 brick cladding and storefront framing finish for review and approval by the Planning Department.
2. As part of the Building Permit, the Project Sponsor shall construct a mock-up of the proposed rooftop mechanical unit for review and approval by the Planning Department, to ensure that this unit will not be visible from a public right-of-way.
3. As part of the Building Permit, the Project Sponsor shall construct a mock-up of the proposed roof detailing at the area where the modified building interacts with the Wurster Building, for review and approval by the Planning Department.

## ATTACHMENTS

Draft Motion

Project Sponsor submittal, including:

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



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

HEARING DATE: APRIL 3, 2019

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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 December 3, 2018, Joshua Callahan of Jamestown LP (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 partial demolition of the south and east facades, as well as the roof, of the existing Restroom Building and the construction of new south and east facades largely following the existing building's footprint and a new flat roof matching the height of the existing roof to accommodate a new use for the building consisting of a single family restroom and a retail space. The new retail space will have a bay extending into the existing planter located at the south façade of the Restroom Building, which is a contributing feature of the landmark site. This planter was initially constructed as part of the 1960s-era renovations of Ghirardelli Square, although portions of the planter's south and east sides were reconstructed when the Restroom Building was built in 2007.

The family restroom and retail storage portions of the rebuilt building will have an appearance similar to the existing Restroom Building, with brick cladding and no fenestration. The retail portion of the building will consist of aluminum-framed glazed display windows with a continuous horizontal mullion aligning with the top of the entrance door and even vertical mullion spacing, matching the finish, details, dimensions, and configuration of other storefronts installed in the landmark site to align with the *Ghirardelli Square Design Guidelines*. The retail entrance will be located at the east façade of the building, and this façade will have a projecting metal canopy that references the projecting roof eaves of the adjacent Pavilion buildings. The building will have a stepped flat roof with simple detailing, to be compatible with the flat roofs of the Pavilion buildings. A mechanical unit will be installed on the roof of the modified building, and will be located so as not to be visible from a public right-of-way. The historic planter, which currently has plantings that are incompatible with the historic landscape design, will receive a new plant species, Australian Bluebell Creepers, which are included in the list of compatible plantings in the *Ghirardelli Square Design Guidelines*.

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

WHEREAS, on April 3, 2019, the Commission conducted a duly noticed public hearing on the current project, Case No. 2018-016789COA (“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 March 13, 2019, and labeled Exhibit A on file in the docket for Case No. 2018-016789COA based on the following findings:

## **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 brick cladding and storefront framing finish for review and approval by the Planning Department.
2. As part of the Building Permit, the Project Sponsor shall construct a mock-up of the proposed rooftop mechanical unit for review and approval by the Planning Department, to ensure that this unit will not be visible from a public right-of-way.
3. As part of the Building Permit, the Project Sponsor shall construct a mock-up of the proposed roof detailing at the area where the modified building interacts with the Wurster Building, for review and approval by the Planning Department.



## **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 a restroom to a mixed-use restroom and retail space, will make the existing non-historic building more compatible with the historic site, will result in a building with greater transparency and engagement with visitors to the site, and will cause minimal changes to the characteristics of the landmark.
- The proposed modifications to the non-contributing Restroom Building will not remove any historic or character-defining features associated with the landmark. The existing building, which is only a little more than a decade old, is utilitarian in its design, and has not achieved significance in its own right.
- The proposed project does not include the addition of conjectural elements or architectural features from other buildings. Although the proposed modifications to the Restroom Building include interpretations of historic details found throughout Ghirardelli Square, including the 1960s-era stepped flat roof of the Pavilion Building and steel channel detailing found at the Lower Plaza and elsewhere on the site, the overall design has a contemporary appearance that will not create a false sense of historical development, while remaining compatible with the landmark site.
- The proposed project will not destroy historic materials, features, or spatial relationships that characterize the landmark. The form of the building, consisting roughly of two offset rectangles in plan with a projecting bay at the larger rectangle, is compatible with the form of contributing buildings within the landmark site, especially the adjacent 1960s-era buildings, which have more complex footprints and forms than the generally rectangular Ghirardelli-era factory buildings.
- The proposed roof detailing is in response to the ARC's direction that the roof detail be slightly modified from an earlier, non-stepped proposal to instead have a stepped fascia referencing the historic fascia of the nearby North Plaza Pavilion building. The stepped fascia provides a more gradual transition from the addition's roof to the Wurster Building's clay-tile roof, and more closely references the adjacent North Plaza Pavilion Building. The

differentiation between these two roofs allows the new building to read as a later addition to the landmark site, avoiding a sense of false historicism. The building's overall height will sit below that of the adjacent contributing buildings, to allow the addition to read as subordinate to the contributing buildings. The proposed rooftop mechanical unit will be located so as not to be visible from a public right-of-way. Overall, the proposed modifications to the Restroom Building are simple yet contemporary in design to differentiate these elements from the original building fabric, and also align with the Ghirardelli Square Design Guidelines.

- The proposed work at the Restroom 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 is 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 March 13, 2019, and labeled Exhibit A on file in the docket for Case No. 2018-016789COA.

**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 April 3, 2019.

Jonas P. Ionin  
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

ADOPTED: April 3, 2019

**GHIRARDELLI SQUARE**  
SAN FRANCISCO, CALIFORNIA

CERTIFICATE OF APPROPRIATENESS: APPENDIX  
REPURPOSED RESTROOMS

PREPARED FOR SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



**PAGE & TURNBULL**

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

OCTOBER 11, 2016  
REVISED MARCH 12, 2019

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OVERVIEW &  
SUMMARY

IMAGES & LOCATION PLAN

REPURPOSED RR BUILDING

CARILLON BUILDING

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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:

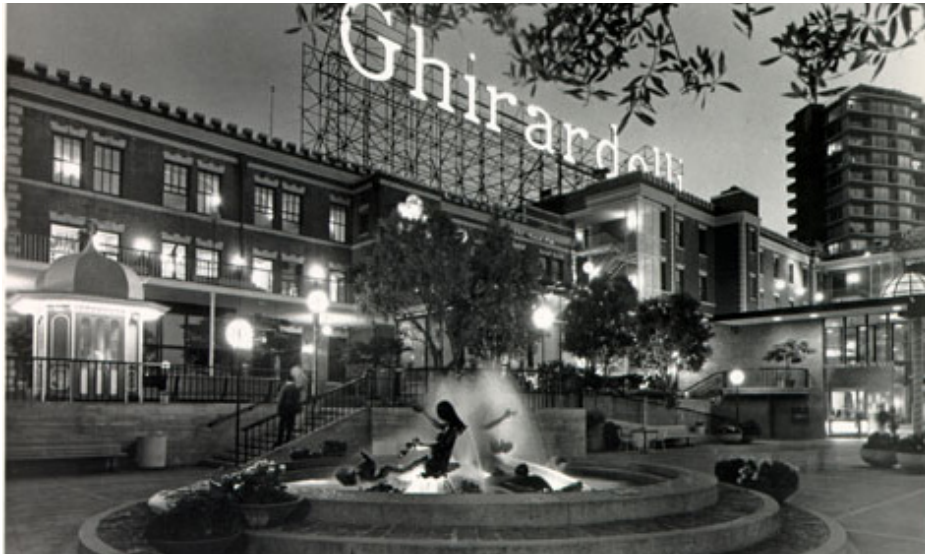
- Red sand mold brick
- Board-formed concrete retaining walls
- Mermaid Fountain
- Hardscape in the eastern half of the Square that consists of coarse aggregate concrete within a grid of fine aggregate bands
- Brick paver hardscape in the western half of the Square
- Small pavilions with flat roof, sand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

PROJECT SUMMARY

The proposed project consists of alterations to the Carillon Building and alterations to the non-historic restroom building adjacent to the south side of the Wurster Building.

Existing Restrooms

The existing non-historic restrooms adjacent to the south side of the Wurster Building will be altered to include a single ADA/Family restroom and a retail space. Portions of the existing south and east walls will be removed and replaced with an entry alcove for the new restrooms and transparent storefront walls for the new retail. The storefront walls will be distinguished from but compatible with the existing storefront walls of the 1960 pavilions. The new storefront walls will also be similar to recently approved storefront walls. The proposed work at the existing restrooms will not impact the Wurster Building. No historic fabric from the Wurster Building will be removed or damaged as part of this project.





HISTORIC IMAGES



North Point facade, 1919 (Calisphere)



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



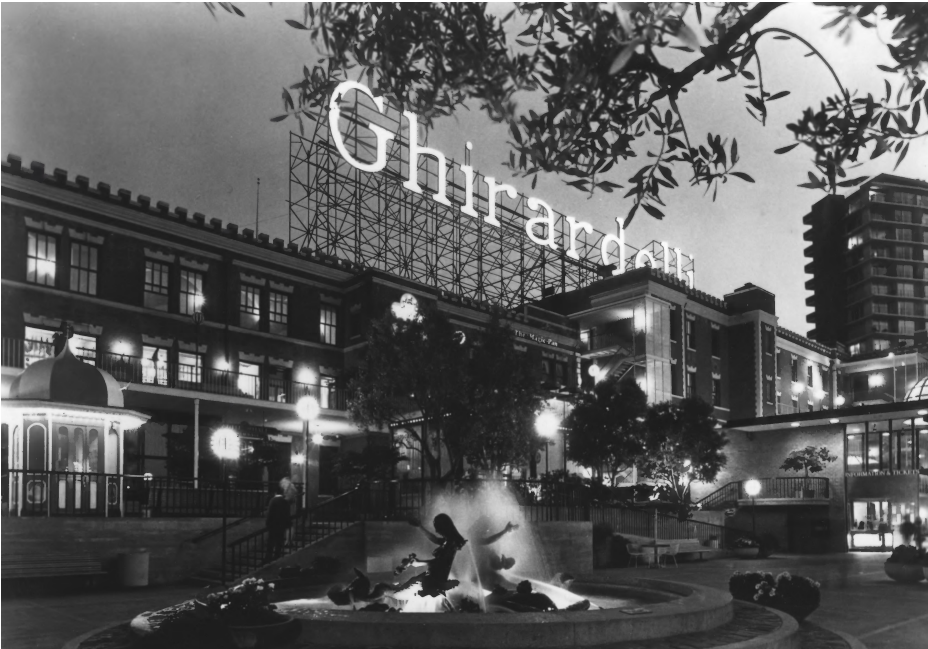
4. Looking west from mid-block on Larkin, 1920 (From National Register Nomination)



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



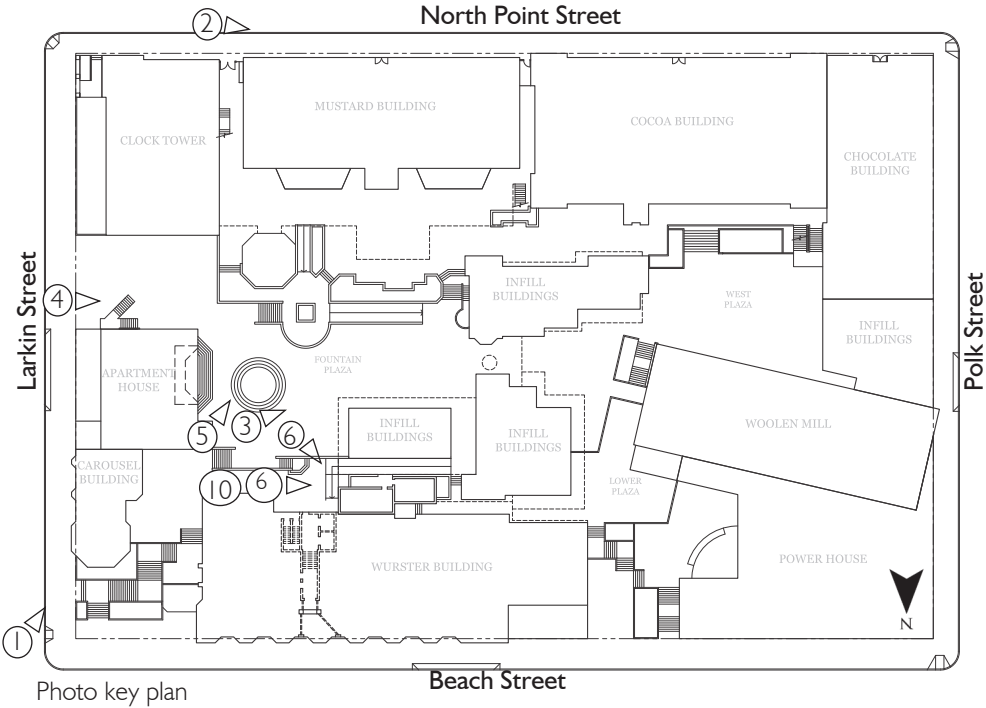
3. View of the fountain prior to installation of the mermaid sculpture (Calisphere)



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



HISTORIC IMAGES

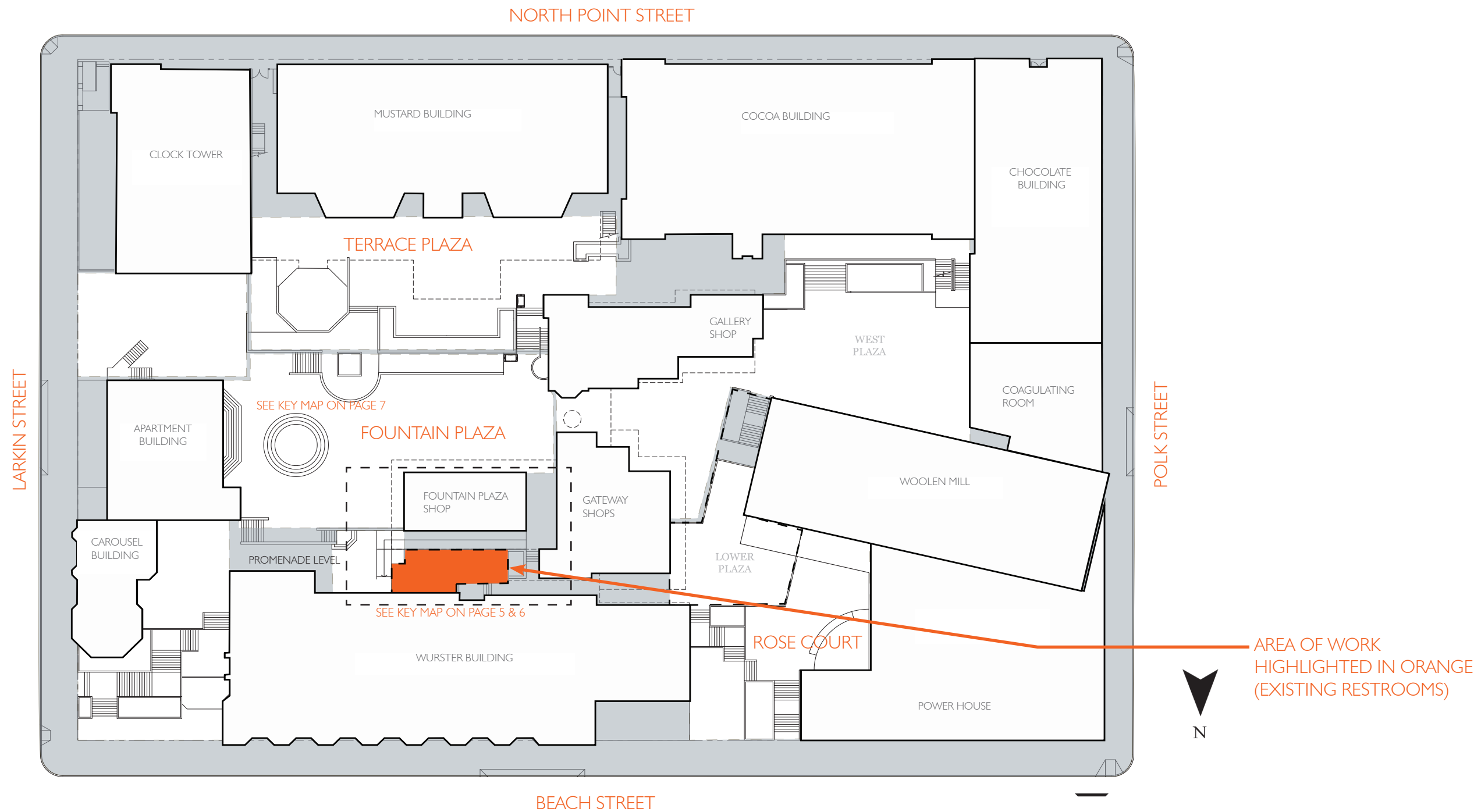


6. Northeast Corner of Fountain Plaza, looking towards the landing in front of the Wurster Building where the current restrooms were added as infill buildings in the 1980s. (Lawrence Halprin Collection, University of Pennsylvania)



7. View looking northwest toward the south facade of the Wurster Building, 1960s (Environmental Design Archives)

LOCATION PLAN SHOWING AREAS OF PROPOSED WORK





EXISTING CONDITION IMAGES (EXISTING RESTROOM BUILDING)



1. View looking west, existing restroom building on right



2. View looking west, showing the pavilion across from the proposed area of work



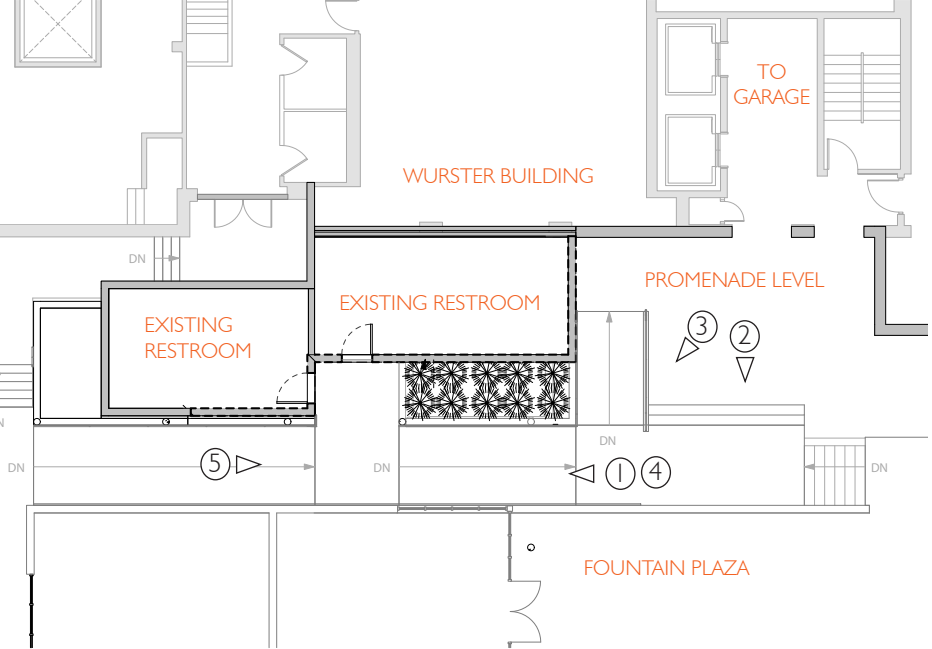
3. View looking southwest, existing restroom building on right



4. View looking west, existing restroom building on right



5. View looking east, existing restroom building on left



Enlarged Key Plan of Existing Restrooms

IMAGES & LOCATION PLAN



EXISTING CONDITION IMAGES (EXISTING RESTROOM BUILDING)



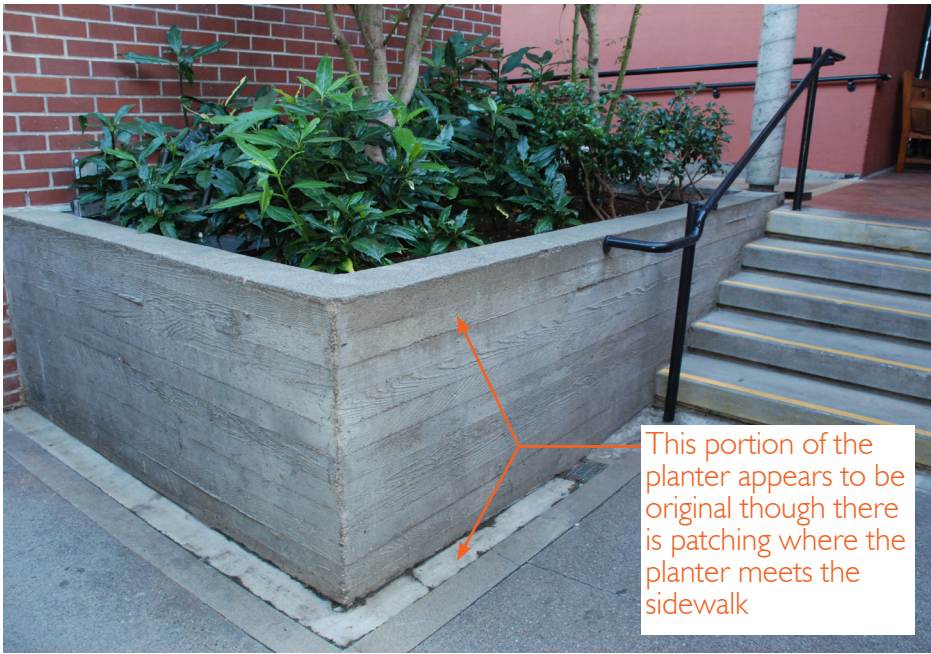
6. View of Restroom Building brick (left) and Wurster Building sand mold brick (right).



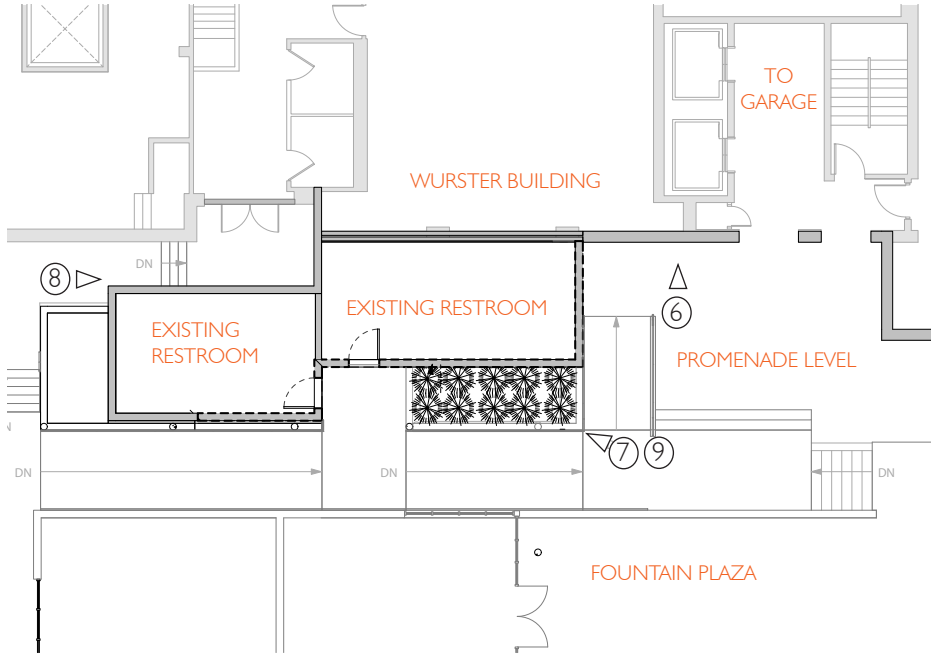
7. View of ramp leading to promenade level.



9. Detail view of planter along the ramp to the promenade level.



8. Photograph of planter and promenade context.



Enlarged Key Plan of Existing Restrooms







REPURPOSING OF EXISTING RESTROOMS

PROPOSED DEMOLITION

The area of Promenade Level near the existing restrooms is underutilized. In order to activate this area, the existing restroom building will be altered to include a single family restroom and space for retail. The footprint of the building will remain largely the same; however, the east and portions of the south walls will be removed.

PLAN

EXISTING WALL TO REMAIN

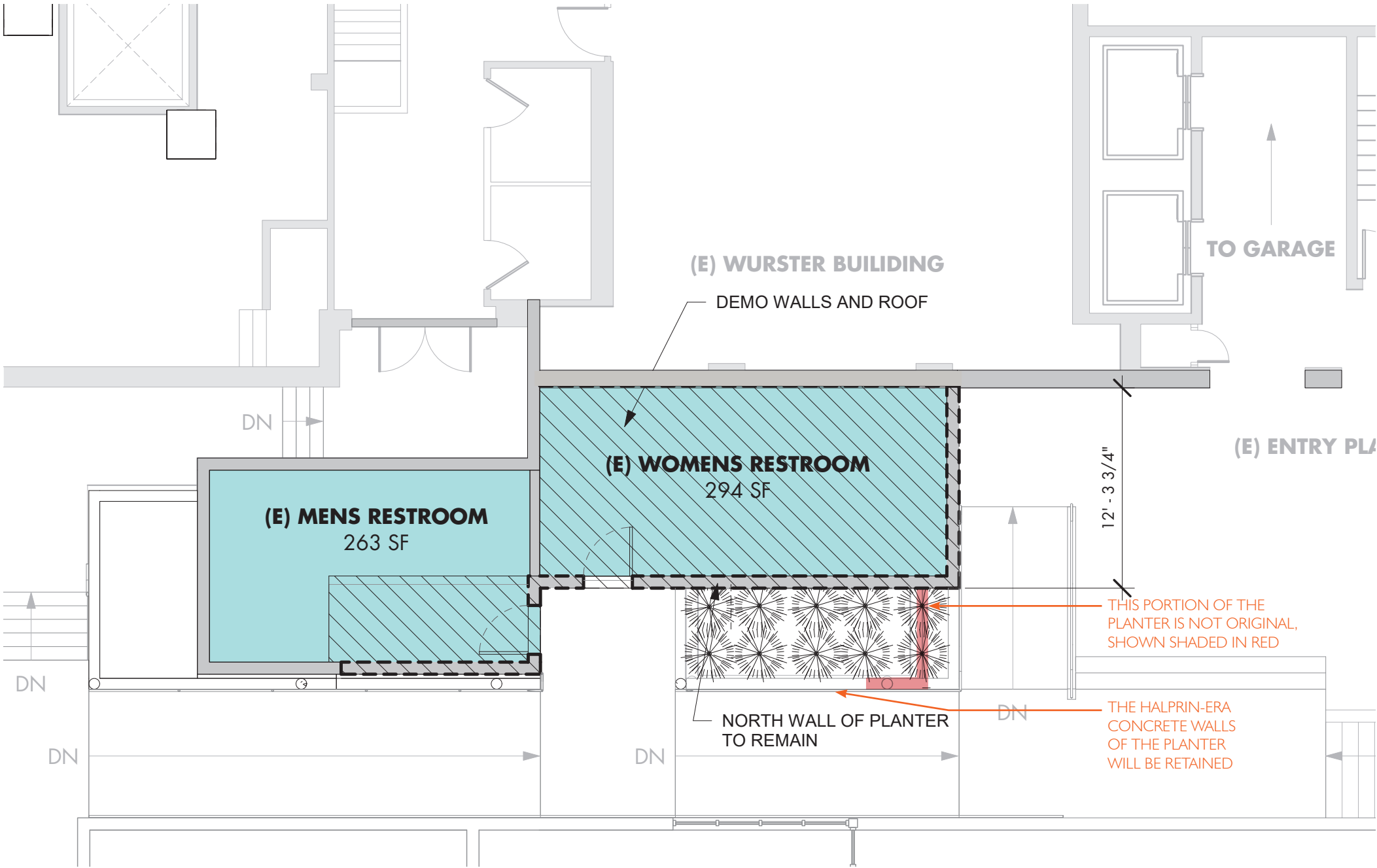
DEMOLISHED WALL

NEW WALL

DEMOLISHED ROOF



Area of proposed work



Demolition plan



REPURPOSING OF EXISTING RESTROOMS

PROPOSED PROJECT

The existing men’s restroom (west side of the restroom building) will be reconfigured to be used as a single family restroom. The entrance to the restroom will be through a small alcove created as part of the reconfiguration of the building. The brick at the new walls will match the brick of the existing restroom building.

The existing women’s restroom will be repurposed for retail. The south and east walls will be demolished and replaced with glazed walls that allow visibility into the retail space. The glazing will be compatible with the glass walls of the 1960s pavilions and similar to the recently approved storefronts on the north side of the Mustard Building. The roof will be flat, similar to the 1960s pavilion buildings and detailing will be simple and contemporary in style. The retail space will have a small bump-out that extends into the existing planter. The bump-out will not result in the removal of any historic fabric at the walls of the planter. The resulting design complies with Standard 9 in that the design is compatible in scale, size, massing, and architectural features while design of the storefront system is compatible to but differentiated from those of the 1960s.

New plants that are similar in height to the original planting materials are proposed for the planter. The proposed plant species is Australian Bluebell Creeper which is in the approved list in the Design Guidelines.

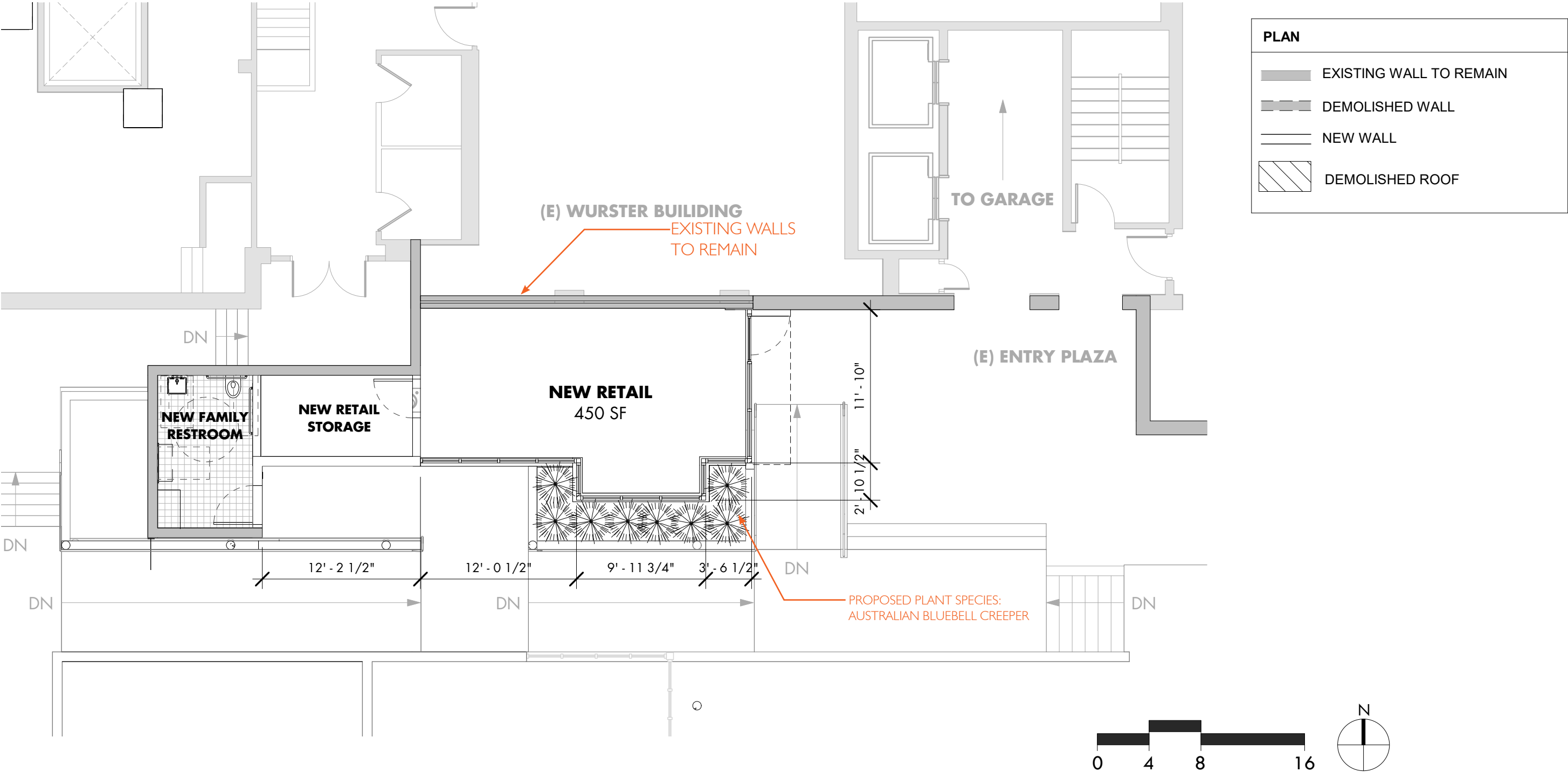


Rendering of view looking northwest

REPURPOSED RR BUILDING

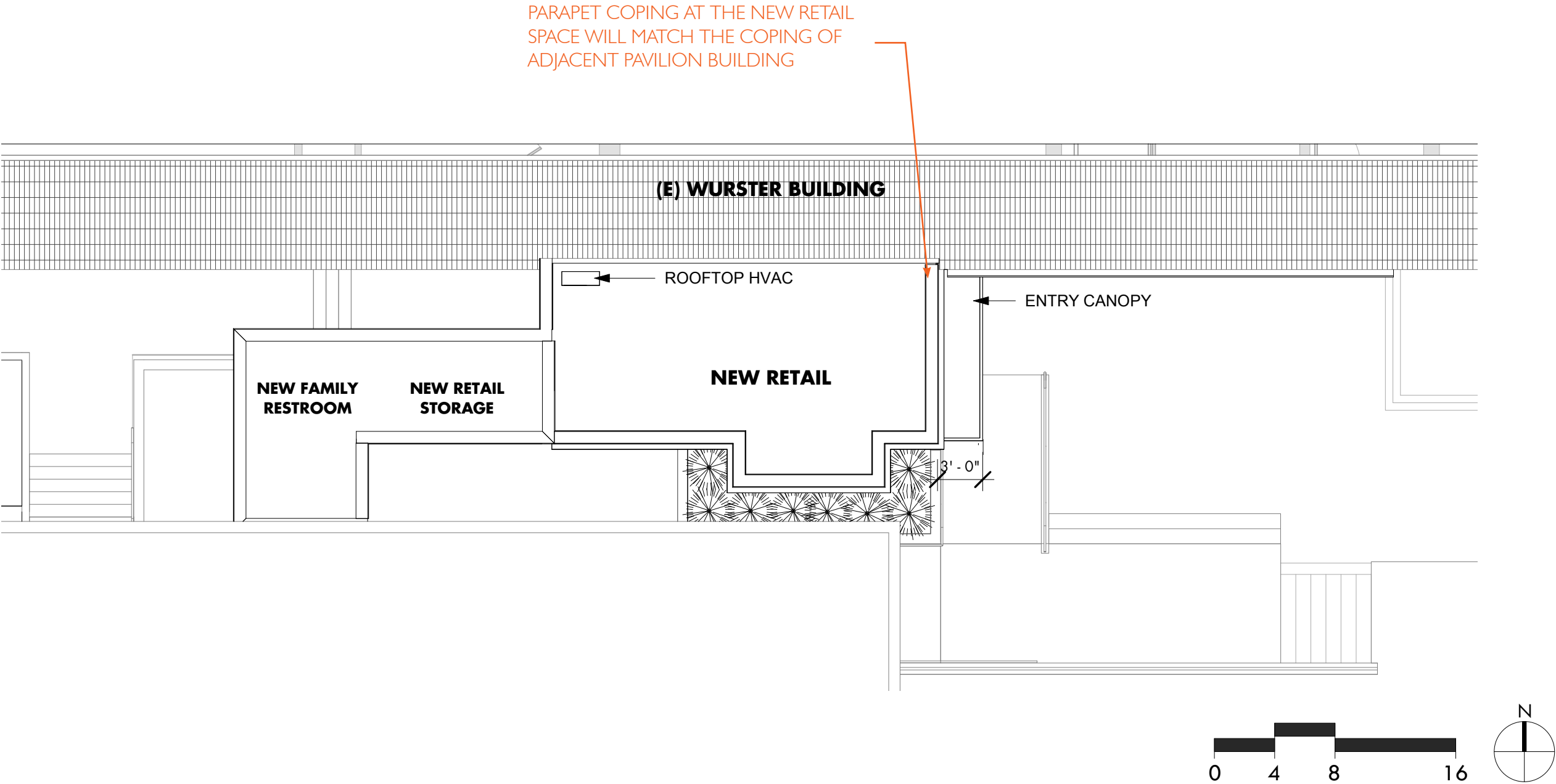


REPURPOSING OF EXISTING RESTROOMS - PROPOSED PLAN



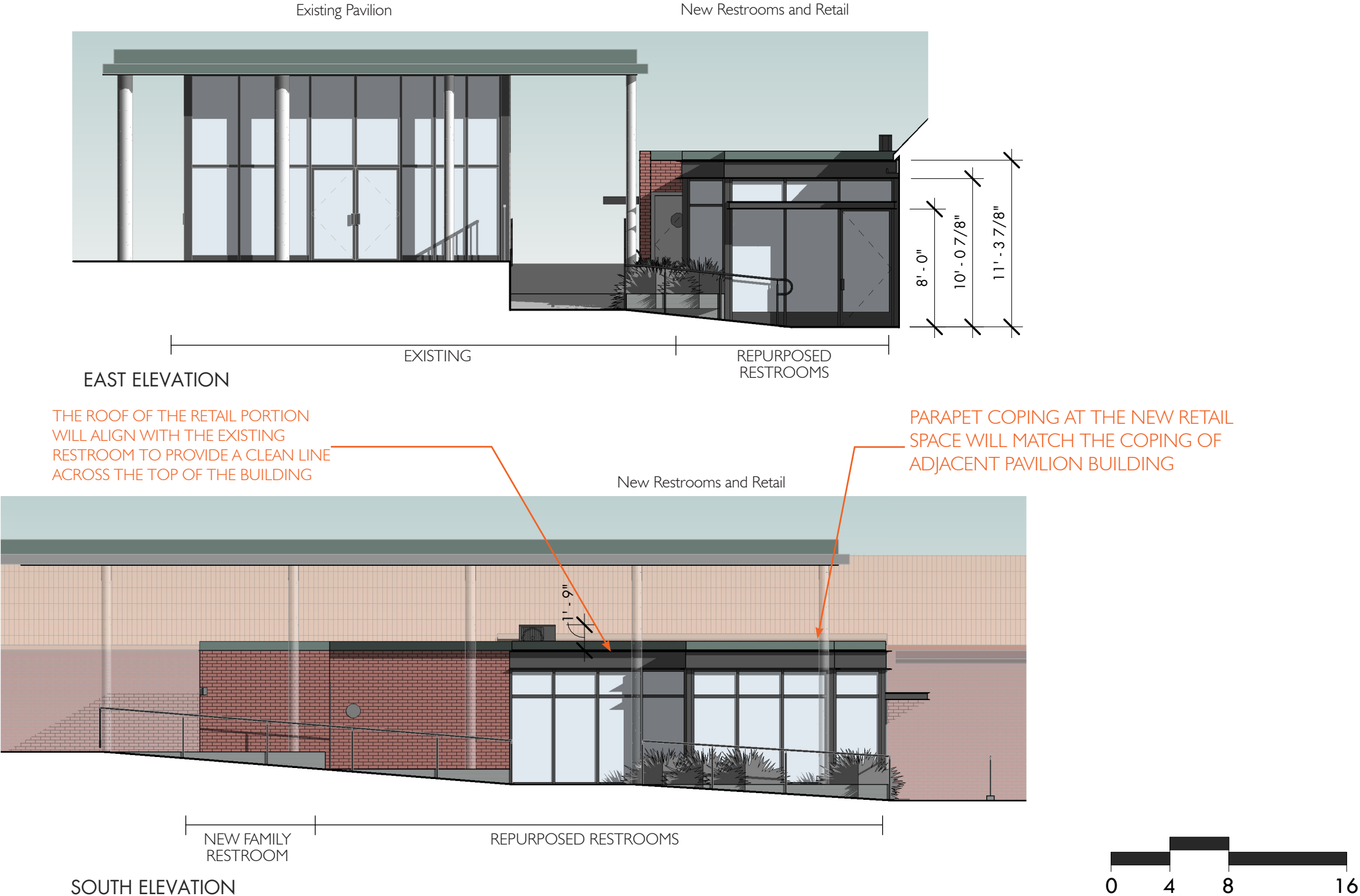
REPURPOSING OF EXISTING RESTROOMS - PROPOSED ROOF PLAN

See Page 16 for close-up photos showing the connection from the roof of the existing restrooms to the roof of the Wurster Building.

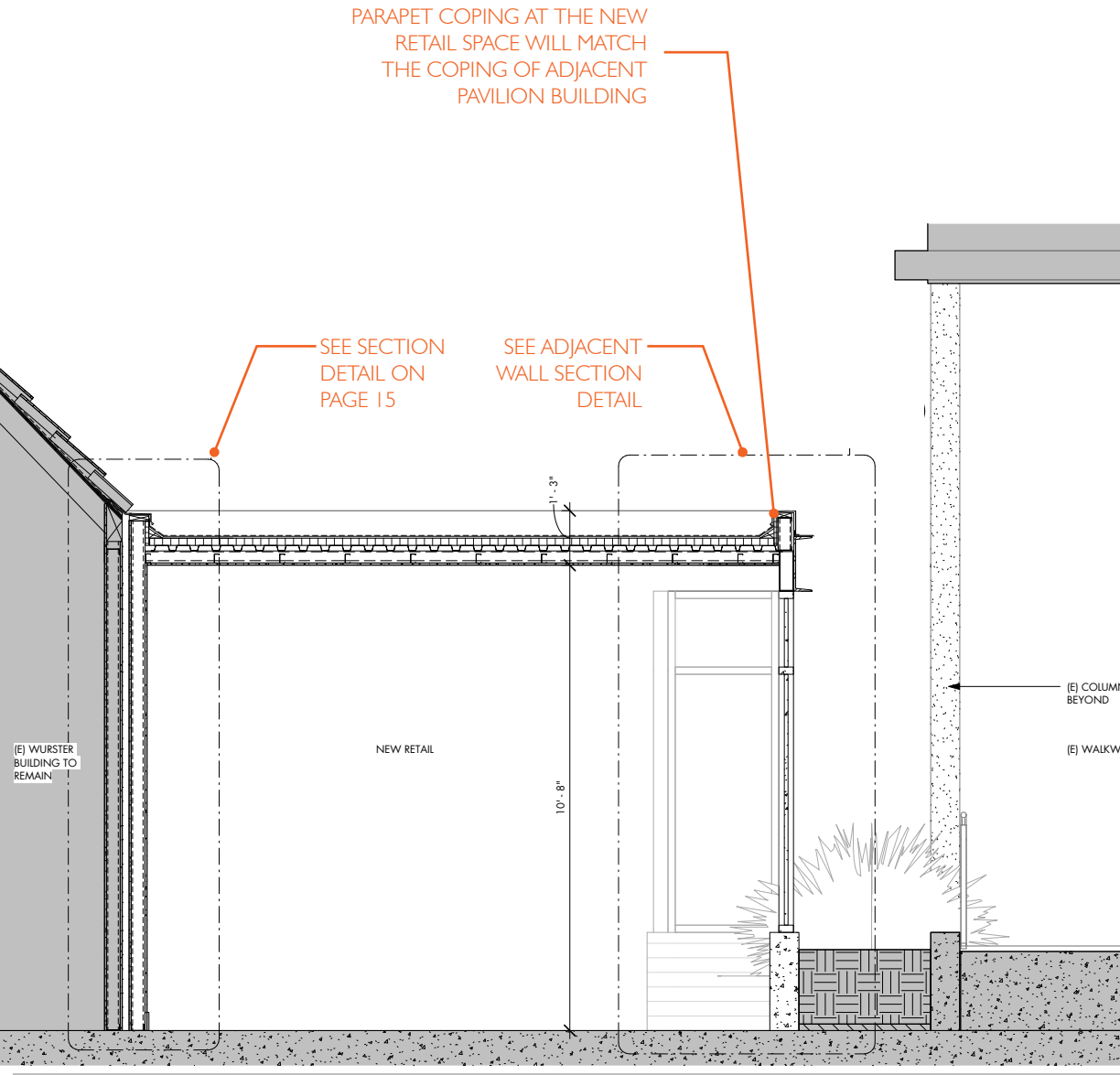


Scale: 1/8" = 1'-0"

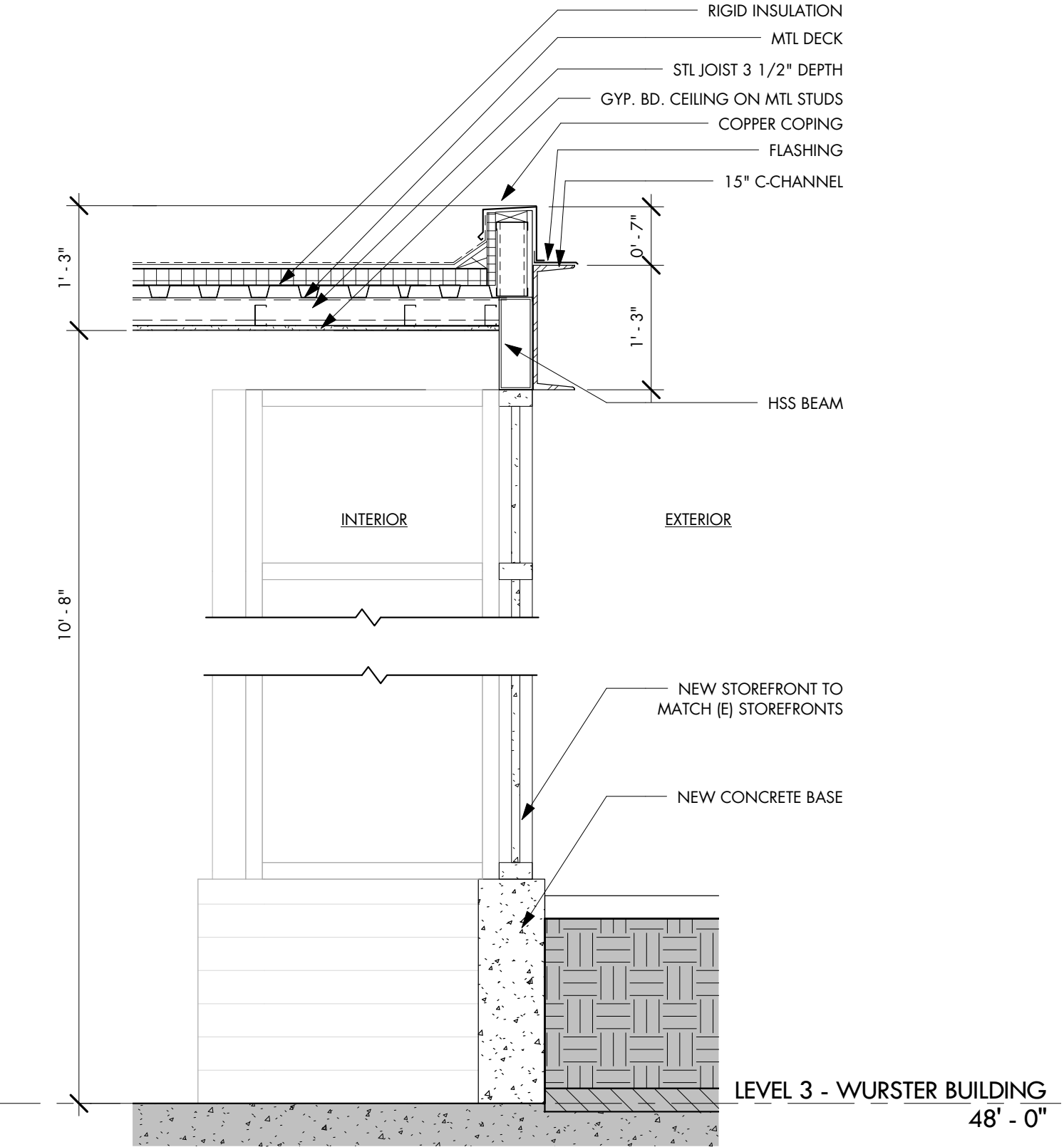
REPURPOSING OF EXISTING RESTROOMS - PROPOSED ELEVATIONS



REPURPOSING OF EXISTING RESTROOMS - SECTIONS



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

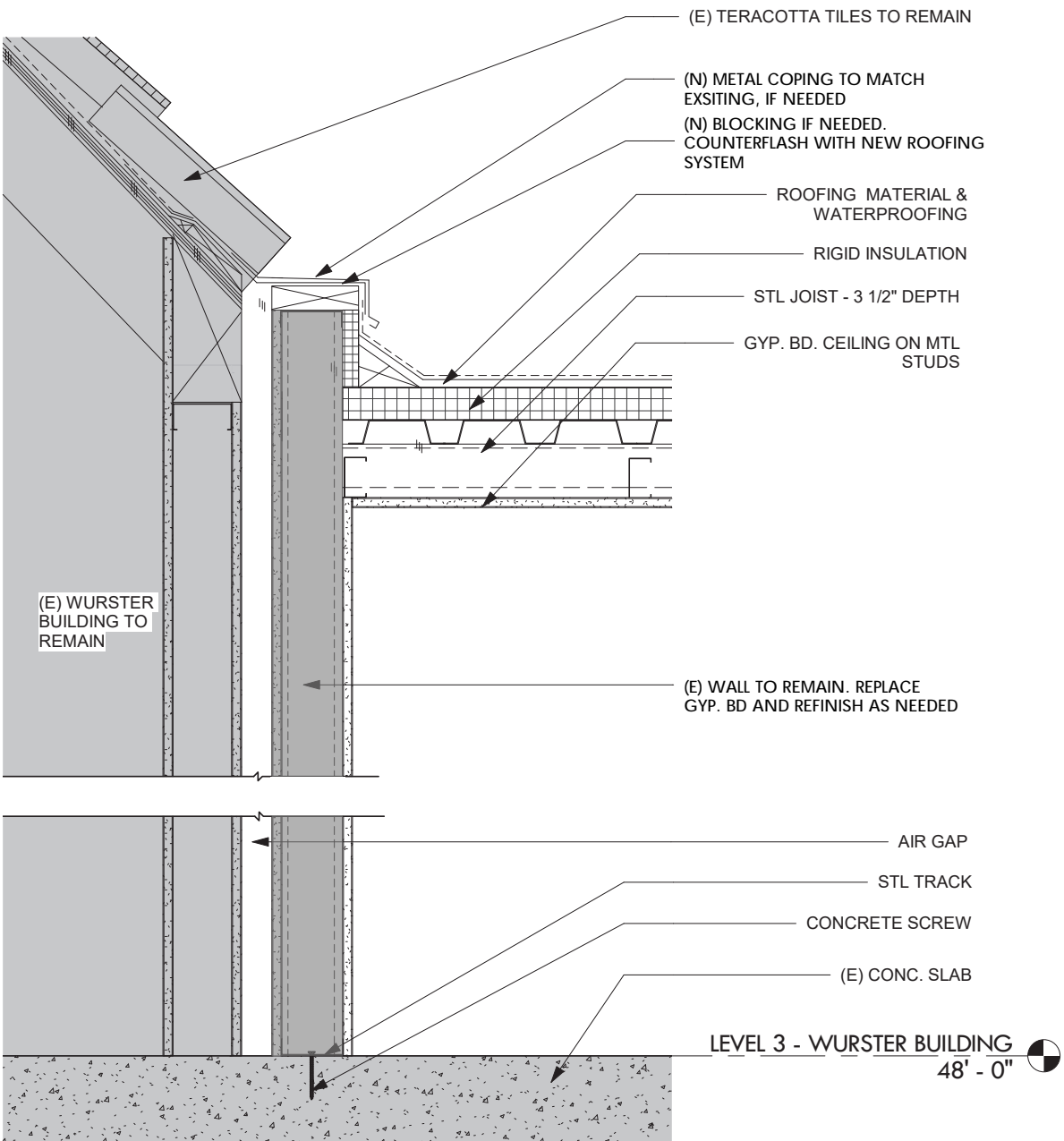


Wall Section (Scale: 3/4" = 1'-0")

REPURPOSING OF EXISTING RESTROOMS - DETAILS

THE ALTERATIONS AT THE EXISTING RESTROOM WILL BE CARRIED OUT SO THAT THERE IS NO IMPACT TO THE WURSTER BUILDING. NO ORIGINAL FABRIC FROM THE WURSTER BUILDING WILL BE REMOVED OR DAMAGED AS PART OF THIS PROJECT.

(E) ROOF AND RESTROOM WALL WILL BE LEFT IN PLACE. PRE-CONSTRUCTION CONTRACTOR HAS ADVISED DESIGN TEAM THAT REPLACING THE ROOFING AND WALL OF THE WURSTER BUILDING WILL BE FINANCIALLY INFEASIBLE FOR THE PROJECT.



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



REPURPOSING OF EXISTING RESTROOMS -  
CLOSE-UP PHOTOS SHOWING THE CONNECTION OF THE ROOF OF THE EXISTING RESTROOMS TO THE ROOF OF THE WURSTER BUILDING



Photos are provided to show how the roof of the existing restrooms interfaces with the roof of the Wurster Building.

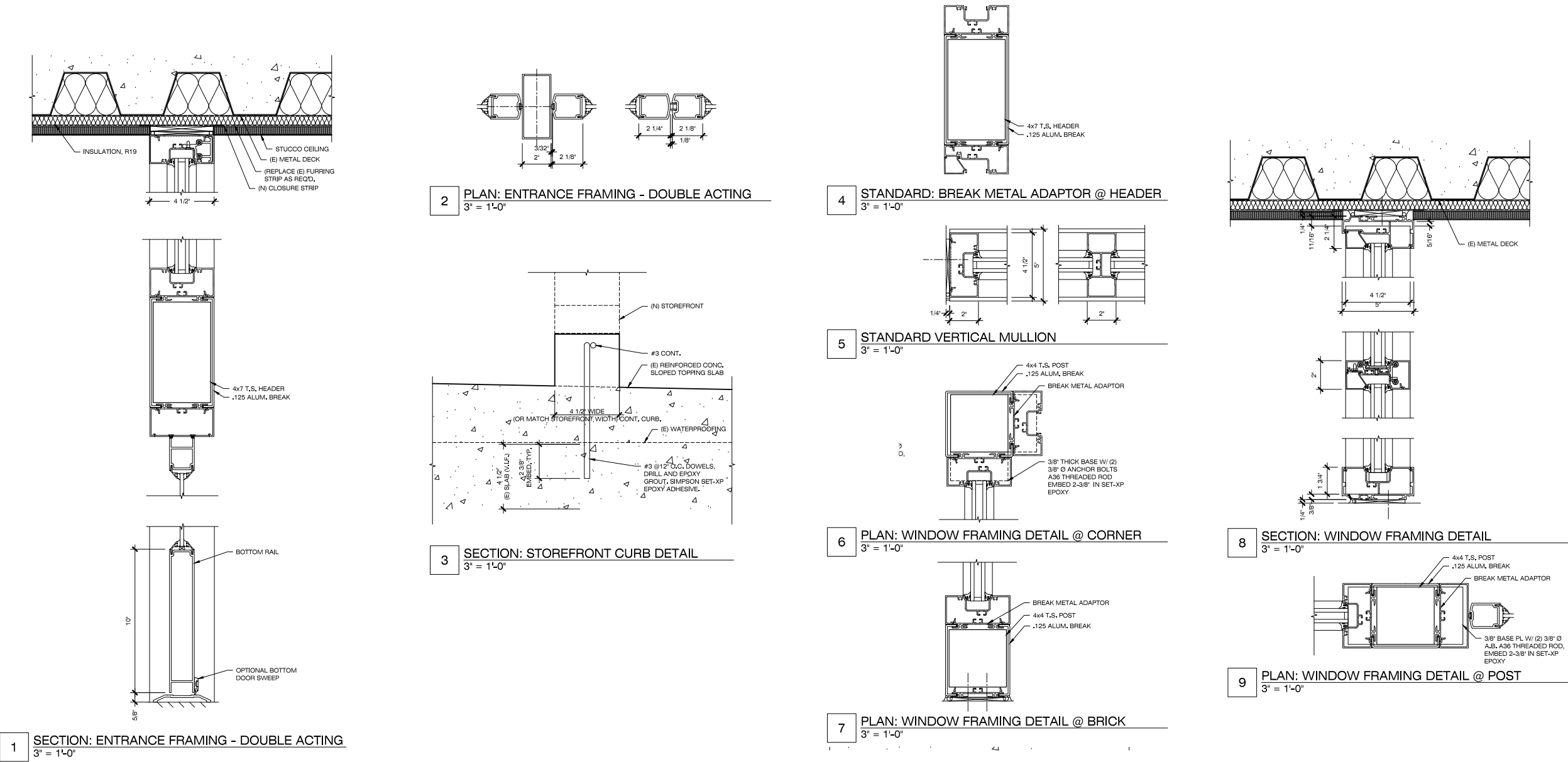
The proposed roof of the new retail and restrooms will be detailed so as not to destroy historic fabric. See detail on page 15.

REPURPOSED RR BUILDING



REPURPOSING OF EXISTING RESTROOMS - GLAZING CHANNEL DETAILS FROM US GLASS FOR THE NEW STOREFRONTS

ARCADIA SYSTEM TO MATCH NEW SYSTEM INSTALLED AT WAXMANS  
AND EXSITING SYTEM INSTALLED AT THE PAVILION BUILDINGS.





REPURPOSING OF EXISTING RESTROOMS - RENDERINGS



Westward View

REPURPOSED RR BUILDING



REPURPOSING OF EXISTING RESTROOMS - RENDERINGS

PARAPET WILL BE THE SAME HEIGHT AS THE EXISTING.  
THERE WILL BE NO CHANGE TO THE WURSTER BUILDING.  
THE REMOVAL OF HISTORIC MATERIALS WILL BE AVOIDED  
AND THE PROJECT WILL COMPLY WITH STANDARD 2..



Corner View



REPURPOSING OF EXISTING RESTROOMS - RENDERINGS



Mid-Ramp View

REPURPOSED RR BUILDING



REPURPOSING OF EXISTING RESTROOMS - RENDERINGS

AS SHOWN IN THIS RENDERING, THE MECHANICAL UNIT IS MINIMALLY VISIBLE FROM THE FOUNTAIN PLAZA (SHOWN AT EYE LEVEL OF SOMEONE WHI IS 6'-0")



Upper View From Fountain Plaza



REPURPOSING OF EXISTING RESTROOMS - RENDERINGS



Eastward View

REPURPOSED RR BUILDING



REPURPOSING OF EXISTING RESTROOMS - RENDERINGS

THE ROOF OF THE RETAIL PORTION OF THE BUILDING WILL ALIGN WITH THE EXISTING RESTROOM TO MAINTAIN A SIMPLE FORM THAT IS CONTINUOUS ALONG THE TOP OF THE BUILDING AND AVOID A DISJUNCTURE



Patio View



# REPRUPOSED RESTROOM RETAIL COPING CHANGE STUDIES

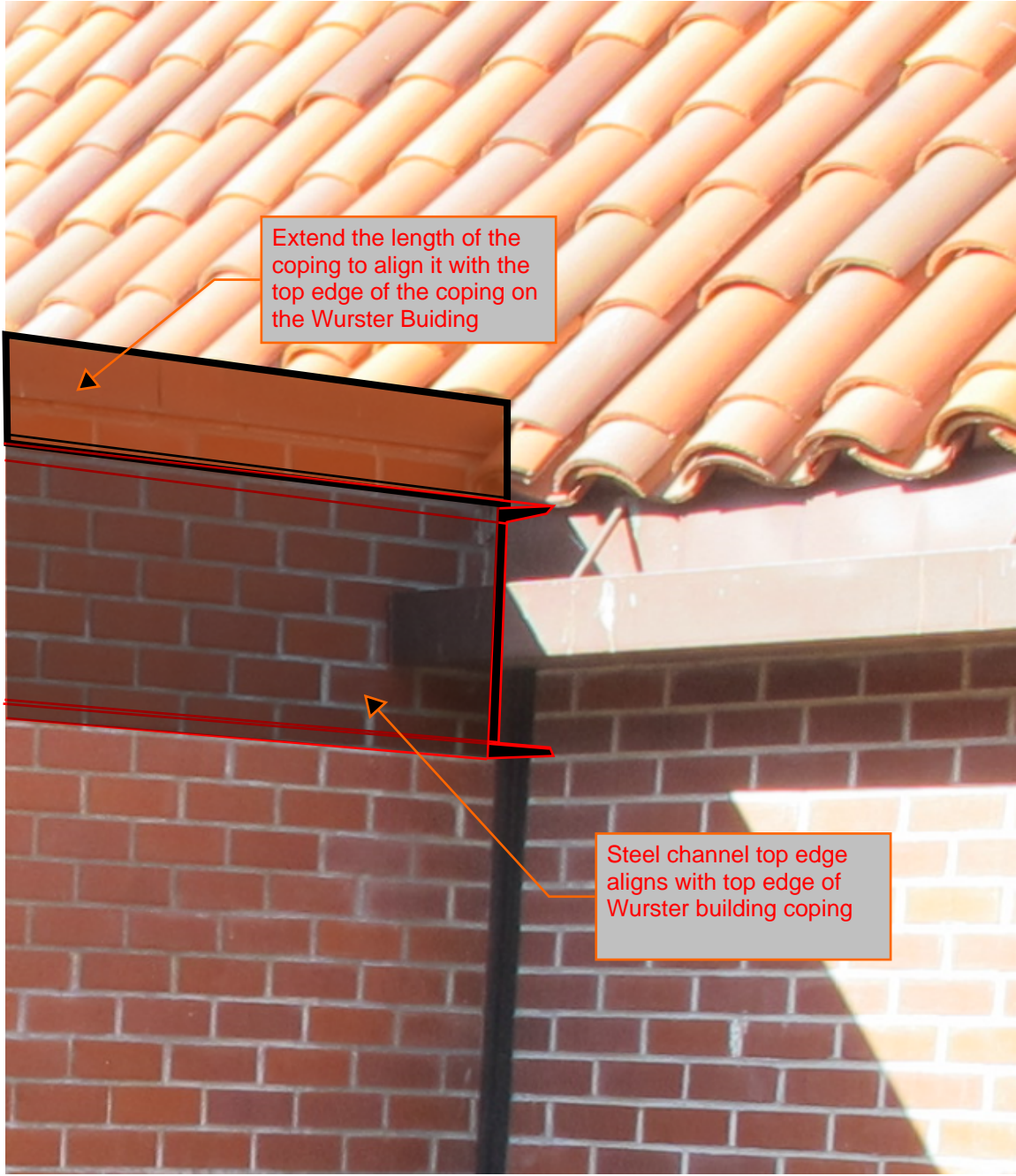


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EXSITING CONDITION



PROPOSED CONDITION

