

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Wednesday, February 6, 2019

11:30 a.m.

Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Black, Hyland, Pearlman

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 11:33 AM

STAFF IN ATTENDANCE: Rebecca Salgado, Jonathan Vimr, Tim Frye – Preservation Officer, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. COMMITTEE MATTERS

* Election of a Committee Chair

SPEAKERS: None

ACTIONS: Committee Chair – Jonathan Pearlman
AYES: Black, Hyland, Pearlman

1. Committee Comments & Questions

Commissioner Hyland:

Well I was just going to update, and I will do this at the full commission hearing as well. But, one of the outcomes of our joint hearing is that the draft EIR scoping of the alternatives will be coming before the full commission as opposed to the ARC going forward or that's one of the ideas that will be proposed.

Commissioner Pearlman:

I think that will be appropriate. Great.

Jonas P. Ionin, Secretary:

And if I can add to that, much earlier in the process the Historic Preservation Commission can then establish clear expectations for the project sponsor prior to bringing it back for the review of the alternatives.

Commissioner Pearlman:

Right. Great thank you. Okay.

B. REGULAR

2. [2018-016789COA](#) (R. SALGADO: (415) 575-9101)
900 NORTH POINT STREET – located at North Point Street between Polk Street and Larkin Street, Assessor's Block 0452, Lot 002 (District 2). **Review and Comment** before the Architectural Review Committee for alterations to the existing non-historic Restroom Building within Ghirardelli Square. The proposed alterations include modifying the configuration of the space to include a single ADA/Family restroom and a retail space within the existing building's footprint. Portions of the existing south and east walls will be removed and replaced with an entry alcove for the new restrooms and display windows for the new retail space. The subject property is San Francisco Landmark No. 30 and is located within a C-2 (Community Business) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Rebecca Salgado – Staff presentation
+ Josh Callahan – Project presentation
+ Dennis O'Kelly – Design presentation

ACTION: Reviewed and Commented

ARC COMMENTS

1. **Overall Form and Continuity.** 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, flat roof will reference the more prominent 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.

- 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.

2. **Scale & Proportion.** The existing landmark site contains buildings ranging in height from one story to four stories. The new construction will be located at the northern end of the landmark site. The contributing buildings adjacent to the proposed project, including the Wurster Building and the

North Plaza Pavilion are one story tall at the plaza level. The proposed one-story, mixed-use building is therefore in keeping with the surrounding context. The building's overall height will sit below that of the adjacent landmark buildings, although the new building is proposed to maintain the existing Restroom Building's relationship to the Wurster Building's roof, which has resulted in a disruption in the roofline at the contributing building. The footprint of the new construction will be smaller than the footprint of the adjacent contributing buildings, allowing it to appear subordinate to the adjacent contributing buildings. The building will be set slightly back from the covered walkway that runs between the new building and the North Plaza Pavilion, and this historic element will not be altered or obscured by the new construction.

- 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. This action will also allow the new building to more strongly read as subordinate new construction at the south facade of the Wurster Building. This change would also allow the project to further meet the Secretary of the Interior's Standards by creating a more easily reversible condition should the structure be removed in the future.

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.

3. **Fenestration.** The fenestration found at the existing landmark differs by the era in which each building was constructed. The 1960s-era modifications to the Ghirardelli Square site, including the Wurster Building and the North Plaza Pavilion that are adjacent to the proposed project, are characterized by having steel-frame and glass window walls. The proposed fenestration of the new construction 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 that reference the character-defining fenestration of the 1960s-era buildings at Ghirardelli Square, especially the Pavilion buildings. The new fenestration will align with the finish, details, dimensions, and configuration of other storefronts installed in the landmark site to align with the *Ghirardelli Square Design Guidelines*. The Department believes that the project's overall fenestration is differentiated yet compatible with the adjacent landmark with regard to design, materials, and orientation.
 - 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.

4. **Materials, Texture, & Details.** The materials associated with the 1960s-era modifications and new construction at Ghirardelli Square include red sand mold brick, metal storefronts, board-formed concrete, and cement plaster, according to the *Ghirardelli Square Design Guidelines*. The proposed materials of the new construction will be brick at the restroom and retail storage portions of the building, and metal storefronts at the retail portion topped with a horizontal metal band around the flat roof. The proposed materials for the new construction are generally compatible with the landmark site and align with the recommended materials in the design guidelines. In addition, the project will include the replacement of incompatible plantings in the existing historic planter attached to the new construction with plantings recommended in the *Ghirardelli Square Design Guidelines*, while maintaining the character-defining concrete walls of the planter. This will bring the planter into further conformance with the contributing landscape features of the landmark site.
 - Generally, the Department finds 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 recommends 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.

3. [2018-014839COA](#) (J. VIMR: (415) 575-9109)
1 BUSH STREET – south side between Battery and Sansome Streets, Assessor's Block 0290, Lot 011 (District 3). **Review and Comment** before the Architectural Review Committee for a proposal to construct a 120-square-foot kiosk in a location above and outside of the property's sunken plaza. The subject property is San Francisco Landmark No. 183 and is located within a C-3-O (Downtown-Office) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Jonathan Vimr – Staff presentation
+Cynthia – Project presentation
+ Justin Zucker – Project Sponsor
ACTION: Reviewed and Commented

ARC COMMENTS

1. **Overall Form and Continuity.** The kiosk itself will only occupy a 120-square-foot area and will be located entirely outside of the sunken plaza in a nook at the northwest corner of the lot. This portion of the property was previously occupied by a freestanding flower kiosk. Given this, Staff believed that the new construction would be clearly separated from the historic buildings and would result in no changes to the character of the plaza.
 - Staff believed that the proposed kiosk would 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.
2. **Scale & Proportion.** The new construction will occupy a 120-square-foot area located at the northwestern corner of the property in an area previously occupied by a freestanding flower kiosk. The kiosk's overall height and massing would be substantially reduced from those of the historic buildings. New construction would appear subordinate to the Crown-Zellerbach tower while relating to its form.
 - Staff believed that the proposed kiosk would be compatible with the overall scale and proportion of the subject property. The Architectural Review Committee concurred with staff's assessment at the February 6, 2019, meeting.
3. **Fenestration.** The facades of both the historic tower and pavilion consist of floor to ceiling curtain wall systems. While the alternatively perforated and glazed exterior of the proposed kiosk would not achieve the same levels of transparency, it would acknowledge and relate to this characteristic while also providing differentiation for the new kiosk. Generally, the Department believed that the project's overall fenestration would be differentiated yet compatible with the adjacent landmark with regard to design, materials, and orientation.
 - Staff believed that the proposed kiosk appears compatible with the overall fenestration patterns of the subject property. The Architectural Review Committee concurred with staff's assessment at the February 6, 2019 meeting.
4. **Materials, Texture, & Details.** The exterior of the tower's primary massing consists of floor to ceiling aluminum framed glass curtain walls with dark green tinted spandrels, while the stair projects perpendicularly from the southern elevation and is clad with glass mosaic tile. The glazed office portion of the tower visually floats atop masonry clad pilotis and a deeply inset lobby. The similarly curtain-walled pavilion rests on a concrete base and is capped by a metal compression ring roof. As currently proposed, the new construction would largely be composed of metal, but perforated to acknowledge the ample transparency and lightness of the existing structures. This would be particularly expressed through the roll up door on the west (front) elevation, which consists of glass panels set within a metal frame and would continue to reflect this focus on transparency even when the kiosk is closed.
 - Staff believed that the proposed materials of the new construction were generally compatible with those of the subject property, but recommended that the synthetic wood slats used as accents on the north

and south (left and rear in project plans) elevations be composed of metal with a powder-coated finish matching the color of the tower's dark green spandrels. Staff stated that doing so would allow the new structure to more directly relate to and harmonize with the character of the property. Staff noted that although this synthetic wood is also proposed for the base of the café robot, said robot represents a use-related fixture and is distinct from concerns related to the design of the new structure. The Architectural Review Committee concurred with staff's assessment at the February 6, 2019, meeting.

ADJOURNMENT – 12:17 PM
ADOPTED MARCH 6, 2019