Permit to Alter Case Report

HEARING DATE: DECEMBER 19, 2012

Filing Date: October 18, 2012
Case No.: 2012.1326H
Project Address: 1 Kearny Street
Category: Category I (Significant)
Conservation District: Kearny-Market-Mason-Sutter
Zoning: C-3-O (Downtown-Office)
80-130-F Height and Bulk District
Block/Lot: 0312/031
Applicant: Tony Sanchez Corea
301 Junipero Serra Boulevard, Suite 270
San Francisco, CA 94127
Staff Contact: Gretchen Hilyard - (415) 575-9109
gretchen.hilyard@sfgov.org
Reviewed By: Tim Frye - (415) 558-6625
tim.frye@sfgov.org

PROPERTY DESCRIPTION

1 KEARNY STREET is located on the north side of Market Street between Third Street and Grant Avenue (Assessor’s Block 0312; Lot 031). The subject property is a Category I (Significant) property within the Kearny-Market-Mason-Sutter Conservation District, which is locally designated under Article 11, Appendix E of the Planning Code. It is located within the C-3-O (Downtown-Office) Zoning District with an 80-130-F Height and Bulk limit.

1 Kearny Street was originally constructed in 1902 by William Curlett and is a twelve-story office building designed in the Renaissance/Baroque architectural style. The building features an annex, designed in 1964 by the firm of Clark & Beuttler with Charles W. Moore as lead architect; and a contemporary addition by Charles Bloszies in 2009.

PROJECT DESCRIPTION

The proposed project is to renovate the second floor office space into a restaurant. Specifically, the proposal includes:

- Replacement of the existing windows along Market Street, located at the second floor of the historic Mutual Savings Bank façade. Proposed windows will be installed in-line with the exterior wall of the building, and will replace the existing non-original inverted bay windows.

- Replacement of the aluminum storefront door of the Annex Lobby. The door will be replaced in-kind for better operation.

- Repairs to the canopy of the Annex and installation of new tenant signage.
Please see photographs and plans for details.

**PROJECT BACKGROUND**
The proposed project was reviewed by the National Park Service Technical Services Branch and found to qualify for the 20% Historic Rehabilitation Tax Credit on August 21, 2012. The National Park Service, in partnership with the California State Historic Preservation Office reviewed the project and found the proposal to be in compliance with the Secretary of the Interior’s Standards for Rehabilitation.

**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 11**
Pursuant to Section 1110 of the Planning Code, unless delegated to the Planning Department Preservation Staff through the Minor Permit to Alter process pursuant to Section 1111.1 of the Planning Code, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition for Significant buildings, Contributory buildings, or any building within a Conservation District. In evaluating a request for a Permit to Alter, 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, Section 1111.6 of the Planning Code, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

**SECTION 1111.6 OF THE PLANNING CODE**
Section 1111.6 and Section 1111.2, as it relates to signage, of the Planning Code outline the specific standards and requirements the Historic Preservation Commission shall use when evaluating Permits to Alter. These standards, in relevant part(s), are listed below:

(a) The proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.

*The proposed project is consistent with Article 11.*

(b) For Significant Buildings/Properties - Categories I and II, and for Contributory Buildings - Categories III and IV, proposed alterations of structural elements and exterior features shall be consistent with the architectural character of the building, and shall comply with the following specific requirements:

(1) The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.
The proposed project involves in-kind replacement of the entry door, canopy and signage at the ground floor, and replacement of circa 1960 windows on the second floor. This project will require minimal disturbance of existing historic fabric and the distinguishing qualities of the subject building and the Kearny-Market-Mason-Sutter Conservation District will be retained.

(2) The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.

As described above, the proposed project will not result in the loss of distinctive stylistic features or examples of skilled craftsmanship that characterize the property.

(4) Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings.

The repair of the ground floor canopy and in-kind replacement of the entry door and tenant signage will match the existing and will not destroy significant architectural materials. Overall, the proposed project is compatible with the size, scale, color, materials and character of the existing building and these change are compatible with the overall design of the property and surrounding Kearny-Market-Mason-Sutter Conservation District.

(6) In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.

The proposed project does not include any addition to the height of the building.

THE SECRETARY OF THE INTERIOR’S STANDARDS
Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project will involve the conversion of existing office space into restaurant use. This use requires minimal change to the building’s distinctive materials, features, spaces and spatial relationships and is considered a compatible use.
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 proposal is to replace the existing entry door, canopy and signage in-kind, and alter the second story window wall along Market Street. The in-kind replacement of the entry elements will match the existing historic elements and will slightly modify these elements to meet ADA requirements and to change the copy of the existing sign. The second story windows will be modified and the profiles will match the existing such that this change will be compatible with the character of the existing windows. These changes will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the property or the Kearny-Market-Mason-Sutter Conservation District.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be contemporary in character. The replacement of entry elements will be in-kind. The alteration of the configuration and operation of the second floor window wall along Market Street will not alter the overall appearance of the façade and will draw upon the materials and character of the existing windows. The proposed project will be recognized as a physical record of its time, place, and use.

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

The proposed project will not affect any original distinctive materials, features, finishes, and construction techniques that characterize the property. Alterations to this building will not affect the character of the surrounding Kearny-Market-Mason-Sutter district.

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 work is not anticipated to destroy historic materials, features, or spatial relationships that characterize the property. The entry door and signage will be replaced in-kind and the canopy will be repaired and will reference the overall character of the historic appearance of these features. The alterations to the second story window wall on Market Street will be compatible with the materials and dimensions of the existing windows. Therefore, the proposed project will be compatible with the historic materials, features, size, scale and proportion and massing of the existing building and the surrounding Kearny-Market-Mason-Sutter district.
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 essential form and integrity of the subject building and the Kearny-Market-Mason-Sutter Conservation District would be unimpaired if the proposed alterations at the subject property were removed at a future date.

PUBLIC/NEIGHBORHOOD INPUT
The Department has received two public inquiries for general information about the proposed project.

ISSUES & OTHER CONSIDERATIONS
None.

STAFF ANALYSIS
Staff has determined that the proposed work will be in conformance with the requirements of Article 10, Appendix E and the Secretary of Interior’s Standards for Rehabilitation. Proposed work will not damage or destroy distinguishing original qualities or character of the subject property or the Kearny-Market-Mason-Sutter Conservation District. The overall proposal includes renovation of the second floor office space into a restaurant. The proposal includes in-kind replacement of the entry door at the corner of Market and Geary, repair of the canopy above the entry door, alteration of the second floor window wall on Market Street, and replacement of the tenant signage on the canopy. Staff finds that the historic character of the property will be retained and preserved and will not result in the removal of historic fabric.

This project will require minimal disturbance of existing historic fabric, limited to in-kind replacement of the entry door, canopy and signage, and modification of the configuration of the second floor windows. The proposed in-kind replacement of the entry door, canopy and tenant signage will retain the overall materials, character and design of these elements and will not destroy historic materials, features, and spatial relationships that characterize the property. The proposed project will not result in the loss of distinctive stylistic features or examples of skilled craftsmanship that characterize the property. The modification of the second floor windows will be limited to the removal of the interior recess and the new windows will match the old in profile, dimension, and materials. 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 the surrounding district.

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 of the proposed project as it appears to meet the provisions of Article 11 of the Planning Code regarding Major Alteration to a Category I (Significant) Property and the Secretary of the Interior Standards for Rehabilitation.

ATTACHMENTS

Draft Motion
Parcel Map
Sanborn Map
Aerial Photo
Zoning Map
Site Photos
Plans
ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION, FOR THE CATEGORY I (SIGNIFICANT) PROPERTY LOCATED ON LOT 031 IN ASSESSOR’S BLOCK 0312. THE SUBJECT PROPERTY IS WITHIN THE KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT, WITH A C-3-O (COMMERCIAL-OFFICE) ZONING DISTRICT AND AN 80-130-F HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on October 24, 2012, Tony Sanchez-Corea of A.R. Sanchez-Corea & Associates, Inc. (“Applicant”) filed an application with the San Francisco Planning Department (“Department”) for a Permit to Alter for exterior alterations required to convert existing second floor office space into a restaurant. The subject property is located on Lot 031 in Assessor’s block 0312, a Category I (Significant) property historically known as the Mutual Savings Bank Building and within the Article 11 Kearny-Market-Mason-Sutter Conservation District (KMMS District). Specifically, the proposal includes:

[Further text not visible]
• Replacement of the existing windows along Market Street, located at the second floor of the historic Mutual Savings Bank façade. Proposed windows will be installed in-line with the exterior wall of the building, and will replace the existing non-original inverted bay windows.

• Replacement of the aluminum storefront door of the Annex Lobby. The door will be replaced in-kind for better operation.

• Repairs to the canopy of the Annex and installation of new tenant signage.

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

WHEREAS, on December 19, 2012, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2012.1326H (“Project”).

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, and has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby APPROVES the Permit to Alter, in conformance with the architectural plans dated August 6, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.1326H based on the following findings:

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.

2. Findings pursuant to Article 11:

   The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 11 of the Planning Code:

   ▪ That the proposal respects the character-defining features of the subject building and the KMMS District;
   ▪ That the architectural character of the subject building will be maintained and those features that affect the building’s overall appearance that are altered shall be done so in-kind;
   ▪ That the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
That all new materials shall match the historic material in composition, design, color, texture and other visual qualities and shall be based on accurate duplication of features.

For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code and complies with the Secretary of the Interior’s Standards for Rehabilitation.

3. **General Plan Compliance.** The proposed Permit to Alter 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 Permit to Alter 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 Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

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

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

   The proposed project will not have an 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 building 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 affect the City’s affordable housing supply.

D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

   The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will provide sufficient off-street parking for the proposed units.

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 project is located on Market Street and will not have a direct impact on the displacement of industrial and service sectors.

F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

   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 11 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, appears to meet the Secretary of the Interior’s Standards and the provisions of Article 11 of the Planning Code regarding Major Alterations to Category I (Significant) buildings.
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 Permit to Alter** for the property located at Lot 031 in Assessor's Block 0312 for proposed work in conformance with the architectural submittal dated August 6, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.1326H.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission’s decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXX. 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). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

**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 December 19, 2012.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 19, 2012
Parcel Map

Major Permit to Alter Hearing
Case Number 2012.1326H
1 Kearny Street
The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.
Aerial Photo

SUBJECT PROPERTY

Major Permit to Alter Hearing
Case Number 2012.1326H
1 Kearny Street
Aerial Photo

Major Permit to Alter Hearing
Case Number 2012.1326H
1 Kearny Street
Zoning Map

Major Permit to Alter Hearing
Case Number 2012.1326H
1 Kearny Street
ONE KEARNY
Tenant Improvements for Hakkasan Ltd.
San Francisco, CA

MAJOR PERMIT TO ALTER
APPENDIX

Prepared for
Historic Preservation Commission Hearing
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APPENDIX

DECEMBER 19, 2012
3

ONE KEARNY, TENANT IMPROVEMENT FOR HAKKASAN LTD.
SAN FRANCISCO, CALIFORNIA

PROJECT OVERVIEW

BUILDING HISTORY

Built in 1902, the Mutual Savings Bank Building is a twelve-story steel-frame bank/office building with a twelve-story annex built in 1964. In 2008 a contemporary addition was constructed to the west of the Mutual Savings Bank, connecting three buildings to form a single triangular footprint. The 1902 portion of the building has a V-shaped plan that corresponds to the irregular configuration of its lot. It is designed in a Renaissance-Baroque style, heavily influenced by the architectural vocabulary of the French Renaissance. The Market and Geary Street facades both feature tripartite compositions, consisting of a two-story rusticated base, a pilastered shaft and a double-height attic story with a multi-faceted Mansard roof. The entire building is festooned with abundant French Renaissance-inspired carved stone and terra cotta ornamentation. The Annex is a twelve-story reinforced-concrete structure with two basement levels and a mechanical penthouse. The irregular plan of the Annex conforms to the constrained corner gable lot facing the intersection of Market, Kearny and Geary Streets. The vertical pier elements are clad in brown face brick and extend above the roofline. The standing seam aluminum-clad “mansard” roof is punctuated by a rather droll dormer window with an arched header.

HISTORIC STATUS

The Mutual Savings Bank Building is classified as a Category I Significant Building under the Downtown Area Plan, and is therefore subject to the regulations and guidelines in Article 11 of the San Francisco Planning Code. Category I buildings are defined as being at least forty years old, of “individual importance” and “excellent in architectural design” or rated “very good in both architectural design and relationship to the environment.” A building with a Category I rating may not be demolished unless the building is a threat to public safety or retains no substantial remaining market value. Also, potential changes to the façade or significant exterior or interior features must be reviewed by the Historic Preservation Commission for consistency with the Secretary of the Interior’s Standards for Rehabilitation. In addition to its status as a Category I Significant Building, the Mutual Savings Bank Building is located within the boundaries of the Kearny-Market-Mason-Sutter Conservation District, and is therefore subject to the additional regulations and guidelines in Article 11, Appendix E of the San Francisco Planning Code.

Character-defining features of the building include:
- Rusticated granite base
- Central entry portal on Market Street
- Full height arched openings and jack-arched opening at second floor of Market Street façade
- Colusa rusticated sandstone-clad facades
- Clay tile mansard roof
- Massive brick piers of the Annex
- Vertical band of anodized aluminum windows of the Annex
- Standing seam “mansard” roof of the Annex

PROPOSED WORK

Project involves improvements associated with the conversion of approximately 681 sq.ft. at the ground floor Annex Lobby, and second floor into a restaurant and bar for Hakkasan, a restaurant specializing in Asian cuisine.

Specific features include:
1. Replacement of the existing windows along Market Street, located at the second floor of the historic Mutual Savings Bank facade. Proposed windows will be installed in-line with the exterior wall of the building, and will replace the existing non-original inverted bay windows.
2. Replacement of the aluminum storefront door of the Annex Lobby at One Kearny Street. The door will be replaced in-kind for better operation.
3. Repairs to the canopy at One Kearny and installation of new Tenant signage.

Interior tenant improvements include installation of a reception station at the ground floor lobby, dining rooms, bar, kitchen and back-of-house spaces at the second floor. Interior work approved under a separate permit.

The proposed project is intended to meet the Secretary of the Interior’s Standards so as to retain the historic character of the building. The project has been reviewed by the Office of Historic Preservation and the National Park Service as part of the Tax Credit Certification Application amendment and has been approved by both agencies, see Supplemental Information section.
United States Department of the Interior
NATIONAL PARK SERVICE
1840 C Street, N.W.
Washington, DC 20240

August 03, 2012

Ms. Maria Chao Fang
One Kearny, LLC
23 Geary Street, Suite 300
San Francisco, CA 94108

PROPERTY: Mutual Savings Bank Building, One Kearny Street, San Francisco, CA
PROJECT NUMBER: 28687
APPLICATION: Part 2, Amendment # 6
DECISION: Conditional Approval

Dear Ms. Fang:

The National Park Service has reviewed project amendment # 6 for the Historic Preservation Certification Application – Part 2 for this project describing work associated with the Hakka Pan Restaurant. This office has determined that the proposed work, as modified by the addition package dated on 7/10/12, will be in conformance with the Secretary of the Interior's Standards for Rehabilitation and with the preliminary approval issued by the office on 05/18/2009, provided that the following conditions are met:

A continuous opaque ceiling must be provided throughout the primary interior spaces on the second floor. The proposed wire mesh suspended ceiling may be installed underneath an opaque ceiling that consists of wire mesh building systems. However, the proposed wire mesh panels allow too much visibility of the various ducts, conduits, and exposed structure above to create a compatible ceiling plane that is in keeping with the historic character of the property.

As you are aware, a formal "certificate of rehabilitation" can be issued only to the owner or qualified lessee of a "qualified historic structure" after the rehabilitation work is completed. At that time, please submit a Request for Certification of Completed Work, with interior and exterior photographs of the completed work, to this office through the State Historic Preservation Office. An on-site inspection of the completed work by an authorized representative of the Secretary of the Interior may be undertaken prior to issuance of the Final certification of rehabilitation.

If you have any questions, please call the State Historic Preservation Office or me at 202-354-2032.

Sincerely,

Antonio Aguilar
Historical Architect
Technical Preservation Services Branch

CA SIPO
Linda Koshnerovsky, Page & Turnbull, 1000 Sansome Street, San Francisco, CA 94111

United States Department of the Interior
NATIONAL PARK SERVICE
1840 C Street, N.W.
Washington, DC 20240

August 21, 2012

Ms. Maria Chao Fang
One Kearny, LLC
23 Geary Street, Suite 300
San Francisco, CA 94108

PROPERTY: Mutual Savings Bank Building, One Kearny Street, San Francisco, CA
PROJECT NUMBER: 28687
APPLICATION: Part 2, Amendment # 6
DECISION: Approval

Dear Ms. Fang:

The National Park Service has received the additional information for the Historic Preservation Certification Application – Part 2, Amendment 6 for this project describing the proposed wire mesh ceiling installation in areas of the Hakka Pan space. After careful review of the submitted drawings and photographs, this office has determined that the ceiling treatment, as described, meets the Secretary of the Interior's Standards for Rehabilitation with the overall scope of the rehabilitation of the Mutual Savings Bank Building.

As you are aware, a formal "certificate of rehabilitation" can be issued only to the owner or qualified lessee of a "qualified historic structure" after the rehabilitation work is completed. At that time, please submit a Request for Certification of Completed Work, with interior and exterior photographs of the completed work, to this office through the State Historic Preservation Office. An on-site inspection of the completed work by an authorized representative of the Secretary of the Interior may be undertaken prior to issuance of the Final certification of rehabilitation.

If you have any questions, please call the State Historic Preservation Office or me at 202-354-2032.

Sincerely,

Antonio Aguilar
Historical Architect
Technical Preservation Services Branch

CA SIPO
Linda Koshnerovsky, Page & Turnbull, 1000 Sansome Street, San Francisco, CA 94111
EXISTING CONDITIONS IMAGES

Lobby – Existing Interior

Lobby – Existing Exterior
EXISTING CONDITIONS IMAGES

2nd Floor Lobby – Existing Interior Condition
EXISTING CONDITIONS IMAGES

Market Street Facing Windows, Mutual Savings Bank – Existing Interior Condition
MAJOR PERMIT TO ALTER
APPENDIX

PROPOSED PROJECT
1ST FLOOR PLAN

GEARY STREET

Kearny Street

AREA OF NEW CONSTRUCTION

TURNBULL

ONE KERNY, TENANT IMPROVEMENT FOR HAKKASAN LTD.
SAN FRANCISCO, CALIFORNIA

DECEMBER 19, 2012

Page & Turnbull
PROPOSED PROJECT
2ND FLOOR DEMOLITION PLAN

DECEMBER 19, 2012
PROPOSED PROJECT
ALTERATIONS TO EXTERIOR ELEVATIONS, ENLARGED

COLORED GLASS AT INTERIOR PILASTER
PROPOSED PROJECT
1ST FLOOR, ENLARGED PLANS

NEW SIGNAGE AT EXISTING CANOPY

REPLACEMENT OF EXTERIOR DOORS IN KIND
PROPOSED PROJECT
2ND FLOOR, ENLARGED PLANS
PROPOSED PROJECT
INTERIOR ELEVATIONS

ARCHITECTURAL - LEVEL 1/ZONE 1 EVERY ELEVATION 1
SCALE: 1/8" = 1'-0"

ARCHITECTURAL - LEVEL 1/ZONE 1 EVERY ELEVATION 2
SCALE: 1/8" = 1'-0"

ARCHITECTURAL - DETAIL OF MARBLE WALL
SCALE: 1/8" = 1'-0"

ARCHITECTURAL - DETAIL OF ENTRY MARBLE CEILING
SCALE: 1/8" = 1'-0"

ARCHITECTURAL - DETAIL OF ENTRY CEILING
SCALE: 1/8" = 1'-0"

NOT USED

HAKKASAN LIMITED
ARCHITECTURAL
LEVEL 01 - ZONE: 1
ENTRY ELEVATIONS & DETAILS

COORDINATE WITH SHOP DRAWINGS

DECEMBER 19, 2012

- 20 -
RENDERINGS

Existing Exterior Elevation Market Street
RENDERINGS
CANOPY AND ENTRY DOOR DETAIL

Existing Condition

Proposed Design

Exterior View
MAJOR PERMIT TO ALTER
APPENDIX

RENDERINGS
SIGN FABRICATION DETAILS

© 2012 All ideas, arrangements, and plans indicated or represented by the above drawings are the property of Scott AG, LLC, and were created, evolved, and developed for use on and in connection with the above specified project. All parts of the above drawings, alike, arrangements or other designs shall be duplicated or used for any purpose whatsoever without the express written permission of Scott AG, LLC.
FABRICATION DETAILS

2ND FLOOR WINDOWS

Provide sample for comparison to existing finish.

Coordinate with concrete curbs as being fabricated on site.

1. Verify vertical mullions align visually with mullions on level below. This is required for Historical Review Board sign off.
2. Sliding door is required for access to exterior balcony.
3. Finish of framing and mullions to match samples that was removed from level below.

Existing 2nd Floor Windows

Shop Drawings - Window Elevation

Shop Drawings - Window Profiles
RENDERINGS

South Dining Room, facing Market Street

North Dining Room, facing Geary Street