



SAN FRANCISCO PLANNING DEPARTMENT

Major Permit to Alter Case Report CONSENT

HEARING DATE: AUGUST 21, 2019

Filing Date: May 14, 2018
Case No.: 2019-000539PTA
Project Address: 1000 MARKET STREET
Conservation District: n/a
Building Category: Category I (Significant Building)
Zoning: C-3-G (Downtown-General)
Market Street Special Sign District
120-X Height and Bulk District
Block/Lot: 0350/001
Applicant: Adam Tetenbaum
Olympic Residential Group
235 Montgomery Street, Suite 960
San Francisco, CA 94104
Staff Contact: Jonathan Vimr - (415) 575-9109
Jonathan.Vimr@sfgov.org
Reviewed By: Elizabeth Gordon-Jonckheer – (415) 575-8728
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PROPERTY DESCRIPTION

1000 Market Street, located on the north side of Market Street at its intersection with Golden Gate Avenue, Taylor Street, and 6th Street, Assessor's Block 0350, Lot 001 (District 6). Historically known as the San Christina Building, the subject structure is a four-story steel-frame flatiron building completed in 1913 by Miller & Colmesnil. It is built out to the property line on both frontages with a circular bay at the corner. The building consists of ground floor retails and offices with altered storefronts, and 59 residential hotel units above with historic, tripartite wood casement windows and terracotta cladding. A prominent sheet metal cornice with ornate detailing wraps along both frontages and returns along the interior property line walls for a length of approximately 8 feet, 6 inches. The project site is located within the C-3-G (Downtown General) Zoning District, the Market Street Special Sign District, and the 120-X Height and Bulk District.

1000 Market Street is individually designated a Category I (Significant) building pursuant to Article 11 of the Planning Code. The property is also listed in the National Register of Historic Places in 1991 as part of the Market Street Theater and Loft Historic District, which includes 20 contributing buildings along the one-block stretch between 6th and 7th streets on both sides of Market Street.

PREVIOUS ACTIONS

The Planning Commission approved an application (Case No. 2014.0241CUA/VAR/X, Motion No. 19845) for new construction at the adjacent property, 1028 Market Street, on January 26, 2017 to allow the demolition of a two-story commercial building and construction of a new 13-story mixed use building with up to 193 dwelling units and approximately 6,000 square feet of ground floor retail. The approved proposal represented the full removal of the cornice returns on both facades of 1000 Market Street. A Permit to Alter was subsequently filed to modify the cornice returns.

The project was brought before the Architectural Review Committee for its review and comment on June 19, 2019.

PROJECT DESCRIPTION

The proposed project would retain the full length of the cornice return at the 1000 Market Street frontage, with the prow detail of the adjacent new construction at 1028 Market Street being pulled back at the first through sixth floors along the Market Street frontage. Only the outermost portion of the cornice overhang along Golden Gate Avenue would be retained, with the return being removed to accommodate the full width of adjacent new construction at that frontage. All retained portions of the cornice overhangs would be protected during construction of 1028 Market with limited repairs conducted as needed.

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 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 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) The proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings.

The proposed project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- (c) Proposed alterations of structural elements and exterior features shall be consistent with the architectural character of the building.

All alterations to exterior features are consistent with the architectural character 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 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 historic character of the property would be preserved. The Market Street cornice return would be retained in full, with only partial removal of the Golden Gate Ave return to accommodate construction of the adjacent residential project. This removal is limited to a very small portion of overall cornice, which exceeds 300 feet in length, and the retention of the front overhang along Golden Gate Avenue will allow that feature to continue to convey its historic character.

- 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.

No conjectural features would be added, with the portions of the cornice returns that will be retained remaining unaltered and repaired in kind.

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

Most all of the overall cornice would be retained, including the entirety of the Market Street return and the front overhang along Golden Gate Avenue.

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

All portions of the cornice returns to be retained would be repaired as needed, with work completed pursuant to applicable Preservation Briefs. The recommended conditions of approval ensure that in the event replacement is found to be necessary, it would match the existing in design, color, texture, and material.

- Standard 9:** New additions, exterior alterations, or related new construction would not destroy historic materials, features, and spatial relationships that characterize the property. The

new work would be differentiated from the old and would be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The project would destroy less than 50 percent of the historic cornice returns (and far less than the overall cornice that is greater than 300 feet in length), with the entire return at the primary Market Street frontage to be preserved.

Standard 10: New additions and adjacent or related new construction will 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.

Were the adjacent new construction to be removed in the future, the only change to 1000 Market Street would be the absence of a limited portion of a single cornice overhang. This portion could be easily returned via matching of the existing elements. This, coupled with the fact that only a limited portion of a cornice that exceeds 300 feet in length would be removed, ensures that the essential form and integrity of the subject building and its environment would be unimpaired.

PUBLIC/NEIGHBORHOOD INPUT

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

STAFF ANALYSIS

Based on the requirements of Article 11 and the Secretary of the Interior's Standards, Department preservation staff has determined that the proposed work is compatible with the character-defining features of the subject property.

The Market Street cornice return would be retained in full, with only partial removal of the Golden Gate Avenue return to accommodate construction of the adjacent residential project. This removal is limited to a very small portion of the overall cornice, which exceeds 300 feet in length, and amounts to less than 50 percent of the returns. Further, retention of the front overhang along Golden Gate Avenue will allow that feature to continue to convey its historic character. This proposal is consistent with the comments provided by the Architectural Review Committee, which considered a number of different approaches to modifying the cornice returns and found the proposed project to be preferable.

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 provisions of Article 11 of the Planning Code regarding a Major Alteration to an

individually designated Category I (Significant) Property and the *Secretary of the Interior's Standards for Rehabilitation*.

1. As part of Building Permit implementation, the Project Sponsor shall provide a construction protection plan for the cornice returns to Department staff for review and approval.
2. If during Building Permit implementation the Project Sponsor and Department staff find that any portions of the retained cornice returns require replacement due to deterioration beyond repair, the replacement will fully match the historic in design, color, texture, and material.

ATTACHMENTS

Draft Motion

Parcel Map

Sanborn Map

Aerial Photo

Site Photos

June 19, 2019 ARC Meeting Notes

Project Sponsor Submittal, including:

- Design images and renderings
- Revised reduced plans for 1028 Market Street
- Sheet metal repair specifications



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXXX Permit to Alter MAJOR ALTERATION

Case No.: 2019-000539PTA
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Building Category: Category I (Significant Building)
Zoning: C-3-G (Downtown-General)
Market Street Special Sign District
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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS 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) BUILDING LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 0350. THE SUBJECT PROPERTY IS WITHIN A C-3-G (DOWNTOWN-GENERAL) ZONING DISTRICT, THE MARKET STREET SPECIAL SIGN DISTRICT, AND THE 120-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on May 14, 2018, project sponsor Dan Deibel of the Olympic Residential Group ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter to modify the historic cornice returns along the interior, western property line walls of the subject building. Modifications would include retention of the full Market Street façade cornice return, and partial removal of the Golden Gate Avenue cornice return.

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

WHEREAS, on August 21, 2019, the Commission conducted a duly noticed public hearing on a Permit to Alter application No. 2019-000539PTA (“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 labeled Exhibit A on file in the docket for Case No. 2019-000539PTA based on the following conditions and findings:

CONDITIONS OF APPROVAL

1. As part of Building Permit implementation, the Project Sponsor shall provide a construction protection plan for the cornice returns to Department staff for review and approval.
2. If during Building Permit implementation the Project Sponsor and Department staff find that any portions of the retained cornice returns require replacement due to deterioration beyond repair, the replacement will fully match the historic in design, color, texture, and material.

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 character-defining features of the subject building and meets the requirements of Article 11 of the Planning Code:

- That the proposal will result in full retention of the Market Street cornice return.
- That partial retention of the Golden Gate Avenue cornice return will allow that feature to continue to convey its historic character.
- That the proposal will not diminish any of the features that characterize the building;
- That the architectural character of the subject building will be maintained; and
- The proposed project meets the following *Secretary of the Interior’s Standards for Rehabilitation*:

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive

materials or alteration of features, spaces, and spatial relationships that characterize a property will 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 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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 will 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 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 have no effect on existing 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 protect neighborhood character by respecting the character-defining features of the historic 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.

- 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 for building alterations only and will not result in any change of use or effect on 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 affect the access to sunlight or vistas for parks and open space.

5. 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, 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 WITH CONDITIONS a Permit to Alter** for the property located at Lot 001 in Assessor's Block 0350 for proposed work in conformance with the renderings and architectural sketches labeled Exhibit A on file in the docket for Case No. 2019-000539PTA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter 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). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

Duration of this Permit to Alter: This Permit to Alter is issued pursuant to Article 11 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on August 21, 2019.

Jonas P. Ionin
Commission Secretary

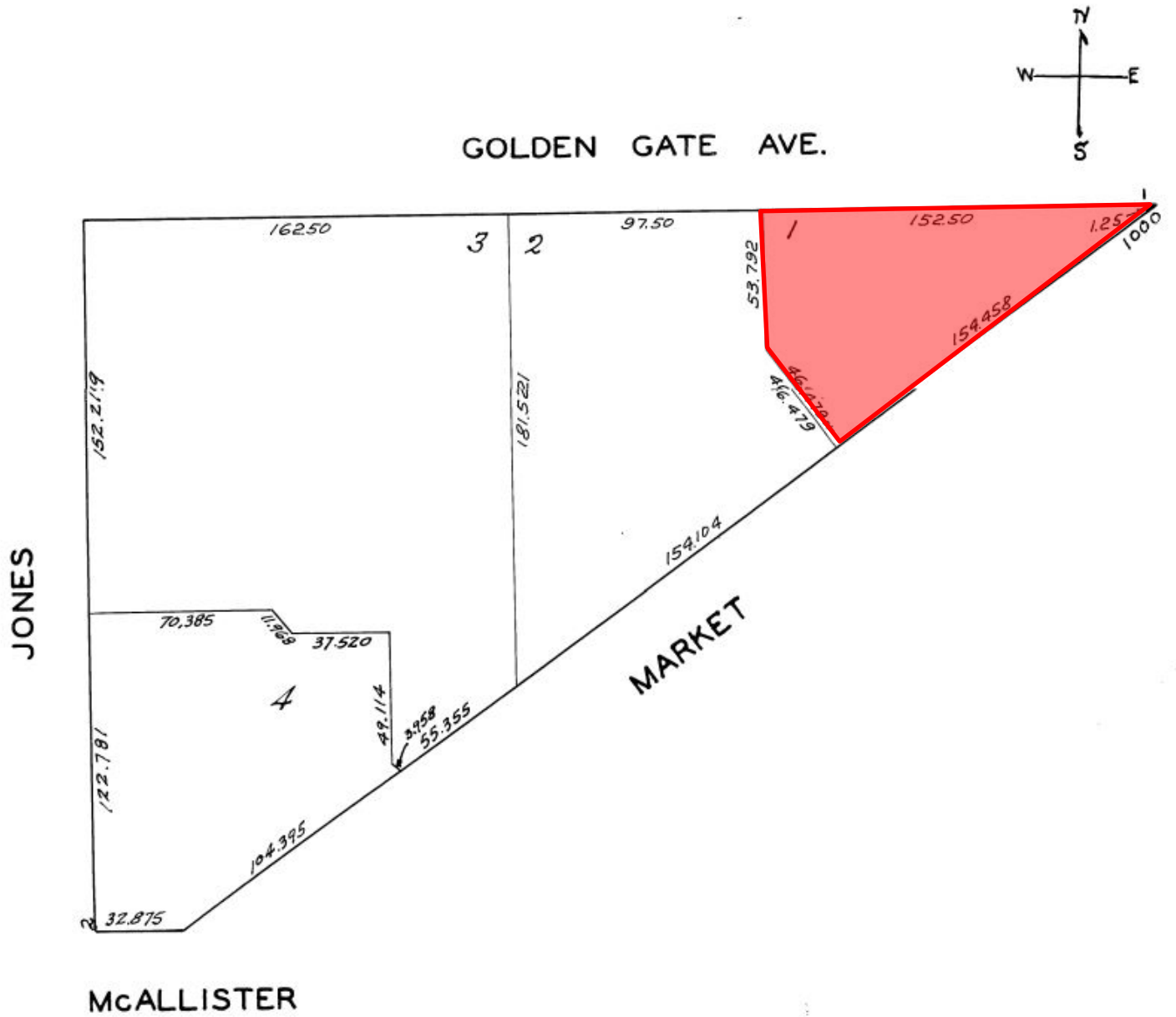
AYES:

NAYS:

ABSENT:

ADOPTED: August 21, 2019

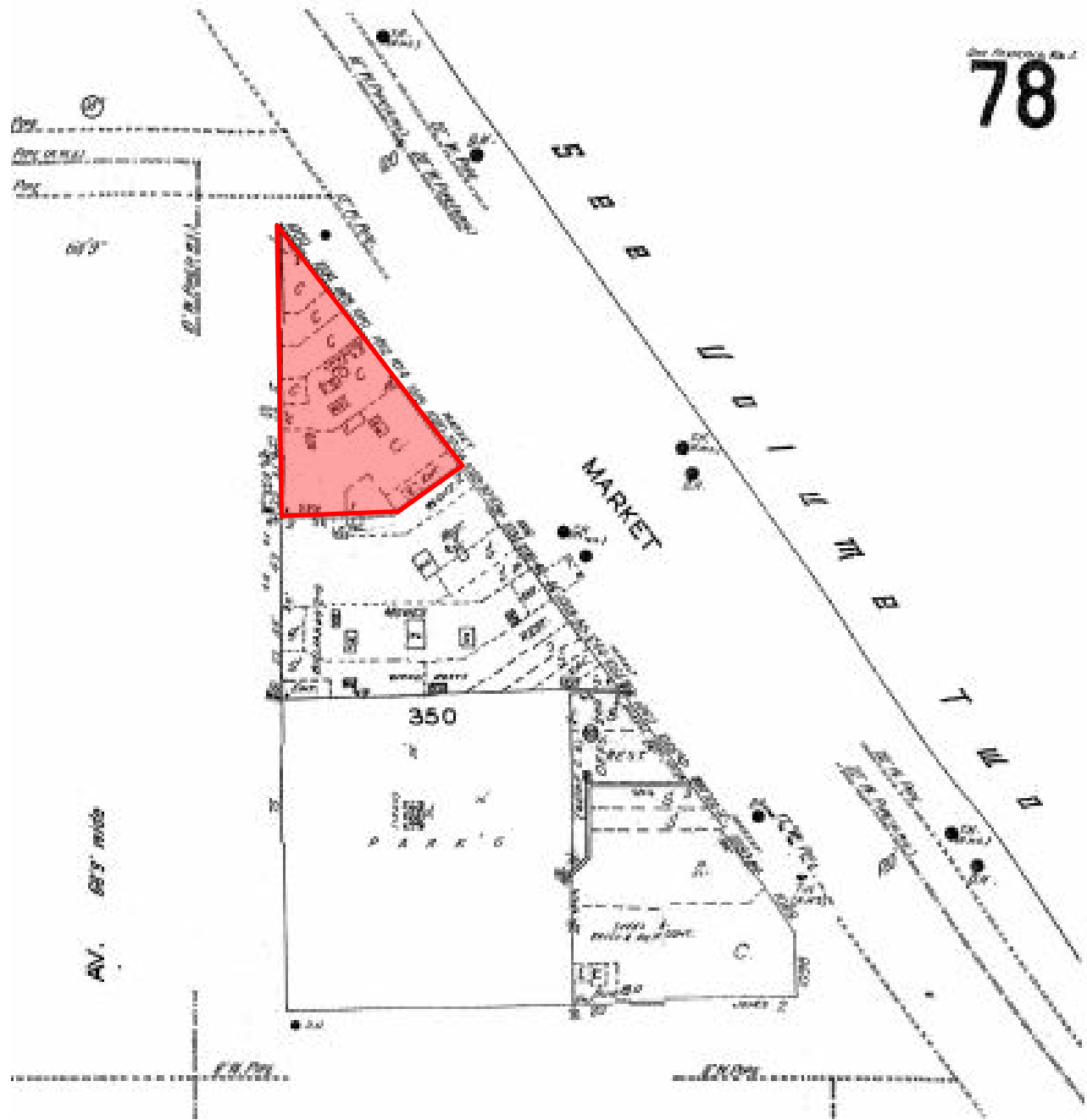
Parcel Map



Permit to Alter
Case Number 2019-000539PTA
10000 Market Street



Sanborn Map*



**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Permit to Alter
Case Number 2019-000539PTA
10000 Market Street

Aerial Photograph



SUBJECT PROPERTY



Permit to Alter
Case Number 2019-000539PTA
10000 Market Street

Site Photo*



**South (Market Street) façade.*

CORNICE RETURN

Permit to Alter
Case Number 2019-000539PTA
10000 Market Street

Site Photo*

CORNICE RETURN



**North (Golden Gate Avenue) façade.*

Permit to Alter
Case Number 2019-000539PTA
10000 Market Street



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: July 11, 2019
TO: Adam Tetenbaum
CC: Historic Preservation Commission
FROM: Jonathan Vimr, Preservation Planner (for Ali Kirby)
(415) 575-9109
REVIEWED BY: Architectural Review Committee of the
Historic Preservation Commission
RE: **Meeting Notes from Review and Comment at the
June 19, 2019, ARC-HPC Hearing for 1000 Market Street**

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At the request of the Planning Department, the proposal to modify the previously approved new construction of a 13-story, 193-unit mixed-use building at the adjacent 1028 Market Street to retain the cornice return of 1000 Market Street was brought to the Architectural Review Committee (ARC) on June 19, 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 polices. Department staff specifically assessed the appropriateness of Option 1, which entails the full retention of the cornice return through pulling in the "prow" detail of the approved new building at 1028 Market at the first through sixth floors. The Planning Department Preservation Staff has prepared a summary of the ARC comments from that meeting.

ARC COMMENTS

1. **Secretary of the Interior's Standards.** Department staff found that Option 1 satisfied all relevant Standards as it would repair and retain the full cornice return while also allowing retention of much of the interior space and housing supply originally approved for the adjacent new structure. Staff found that neither Option 2A nor 2B, which were reviewed by a qualified preservation consultant for the project sponsor, fully complied with Standards 2, 5, and 9.
 - o The Architectural Review Committee concurred with staff's assessment at the June 19, 2019 meeting, with Commissioner Pearlman noting that maintaining and reinforcing the return of 1000 Market Street improved compatibility with the Market Street Theater and Loft Historic District, while also best preserving the character of the building itself. Commissioner Black agreed, stating that Option 1 was preferable to either of the alternatives.
2. **Cornice Repair.** Department staff additionally recommended that the cornice be fully evaluated for structural stability as the documented sections appear to be meaningfully damaged as a result of corrosion.

- The Architectural Review Committee concurred with staff's assessment at the June 19, 2019 meeting.

SOLOMON CORDWELL BUENZ

1000 Market San Francisco, CA

CORNICE STUDY AT 1000 MARKET

HISTORIC PRESERVATION
COMMISSION HEARING

08 - 21 - 2019



1028 MARKET IS A 13-STORY MIXED-USE DEVELOPMENT IN SAN FRANCISCO'S MID-MARKET CORRIDOR

- **193 APARTMENTS**
- **26 ON-SITE BELOW MARKET RATE APARTMENTS**
- **~6,000 SQUARE FEET OF RETAIL ALONG MARKET STREET AND GOLDEN GATE AVENUE**



- **JANUARY 2017** - PROJECT RECEIVED UNANIMOUS APPROVALS/ENTITLEMENTS FROM PLANNING COMMISSION
- **MAY 2018** - AGREEMENT SIGNED WITH 1000 MARKET PROPERTY OWNER TO ALLOW CORNICE FOR MODIFICATION AND REPAIR IN LINE WITH APPROVED PLANS
- **DECEMBER 2018** - SITE PERMIT PULLED FOR 1028 MARKET STREET
- **AUGUST 2019** - ANTICIPATED START OF CONSTRUCTION

APPROVED PROJECT DESIGN

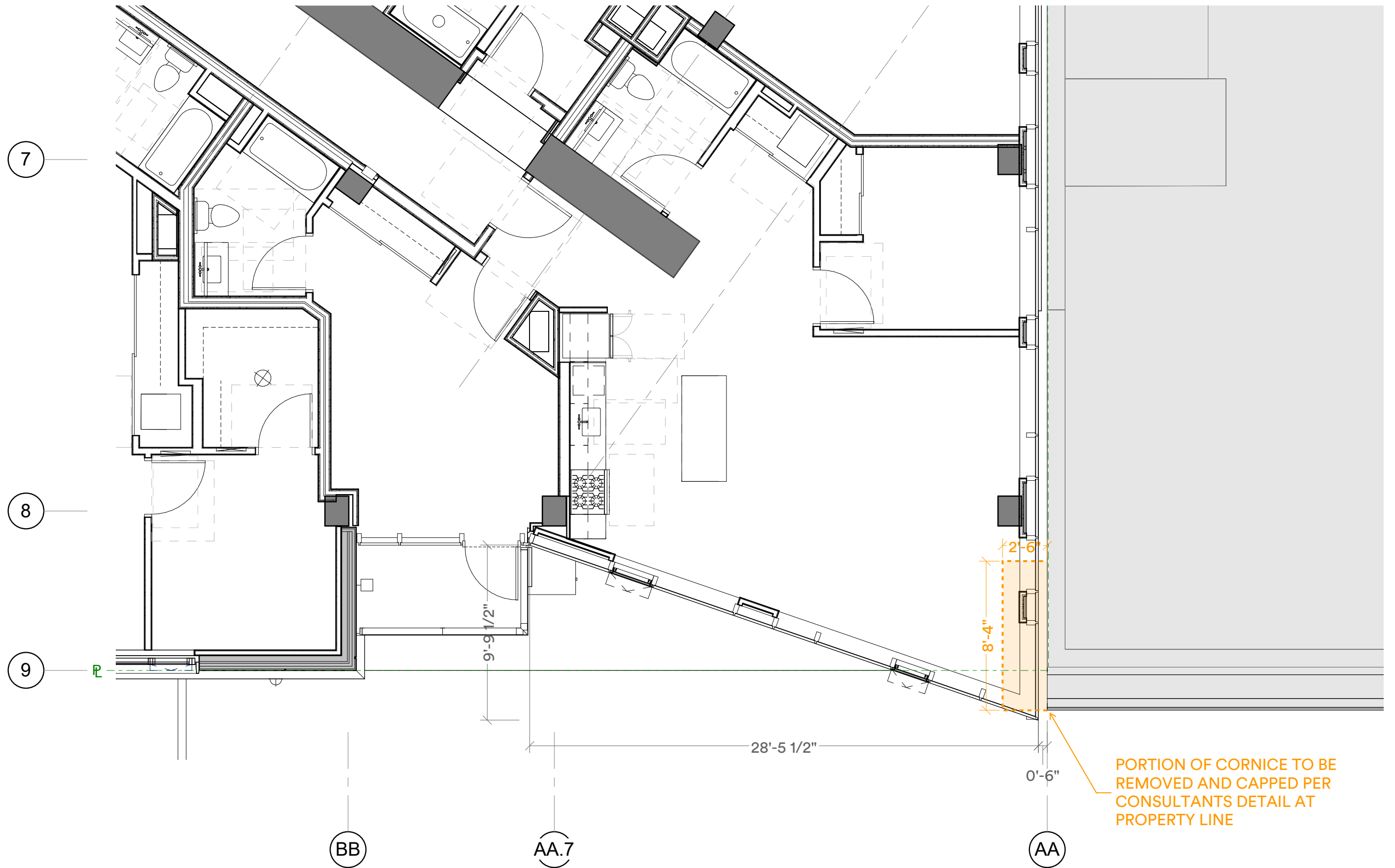
MARKET ST: MODIFY CORNICE TO STOP AT
PROPERTY LINE, CAP WITH SHEET METAL PER
CONSULTANT RECOMMENDATIONS

GOLDEN GATE AVE: MODIFY CORNICE TO STOP
AT PROPERTY LINE, CAP WITH SHEET METAL
PER CONSULTANT RECOMMENDATIONS



PORTRION OF CORNICE
ENCROACHING ON 1028 MARKET
PROPERTY, PROPOSED TO BE
REMOVED

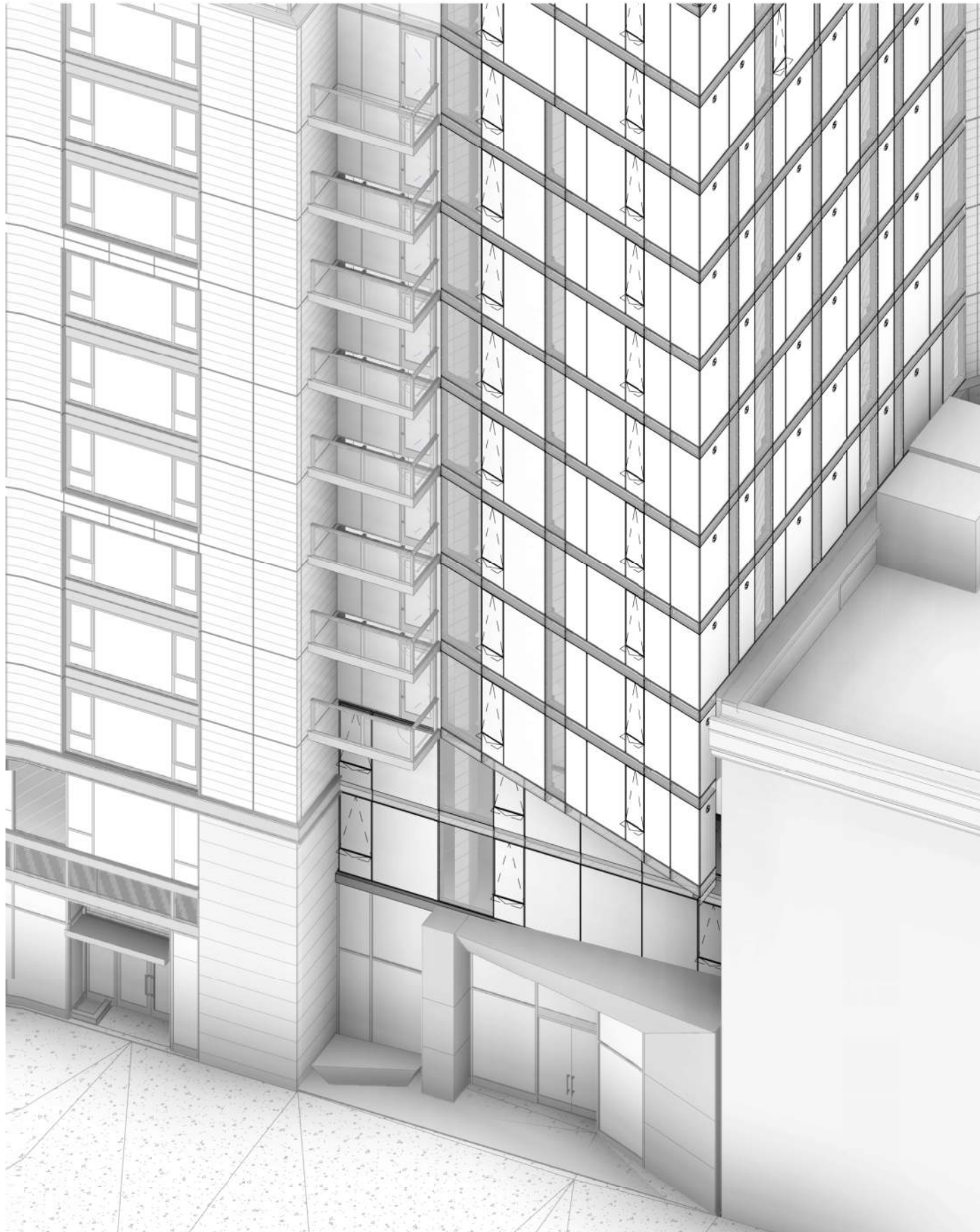
APPROVED PROJECT DESIGN - OVERALL FLOORPLAN LEVEL 4



APPROVED PROJECT DESIGN - FLOORPLAN LEVEL 4



MODIFIED CORNICE,
CAPPED PER
CONSULTANT'S
RECOMMENDATIONS



LOOKING WEST

APPROVED PROJECT DESIGN - SNAPSHOTS AT MARKET STREET



PRECEDENT - 295 CALIFORNIA



PROPOSED CORNICE MODIFICATION

MODIFIED CORNICE,
CAPPED PER
CONSULTANT'S
RECOMMENDATIONS

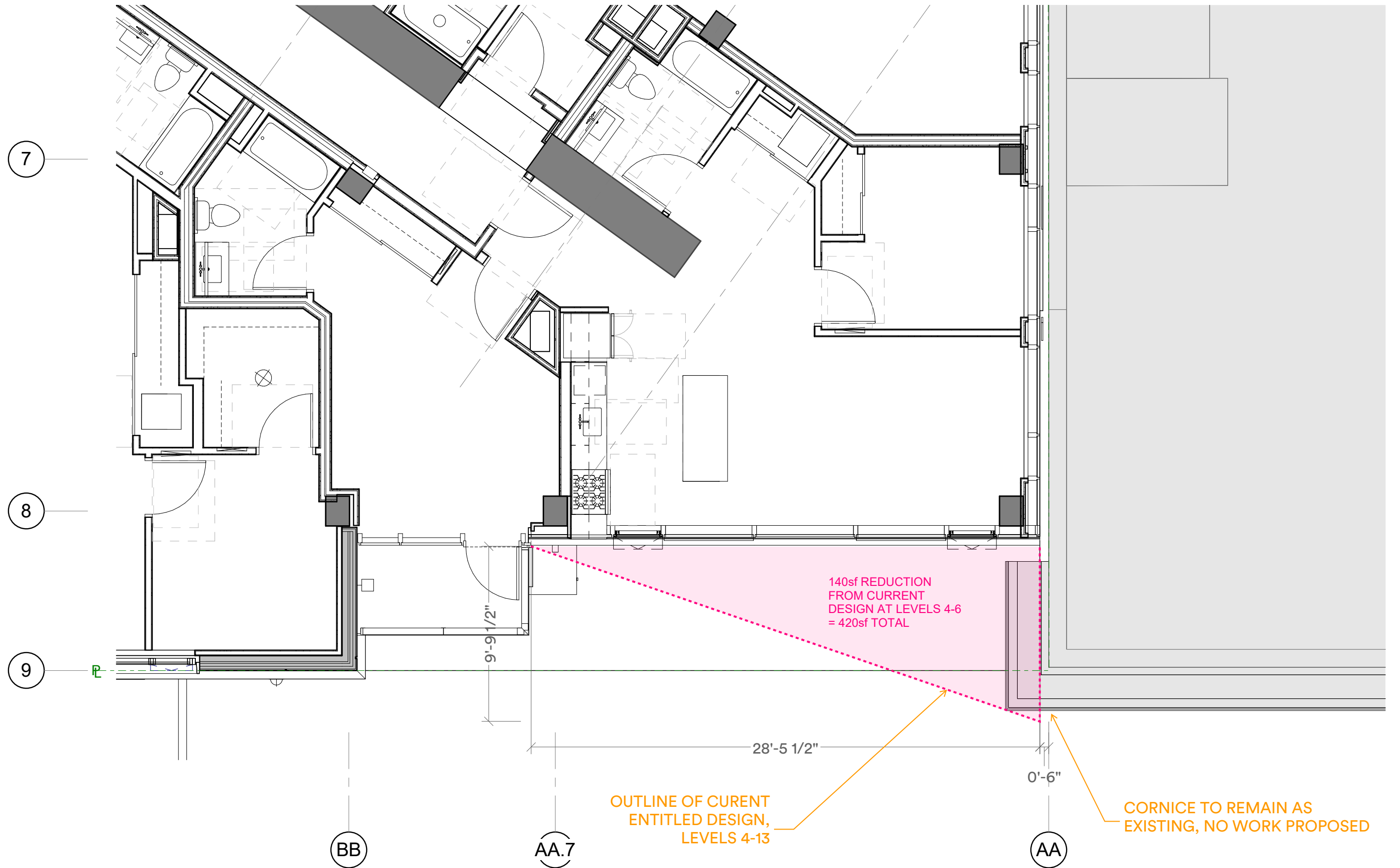


- 142' - 6"
- MECHANICAL PENTHOUSE 134' - 0"
- ROOF FLOOR 123' - 0"
- LEVEL 14 (ROOF) 120' - 0"
- LEVEL 13 110' - 7 1/2"
- LEVEL 12 101' - 6"
- LEVEL 11 92' - 4 1/2"
- LEVEL 10 83' - 3"
- LEVEL 09 74' - 1 1/2"
- LEVEL 08 65' - 0"
- LEVEL 07 55' - 10 1/2"
- LEVEL 06 46' - 9"
- LEVEL 05 37' - 7 1/2"
- LEVEL 04 28' - 6"
- LEVEL 03 19' - 4 1/2"
- LEVEL 02 10' - 3"
- LEVEL 01 B 0"

REVISED PER HPC COMMENTS - RAISED PROW

MARKET ST: RAISE BOTTOM OF PROW THREE FLOORS ABOVE CURRENT DESIGN TO MAINTAIN CLEARANCE FOR ENTIRE CORNICE TO RETURN OVER 1028 MARKET PROPERTY LINE

GOLDEN GATE AVE: MODIFY CORNICE TO CONTINUE PAST FACE OF 1028 MARKET PROJECT AND MAINTAIN APPEARANCE FROM GOLDEN GATE AVENUE

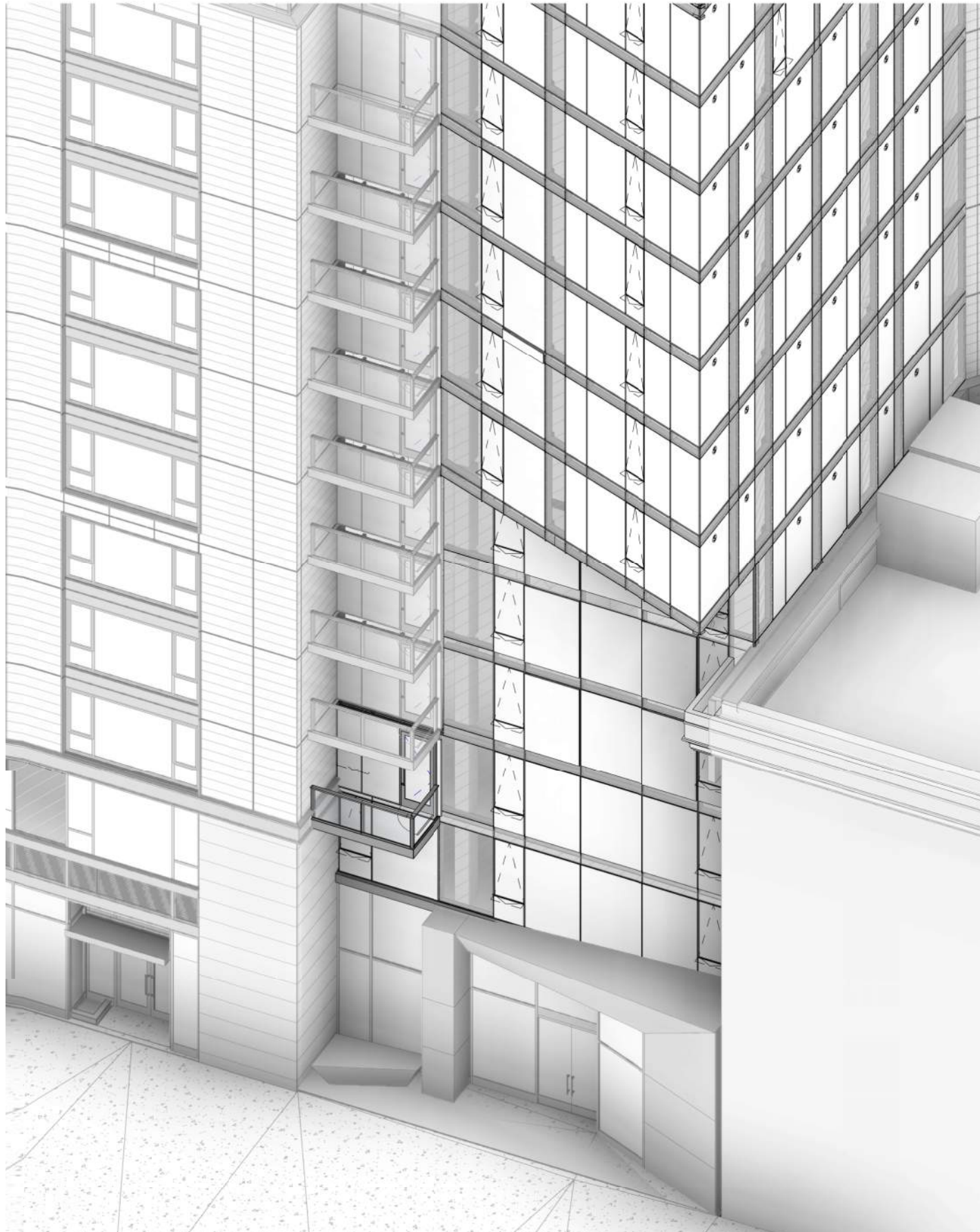


RAISED PROW - FLOORPLAN L6



CORNICE TO REMAIN
AS EXISTING, NO WORK
PROPOSED

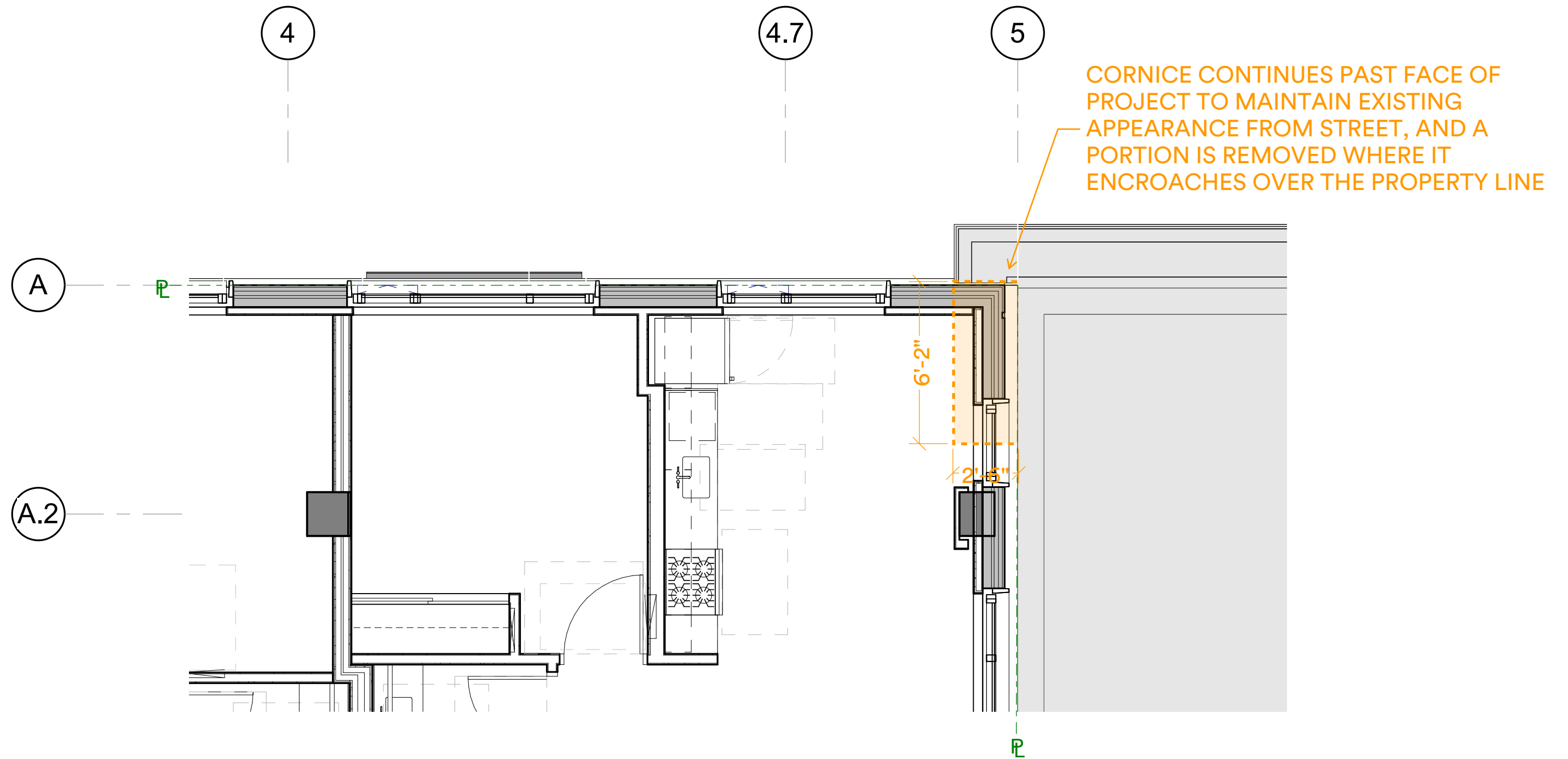
MARKET STREET ELEVATION



LOOKING WEST
SNAPSHOTS AT MARKET STREET



LOOKING EAST

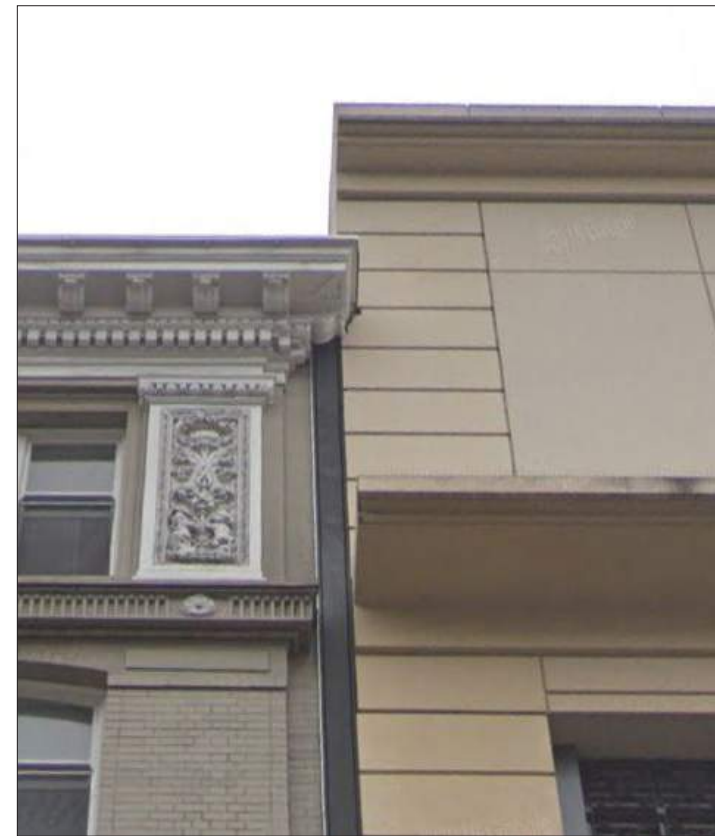


CORNICE IS MODIFIED BUT
MAINTAINS THE
APPEARANCE OF EXTEND-
ING BEYOND PROPERTY
LINE BY RUNNING IN FRONT
OF 1028 MARKET PROJECT



- 142' - 6"
- MECHANICAL PENTHOUSE 134' - 0"
- ROOF FLOOR 123' - 0"
- LEVEL 14 (ROOF) 120' - 0"
- LEVEL 13 110' - 7 1/2"
- LEVEL 12 101' - 6"
- LEVEL 11 92' - 4 1/2"
- LEVEL 10 83' - 3"
- LEVEL 09 74' - 1 1/2"
- LEVEL 08 65' - 0"
- LEVEL 07 55' - 10 1/2"
- LEVEL 06 46' - 9"
- LEVEL 05 37' - 7 1/2"
- LEVEL 04 28' - 6"
- LEVEL 03 19' - 4 1/2"
- LEVEL 02 10' - 3"
- LEVEL 01 B 0"

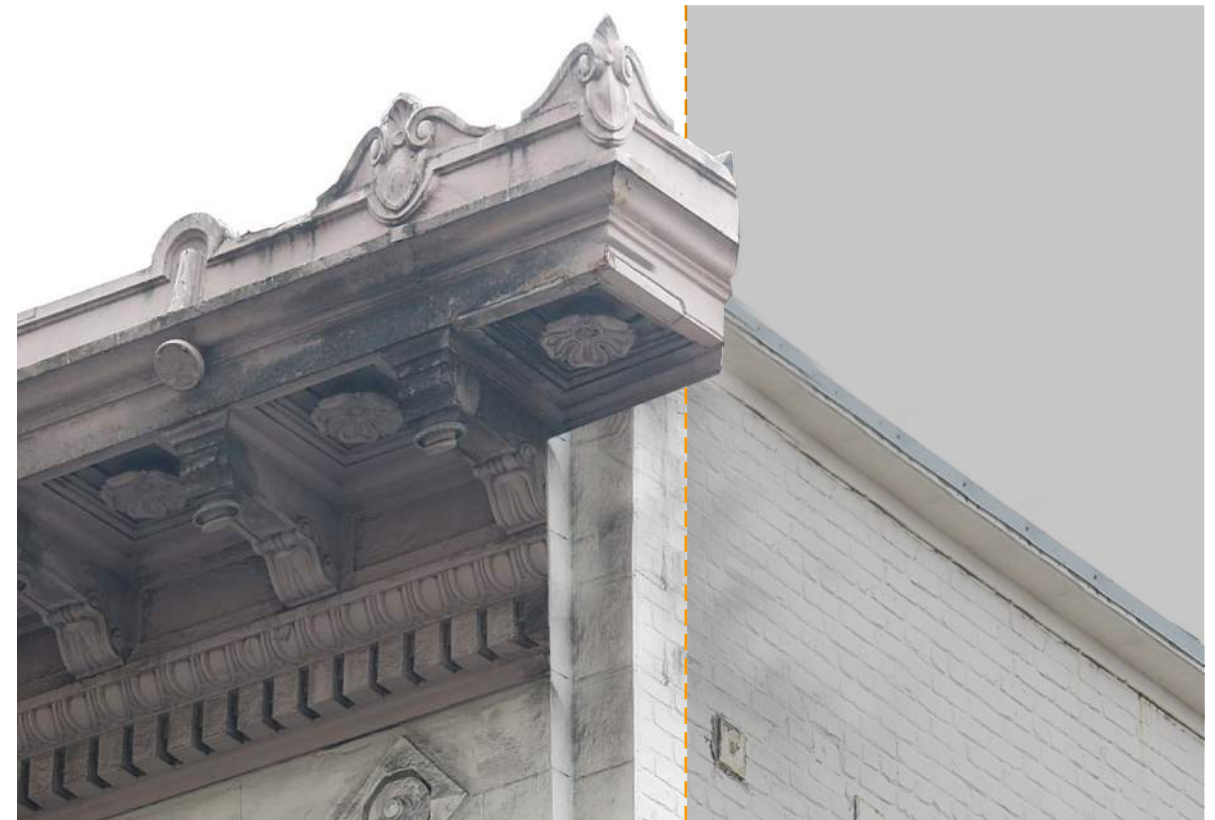
GOLDEN GATE ELEVATION



OLYMPIC CLUB
PRECEDENT



295 CALIFORNIA

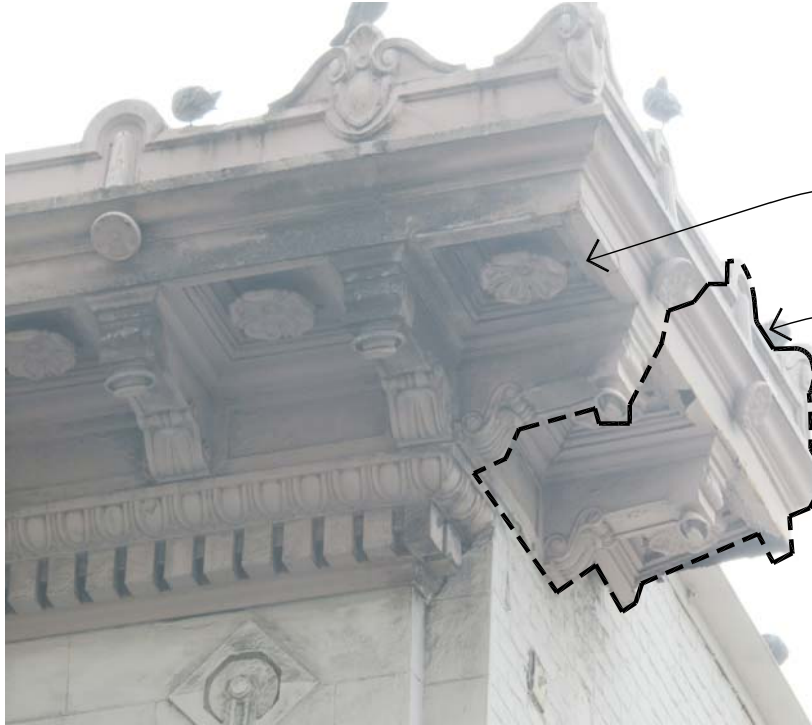


PROPOSED CORNICE MODIFICATION

SNAPSHOT FROM GOOGLE EARTH OVERLAY - GOLDEN GATE AVE



RENDERING



PROTECT (E) CORNICE IN PLACE DURING CONSTRUCTION AND REPLACE DETERIORATED SHEET METAL PANELS IN-KIND OR REMOVE CORNICE OVERHANG DURING CONSTRUCTION AND REPLACE IN-KIND (EXISTING CONDITION DOES NOT ALLOW FOR SALVAGE AND REINSTALLATION).

INSTALL (N) METAL BRACING AS NEEDED TO STRENGTHEN CORNICE OVERHANG

REMOVE PORTION OF (E) SHEET METAL CORNICE SHOWN DASHED AND CAP OPEN END



3 (E) IMAGE - GOLDEN GATE AVE
A5.0 NTS

4 (E) IMAGE - MARKET STREET
A5.0 NTS

SECTION 05 74 00
SHEET METAL REHABILITATION

PART 1 GENERAL

1.01 SUMMARY

- A. This section includes all labor, materials, equipment and services necessary to complete Work as described in Drawings, as specified in this Section, and as may be required by conditions and authorities.
- B. Work of this Section includes following, but not limited to:
 - 1. Repair and modification of existing sheet metal cornice.
 - 2. Replacement in-kind of existing sheet metal cornice.

1.02 REFERENCE STANDARDS

- A. ASTM B32 - 08 - Standard Specification for Solder Metal.
- B. O-F-506C, Federal Specification: Flux, Soldering: Paste and Liquid.
- C. SMACNA Architectural Sheet Metal Manual, latest edition.

1.03 QUALITY ASSURANCE

- A. Comply with recommended practices of National Association of Architectural Metal Manufacturers (NAAMM) and Section 10 of the AISC Code of Standard Practice.
- B. Comply with applicable provisions of latest edition of "Architectural Sheet Metal Manual (SMACNA Manual)," as issued by Sheet Metal and Air Conditioning Contractors' National Association Inc. (SMACNA).
- C. Contractor Qualifications: All work must be performed by skilled contractor having successful experience in comparable metal rehabilitation including work on at least three (3) projects similar in scope and scale to this Project in last 5 years. Submit references with name of contact person and telephone number for 3 submitted projects. All work to be performed by individuals whose qualifications have been submitted.
- D. Pre-Installation Meeting: Following Contractor survey of existing conditions, Contractor to hold pre-installation meeting to review methods and procedures and to confirm repair quantities.

1.04 SUBMITTALS

- A. Survey and Description of Work Description: Survey existing condition and submit description of work for modification of sheet metal cornice. Include detailed methods and procedures, products, materials, surface preparation techniques and any other pertinent information required for successful completion of Work of this Section. Work description to include survey of existing conditions and required repairs.
- B. Proposed Work Description to be approved by Architect before commencement of Work.
- C. Product Data: Submit manufacturer's technical data for each product indicated, including manufacturer's recommendations for their application and use. Include test reports and certifications substantiating that products comply with specified requirements.
- D. Shop Drawings: Submit Shop Drawings showing dimensions and location of fasteners for custom-fabricated metal components.
- E. Samples: 6 by 6 inch sample of appropriate sheet metal with specified finish coating to be reviewed for color, gloss, and texture.

PART 2 PRODUCTS

2.01 MATERIAL

- A. Sheet metal: Galvanized steel, commercial quality ASTM A653, coating designation G90, thickness to match existing, minimum of 18 gauge unless otherwise noted. Form sheet metal to shapes to match existing adjacent material.

1. Metal surfaces exposed to view shall not exhibit pitting, seam marks, roller marks, splice marks, mill identification markings, stains, discolorations, or other blemishes and imperfections.
- B. Patching compound: Steel filled two-part epoxy metal filler, putty grade, Devcon Plastic Steel A, Tnemec 63-1500 Filler and Surfacer, or equal.
- C. Fasteners: Hot dip galvanized, sizes and types as required, or to match existing.
- D. Wire Tie: Wire tie to match existing wire tie in alloy and gauge.
- E. Solder: ASTM B32, 50% tin, 50% lead.
- F. Flux: FS 0-F-506.
- G. Liquid Waterproofing Membrane: Siplast Parapro Roof Membrane Systems or approved equal.
- H. Cleaning Materials: Wire brushes, Scotch-Brite pads, clean cotton cloths.
- I. Miscellaneous Items: As required to make complete waterproof and finished installation.

2.02 FABRICATION

- A. Sheet Metal Fabrication Standard: Fabricate sheet metal trim to comply with recommendations of SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of the item indicated.
- B. Fabricate new sheet metal piece to required shape and size, with true lines and angles. Match existing cornice in size, profile, and material. Cut piece larger to allow attachment to existing sheet metal cornice using lock seam joint as shown on drawings.
- C. As far as practicable, form and fabricate sheet metal items in shop. Where circumstances require on-site fabrication, provide quality equal to shop work.
- D. Finishing:
 1. Finish exposed surfaces to smooth, sharp, well-defined lines and arris.
 2. Welds, burrs, roller marks, seams, and rough surfaces shall be ground neat and smooth.
 3. Completely remove mill markings.
 4. Fill gouges, dents and other surface imperfections on all exterior sheet metal, grind smooth.
 5. Finish new sheet metal surface and exposed fasteners to match finish of adjacent metal.

PART 3 EXECUTION

3.01 GENERAL

- A. Protect existing cornice from damage during construction.

3.02 MODIFICATION OF EXISTING CORNICE

- A. Cut and remove portion of existing sheet metal cornice as shown on drawings, and cap open end.
- B. Cut concealed metal support system and wood decking as necessary.
- C. Use techniques that will result in clean and straight edges. Do not damage sheet metal to remain. If damaged, replace in-kind.
- D. Architect to inspect condition of metal support system and wood decking.
- E. Treat or repair exposed metal where damaged.
- F. Treat or replace exposed wood decking where damaged. Use pressure-treated wood if required.

3.03 INSTALLATION

- A. Attach new sheet metal to existing sheet metal cornice using lock seam joint by means of soldering.

3.04 FINISHING

- A. Paint repaired and new portion of cornice matching existing color.

- B. Repair or patch masonry at cornice removal area as necessary to ensure watertight seal.
- C. Install liquid-applied roofing membrane on top horizontal surface of new sheet metal.

3.05 CLEAN-UP

- A. At completion of installation, remove tools, equipment and other unnecessary materials from site. Return all areas in clean condition.

END OF SECTION