Certificate of Appropriateness
Executive Summary
HEARING DATE: JANUARY 15, 2020

Record No.: 2019-007049COA
Project Address: 600 STOCKTON STREET
Landmark: No. 167: Metropolitan Life Insurance Company Building
Zoning: C-3-G DOWNTOWN- GENERAL Zoning District
80-130-X Height and Bulk District
Block/Lot: 0257/012
Project Sponsor: Mark Melzer
MDR Architects
9511 Irvine Center Drive
Irvine, CA 92618
Staff Contact: Jonathan Vimr - 415-575-9109
Jonathan.Vimr@sfgov.org

PROPERTY DESCRIPTION

600 STOCKTON STREET is located on the east side of Stockton Street between California and Pine Streets (Assessor’s Block 0257; Lot 012). The subject building is Landmark No. 167, locally designated under Article 10 of the Planning Code.

The Classical Revivalist, 9-story building was completed in 1909 from a design by Lebrun and Sons (with subsequent additions throughout the 1900s). Clad predominantly in white terra cotta, it features a rusticated base and a high level of ornament throughout. U-shaped in plan, the building largely surrounds a courtyard. Historically occupied by the Metropolitan Life Insurance Company, it is currently home to a Ritz-Carlton Hotel.

PROJECT DESCRIPTION

The proposed project involves renovation of the existing courtyard area. Work would include a new, permanent pavilion structure measuring approximately 3,093 square feet in area, removal and replacement of existing deck finishes and planters, and waterproofing of the existing structure where it meets the courtyard. No work would be visible from surrounding public rights-of-way. Please see photographs and plans for details.

COMPLIANCE WITH PLANNING CODE

Planning Code Development Standards.
The proposed project is in compliance with all other provisions of the Planning Code.

In order to proceed, a building permit from the Department of Building Inspection is required.
Applicable Preservation Standards.
The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the Secretary of the Interior’s Standards for Rehabilitation, in that:

- there will be no alterations to and no destruction of character-defining features of the existing, landmark building;
- the scale and proportion, materials, and design of the new pavilion structure/courtyard finishes will be compatible with but differentiated from that of the existing building;
- as work is limited to the courtyard, it could be removed in the future with no impairment to essential form and integrity of the landmark building and its surroundings;

The Department has determined that the proposed work will be in conformance with the requirements of Article 10 and the Secretary of Interior’s Standards for Rehabilitation. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building. The overall proposal includes replacement of non-historic courtyard finishes and planters, as well as the construction of a new, compatible but differentiated pavilion structure within the exterior courtyard.

PUBLIC/NEIGHBORHOOD INPUT
The Department has received no letters in support of or opposition to the project at the date of publication.

CONDITIONS OF APPROVAL

1) Prior to Planning Department approval of the site permit, the proposed pavilion stone cladding shall be revised to be more uniform in appearance and off-white in color. A material sample of said cladding shall be provided to Planning Department preservation staff for review and approval.

ENVIRONMENTAL REVIEW STATUS
The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

BASIS FOR RECOMMENDATION
The Department recommends APPROVAL WITH CONDITIONS of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to a Landmark property and the Secretary of the Interior Standards for Rehabilitation.

ATTACHMENTS
Draft Motion – Certificate of Appropriateness
Exhibit A – Conditions of Approval (as applicable)
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos
Exhibit E – Designating Ordinance: Landmark No. 167
ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 012 IN ASSESSOR’S BLOCK 0257 IN A C-3-G DOWNTOWN-GENERAL ZONING DISTRICT AND A 80-130-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 24, 2019, Mark Melzer of MDR Architects (hereinafter “Project Sponsor”) filed Application No. 2019-007049COA (hereinafter “Application”) with the San Francisco Planning Department (hereinafter “Department”) for a Certificate of Appropriateness for exterior alterations on a property located at Lot 012 in Assessor’s Block 0257, which is an individual landmark locally designated under Article 10 of the Planning Code.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter “Commission”) has reviewed and concurs with said determination.

On January 15, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2019-007049COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-007049COA is located at 1650 Mission Street, Suite 400, San Francisco, California.
The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby APPROVES WITH CONDITIONS the Certificate of Appropriateness, as requested in Application No. 2019-007049COA in conformance with the architectural plans dated December 11, 2019 and labeled Exhibit B 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. **Project Description.** The proposed project involves renovation of the existing courtyard area. Work would include a new, permanent glass and stone-clad pavilion structure measuring approximately 3,093 square feet in area, removal and replacement of existing deck finishes and planters, and waterproofing of the existing structure where it meets the courtyard. No work would be visible from surrounding public rights-of-way. Please see photographs and plans for details.

3. **Property Description.** 600 STOCKTON STREET is located on the east side of Stockton Street between California Street and Pine Street (Assessor’s Block 0257; Lot 012). The subject building is Landmark No. 167, locally designated under Article 10 of the Planning Code. The Classical Revivalist, 9-story building was completed in 1909 from a design by Lebrun & Sons (with subsequent additions throughout the 1900s). Clad predominantly in white terra cotta, it features a rusticated base and a high level of ornament throughout. U-shaped in plan, the building largely surrounds a courtyard. Historically occupied by the Metropolitan Life Insurance Company, it is currently home to a Ritz-Carlton Hotel.

4. **Surrounding Properties and Neighborhood.** The subject property is located downtown in proximity to Chinatown, Nob Hill, and the Financial District. Directly adjacent properties are largely residential and mixed-use structures of varying heights dating to the early 1900s. Similar property types, such as the Fairmont and Mark Hopkins hotels, are located two blocks to the west.

5. **Public Outreach and Comments.** The Department has no letters in support or opposition to the project at the date of publication.

6. **Planning Code Compliance.** 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 10 of the Planning Code in the following manner:

   A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.
The proposed project is consistent with Article 10 of the Planning Code.

B. Secretary of the Interior's Standards. Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. 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):

1) **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.

   *There will be no alteration to the use of the property.*

2) **Standard 2**: The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

   *No historic materials or features would be removed as work is confined to alterations to the courtyard, which is currently developed with non-historic pavers and planters. As the proposed pavilion structure is slightly over 3,000 square feet in area and is limited to one-story in height, the courtyard will overall maintain its spatial relationship with the existing landmark structure.*

3) **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, shall not be undertaken.

   *The new pavilion structure does not include conjectural features or elements from other historic properties as it is composed of metal framed, glass storefront systems and doors with the inclusion of stone cladding to help ground the pavilion and improve its compatibility with the landmark building. The final stone cladding material must be reviewed and approved by Planning Department preservation staff as a recommended Condition of Approval prior to approval of the site permit.*

4) **Standard 4**: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

   *Not applicable.*
(5) **Standard 5:** Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property shall be preserved.

*Distinctive features and finishes will be preserved as work is limited to non-historic elements of the subject property.*

(6) **Standard 6:** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall 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.

*Not applicable.*

(7) **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.

*Not applicable.*

(8) **Standard 8:** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

*Not Applicable.*

(9) **Standard 9:** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

*Proposed work is confined to the courtyard area, with no historic materials that characterize the property proposed for alteration or destruction. Appropriate courtyard pavers and finishes will be utilized, while the pavilion structure achieves differentiation from the landmark building as it is largely composed of metal-framed glass storefront systems/doors and features a distinct roof form. In order to avoid an entirely glazed pavilion, and to improve compatibility with the masonry landmark building, the pavilion will be partially clad with a natural stone material along its base that also forms several abstracted columns. This will serve to ground the pavilion and provide a sense of visual weight. The recommended Condition of Approval would ensure that the Project Sponsor continues to work with Department staff to find a material sample compatible with and not overly distinct from the white terra cotta that typifies the historic structure.*

(10) **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 work will not destroy historic materials or features that characterize the building, and the pavilion structure could be removed in the future without any impairment to the integrity of the historic property and its surroundings.

C. Landmarks. Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.

Landmarks

1. Pursuant to Section 1006.6(c) of the Planning Code, for applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance pursuant to Section 1004(c), its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases.

The project is in conformance with Article 10, and as outlined in Appendix A, as the work shall not adversely affect the Landmark site. None of the character-defining features detailed in the designating ordinance would be altered or destroyed as a result of the project, and the courtyard will continue to be largely open void.

7. General Plan Compliance. The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

**URBAN DESIGN ELEMENT**

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

**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 subject property for the future enjoyment and education of San Francisco residents and visitors.

8. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies 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 does not entail any commercial office development and will not displace any industrial or 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 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.

9. For these reasons, the proposal overall, appears to meet the Secretary of the Interior’s Standards and the provisions of Article 10 of the Planning Code regarding Major Alterations.
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 Certificate of Appropriateness for the subject property located at Lot 012 in Assessor’s Block 0257 for proposed work in conformance with the architectural submittal dated December 11, 2019 and labeled Exhibit B on file in the docket for Record No. 2019-007049COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission’s decision on a Certificate of Appropriateness 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.

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on January 15, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 15, 2020
EXHIBIT A

AUTHORIZATION UPDATE
This authorization is for a Certificate of Appropriateness to allow alterations to a property located at 600 Stockton Street, Block 0257, Lot 012 pursuant to Planning Code Section(s) 1006.6 within the C-3-G (Downtown-General) Zoning District and a 80-130-X Height and Bulk District; in general conformance with plans, dated December 11, 2029, and stamped “EXHIBIT B” included in the docket for Record No. 2019-007049COA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on January 15, 2020 under Motion No XXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS
The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. XXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Certificate of Appropriateness and any subsequent amendments or modifications.

SEVERABILITY
The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS
Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

CONDITIONS OF APPROVAL
1. Prior to Planning Department approval of the site permit, the proposed pavilion stone cladding shall be revised to be more uniform in appearance and off-white in color. A material sample of said cladding shall be provided to Planning Department preservation staff for review and approval.
Appendix B:

Plans and Renderings
Outdoor Courtyard Remodel (Level 2) with Pavilion
The Ritz Carlton, San Francisco

San Francisco, CA 94108
600 Stockton St.

Owner:
Watermark Capital Partners, LLC
Address:
400 Stockton St., San Francisco, CA, 94108

Consultants:
Melzer Deckert & Ruder Architects, Inc.

Issue Date:
05-10-19, PLANNING & HISTORICAL REVIEW
02-14-19, REV 1
11-01-19, REV 2
12-11-19, REV 3

Plan Check #:
APN:
9511 Irvine Center Drive
949 / 474-8189 Fax
949 / 474-8188 Voice
Irvine, CA 92618

Scale:
0257012

T-3
Site Plan Accessibility Notes

1. Affix an International Accessibility Symbol on all accessible entrances.

2. Provide wheel stops in each accessible parking area to prevent encroachment of cars over the required width of walkways in front of each complying parking space.

3. Walks and sidewalks shall have a minimum 48" wide, continuous common surface not interrupted by steps, curbs, or abrupt changes in level exceeding 1/4". Vertical changes may be 1/2" if beveled 1:2 maximum, or comply with ADA ramp requirements.

4. Walks and sidewalks shall extend 24" minimum to strike side of a door or gate that swings towards the walk.

5. Walks shall have a 60" by 60" minimum level area at all doors or gates that swing towards the walk, and 48" wide by 48" minimum deep level area at a door or gate that swings away from the walk.

6. Slope in direction of travel of all walks shall not exceed 1 to 20 (5%).

7. Cross slope of walks shall not exceed 1/2" per foot (2%).

8. All walks, sidewalks and pedestrian ways shall be free of gratings if possible. If gratings are in a path of travel, the grid openings shall be 1/2" maximum wide and be perpendicular to the direction of travel. All walks with continuous gradients shall have a 5 foot by 5 foot level area every 400' minimum.

9. Ramps shall not encroach into any accessible parking space or adjacent aisle. The maximum cross slope in any direction of an accessible parking space and adjacent aisle shall not exceed 2%.

10. All walks, sidewalks and pedestrian ways shall be slip resistant finish (equal to slip resistance of medium salt finish).

11. Objects may project 4" maximum into walks, halls, corridors, etc.

12. Ramps shall not encroach into any accessible parking space or the adjacent access aisle. 2016 CBC Section 11B-502.4

13. When the slope in the direction of travel of any walk exceeds 5%, it must comply with the provisions for pedestrian ramps. 2016 CBC 11B-405

14. Ramps serving R occupancies may be 36" clear width when serving 50 or less occupants. All other ramps shall have a minimum width of 48 inches. 2016 CBC Section 11B-405.5

15. All stairs shall be of the left-hand return type. To be constructed of minimum 2" thick T-112 or T-72 with 2" x 2" x 1/2" wood stringers and shall be designed to have a total load capacity of 500 lbs.

16. Stairs may project up to 1' above the adjacent floor or ground level.

17. Stairs shall be constructed of concrete, wood, metal, or other material that is non-combustible and fireproof.

18. The combination of risers and treads shall be 10" minimum.

19. The top of the stair shall be at least 6" above the adjacent floor or ground level.

20. All stairs shall have a 1" thick concrete nosing at the top edge of the tread.

21. All stairs shall have a minimum 10" clear width.
2nd Level Courtyard - Demo Floor Plan

Demo Floor Plan General Notes:

1. PREPARE AND PROVIDE ROUGH SERVICE PARTS OF THE FIRE PROTECTION SYSTEMS, ELECTRICAL, AIR, HEATING, AND COOLING SYSTEMS SO THAT THEY ARE FULLY CONCEALED.

2. DO NOT DEMO STRUCTURAL WALLS OR COLUMNS UNLESS SPECIFICALLY DESIGNATED TO REMAIN - REFERENCE DEMO FLOOR PLAN FILLED WALLS.

3. PREPARE ALL SURFACES FOR NEW FINISHES包括砖石马赛克、补丁或补救工作。

4. ALL EXISTING KITCHEN - NO DISCOURAGEMENT TO REMOVE NON-STRUCTURAL TOPPING - BE SALVAGED FOR RE-USE.

5. METAL DECK TO REMAIN AND PROTECT, (SCRAPE CLEAN, PATCH & REPAIR AS NEEDED) - CLEAN PATCH OR REPAIR AS NEEDED READY FOR NEW WORK.

6. STRUCTURAL CONCRETE IN METAL DECK STRUCTURE - CLEAN PATCH OR REPAIR AS NEEDED TO REMAIN AND PROTECT - LAYOUT INTENDED TO REMAIN (IF ANY) AND THE PROPOSED WORK.

7. IRRIGATION SYSTEMS SHOWN AS DOTTED - WHEN REMOVING FLOOR SURFACES AND NON-STRUCTURAL TOPPING TAKE CARE TO PROVIDE DUST CONTROL AT PERIMETER OF CONSTRUCTION AREAS TO PRESERVE THE UNDERLYING CONCRETE IN METAL DECK STRUCTURE.

8. Cuts should be clean and precise. In some instances removed items will be salvaged for re-use.

9. WATER FOUNTAIN, FOUNTAIN BASIN AND TOPPING SLAB AND WATERPROOFING NEEDED - PROVIDE DUST CONTROL AT PERIMETER OF CONSTRUCTION AREAS TO PRESERVE THE UNDERLYING CONCRETE IN METAL DECK STRUCTURE.

10. PROCEED WITH WORK.

11. VERIFY FIELD CONDITIONS AND ALL DIMENSIONS PRIOR TO WORK. NOTIFY PM FOR WRITTEN CONSTRUCTION DRAWINGS. DO NOT DAMAGE STEEL REINFORCING.

12. NOTIFY GC TO VERIFY ON-SITE CONDITIONS PRIOR TO COMMENCING WORK.

13. NOTIFY PM FOR  BUSINESS HOURS AND IMAGING AND RECORDING OF REINFORCING LAYOUT FOR USE WITH ATTACHED LIMITED ARCHITECTURAL AND ENGINEERING AS-BUILT DRAWINGS.

14. PROVIDE DUST CONTROL AT PERIMETER OF CONSTRUCTION AREAS TO PRESERVE THE UNDERLYING CONCRETE IN METAL DECK STRUCTURE.

15. CUTS SHOULD BE CLEAN AND PRECISE. IN SOME INSTANCES REMOVED ITEMS WILL BE SALVAGED FOR RE-USE.

16. ARCHITECT AND STRUCTURAL ENGINEER OF ALL CONFLICTS WITH DESIGN.

17. NOTIFY PM FOR WRITTEN ORAL CONFIRMATION OF THE SCOPE OF THIS PERMIT (I.E. FIRE SPRINKLER MAIN PIPING, FIRE ALARM CIRCUITS, SYSTEMS SO THAT THEY ARE FULLY CONCEALED.

18. NOTIFY GC TO VERIFY ON-SITE CONDITIONS PRIOR TO COMMENCING WORK.

19. NOTIFY PM FOR WRITTEN ORAL CONFIRMATION OF THE SCOPE OF THIS PERMIT (I.E. FIRE SPRINKLER MAIN PIPING, FIRE ALARM CIRCUITS, SYSTEMS SO THAT THEY ARE FULLY CONCEALED.

20. NOTIFY GC TO VERIFY ON-SITE CONDITIONS PRIOR TO COMMENCING WORK.

21. REQUEST ALL AS-BUILT DOCUMENTS FROM OWNERSHIP PRIOR TO COMMENCEMENT OF WORK.

22. PROVIDE DUST CONTROL AT PERIMETER OF CONSTRUCTION AREAS TO PRESERVE THE UNDERLYING CONCRETE IN METAL DECK STRUCTURE.

23. NOTIFY GC TO VERIFY ON-SITE CONDITIONS PRIOR TO COMMENCING WORK.

24. NOTIFY PM FOR WRITTEN ORAL CONFIRMATION OF THE SCOPE OF THIS PERMIT (I.E. FIRE SPRINKLER MAIN PIPING, FIRE ALARM CIRCUITS, SYSTEMS SO THAT THEY ARE FULLY CONCEALED.
Roof Plan Notes:

1. Standing Seam Metal Roof Panels securely fastened through nailable substrate into metal deck (TEE-PANEL by BERRIDGE MANUFACTURING COMPANY, or equal)

2. Class 'A' Built-Up Roofing (3-Ply with Cap Sheet by JOHNS MANVILLE, or equal) - install in accordance with manufacturer’s specifications (Slope minimum 2% to drains)

3. Other than roof drain leaders there are to be no MEP penetrations through the roof

4. Roof insulation to be installed low in roof cavity laying on the ceiling framing system

5. 1st Standing Seam Over MFR Approved Built-Up Roof System (JM 3-GNx-HA-x, or equal) on nailable non-combustible substrate - slope 3.0% to rain gutter

Roof Plan Keynotes:

- ER

2. Metal Valley Flashing to match Standing Seam Roof Material and color - slope 2.0% to rain gutter

3. 8" Rain Gutter sloped 1.0% to drains / leaders - match Standing Seam Roof Material and color

4. Aluminum Octagon Skylight System with Insulating Glass - to be self-supporting, bearing on perimeter curb (Skyco Skylights, Custom Skylight, or equal)

5. Line of wall below shown dotted
REFER TO STRUCTURAL DRAWINGS AND ENLARGED DETAILS REINFORCING, METAL DECKING, ETC. LOCATION OR DESIGN.

A-3.0 INTENDED TO BE USED FOR STRUCTURAL BEAM, CONCRETE AND DIMENSIONAL RELATIONSHIPS. SECTIONS ARE NOT BUILDING DESIGN INCLUDING VERTICAL / HORIZONTAL SPACE BUILDING SECTIONS ARE FOR THE DEPICTION OF THE BASIC SHEET NO.

Enlarged Section

Title: MRP
Drawn By: AS NOTED
Scale:
MDR Ref. No.:

1/4" = 1'-0"

C
A
B
L
F
I
O
F
O
E
R
P

Pavilion Section

Partial Section

Pavilion Section

Pavilion Sections, Enlarged Section

Sheet No.

0257012

Outside Courtyard Remodel (Level 2) with Pavilion
The Ritz Carlton, San Francisco

Owner:
Watermark Capital Partners, LLC
San Francisco, CA 94108

APN:
INSULATION
25 DEFS SYSTEM ON SOFFIT FRAMING
R-19 UN-FACED BATT TYPE
STANDARD RIGID INSULATION
R-30 DEPTH IS NOT ACHIEVED BY ELECTRIC ROLLER SHADE SYSTEM
PROVIDE LAMBS TONGUE AT WINDOW WALL ENTRANCE DOOR (WESTERN WINDOWS 7600, OR EQUAL)
PROVIDE SHOP DRAWINGS ACCOMMODATE FIRE SPRINKLER PIPES - ALLOW FOR PENETRATIONS TO ELECTRIC ROLLER SHADE SYSTEM (2-HR CONSTRUCTION)
COORDINATE TRADES, SHOP PLAN AND FINISH SCHEDULE

1/4" = 1'-0"

SECTION NOTE:

Detail Sections are for the depiction of the basic structural design. Including vertical and horizontal space, non-dimensional relationships. Sections are not intended to depict structural design or coordination of design elements. Design shown is for specific design and construction requirements.

Owner:
Address:
The Ritz Carlton, San Francisco
Outdoor Courtyard Remodel (Level 2) with Pavilion

Mark H. Melzer
LTC
CCT
SCH

2-HR FIRE RATED CONSTRUCTION
161257012

2'-0" 10
10'-0"
10'-2"
14'-0" 14'-5" 8
13
12
22'-0" 15'-0"

SOFFIT BEYOND FRAME
AND METAL DECKING
TOP OF STEEL BEAMS
AT ROOF PERIMETER
TOP OF METAL DECKING
TOP OF FASCIA
SLOPE 3%
SLOPE 3%

2-HR FIRE RATED CONSTRUCTION
19
16
11
7
24
FLUTED
24
FLUTED
5
11
25
1
15
21

22
3
24
8"W x 5"D ROOF GUTTER PER METAL
CONCEALED ROOF DRAIN LEADER - WINDOW WALL SYSTEM
23
8

CONCRETE STRUCTURAL PRIMARY FRAME
EQUAL)
SF FACE AREA OR 24" LENGTH IN ANY

TAPERED R-30 RIGID INSULATION
PROVIDE SHOP DRAWINGS
R-30 RIGID INSULATION - FLUTE FILL
HSS 6x10 HEADER - PAINT TO MATCH HSS HEADER CONNECTED TO FACE
METAL STUD WALL ASSEMBLY - NOT SECURELY FASTENED TO METAL COLUMN
STANDING SEAM METAL ROOF OVER DECK)
CURB - PAINT TO MATCH SKYLIGHT (INCLUDE ATTACHED TO SKYLIGHT (INCLUDE)
ELECTRIC ROLLER SHADE SYSTEM (OVER (E) FLOOR STRUCTURE - CONCRETE
HSS4x4 DECORATIVE STEEL
3"Ø BENT STEEL PIPE COMPRESSION RING (DOES NOT SUPPORT SKYLIGHT)
MEMBERS
STONE SLAB VENEER ADHERED TO MATCH METAL ROOF
ALUMINUM SKYLIGHT SYSTEM WITH WINDOW WALL SYSTEM
CUSTOM SKYLIGHT, OR EQUAL)
OF STEEL COLUMN
STEEL RIGGING EYELET SECURELY ANCHORED TO STEEL STRUCTURE
INSULATING GLASS (WESTERN WINDOWS 7630, OR EQUAL)

8.1
8.2
8.1
8.2
20.00°

NOTES:

NOTE:
1. Coordinate all ceiling and wall locations. See Detail Sheet 10.17.0.
2. All ceiling height are from finish floor elevation to finish ceiling height.
3. Steel drop ceiling with non-structural decorative metalwork (does not support skylight) - see sections 12.1 & 12.2.
4. Ceiling fans and chandeliers. Fixtures, diffusers, and sprinkler heads with all accessories shall be coordinated.
5. All sprinkler locations as required and submit to architect for approval.
6. Refer to Sheet A-4.0 for finishes legend.
7. Fire sprinkler and mechanical items unless approved by subcontractors for complete rough-in concealment.
8. Verify mechanical sizing prior to ceiling framing and layout has been diagrammatically indicated. Contractor shall coordinate locations of all lighting fixtures, diffusers, and sprinkler heads with all subcontractors.
9. Fire sprinkler and mechanical items unless approved by subcontractors for complete rough-in concealment.
10. All decor light locations (chandeliers, hanging sconces with architect prior to roughing in of electrical wiring)
11. Coordinate audio systems installation with owner's specification.
12. Electric docs and lighting consultant docs (use decorative pendant/chandelier lighting - see ceiling plan).
13. Access panel to fan coil (4 Omega Akrogold, or equal) shade with fabric screen at all windows, walls, and at transoms.
14. Provide motorized roller shutters system on soffit framing.
15. Lighting level shall be not less than 1 foot candle at the walking surface. (2016 CBC 1008.2.1)
16. Exit signs shall be readily visible from any direction of more than 100 feet from the nearest visible sign.
17. Exit signs shall be located as necessary to clearly indicate the direction of egress travel. No point shall be more than 100 feet from the nearest visible sign.
18. Fire alarm system per code - candle at the walking surface. (2016 CBC 1008.2.1)
19. Provide fire-lifestyle alarm system per code - candle at the walking surface. (2016 CBC 1008.2.1)
20. Lighting level shall be not less than 1 foot candle at the walking surface. (2016 CBC 1008.2.1)
21. Provide fire-lifestyle alarm system per code - candle at the walking surface. (2016 CBC 1008.2.1)
#1 Pavilion Low Walls and Columns
#1 Pavilion Low Walls and Columns
#7 Planter Walls
#9 Not used
#10 Not used

#5 Pavilion Roofing
#14 Pavilion Skylight
#5 Pavilion Roofing
#14 Pavilion Skylight
#3 Not used
#7 Courtyard Paving
#8 Planter Wall Cap

#13 Pavilion Storefront
#13 Pavilion Storefront

Ritz-Carlton SF
Courtyard Remodel
Finish Samples
12/11/19
Appendix C:
Environmental Determination
### STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).

<table>
<thead>
<tr>
<th>Class</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Class 1 - Existing Facilities.</td>
<td>Interior and exterior alterations; additions under 10,000 sq. ft.</td>
</tr>
<tr>
<td>☐ Class 3 - New Construction.</td>
<td>Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.</td>
</tr>
<tr>
<td>☐ Class 32 - In-Fill Development.</td>
<td>New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.</td>
</tr>
</tbody>
</table>

FOR ENVIRONMENTAL PLANNING USE ONLY

Class ____
## STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<table>
<thead>
<tr>
<th><strong>Air Quality:</strong> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hazardous Materials:</strong> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</td>
</tr>
<tr>
<td><strong>Transportation:</strong> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</td>
</tr>
<tr>
<td><strong>Archeological Resources:</strong> Would the project result in soil disturbance/ modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</td>
</tr>
<tr>
<td><strong>Subdivision/Lot Line Adjustment:</strong> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Slope = or &gt; 25%:</strong> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Landslide Zone:</strong> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Liquefaction Zone:</strong> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</td>
</tr>
</tbody>
</table>

**Comments and Planner Signature (optional):** Jonathan Vimr
### STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ] Category A: Known Historical Resource. <strong>GO TO STEP 5.</strong></td>
<td></td>
</tr>
<tr>
<td>[ ] Category B: Potential Historical Resource (over 45 years of age). <strong>GO TO STEP 4.</strong></td>
<td></td>
</tr>
<tr>
<td>[ ] Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). <strong>GO TO STEP 6.</strong></td>
<td></td>
</tr>
</tbody>
</table>

### STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

1. Change of use and new construction. Tenant improvements not included.
2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
3. Window replacement that meets the Department’s *Window Replacement Standards*. Does not include storefront window alterations.
4. Garage work. A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
7. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

Note: Project Planner must check box below before proceeding.

- [ ] Project is not listed. **GO TO STEP 5.**
- [ ] Project does not conform to the scopes of work. **GO TO STEP 5.**
- [ ] Project involves **four or more** work descriptions. **GO TO STEP 5.**
- [ ] Project involves **less than four** work descriptions. **GO TO STEP 6.**

### STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

- [ ] Project involves a known historical resource (**CEQA Category A**) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
- [ ] Interior alterations to publicly accessible spaces.
- [ ] Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
- [ ] Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
- [ ] Raising the building in a manner that does not remove, alter, or obscure character-defining features.
- [ ] Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the Secretary of the Interior's Standards for Rehabilitation.

8. **Other work consistent** with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):

9. **Other work** that would not materially impair a historic district (specify or add comments):

(Requires approval by Senior Preservation Planner/Preservation Coordinator)

10. **Reclassification of property status.** (Requires approval by Senior Preservation Planner/Preservation Coordinator)

   - [ ] Reclassify to Category A
   - a. Per HRER or PTR dated
   - b. Other (specify):
   - [ ] Reclassify to Category C
   - (attach HRER or PTR)

   Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.

   **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

**Comments (optional):**

Preservation Planner Signature: Jonathan Vimr

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**

**TO BE COMPLETED BY PROJECT PLANNER**

- No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.

<table>
<thead>
<tr>
<th>Project Approval Action:</th>
<th>Signature:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Permit</td>
<td>Jonathan Vimr</td>
</tr>
<tr>
<td>If Discretionary Review before</td>
<td>12/17/2019</td>
</tr>
<tr>
<td>the Planning Commission is</td>
<td></td>
</tr>
<tr>
<td>requested, the Discretionary</td>
<td></td>
</tr>
<tr>
<td>Review hearing is the Approval</td>
<td></td>
</tr>
<tr>
<td>Action for the project.</td>
<td></td>
</tr>
</tbody>
</table>

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.
**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

<table>
<thead>
<tr>
<th>Project Address (If different than front page)</th>
<th>Block/Lot(s) (If different than front page)</th>
</tr>
</thead>
<tbody>
<tr>
<td>600 STOCKTON ST</td>
<td>0257/012</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Previous Building Permit No.</th>
<th>New Building Permit No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019-007049PRJ</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plans Dated</th>
<th>Previous Approval Action</th>
<th>New Approval Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Permit</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Modified Project Description:**

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:

- [ ] Result in expansion of the building envelope, as defined in the Planning Code;
- [ ] Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
- [ ] Result in demolition as defined under Planning Code Section 317 or 19005(f)?
- [ ] Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required.

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

- [ ] The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

<table>
<thead>
<tr>
<th>Planner Name:</th>
<th>Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Appendix D:
Maps and Context Photos
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

Certificate of Appropriateness
Case Number 2017-001073COA
1701 Franklin Street
Aerial Photo – View 1
Zoning Map

Certificate of Appropriateness
Case Number 2017-001073COA
1701 Franklin Street
Appendix E:
Designating Ordinance
Designating the Metropolitan Life Insurance Company Building as a landmark pursuant to Article 10 of the City Planning Code.

Be it Ordained by the People of the City and County of San Francisco:

Section 1. The Board of Supervisors hereby finds that the Metropolitan Life Insurance Company Building located at 600 Stockton Street, being Lot 12 in Assessor's Block 251, has a special character and special historical, architectural and aesthetic interest and value, and that its designation as a Landmark will be in furtherance of, and in conformance with the purposes of Article 10 of the City Planning Code and the standards set forth therein.

(a) Designation. Pursuant to Section 1006 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, the Metropolitan Life Insurance Company Building is hereby designated as a Landmark, this designation having been duly approved by Resolution No. 9812 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No. 90-83-8.

(b) Required Data. The description of the location and boundaries of the Landmark site; of the characteristics of the Landmark which justify its designation; and of the particular features that should be preserved; as included in the said Resolution, are hereby incorporated herein and made a part hereof as though fully set forth.

APPROVED AS TO FORM:
George Agnost
CITY ATTORNEY

RECOMMENDED:
CITY PLANNING COMMISSION

By
Dean Macris
Deputy City Attorney
Director of Planning

Passed for Second Reading
Board of Supervisors, San Francisco
APR 23 1984

Ayes: Supervisors Britt, Hongisto, Kennedy, Kopp, Maher, Molinari, Nelder, Renne, Silver, Walker, Ward

Nays: Supervisors

Absent: Supervisors WALKER

Read Second Time and Finally Passed
Board of Supervisors, San Francisco
APR 3 1984

Ayes: Supervisors Britt, Hongisto, Kennedy, Kopp, Maher, Molinari, Nelder, Renne, Silver, Ward

Nays: Supervisors

Absent: Supervisors WALKER

I hereby certify that the foregoing ordinance was finally passed by the Board of Supervisors of the City and County of San Francisco.

John P. Taylor
Clerk

MAY 4 1984
File No. 90-83-8
Approved

Mayor
SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 9812

WHEREAS, A proposal to designate the Metropolitan Life Insurance Company Building at 600 Stockton Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on August 17, 1983, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on September 13 and September 22, 1983 to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

THEREFORE BE IT RESOLVED, First, the proposal to designate the aforementioned structure, the Metropolitan Life Insurance Company Building at 600 Stockton Street, as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the precise location and boundaries of the Landmark site being those of Lot 12 in Assessor's Block 22a;

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution 270 as adopted on August 17, 1983 which Resolution is incorporated herein and made a part thereof as though fully set forth;

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket No. 83.3594;

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

I hereby certify that the above Resolution was ADOPTED by the City Planning Commission.

Lee Woods, Jr.
Secretary

AYES: Bierman, Karasick, Nakashima, Rosenblatt, Wright
NOES: None
ABSENT: Klein, and Salazar
DATED: September 22, 1983
JHMvr
5607A/202A
LANDMARK # 147

BUILDING NAME: Pacific Coast Head Office of the Metropolitan Life Insurance Company
BUILDING ADDRESS: 600 Stockton

OWNER: Board of Trustees of Cogswell College
BLOCK & LOT: 257/12
ZONING: C-3-G

ORIGINAL USE: Office Building
NO. OF STORIES: 4-7
(lpab note: 6-3)
(exploring site)

CURRENT USE: Educational facility and office space
EXTERIOR MATERIALS: white terra cotta

STATEMENT OF SIGNIFICANCE:
(Describe special CHARACTER, or special HISTORICAL, ARCHITECTURAL or AESTHETIC interest or value.) The Pacific Coast Head Office of the Metropolitan Life Insurance Company is a significant visual landmark in terms of its use of classically derived imagery in the form of a temple used by San Francisco financial institutions in the early twentieth century. (over)
(may be continued on back)

EVALUATION CRITERIA
A. ARCHITECTURE
1. Style: Classical Revival
2. Construction Type: Steel frame with reinforced concrete
3. Construction Date:
a. 1909 Original building, small classical temple in the Ionic order with great interior space, Napoleon LeBrun and Sons (New York) (over)
4. Design Quality: (lpab only)
5. Architect: See #3 above
6. Interior Quality: (lpab only) Lobby and fifth floor coffered ceiling of 600 Stockton Street notable; some ornamental cast iron staircases in Stockton Street wing.

B. HISTORY
(as building is significantly associated with specific
7. Persons:
Haley Fiske, Vice President and later President of the Metropolitan Life Insurance Company; founder of the Pacific Coast Head Office and significant individual in the history of the insurance industry in the United States. (over)
8. Events: The original portion of the building is associated with the rapid reconstruction of San Francisco after the Earthquake and Fire of 1906 (over)
9. Patterns of History:
This building shows the increasing importance of life insurance in modern society and, through the innovative Health and Welfare Division with its (over)

C. ENVIRONMENT (relation to surroundings, specifically in terms of)
10. Continuity: 600 Stockton Street continues the image of classical temples favored by financial institutions in San Francisco in the first half of the twentieth century.
11. Setting: 600 Stockton Street is also important in its immediate neighborhood, Nob Hill, and continues the theme of monumental mansions, clubs, and hotels which are characteristic of the hill.
12. Importance as a Visual Landmark: By its size, monumental scale, and rich classical ornamentation (including its sculptural pediment) the building is an important visual landmark in San Francisco.

D. INTEGRITY (site alterations and physical conditions)
600 Stockton Street has had a complex history of expansion, alteration, (over)

RATINGS
DCP: 4
HERE TODAY: not included
SPLENDID SURV.: A (expanded survey)
NAT'L REGISTER: probably eligible
NAT'L LANDMARK: -
STATE LANDMARK: -

BIBLIOGRAPHY
(list sources on back)
PREPARED BY: J. Malone
ADDRESS: 450 McAllister Street
San Francisco, CA 94102
PHONE: 556-2816
DATE: July 15, 1983
August 10, 1983
From material submitted by Randolph Delehanty
See appendices attached.
5232A
JIM: vr
STATEMENT OF SIGNIFICANCE Cont'd.

Begun in 1909 and expanded in 1914, 1920-22, 1930 and 1954, 600 Stockton is an important example of the influence of the City Beautiful movement in the reconstruction of San Francisco after 1906. The historical significance of 600 Stockton is primarily associated with its role as the West Coast headquarters of the Metropolitan Life Insurance Company whose territory included California, Oregon, Washington, Utah, Montana, and Idaho. This institution was an important factor in life insurance, public health, and capital investment in San Francisco and the West. The Stockton Street frontage features an Ionic portico and heroically-scaled statuary group by noted sculptor Haig Patigian.

3. Construction Date Cont'd.

b. 1914 Two symmetrici wings about twenty-eight feet wide probably by LeBrun and Sons
c. 1920-22 Stockton Street blockfront filled out, central portico with pediment sculptural group added, Miller and Colmesnil (San Francisco)
d. 1930 Pine Street Wing, Miller and Pfleuger (San Francisco)
e. 1954 California Street Wing and Garden Court added, Thomsen and Wilson (San Francisco)

7. Persons Cont'd.

William H. Crocker, San Francisco banker and philanthropist and the first westerner to sit on the Metropolitan Board of Directors.
E. D. Cogswell, philanthropic dentist and prohibitionist and founder of Cogswell College in 1887. The college purchased the building and renamed it in 1974.
Benjamin H. Swig, Chairman of the Board of the Fairmont Hotel and Trustee and benefactor of Cogswell College; 600 Stockton Street was renamed Swig Hall when the college occupied the property.
Thomas Church, noted landscape architect and Timothy Pfleuger, noted architect.

8. Events Cont'd.

and with the important influence of the City Beautiful movement in the postfire city. The compatible expansion of the building charts the growth of the insurance industry in San Francisco, and the long life of Neo-Classical design among the city's financial institutions.

9. Patterns of History Cont'd.

Visiting Nurse service begun in 1924, the expansion of the public awareness of the need for public health departments in the western region.
The building is associated with the economic and industrial development of both San Francisco and the western states. It housed one of the principal institutions that made San Francisco the major financial center in the West. Capital from this company was invested in many municipal and regional utilities. In the 1940s, the Metropolitan made one of its most important investments in San Francisco with the development of Parkmerced.
Since 1974, 600 Stockton Street has been the campus of Cogswell College, an important institution in technical education in San Francisco.

INTEGRITY Cont'd

and additions. Throughout its history, the monumental quality of the design has been preserved.
The physical condition of the building appears to be good; its parapet was recently reinforced.