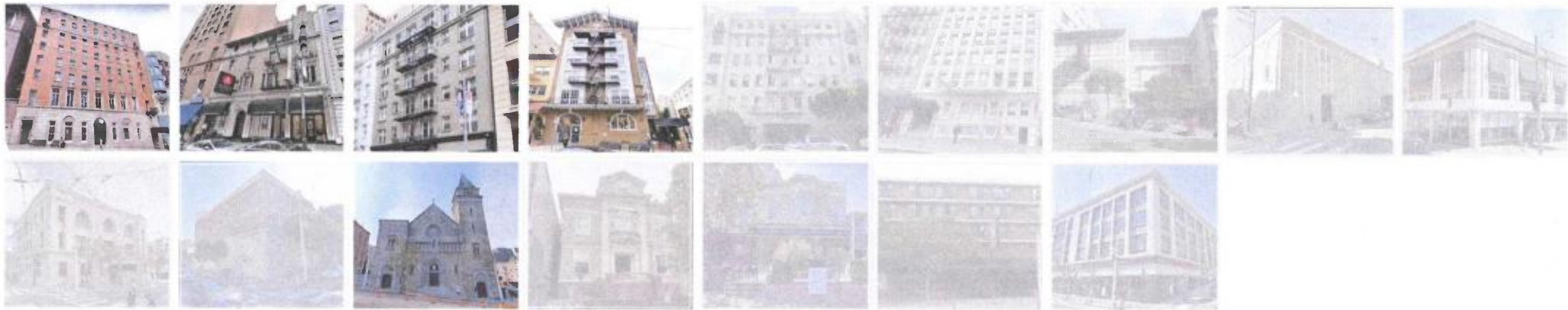




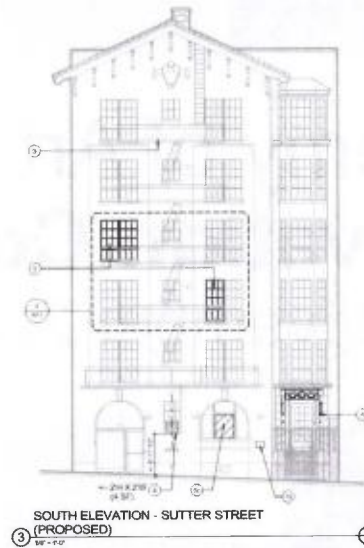
Academy of Art University  
**Historic Preservation Commission Hearing**  
November 20, 2019



# Article 11: Key Improvement Work

## 680 Sutter

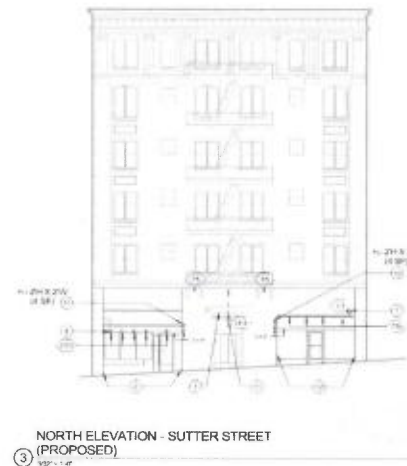
- **FAÇADE:** Rehabilitation of Façade by replacing non-historic windows and awning removal and Removal of exposed conduits



## Article 11: Key Improvement Work

# 655 Sutter

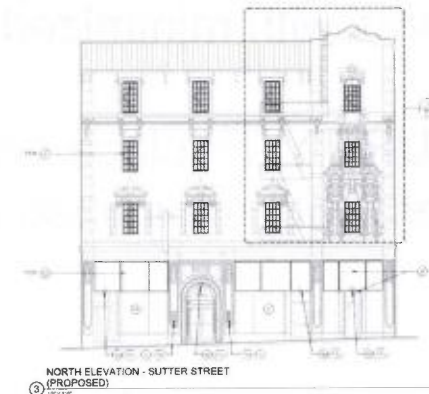
- **FAÇADE:** Rehabilitation of Façade at street level by painting in lighter hues compatible with the District's color palette
- **LIGHTING:** Replacement of lighting systems with minimized alternative
- **SECURITY:** Replacement of security camera with minimized alternative



## Article 11: Key Improvement Work

# 625 Sutter

- **FACADE:** Rehabilitation of Façade; replacement of non-historic windows and Storefront glazing, including removal of existing awnings
- **LIGHTING:** Replacement of exterior lighting system with minimized alternative
- **TRANSPARENCY:** Removal of selective interior wall partitions at street level to improve pedestrian experience, complying with transparency requirements



## Article 11: Key Improvement Work

# 620 Sutter

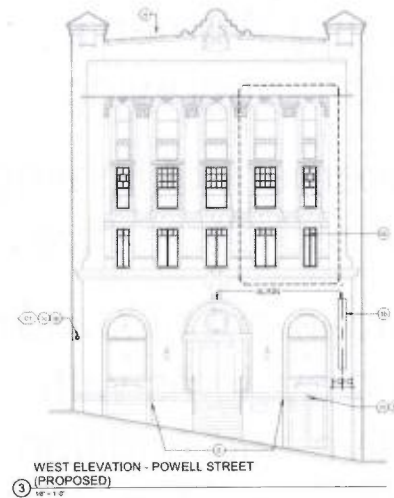
- **FAÇADE:** Restoration of Façade Material at ornamental door surrounds and “Young Women’s Christian Association” engraving
- **LIGHTING:** Replacement of lighting system with minimized alternative
- **SECURITY:** Replacement of security camera and lighting systems with minimized alternative and Addition of key card access on secondary entry for bicycle parking use



## Article 11: Key Improvement Work

# 540 Powell

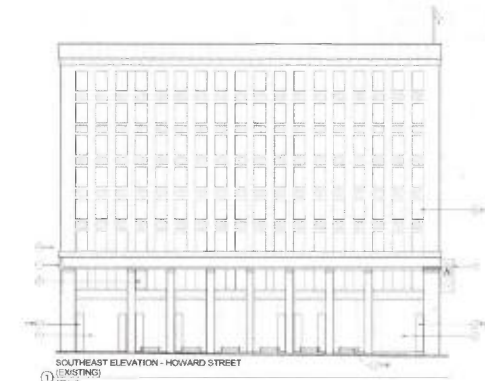
- **FAÇADE:** Rehabilitation of Façade by replacing non-historic windows and repair of Marquee and Façade Material at entry alcove and removal of awnings
- **LIGHTING:** Partial replacement of lighting systems with minimized alternative
- **SECURITY:** Replacement of security camera and lighting systems with minimized alternative



# Article 11: Key Improvement Work

## 180 New Montgomery

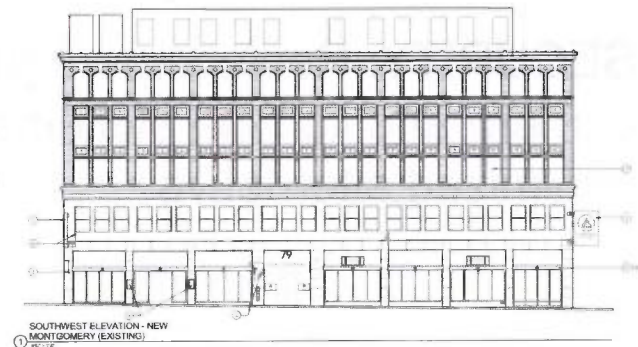
- **FAÇADE:** Rehabilitation of Façade elements with selective painting and replacement of storefront panels at ground level. Minor protrusions concentrated at stucco façade on Howard Street to be repaired
- **SECURITY:** Replacement of security camera and lighting systems with minimized alternative



## Article 11: Key Improvement Work

# 79 New Montgomery

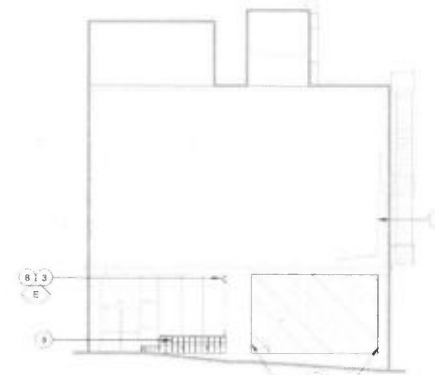
- **TRANSPARENCY:** Removal of selective interior wall partitions at street level to improve pedestrian experience, complying with Planning Code transparency requirements
- **SECURITY:** Replacement of security camera system with minimized alternative and Addition of key card access on Jessie Street door for bicycle parking use



## Article 11: Key Improvement Work

# 410 Bush

- **FAÇADE:** Rehabilitation of Façade at street level by painted signage removal and paint over tile
- **LIGHTING:** Replacement of lighting systems at Alley with minimized alternative
- **SECURITY:** Removal of barbed wire above fence at Pine Street



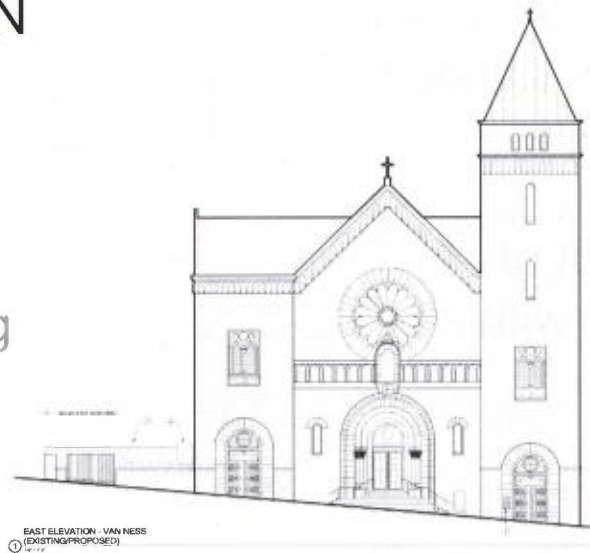
3 SOUTH ELEVATION - BUSH STREET (PROPOSED)  
2/10" = 1'-0"



# Article 10: Key Improvement Work

## 2151 Van Ness

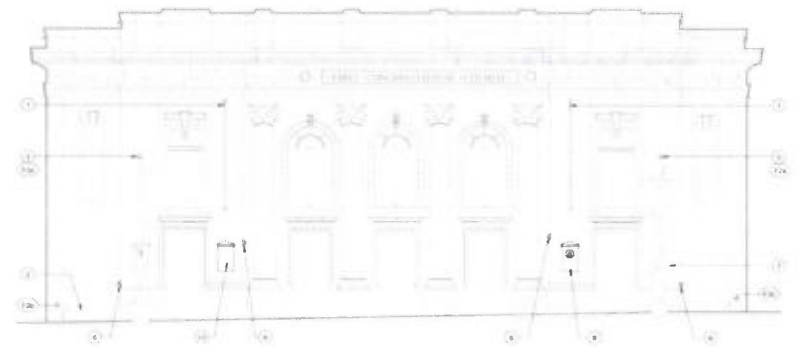
- NO MAJOR PRESERVATION WORK
- SEISMIC UPGRADE: AAU completed substantial structural upgrade to building in 2011



## Article 10 & 11: Key Improvement Work

# 491 Post

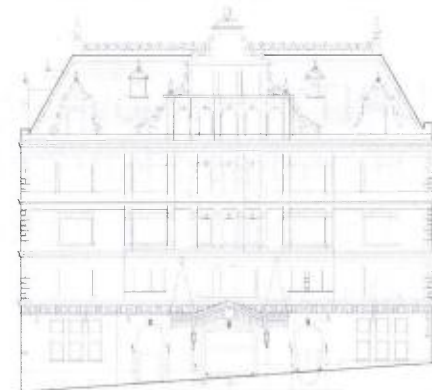
- **LIGHTING:** Partial replacement of lighting system with minimized alternative
- **SIGNAGE:** Interpretive signage added on Post Street
- **SECURITY:** Remove abandoned conduit and add key card access on Mason Street door for bicycle parking use



## Article 10: Key Improvement Work

# 625 Polk

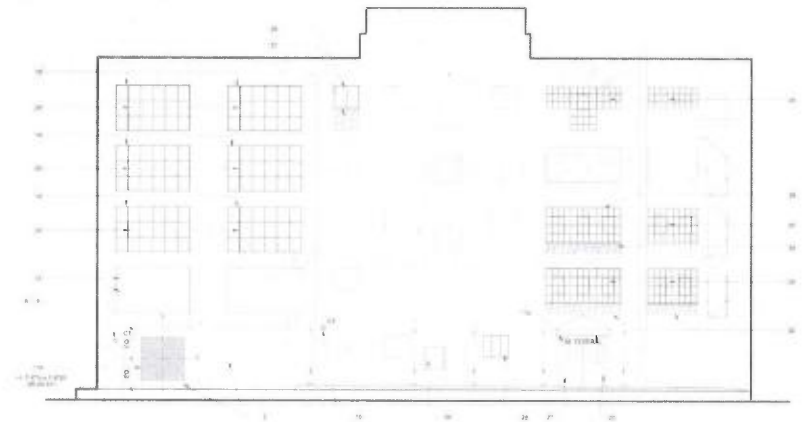
- **FAÇADE:** Removal and repair of abandoned attachments, equipment, and conduits on the façade
- **LIGHTING:** Partial replacement of lighting system with minimized alternative
- **SECURITY:** Replacement of security camera and lighting systems with minimized alternative



## Article 10: Key Improvement Work

# 58 Federal

- **WINDOWS:** Replacement of most windows on primary façade to restore historic window design
- **ENTRANCE:** Replacement of main entrance, including relocation of door to eliminate non-historic recessed entry
- **SECURITY:** Replacement of security camera system with minimized alternative



# Article 10 & 11: Key Improvement Work

Key improvements to the Article 10 & 11 properties have been organized into the following categories:

- FAÇADE REHABILITATION
- WINDOW REPAIR OR REPLACEMENT
- ENTRANCE MODIFICATIONS
- SECURITY SYSTEM CHANGES
- LIGHTING
- TRANSPARENCY

# Plan Sets

Proposed plan sets are the result of extensive diligence and dialogue between the Academy's architect and City. Each plan set represents:

- Iterative, detailed review of each property by Planning Department staff and City historic consultants spanning over the past 5 years
- As recently as late September 2019, Planning staff walked each building with the Academy's architect to confirm plans not only capture significant required work, but also fine-tuned façade detail, patching and repairs
- Reflects code-compliant signage programs for each building, with DA-imposed limit on future Academy signage applications

# Article 10 and 11- 12 Properties

Academy of Art University – Proposed Campus

## Article 10

4 Properties

- 58 Federal
- 625 Polk
- 491 Post\*
- 2151 Van Ness

## Article 11

9 Properties

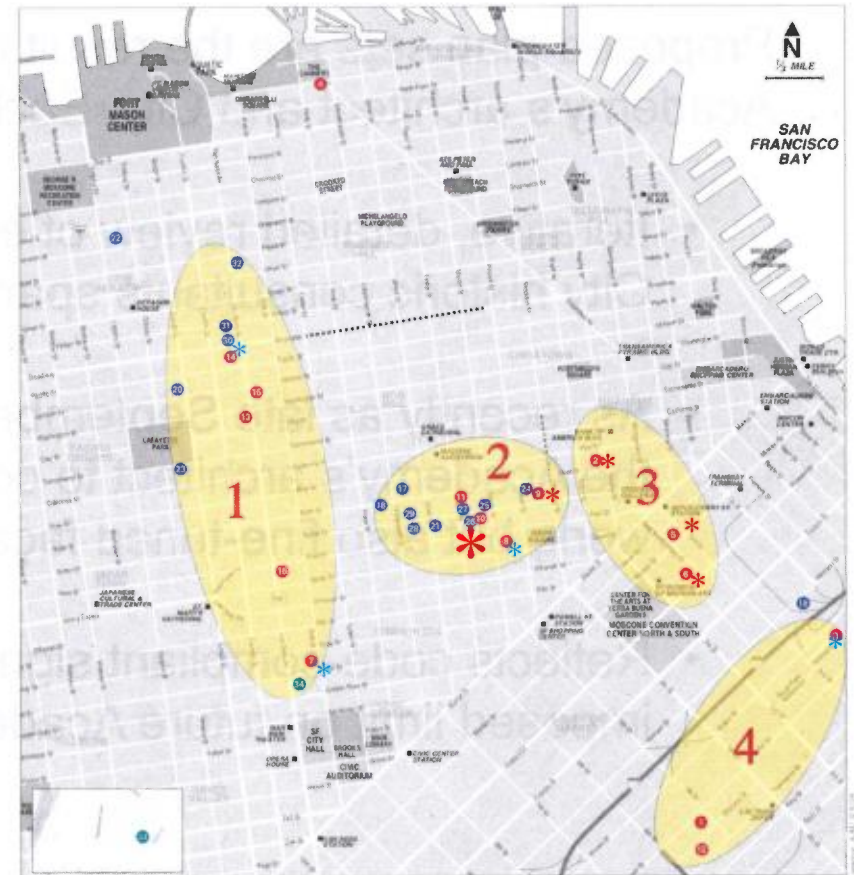
- 410 Bush
- 79 New Montgomery
- 180 New Montgomery
- 491 Post\*
- 540 Powell
- 620 Sutter
- 625 Sutter
- 655 Sutter
- 680 Sutter

### Map Legend

\* Article 10 Properties

\* Article 11 Properties

\* Property- Article 10 and 11



# Academy's Campus & Required Approvals

- Academy consolidates campus from 40 to 34 sites in three primary clusters, vacating nine existing Academy sites and converting three new Van Ness sites for Academy use, including extensive rehabilitation of 1946 Van Ness
- HPC to consider improvements to Article 10 & 11 properties
- Planning Commission to 1) consider approval of Master Conditional Use Authorization for Academy's uses at 34 sites; and 2) make recommendation on Development Agreement
- Board of Supervisors to consider Development Agreement and implementing legislation

# Performance Schedule

Development Agreement requires prompt implementation of required scopes of work at each property, including:

- Building permits filed within 60 days of Board of Supervisor approval of DA
- Completion, within 8 months of City approvals, of all interior improvements, signage removals/installations, and streetscape improvements
- Completion, within 14 months of City approvals, of all exterior improvements, including all historic improvements required through Articles 10 and 11 of the Planning Code
- Completion, within 20 months of City approvals, of the extensive rehabilitation of 58 Federal
- Limits on new project applications to City while performance underway

# Development Agreement Benefits to City

- **\$58,052,436** payment by Academy affiliates to the City, which includes:
  - \$37,600,000 affordable housing payment
  - \$8,400,000 payment to small sites fund
  - Development impact fees, penalties and City staff time
- Academy to vacate uses at 9 properties, including 1055 Pine Street (83 residential hotel units)
- Net increase of 8 residential hotel (“SRO”) units, resulting from conversion of tourist hotel units
- Development of a new community facility in the Bayview neighborhood
- Academy to meet all future housing needs in compliance with Planning Code, with additional prohibition on conversion of PDR buildings for Student Housing
- Early noticing to City for future projects

# Global Resolution

Through Court-supervised settlement efforts, the Academy and City have come to terms on a settlement to resolve the 2016 litigation. The settlement includes 4 main components:

- **Settlement Agreement** resolving litigation
- **Development Agreement** bringing a 34-site AAU campus into compliance with the Planning Code
- **Stipulated Injunction** giving City heightened rights to timely enforce Academy's obligations
- **Guaranty** ensuring Academy's performance of certain financial obligations

# Before the Commission

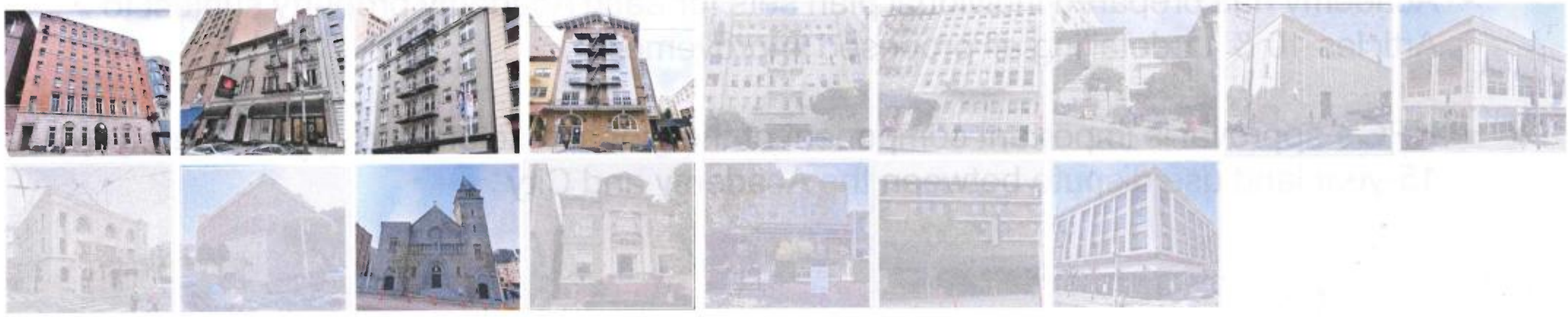
- Consideration of Master Permit to Alter and Master Certificate of Appropriateness for 12 Academy properties, provided as part of Development Agreement
- HPC approval will allow for improvements related to the Academy's proposed changes of use, as well as significant preservation work required by City as part of Development Agreement, following comprehensive EIR and Article 10 & 11 review by Planning Department staff and consultants
- Academy has prepared individual plan sets for each Academy property subject to Articles 10 & 11 detailing all proposed improvements
- HPC's approval is important component of the global resolution to approximately 15-year land use dispute between the Academy and City

Received at HPC Hearing 11/20/19  
A. Perry



# Academy of Art University Historic Preservation Commission Hearing

November 20, 2019





# SAN FRANCISCO PLANNING DEPARTMENT

Received at HPC Hearing 11/20/19  
M. Giacomucci

## Certificate of Appropriateness Draft Motion

HEARING DATE: NOVEMBER 20, 2019

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Record No.:* 2013.0689COA  
*Project Address:* 2 HENRY ADAMS STREET  
*Landmark:* Landmark No. 283 – ~~Dunning~~Dunham, Carrigan, & Hayden Company Building  
*Zoning:* PDR-1-D (Production, Distribution & Repair-1-Design) Zoning District  
45-X Height and Bulk District  
*Block/Lot:* 3910/001  
*Project Sponsor:* John Kevlin  
Reuben, Junius & Rose, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
*Staff Contact:* Monica Giacomucci - 415-575-8714  
Monica.Giacomucci@sfgov.org

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 001 IN ASSESSOR'S BLOCK 3910 IN A PDR-1-D (PRODUCTION, DISTRIBUTION & REPAIR – 1 – DESIGN) ZONING DISTRICT AND A 45-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

On April 30, 2019, John Kevlin of Reuben, Junius & Rose, LLP, (hereinafter "Project Sponsor") filed Application No. 2013.0689COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for an exterior restoration at a subject building located on Lot 001 in Assessor's Block 3910, which is locally designated as Landmark No. 283 – ~~Dunning~~Dunham, Carrigan, & Hayden Company Building in Article 10 of the San Francisco 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 November 20, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2013.0689COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2013.0689COA 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. 2013.0689COA in conformance with the architectural plans dated July 12, 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 includes restoration of historic storefronts on all five facades. The building's existing historic wood perforated bulkheads will be repaired, and any bulkheads which have been replaced over time will be removed and replaced with perforated bulkheads to match the historic. Non-historic and heavily deteriorated windows will be restored, and a modern storefront system on the northeast corner of the building will be replaced. Existing non-historic box awnings will be removed and replaced with flat metal awnings. At the northwest corner, a new 945 square-foot, one-story, brick-clad utilities enclosure will be constructed. The 5,309 square foot undeveloped area at the northeast corner of the property will be hardscaped and converted to a plaza. Finally, as part of the project, approximately 49,364 square feet will be converted to office use.
3. **Property Description.** 2 Henry Adams Street is located on the west side of Henry Adams Street between Division and Alameda streets (Assessor's Block 3910; Lot 001) in the Showplace Square neighborhood. The subject building is locally designated under Article 10 of the Planning Code as Landmark No. 283 - ~~Dunning~~Dunham, Carrigan, & Hayden Company Building. The four-story (with interior mezzanine), heavy timber frame, American Commercial Style building was constructed in 1915 by Leo J. Devlin. The building is irregular in plan, with a clipped northwestern corner due to a former rail line that cut across that portion of the block. The building is clad in common-bond red brick, with decorative brick piers, spandrels, and cornices.
4. **Surrounding Properties and Neighborhood.** The subject property is located in the Showplace Square area. This area of San Francisco is characterized by large, heavy-timber and steel-frame industrial buildings, many of which were historically used as headquarters for furniture retailers or distribution centers for furniture wholesalers.

Since the subject building occupies the entire block, there are no buildings immediately adjacent. Just west of the building on the opposite side of Vermont Street is the Dwight D. Eisenhower

Highway (Interstate 80). To the north and south of the subject block, buildings dating from the 1960s and 1990s house design firms and retailers. The One Henry Adams Apartments, a mixed-use development, occupies the entire block east of the subject property.

5. **Public Outreach and Comments.** The Department has not received public correspondence expressing opposition to or support of the project to date.
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 will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

*The property will retain its historic use as a merchandise wholesale building on its first three floors. Part of the fourth floor is proposed for conversion to office use. The Department finds that the conversion to office use at this location will have a minimal impact to the building's distinctive features.*

- (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.

*The proposal is to restore 34 of the building's bulkheads to their original perforated appearance and to replace non-historic storefront windows and awnings throughout all five facades. Except in the case of extreme deterioration, no historic materials are proposed for removal. Where historic materials are deteriorated beyond repair, they will be replaced in-kind.*

- (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, will not be undertaken.

*The proposed restoration is based on physical evidence observed at the building's existing historic storefronts. At the northeast corner of the building, a non-historic entry will be replaced with a simple glass entry which is compatible with but differentiated from the existing storefronts. The proposed utilities enclosure will be clad with bricks which are differentiated from 2 Henry Adams' original brickwork. Material samples and a final on-site mockup of these bricks will be reviewed and approved by Planning Department Preservation Staff as a Condition of Approval prior to issuance of the building permit.*

- (4) **Standard 4:** Changes to a property that have acquired historic significance in their own right will be retained and preserved.

*Not Applicable.*

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

*The distinctive features and finishes of the building will be retained and preserved. Replacement bulkheads will match historic wood perforated bulkheads, and new wood true-divided lite transom windows will match the historic wood transom windows.*

- (6) **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.

*The proposal includes replacement of existing vertical board or solid wood bulkheads with painted perforated wood bulkheads. These new perforated bulkheads will be designed to match in-kind the 13 extant original bulkheads. Those 13 original bulkheads will be repaired where deteriorated. Likewise, some non-historic and heavily deteriorated transom windows will be replaced with four-pane wood true-divided lite transom windows based on physical evidence at the subject property. Any new bulkheads and transoms will match the originals in terms of design, color, texture, and finish, and they will be materially compatible with the existing character-defining features of the building.*

- (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:** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

*Not Applicable.*

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

*The proposed work will not destroy historic materials or features that characterize the building. The new utilities enclosure, which will be clad with modern brick, will be differentiated from the old in physical material properties and will be compatible in materials, features, size, scale, and finish. Although the proposed enclosure will obscure one of 12 storefront openings on the Division Street façade (and one of 53 on the entire building), it will have no further impact on visual perception of the historic resource.*

- (10) **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.

*The proposed work will not destroy historic materials or features that characterize the building. The new utilities enclosure will be offset approximately six inches from the historic resource. A cap will cover the six-inch opening between the two structures, and points of connection will be tied at mortar joints so as to avoid damaging the façade's character-defining bricks. The new utilities enclosure could be removed in the future without impairment to the architectural integrity of the historic resource.*

- 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.

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.*

2. Pursuant to Board of Supervisors Ordinance No. 011-19 designating the Dunham, Carrigan, & Hayden Company Building as Landmark under Article 10 of the Planning

Code, the following exterior character-defining features shall be preserved or replaced in-kind as part of any building permit application:

- (1) Generally rectangular plan and form;  
*Not Applicable.*
- (2) Four story height;  
*Not Applicable.*
- (3) Flat roof and skylights;  
*Not Applicable.*
- (4) Red brick exterior cladding;  
*Not Applicable.*
- (5) Facades organized into bays separated by slightly projecting square piers;  
*Not Applicable.*
- (6) Regular grid of punched windows dominating all façades and story levels;  
*Not Applicable.*
- (7) Ground story window assemblies including widows, transoms, and wood bulkheads;  
*The project proposes to remove and replace non-historic transoms and wood bulkheads with new transom windows and perforated wood bulkheads to match original features extant on the subject building. The work is restorative in nature and meets the intent of the designating ordinance.*
- (8) Six-part wood sash windows with divided lights in each part;  
*Not Applicable. While some transom windows are proposed for replacement, none of the building's six-lite wood sash windows will be removed or replaced.*
- (9) Recessed entry vestibules at northeast and southeast corners of first story;  
*Not Applicable. While the northeast recessed storefront is proposed for removal and replacement, neither its depth of recess or its entry vestibule will be altered as part of the proposed project.*
- (10) First story brick beltcourse with peaked details near corners of building;  
*Not Applicable.*
- (11) Blonde brick beltcourses between upper story levels;  
*Not Applicable.*
- (12) Cast concrete details at tops and bottoms of vertical piers between bays;  
*Not Applicable.*

(13) Flat roofline with stepped and peaked parapets near corners of building;  
*Not Applicable.*

(14) Loading dock along east façade;  
*Not Applicable.*

(15) Heavy timber framing.  
*Not Applicable.*

7. Office Uses in Landmark Buildings in the PDR-1-D Zoning Districts. Section 210.3B of the Planning Code allows office uses in designated Landmark buildings in PDR-1-D and PDR-1-G zoning districts with Conditional Use Authorization from the Planning Commission. In order for a proposed project to receive a Conditional Use authorization for the provision of office space in landmark buildings in the PDR-1-D and PDR-1-G Districts:

a. The applicant must submit a Historic Structures Report (HSR) to the Planning Department.

i. The scope of the HSR will be developed in consultation with Planning Department Staff.

ii. The HSR must be prepared by a licensed historic architect who meets the Secretary of the Interior's Professional Qualification Standards.

b. The Historic Preservation Commission shall review the HSR for the proposed project's ability to enhance the feasibility of preserving the building.

—The Historic Preservation Commission shall review the proposal, including any proposed work related to the change in use, for its compliance with the Secretary of the Interior's Standards (36 C.F.R. § 67.7 (2001)).

The applicant Project Sponsor submitted an HSR prepared by Wiss, Janney, Elstner Associates, Inc. (WJE) which was scoped with and reviewed by Department Preservation Staff. WJE staff meet the Secretary of the Interior's Standards for Professional Qualifications in Engineering and Historic Architecture. Upon review of the HSR and the proposed project, Department Staff finds that income generated from the change of use to office will allow the property owner to enact scopes of work outlined in the HSR. Therefore, the Commission finds that the change of use will enhance the feasibility of preserving the Landmark and that the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, as outlined above in Section 6B.

7.8. 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.*

**8.9. 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. There are no existing neighborhood serving retail uses on the project site.*

- 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 includes conversion of 49,364 square feet of industrial use to office use on the fifth floor. The building has been occupied by the San Francisco Design Center, and the first, second (mezzanine), and third floors are primarily occupied by interior design retailers and showrooms. The fourth and fifth floors are currently vacant. Office use at this location would be compatible with the existing retail tenants, would facilitate and fund ongoing stewardship of the historic resource, and would offer employment opportunities more readily than an industrial use or vacancy.*

- 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.*

9.10.\_\_\_\_\_ 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 001 in Assessor's Block 3910 for proposed work in conformance with the architectural submittal dated November 21, 2012 and labeled Exhibit B on file in the docket for Record No. 2013.0689COA.

**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. XXXXXX. 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 November 20, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 20, 2019

## EXHIBIT A

### AUTHORIZATION UPDATE

This authorization is for a Certificate of Appropriateness to allow Major Alterations located at 2 Henry Adams Street (Assessor's Block 001 in Lot 3910) pursuant to Planning Code Sections 1006.6 within the PDR-1-D District and a 45-X Height and Bulk District; in general conformance with plans, dated July 12, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2013.0689COA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on November 20, 2019 under Motion No XXXXXX. 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. XXXXXX 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. That prior to issuance of the building permit, the project sponsor shall submit product cut sheets or material samples for the brick cladding material proposed for the utility enclosure for review and approval by Planning Department Preservation Staff.
2. That prior to issuance of the building permit, an on-site full-scale mock-up of the brick cladding material proposed for the utility enclosure will require review and approval by Planning Department Preservation Staff.