MEMO

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**DATE:** January 27, 2011

TO: **Historic Preservation Commission (HPC)** 

**REVIEWED BY:** 

Tim Frye, Acting Preservation Coordinator

Pilar LaValley, Preservation Technical Specialist

FROM:

RE:

211 Sutter Street, Condition of Approval for Permits to Alter

Case Nos. 2010.0448H and 2010.0964H

#### PROJECT BACKGROUND

The Historic Preservation Commission granted, with conditions, a Permit to Alter for terra cotta replacement and repair on the Kearny Street elevation at its July 7, 2010 hearing (Case No. 2010.0448H, Motion No. 0072) and a Permit to Alter for terra cotta replacement and repair on the Sutter Street elevation at its November 3, 2010 hearing (Case No. 2010.0964H, Motion No. 0086).

These approvals were conditioned to require that the Project Sponsor prepare mock-ups of glaze samples for the replacement glass fiber reinforced concrete (GFRC) material for on-site review by Department Staff with the information from the site mock-up and glaze samples presented to the Historic Preservation Commission for review and approval.

To fulfill this condition, the Project Sponsor has provided site mock-ups of two glaze samples for review by Planning Staff and Page & Turnbull, and is presenting this information to the Historic Preservation Commission for review and approval.

#### STAFF REVIEW

On December 9, 2010, Planning Staff visited the project site and reviewed a mock-up of the proposed glaze color and finish. The mock-up consisted of a glazed GFRC column capitol and two fluted column drums installed adjacent to original, cleaned terra cotta elements. The proposed glaze was based on previous comments made by Planning Staff and Page & Turnbull during on-site review of proposed GFRC base color samples, glaze color and finish samples, and joint sealant samples. Upon review of the mock-up, Planning Staff and the Project Sponsor concurred that the overall tone of the glaze did not accurately match the original terra cotta (see attached photos) and should be revised. Planning Staff also noted that the original terra cotta appeared to have a slightly speckled, or mottled, appearance, and requested that the future glaze samples address this condition.

On January 20, 2011, Planning Staff and Page & Turnbull returned to the project site and reviewed a new glaze sample mock-up. The mock-up consisted of a glazed GFRC column capitol installed adjacent to original, cleaned terra cotta elements. In addition to a revised base color and sheen, this new sample also features an application of dark (gray/green) "speckles" per previous comments.

Upon review of the second mock-up, Planning Staff concurred with Project Sponsor and Page & Turnbull that the proposed glaze color, tone, and sheen closely matched that of the original, cleaned terra cotta (see attached photographs). Further, staff believes that the addition of the dark "speckles" provide a more mottled appearance in keeping with the original terra cotta. While application of the speckles will require an extra step in the glazing process, the Project Sponsor felt it would be feasible to incorporate, if

required.

PLANNING DEPARTMENT RECOMMENDATION

Staff recommends approval of the proposed glaze reviewed in the site mock-up on January 20, 2011. Staff believes that the overall color, tone, and sheen very closely approximate that of the original terra cotta. Given the overall configuration and size of the cornice to be replaced, staff recommends that the approved glaze also incorporate the dark "speckles" applied in the same January sample, at least over the

flat portion (frieze) of the cornice.

**ACTION** 

Per the Permit to Alter conditions of approval, the proposed glaze sample(s) have been reviewed by Planning Staff and are presented to the Historic Preservation Commission for review and approval. The Department requests the following:

1. Approval of the January 20, 2011 glaze sample without dark "speckles" for application on all

detailed, molded GFRC cornice elements.

2. Approval of the January 20, 2011 glaze sample with the dark "speckles" for application on all

flat, panelized GFRC cornice elements.

**ATTACHMENTS** 

Photographs

PL: G:\DOCUMENTS\211 Sutter\HPC memo.doc

### 12/9/10 Mock Up



Column capital and top two fluted column drums are glazed GFRC. All other features are original terra cotta. Note difference in color and tone between original and new materials.

### 12/9/10 Mock Up



Column in foreground is glazed GFRC sample and columns in background are original terra cotta. Note difference in color and tone.

### 1/20/11 Mock Up



Column capital is glazed GFRC sample, fluted column drums and flat background pieces are original terra cotta.

# 1/20/11 Mock Up



Detail of glazed GFRC column capital sample. Note sheen and dark speckles in finish.

# 1/20/11 Mock Up



Column capital is glazed GFRC sample, column drum and surround is original terra cotta.

WATERPROOFING PAINTING MASONRY

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#### **SUBMITTAL**

### **Glaze Application Process and Product Information**

January 26, 2011

Job location; 211 Sutter St., S.F. CA

Below is the step by step procedure for applying the glaze and the speckles to the new GFRC at 211 Sutter Street. We will use a combination of brush and spray techniques. The spray equipment will be an HVLP gun by C.A. Technologies with an air compressor. The GFRC with more intricate details will receive the glazing prior to installation. The remainder of the pieces will receive the glazing after installation. The primer, glaze and speckles are urethane based products. The color is based on a field match to be reproduced in bulk by Edison Coatings. A color code will be available upon receipt of the glaze from Edison Coatings. All materials will be applied according manufacturer's specifications.

- 1. Clean surface of GFRC so that it is free of dust and contaminants.
- 2. Apply primer with HVLP gun.
- 3. Apply glaze with HVLP gun.
- 4. Apply with speckles with brushes using a stippling technique. Care will be taken to disperse the speckles in an appropriately random fashion.

#### **Product Information:**

Primer: 240 for Aquathane UA210E Glaze

Glaze: Aquathane UA210E

Speckles: Aquaspex 220 multicolored special effects coating.

Primer, Glaze and Speckles are made by

Edison Coatings Inc. 3 Northwest Dr. Plainville CT 06062

Respectfully Submitted, Tom Lewis President





















