



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: October 7, 2015
TO: Architectural Review Committee of the Historic Preservation Commission
FROM: Lily Yegazu, Historic Preservation Technical Specialist, (415) 575-9076
REVIEWED BY: Tim Frye, Preservation Coordinator, (415) 575-6822
RE: **Review and Comment for 706 Mission Street – The Mexican Museum Case No. 2008.1084H**

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On May 15, 2013, the Historic Preservation Commission (HPC) approved with conditions a Permit to Alter for the interior and exterior rehabilitation, as well as seismic upgrade of the Aronson Building and new related construction of a 47-story tower with up to 190 residential units and a museum at the tower base, that will house the Mexican Museum. The residential tower and tower base will be built adjacent to the Aronson Building, and located partially within the New Montgomery-Mission-Second Street Conservation District (District). The HPC conditioned its approval with a requirement for the Project Sponsor to continue to work with Department Preservation staff on the design of the tower base in order to ensure compatibility with the adjacent Aronson Building, the New Montgomery-Mission-Second Street Conservation District and surrounding context. Specifically, the HPC conditioned that the materials, finishes, character and massing of the base of the tower be further refined to be of pedestrian scale. The HPC also conditioned that the final design of the tower base comes back to the Architectural Review Committee (ARC) for review and comment to confirm that these issues have been addressed prior to approval of the architectural addendum.

BACKGROUND

The overall project received approval of the various entitlements in 2012, including the following:

- March 21, 2013 - the Planning Commission certified the Final EIR (Case No. 2008.1084E). The certification of the FEIR was appealed to the Board of Supervisors (BOS).
- May 7, 2013 - the BOS rejected the appeal and affirmed the certification of the FEIR.
- May 15, 2013 - the Historic Preservation Commission conducted a duly noticed public hearing on the Permit to Alter project (Case No. 2008.1084H). The PTA was appealed to the BOS.
- May 23, 2013 – the Planning Commission (CPC) conducted a duly noticed public hearing on the entitlements listed below. The CPC decision was appealed to the BOS.

- Request for review of a development exceeding 40 feet in height, pursuant to Planning Code Section 295, in consultation with the Recreation and Park Commission (Case No. 2008.1084K),
 - Determination of Compliance pursuant to Planning Code Section 309 with requested Exceptions from Planning Code requirements for "Reduction of Ground-Level Wind Currents in C-3 Districts", "Off-Street Parking Quantity", "Rear Yard", and "General Standards for Off-Street Parking and Loading" (Case No. 2008.1084X),
 - General Plan Referral (Case No. 2008.1084R),
 - Text Amendment (Case No. 2008.1084T), and
 - Height Map Amendment (Case No. 2008.1084Z).
- July 1, 2013 – the BOS denied the above appeals and upheld the HPC's and CPC's decisions.

PROPERTY DESCRIPTION

The project site is located at 706 Mission Street on Assessor's Block 3706, Lot 093 at the intersection of Mission and Third Streets. The subject parcel contains a property historically known as the Aronson Building, which is a Category I (Significant) Building located within the New Montgomery-Mission-Second Street Conservation (NMMS) District and the C-3-R (Downtown Retail) Zoning District with a 400-I Height and Bulk limit.

Portions of the project are also located on the adjacent parcels (Assessor's Block 3706, Lots 275 and 277). Lot 275 is improved with an existing vehicular access ramp that leads from Stevenson Street into the subterranean Jessie Square Garage. Lot 277 is located between the Aronson Building parcel and Jessie Square, fronting along Mission Street and includes the subterranean Jessie Square Garage, which is improved with the Jessie Square public plaza on the surface. The Project would reconfigure and utilize a portion of the Jessie Square garage. The Jessie Square plaza located on the surface of a portion of Lot 277 would not be changed by this Project, and is not considered part of the Project Site.

PROJECT DESCRIPTION

As mentioned above, the previously approved Major Permit to Alter (Case No. 2008.1084H) was for (i) an interior and exterior rehabilitation, as well as seismic upgrade of the Aronson Building and (ii) new related construction of a 47-story tower with up to 190 residential units and the future home of the Mexican Museum at the base of the tower, which is located adjacent to the Aronson Building and within the new Montgomery-Mission-Second Street Conservation District. The current project before the ARC is only the tower base design and how it relates to the Aronson Building, the New Montgomery-Mission-Second Street Conservation District and the surrounding context.

OTHER ACTIONS REQUIRED

The proposed project will require approval of the site permit, approval of demolition, grading, and building permits

STAFF ANALYSIS

The Mexican Museum that will be occupying the tower base has commissioned Mexico-based artist Jan Hendrix to create the museum's façade as a large-scale public art piece that activates the museum volume facing Mission Street, Jessie Square and the Hotel Walkway. The Project Sponsor has returned with an updated design for the tower base to address the HPC's approval that conditioned the tower base design be compatible with the Aronson Building, the District and the surrounding context.

The Aronson Building was constructed in 1903 based on design by the architectural firm of Hemenway & Miller. The existing Aronson Building is a ten-story, steel-frame, commercial building with a flat roof and is rectangular in plan. A 1978 addition extends along the west side of the Aronson Building that is slightly taller than the original structure. A second, smaller addition, also constructed in 1978 is attached to the north façade. Both additions are constructed of cast-in-place reinforced concrete and are clad in yellow face brick.

The primary facades along Mission and Third Streets are five and four bays wide, respectively, have a base, shaft, and capital composition, with matching decorative details. The base consists of storefront bays delineated by pointed cast iron pilasters that have been in-filled with non-historic buff-colored brick and contemporary storefronts. Historic entrances were located at the north end of Third Street façade and west end of Mission Street façade. At Mission Street, the in-filled former entrance is framed by a pair of Colusa sandstone Ionic pilasters that support a projecting architrave that extends along the entirety of both primary facades. The pilasters on the Third Street facade are missing their capitals. The second floor is clad with Colusa sandstone with bays delineated by cast iron pilasters. Each bay contains three windows separated by cast iron mullions capped by a scrolled bracket. The third floor is clad in buff-colored terra cotta rusticated to resemble stone masonry. Each bay contains a pair of recessed windows divided by a masonry pilaster capped by a composite capital.

ARTICLE 11 – Appendix F – New Montgomery-Mission-Second Conservation District

The character of the Conservation District as described in Appendix F of Article 11 of the Planning Code and the character defining features specifically outlined in the designating ordinance, in pertinent part, include the following:

***Materials and Color:** Various forms of masonry are the predominant building materials in the district. A number of buildings on the northern end of New Montgomery use brown or buff brick. Terra cotta is also used as a facing material, and is frequently glazed to resemble granite or other stones. On Second and Mission Streets, several buildings are faced in stucco. To express the mass and weight of the structure, masonry materials are often rusticated at the ground and second story to increase the textural variation and sense of depth.*

The materials are generally colored light or medium earth tones, including white, cream, buff, yellow, and brown. Individual buildings generally use a few different tones of one color.

***Massing and Composition:** Almost without exception, the buildings in the New Montgomery-Mission-Second Conservation District are built to the front property line and occupy the entire site. Most buildings are either square or rectangular in plan, some with interior light courts to allow sunlight*

and air into the interiors of buildings. Nearly all cover their entire parcels, and their primary facades face the street.

Despite their differing orientation, almost all buildings share a two or three-part compositional arrangement. In addition, buildings are often divided into bays which establish a steady rhythm along the streets of the District. The rhythm is the result of fenestration, structural articulation or other detailing which breaks the facade into discrete segments.

Detailing and Ornamentations: *Buildings range from industrial brick and stucco office/warehouses to ornately decorated office buildings. The details on the latter buildings are generally of Classical/Renaissance derivation and include projecting cornices and belt courses, rustication, columns and colonnades, and arches. Industrial commercial buildings are noted by their utilitarian nature, with limited areas or ornament applied at the cornice entablature and around windows.*

The Mexican Museum, proposed to occupy the base of the tower, is designed as a rectangular glass mass comprised of a multi-layer curtain wall that allows museum visitors to have views out while maintaining the required levels of filtered daylight in the interior of the museum. The upper three floors of the tower base cantilever over the ground level of the tower base which is recessed 6 feet, giving the glass mass above the appearance of floating. In addition, the portion of the tower adjacent to the Aronson Building and the tower base, including the ground floor, is setback 6 feet from the Aronson Building façade along Mission Street to allow the massing of the Aronson Building to be conveyed. Furthermore, a 6 feet wide “Angel Hair” aluminum metal panel strip delineates the break in volume between the Aronson Building and the new museum building. The 6 feet setback will also ensure the aluminum panel will not be attached to the finish brick and decorative terra cotta found on the Aronson Building.

The tower base will have primary facades along Mission Street and Jessie Square and is built to the property line along Mission Street. The 6 feet setback at the ground level is provided to address pedestrian scale and to articulate the tower base mass in an attempt to relate to the Aronson Building. The height of the tower base will be 4 stories in height to relate to the range of buildings found in the district yet 6 stories shorter than the Aronson Building. The 6 foot horizontal and vertical setbacks, in addition to the smaller height of the tower base, are provided to have the Aronson Building’s mass be clearly conveyed. The ground floor massing of the tower base has been broken up into angled segments that will be similar in size to the rhythm of the brick pilasters and the pairs of windows on the Aronson Building. The height of each glass panel will be sized so that horizontal lines at panel connection will correspond to the Aronson Building floor lines.

Along Mission Street, the eastern side of the lower level will be covered with decorative metal mesh to conceal mechanical louvers. The storefront glazing proposed along the Mission Street façade turns the corner and is continued along the Jessie Square façade. The Jessie Square façade will have a wall area clad in stone in the center with the storefront glass proposed on either side. The metal used on the storefronts of the tower base will be similar in tone to the new storefront finish approved for the Aronson Building.

Changes to the east façade of the Aronson Building had been previously approved, which included a new storefront system. The Project Sponsor has provided additional information on a proposed Media Art Wall that will be installed along the stair that connects the four floors of

the museum, on the east façade of the Aronson Building. The stair will be setback approximately 7 feet from the exterior east wall with glass railing proposed on the portion of the stair within 10 feet of the exterior wall and the art wall will be setback approximately 11 feet, 8 inches from the east wall. Both the stair and art wall will be visible through the storefront and upper level glazing along the east façade of the Aronson Building.

REQUESTED ACTION

The Department seeks review and comments by the ARC on the design of the tower base, and its consistency with the HPC's Condition of Approval. The ARC may find the project as proposed meets the Condition of Approval or the ARC may request additional information or such refinements to the project to bring it into conformance with the Condition of Approval.

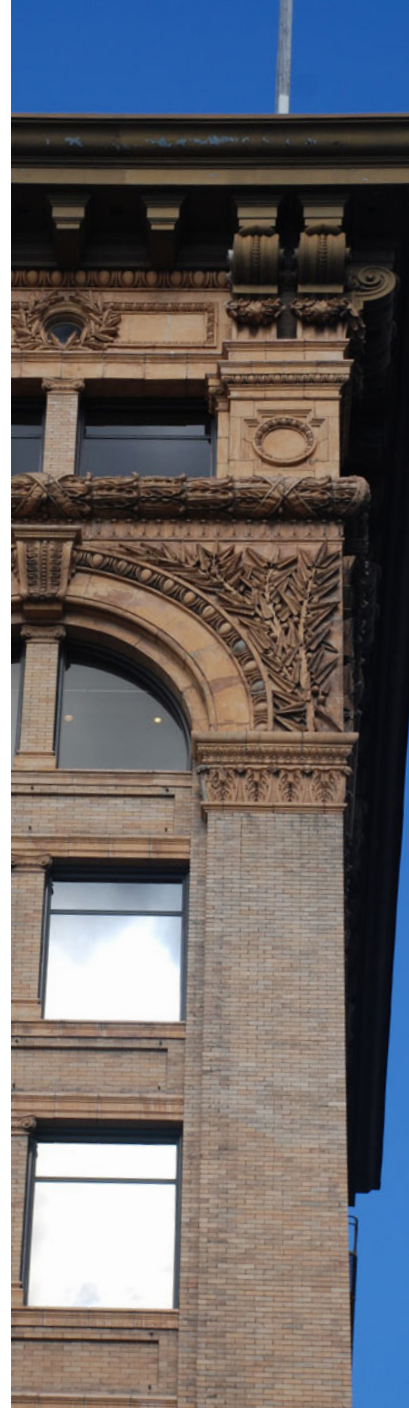
ATTACHMENTS

- Project Sponsor plans, elevations, and photographs, September 11, 2015

706 MISSION STREET - THE MEXICAN MUSEUM AND
RESIDENTIAL TOWER PROJECT
San Francisco, CA

REQUEST FOR REVIEW AND COMMENT :: APPENDIX

Prepared for the
Architectural Review Committee of the Historic Preservation Commission



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BUILDING OVERVIEW AND PROJECT SUMMARY

BUILDING HISTORY

706 Mission Street was constructed in 1903 and is named after Abraham Aronson, the developer. The building has a steel and concrete structure and was designed in the “Chicago” style by San Francisco architects Hemenway & Miller. Located at the corner of Mission and Third streets, the building has 10 stories with primary facades featuring terra cotta detailing, cast iron storefronts and Colusa sandstone. Having survived both the 1906 Earthquake and Fire and the 1989 Loma Prieta earthquake, the building exists today with the exterior looking much as it did in 1906 with the exception of modern additions to the secondary facades on the north and west and an alteration consisting of brick infill of the storefronts at the ground level.

Exterior alterations have been mostly additive in nature and have not removed significant historic fabric. The building still conveys its historic significance as a Chicago School commercial building, as well as a survivor of the 1906 Earthquake and Fire.

Page & Turnbull has determined the period of significance for the Aronson Building to be 1903-1907. The period encompasses the building’s original construction and its rehabilitation after the 1906 Earthquake and Fire.



HISTORIC STATUS

The Aronson Building is listed as a Category I building under Article 11 of the San Francisco Planning Code, and it has been determined through previous surveys that it “appears eligible for listing in the National Register as an individual property.” The building is also a contributing resource to the New Montgomery-Mission-Second Street Conservation District and Aronson Historic District.

- Exterior character-defining features of the building include:
 - Historic building’s form, shape, height, and massing
 - Tripartite Chicago School building composition of base, shaft, and capital
 - Fenestration pattern
 - Historic entrance openings and ornamentation on Mission and Third streets
 - Wall cladding of buff colored glazed terra cotta brick
 - Sandstone intermediate entablatures and rusticated sandstone piers at the third story
 - Cast iron and sandstone pilasters at the first and second stories
 - Terra cotta brick pilasters with terra cotta capitals at the fourth through eighth stories and terra cotta ornament at the ninth and tenth stories.
 - Massive galvanized sheet steel entablature with paired scrolled brackets, block modillions, and cornice



PROJECT SUMMARY

The Mexican Museum and Residential Tower Project at 706 Mission includes the rehabilitation of the Aronson Building and the construction of a new residential tower. The Mexican Museum will occupy the lower four floors of the tower and of the Aronson Building. The Historic Preservation Commission approved the Project’s application for the Major Permit to Alter on May 15, 2013. The HPC requested that the Project Sponsor work with Preservation Department staff on the design of the tower base for compatibility with the Aronson Building, the New Montgomery-Mission-Second Street Conservation District, and surrounding context with regard to:

- Massing
- Materials
- Character
- Finishes

The Commission also requested that the final design of the tower base return to the Architectural Review Committee for review and comment.



HISTORIC IMAGES

EXTERIOR



Aronson Building, ca. 1905. (The Bancroft Library)



View along Third Street, looking north, ca. 1905. Aronson Building on left. (The Bancroft Library)



Aronson Building, shortly after the 1906 Earthquake and Fire. Aronson Building on the left. (San Francisco Public Library)



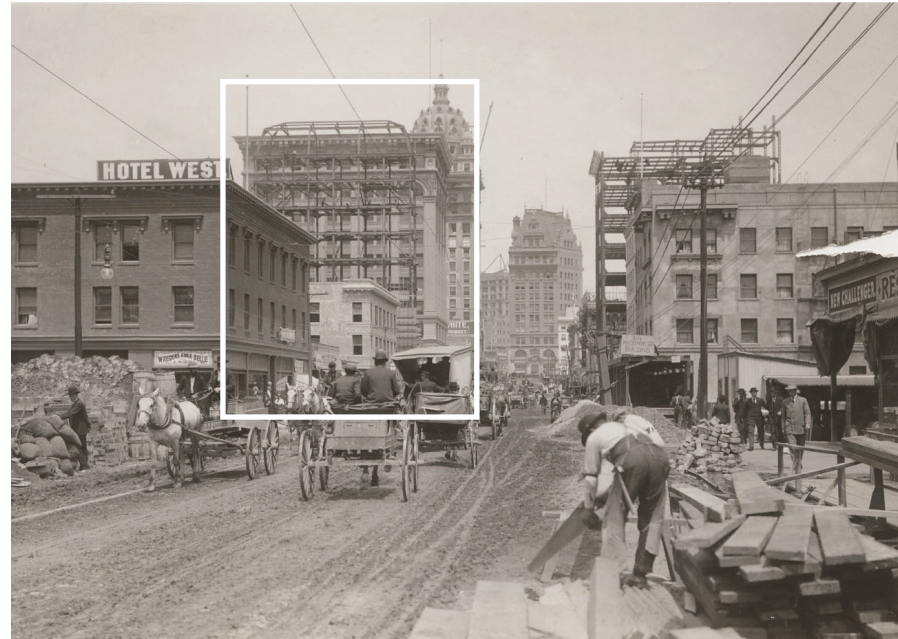
View along Mission Street, looking west, during the 1906 Earthquake and Fire. Aronson Building on right. (The Bancroft Library)



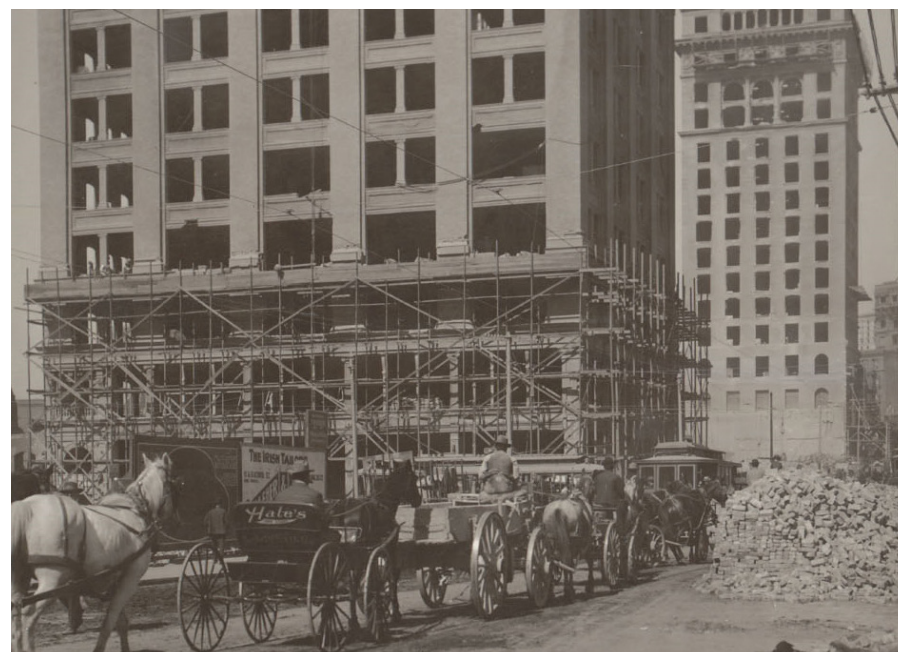
Aronson Building, shortly after the 1906 Earthquake and Fire. (The Bancroft Library)

HISTORIC IMAGES

EXTERIOR



Aronson Building during the reconstruction after the 1906 Earthquake and Fire. (The Bancroft Library)



Aronson Building during the reconstruction after the 1906 Earthquake and Fire. (The Bancroft Library)



Aronson Building, ca 1910. (Rochester Big and Tall)



Aronson Building, ca. 1970. (Millennium Partners)

HISTORIC IMAGES

EXISTING CONDITIONS IMAGES

VICINITY



View of Aronson Building from southeast, UC Berkeley Extension in foreground. (Page & Turnbull)



View of Aronson Building from southwest, Westin Hotel and UC Berkeley Extension in background. (Page & Turnbull)



View of Aronson Building from west, Jessie Square in foreground. (Page & Turnbull)

The Aronson Building is located in the South of Market neighborhood (also known as SoMa) in the northeastern part of San Francisco. As the name suggests, the northern border of the neighborhood is Market Street, and the area is roughly bounded by the San Francisco Bay and the Embarcadero to the east, Mission Creek and I3th Street to the south, and South Van Ness Avenue to the west. The northeastern part of the South of Market neighborhood is roughly bounded by Market Street to the north, Main Street to the east, Folsom Street to the south, and Third Street to the west.

The Aronson Building is a contributing resource to the New Montgomery, Mission, and Second Street Conservation District. The New Montgomery, Mission and Second Street Conservation District is significant for its association with the reconstruction of San Francisco's South of Market Area after the 1906 Earthquake and Fire.

Today, the neighborhood immediately surrounding the Aronson Building is characterized by a mixture of commercial, residential, institutional, office, religious, and museum uses. Buildings in the neighborhood date from a variety of eras, feature large footprints and massing, and range from two to over thirty stories in height.



View of Aronson Building from southeast, St. Patrick's Church and Marriott Hotel in background. (Page & Turnbull)



View of Aronson Building from south, Westin Hotel in background. (Page & Turnbull)

EXISTING CONDITIONS IMAGES

BUILDING EXTERIOR



View of building at Mission and Third Streets. (Page & Turnbull)



View of building along Mission Street. (Page & Turnbull)



View of building from northwest. (Page & Turnbull)

EXISTING
CONDITIONS
IMAGES

IMMEDIATE VICINITY CONTEXT

CONTEXT IMAGES



View Looking Northwest, 2013 (Handel Architects)

The Aronson Building is located at the northwest corner of Mission and Third streets. The buildings in the immediate vicinity include:

- The Park Central Hotel (formerly Westin Hotel) is just north of the Aronson Building on Third Street. The hotel is a high rise with a clear base and contemporary in style.
- The Paramount Building is across Third Street from the Aronson Building. The building is also a high rise building that steps down to a four-story base at the corner of Mission and Third streets. The Paramount Building is Contemporary in style.
- The St. Regis Museum Tower is diagonally across the street from Aronson Building. The building includes the Williams Building at the southeast corner of Third and Mission and a 42-story tower designed by Skidmore, Owings, and Merrill. The Williams Building is a nine-story brick building constructed in 1907 and is Renaissance Revival in style. The St. Regis Tower by SOM has a contemporary design and offers both residential and hotel uses.
- Yerba Buena Center for the Arts is directly across Mission Street from the Aronson building. The building is modest in scale and contemporary in design.
- Jessie Square is near the Aronson Building on the west side. The area includes park open space, St. Patrick Church, and the Contemporary Jewish Museum. St. Patrick Church was constructed in 1871 and designed in the Gothic Revival style. The Contemporary Jewish Museum includes Daniel Libeskind's contemporary museum building integrated with and behind Willis Polk's 1907 Power Substation.

THE NEW MONTGOMERY-MISSION-SECOND STREET CONSERVATION DISTRICT CONTEXT

CONTEXT IMAGES



140 New Montgomery, (Carolyn Culler)



Sharon Building, (<http://noehill.com/sf/landmarks/sf163.asp>)



Palace Hotel, (www.sfpalace.com)



Williams Building, (https://www.flickr.com/photos/anamalous_a/4321090973/)

Pursuant to Appendix F to Article 11, Section 7 (a), the features of new construction that are to be considered for compatibility with the Conservation District are composition and massing, scale, materials and colors, detailing and ornamentation.

Composition and Massing: Buildings within the Conservation District are generally built to the property line and occupy the entire parcel. They are square or rectangular in massing and their primary facades face the street. Most contributors to the Conservation District have either a two-part or three-part vertical composition.

Scale: The height and scale of contributing buildings within the Conservation District vary and range from the two-story Burdette Building at 90 Second Street to the 26-story Telephone and Telegraph Tower at 140 New Montgomery. Within the immediate vicinity of the proposed tower, the contributing Aronson Building and the Williams Building are 10 and 8 stories in height, respectively. Several of the contributing buildings in the New Montgomery-Mission-Second Street Conservation District that are nearby the Aronson Building are of significant scale, including both the Palace Hotel and the Sharon Building.

Materials and Colors : Masonry is the predominant building material in the Conservation. Masonry materials typically found in the Conservation District include brick, terra cotta and stone. Light or medium earth tones prevail in the Conservation District.

Character: Article 11 notes that contributing buildings in the Conservation District “are often divided into bays which establish a steady rhythm...which breaks the façade into discrete segments.”

Detailing and Ornamentation: Detailing and ornamentation on buildings within the Conservation District range from classical ornamentation in the commercial office buildings to minimal ornamentation on the warehouse buildings. The two contributors to the Conservation District near where the tower will be built, the Aronson Building and Williams Building, are classical in ornamentation.

Compatibility to the New Montgomery-Mission-Second Street District: With regard to composition and massing, the tower base is rectangular in massing. The entrance faces Jesse Square, but the facade facing Mission Street is also a primary façade. Consistent with contributors to the Conservation District, the base will be built to the property line with ground level setbacks for pedestrian scale and articulation. The height of the tower base will be four stories, well within the height and scale of contributing buildings within the Conservation District. Though the materials of the base to the tower, both the entry floor and wall will consist of stone and/or paving that will complement both the Aronson Building and the Conservation District and act as an extension of the existing paving at Jesse Square. The curtain wall of the base will be segmented in a way that will divide the façade into bays. These will establish a rhythm and break the façade into discrete segments, similar to the adjacent and historic buildings within the District. The detailing and ornamentation of the base’s curtain wall façade represent a modernist approach to ornamentation found in the District with organic lines within the curtain wall that represent an abstracted interpretation of the topography between Mexico and the Bay Area. Though contemporary in design, the base addresses characteristics of the New Montgomery-Mission-Second Street Conservation District while clearly presenting a design of our own time. The tower base will be compatible with the Conservation District.

PREVIOUS DESIGN

BASE DESIGN AS SUBMITTED TO THE HISTORIC PRESERVATION COMMISSION IN 2013



Close up view looking northeast

PREVIOUS DESIGN

BASE DESIGN AS SUBMITTED TO THE HISTORIC PRESERVATION COMMISSION IN 2013



View looking northeast



View looking northwest

PREVIOUS
DESIGN



View from interior of the Mexican Museum

ARCHITECT'S STATEMENT

**Design Considerations**

The primary considerations for the design of the tower base are to:

- Activate Mission Street, Jessie Square, and the adjacent Hotel Walkway;
- Design a pedestrian friendly ground level building perimeter;
- Achieve compatibility with the Aronson Building, and historic district and surroundings;
- Address technical building design issues, such as wind.

Design Approach

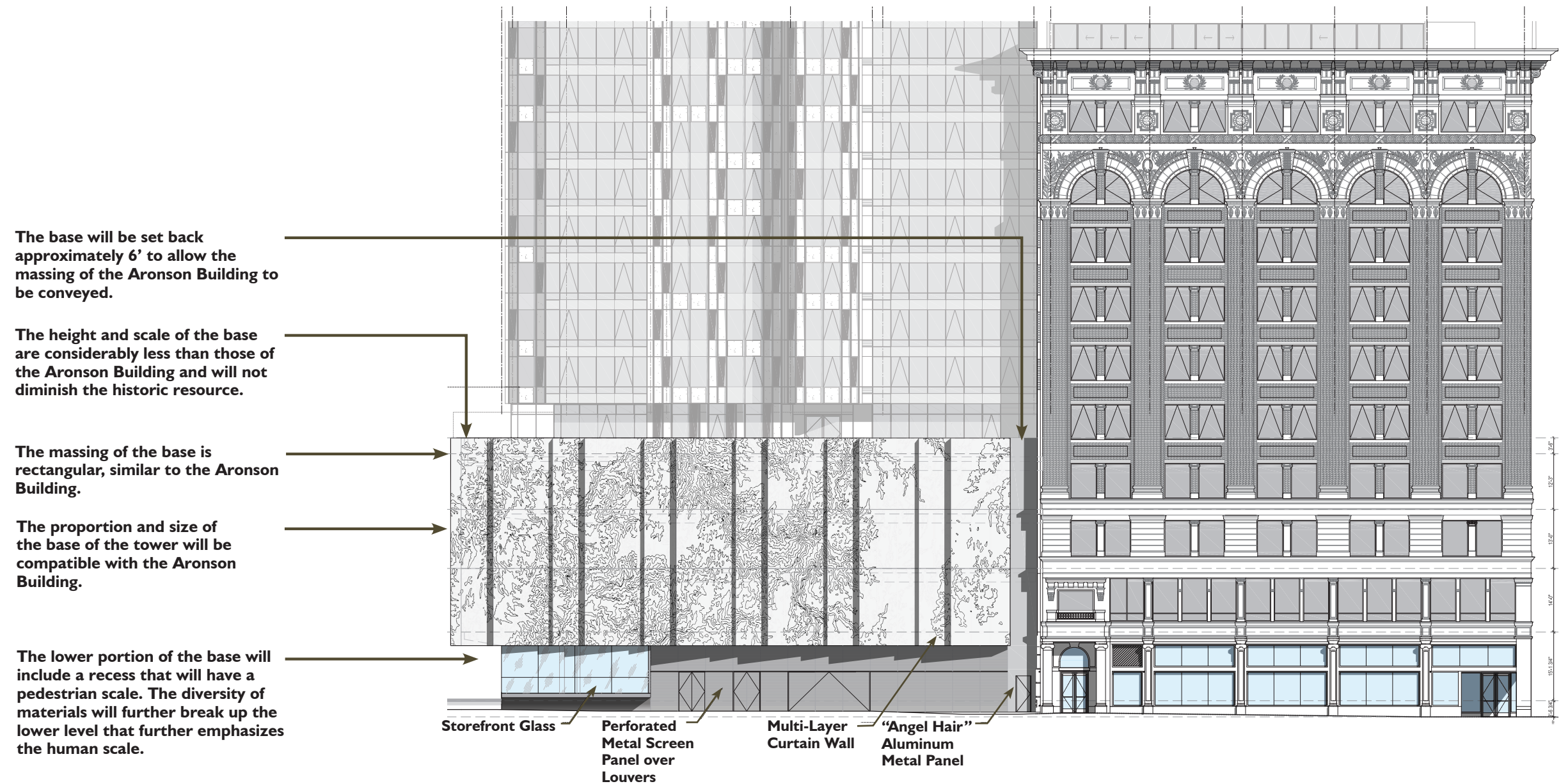
The Mexican Museum has commissioned Mexico-based artist Jan Hendrix to create the museum's facade as a large-scale public art piece that activates the museum volume towards Mission Street, Jessie Square and the Hotel Walkway. The Mexican Museum has recognized technical requirements and allowed them to become key design features. A serrated facade profile design responds to wind criteria, helping reduce ground level gusts, animating the Jessie Square elevation, and wrapping the podium in a cohesive volume. A multi-layer curtain wall allows museum visitors to have views out while maintaining the required levels of filtered daylight within. Jan Hendrix's artwork is an abstract and multi-layered representation of the contoured topography between Mexico City and San Francisco.

The ground level massing has been broken up for pedestrian scale and interest. Along Mission Street, the eastern side of the lower level will present attractive metal mesh to conceal required louvers, and the western side will have storefront glass that draws pedestrians around the corner to the west facade. The west facade facing Jessie Square will have storefront glass at either end with Recinto stone cladding in the middle.

Architectural Organization

The Mexican Museum portion of the tower occupies the base of the building. It is organized as a rectangular, glass massing that floats above ground level. The ground level is varied through the use of diverse materials. As part of the residential tower and historic Aronson Building, The Mexican Museum is the third piece of a tripartite composition. It relates to the tower through the use of contemporary materials and it relates to the Aronson Building through its massing, the rhythm of the curtain wall, and the biomorphic forms expressed on the glass.

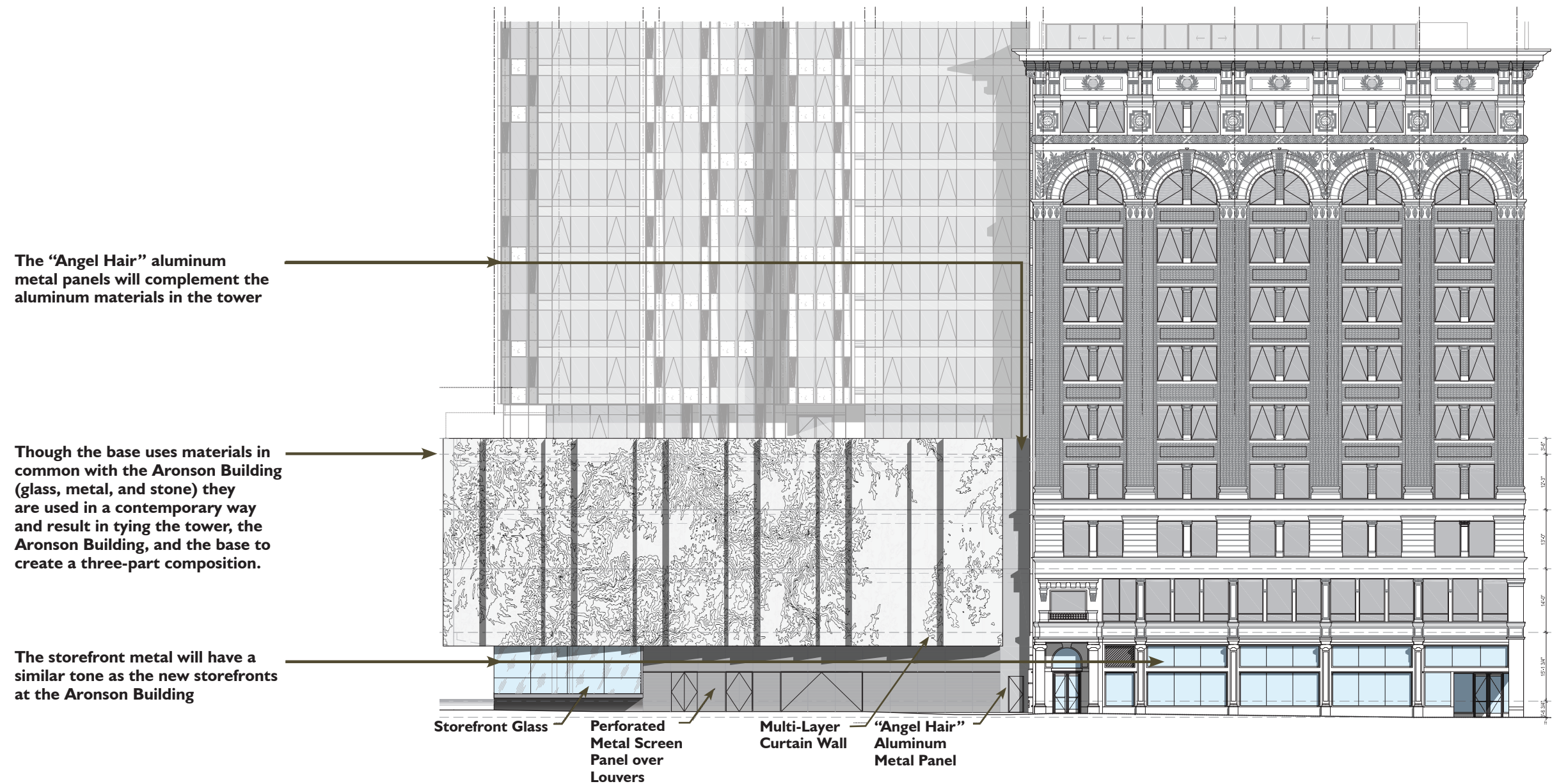
COMPATIBILITY ANALYSIS



Massing, Proportion, Size and Scale

As previously noted, heights of contributing buildings within the Conservation District vary and range from 2-stories to 26-stories in height. The Aronson Building is 10 stories in height and the nearby Williams Building is 8 stories in height. The proposed tower base will be four stories in height, modest in relationship with the Aronson Building and in keeping with the scale of other contributing buildings within the Conservation District. Further, the scale and height will relate well to the Yerba Buena Center for the Arts Building across Mission Street, St. Patrick Church, and the Contemporary Jewish Museum. The recess of the base at the ground level provides a scale that relates to the pedestrian. A 6'-0" wide metal panel strip delineates the break in volume between the Aronson and the new museum building.

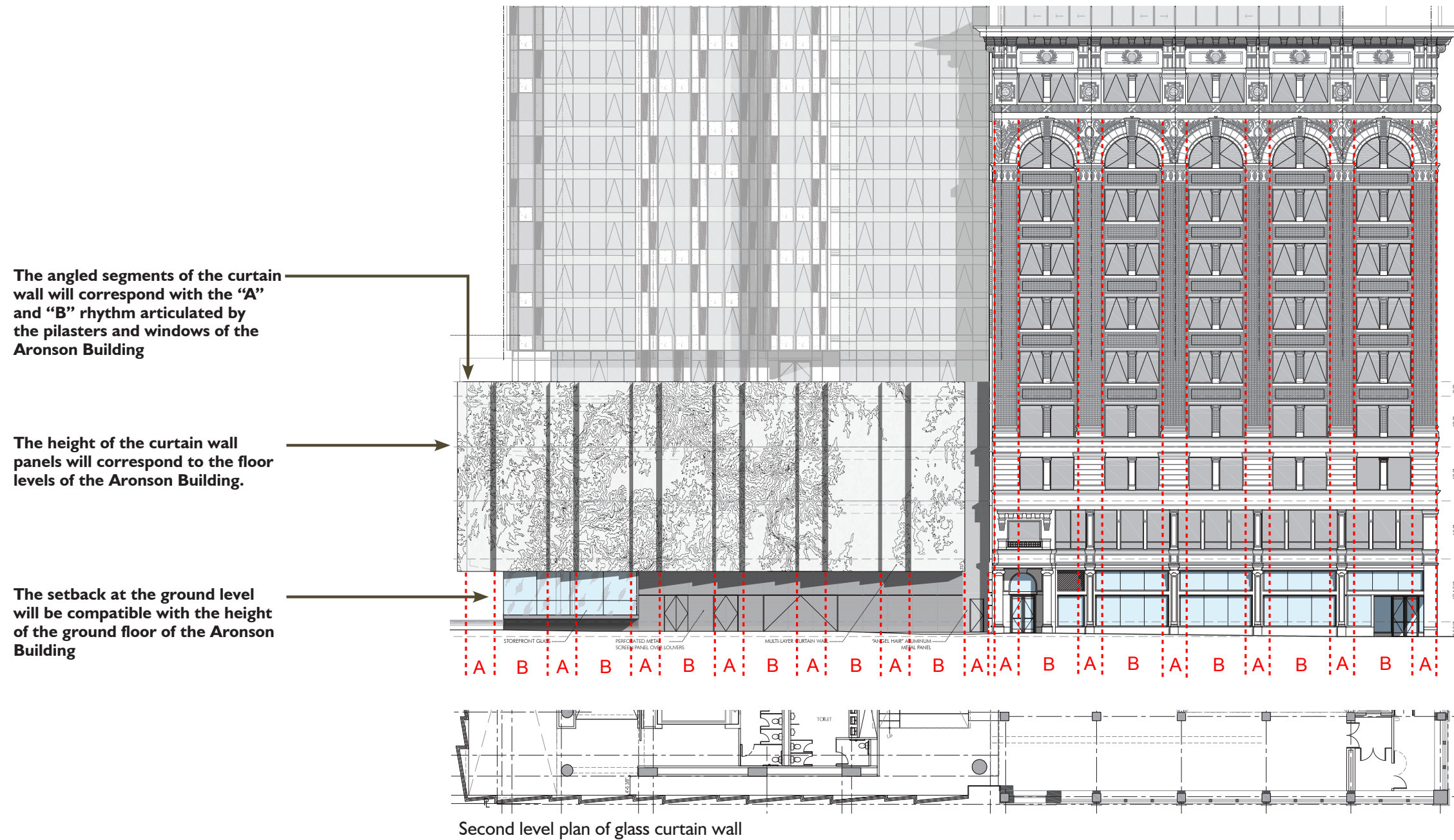
COMPATIBILITY ANALYSIS



Architectural Materials and Color Palette

As noted in the diagram, the base will have materials found at the Aronson Building: glass, metal, and stone. However, the contemporary style of the base will relate the materials with the tower and in effect bring all three parts of the composition together. In particular, the aluminum louvers and metal panels of the base will complement the aluminum material in the tower.

COMPATIBILITY ANALYSIS



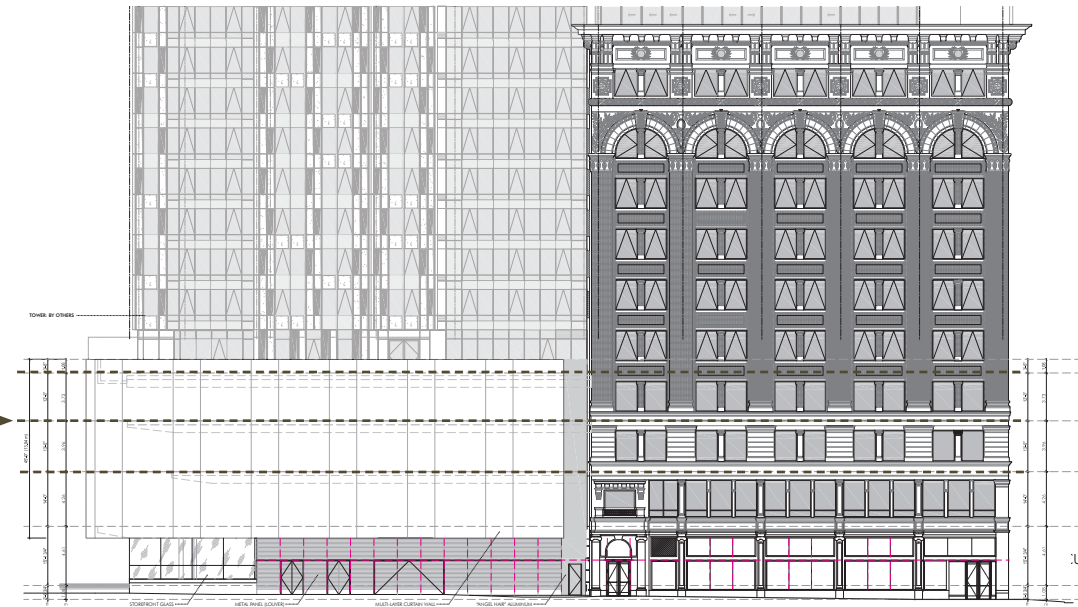
Organization: Context and Datum Relationships

The Aronson Building was designed in the “Chicago” style and has a classical, symmetrical organization. Pilasters define the structural bays and organize the windows into pairs within each bay. Together, the brick pilasters and pairs of windows convey an “A” and “B” pattern. Horizontal brick panels span between the windows and articulate the floor lines.

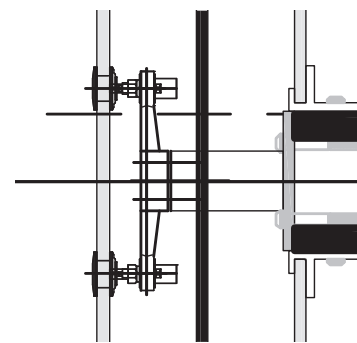
The exterior envelope of the base of the tower will consist of a curtain wall that consists of an outer layer with artwork that relates to biomorphic forms in the decorative terra cotta of the Aronson Building. The width of the angled segments will be sized to reflect the “A” and “B” rhythm of the brick pilasters and the pairs of windows. The height of the panels will be sized to correspond with the floors of the Aronson Building. The diversity of materials at the lower level will help break the facade and promote a human scale character to this part of the facade.

COMPATIBILITY ANALYSIS

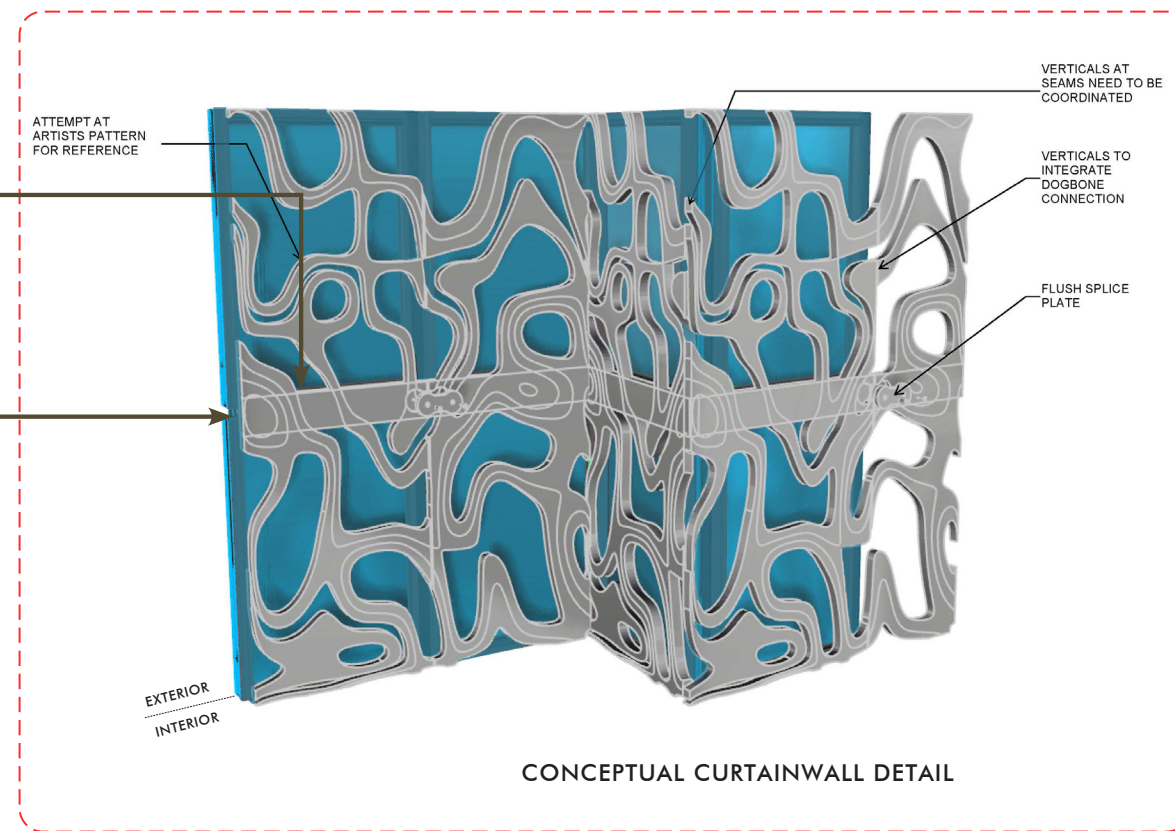
The datum line that relates to the floor levels of the Aronson Building can be seen in this section/elevation showing the floors of The Mexican Museum aligning with the floors of the Aronson Building.



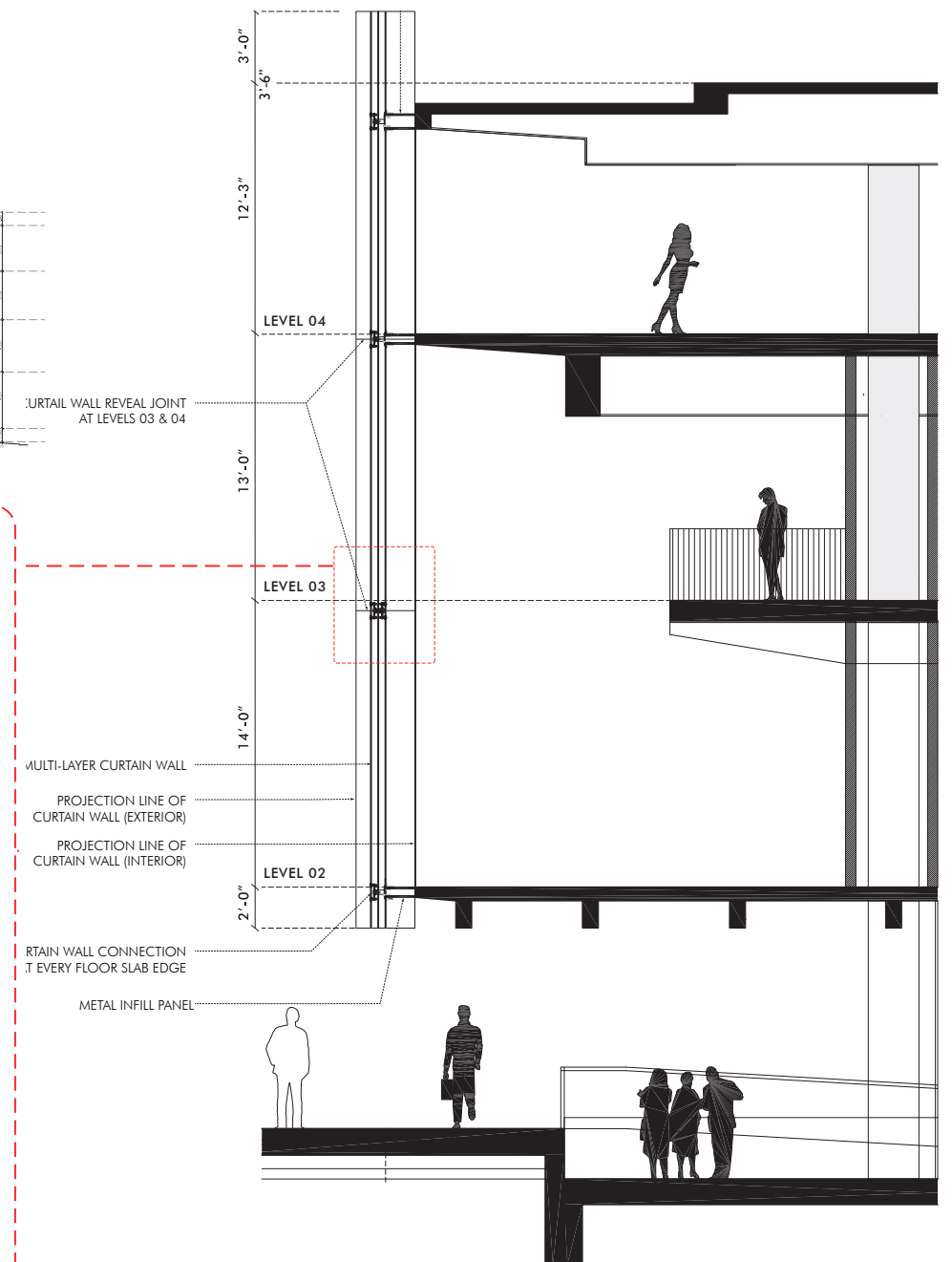
On the exterior, the horizontal datum lines will be articulated by the seam created where the two panels meet and are structurally connected. Though the seam will be minimal, it will be visible from the exterior.



Enlarged detail of structural connection between panels



CONCEPTUAL CURTAINWALL DETAIL



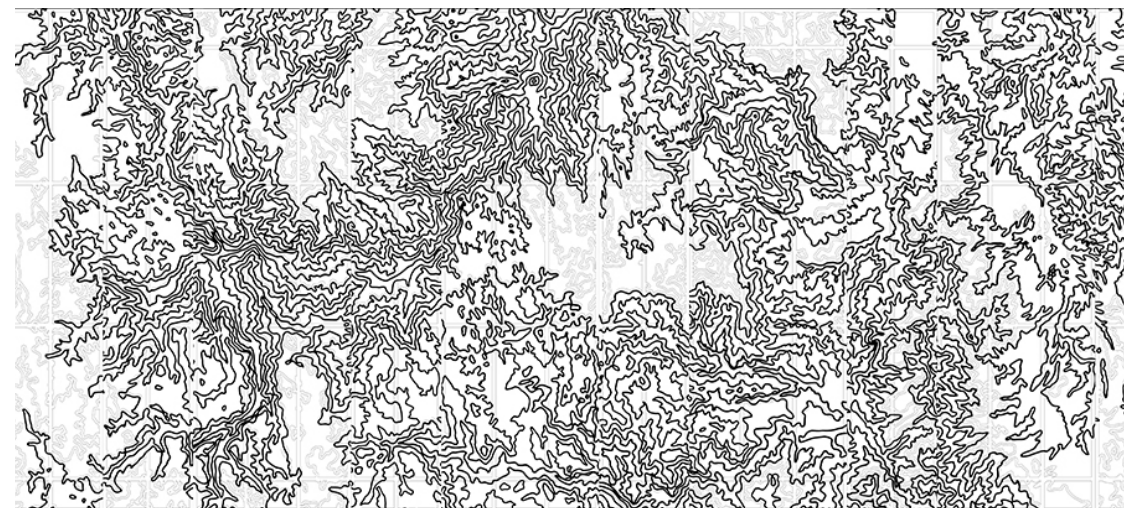
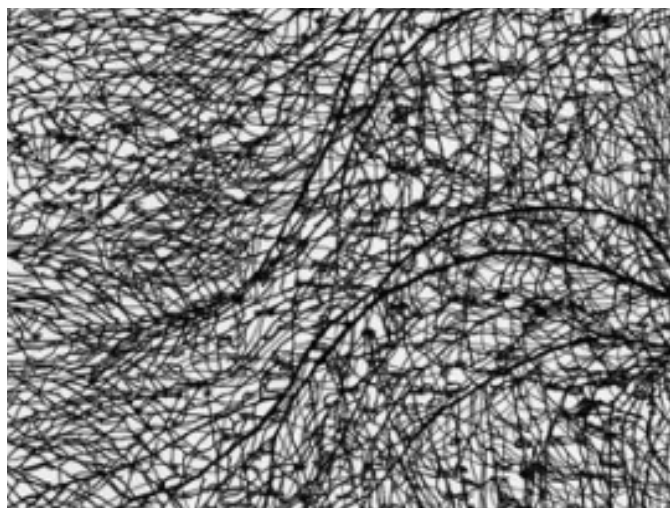
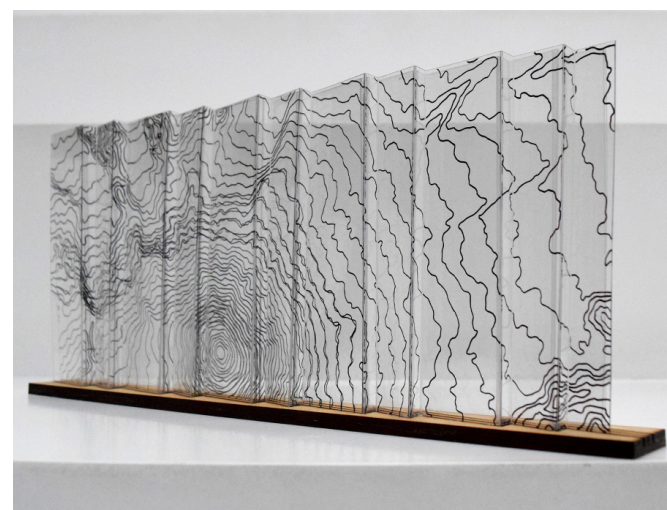
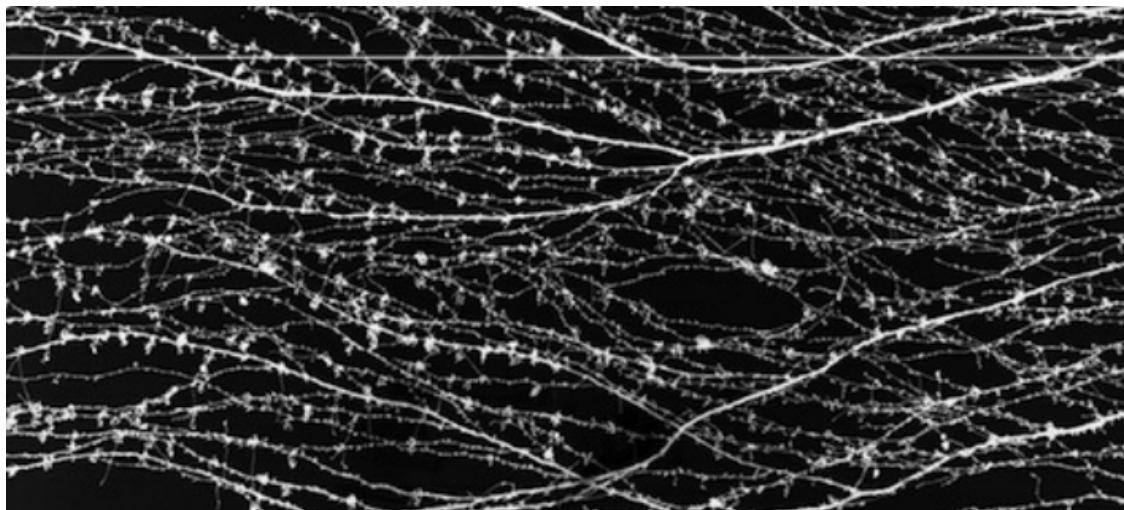
COMPATIBILITY ANALYSIS

COMPATIBILITY ANALYSIS

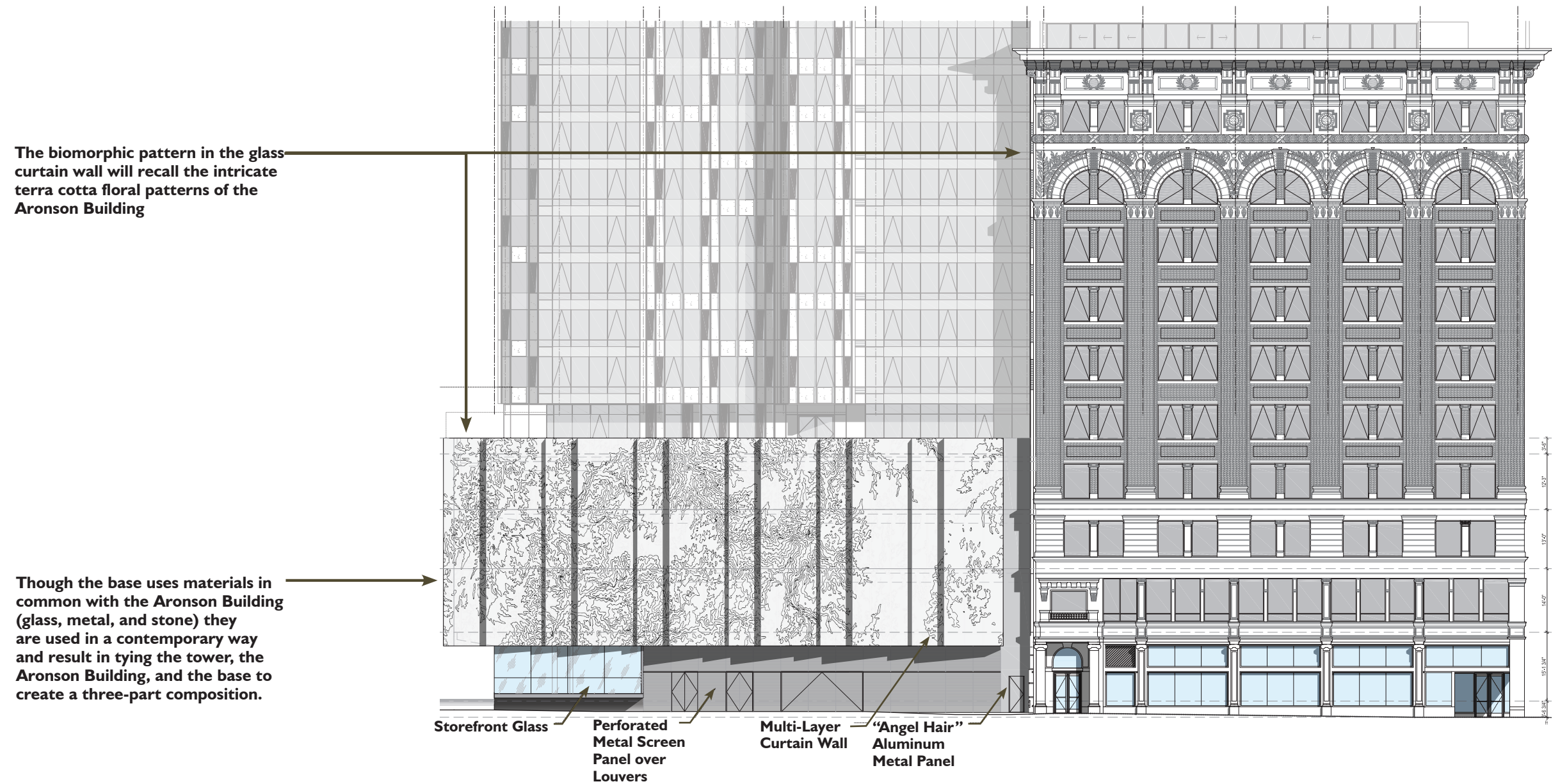
Images of the art and architecture work of Jan Hendrix



Terra cotta at the Aronson Building



COMPATIBILITY ANALYSIS



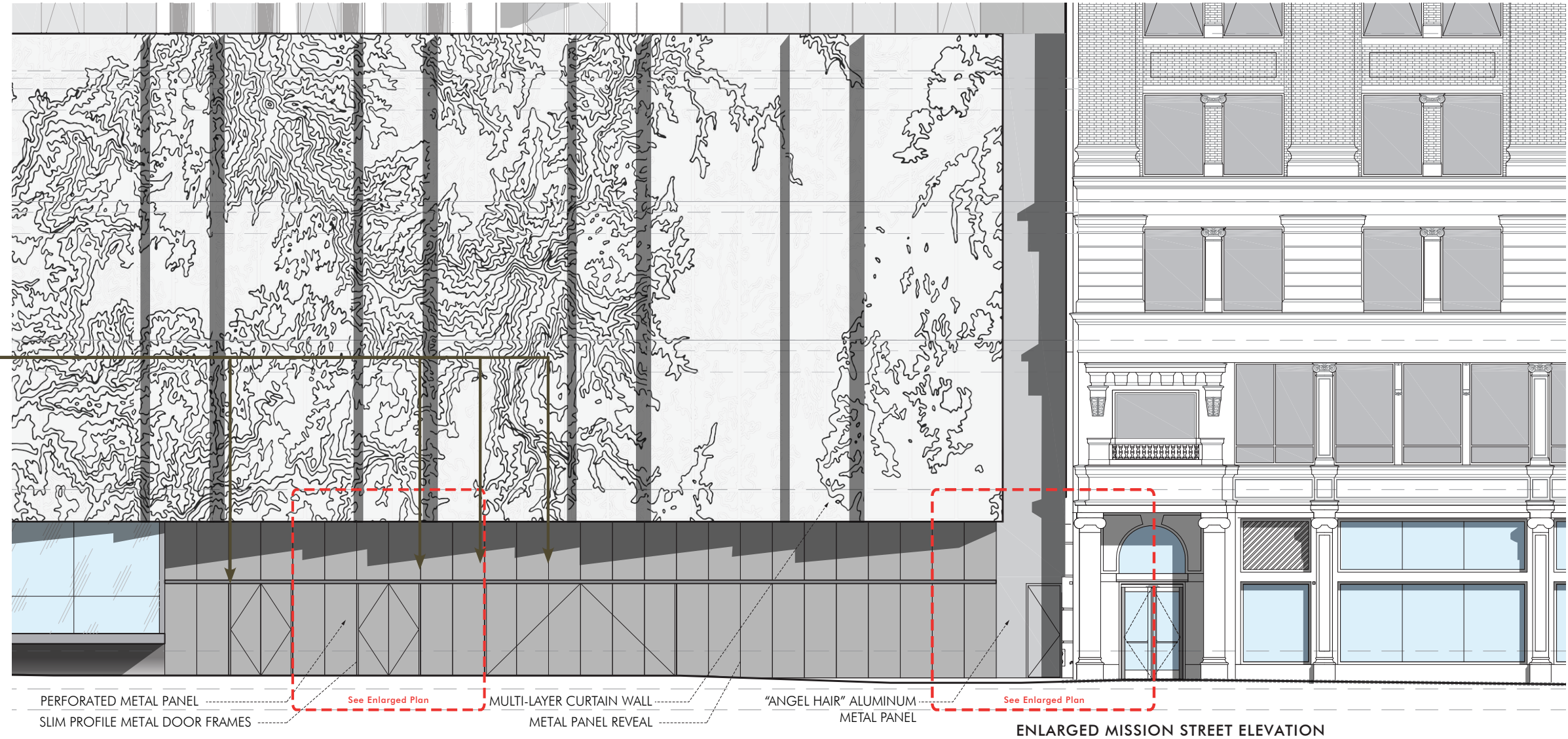
Architectural Features, Detailing and Ornamentation

The Aronson Building has highly decorative terra cotta ornament, especially at the uppermost stories of the building, much of it of an organic nature. The ninth and tenth floors feature leaves that follow the arch of the window on the ninth floor. The ninth floor has bundled reeds that express a cornice of sorts. Above the tenth floor windows, the round windows have leaf surrounds and foliated wreaths that "hang" from the large modillions. The curtain wall of the tower base will be designed by Jan Hendrix with biomorphic forms expressed in the glass. The design will recall the decorative terra cotta at the capital of the Aronson Building.

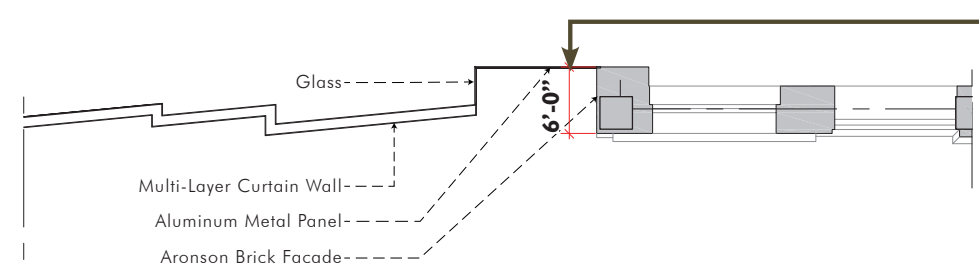
COMPATIBILITY ANALYSIS

ENLARGED MISSION STREET ELEVATION

The slim door frames and a series of regularly spaced reveals add interest to the louvered metal panel and add a regular rhythm to the street level facade.



ALUMINUM PANEL

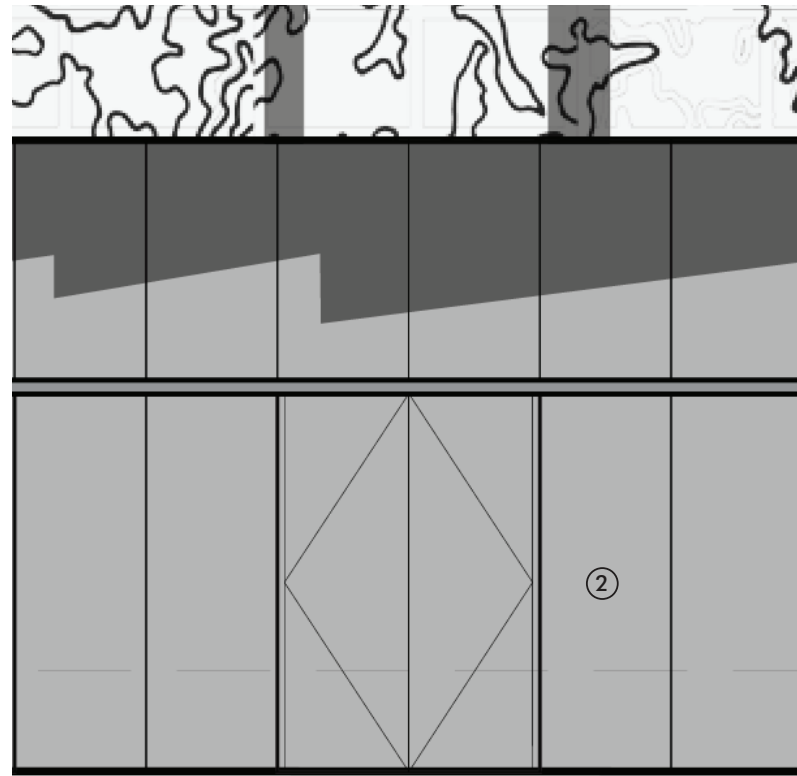


ENLARGED PLAN

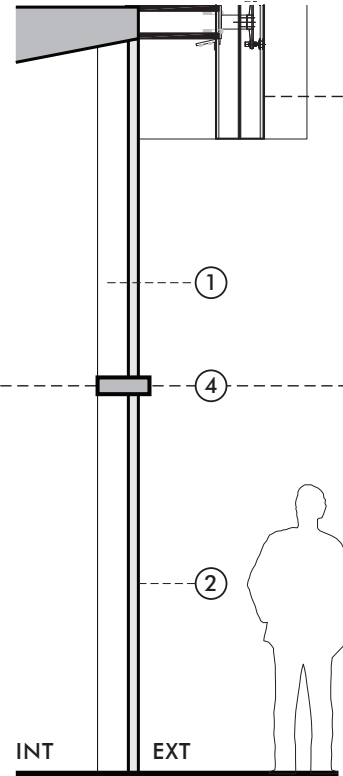
This enlarged plan shows the connection to the Aronson Building. The aluminum panel will be set back sufficiently so that it will not be attached to the finish brick or decorative terra cotta located on the Mission Street side of the Aronson Building.

COMPATIBILITY ANALYSIS

ENLARGED MISSION STREET ELEVATIONS AND PLANS



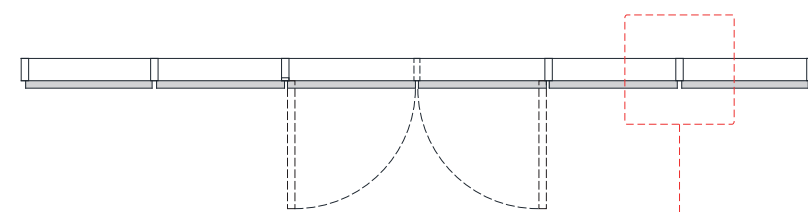
ENLARGED ELEVATION @ MISSION STREET PERFORATED PANEL WALL



SECTION



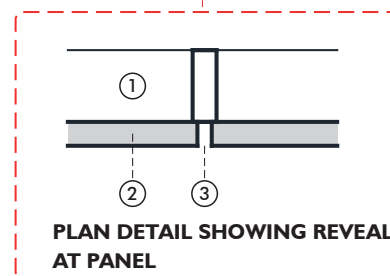
ENLARGED ELEVATION @ ARONSON CONNECTION



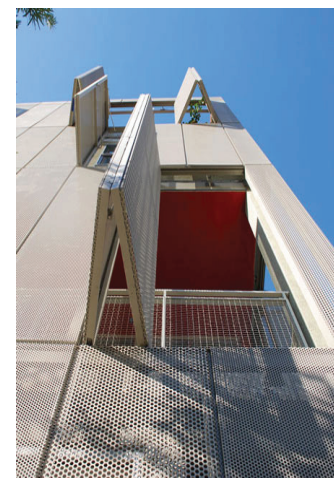
ENLARGED PLAN

MATERIALS KEY

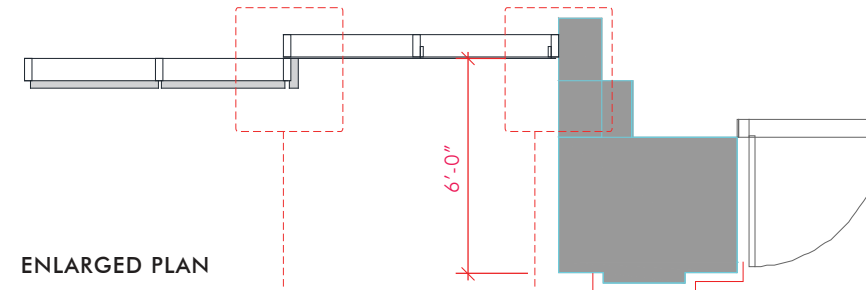
- 1. WALL FRAMING
- 2. PERFORATED METAL PANEL
- 3. REVEAL JOINT (TYP.)
- 4. STEEL TUBE HEADER
- 5. "ANGEL HAIR" ALUMINUM PANEL
- 6. MULTI-LAYER CURTAIN WALL



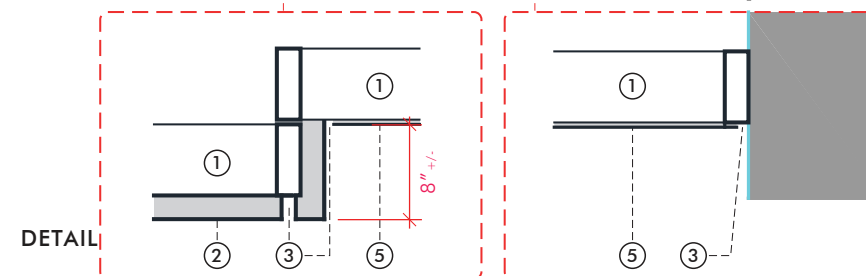
PLAN DETAIL SHOWING REVEAL AT PANEL



Reference image showing example of proposed perforated metal panel

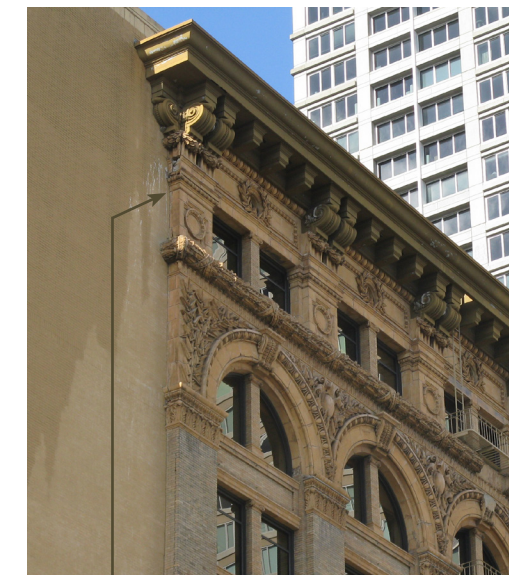


ENLARGED PLAN



DETAIL

Except for the outermost southwest corner, the west wall of the Aronson Building has been hidden by the Annex addition constructed in the 1980s. The Mexican Museum and Tower will be set back so that more of the wall will be visible.



Southwest corner of the Aronson Building



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PROJECT UPDATES

CORNER AT THIRD AND MISSION STREETS

EXISTING ENTRYWAY



ENTRY AS PREVIOUSLY PROPOSED



PROJECT UPDATES

CORNER AT THIRD AND MISSION STREETS

PROPOSED RECESSED ENTRY



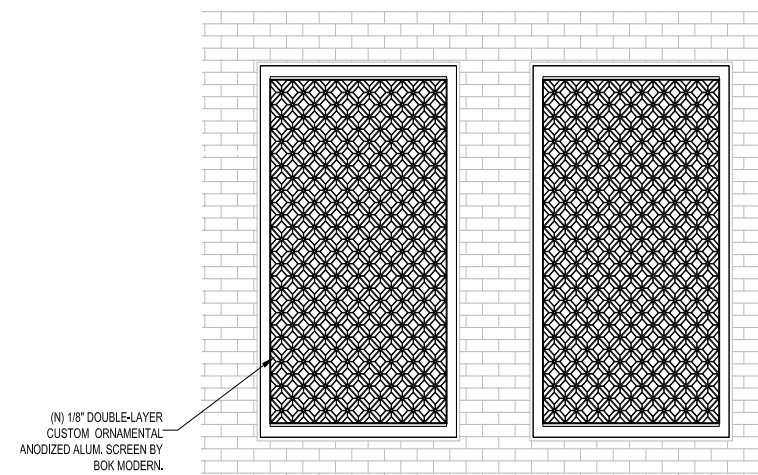
The entry for the restaurant is proposed to be recessed similar to the existing in order to provide a transition and ease the change from the public sidewalk to the interior space of the ground retail/restaurant space. The recessed entries will maintain the existing divisions and organization established by the perimeter storefronts. The transom will extend past the recess to complete the corner and meet the corner column. The storefronts will have a base and similar character to the perimeter storefronts.

PROJECT UPDATES

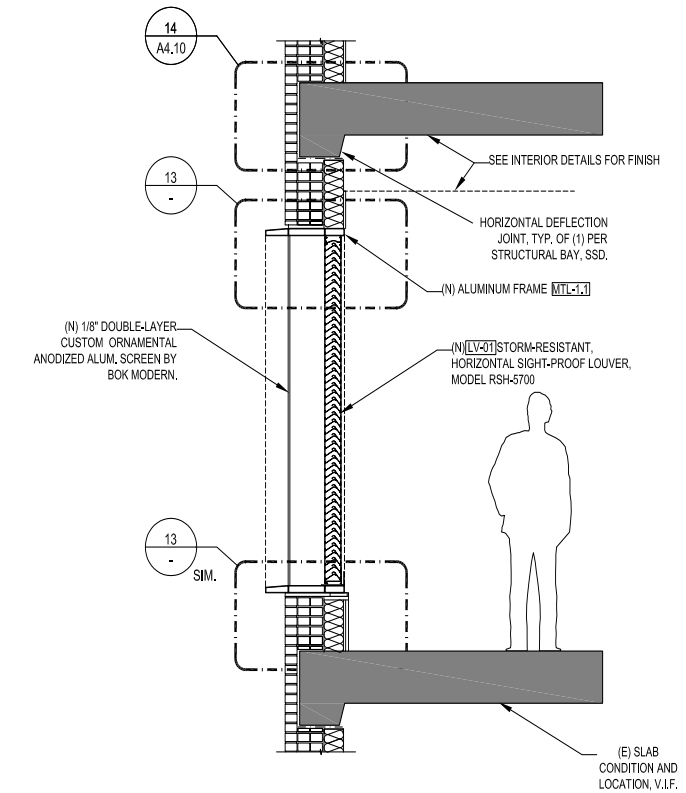
NEW LOUVERS AT NORTH WALL



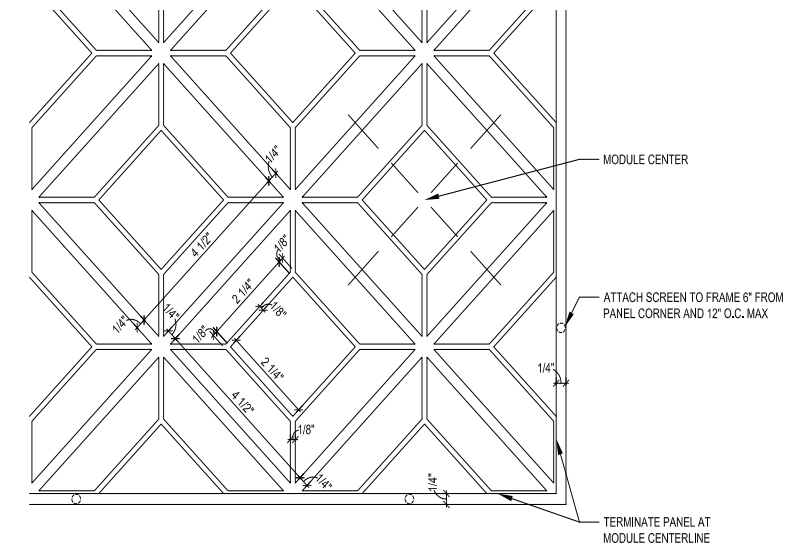
The new openings on the second and fourth floors of the north facade will have louvers that meet program requirements for exhaust. The new louvers will have decorative screens that complement this improvement of this facade.



Partial elevation showing new louvers



Wall section at new louvers



Enlarged partial detail of ornamental metal screen

PROJECT UPDATES

THIRD STREET STAIR AND MEDIA ART WALL



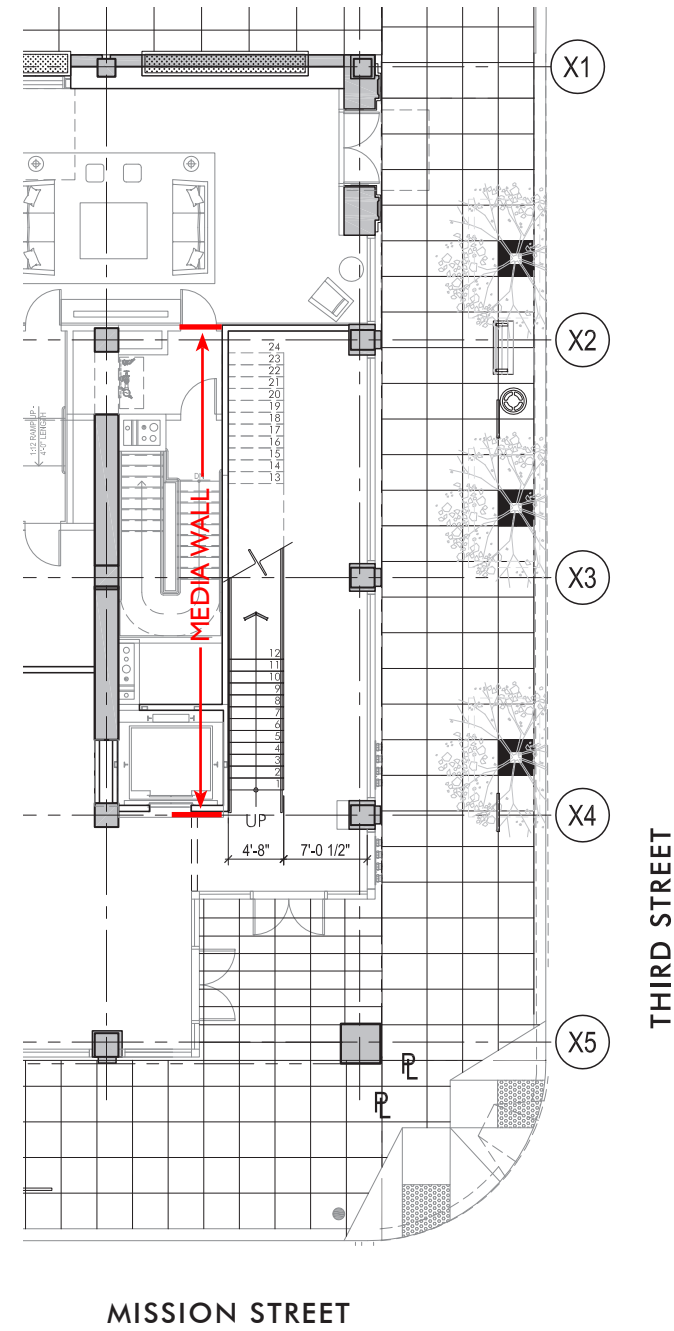
A media art wall will be constructed along the stair that connects Mexican Museum floors 1 through 4 in the Aronson Building. The stair will be set back approximately 7 feet from the exterior wall. Stair railings within 10 feet of the exterior will be glass for transparency. The art wall will be set back approximately 11'-8" from the exterior wall. The art projected on the wall will be dynamic and will change to complement The Mexican Museum's exhibitions and concerns.

The construction of the art wall and the stair will not result in the removal of historic fabric. From the exterior, the art will be visible through the historic Aronson Building windows and will draw interest to activity within the museum and declare the new use of the resource.

Media wall will activate storefront and facade

PROJECT UPDATES

THIRD STREET STAIR AND ART WALL



enlarged floor plan



sectional perspective

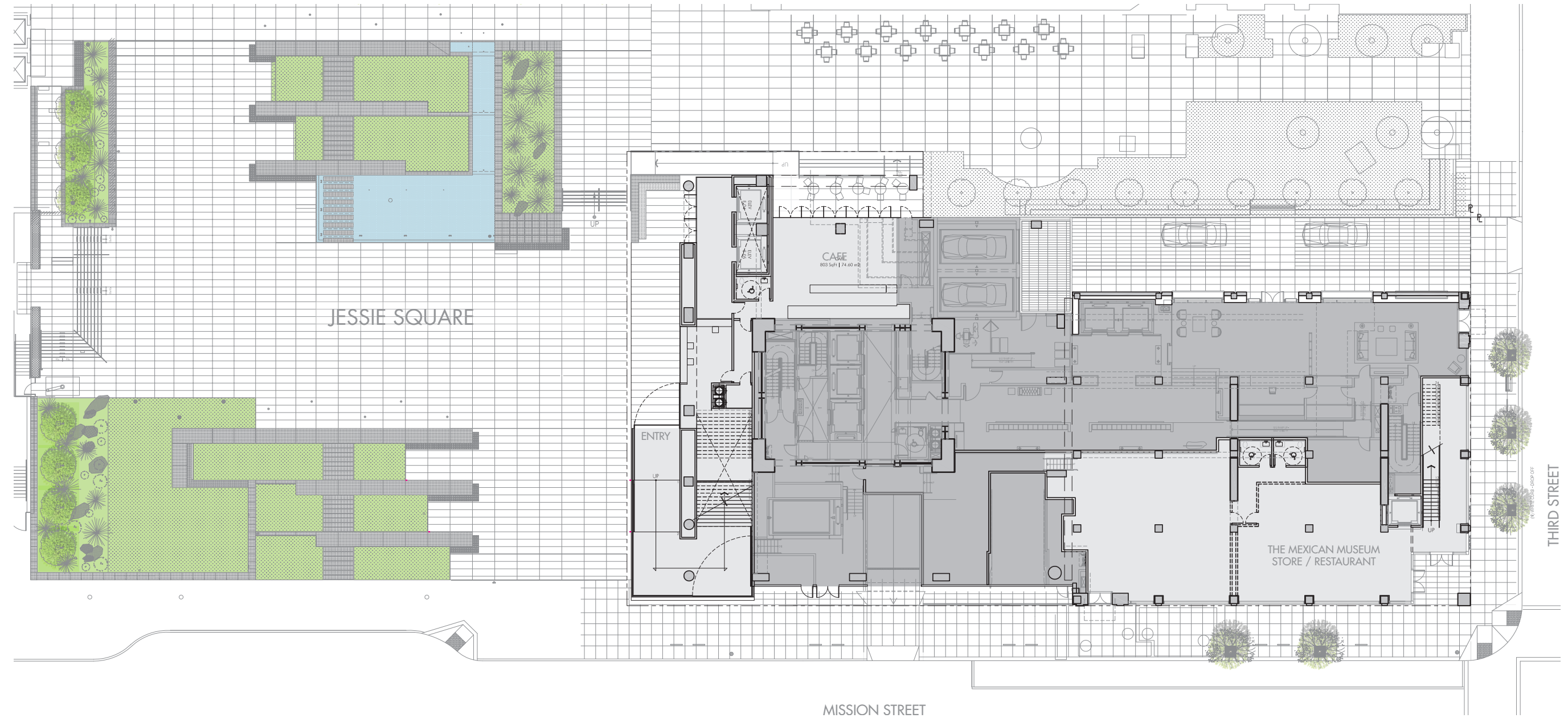
Media Art Wall
at floors 1 - 4
(artwork will change
periodically to
complement current
exhibitions)

PROJECT UPDATES

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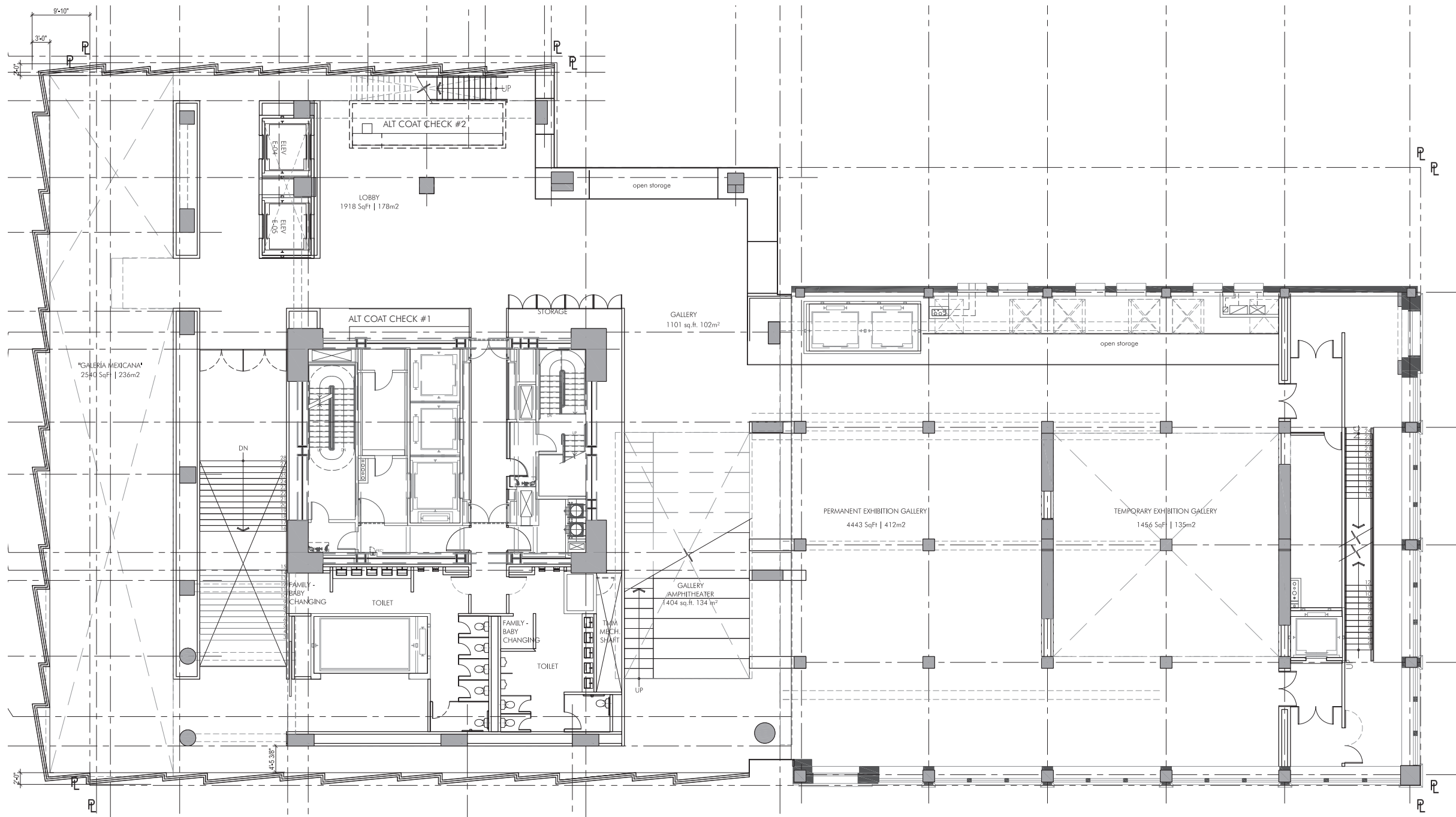
PLANS

SITE PLAN / FIRST FLOOR PLAN



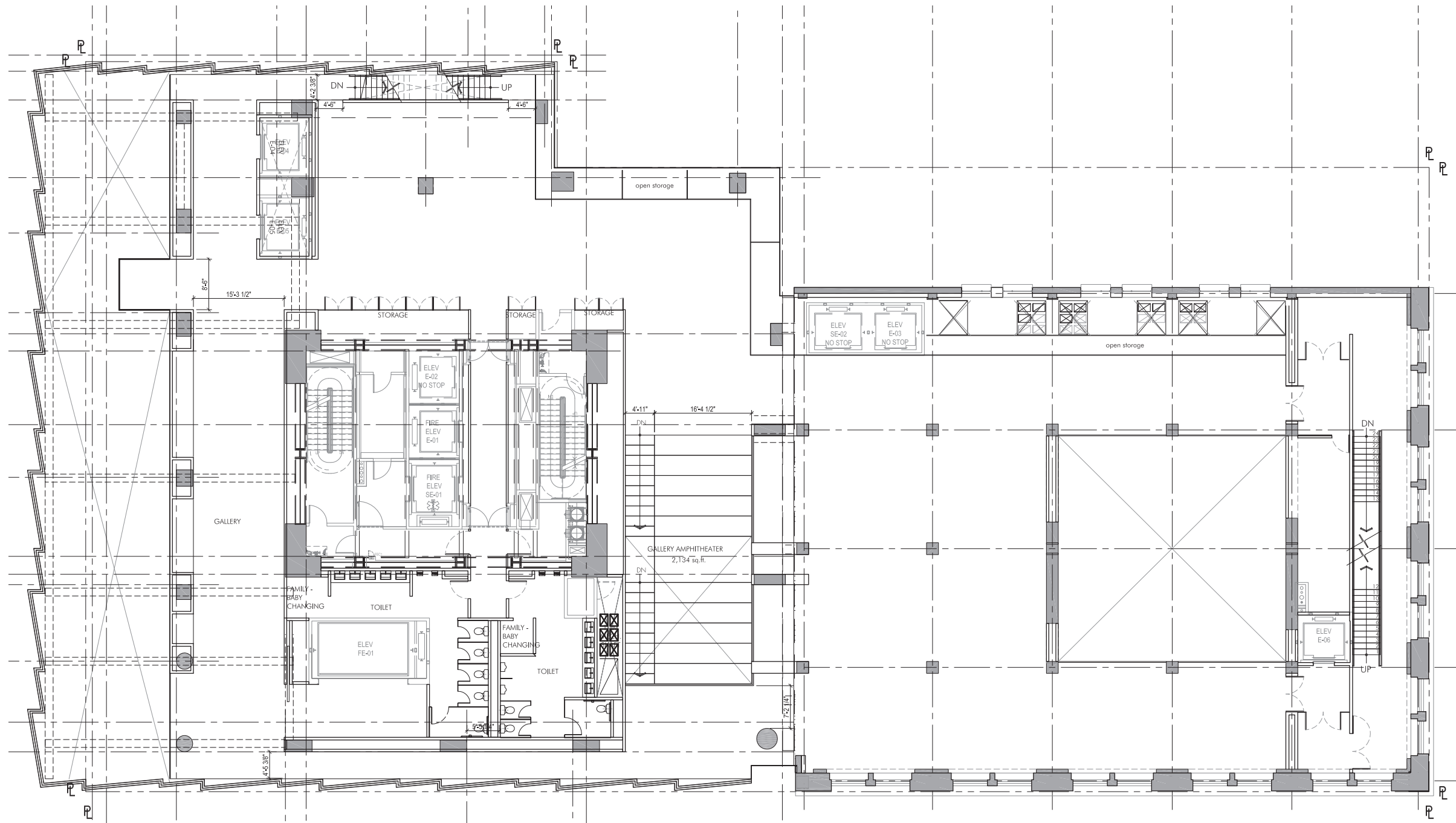
PLANS

SECOND FLOOR PLAN



PLANS

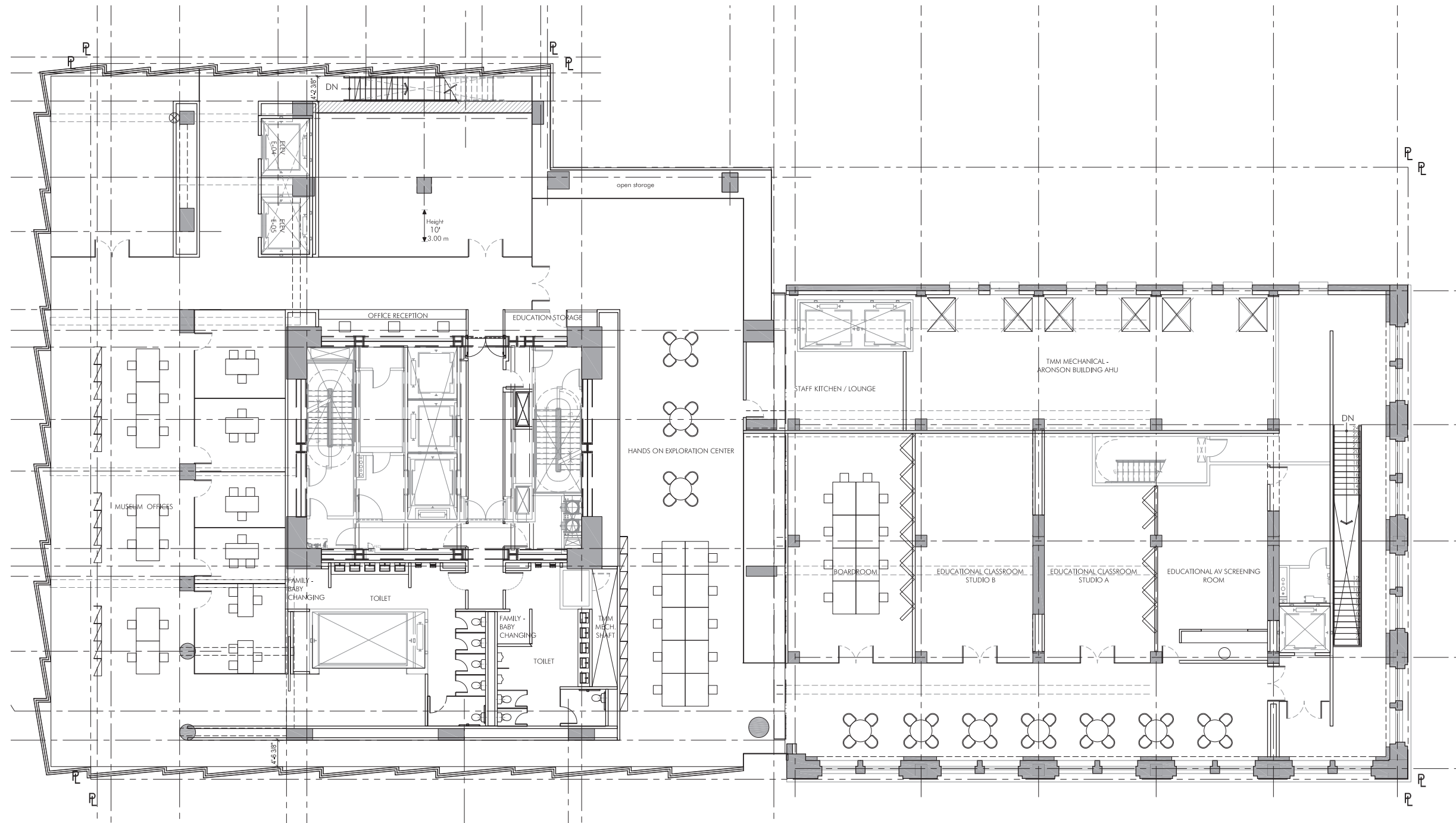
THIRD FLOOR PLAN



DRAWINGS

PLANS

FOURTH FLOOR PLAN

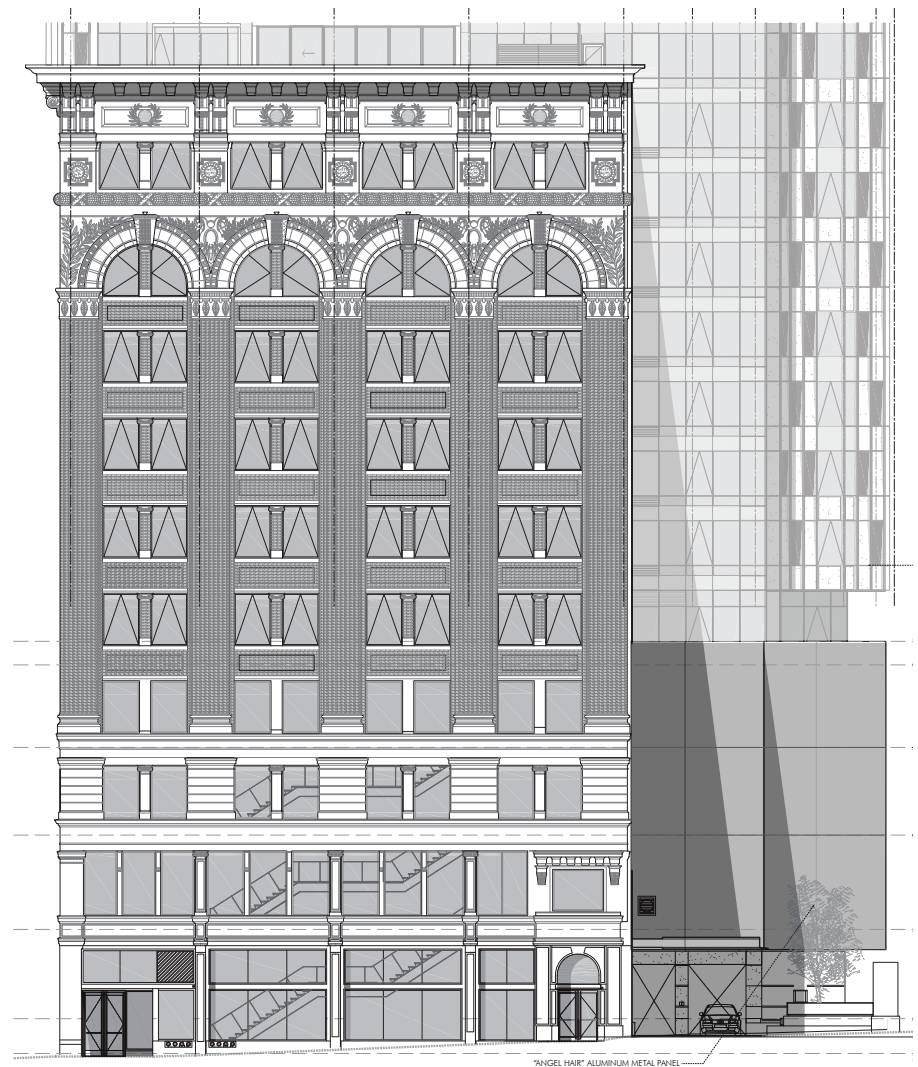


ELEVATIONS

NORTH ELEVATION



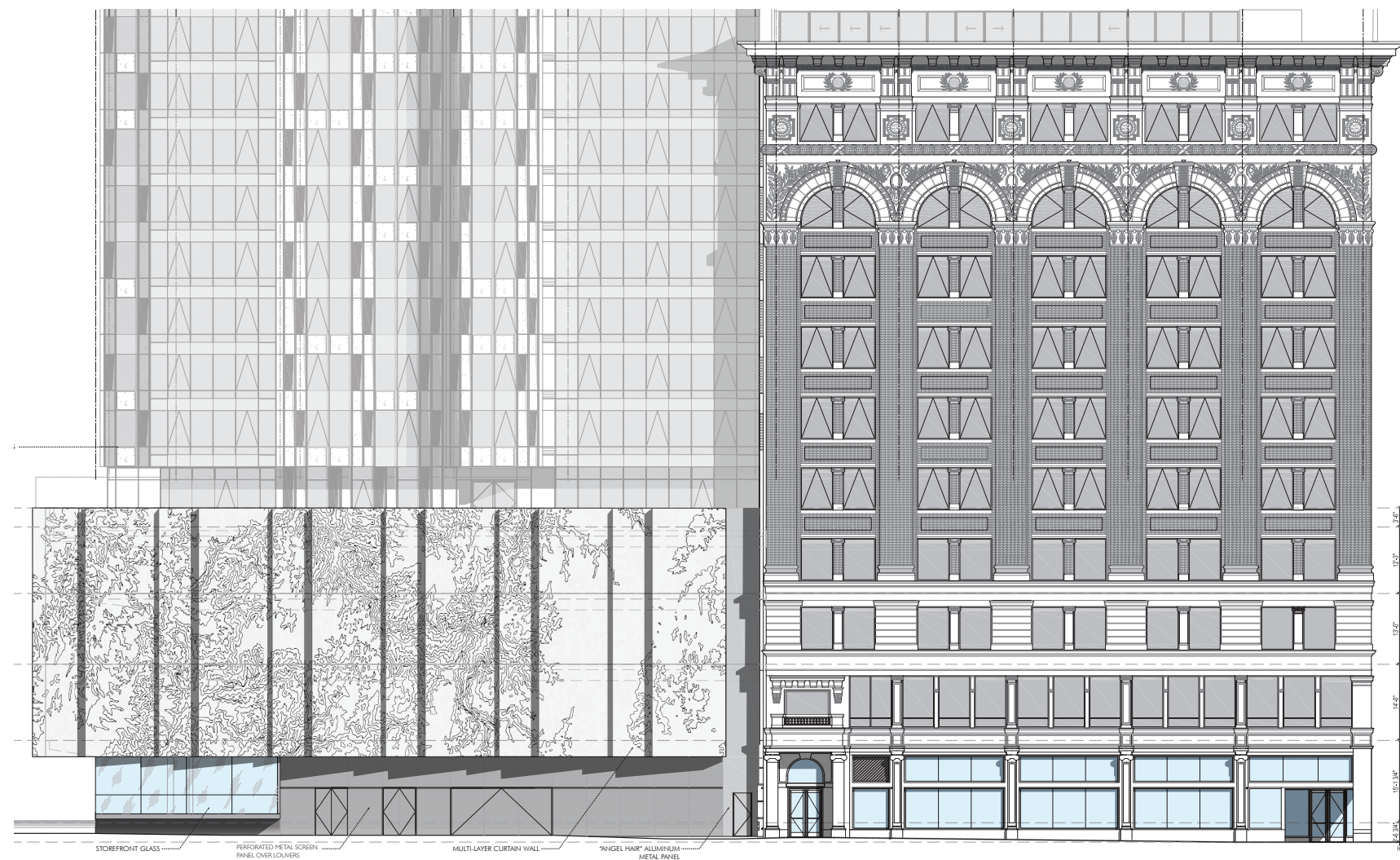
EAST ELEVATION



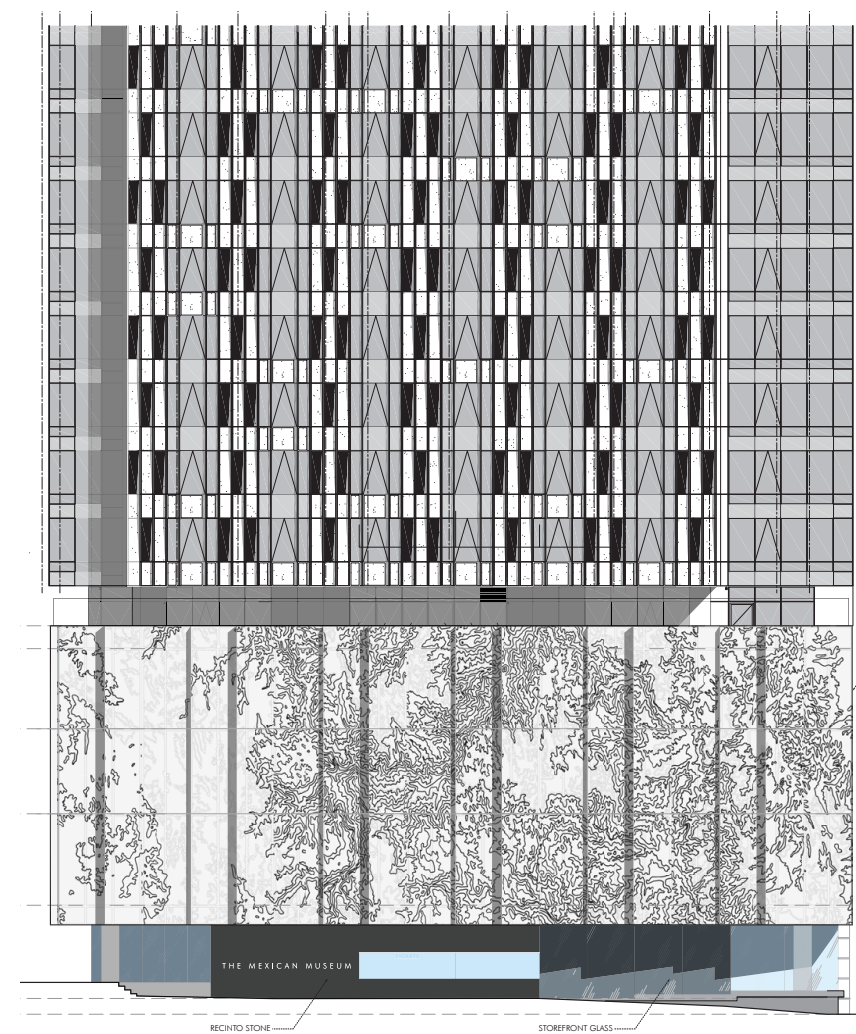
DRAWINGS

ELEVATIONS

SOUTH ELEVATION



WEST ELEVATION

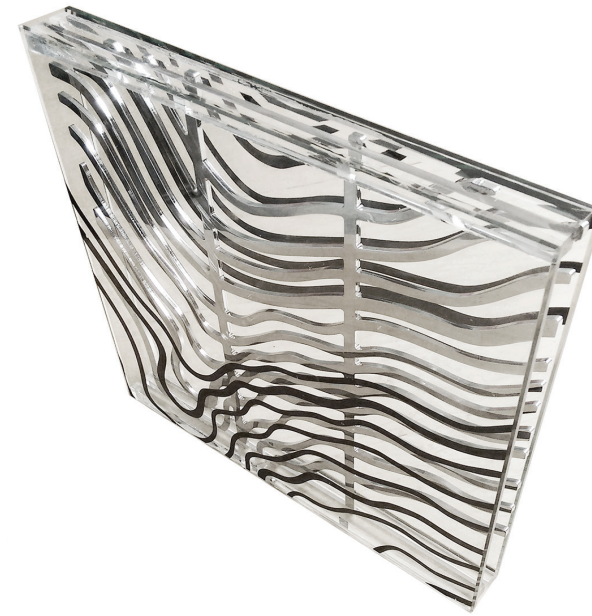


MATERIALS BOARD FOR PROJECT

Materials

Façade

- Double Layer Curtain Wall: outer layer to be Insulated Dual-Glazed unit with printed artwork to meet Glazing requirements; inner layer to be laser cut steel curtain wall support system with artist pattern
- Storefront frameless glass at main entry stair and café at the ground level
- Mesh/Perforated Architectural Metal (louvers) along Mission street allow mechanical areas to be ventilated
- Metal on North Elevation (Floors 2-4 between Column Lines N & S): To match color and finish of metal used on Mission street but to be solid surface (non-perforated).
- Recinto Stone (volcanic rock) wall faces Jessie square wraps museum elevator core on the ground level



MULTI-LAYER GLASS FACADE
Jan Hendrix design



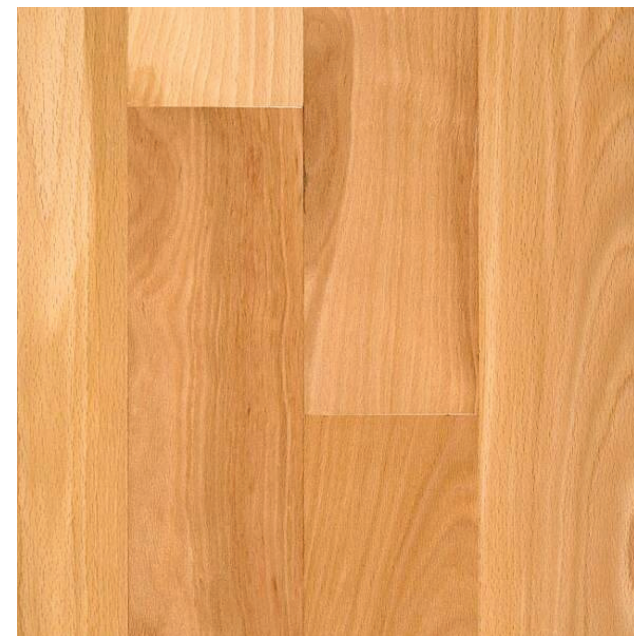
STONE @ ENTRY WALL
recinto volcanic rock



STONE/AND OR CONCRETE FLOOR @ ENTRY
compatible with Jessie Square concrete paving

Flooring

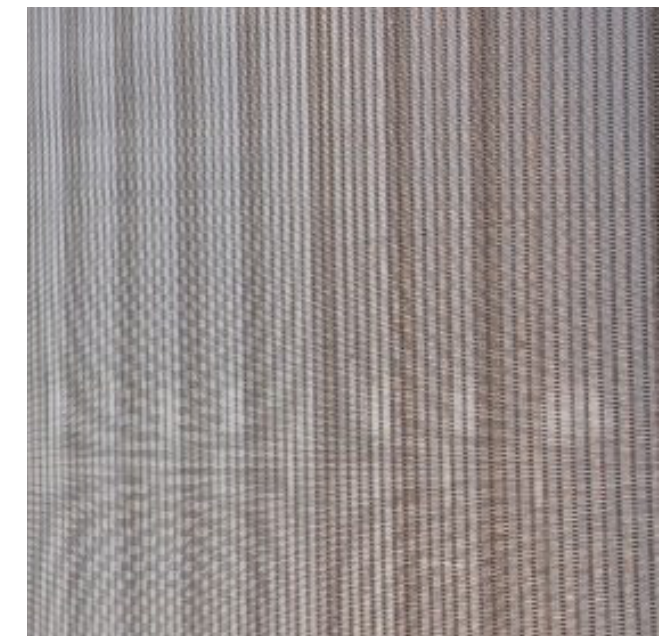
- Stone and/or concrete paving at entry plaza and main stair will be compatible with the concrete paving at Jessie Square
- Wood floors used throughout main public areas on Floors 2-4



WOOD FLOORS
gallery spaces



CONCRETE
structural walls / columns



METAL MESH (OR LOUVERS)
Mission Street Ground Level

Exposed Structural Elements (walls / columns)

- Concrete

Color Palette

Stone and concrete complement the natural stone materials of the Aronson Building and give a sense of permanence to the new building. The wood flooring brings warmth to the gallery spaces.

