



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 5, 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 - proposed sky-bridge at 855 Stevenson Street, connecting 1355 Market Street and 875 Stevenson Street**
Case No. 2015-005689PTA

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The Planning Department (Department) and the Project Sponsor (Sponsor) are requesting review and comment before the Architectural Review Committee (ARC) regarding the proposal to construct a new sky-bridge on a parcel recently vacated by the City at 855 Stevenson Street (previous alley). The new sky-bridge will connect the buildings at 1355 Market Street and 875 Stevenson Street. One of the subject buildings, 1355 Market Street, is a Category I (Significant) Building under Article 11 of the Planning Code.

BACKGROUND

The location of the subject sky-bridge is on a parcel that was recently converted to a public plaza as a result of the City vacating the portion of Stevenson Street located between the properties at 1355 Market Street and 875 Stevenson Street (Case No. 2007.0210R).

Both existing buildings at 1355 Market Street and 875 Stevenson Street recently went through major interior and exterior alterations. As a Category I (Significant) building, the alterations to the property at 1355 Market Street were reviewed and approved by the Historic Preservation Commission (HPC) and Preservation Staff through several phases:

- Minor Permit to Alter approved June 10, 2011 (Case No. 2011.0428EH): interior tenant improvements, installation of two cooling towers on roof, replacement of several bays of windows on rear (Stevenson Street) elevation with ventilation louvers, and seismic strengthening.
- Major Permit to Alter approved November 16, 2011 (Case No. 2011.0926H): rehabilitation of the historic main entrance lobby, demolition of the 1941 non-historic (non-character-defining) 9th floor addition on the west side of the central tower, and installation of a roof deck.

- Major Permit to Alter approved August 15, 2012 (Case No. 2012.0502H): alterations to the primary facades including the replacement of existing storefronts with new metal-and-glass storefront systems; alteration of existing granite base at storefront; removal of historic cast iron spandrel panels and 2nd floor windows at one bay of Market Street façade for new double-height lobby entrance; increase the size of window openings at 10th and 11th floor windows by lowering the sill and removing top row of terra cotta tile along parapet at 9th Street façade; replace windows at the 10th and 11th floors on 9th, 10th, and Market Street façades; replace non-historic 2nd floor windows on 9th, 10th, and Market Street façades; install window washing equipment; replacement of transom windows above ground floor storefronts (at 9th and 10th Street façades); repair historic metal canopy at 10th Street facade and approving a sign program for the building. In addition, the recessed entrance (added in 1987) located centrally on the Stevenson Street elevation, were approved to be replaced with new double height openings, flanked by new storefront openings (4 on each side) and bordered by a new loggia screen.
- Minor Permit to Alter approved April 7, 2013 (Case No. 2013.0451H): removal of the existing “SF Mart” sign including clock at the bottom of the sign and refurbish and reconstruct a new sign with the same size and at the same location, displaying the name of the building’s upper level tenant (“Twitter”).
- Major Permit to Alter approved June 5, 2013 (Case No. 2012.0523H): creation of two new openings along the Stevenson Street elevation, within the last two bays closest to the 10th Street façade.
- Major Permit to Alter approved December 4, 2013 (Case No. 2013.1629H): creation of additional openings on the rear elevation of the 9th Street wing facing a private alley between Steven and Jessie Streets, by enlarging and expanding existing doors and windows as well as in-filling of an existing opening adjacent to the garage exhaust room.
- Minor Permit to Alter approved April 22, 2014 (Case No. 2014.0004H): replacement of the existing storefront located within the 5th bay from the corner of 9th Street and Jessie Street, along the 9th Street façade to match new openings on the building that were previously approved by the HPC and administratively by staff.
- Minor Permit to Alter approved June 23, 2014 (Case No. 2013.1392H): removal of the existing garage door along the 10th Street façade and replace with a new storefront system, matching those previously approved by the HPC and administratively by staff.
- Major Permit to Alter approved September 4, 2014 (Case No. 2014.1361H): installation of mechanical ducts along the Stevenson Street façade.
- Minor Permit to Alter approved October 7, 2014 (Case No. 2014.1402H): storefront alteration along the Market Street façade in association with a new tenant space.
- Minor Permit to Alter approved May 8, 2015 (Case No. 2015-005081PTA): modify existing openings on the rear elevation of the 9th Street wing, facing a private alley between the now vacated portion of Stevenson Street and Jessie Street.

The property at 875 Stevenson Street also went through interior and exterior alterations including re-cladding of the exterior of the third through tenth floors of the existing precast concrete panel building with a new glass curtain wall system (Case No. 2012.0502EVX).

PROPERTY DESCRIPTION

855 Stevenson Street

The subject property at 855 Stevenson Street consists of the portion of Stevenson Street that runs parallel and south of Market Street, between the buildings at 1355 Market Street and 875 Stevenson Street. This portion of Stevenson Street was vacated by the City in 2007 and sold to the property owner of both adjacent properties. The subject parcel is located in Assessor's Block 3508, Lot 055 and within the C-3-G (Downtown General Commercial) Zoning District. The vacant parcel is currently landscaped and furnished with outdoor seating fixtures and amenities for use by tenants of both buildings as well as the general public.

1355 Market Street (aka 1301-1363 Market Street)

Historically known as the Western Furniture Exchange & Merchandise Mart, the subject building is Category I (Significant) Building located at 1355 Market Street (1301-1363 Market Street) in Assessor's Block 3508, Lot 001. The property is located on the south side of Market Street between 9th and 10th Streets within the C-3-G (Downtown General Commercial) Zoning District and a 120-X, 150-S & 200-S Height and Bulk District. Constructed in 1937, the subject building is designed in Art Deco-style with later additions in 1941, 1947, 1958, and 1963. The original building was 8-stories in height, and the rectangular footprint stopped short of 9th Street with the 9th Street wing added in 1947 filling out the Market Street facade to 9th Street and giving the building its current "L" shape.

The rear elevation, along Stevenson Street, has a stucco finish except for a strip of the terra cotta cladding that turns the corner from the 10th Street façade treatment. The Stevenson Street elevation does not display the decorative elements found on the primary facades, including the glazed terra cotta cladding. The Stevenson Street façade is arranged into fifteen bays featuring a regular fenestration pattern, with paired rectangular windows and louvers, referencing the fenestration pattern displayed on the primary facades. The ground floor contains centrally located double height openings that lead to the main lobby of the building. The entrances are flanked by four storefronts in each bay.

875 Stevenson Street

Historically known as "Mart 2" (currently known as 1-Ten), the subject property at 875 Stevenson is a 10-story reinforced concrete building constructed in 1975. The property is located on the south side of Stevenson Street between 9th and 10th Streets within the C-3-G (Downtown General Commercial) Zoning District and a 120-X, 150-S & 200-S Height and Bulk District. The subject building was designed to be physically connected to the building at 1355 Market Street via a 9-story pedestrian bridge along Jessie Street. The 9-story pedestrian bridge was demolished as part of the major renovations of the two subject buildings.

PROJECT DESCRIPTION

The current proposal is for the construction of a new sky-bridge connecting the two buildings at 1355 Market Street and 875 Stevenson Street. The upper floors of both buildings at 1355 Market Street and 875 Stevenson Street are currently occupied by the same tenant. The new sky-bridge would connect the common areas of this tenant space in each building. Specifically, the two-story high common area on the 9th floor of 1355 Market Street will be connected to the common areas on the 9th floor of the building at 875 Stevenson Street, with visual access to and from the 10th floor.

OTHER ACTIONS REQUIRED

The proposed project is being brought to the ARC for comment prior to review by the HPC of a request for a Major Permit to Alter for alterations to a Category I (Significant) Building designated pursuant to Article 11 of the Planning Code. The Planning Department is in the process of reviewing the proposed project's Environmental Evaluation Application (Case No. 2014.1388E). In addition, the project will require a Downtown Project Authorization under Section 309 of the Planning Code (Case No. 2015-005689DNX).

STAFF ANALYSIS

The proposal is to construct a new sky-bridge that provides connection between the 9th floor common areas within the buildings at 1355 Market Street and 875 Stevenson Street. The location of the proposed sky-bridge on the Category I (Significant) Building, at 1355 Market Street, is along the south (rear) façade of the building. The rear façade facing the newly vacated Stevenson Street, where the new sky-bridge is proposed, is a secondary façade and is utilitarian in nature. This façade is clad in stucco and fenestrated with paired aluminum sash non-original windows and louvers on the upper levels. Although the Stevenson Street elevation does not display the distinguishing qualities, such as the elaborate terra cotta cladding that are mostly concentrated on the primary (Market, 9th and 10th Streets) facades, and is considered a secondary façade, it has recently undergone enhancements and improvements, as outlined in the background portion above, that warrant sensitive design treatments.

The Department seeks the advice of the ARC regarding compatibility of the proposed sky-bridge design, location, overall size, lighting plan, materials and finishes with the Category I (Significant) Building as well as its general consistency with the Secretary of the Interior's Standards (Standards). The Department would like the ARC to consider the following:

As proposed, the new sky-bridge will be connected to the rear elevation of 1355 Market Street building, at the 9th floor level, requiring the removal of two existing windows as well as a portion of the stucco wall immediately above the windows. The connection to the 875 Stevenson Street building will result in the removal of the newly installed glass panels at the 9th and 10th floor levels.

As the floor plates of the two buildings are not aligned, the floor of the sky-bridge will slope down to connect to the 9th floor of the 875 Stevenson Street building. At the same time, the roof of the sky-bridge will slope up from the 9th floor of the 1355 Market Street building to connect to the 10th floor ceiling level of the 875 Stevenson Street building. Specifically, the height of the portion of the sky-bridge connecting to the 1355 Market Street building will be one-story in height (approximately 15-feet high); the portion that connects to the 875 Stevenson Street building will be two-stories in height (approximately 20-feet). The double height connection at the 875 Stevenson Street building will allow for a viewing deck from the 10th floor of this building towards the interior of the sky-bridge and the 1355 Market Street building.

The sky-bridge will span between the two buildings (approximately 38-feet), will be located approximately 101-feet above the newly created public plaza along Stevenson Street, and will be setback approximately 146-feet from the nearest public right-of-way (10th Street). The design of the sky-bridge will consist of overlapping insulated glass shingles (1-inch thick) with kynar finish aluminum frames, hung from an aluminum curtain wall. The underside of the sky-bridge will be clad with painted aluminum panels that are stepped and shingled in a manner similar to the glass façade. The stepping of the aluminum panels will create a small overlap between each plate where a cove light will be installed. The roof of the bridge will also slope down towards the building at 1355 Market Street.

The new sky-bridge, as currently proposed, appears to be consistent with the Standards in that it is located on a secondary façade, ensuring it will not alter any character-defining features of the building. The removal of the two non-original windows on the 9th floor will not substantially alter the fenestration pattern on this façade. The design of the sky-bridge is expressed as a three-dimensional object in that it tapers-in vertically while it tapers-out horizontally towards the building at 1355 Market Street. Additionally, the shingled glass design on both sides of the sky-bridge and shingled aluminum surface of the underside of the sky-bridge adds to its three-dimensional expression, providing visual interest to patrons of the new public plaza below. Furthermore, the proposed lighting on the underside of the bridge will relate the sky-bridge to the existing lighting pattern in the public plaza below. The overall size of the connection points of the sky-bridge will ensure the rhythm of the window openings on the upper floors of the rear façade at 1355 Market Street is continued by aligning the outer edges of the sky-bridge with the sides of the paired existing windows. As such, the proposed sky-bridge will not destroy historic materials and will not detract from the historic character of the subject building.

The sky-bridge is designed to read as a contemporary addition that is sufficiently differentiated from the historic features of the existing building at 1355 Market Street. Additionally, the location of the sky-bridge on the rear façade of the 1355 Market Street building and substantial setback from adjacent public right-of-ways ensures the sky-bridge reads as a secondary and subordinate addition to the historic resource. Furthermore, the overall design of the sky-bridge relates to previous alterations made to the 1355 Market Street

building and approved by the HPC.

However, to ensure the design of the sky-bridge is expressed as three-dimensional and dynamic, staff recommends the glass shingles be comprised of single panels for the full height of the sky-bridge. In addition, each glass panel be comprised of insular, single pane (low iron) glass units without frames rather than the proposed 1-inch insulated glass units with kynar finish aluminum frames.

Recommendation:

1. The Department recommends that the design of the sky-bridge utilize low iron, single pane (insular) glass panes instead of the insulated glass units with aluminum frame. In addition, the Department recommends that the glass units be retained as single panels.

REQUESTED ACTION

Specifically, the Department seeks comments on conformance of the proposed project with the Standards, and specifically the following:

1. The project recommendations proposed by staff;
2. The design and the location of the sky-bridge in relation to the Category I (Significant) Building at 1355 Market Street;
3. The overall size of the sky-bridge as it relates to 1355 Market Street;
4. The lighting plan on the underside of the sky-bridge; and
5. The material and finish of the sky-bridge.

ATTACHMENTS

- Project Sponsor plans, elevations, and photographs, May 2015.

MARKET SQUARE
1355 Market Street
San Francisco, CA



MAJOR PERMIT TO ALTER :: APPENDIX

Prepared for the
Historic Preservation Commission



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BUILDING OVERVIEW AND PROJECT SUMMARY

BUILDING HISTORY

Market Square was constructed in 1937 as the Western Merchandise Mart & Furniture Exchange. Located at 1355 Market Street, the eleven-story, 500,000 square-foot, reinforced concrete building was designed in the Art Deco style by Capital Company architects and Cahill Brothers general contractors, and was clad in terracotta by Gladding McBean Co. The cost of construction was estimated at \$2,500,000. Market Square was built as a furniture showroom, and has received several major additions since its original construction: two additions were added to the ninth floor in 1941; a nine-story wing was added along Ninth Street in 1947 that matches the massing and detailing of the original building; the tenth floor was added and the central Market Street tower was altered in 1958; the eleventh floor was added in 1963; the ground floor storefronts were replaced in the 1980s; and the windows on floors three through nine were replaced in 2002 with new aluminum sash windows that are compatible with the original windows. In early 2012, the ninth floor addition west of the central tower was removed as part of a major renovation that converted the building from showroom space to office space. At that time, a new lobby was added to the western wing and the Stevenson Street alley was converted to a public park space.



Historic photo from 1937 (San Francisco Public Library)

HISTORIC STATUS

Market Square is listed as a Category I building in Article 11 of the San Francisco Planning Code, and has been determined through previous survey efforts to be a building that “appears eligible for listing in the National Register as an individual property.” Market Square is significant as an example of the Art Deco style in San Francisco, and as a large commercial building on this part of Market Street. Its size, scale, and design create an important street presence rivaled by few other San Francisco buildings and allow it to serve as a major commercial anchor for this area.

Character-defining features of the building include:

- Vertical piers along Market, Ninth and Tenth Streets
- Decorative terra cotta with Mayan-influenced detailing at the entrance and cornice
- Fenestration pattern
- Decorative cast iron spandrels
- Massive concrete column structure
- Decorative plaster ceiling in the historic lobby
- Marble wall panels and decorative metal in the historic lobby
- Mural in the historic lobby



Market Square, 2008 (Page & Turnbull)

PROJECT SUMMARY

Both the 1355 Market and 875 Stevenson Street buildings were recently renovated and construction was completed in 2014. Several of the upper floors in both buildings have been leased by a common tenant. The ninth floor of 1355 Market includes a commons area for employees, and 875 Stevenson has a similar amenity on the ninth floor.

In order to connect the two common areas, a skybridge that connects 1355 Market and 875 Stevenson is proposed. The proposed skybridge will be installed on the south facade of 1355 Market Street and connect to the north facade of 875 Stevenson Street. The south facade of 1355 Market is a secondary facade with no ornamentation where the skybridge is proposed. The dominant feature of this facade is the fenestration pattern of the windows. Only two windows must be removed to construct the skybridge; therefore, the fenestration pattern of this facade will continue to be dominant. The windows are non-originals in original openings. No other historic features will be removed as part of the proposed project.



Market Square, 2014 (Bruce Damont)

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HISTORIC IMAGES

EXTERIOR



View southeast from corner of Tenth and Market Streets, 1937
(San Francisco Public Library Historical Photograph Collection (SFPL), #AAC-5020)



View southwest from corner of Ninth and Market Streets, 1955
[Note completed Ninth Street wing (1947), and wood-frame ninth floor additions (1941)] (SFPL, #AAC-5016)



View southwest from corner of Ninth and Market Streets, 1965
[Note eleventh floor addition (1963)] (SFPL, #AAC-5017)



Aerial photograph, circa 1937
[Note original configuration of ninth floor] (Market Square Archives)



View southwest from corner of Ninth and Market Streets, 1961
[Note tenth floor addition and tower alterations (1958)] (SFPL, #AAC-5012)



Demolition in preparation for Mart 2 construction with view of Stevenson Street facade, 1973 (Market Square Archives)

HISTORIC
IMAGES



EXISTING CONDITIONS IMAGES

VICINITY



View west along Market Street from Larkin Street.



View east along Market Street from Van Ness.



Ninth Street, looking southeast from Market Street.



Tenth Street, looking north from Mission Street
(Market Square in red dashed rectangle.)

Market Square is located on the south side of Market Street between Ninth and Tenth streets in the Mid-Market area near San Francisco’s Civic Center National Register Historic District and the Market Street Theatre and Loft Historic District. This area has historically been associated with a variety of commercial and light industrial uses, together with theatres, shops, factories, and offices.

Today, the neighborhood immediately surrounding Market Square is characterized by a mixture of commercial, residential, office, government, and entertainment uses. Buildings in the neighborhood date from a variety of eras, feature large footprints and massing, and range from four to thirty stories in height. Mid-Market has recently experienced a new surge in construction that includes new housing, restaurants, renovated offices and theaters. This new construction has contributed to revitalizing the area.

Market Square fits within the historic context of the area’s commercial development. The proposed project at Market Square does not include any additions or major exterior alterations that would affect the building’s relationship to the surrounding neighborhood, or the significance of the nearby historic districts.



EXISTING CONDITIONS IMAGES

BUILDING EXTERIOR



View of building at Market Street and Tenth Street (Bruce Damont)



Main entry at Market Street (Bruce Damont)



Stevenson Street (Bohlin Cywinski Jackson)



Historic canopy at Tenth Street (Bruce Damont)

The exterior of 1355 Market Street is in good condition. Significant architectural features such as the decorative terra cotta and cast iron spandrels have been well maintained and are mostly unaltered. Additions to the building have not removed significant fabric from the building, except at the tower.

The 2012 rehabilitation addressed deferred maintenance issues. The rehabilitation included new windows at the tenth and eleventh floors where the old steel windows were severely deteriorated. The windows at the second floor were replaced and the cast iron spandrels at all levels were repaired and painted. The storefronts were also replaced as part of the rehabilitation work. The scope at the Stevenson Street facade consisted of new openings at the first floor to accommodate the new program. General repairs were made to the cement plaster.

EXISTING
CONDITIONS
IMAGES



STEVENSON STREET

Prior to the renovation completed in 2014, the Stevenson Street alley between 1355 Market and 875 Stevenson was used for back of house activities including loading and unloading. The alley had an industrial feel and exhibited some disrepair. The renovation transformed the alley into a public park that is now used by tenants of the two buildings as well as the general public. The character of the alley is now modern and sleek. It creates a space where both the Art Deco 1355 Market and glassy 875 Stevenson buildings can be viewed together. It provides a buffer space as well as a connection between the two buildings.



View of Stevenson Street from Tenth Street prior to the renovation



Stevenson Street, view looking east, after renovation (BCJ)



Stevenson Street, view looking east, after renovation (BCJ)



STEVENSON STREET



View looking north from Jessie Street of previous skybridge.



Current view looking north from Jessie Street showing reversible condition of the previous skybridge location. (BCJ)

PREVIOUS SKYBRIDGE

875 Stevenson Street was constructed in 1975 by the then owner of 1355 Market Street. The buildings were historically connected by owner and use, and were physically connected when a nine-story skybridge was built at Jessie Street. Visitors and tenants were able to go directly from one building to the other via the old skybridge, without having to go outside of either building. The skybridge was constructed of concrete with window walls that allowed for some transparency.

The previous skybridge was removed when both 1355 Market and 875 Stevenson were renovated. The void left at 1355 Market was patched and repaired and the facade was restored.



Previous skybridge connection to 1355 Market Street building.

STEVENSON STREET



PROJECT DESCRIPTION



The rehabilitation of 1355 Market Street and 875 Stevenson Street included the removal of the skybridge that connected the two buildings at Jesse Street. The void left at 1355 Market was patched and repaired and the facade was restored. The rehabilitation did not anticipate that a single tenant might occupy significant portion of both buildings when the former skybridge was removed.

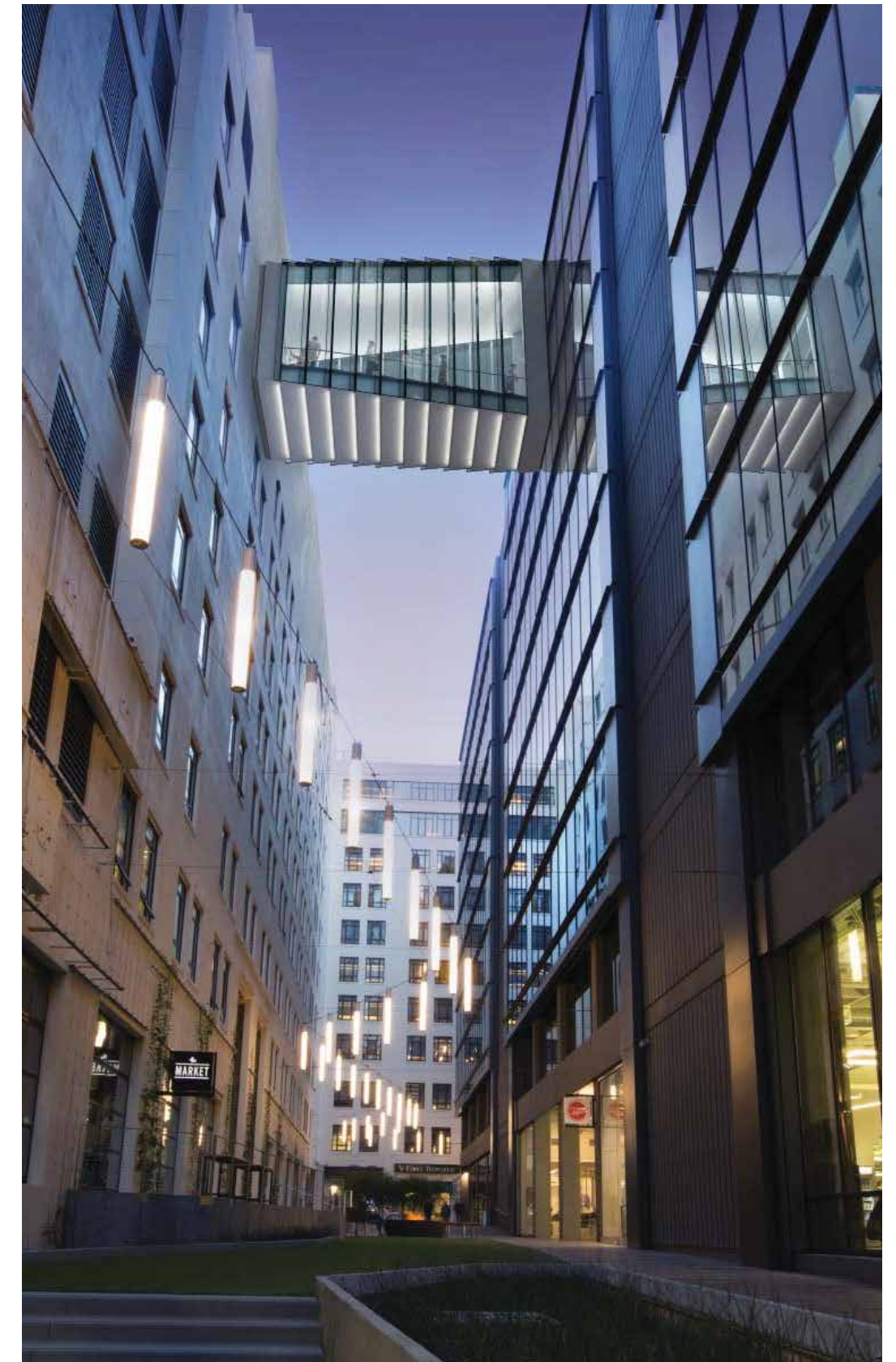
The proposed skybridge will once again connnect 1355 Market Street and 875 Stevenson Street. The skybridge will allow employees to go from the commons area in 1355 Market to the commons area at 875 Stevenson Street. The bridge will be located at the south facade of 1355 Market Street, along the Stevenson Street park space. This facade has a cement plaster finish and is a secondary facade with no ornamentation. The main feature of this facade is the regular fenestration pattern created by the array of windows.

The skybridge will connect the 9th floors of 1355 Market and 875 Stevenson Street. At 1355 Market, the bridge will be about 15 ft. in overall height. At Stevenson Street, the bridge will be about 20 ft. in overall height. The span of the bridge will be about 38 ft. Structural steel support arms will be integrated into the design of the bridge. The arms will rest on the floor of each building and will be seismically independent. The bridge will be about 100 ft. above Stevenson Street.

The skybridge will consist of overlapping, glass shingles hung from an aluminum curtain wall. Each glass panel will be about 3 ft. wide and will span the height of the bridge. The underside of the skybridge will be clad with painted aluminum panels that are stepped and “shingled” in a manner similar to the glass facade. The stepping of the aluminum panels will create a small overlap between each plate where a cove light will be installed. The roof of the bridge will slope to drain toward 1355 Market and water will be diverted to an internal drain so that there are no exposed down spouts.

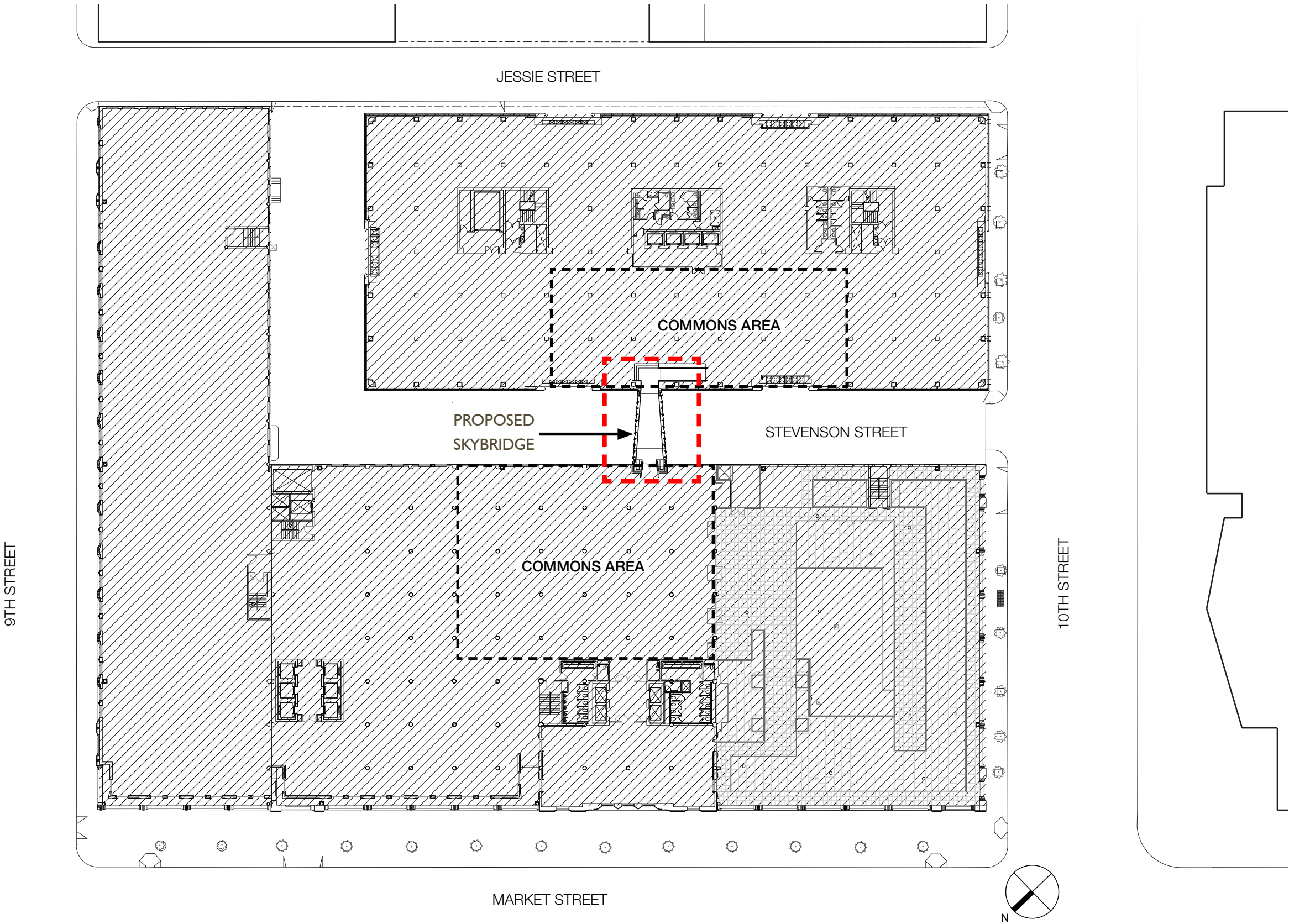
PROPOSED PROJECT

The construction of the bridge will result in the removal of two windows of 1355 Market; however, sufficient windows will remain in place so that the fenestration pattern of this facade can still be conveyed. Further, the skybridge will be reversible so that if it is removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The proposed skybridge will be differentiated in appearance and materials from 1355 Market but will be consistent with the aesthetic of the new park space in Stevenson Street. Its contemporary form and design will complement the park and the skybridge will read as an object of interest for the users of the park.



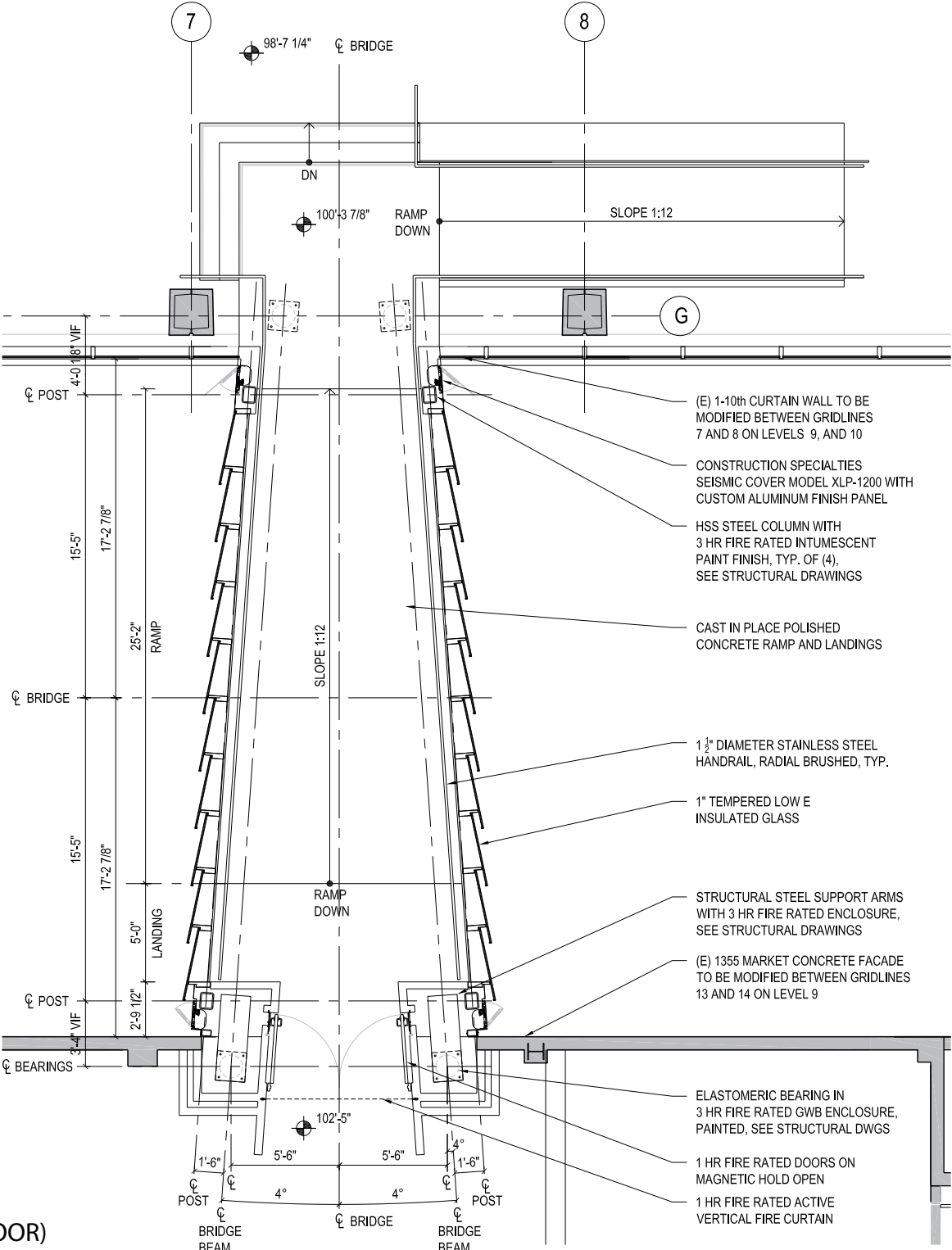


PROPOSED PLANS

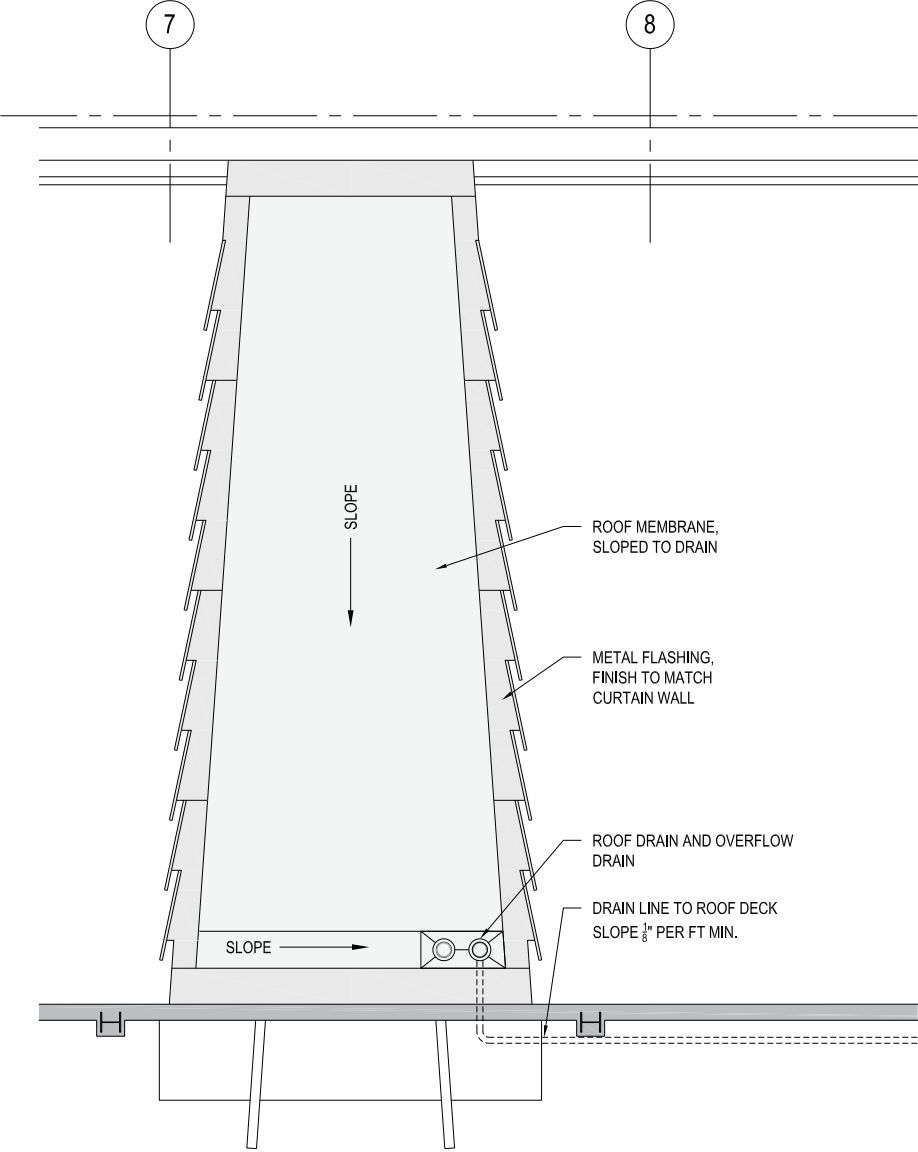




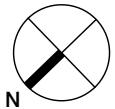
PROPOSED PLANS



PLAN (NINTH FLOOR)
1/8"=1' 0"



ROOF PLAN
1/8"=1' 0"





ELEVATIONS

1355 MARKET, EXISTING SOUTH ELEVATION





ELEVATIONS

1255 MARKET, PROPOSED SOUTH ELEVATION



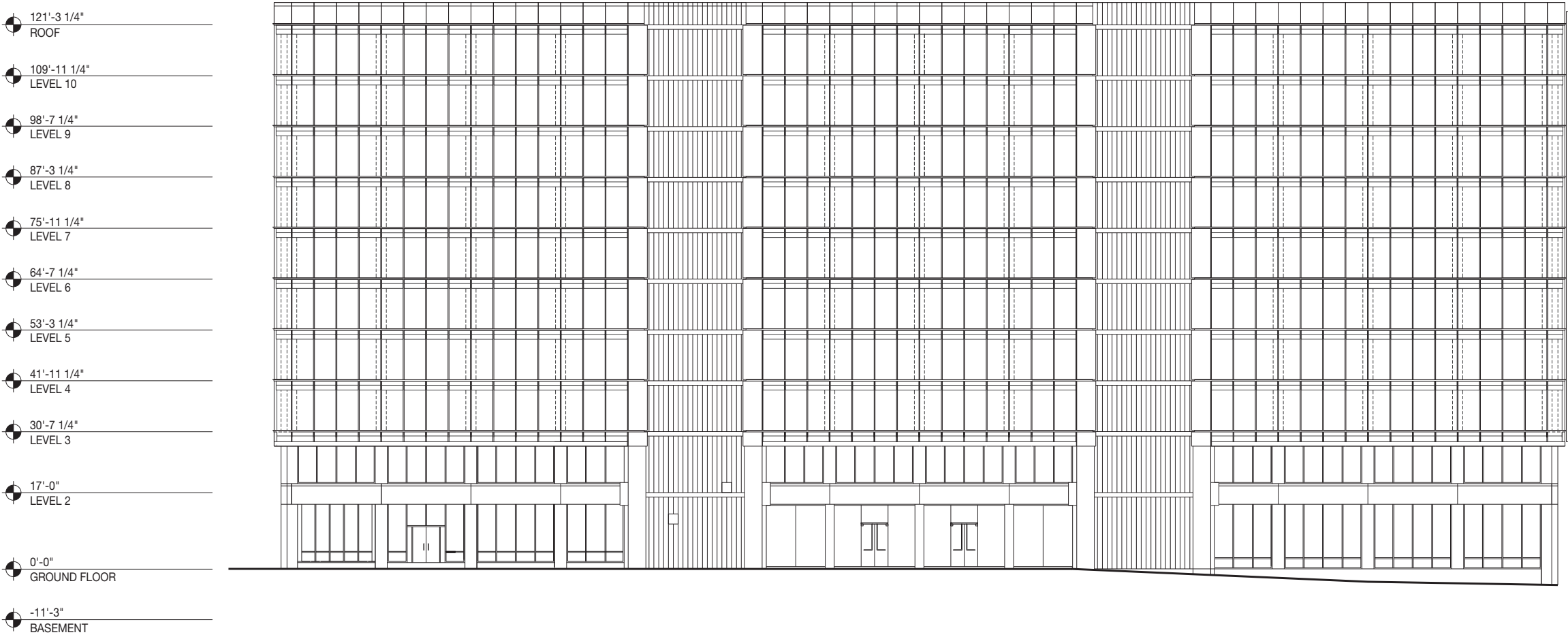
Installation of skybridge will result in the removal of only two existing non-original windows. No other significant features will be removed.

ELEVATIONS



ELEVATIONS

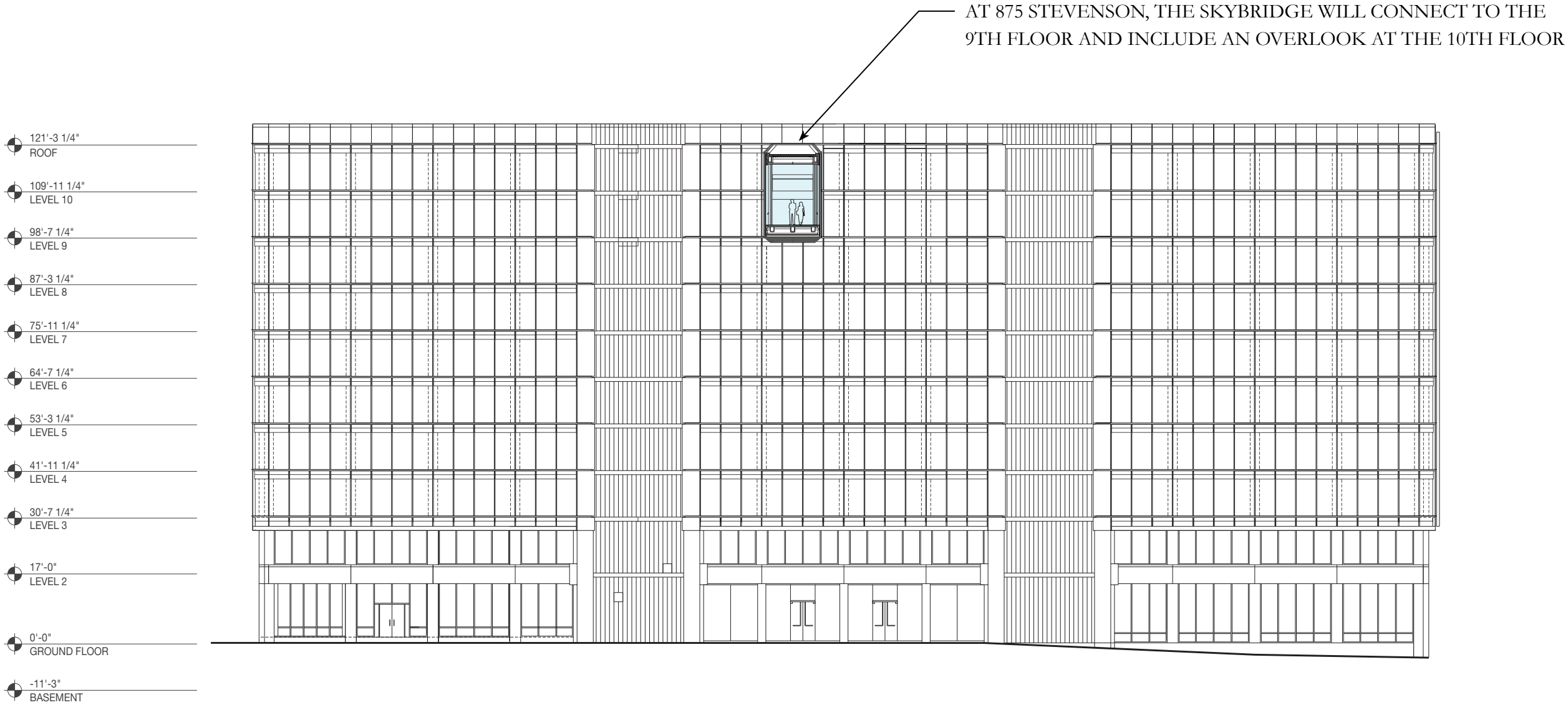
875 STEVENSON STREET, EXISTING NORTH ELEVATION





ELEVATIONS

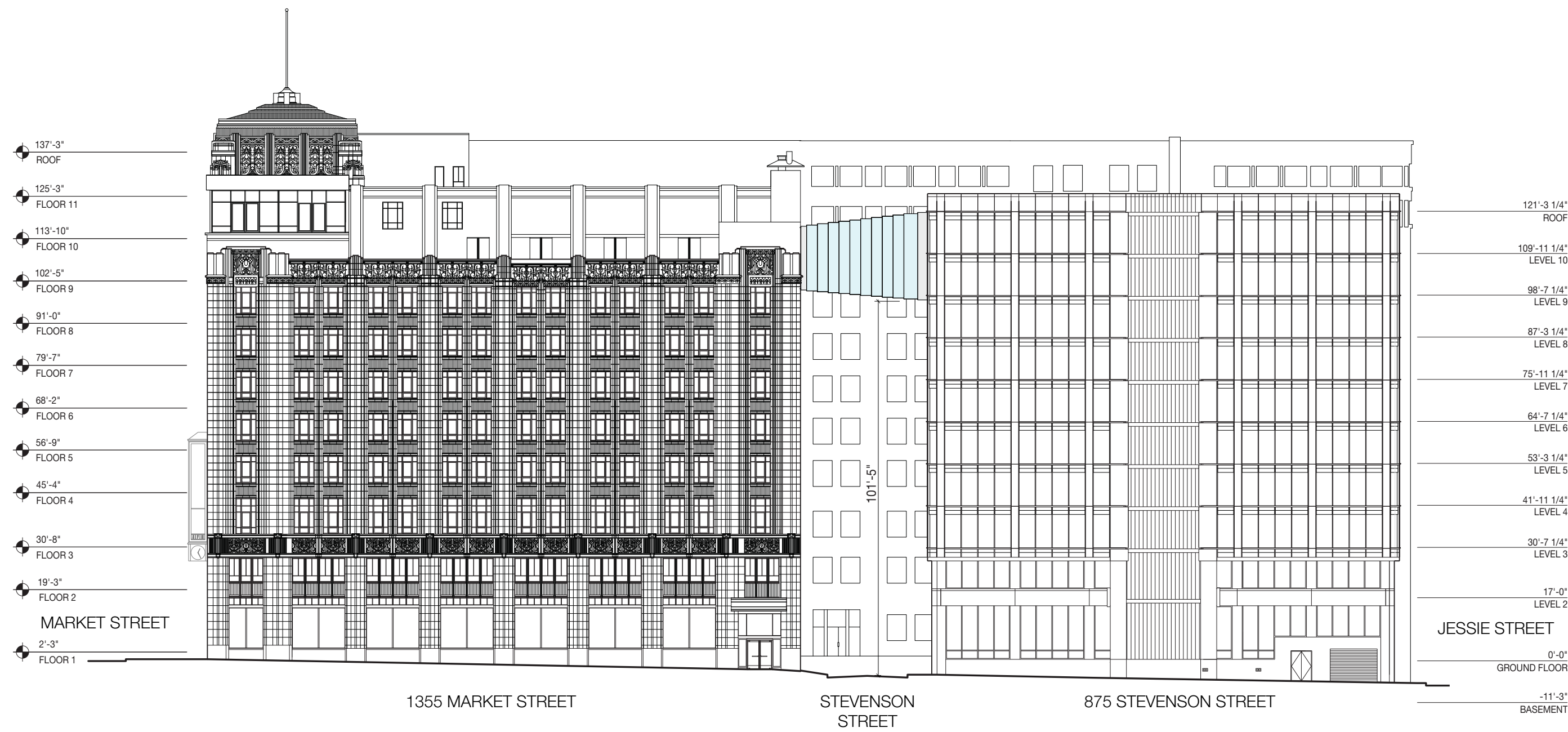
875 STEVENSON STREET, PROPOSED NORTH ELEVATION



ELEVATIONS

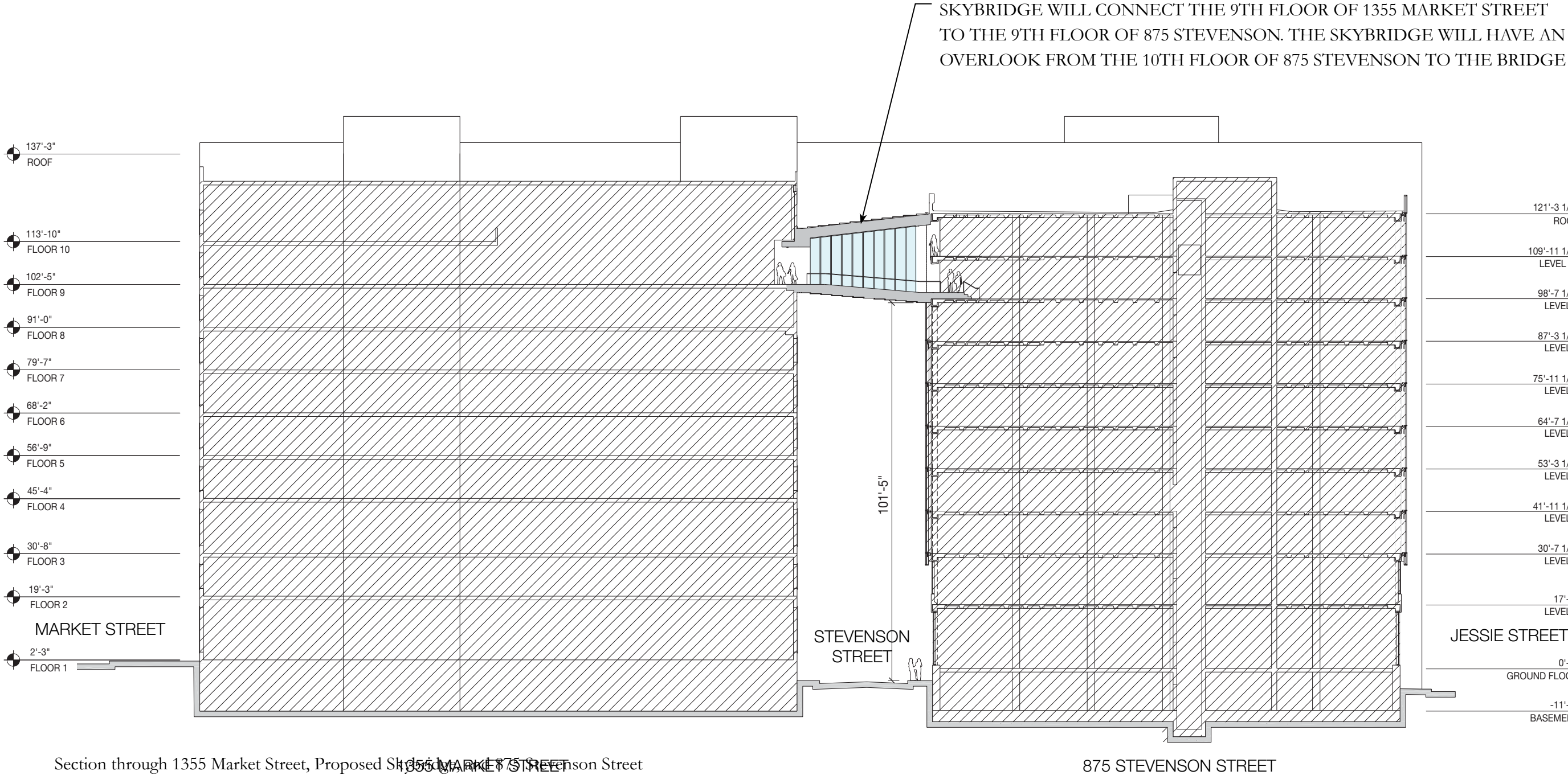
ELEVATIONS

PROPOSED TENTH STREET ELEVATION



ELEVATIONS

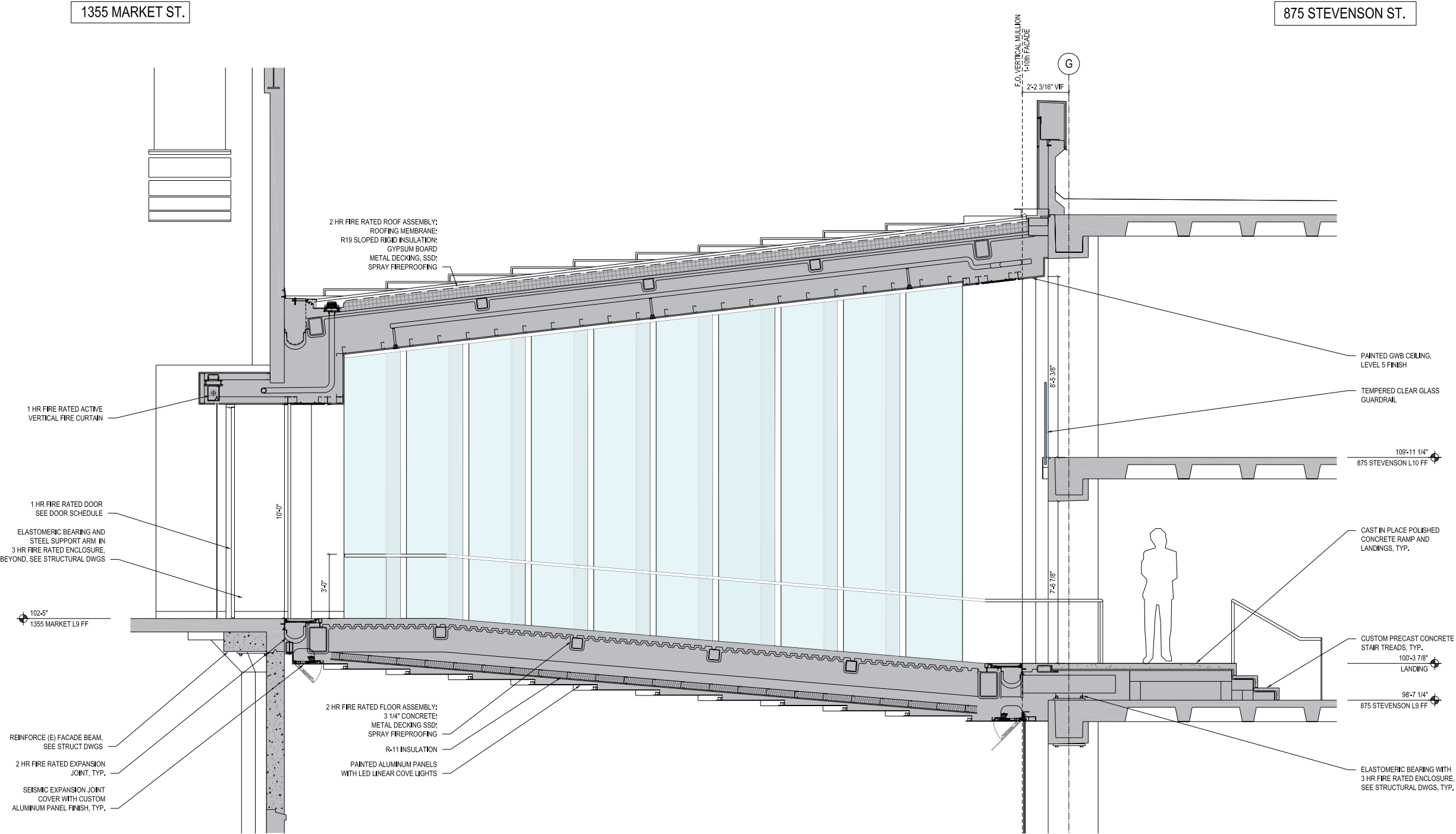
PROPOSED SECTION





SECTIONS

SECTION THROUGH PROPOSED SKYBRIDGE





MATERIALS PALETTE



Interior Flooring: Polished Concrete



Lighting: LED Cove Lighting



Exterior Metal Panels: Aluminum with Kynar Finish



Exterior Glazing: Shingled Insulated Glass Panels

BUILDING CHRONOLOGY

- 1915: Western Furniture Exchange & Merchandise Mart established by Harry J. Moore at 1055 Market Street. This new Merchandise Mart was the largest furniture exchange west of Chicago.
- 1921: Western Furniture Exchange & Merchandise Mart located at 180 New Montgomery Street.
- 1937: New Western Furniture Exchange & Merchandise Mart constructed at 1355 Market Street for an estimated cost of \$2,500,000. The nine-story reinforced-concrete building was designed in the Art Deco style by Capital Company architects with Cahill Brothers as general contractors, and was clad in terracotta by Gladding McBean Co. The 500,000 square foot building was constructed with eight show floors and a two-story central tower, with a full-service garage located in the basement and the “Mart Club” ballroom on the ninth floor.
- 1941: Two wood-frame rooftop additions added to ninth floor by Capital Company architects. Work included a large square addition to the west of the tower and a small rectangular addition at the east end of the Market Street façade, filling in the floorplate of the ninth floor. These additions are not character-defining features of the building, as they lack the same architectural quality and distinction as the remainder of the building.
- 1947: Ninth Street Wing added to the east of the original building, extending the Market Street façade across the entire block and lending the building an L-shaped plan. This nine-story addition was also designed by Capital Company, and copies the original building in form and finishes. The Ninth Street Wing housed a Bank of America branch on the ground floor, two additional entrances to the showrooms, and two metal canopies that matched those on the original building.
- 1958: Tenth floor added to the building by architects B.L. Nishkian and John G. Minton. The L shaped reinforced concrete addition was clad in stucco and featured steel ribbon windows with a combination of fixed, casement, and hopper windows.

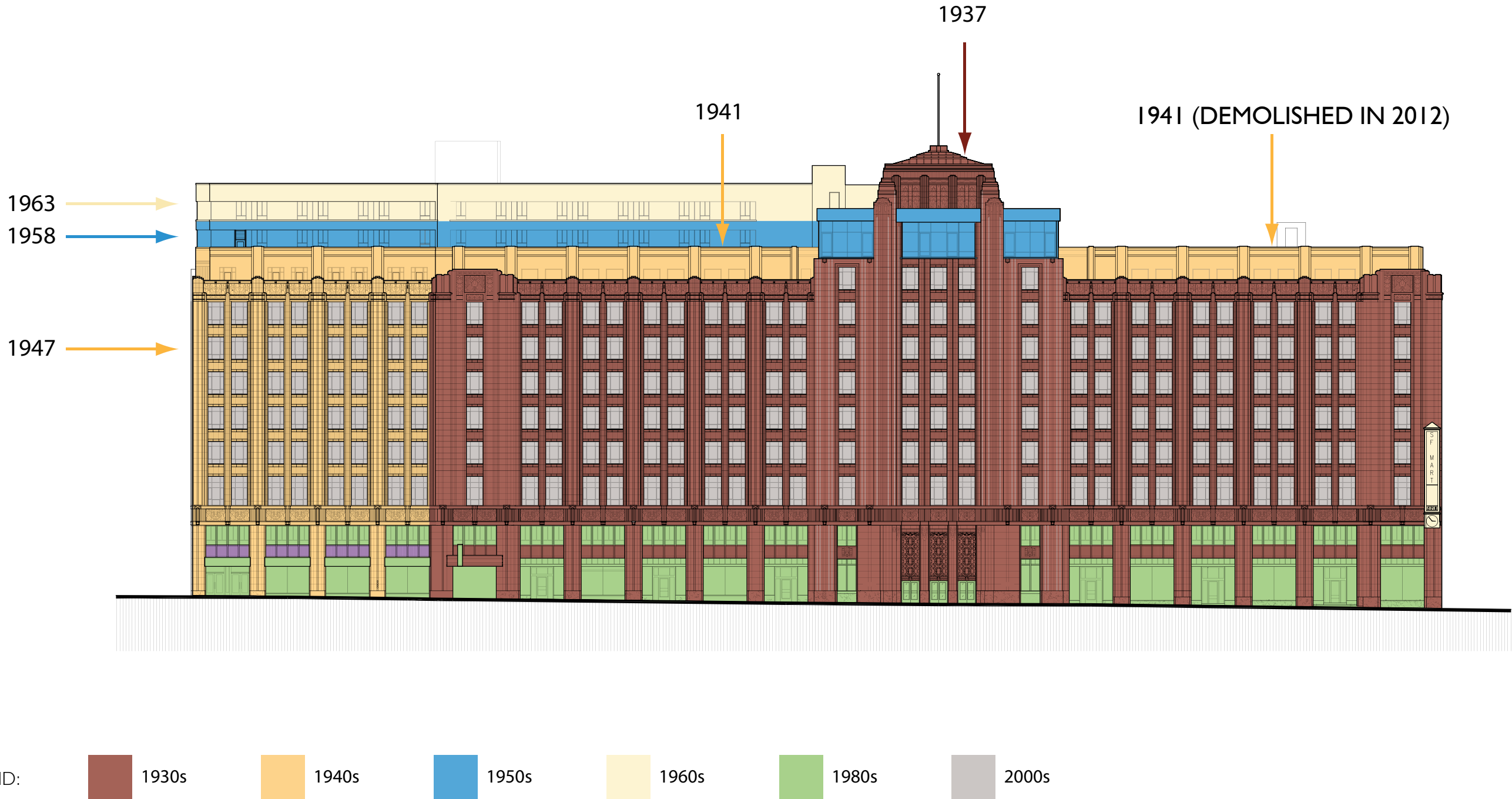
The central tower was also remodeled at this time, and required the removal of the central arched windows and terracotta details to accommodate the new square reinforced concrete and glass construction. The remodeled tower and tenth floor addition are not character-defining features of the building, as their installation resulted in the alteration of the Market Street tower and their materiality and horizontal fenestration pattern are inconsistent with the character of the historic core.

- 1963: Eleventh floor added to the building. The addition was also designed by architects B.L. Nishkian and John G. Minton, and matched the tenth floor in plan and finishes. The eleventh floor addition is not a character-defining feature of the building because while its materiality and horizontal fenestration pattern match the 1958 tenth floor addition, its character differs greatly from that of the historic core.
- 1960s: Main lobby remodeled. The lobby was carpeted, a chandelier and round banquette were installed in the center of the room, mirrored panels replaced the original glazing on the walls, awnings were hung over the mural and clock and the interior retail entrance, and the reception desk and signage were altered.
- Late 1960s: Clock and vertical sign added to the corner of Tenth and Market streets sometime between 1965 and 1970. The original signage assembly featured a digital clock and thermometer, which has since been replaced by an analog clock. Many storefronts along Market Street were also replaced with aluminum assemblies at this time.
- 1975: 875 Stevenson Street constructed adjacent to Market Square. The ten-story reinforced concrete building known as “Mart 2” was designed by Jorge de Quesada, AIA, and was connected to 1355 Market Street by a pedestrian bridge over Stevenson Street.

- 1986: Ground floor storefronts replaced. This project included the replacement of the majority of storefronts along Market, Ninth, and Tenth streets; some new entrances were inserted, and new aluminum sash windows with tempered glass replaced the original steel sashes. Aluminum louvers and replacement glazing were installed in the storefront transoms as part of this renovation. No conclusive evidence was found about the treatment of the second floor windows at this time, but it appears that they were replaced.
- 1987: Ground floor renovations. Double-height rotunda added to the rear of the ground floor, creating a second lobby with two escalators, a new terrazzo floor, mirrored columns, and new light fixtures. Two entrances were punched in the Stevenson Street façade to provide access to the new rear lobby. The project also included restoring original features and replacing the terrazzo floor, light fixtures, and some of the mirrored wall panels in the historic entrance lobby.
- 1999: Walgreens replaced Bank of America as the ground floor tenant on the corner of Ninth and Market streets. The storefronts were replaced at this time, and awnings were installed at the transoms.
- 2002: Windows replaced on floors three through nine by architects Leclerc Associates. The new aluminum sash windows match the original steel sash windows in profile and operation. The project also appears to include the demolition of the existing metal fire escape and installation of some new louvered windows on the Stevenson Street façade.
- 2008: Market Square still features furniture showrooms on several floors, but is largely vacant.
- 2011-2014: Rehabilitation of the building. Rehabilitation included seismic upgrade, new elevator lobby, new storefronts, new windows at second, tenth, and eleventh floors, new retail concourse at first floor. The non-historic ninth floor addition on the west side of the tower was demolished.

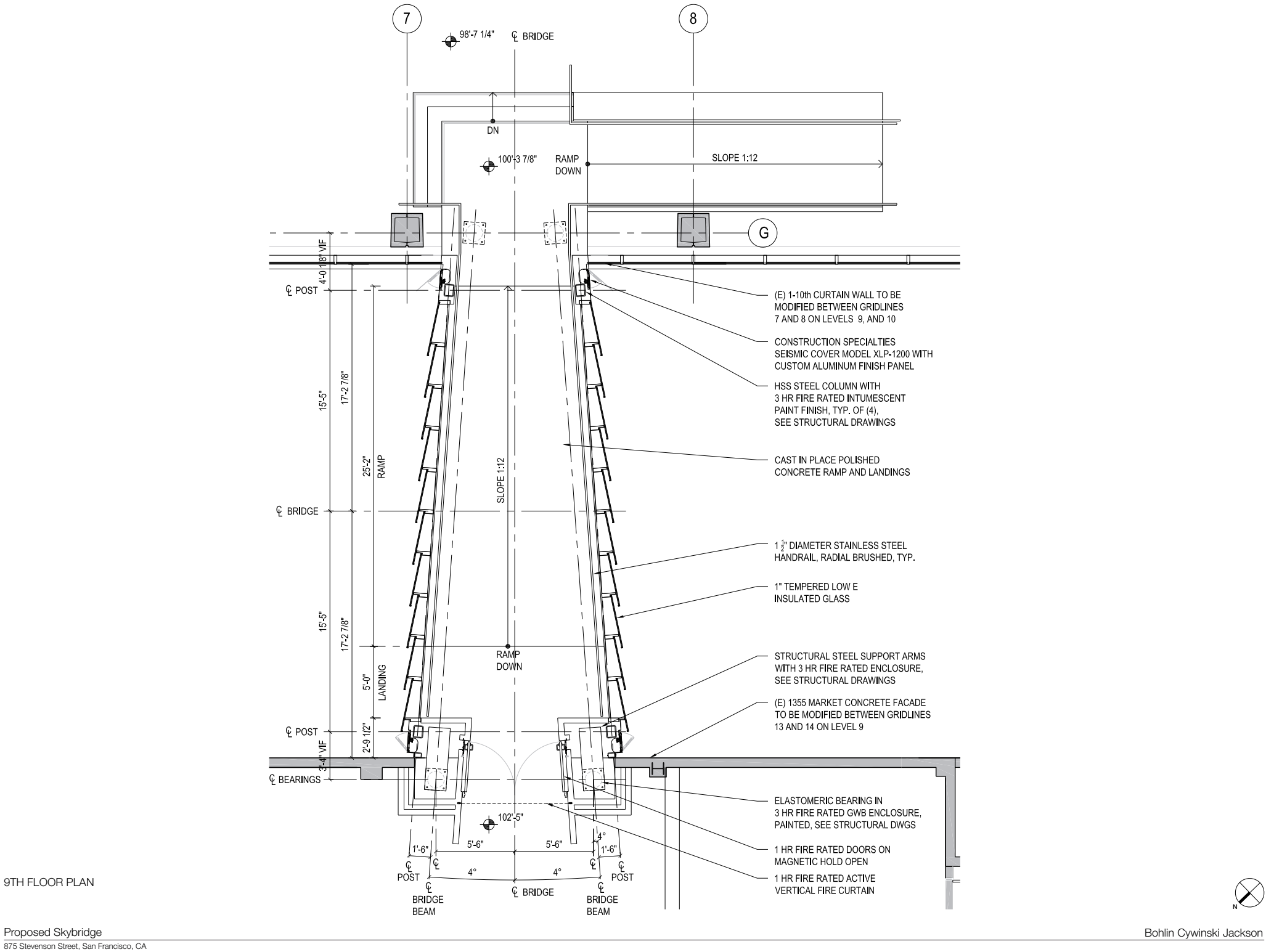


BUILDING CHRONOLOGY



SIGNIFICANCE
DIAGRAMS &
BUILDING
CHRONOLOGY

APPENDIX: DRAWINGS AND DETAILS



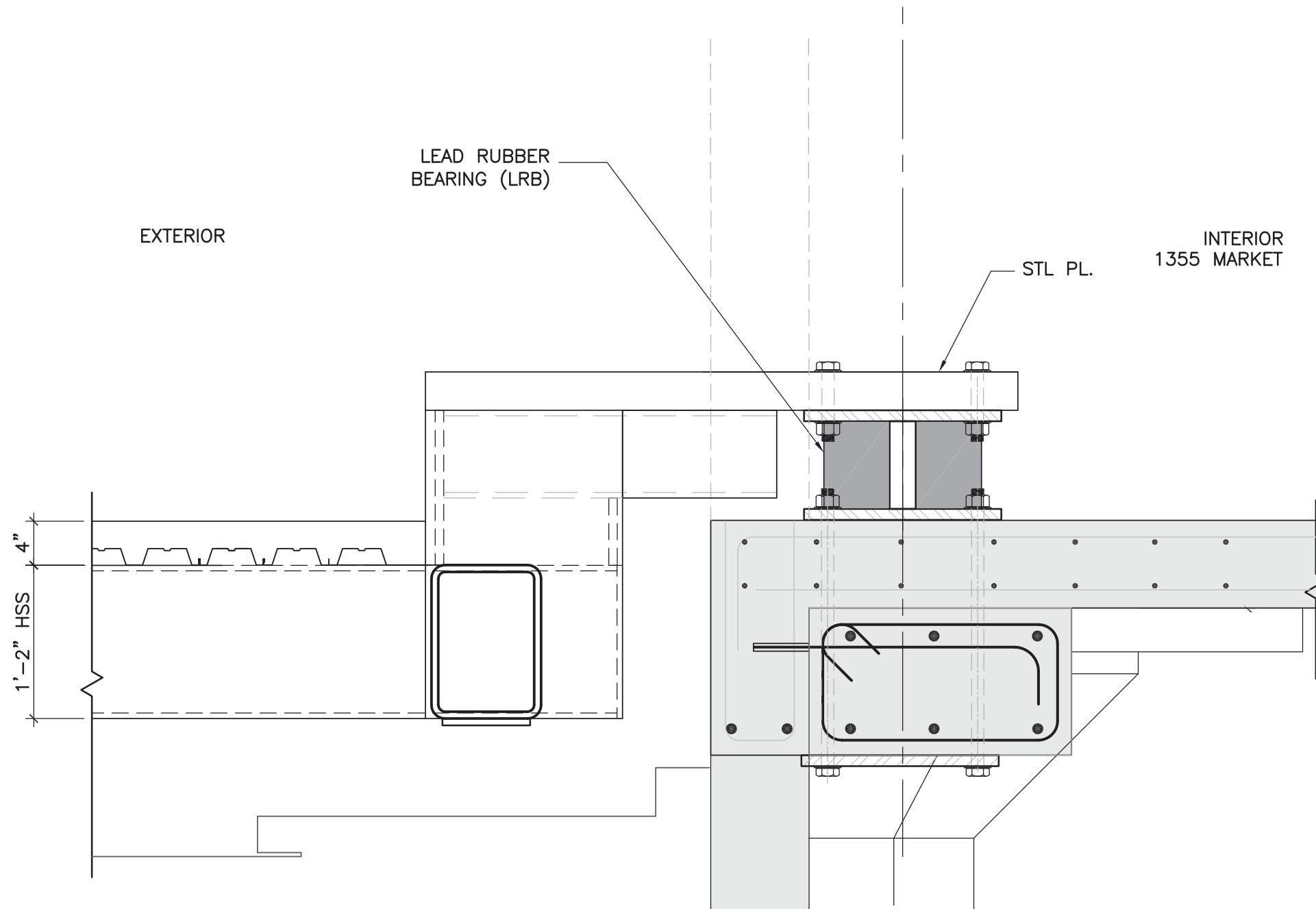


SEISMIC JOINT COVER

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson

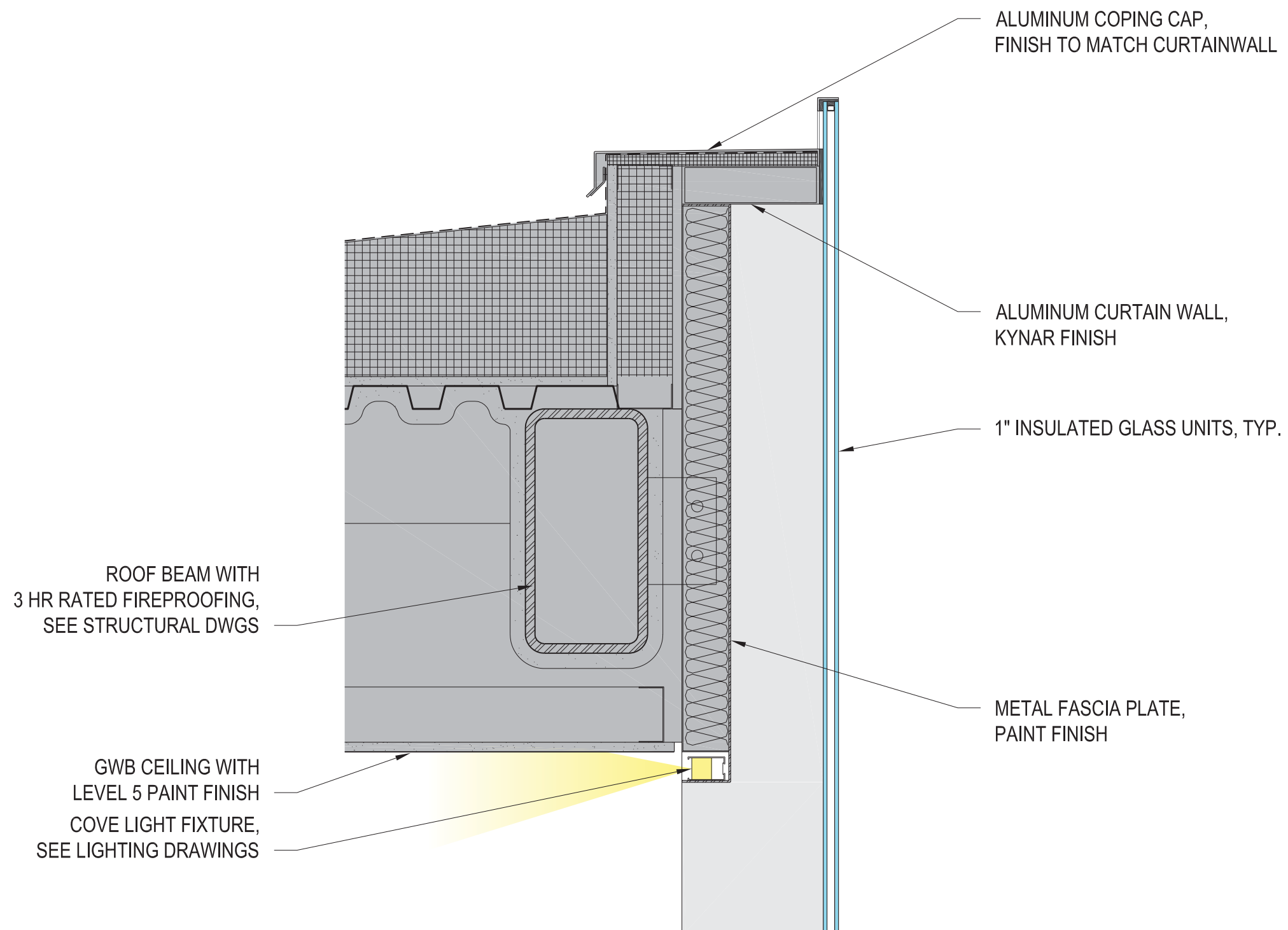


STRUCTURAL CONNECTION DETAIL

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



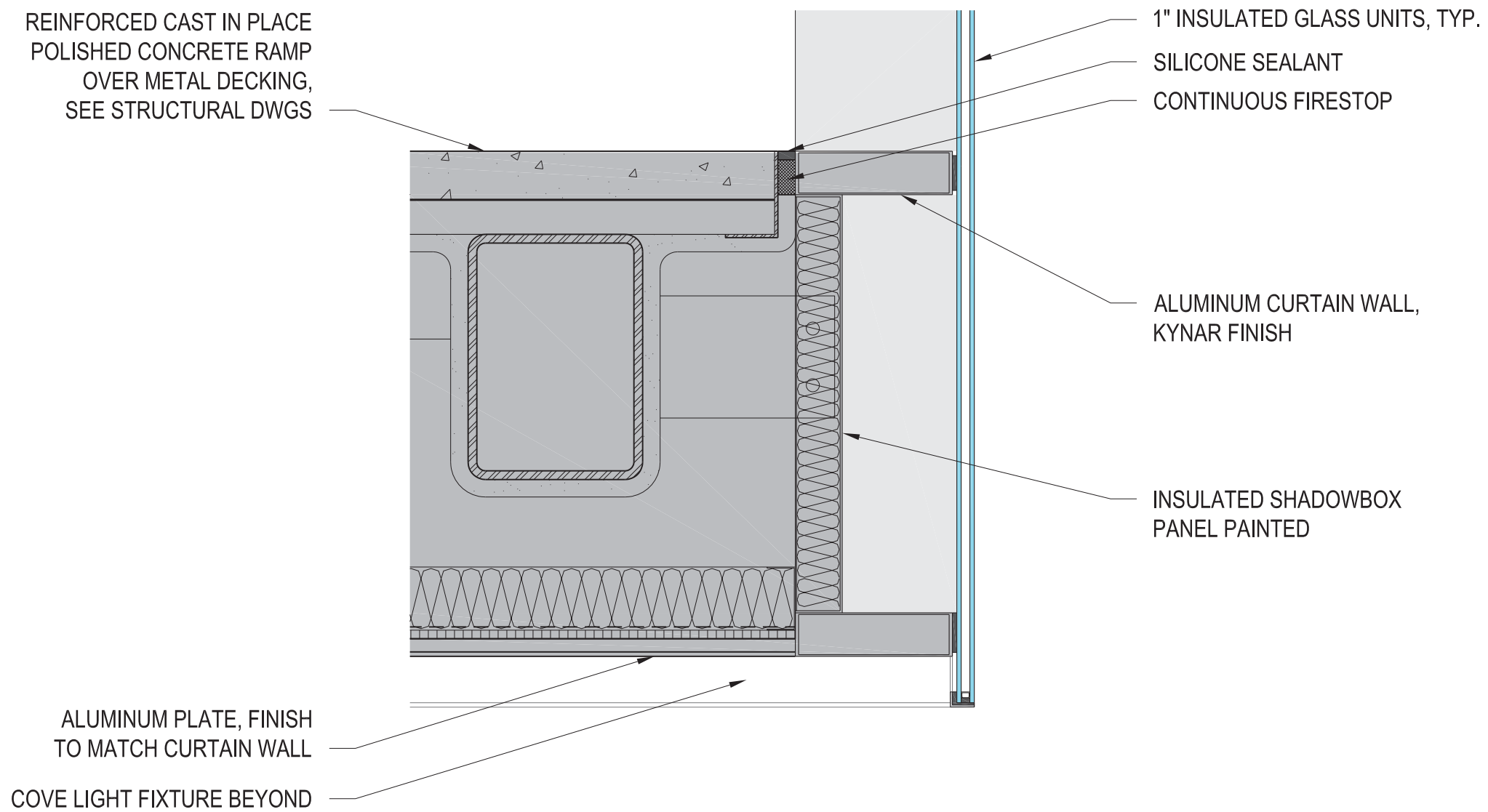
CURTAIN WALL SECTION DETAIL AT TOP OF BRIDGE

SCALE: 1 1/2" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



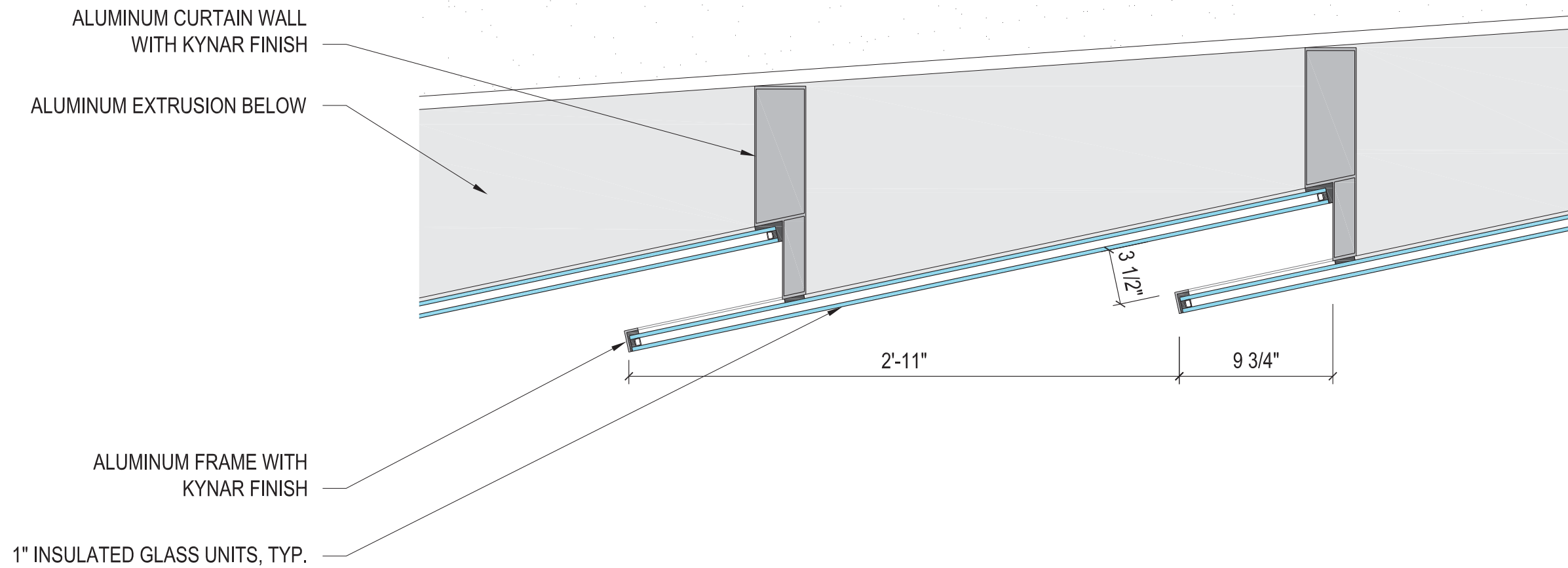
CURTAIN WALL SECTION DETAIL AT BOTTOM OF BRIDGE

SCALE: 1 1/2" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



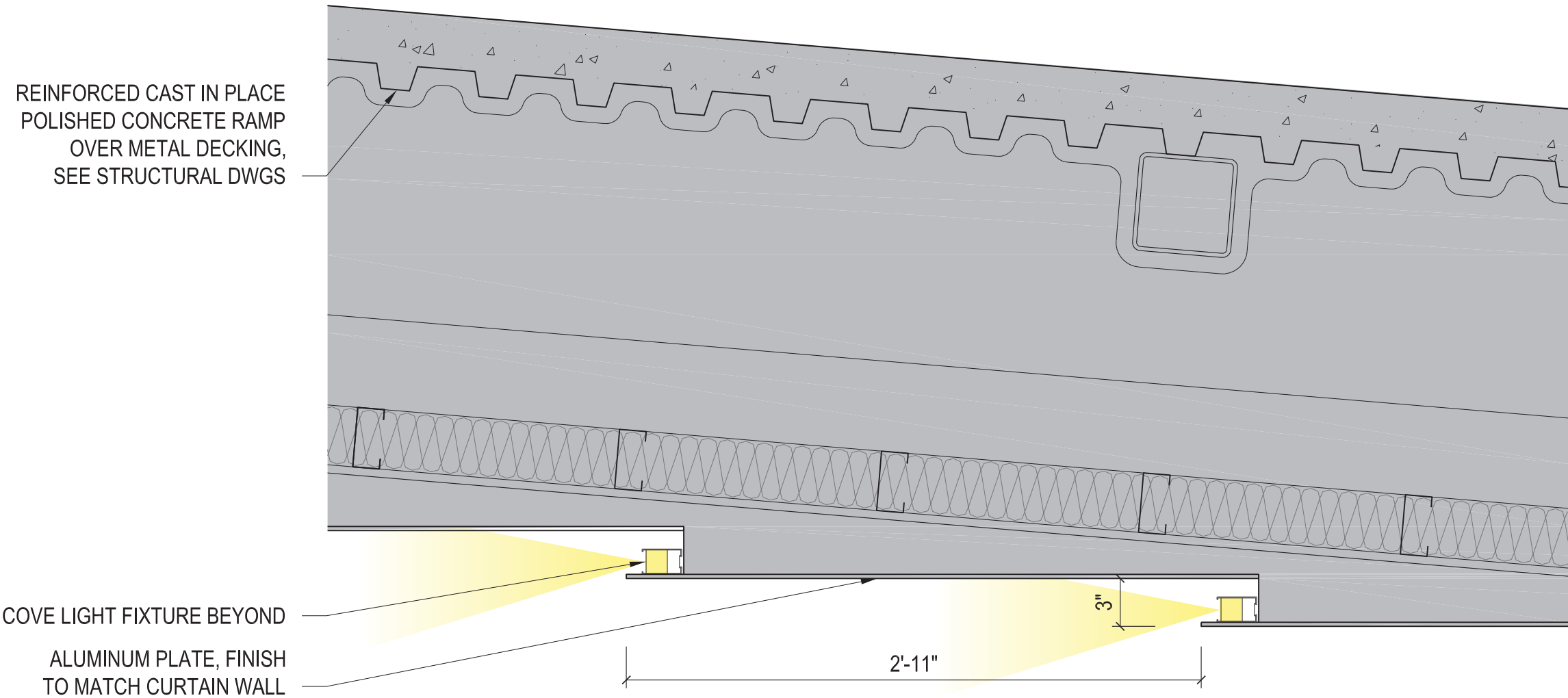
BRIDGE CURTAIN WALL DETAIL

SCALE: 1 1/2" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson

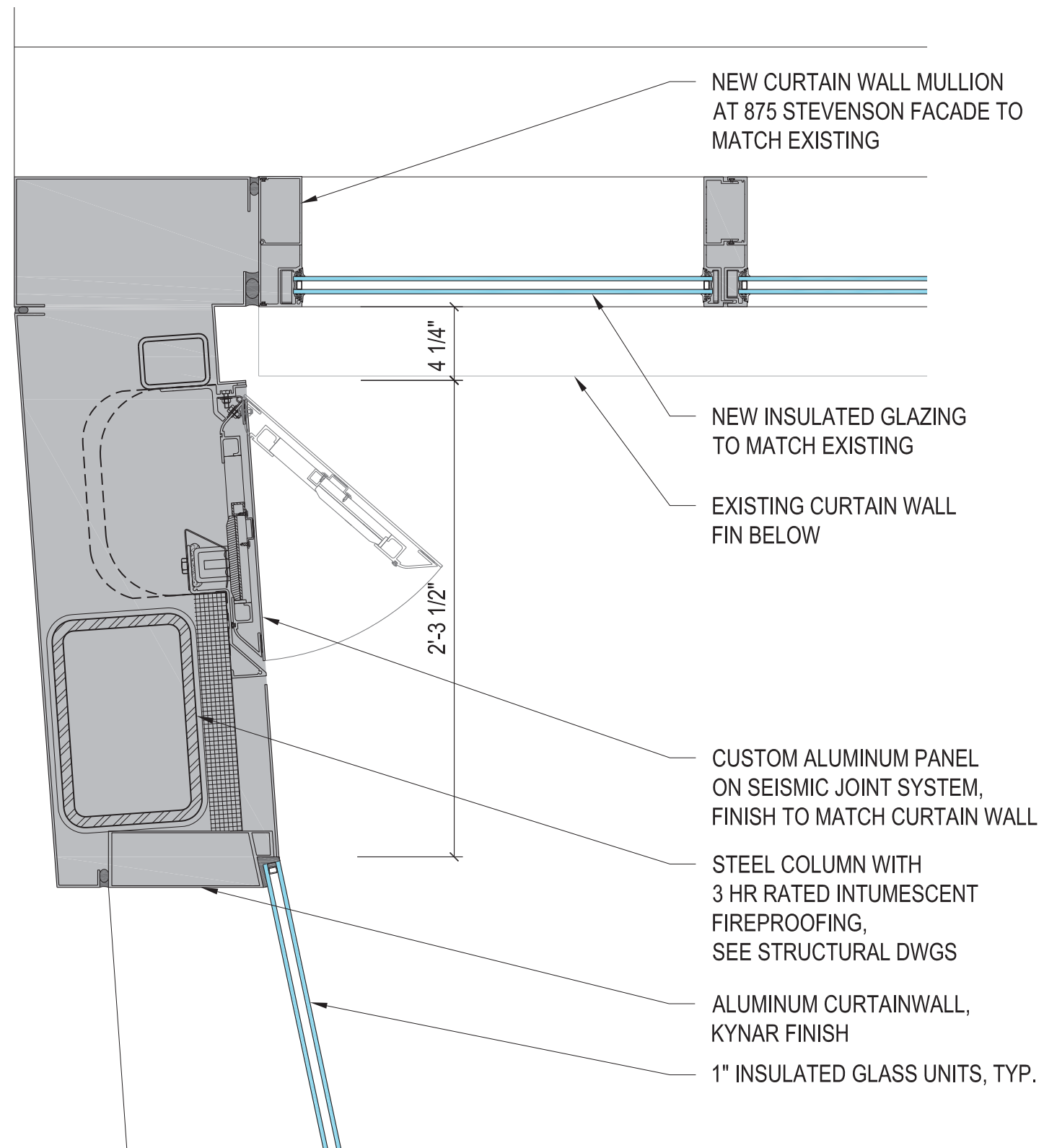


BRIDGE SOFFIT LIGHTING DETAIL
SCALE: 1 1/2" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson

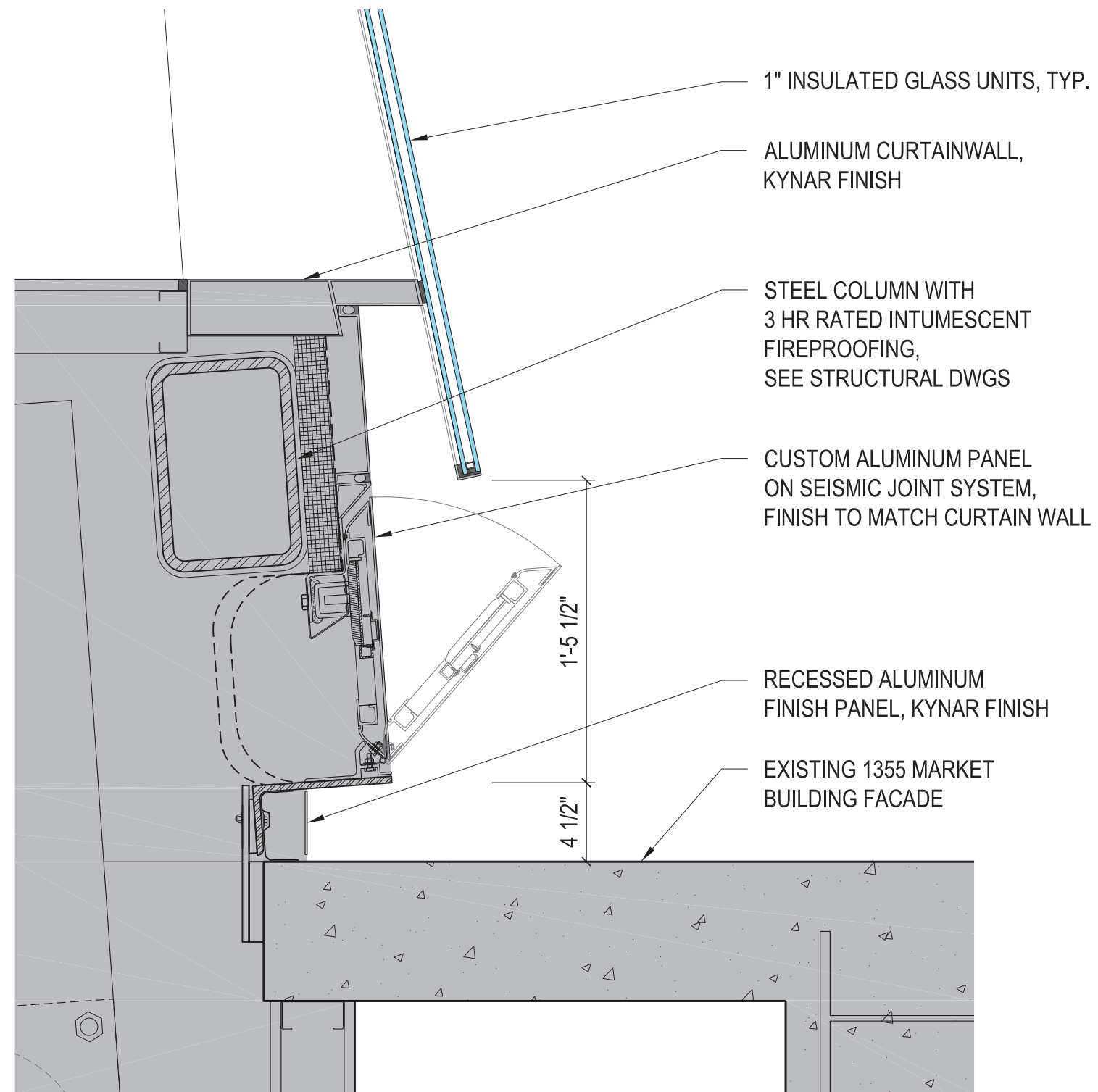


CONNECTION PLAN DETAIL AT 1 TENTH
SCALE: 1 1/2" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

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CONNECTION PLAN DETAIL AT 1355 MARKET

SCALE: 1 1/2" = 1'-0"

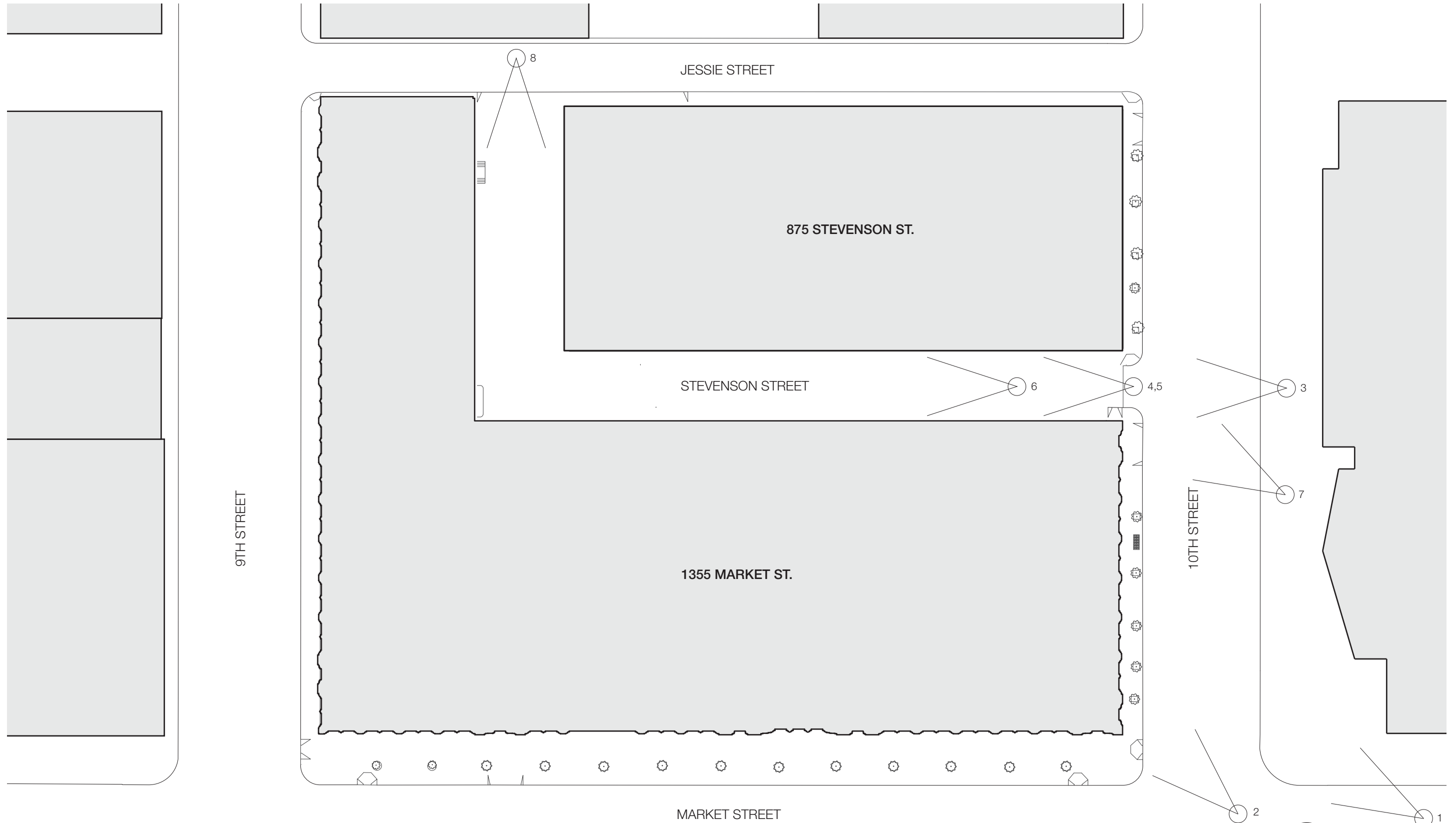
Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson

PROPOSED SKYBRIDGE BETWEEN 1355 MARKET STREET AND 875 STEVENSON STREET





SITE CONTEXT PHOTOS - KEY PLAN

SCALE: 1" = 50'

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

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1. Aerial view looking east at 1355 Market Street and 875 Stevenson Street buildings.



2. View looking east from Market Street.

SITE CONTEXT PHOTOS

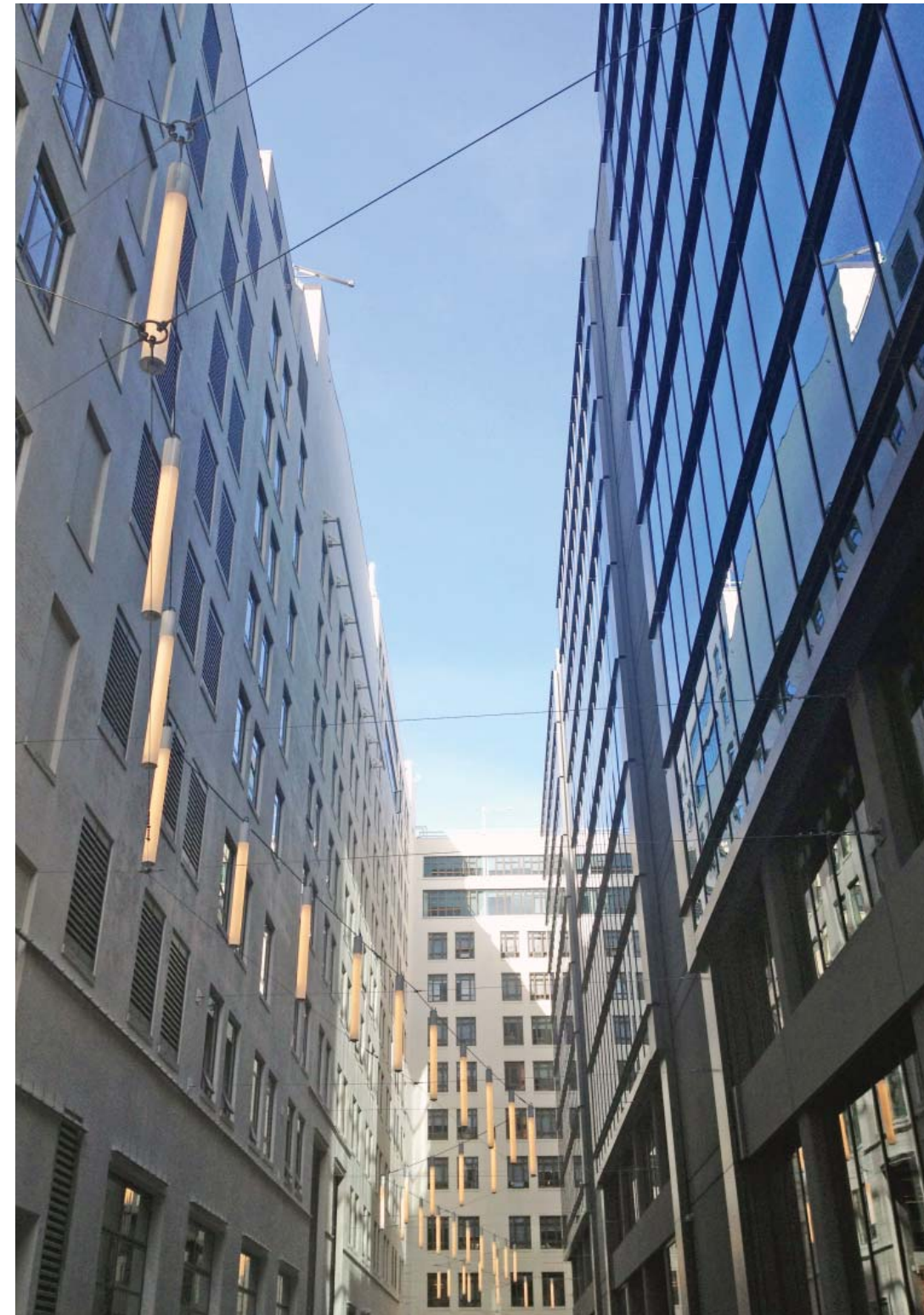
Proposed Skybridge

875 Stevenson Street, San Francisco, CA

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3. Stevenson street view looking east from 10th Street.



4. Stevenson street view looking up towards the east.

SITE CONTEXT PHOTOS

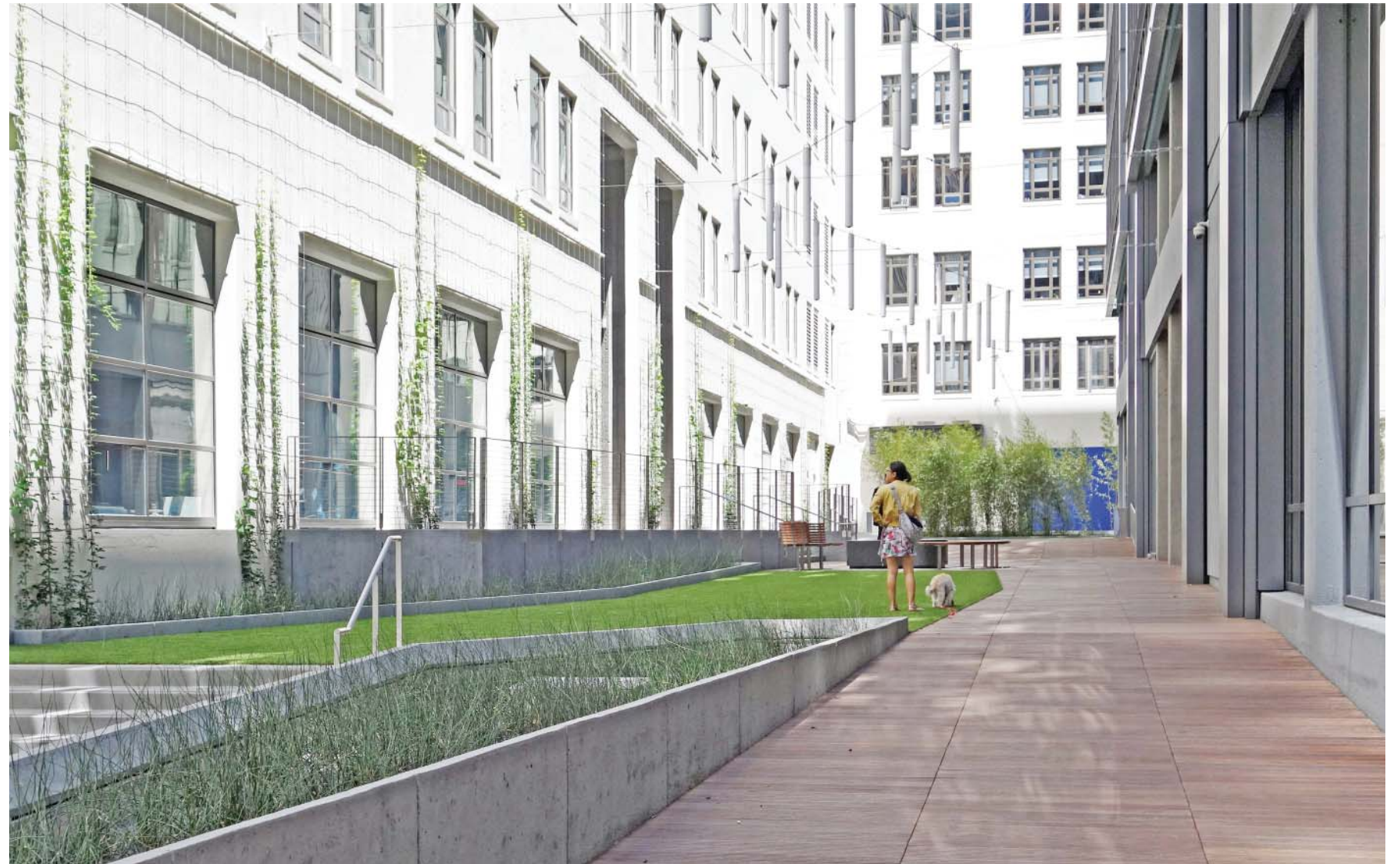
Proposed Skybridge

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5. Stevenson street view looking east.



6. Stevenson street view looking east.

SITE CONTEXT PHOTOS

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

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Detail view of 1355 Market Building rear (south) facade.



7. View looking east from 10th Street into Stevenson street.



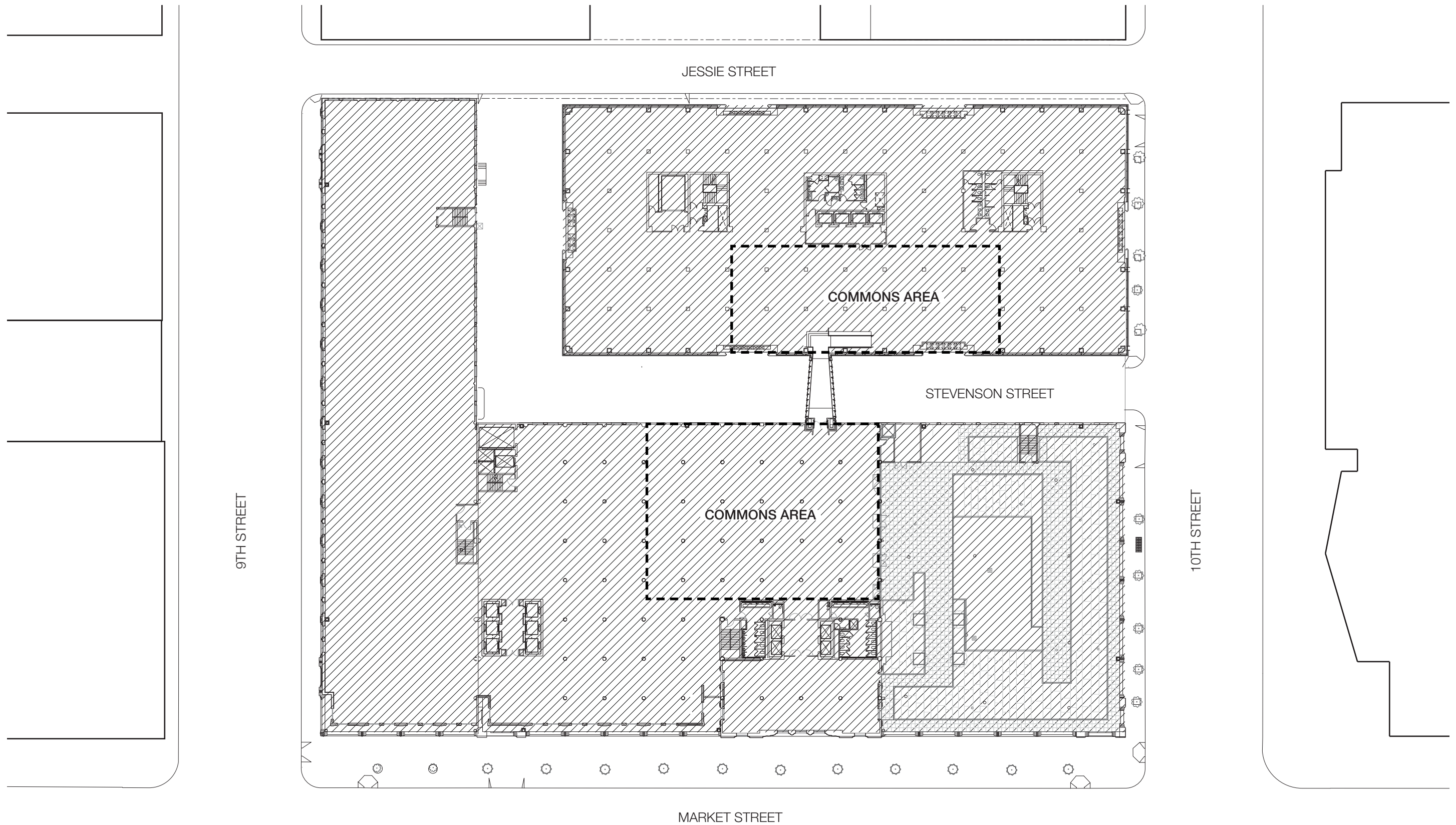
8. View looking north from Jessie Street towards Stevenson Street.

SITE CONTEXT PHOTOS

Proposed Skybridge

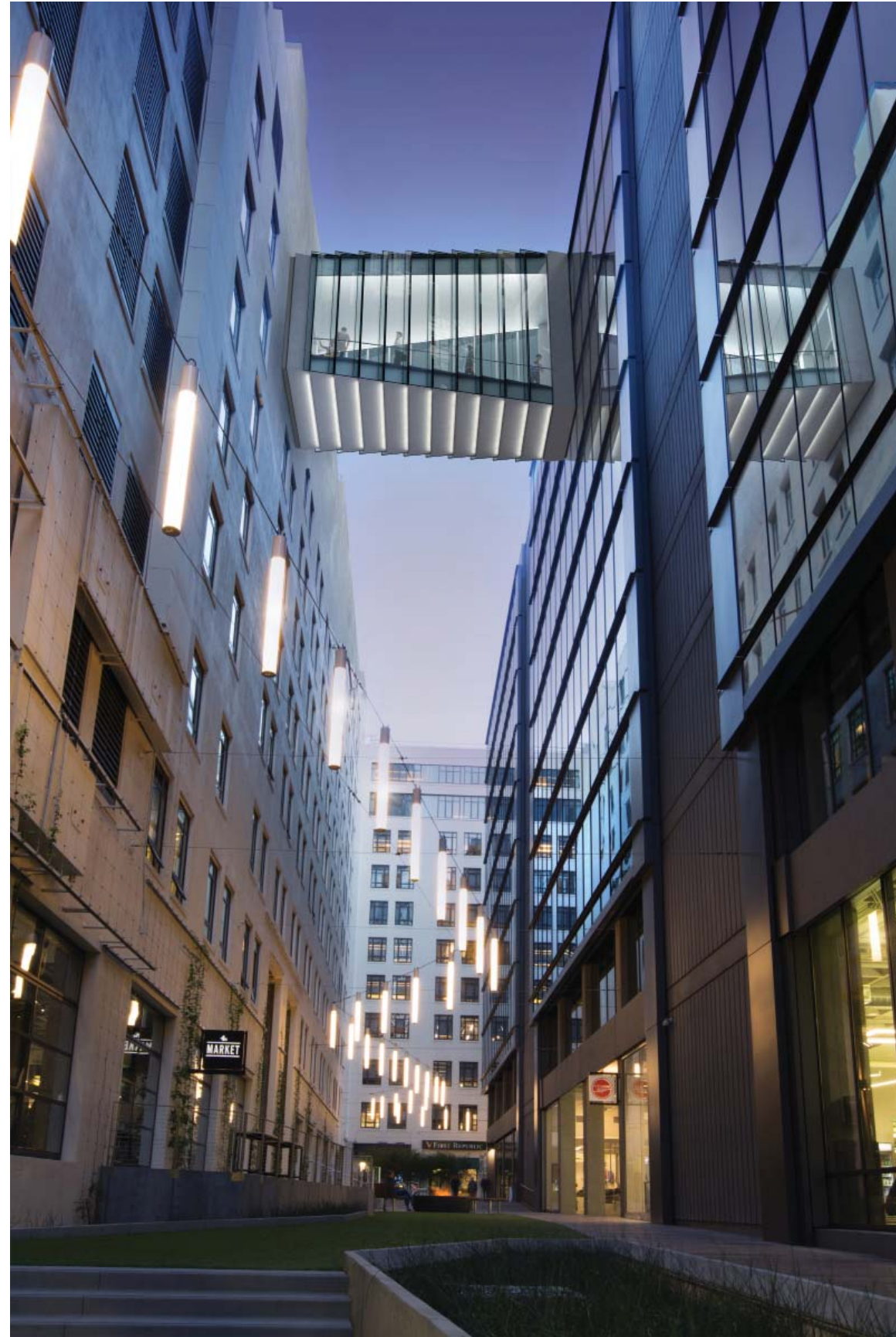
875 Stevenson Street, San Francisco, CA

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SITE PLAN AT 9TH FLOOR - PROPOSED
 SCALE: 1" = 200'

Proposed Skybridge
 875 Stevenson Street, San Francisco, CA



Proposed Skybridge
875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



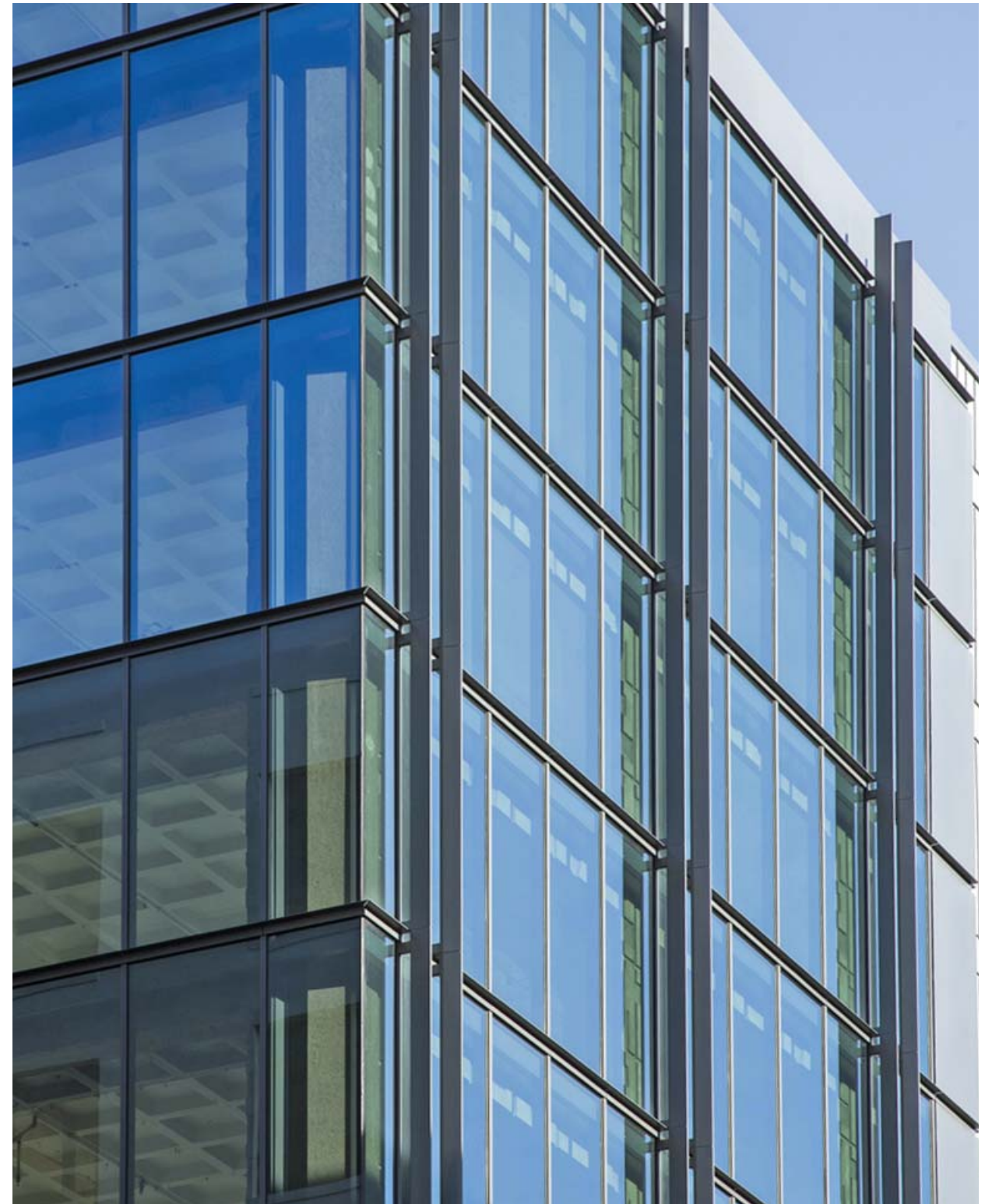
Proposed Skybridge
875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



Proposed Skybridge
875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



CONTEXT DETAIL

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

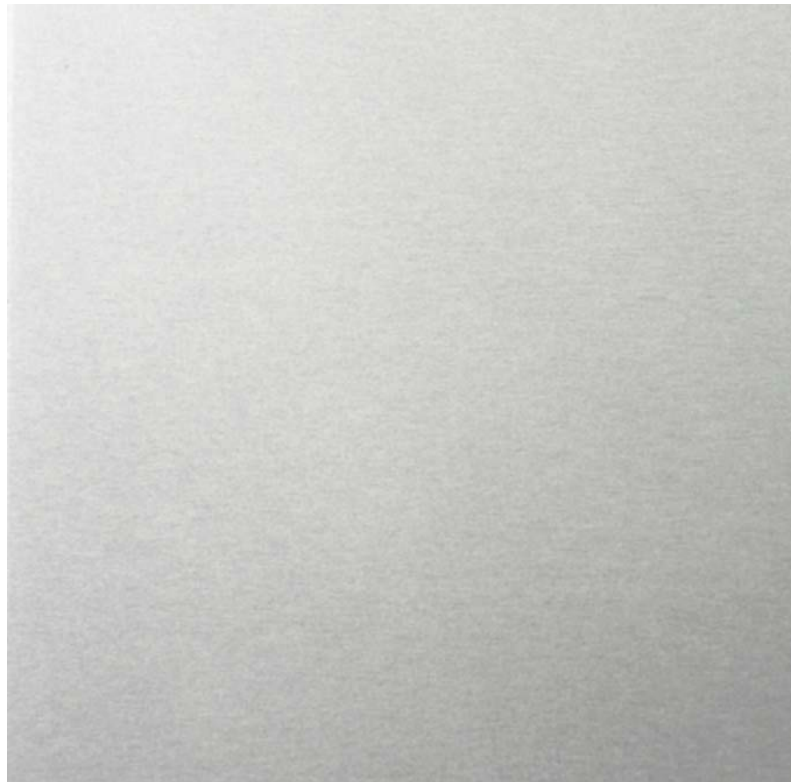
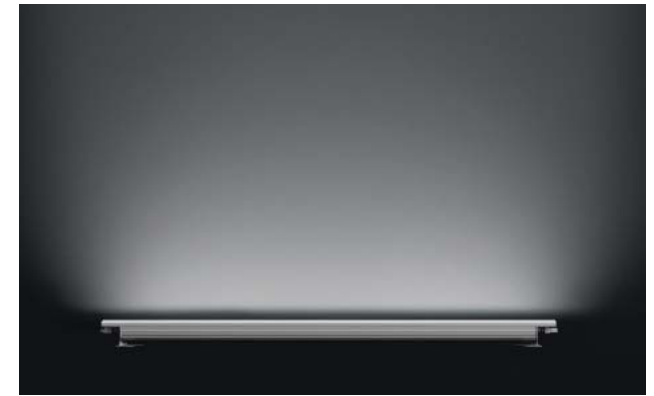
Bohlin Cywinski Jackson



Interior Flooring: Polished Concrete



Lighting: LED Cove Lighting



Exterior Metal Panels: Aluminum with Kynar Finish



Exterior Glazing: Shingled Insulated Glass Panels

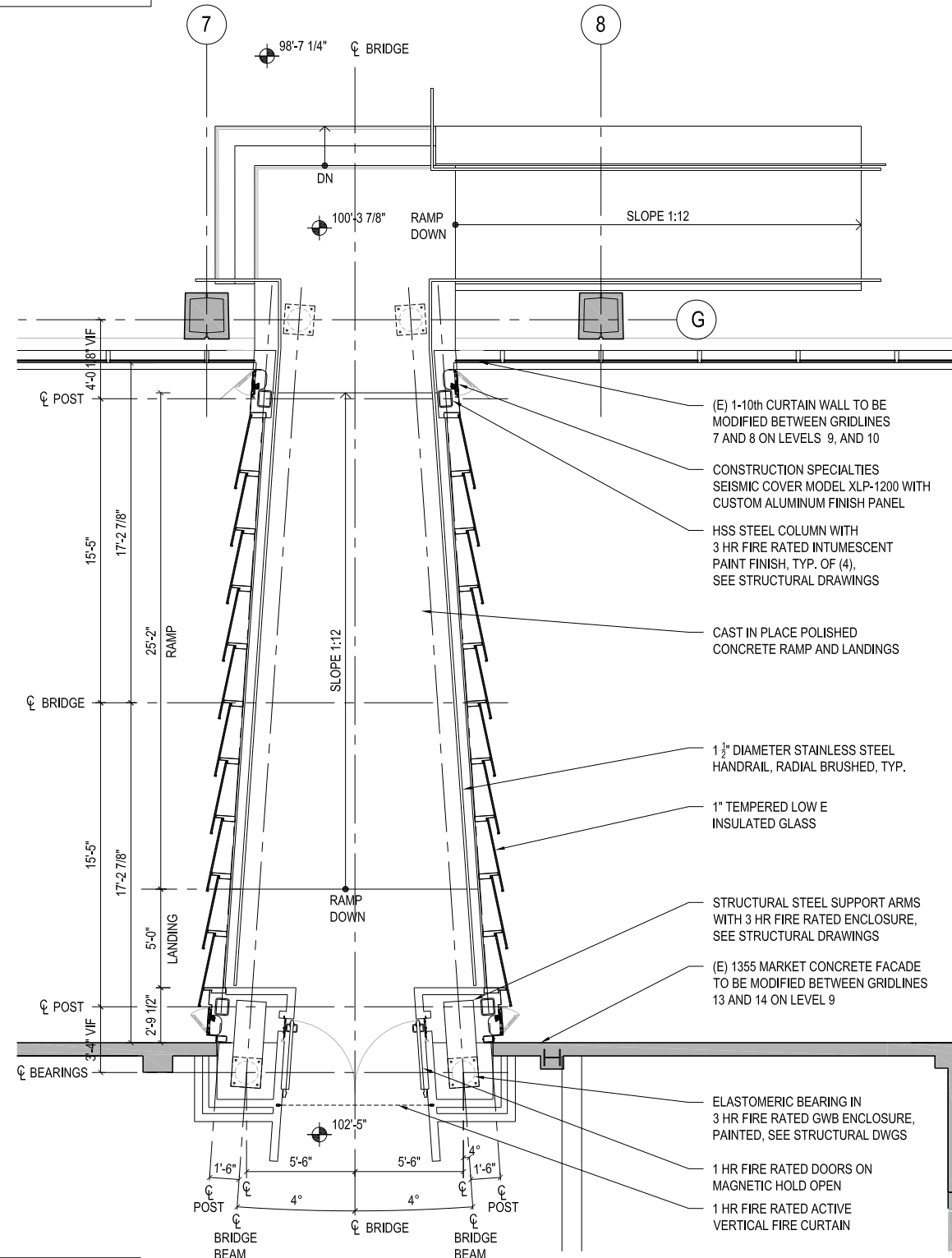
MATERIAL PALETTE

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson

875 STEVENSON
STREET LEVEL 9



1355 MARKET ST.
LEVEL 9

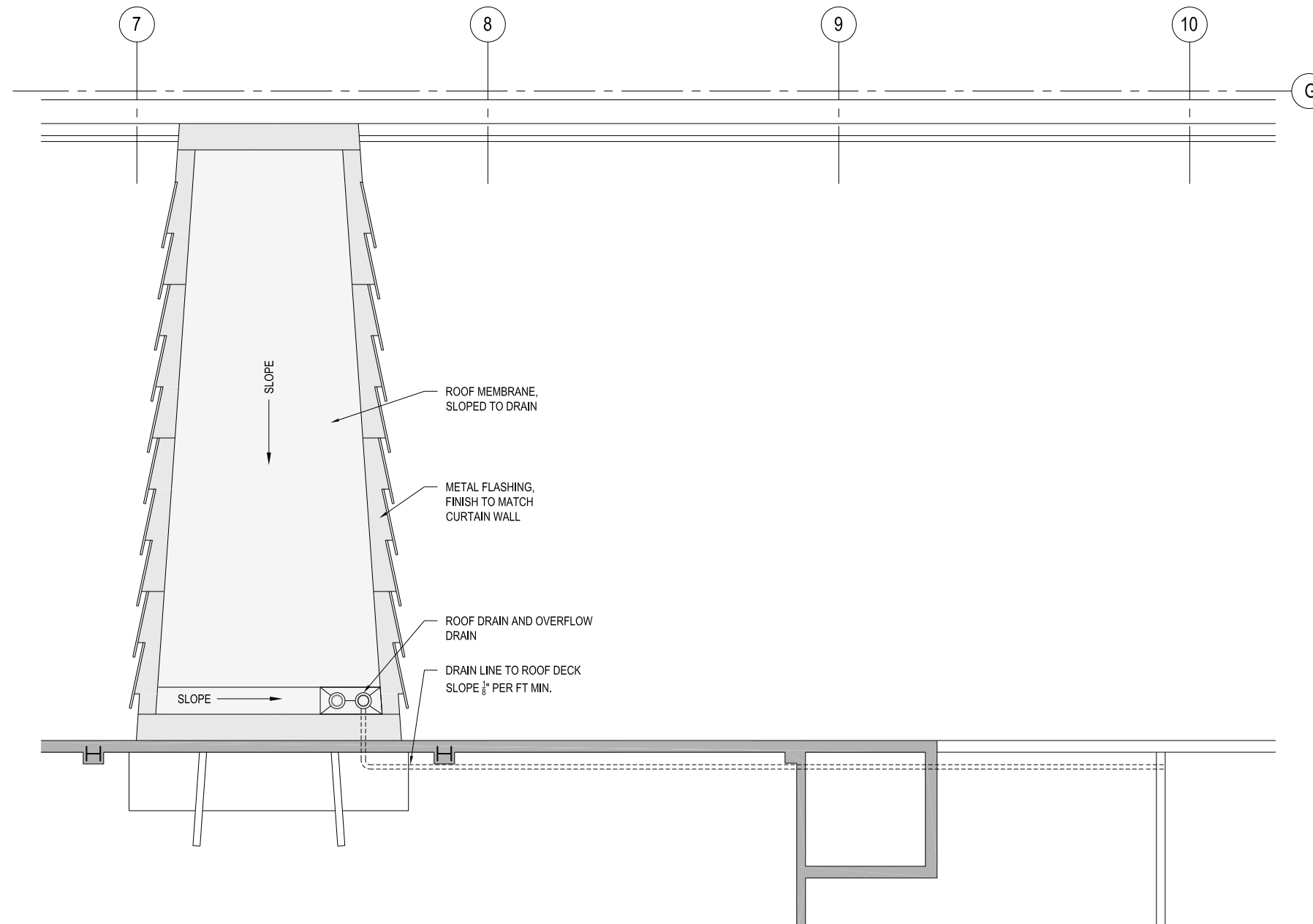
9TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA



Bohlin Cywinski Jackson



ROOF PLAN

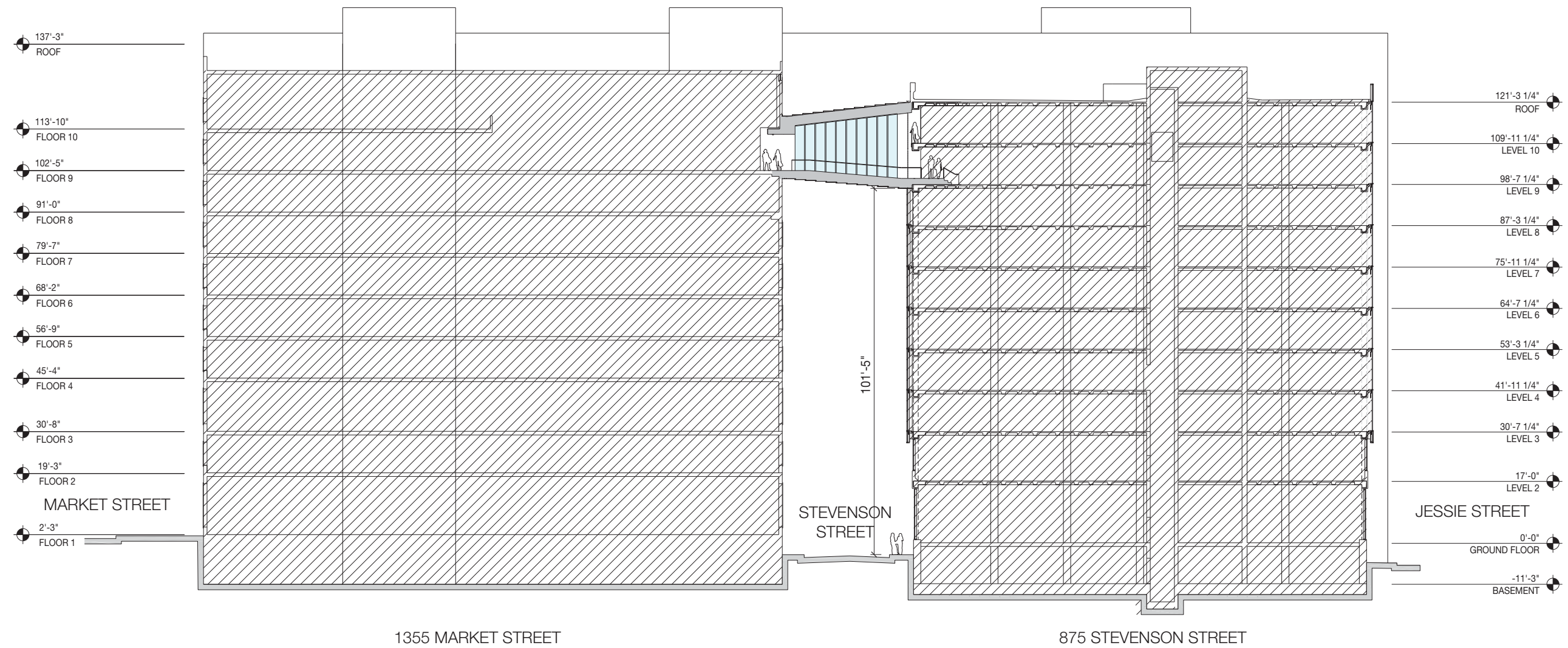
SCALE: 1/8" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA



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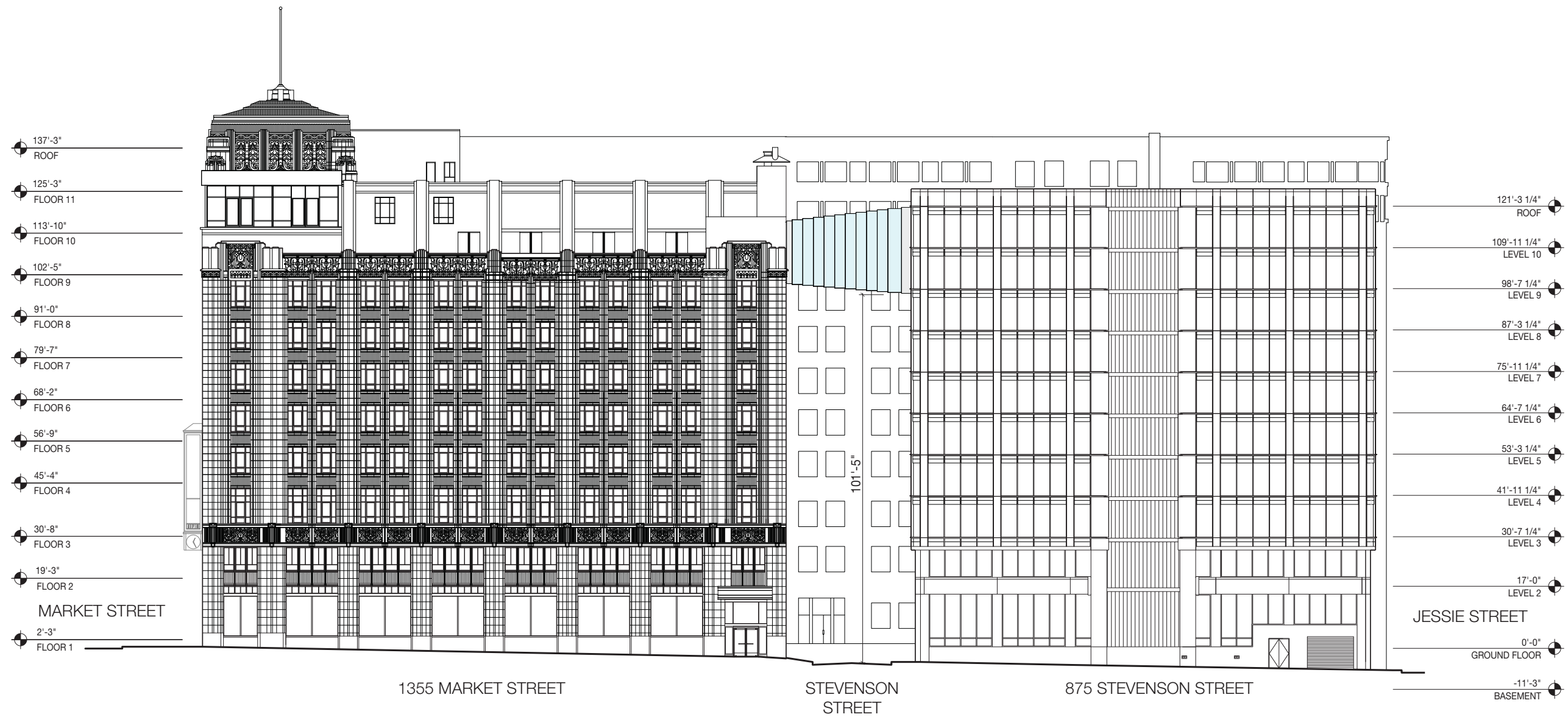
SECTION THROUGH 1355 MARKET ST., PROPOSED SKYBRIDGE, AND 875 STEVENSON ST.

SCALE: 1/32" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



PROPOSED 10TH STREET ELEVATION

SCALE: 1/32" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

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1355 MARKET ST. REAR (SOUTH) ELEVATION - EXISTING
SCALE: 1/32" = 1'-0"

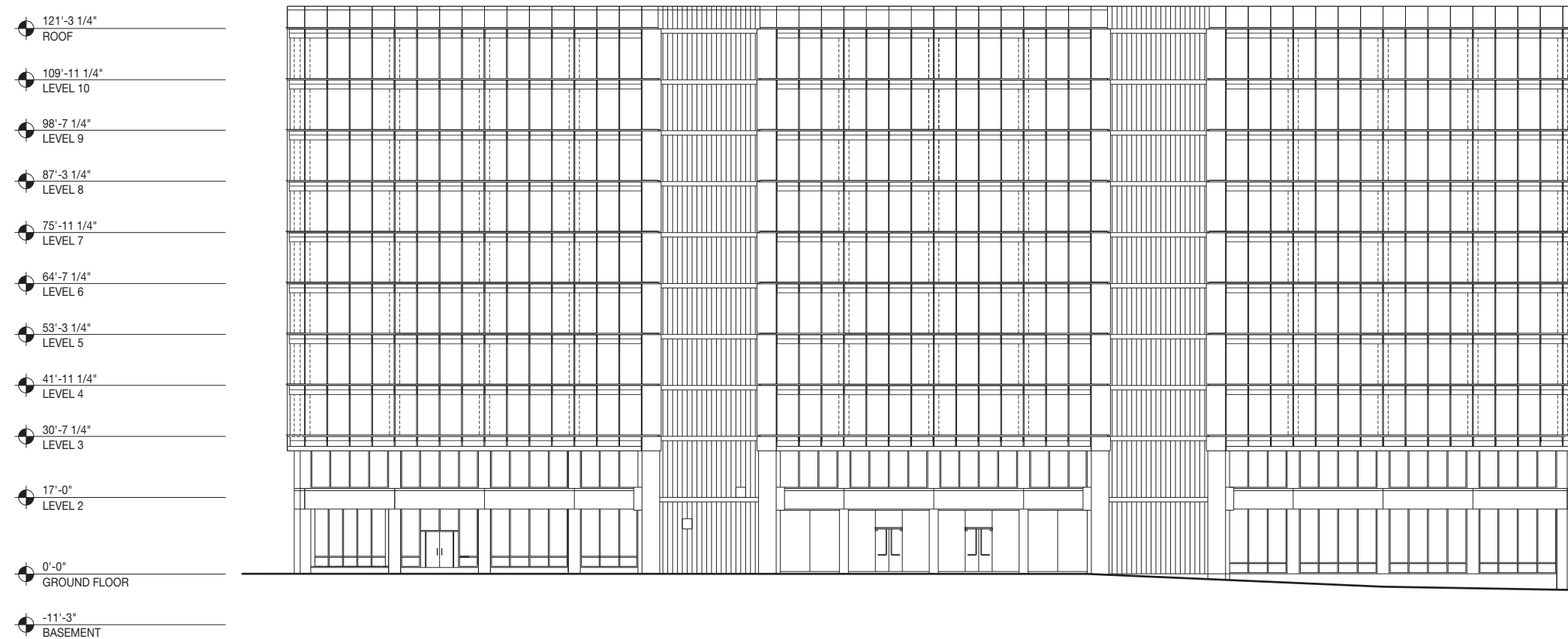


1355 MARKET ST. REAR (SOUTH) ELEVATION WITH PROPOSED SKYBRIDGE
SCALE: 1/32" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson

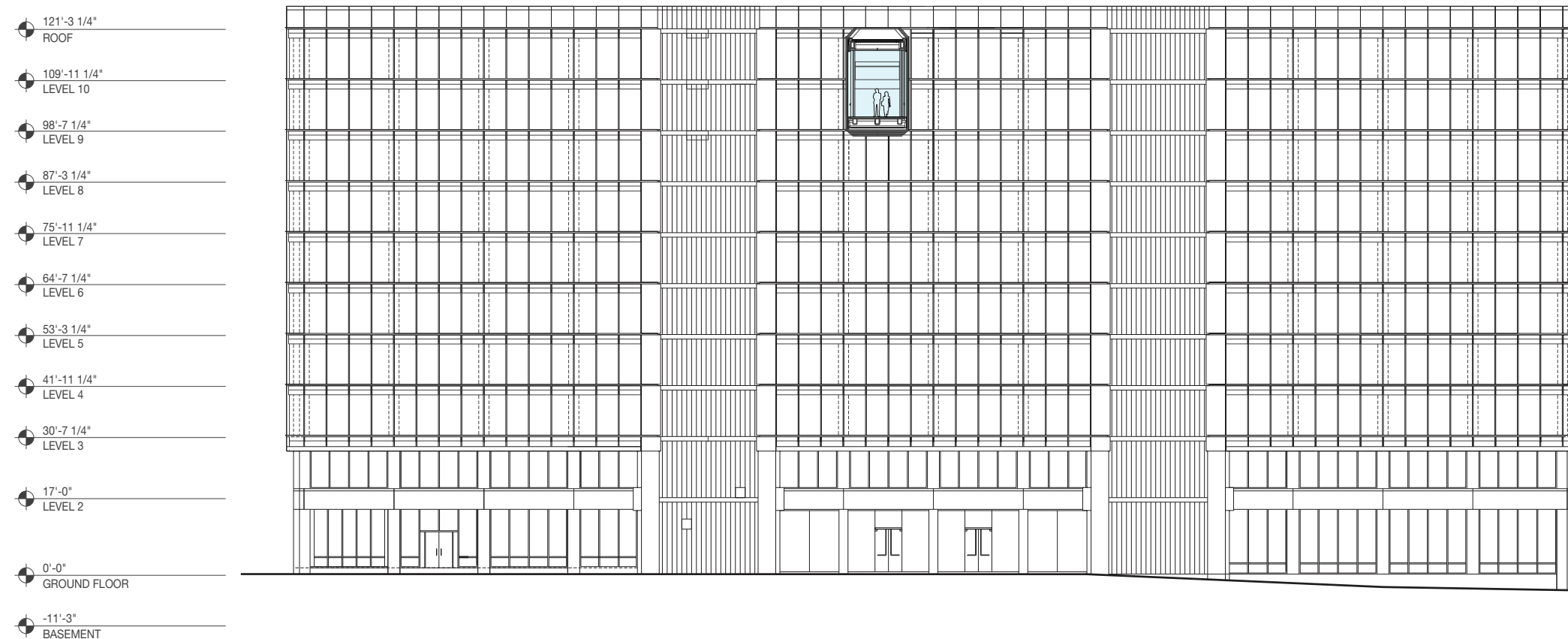


875 STEVENSON ST. FRONT (NORTH) ELEVATION - EXISTING
SCALE: 1/32" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson

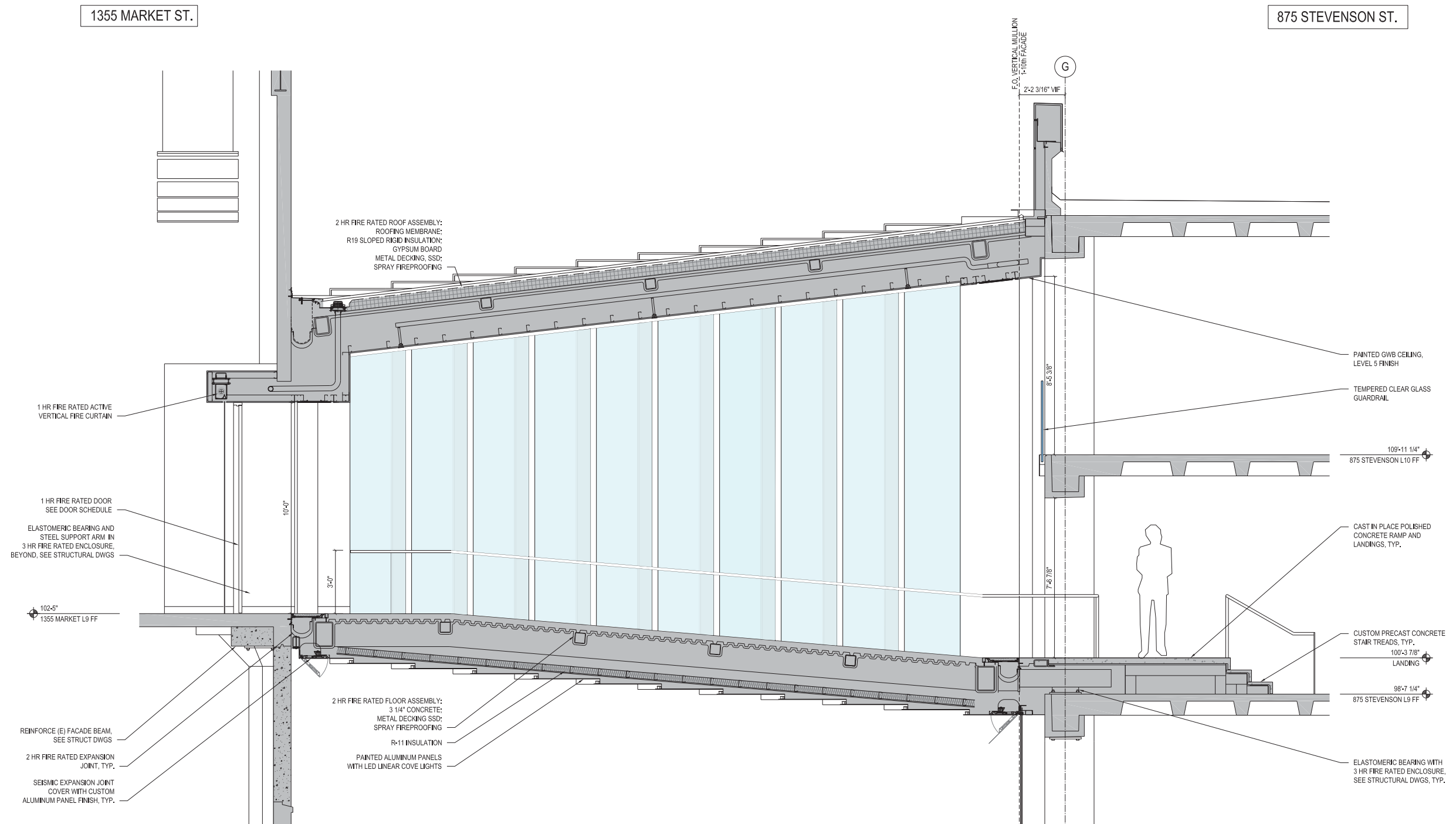


875 STEVENSON ST. FRONT (NORTH) ELEVATION WITH PROPOSED SKYBRIDGE
SCALE: 1/32" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



SECTION

SCALE: 3/32" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson

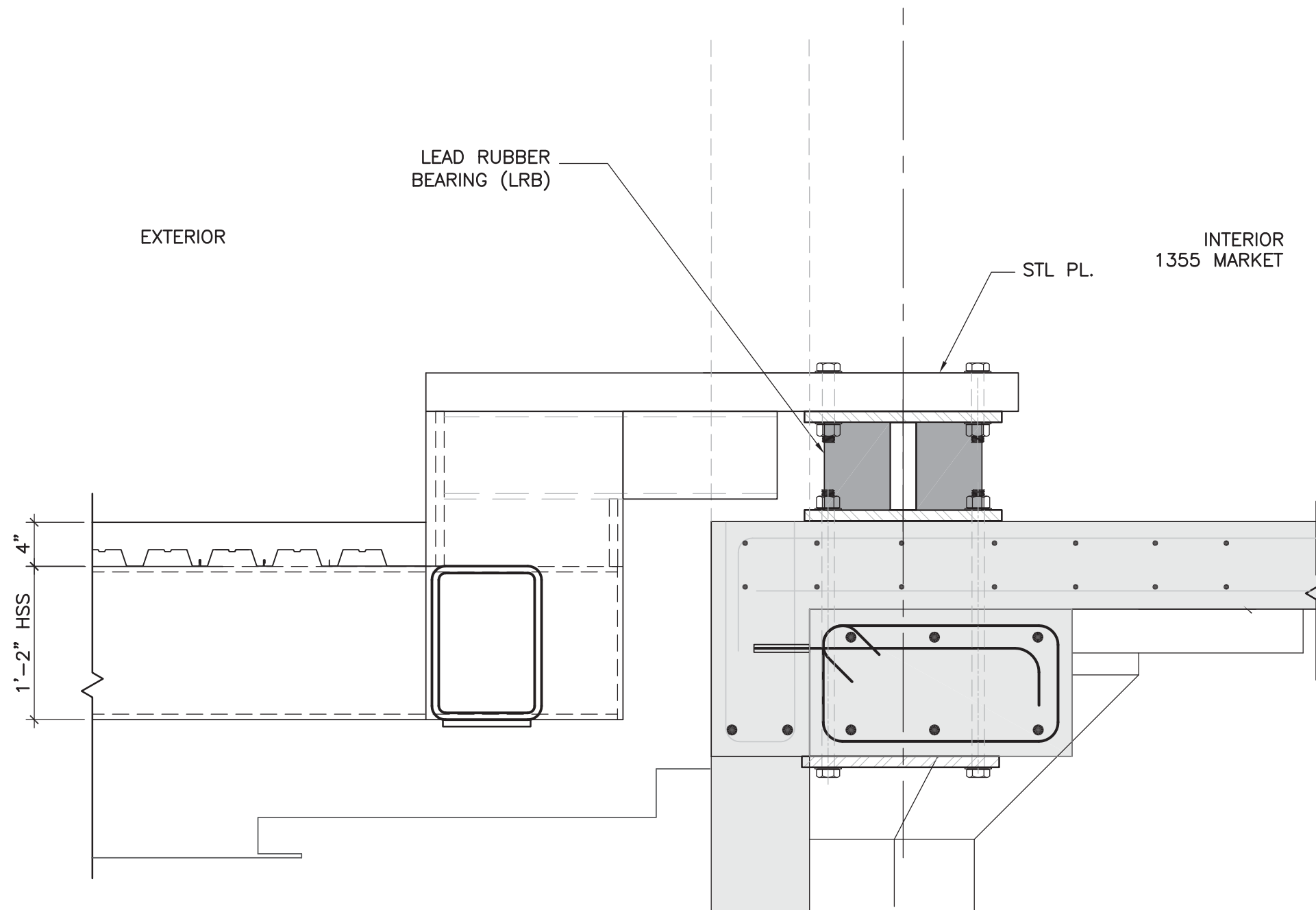


SEISMIC JOINT COVER

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson

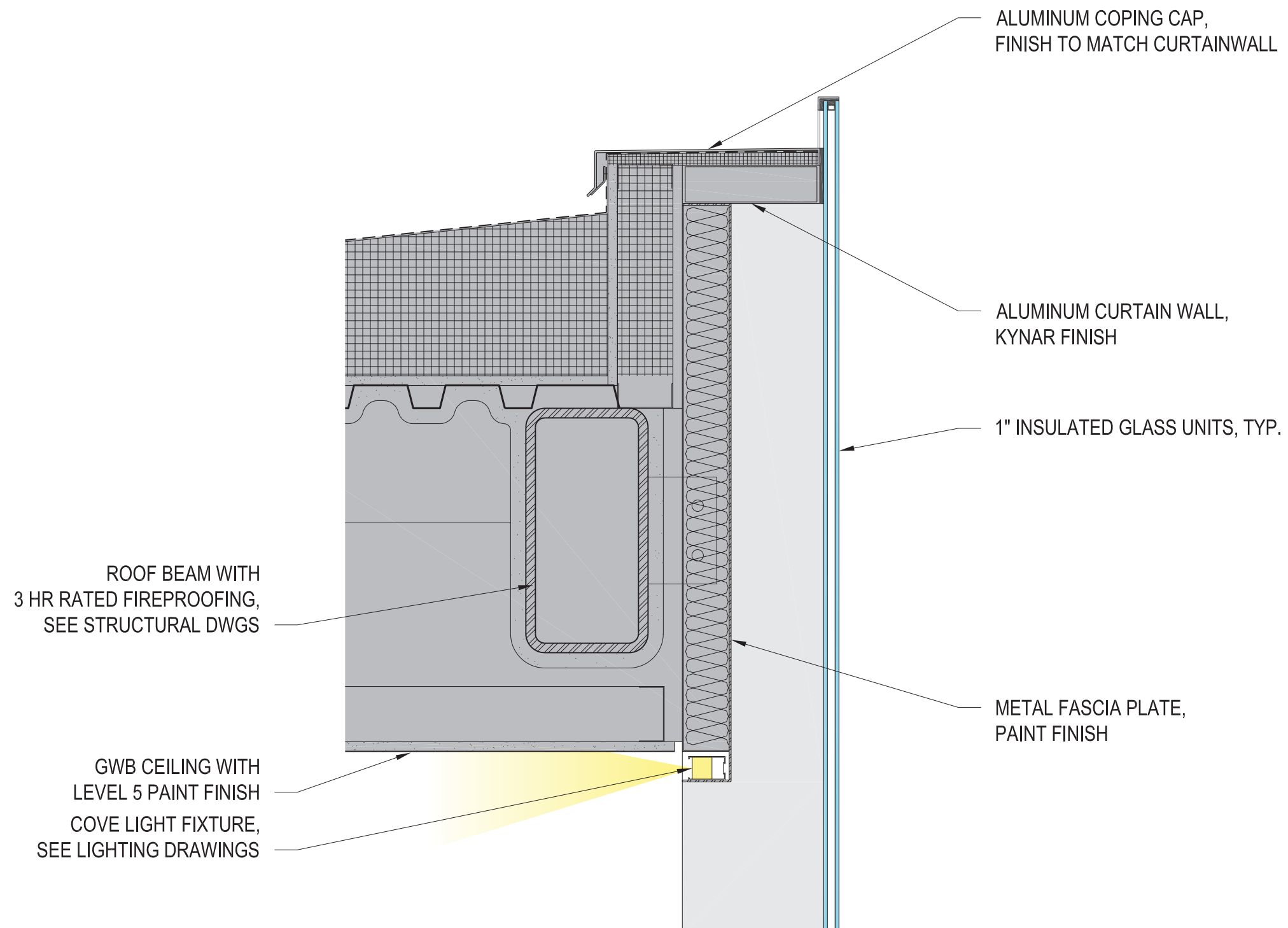


STRUCTURAL CONNECTION DETAIL

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson

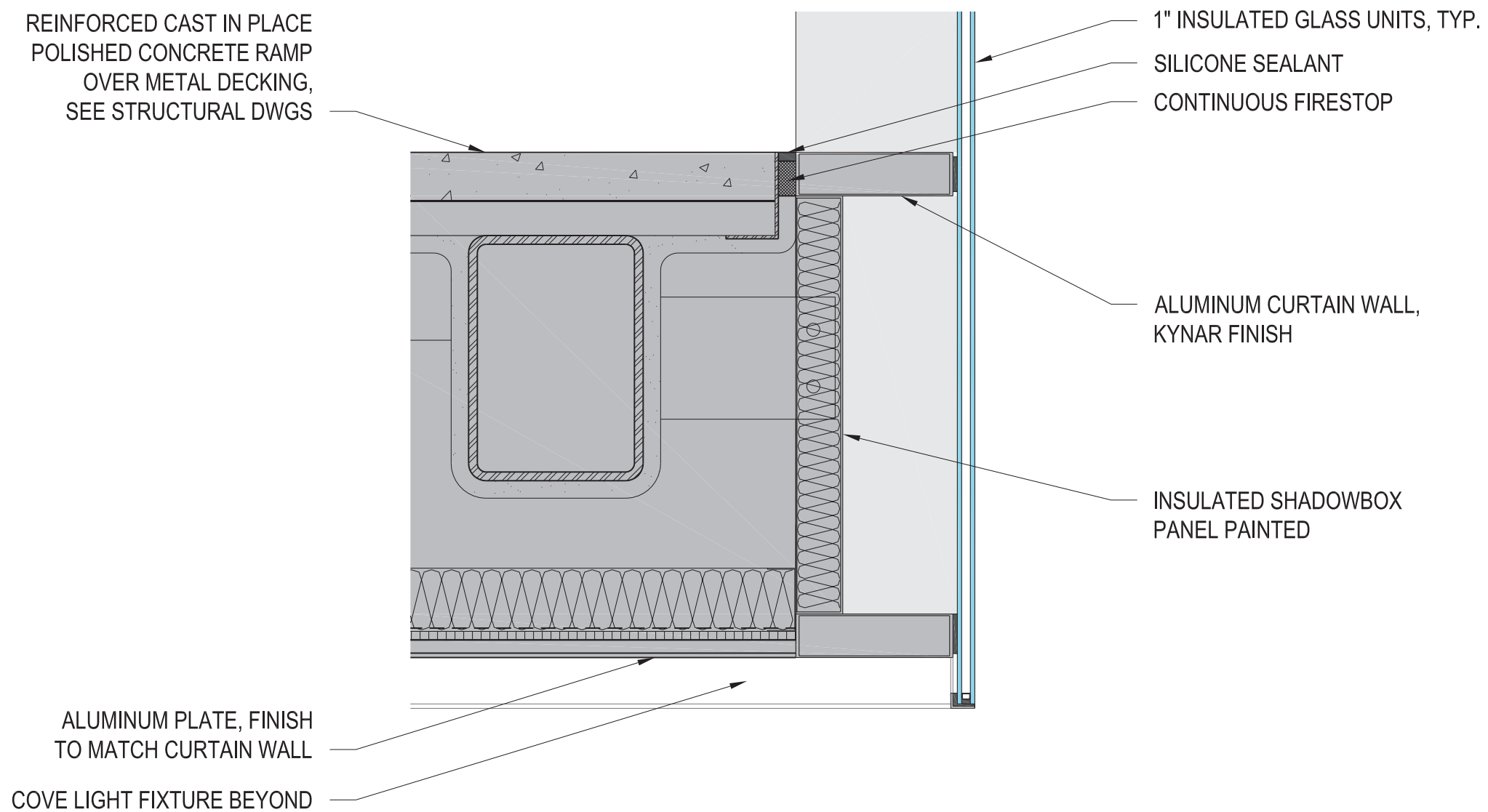


CURTAIN WALL SECTION DETAIL AT TOP OF BRIDGE
SCALE: 1 1/2" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



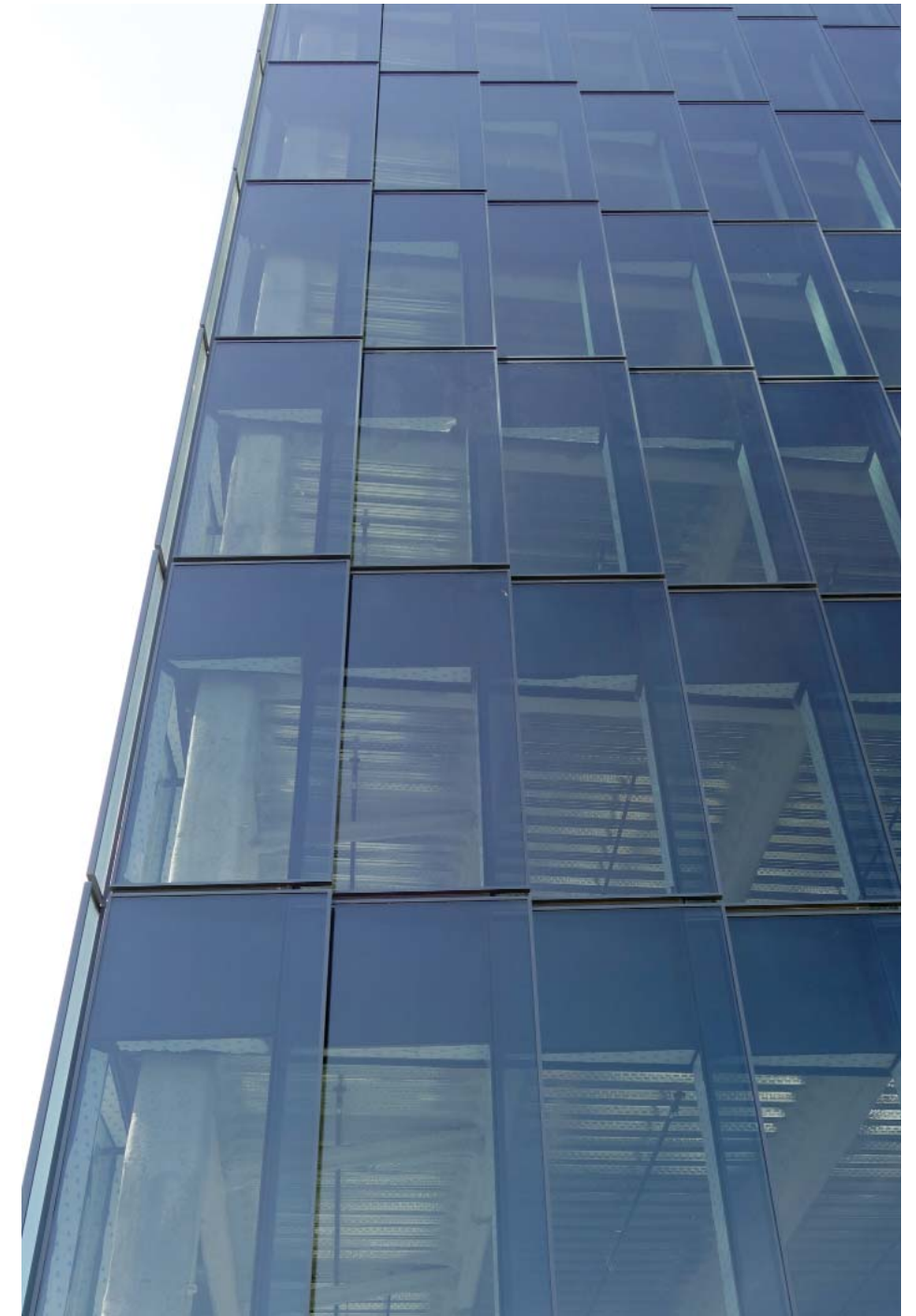
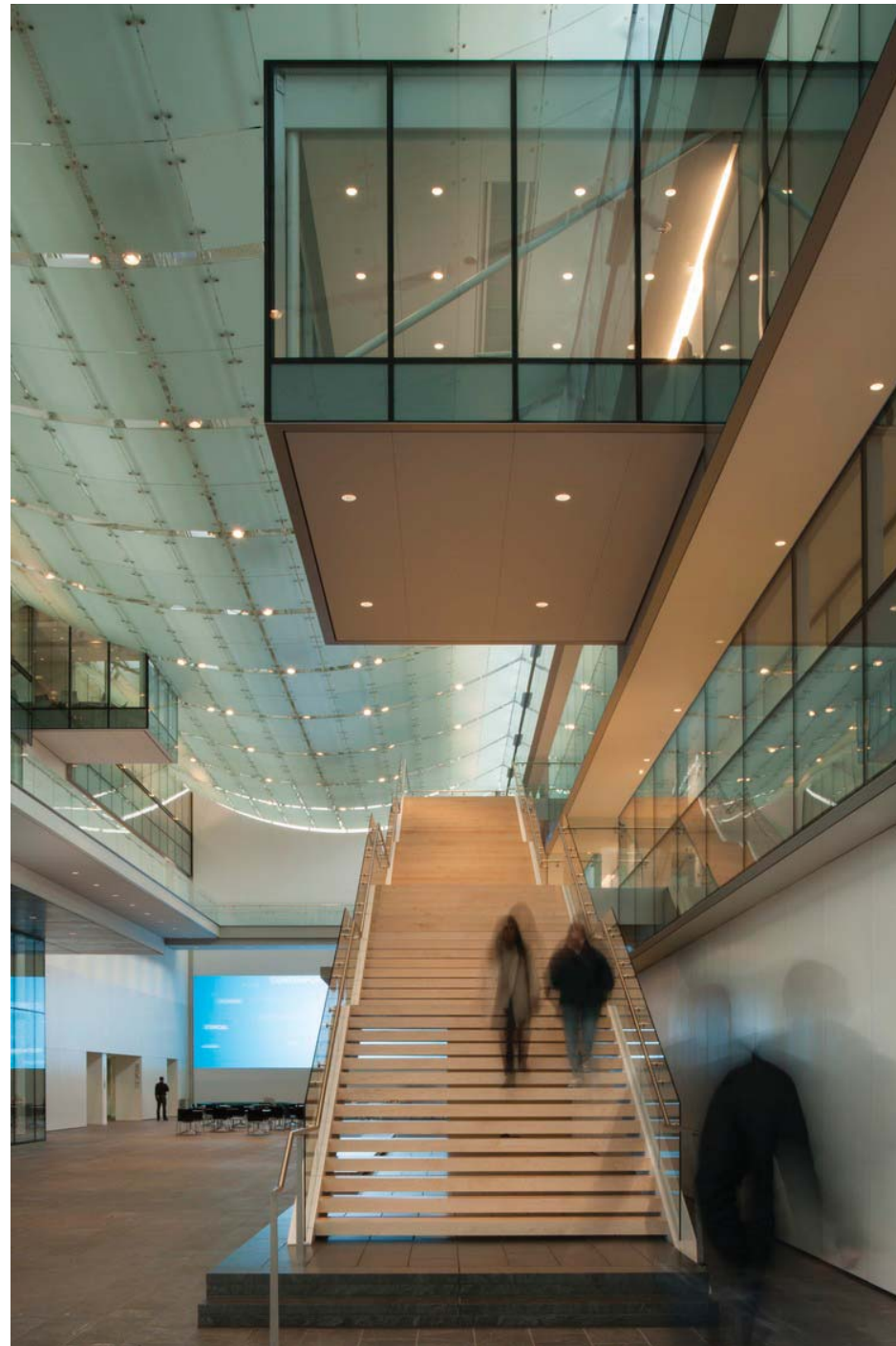
CURTAIN WALL SECTION DETAIL AT BOTTOM OF BRIDGE

SCALE: 1 1/2" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson

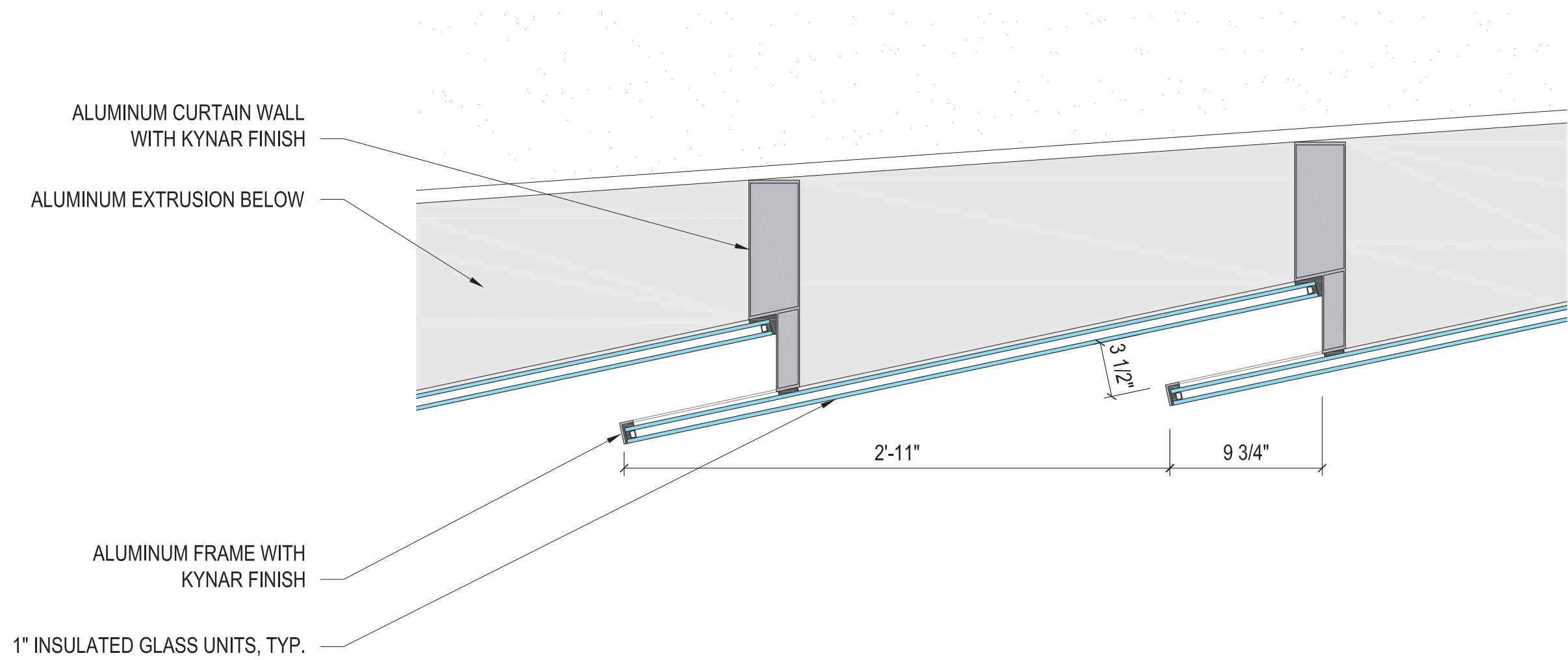


CURTAIN WALL SHADOW BOX PRECEDENTS

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



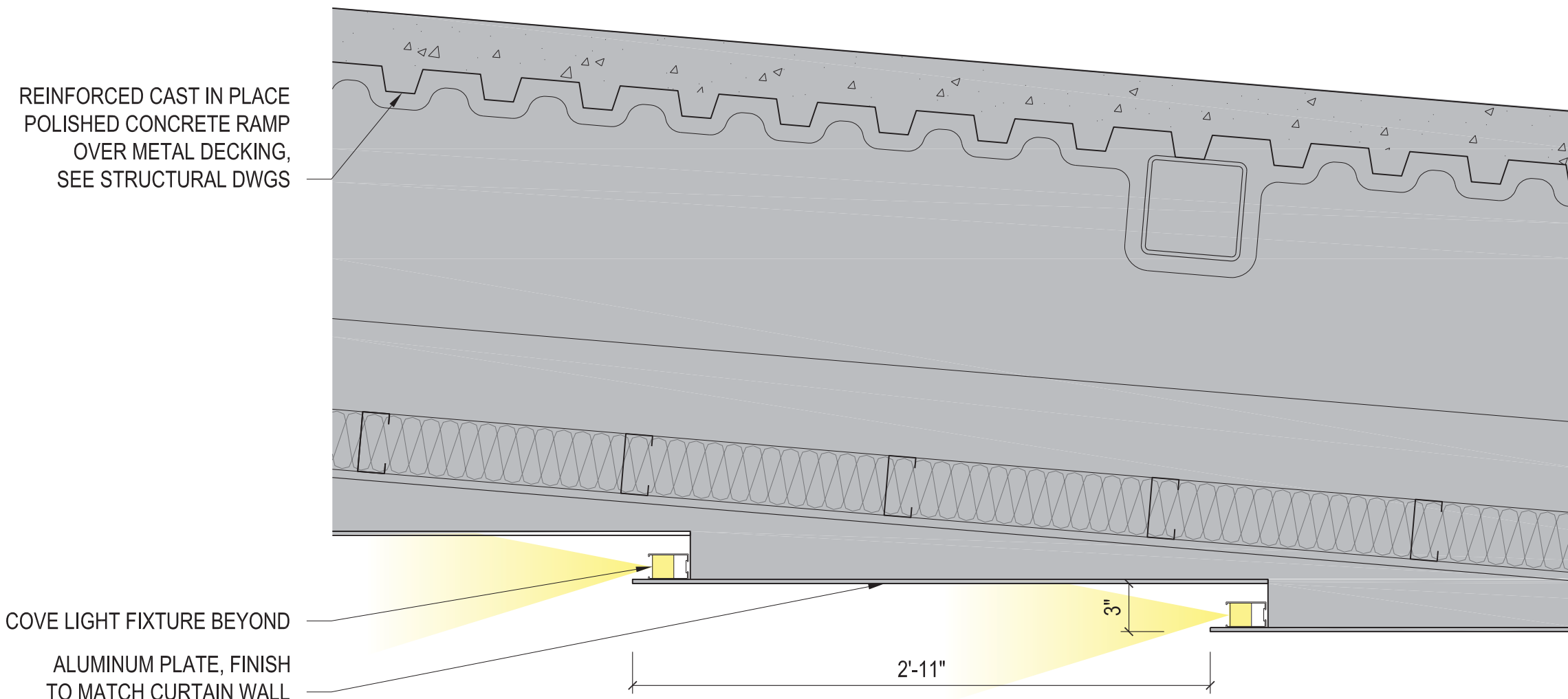
BRIDGE CURTAIN WALL DETAIL

SCALE: 1 1/2" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson

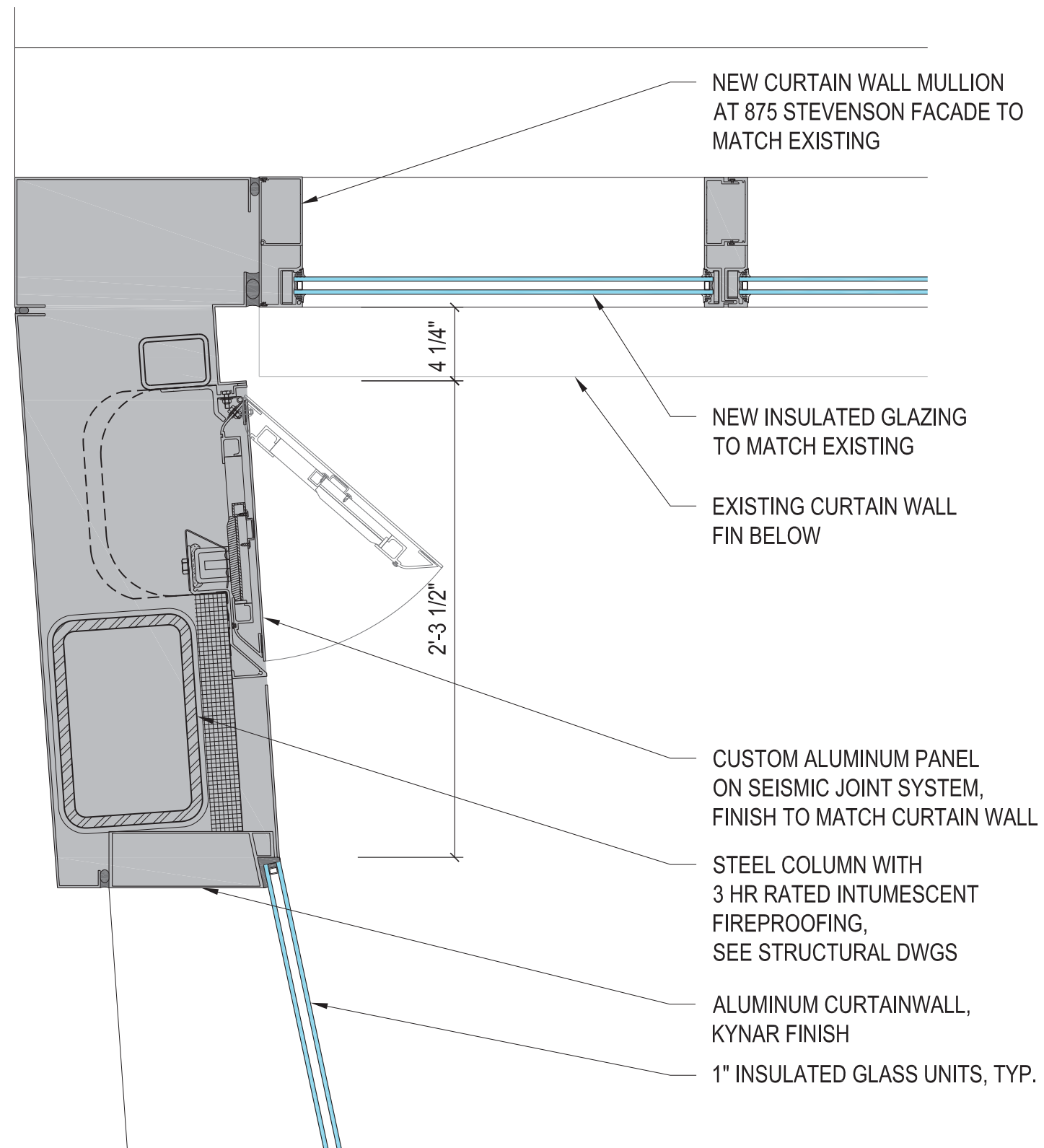


BRIDGE SOFFIT LIGHTING DETAIL
SCALE: 1 1/2" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson

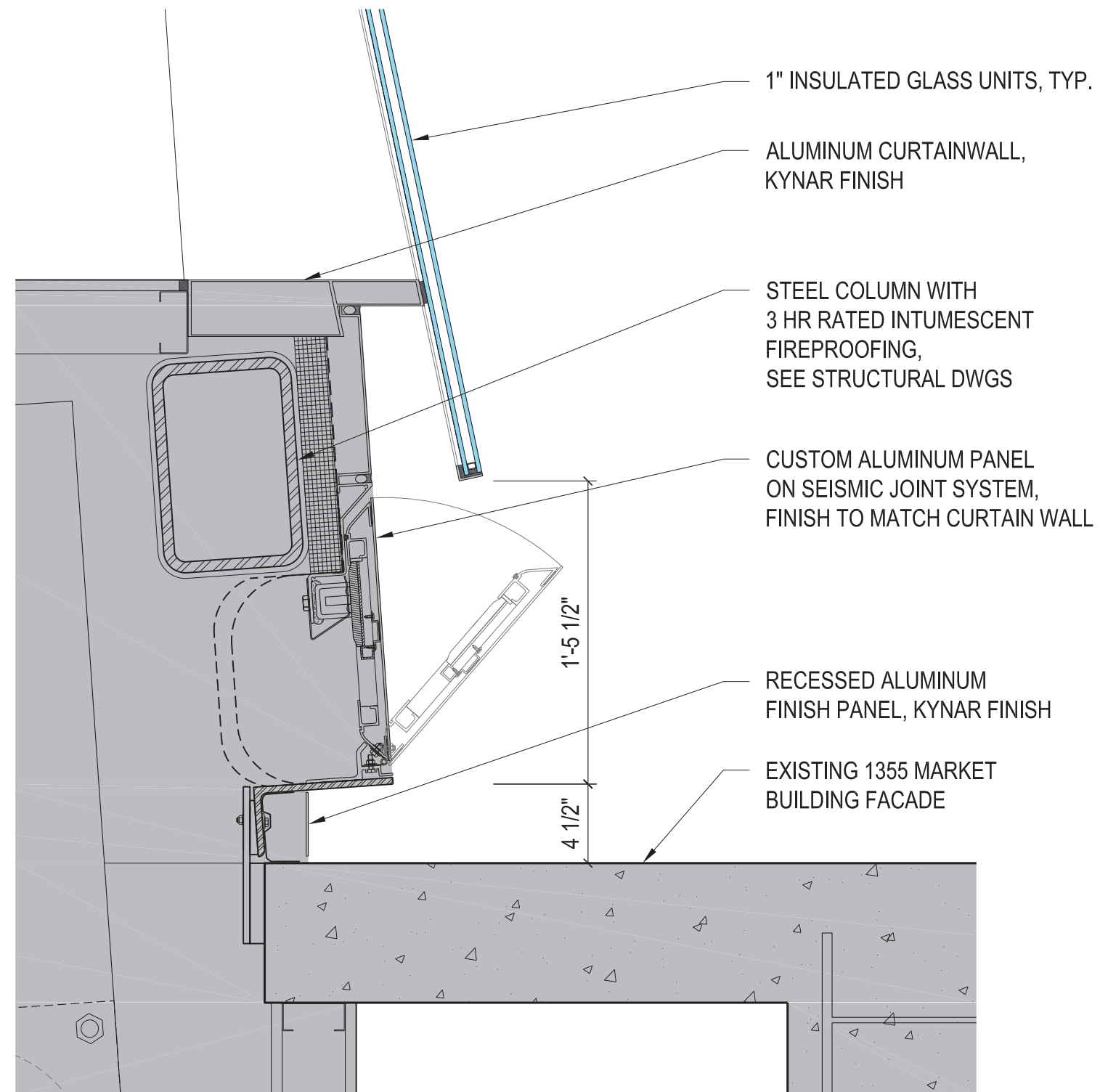


CONNECTION PLAN DETAIL AT 1 TENTH
SCALE: 1 1/2" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



CONNECTION PLAN DETAIL AT 1355 MARKET

SCALE: 1 1/2" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson