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Major Permit to Alter Case Report

HEARING DATE: AUGUST 21, 2019

Filing Date:	August 27, 2018
Case No.:	**2015-009783PTA**
Project Address:	**220-222 BATTERY STREET**
Conservation District:	Front-California
Building Category:	Category V (Unrated Building)
Zoning:	C-3-O (Downtown-Office) 300-S Height and Bulk District
Block/Lot:	0237/013
Applicant:	John Winder Winder Gibson Architects 1898 Mission Street San Francisco, CA 94103
Staff Contact:	Jonathan Vimr - (415) 575-9109 Jonathan.Vimr@sfgov.org
Reviewed By:	Elizabeth Gordon-Jonckheer – (415) 575-8728 Elizabeth.Gordon-Jonckheer@sfgov.org

PROPERTY DESCRIPTION

220-222 Battery Street, east side of Battery Street between Halleck Alley and California Street, Assessor's Block 0237, Lot 013 (District 3). The subject property was originally built in 1913, and received a significant remodel in the mid-20th century that included a redesign of the street-facing façades. The building currently has travertine cladding on the Battery Street façade and a portion of the Halleck Street façade closest to Battery Street, with stucco cladding on the remainder of the Halleck Street façade. The subject property has vertical two-story bays with dark bronze aluminum windows, with decorative paneled spandrels separating the first-floor windows from the second-floor windows at the portions of the building with travertine cladding. Aluminum multilite windows are found at the stucco portion of the Halleck Street façade.

At the time of the city's architectural survey and eventual adoption of the Front-California Conservation District in 1985, the subject property was identified as a Category V-Unrated building. A Historic Resource Evaluation was prepared as part of the Environmental Evaluation of the project proposal, and is included as an attachment. In that report, the preservation consultant affirms the Category V status of the building and makes the determination that the subject property is a non-contributor to the district due to a lack of integrity. 220 Battery Street is located within the C-3-O (Downtown-Office) Zoning District, and the 300-S Height and Bulk District.

PREVIOUS ACTIONS

The project was brought before the Architectural Review Committee for its review and comment on March 6, 2019.

PROJECT DESCRIPTION

The Project Sponsor proposes to construct a four-story, 3,258 square foot vertical addition on the roof of the existing two-story, 4,428 square foot subject building. The new addition would extend to the edge of the lot at its street-facing west and north sides, and is set back 19'-4½" from the east rear lot line and approximately 18" from the south side lot line, where the adjacent property is fully built out. The new addition would include four residential units, and four Class 1 bicycle parking spaces to be provided for the units in the existing building's basement. 480 square feet of common open space for the new residential units would be provided on the roof. A new glass canopy is proposed for the primary entrance to the existing building, which otherwise would have no other exterior alterations.

The addition is proposed to largely be clad with a red brick veneer (Brick-It) with a texture and color similar to that of the adjacent structure and others within the District. White glazed brick would be employed for inset spandrels, with dark smooth bricks found directly beneath the new cornice to help reinforce the architectural cap. The punched windows openings would receive dark bronze or black anodized, multilite window systems. The new window bays would align vertically with those of the existing building.

The majority of the mechanical and plumbing equipment for the addition would be located in a three-foot-tall interstitial space separating the roof of the existing building from the new addition above, with this interstitial space being architecturally expressed via a steel hyphen. The roof level would contain stair and elevator penthouses, as well as a common roof deck and five skylights.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project will be subject to various impact fees, but is otherwise compliant with all aspects of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11

Pursuant to Section 1110 of the Planning Code, unless delegated to Planning Department Preservation staff through the Minor Permit to Alter process pursuant to Section 1111.1 of the Planning Code, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition for Significant buildings, Contributory buildings, or any building within a Conservation District. In evaluating a request for a Permit to Alter, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, Section 1111.6 of the Planning Code, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

SECTION 1111.6 OF THE PLANNING CODE
Section 1111.6 of the Planning Code outline the specific standards and requirements the Historic Preservation Commission shall use when evaluating Permits to Alter. These standards, in relevant part(s), are listed below:

(a) The proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.

The proposed project is consistent with Article 11.

(b) The proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings.

The proposed project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

(c) Proposed alterations of structural elements and exterior features shall be consistent with the architectural character of the building.

All alterations to exterior features are consistent with the architectural character of the building.

APPENDIX H TO ARTICLE 11 OF THE PLANNING CODE
The character-defining features of the Front-California Conservation District are outlined in Appendix H to Article 11 of the Planning Code, and include the following:

Scale, Form, and Proportion
- The buildings in this District are of a variety of heights, ranging from one story to 11 stories.
- Unlike other districts which have a prevailing streetwall height, this District has a varied streetwall height, allowing sunlight to penetrate to the street most of the day.
- Lot widths range from 25 feet to 60 feet, lot depths range from 60 feet to 140 feet.

Materials, Color, and Texture
- Facade materials include exposed brick, stucco, metal, and terra cotta panels.
- Colors include white, grey masonry and terra cotta, red brick, and deep reds and greens.
- The texture of the buildings varies from smooth stucco to richly textured and ornamented terra cotta panels.

Details
- Building styles range from utilitarian brick industrial with decorative brickwork to ornate Renaissance Revival buildings.
- Details include glazed brickwork, arches, decorated spandrels, projecting cornices and belt courses, pilasters, and rustication.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project would retain the commercial use of the existing building, while providing a new residential use through the vertical addition.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The vertical addition to the existing, non-contributory building would not create a false sense of historical development. Though compatible with the character of the District, the addition would not utilize any conjectural features or elements from historic properties. It would also be differentiated most clearly through the material and configuration of the window systems, inclusion of a metal hyphen between the top of the existing building and at the start of the addition, a pronounced but simple and contemporary metal cornice.

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

The existing building is believed to be non-contributory to the District, nonetheless its exterior would remain unaltered other than the introduction of a new glass canopy over the primary entrance. While buildings within the District range in height from one to eleven stories, Section 7 of the District's designating Ordinance specifies five to eight stories for structures in the subject area. Topping out at six levels, the proposal plainly fits within this range, and also maintains the District's characteristic streetwall continuity as it is built out to the property lines along its north and west facades. A metal hyphen between the addition and the existing building, as well as the windows systems and prominent, simple metal cornice serve to differentiate the new work. Compatibility would be achieved through the use of red brick—characteristic of the District and found at the adjacent structure—as a primary cladding material, along with white glazed brick for the spandrels and dark soldier course brick near the top to help emphasize the architectural cap. Multi-story window bays aligned with those of the existing building would be implemented along the visible facades. These vertically oriented bays would feature windows setback 7" from the face of the building, being broken up by the inset spandrels

Rather than strictly using transom lites for all windows, the proposal alternatingly features a lower horizontal mullion to allow the exterior of the building to express the full height of the loft apartments and to improve airflow. The Department finds that this approach is subtle in nature and allows for further differentiation without diminishing the design's compatibility, though the uniform use of transom lites would also appear to meet the Secretary of the Interior's Standards.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The existing building is believed to be non-contributory to the District, nonetheless its exterior would remain unaltered other than the introduction of a new glass canopy over the primary entrance. The addition could be demolished in the future without affecting any contributory structures, and could also be done in careful fashion to avoid removal of the non-contributing, existing building.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

STAFF ANAYLSIS

Based on the requirements of Article 11 and the Secretary of the Interior's Standards, staff has determined that the proposed work is compatible with the character-defining features of the Front-California Conservation District and therefore recommends approval of the project, with conditions as listed below.

While the existing building is believed to be non-contributory to the District, its exterior would nonetheless remain unaltered other than the introduction of a new glass canopy over the primary entrance. Buildings within the District range in height from one to eleven stories, though Section 7 of the District's designating Ordinance specifies five to eight stories for structures in the subject area. Topping out at six levels, the proposal plainly fits within this range, and also maintains the District's characteristic streetwall continuity as it is built out to the property lines along its north and west facades. A metal hyphen between the addition and the existing building, as well as the windows systems and prominent, simple metal cornice serve to differentiate the new work. Compatibility would be achieved through the use of red brick—characteristic of the District and found at the adjacent structure—as a primary cladding material, along with white glazed brick for the spandrels and dark soldier course brick near the top to help emphasize the architectural cap. Multi-story window bays aligned with those of the existing building would be implemented along the visible facades. These vertically oriented bays would feature windows setback 7" from the face of the building, being broken up by the inset spandrels.

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This design responds almost fully to comments received from the Architectural Review Committee ("ARC") when they reviewed and commented on the project on March 6, 2019. A more prominent termination at the top of the building was implemented through a more pronounced, contemporary cornice and the dark solider course brick immediately underneath. Similarly, a red brick veneer similar in color and texture to that of the adjacent structure is now proposed along with more deeply punched windows and inset brick spandrels. While the ARC recommended a protruding string course for the interstitial space between the existing building and the addition, the sponsor has instead proposed a

slightly inset steel hyphen. Department staff finds that either approach would conform to the Secretary of the Interior's Standards. A protruding string course would more closely mimic District contributors and may better ground the addition, with the hyphen creating a subtle sense of a 'floating' addition and further differentiating the new from the old.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the provisions of Article 11 of the Planning Code regarding a Major Alteration to a Category V (Unrated) Property located within a Conservation District and the *Secretary of the Interior's Standards for Rehabilitation*.

1. As part of Building Permit implementation, the Project Sponsor shall provide final details and finish/material samples to Planning Department preservation staff for review and approval.

2. As part of Building Permit implementation, Department preservation staff shall review an on-site mockup of the proposed brick cladding system to ensure the material is consistent with the Historic Preservation Commission's findings.

ATTACHMENTS

Draft Motion
Parcel Map
Sanborn Map
Front-California Conservation District Map
Aerial Photo
Site Photo
March 6, 2019 ARC Meeting Notes
Historic Resource Evaluation Part I (dated 4/25/2016)
Appendix H to Article 11 of the Planning Code
Project Sponsor submittal, including:
- Project Plans
- Renderings and ARC Design Response

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Preservation Commission
Motion No. XXXX
Permit to Alter
MAJOR ALTERATION

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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE CATEGORY V (UNRATED) BUILDING LOCATED ON LOT 013 IN ASSESSOR'S BLOCK 0237. THE SUBJECT PROPERTY IS WITHIN A C-3-O (DOWNTOWN-GENERAL) ZONING DISTRICT, THE 120-X HEIGHT AND BULK DISTRICT, AND THE FRONT-CALIFORNIA CONSEERVATION DISTRICT.

PREAMBLE

WHEREAS, on August 27, 2018, project sponsor John Winder ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter to construct a four-story, approximately 3,258-square-foot vertical addition with roof deck atop the existing building at 220-222 Battery Street. The addition will provide four (4) new residential units, while the use of the existing building would not be changed. With the proposed addition the building's overall height will be approximately 68 feet, 7 inches.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission ("Commission") has reviewed and concurs with said determination.

WHEREAS, on August 21, 2019, the Commission conducted a duly noticed public hearing on a Permit to Alter application No. 2015-009783PTA ("Project").

WHEREAS, in reviewing the application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, and has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby APPROVES the Permit to Alter, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case No. 2015-009783PTA based on the following conditions and findings:

CONDITIONS OF APPROVAL

1. As part of Building Permit implementation, the Project Sponsor shall provide final details and finish/material samples to Planning Department preservation staff for review and approval.

2. As part of Building Permit implementation, Department preservation staff shall review an on-site mockup of the proposed brick cladding system to ensure the material is consistent with the Historic Preservation Commission's findings.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.

2. Findings pursuant to Article 11:

   The Commission has determined that the proposed work is compatible with the character-defining features of the subject building and meets the requirements of Article 11 of the Planning Code:

   - That the proposed design will not alter the traditional scale of existing buildings within the District as it is within the area's common range of five to eight stories.
   - That almost all existing buildings within the District are built to the property or street line, and that the proposed design will not damage that continuity of building rhythms.
   - That the spacing and size of the punched windows are consistent with those found within the District.
   - That the proposed design is compatible with Appendix H to Article 11 of the Planning Code.
   - The proposed project meets the following applicable *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1.
A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard 3.
Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Compliance.** The proposed Permit to Alter is, on balance, consistent with the following Objectives and Policies of the General Plan:

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

GOALS
The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2
CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4
Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5
Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7
Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Permit to Alter is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

   A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

      The proposed project will have no effect on existing neighborhood-serving retail uses.

   B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

      The proposed project will protect neighborhood character by respecting the character-defining features of the historic district in conformance with the Secretary of the Interior's Standards.

   C) The City's supply of affordable housing will be preserved and enhanced:

      The project will not affect the City's affordable housing supply.

D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project consists of a vertical addition to provide dwelling units and will have no effect on industrial and service sectors.

F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

All construction will be executed in compliance with all applicable construction and safety measures.

G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 11 of the Planning Code and the Secretary of the Interior's Standards.

H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not affect the access to sunlight or vistas for parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code and complies with the *Secretary of the Interior's Standards for Rehabilitation,* General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES WITH CONDITIONS a Permit to Alter** for the property located at Lot 013 in Assessor's Block 0237 for proposed work in conformance with the renderings and architectural sketches labeled Exhibit A on file in the docket for Case No. 2015-009783PTA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

Duration of this Permit to Alter: This Permit to Alter is issued pursuant to Article 11 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on August 21, 2019.

Jonas P. Ionin
Commission Secretary

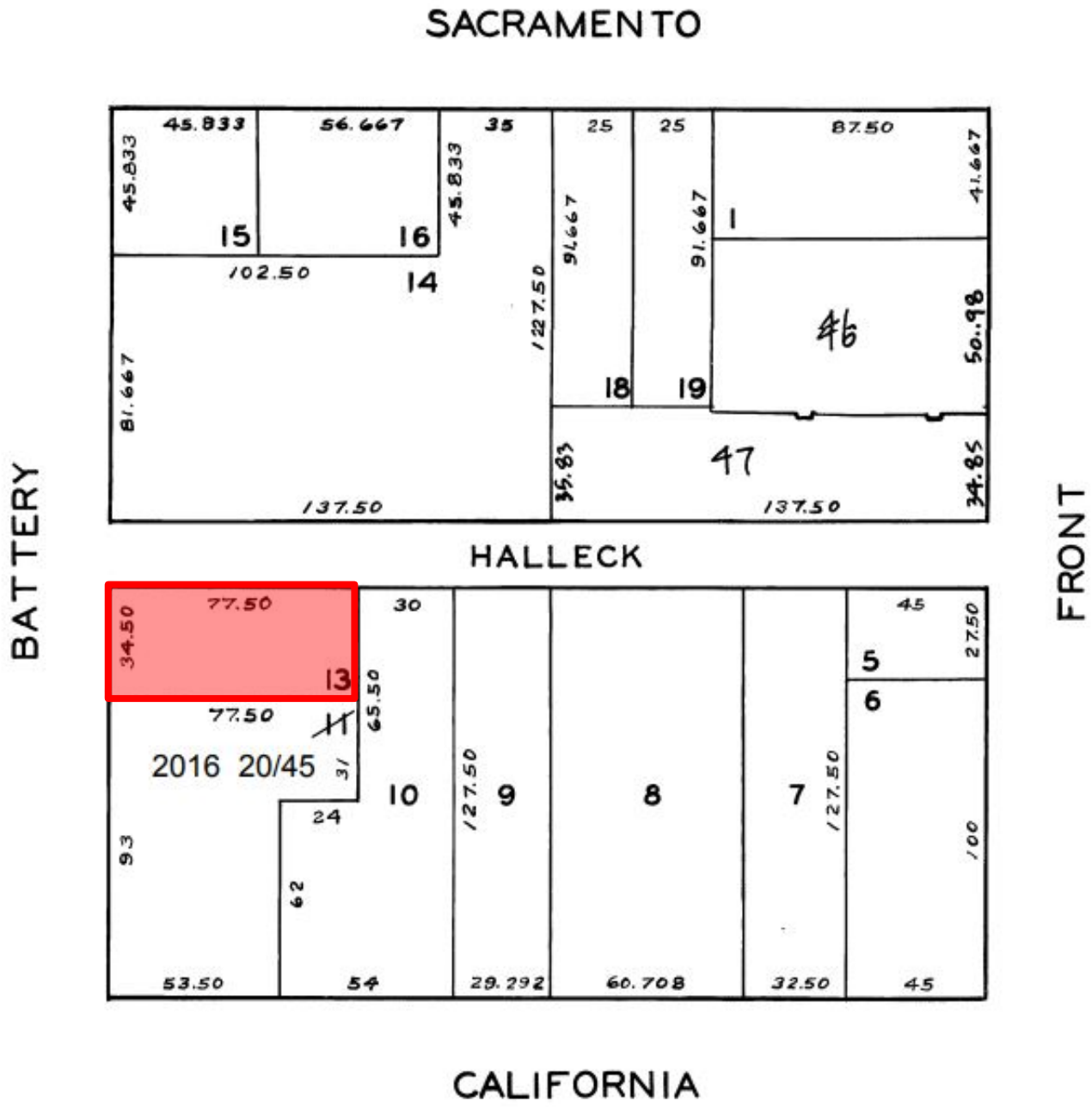
AYES:

NAYS:

ABSENT:

ADOPTED: August 21, 2019

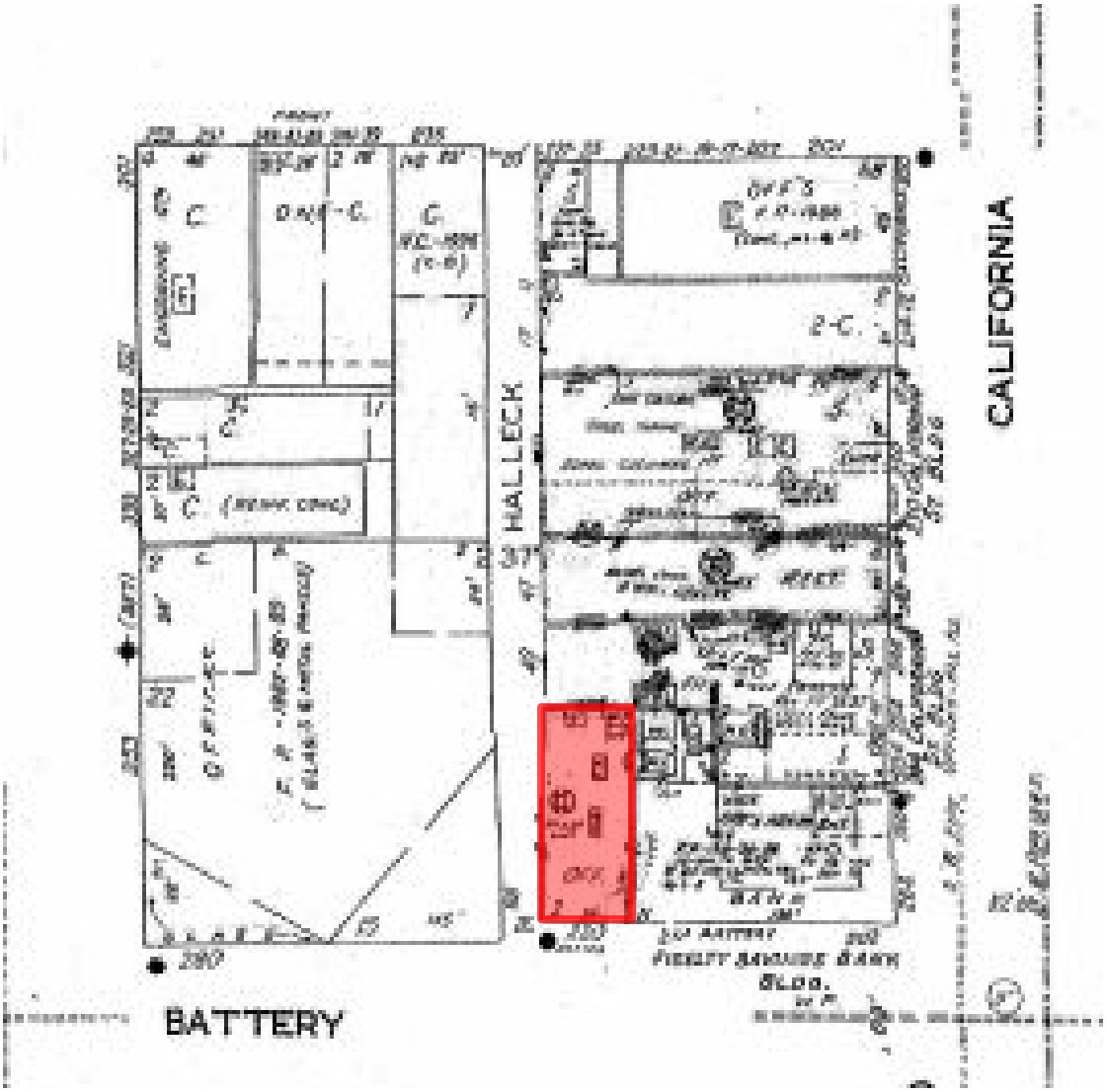
Parcel Map



Permit to Alter
Case Number 2015-009783PTA
220 Battery Street

SAN FRANCISCO
PLANNING DEPARTMENT

Sanborn Map*

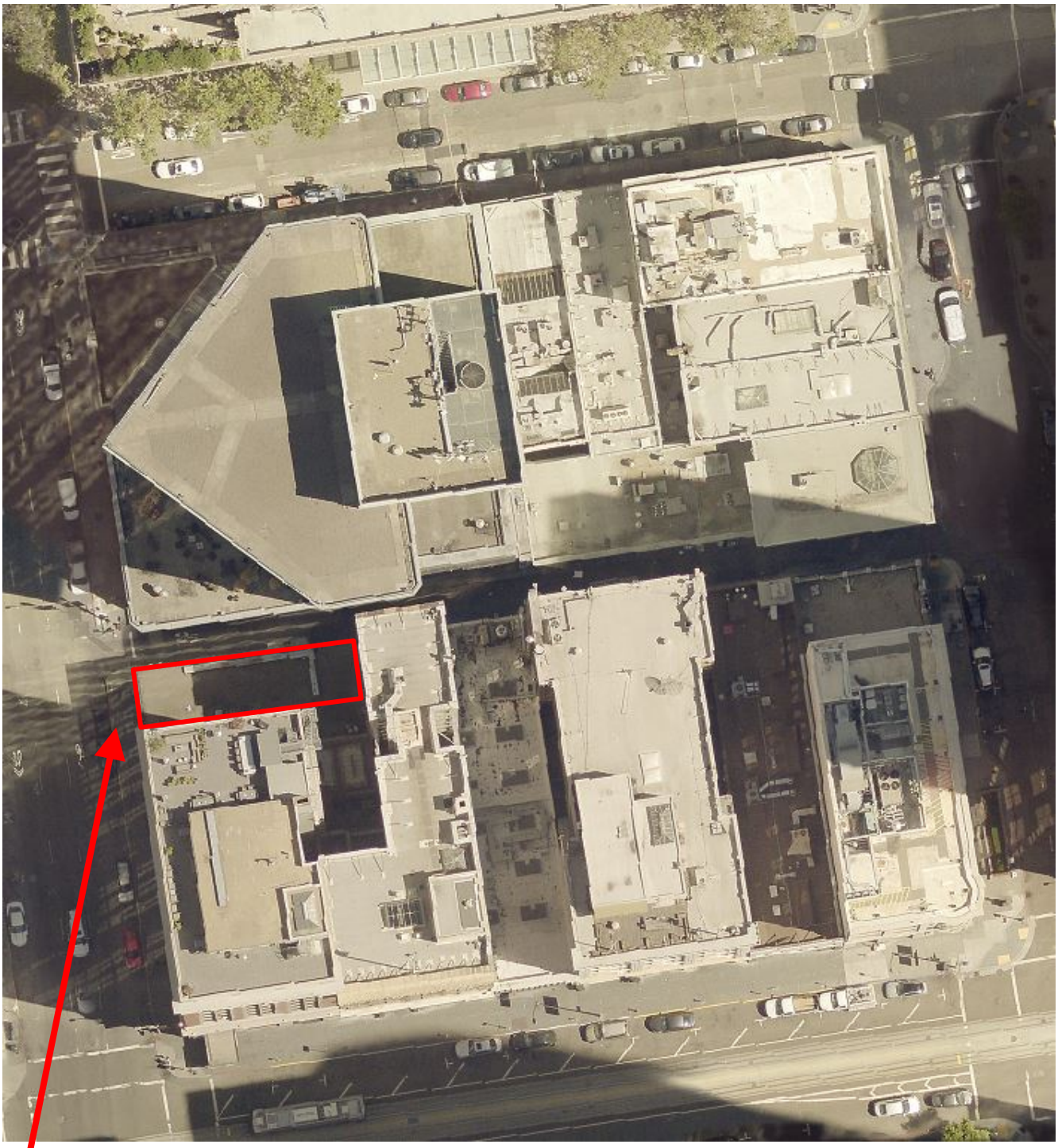


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

Front-California Conservation District

Permit to Alter
Case Number 2015-009783PTA
220 Battery Street

Aerial Photograph



Permit to Alter
Case Number 2015-009783PTA
220 Battery Street

SAN FRANCISCO
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Site Photo

Permit to Alter
Case Number 2015-009783PTA
220 Battery Street

SAN FRANCISCO
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MEMO

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DATE:	March 18, 2019
TO:	John Winder
CC:	Historic Preservation Commission
FROM:	Rebecca Salgado, Preservation Planner (415) 575-9101
REVIEWED BY:	Architectural Review Committee of the Historic Preservation Commission
RE:	**Meeting Notes from Review and Comment at the March 6, 2019, ARC-HPC Hearing for 220 Battery Street**

At the request of the Planning Department, the design for a proposal at 220 Battery Street to construct a four-story rooftop addition on top of the existing two-story building was brought to the Architectural Review Committee (ARC) on March 6, 2019. At the ARC meeting, the Planning Department requested review and comment on the preliminary proposed plans to bring the project into compliance with the *Secretary of the Interior's Standards* and local guidelines and policies. The Planning Department Preservation Staff has prepared a summary of the ARC comments from that meeting.

ARC COMMENTS

1. **Composition and Massing.** The existing building fills the entire lot, with no setbacks. The proposed addition extends to the lot edges at the street-facing facades, aligning with the pattern of development found throughout the district. The district contains buildings with heights ranging from one to 11 stories, and is characterized as having a varied streetwall height. The addition will extend the height of the existing property from two stories to six stories, for a total height of 76'-8". Although the building will become significantly taller, it will still be shorter than the adjacent buildings in the district, including 260 California Street (11 stories) and 244-256 California Street (7 stories). The buildings in the district have a prevailing pattern of two- and three-part vertical compositions. The proposed project treats the existing building as the base of the composition, with the multistory addition becoming the second part of a two-part vertical composition.

    - At the March 6, 2019, meeting, the Architectural Review Committee concurred with Staff's assessment that the composition and massing of the proposed project will generally be compatible with that of the subject building and the surrounding district. However, in order to more strongly relate the new addition to the characteristics of the district, Staff recommended that a more prominent termination detail be added at the roofline of the addition. The Architectural Review Committee further noted that the cornice element could have a contemporary language.

2. **Scale.** The proposed addition has window bays aligning with the window bays found at the existing building, and the windows in each bay have a tripartite arrangement that also aligns with the rhythm and proportion of the existing windows found at the Battery Street facade. Spandrel glass panels in the new addition's window bays reference the decorative metal spandrel panels located at the existing building's bays between the first and second floors. The new windows employ both vertical and horizontal mullions to allow the scale of glazing areas to be compatible with the glazing areas of neighboring buildings in the district.

    - At the March 6, 2019, meeting, the Architectural Review Committee concurred with Staff's assessment that the proposed work appears to be compatible with the overall scale of the subject building and the surrounding district.

3. **Materials and Colors.** The existing two-story building is clad with light-colored travertine panels that likely date from the building's redesign in the mid-20th century. The addition is proposed to be clad with scored stucco with a texture and finish that references terra cotta cladding. This aligns with the preferred surface materials for the district. The proposal does not have a final finish selection, but the indicated potential finishes range from a dark orange to a lighter gray color. The new fenestration is proposed to have either a dark bronze or black finish.

    - At the March 6, 2019, meeting, the Architectural Review Committee concurred with Staff's assessment that the proposed stucco cladding was not compatible with the materials and colors of the subject building and the surrounding district. Members of the committee recommended a few different options for cladding at the building that would still be affordable, including a terra-cotta rain-screen system or a brick veneer such as Brick-It. Members of the committee also recommended reviewing the details of a previously approved, as-yet-unbuilt project at 88 Broadway (Planning Department Project No. 2016-007850COA) as well as another newer building at 788 Minna Street for possible inspiration.

      In order to more strongly relate the new addition to the light-colored travertine cladding of the existing building, Staff recommended that a lighter finish found in the district be proposed for the addition's cladding. The Architectural Review Committee recommended that the finish of the cladding on the addition be closer to the finish of the historic brick at the neighboring building at 260 California Street, rather than trying to more closely match the finish of the travertine found at the existing building at 220 Battery Street.

4. **Detailing and Ornamentation.** The existing building at the subject property has travertine cladding with multilite aluminum windows/storefronts accented by paneled metal spandrels between the first and second floors. The proposed materials of the new addition include scored stucco cladding, aluminum multilite windows, and spandrel glass panels with a ceramic frit to reference the paneled metal spandrels found at the existing building. The interstitial space between the existing building's roof and the new rooftop addition is proposed to be clad with a decorative metal fascia.

    - At the March 6, 2019, meeting, the Architectural Review Committee concurred with Staff's assessment that the detailing and ornamentation of the proposed project will generally be compatible with that of the subject building and the surrounding district. However, in

order to more closely relate the new addition's detailing to the detailing found throughout the district, Staff recommended that the glass spandrel panels be changed to decorative metal panels or be otherwise detailed in a way that is more compatible with the district. One potential alternative proposed by the Architectural Review Committee would be to use a set-in brick at the spandrels to still preserve the vertical emphasis of the proposed design.

- At the March 6, 2019, meeting, the Architectural Review Committee concurred with Staff's assessment that the proposed window recesses do not appear strong enough to be compatible with the subject property and the surrounding district. Staff recommended that the new cladding material return on the window openings. The Architectural Review Committee also recommended that windows have a "punched opening" appearance overall.

- At the March 6, 2019, meeting, the Architectural Review Committee concurred with Staff's recommendation that the detailing of the interstitial space be further developed to make this element a more integrated part of the overall design. The Architectural Review Committee recommended considering a protruding string course at the interstitial space that referred to the string course of the neighboring building at 260 California Street.

220 Battery Street

Historic Resource Evaluation

Prepared for:
Winder Gibson Architects

25 April 2016

LEFT COAST ARCHITECTURAL HISTORY

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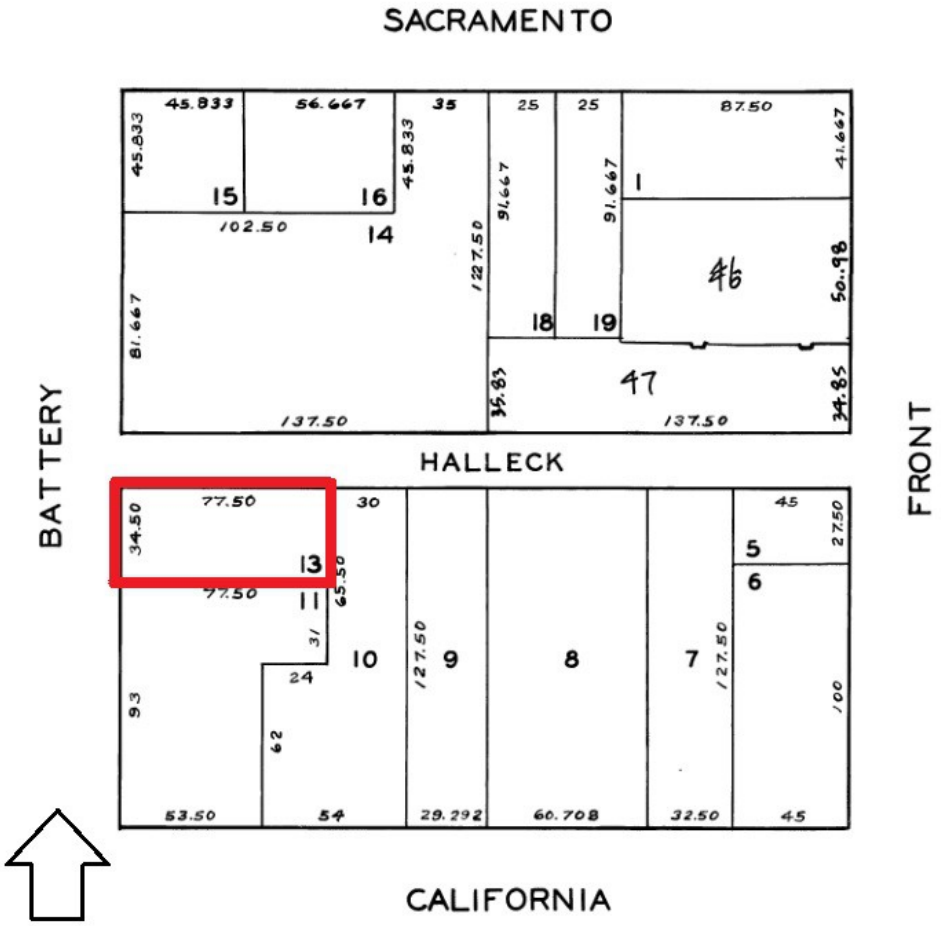
PART 1: SIGNIFICANCE EVALUATION

INTRODUCTION

This Historic Resource Evaluation was prepared by Caitlin Harvey, architectural historian qualified under the Secretary of the Interior's Standards for Architectural History, for Winder Gibson Architects, and pertains to the property at 220 Battery Street (APN: 0237/013) in San Francisco's Financial District. The 2,670 square foot parcel is located on the southeast corner of Battery Street and Halleck Street; in zoning district C-3-O (Downtown Office).



San Francisco Assessor's Office Block Map, block 0273.
Subject property, lot 013, outlined.

Current Historic Status

Planning Department Historic Resource Status
The property at 220 Battery Street is designated as a Category A property by the San Francisco Planning Department. This designation is based on the property's location within the Front-California Conservation District and its subsequent listing in Article 11 of the San Francisco Planning Code, although it bears a Category V rating, which indicates that it is not Significant or Contributory to the District.

San Francisco Planning Code Article 11: Front-California Conservation District
The building at 220 Battery Street is listed in Article 11 of the San Francisco Planning Code, because it is located within the Front-California Conservation District. "Unlike traditional historic districts, which recognize historic and cultural significance, Conservation Districts seek to designate and protect buildings based on architectural quality and contribution to the environment. These downtown districts contain concentrations of buildings that together create geographic areas of unique quality and thus facilitate preservation of the quality and character of the area as a whole."[1] Within Article 11, the property bears a rating of "V – Unrated Building," which indicates that it is not designated as either Significant or Contributory. "This classification includes all other buildings in the (C-3) Downtown District not otherwise designated... Category V buildings were not designated with a preservation rating. The possible combinations of design and relationship to the environment ratings resulted in Category V determinations."[2]

SF Heritage Survey
The property was evaluated as part of the 1978 Downtown Survey conducted by the Foundation for San Francisco Architectural Heritage (SF Heritage). Survey ratings were made on a scale of "A" (highest importance) to "D" (minor or no importance). The building at 220 Battery Street was evaluated as part of the 1978 survey and was given a rating of "D," indicating that it is of minor or no importance.

Nearby Historic Resource Evaluations
The prescribed one-block radius (comprising nine square blocks) around 220 Battery Street is bounded by Clay Street on the north, Davis Street on the east, Pine Street on the south, and Sansome Street on the west. Within this area a total of two previous Historic Resource Evaluations have been performed, with one property determined to be a Historic Resource and the project withdrawn, and the other not found to be a Resource and granted CEQA clearance.

Address	**Date of HRE**	**Project/Status**	**Determination**
300-320 California St.	2/25/2008, 11/21/2013	4-story vertical addition to existing 8-story office building. Existing penthouse to be removed. Existing basement parking and ground-floor retail uses to remain. Publicly accessible open space provided at rooftop terrace level/CEQA clearance issued	No Historic Resource Present
400 Sansome St./ 301-325 Battery St.	4/22/08	Renovation of existing building to convert existing office to hotel and commercial space/Withdrawn	Historic Resource Present: San Francisco Landmark #158, Article 11-listed, California Register-listed, National Register-listed

1 San Francisco Planning Department, San Francisco Preservation Bulletin No. 10: Historic and Conservation Districts in San Francisco (January 2003).
2 Ibid.

BUILDING & PROPERTY DESCRIPTION

Exterior Architectural Description

Site
The building at 220 Battery Street sits on a 2,670 square foot rectangular lot on the southeast corner of Battery and Halleck streets, which has 35.5 feet of frontage along Battery and 77.5 feet of frontage along Halleck. The lot is situated on flat terrain and is located in a neighborhood that is dominated by commercial uses. Most surrounding buildings are larger in scale than the subject property, in height if not in footprint. Battery Street is a three lane, one-way street with parallel parking along both curbs. The street is bordered by broad sidewalks and sparse street trees. Halleck Street is a narrow one-lane, one-way street, that is alley-like in character. It is bordered by narrow sidewalks and no vegetation.

The subject building fills its parcel, extending to the west and north lot lines, where only the sidewalks separate it from the street. There is no open space or landscaping on the lot. Neighboring buildings are located in close proximity, directly abutting the south and east facades.

Current aerial imagery. Subject property outlined.
(Google Maps)

Building
The two story building has a rectangular plan. It is capped by a flat roof that is surrounded by a parapet wall.

Primary (West) Facade
The primary facade faces Battery Street and is two stories with a rectangular form and flat profile. It is clad with marble veneer and arranged in two bays with metal assemblies filling double-height bay openings. On the first story, the marble veneer has been covered or replaced with stucco at the left edge of the facade and between the two bays for almost half the height of the story. Storefronts within each bay have been removed and/or boarded

up with plywood. Hinged plywood panels in the left bay create a set of double doors, while a flush wood door has been inserted in the plywood paneling of the right bay. Before being boarded up, the left storefront consisted of a three-panel flat metal dado with a 3-lite window, like those on the second story, above. The right bay had a deeply recessed metal frame entry assembly consisting of a fully glazed door flanked by sidelight panels and a more shallowly recessed solid panel above. The bays continue to the second story and the double-height metal framework is fitted with a horizontal row of three metal panels that define the story levels within each bay. The second story of each bay features a large window assembly consisting of three plate glass lites divided by vertical metal mullions. The facade terminates in a flat roofline with a metal coping element finishing the edge.

North and primary (west) facades, looking southeast.

Primary facade (2016).

Primary facade before being boarded up (2008, Google street view).

Boarded up storefronts on first story of primary facade.

Detail of upper story bay, primary facade.

North Facade

The north facade faces narrow Halleck Street and is two stories high with a rectangular form and flat profile. It is arranged in five minimally defined bays, with stucco cladding most of the facade and the right-most bay clad with the same marble veneer found on the primary facade. The left-most bay features a service entrance and a pedestrian entrance on the first story. The service entrance is boarded up with plywood, while the recessed pedestrian entrance features a flush metal door. The bay appears to have once featured a larger opening, but the upper portion has been infilled and stuccoed. The second story of the bay features a large nine-part metal window assembly, with a row of three fixed square sashes on the bottom, shorter awning sashes at the center,

and taller fixed sashes at the top that are partially covered by louvered metal vents or screens. The next bay to the right has a window assembly on the first story that is similar to the one just described, but which has been partially boarded up. The upper story also has a similar window assembly, although a metal fire escape has been installed in association with the window and two window sashes on the right side have been replaced by a flush metal door. The center bay had a recessed pedestrian entrance covered by a metal gate on the first story until 2015, but was recently infilled and patched with stucco. The second story of that bay has a nine-part metal-frame window assembly with all sashes intact. The second to right bay has fully-intact nine-part window assemblies at both stories, but the first story windows have been partially boarded-up. The right-most bay is different in that the finishes and features of the primary facade carry to this area. Therefore, the bay is clad with marble and has a metal-frame assembly occupying a double-height opening. The first story storefront, which has a row of three metal panels at the base and three plate glass lites with vertical mullions above, is partially boarded up. A horizontal row of three metal panels defines the story levels within the double-height bay and the second story features a large window assembly consisting of three plate glass lites divided by vertical metal mullions. Six metal brackets holding flat plates (possibly light fixture remnants) are mounted to the facade at the bottom of each metal panel between stories and above the second story windows in the right-most bay. The facade terminates in a flat roofline that is unadorned along the majority of the facade, but has a metal coping element, like that on the primary facade, finishing the edge over the right-most bay.

East and South Facades

The secondary east and south facades directly abut neighboring buildings that are taller than the subject building and are not visible.

North facade, looking southwest from Halleck Street.

North facade, looking southeast from Battery and Halleck streets.

View of north facade before being boarded up (2008, Google street view).

Architectural Type & Style

The original style and appearance of the building at 220 Battery Street is unknown, as its primary facade was dramatically remodeled in 1967. Only one minuscule partial image of the building in 1918 was found and appears to show the building as a two-story structure with a two-bay facade organization. The first story had at least one storefront on the right side, consisting of a display window and entrance with a band of clerestory windows above. The second story appeared to have Chicago style windows with transom lites at the top. There was likely a cornice, but the image is unclear.

The 1967 facade remodel included the installation of glass fronts, window mullions, exterior marble, and a new front entrance.[3] Although the facade retained its two-story, two-bay composition, the changes gave the building a Modernistic style that obliterated any earlier style. It continues to exhibit its Modernistic aesthetics today.

In its original state and to some extent with its remodeled appearance, the building can be categorized as a two-part commercial block using typology developed by architectural historian Richard Longstreth. Such buildings exhibit the most common facade composition for small and mid-sized commercial buildings nationwide. They range from two to four stories, but are divided horizontally into two distinct zones consisting of a one-story, ground floor commercial/retail level, and one or more floors above containing commercial office space. Used from the 1850s to the 1950s, the two-part commercial block composition is nearly ubiquitous in all cities. In big cities like San Francisco, multi-part commercial blocks dominated the downtown. As building technology advanced, plate glass display windows became the norm and facades were adorned with cast stone or metal ornament. Intermediate cornices would often divide the ground floor from the upper "zone" and the entire facade would be capped by a cornice. Starting in the early 20th century, such buildings also became aware of their setting and the designs of most strove for restraint and order to create an attractive and harmonious streetscape, without individual facades competing in their decorative exuberance. Most possessed a vague Classical sense of order, but made few actual historical references. Cladding materials such as colored brick, stone veneer, art stone, concrete block, terra cotta, and stucco were used most. As time progressed, however, striking new architectural styles developed and were integrated into commercial block design; the Art Deco style in particular lent itself well to the rectilinear forms of commercial facades. Although a vertically emphatic style, two-part commercial blocks in that style continued to have horizontally differentiated ground floors while stories above would be adorned with dramatic vertical piers and pilasters. The succeeding Art Moderne style then tended toward the horizontal, which made horizontal division at the ground story and even upper stories very distinct.[4]

The San Francisco Planning Department's Preservation Bulletin No. 18 elaborates on the character of early twentieth century commercial buildings by specifying that such buildings were "often three or more stories tall...typically executed with straight fronts, flat roofs and level skylines... From a steel skeleton construction with non-bearing masonry veneer, the buildings often feature a moderately projecting cornice. Windows often served as the building's ornamentation, with tripartite "Chicago" windows, or slightly projecting bays commonplace. Other ornament, such as a cartouches, festoons, or garlands can also be found." Bulletin No. 18 also indicates that the subject building, when constructed, would have fallen into the Chicago School period (1890-1915). "Popular after the 1906 earthquake in San Francisco, styles from the period feature steel frames enclosing a neutral grid of space. Large expanses of glass permitted ample natural lighting and exhibited the structural expression of steel frames. From this style, the "Chicago Window" was named; a large central pane flanked by two narrow casements. As the 20th century progressed, steel and reinforced concrete framing techniques gradually replaced masonry bearing walls although masonry continued to be used for curtain walls." The later 1967 remodel of the subject building would have fallen into the Modernistic period of commercial design (1925-1970), which is described by Bulletin No. 18 as beginning with the Art Deco style and representing a radical departure in architectural expression. It concluded with the International style, which was characterized by an absence of ornamentation and the use of rich materials, refined details and proportions.[5]

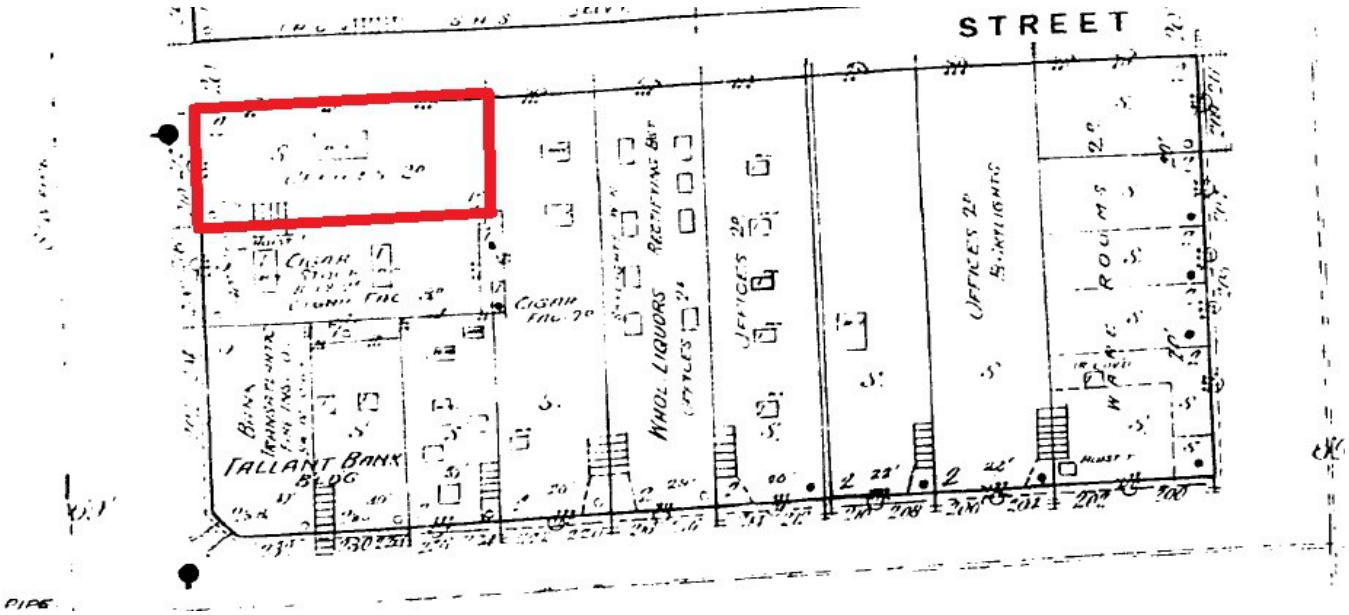
In its early guise of 1913 origins, the subject building likely upheld the characteristics of a defined storefront level, restrained and well-organized composition, and the use of typical materials and ornament; although its specific architectural style isn't actually known. The 1967 remodel of the building retained the overall

3 San Francisco Department of Building Inspection, permit #305533, 11 April 1967.
4 Richard Longstreth, *The Buildings of Main Street* (Walnut Creek, CA: Altamira Press, 2000.)
5 San Francisco Planning Department, "San Francisco Preservation Bulletin No. 18: Residential and Commercial Architectural Periods and Styles in San Francisco."

organization of the facade, as well as the building's boxy form, flat front, and level roofline, but decisively removed the horizontal division of the ground floor from upper stories by installing marble panels and double-height window assemblies extending from grade to roofline. The metal frame window assemblies include horizontal bands of metal panels between stories, but these translate as secondary to the unified marble surface that frames the facade. Thus the building is no longer an ideal representation of Longstreth's description of a two part commercial block, but instead tends toward the International aesthetic in its absence of ornamentation and use of rich materials like marble veneer.

Site History

The earliest Sanborn Fire Insurance map, dating to 1887, is somewhat illegible, but shows that the subject property was developed with a building of the same size and configuration as the current building; it had a rectangular footprint that filled the lot and was two-stories tall. It appears that a shop was located on the first floor and some other use was housed on the second floor, with a recessed stairway at the southwest corner of the building that accessed the upper floor. In the vicinity, the neighborhood was densely developed with other commercial and light industrial buildings, most of which also filled their lots and were one to three stories tall. The commercial buildings housed a number of cigar shops, a bank, wholesale liquor dealers (often with distilling/rectifying facilities in the basements), wholesale groceries and provisions, professional offices, many miscellaneous shops, and a few restaurants and saloons. The light industrial businesses included cigar manufacturing, a print shop, saddle and harness manufacturing, candy manufacturing, a Chinese shoe factory, paint warehousing, and a wine cellar.

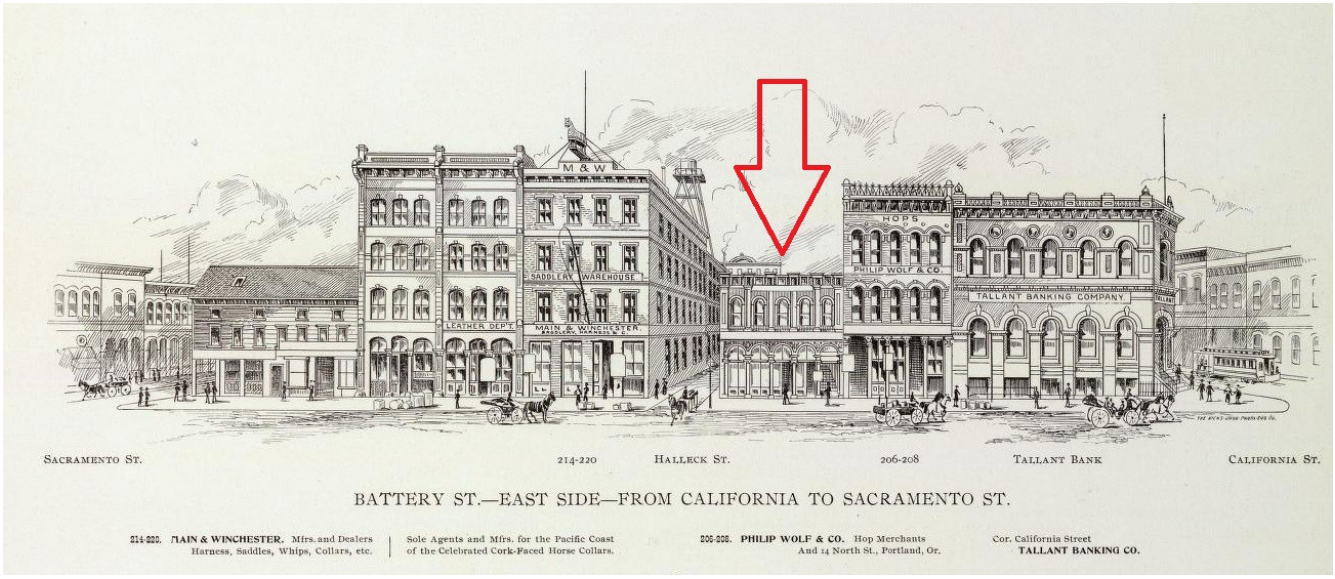


1887 Sanborn Fire Insurance map. Subject property outlined.

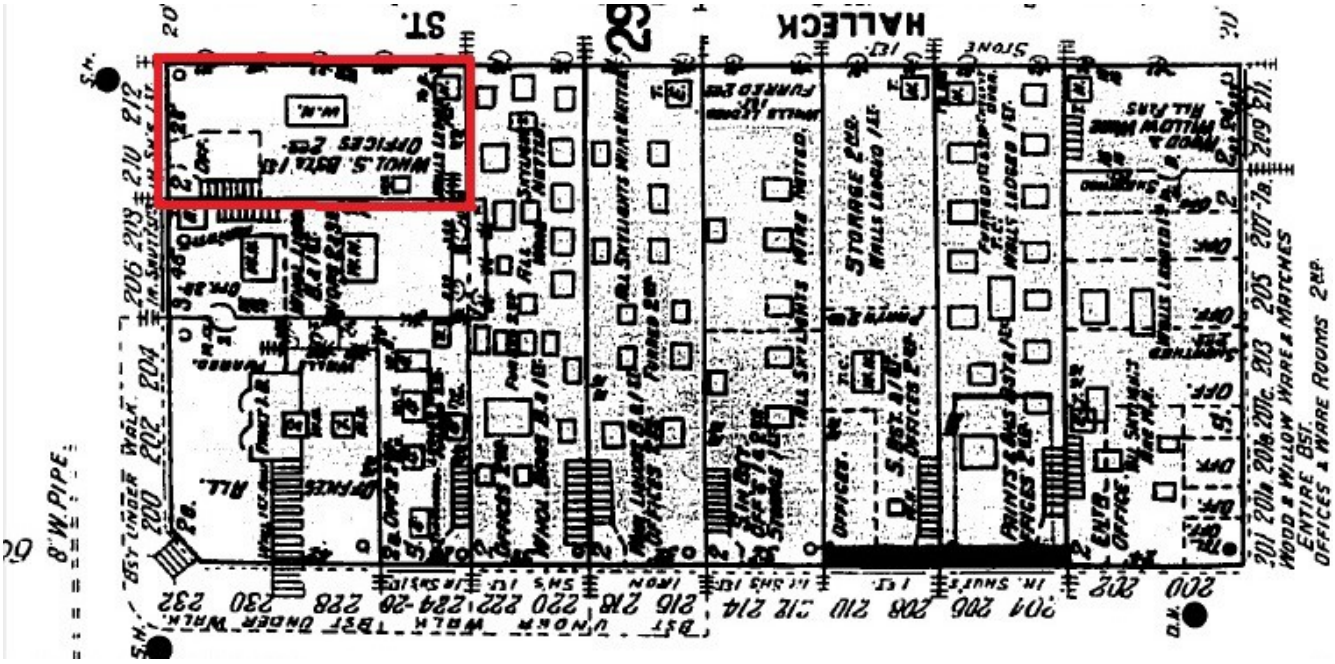
An image from the *Illustrated Directory* of downtown San Francisco in 1894 shows the facade of the building that appeared on the earlier Sanborn Fire Insurance map. It is depicted as a two-story commercial building with a facade organized into five structural bays. Arched storefronts dominated the first story, with the open recessed stair in the right bay, arched windows across the second story, and a decorative cornice. The overall style appears to have been Classical Revival.[6] Spring Valley Water Company tap records and city directories indicate that the

6 E.S. Glover & The Illustrated Directory Company, "The illustrated directory; a magazine of American cities, comprising

building was built in 1880 to house the business of Main & Winchester, importers and manufacturers of saddles, harnesses, whips, and collars. The *Illustrated Directory* shows that it was an annex to the larger Main & Winchester establishment on the north side of Halleck Street. At the time, the subject building was addressed 214-220 Battery Street.



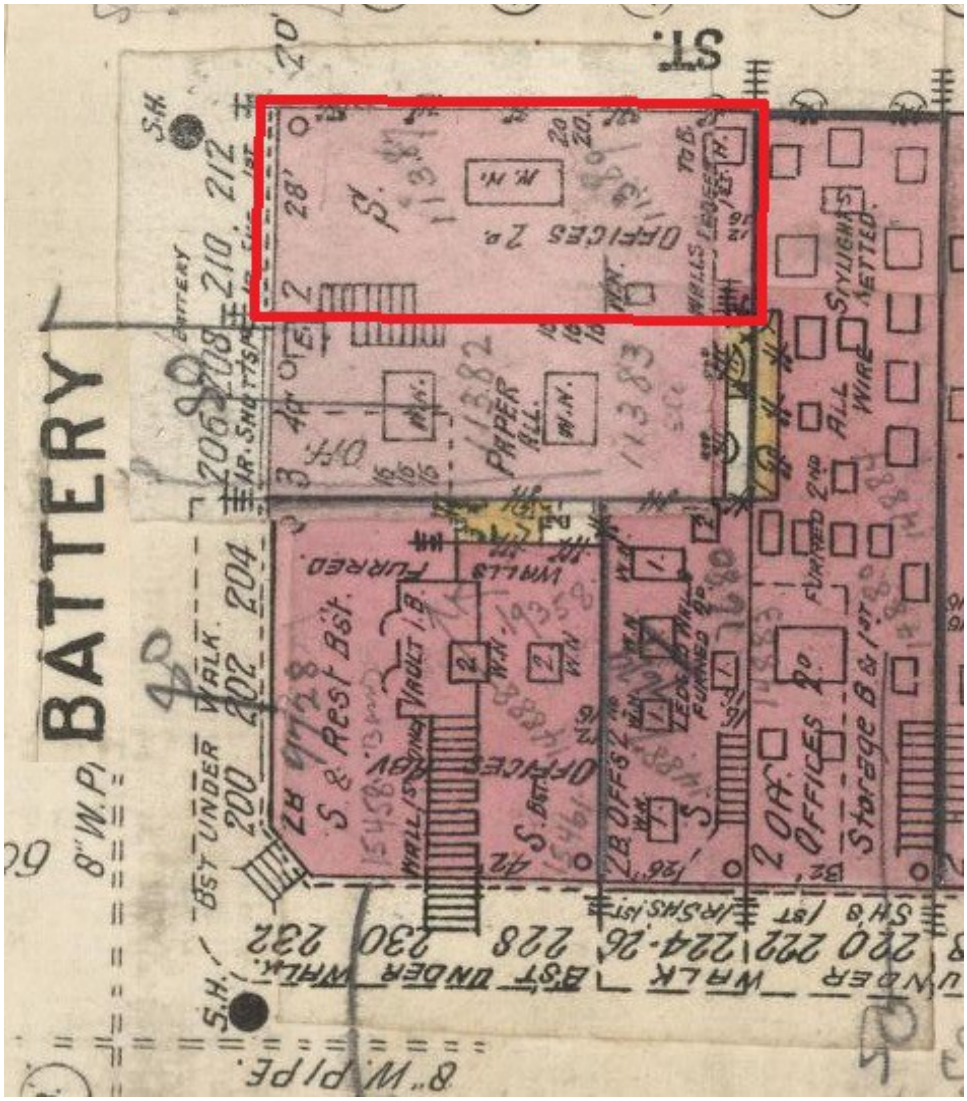
Illustrated Directory, 1894. Subject property indicated by arrow.
(David Rumsey Map Collection)



1899 Sanborn Fire Insurance map. Subject property outlined.

views of business blocks, with reference to owners, occupants, professions and trades, public buildings and private residences. Vol 1. San Francisco," (The Illustrated Directory Co.: San Francisco, 1894).

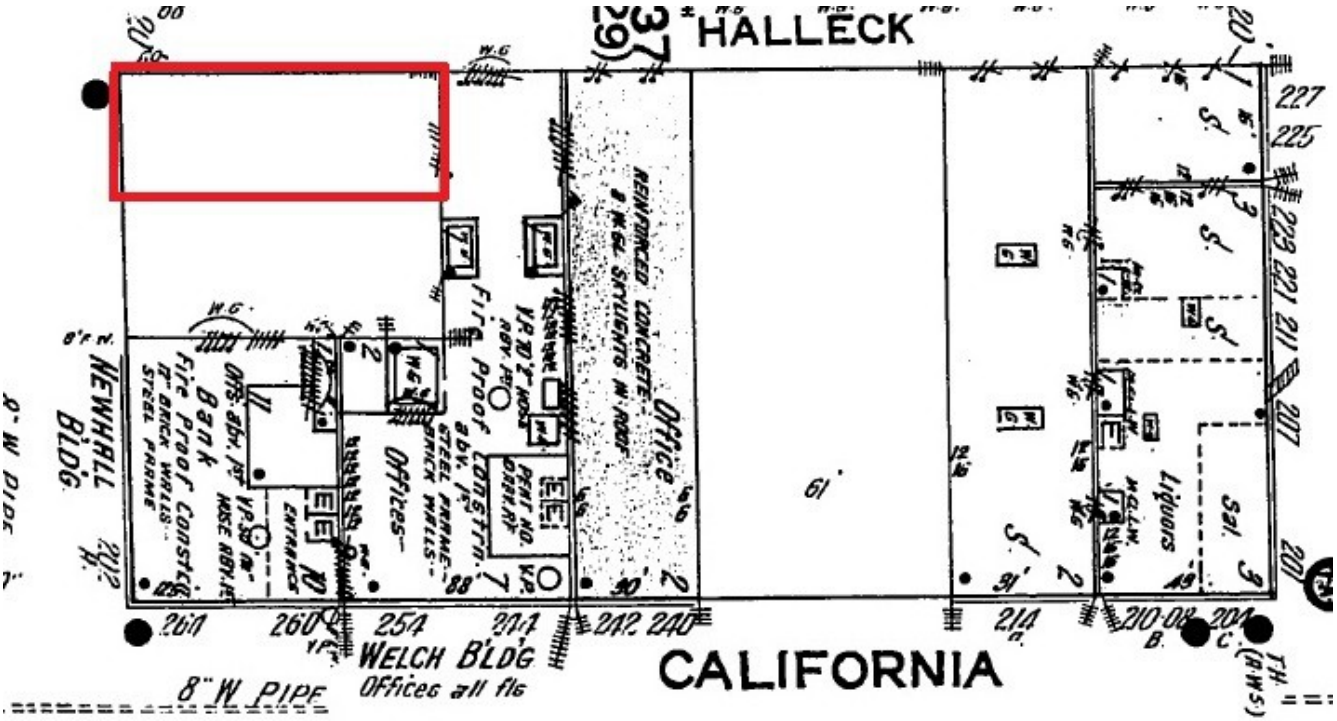
The commercial building described previously remained in 1899. It housed wholesale uses on the first floor and basement, with offices on the second floor. The surrounding area continued to be densely developed with commercial and light industrial buildings, with many of the same types of businesses occupying the neighborhood.[7] The same was true in 1905, when the Sanborn Fire Insurance map also shows that the building was constructed of brick.



Sanborn Fire Insurance map, 1905.
(David Rumsey Map Collection)

The 1906 earthquake and fires decimated the downtown area, destroying the building on the subject property. The next Sanborn Fire Insurance map, issued in 1913, illustrates a dramatically changed neighborhood. Although rapid reconstruction had occurred in the area, including construction of the dramatically larger ten-story Newhall building to the south of the subject property, the site of 220 Battery Street remained vacant. San Francisco Assessor's records indicate the the current building was constructed later that year, which is corroborated by two construction and building contract notices published in the *San Francisco Call*.

7 Sanborn Fire Insurance maps, 1899.



1913 Sanborn Fire Insurance map. Approximate location of subject property outlined.

Isaack Kohn with McGowan and Butler—Piling for two story, class C building, at SE corner of Battery and Halleck streets; $1,677.

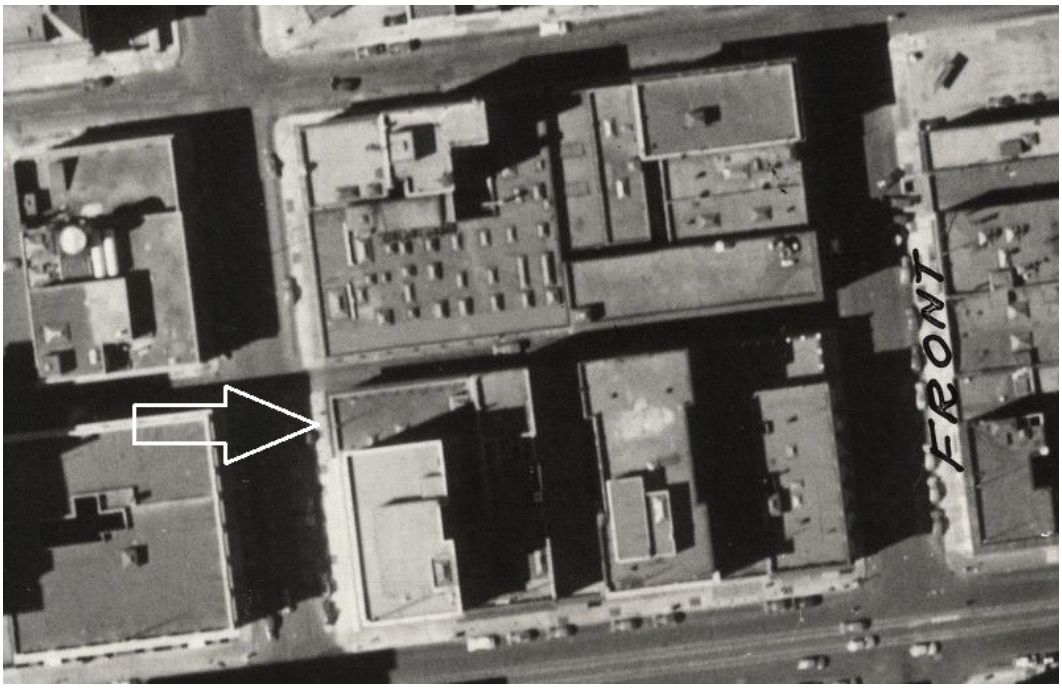
Construction notice,* San Francisco Call, *17 June 1913.

Isaack Kohn with Western Iron works, Charles H. Hock, the San Francisco Artificial Stone Paving company and L. F. Hansen—To erect a two story class C building at SE corner of Battery and Halleck streets, S 34:6 by E 77:6; $13,938.

Building Contract notice,* San Francisco Call, *24 July 1913.

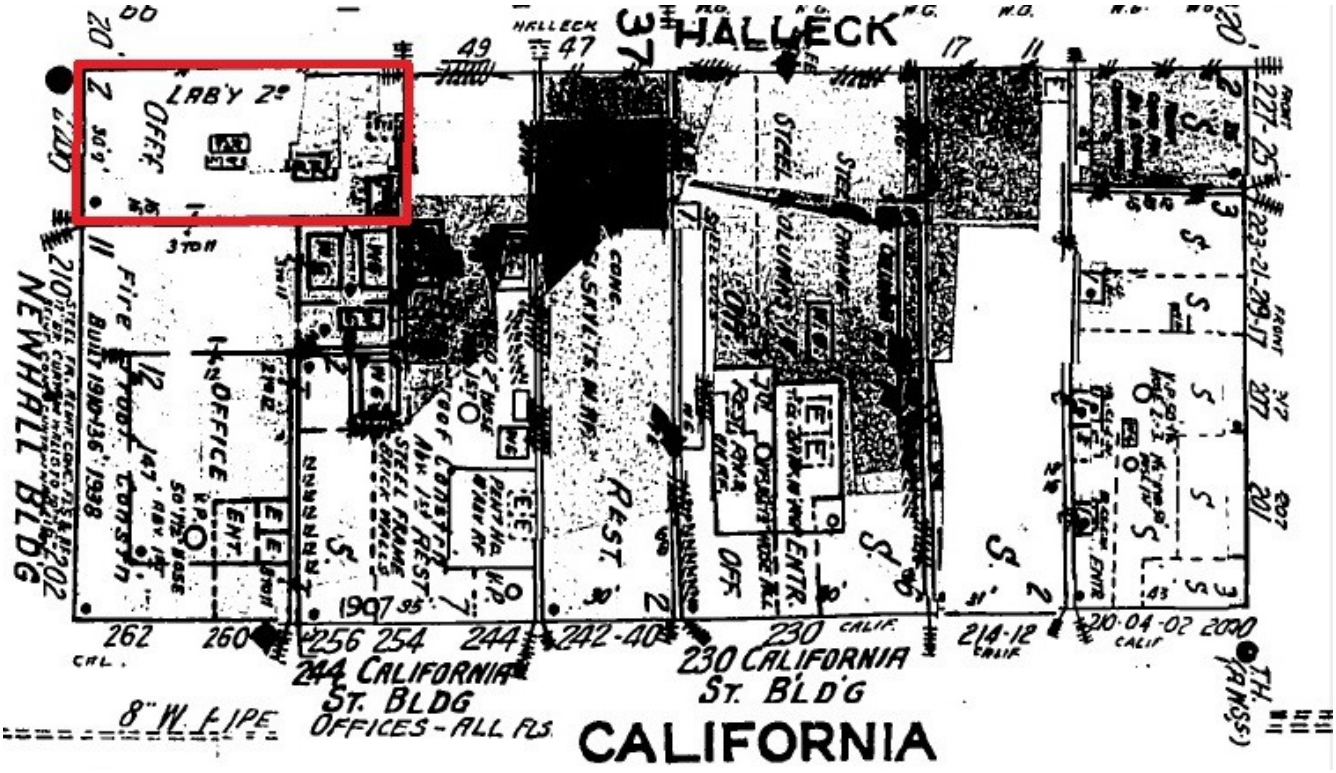
The first available building permit for the property notes some interior work in 1917. In 1918, a photograph was taken of the northeast corner of Battery and California Streets primarily as a portrait of the Newhall Building located to the south of the subject property. The building at 220 Battery Street is partially visible in the photograph, however, and appears to be a simple commercial building; two stories high, with storefronts on the ground floor and Chicago style windows on the second. This is the only image that was found showing the building's original appearance before later facade remodeling gave it its current appearance.

1918, arrow indicates subject building.
(San Francisco Public Library, AAC-5059)



1938 aerial photograph. Subject property outlined. (David Rumsey Map Collection)

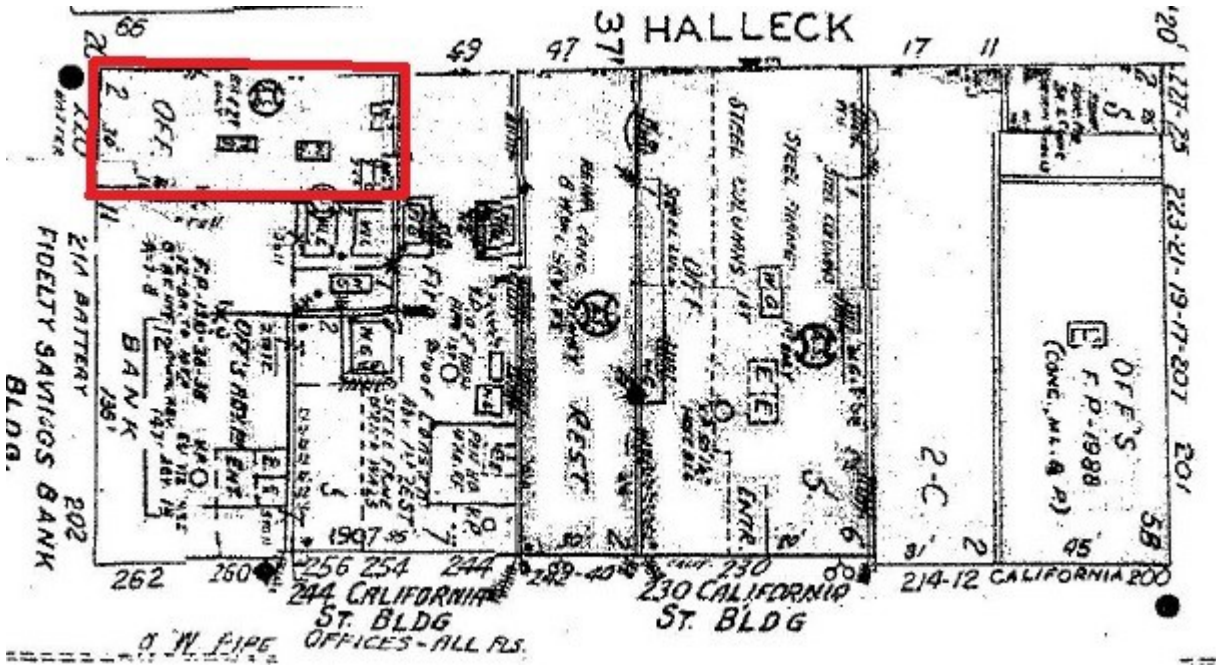
In 1936, a building permit records that a firewall underwent earthquake bracing, which likely did not effect the outward appearance of the building. In 1938, an aerial photograph shows the building from above, but only indicates that it had its current lot-filling rectangular footprint and a flat roof surrounded by a parapet.



1950 Sanborn Fire Insurance map. Subject property outlined.

In 1947, interior renovation work was done, which may have removed a mezzanine, but likely did not effect the exterior appearance of the building. The 1950 Sanborn Fire Insurance map continues to show the building in its current size and form. It indicates that the building housed offices, with a laboratory on the second floor. As shown in historic images since the previous 1913 Sanborn Fire Insurance map, the area around 220 Battery Street had been reconstructed with dense development of mostly two and three story buildings, with a few six and seven story buildings. Uses continued to be primarily commercial and light-industrial, including a number of professional offices and shops, a printing shop and book bindery, and a coffee roastery.

In 1956, the sidewalk in front of the building was repaired, removing some sidewalk lights that were associated with the basement, which extended under the sidewalk. Soon thereafter, in 1959, unspecified interior and exterior alterations were made to the building. By 1963, there was some association between the subject building and the Newhall Building to the south. Interior alterations were made, including a communicating door between the two properties. This feature was eliminated in 1967, however, when major alterations were made to the building that changed its appearance entirely. These modifications gave the building's primary facade its current marble veneer cladding and metal window and entry assemblies. Additional improvements occurred in the 1970s and 1980s, but pertained to handicap access and seismic and fire safety.



ca.1995 Sanborn Fire Insurance map. Subject property outlined.

The Sanborn Fire Insurance map dating to the mid-1990s shows the building in its current form and indicates that it housed offices. Dramatic changes had occurred in the surrounding area though, including the construction of a 15-story office building across Halleck Street to the north. A number of other high rises were also constructed to the west, across Battery Street, from the late 1940s into the 1980s. In more recent years, the subject building has undergone seismic upgrades, interior remodeling, systems upgrades, and some changes to the storefronts, which are now boarded up. Most recently, in early 2015, a pedestrian entrance in the center bay of the north facade was infilled and patched with stucco.

Building Permits

According to building permits obtained from the San Francisco Department of Building Inspection, the property at 220 Battery Street has undergone documented alterations since its construction. The following list provides those records on file with the Department of Building Inspection (see Appendix for copies of permits):

Date	Scope of Work
11/17/1917	Remove a portion of 1st story floor and divide the floor spaces of 1st and 2nd floors in offices. Partition at rear of building... basement will be a fireproof partition with fireproof sashes and doors. Position of present toilets will change to conform to new plan. All 1st story office partitions to be... oak and brick. Balance in original pine.
3/11/1936	Earthquake bracing for firewall.
7/16/1947	Remove wood and glass partitions, mezzanine, and installing new partitions, relocating wood and glass partitions, plumbing, electric, etc.
12/13/1956	Remove buckled area of sidewalk lights in front of entrance and install 5 ½ reinforced concrete slab in their place. Reinforcing steel to be installed.
2/3/1959	Alterations to exterior and interior of building. [Likely the apparent facade remodel]

8/9/1963	Alterations to existing building consisting of new partitions, toilet rooms, air conditioning, and cutting of a communicating opening to adjacent building located at 214 Battery Street. New fire escape and basement sprinklers, etc.
4/11/1967	Removal of existing ceilings, partitions, etc. Installation of new partitions, ceilings, lighting, glass front, window mullions, exterior marble, and new front entrance. Revisions and additions to existing sprinkler, mechanical, and electrical systems. Closing of existing opening to adjoining building. Waterproofing of basement, under sidewalk.
6/22/1977	Install one handicap ramp on sidewalk. Possible non-structural changes.
5/17/1988	Seismic upgrade including reinforced concrete grade beams, structural steel braces and plywood floor and roof diaphragms.
11/29/1988	Install a fire escape.
12/2/2013	Complete voluntary seismic retrofit and upgrade of existing building. Demo existing stairs and freight elevator; new stairs and ADA compliant elevator. New ADA compliant restrooms.
8/28/2014	New glass storefront replacement. New interior finishes, wall panels, FR wall panels, tile floors, ceilings, new LED lights. New ductwork. New plumbing. Remodel is for ground-floor retail only; convert to 7-11.
9/8/2014	Repair storefront system matching existing in kind. New elevator pent house.

In addition to documented alterations, visual observation, past Google Street View images (2008-present), and archival research suggest that other changes have been made as follows:

- Right storefront boarded up with quasi-permanent wood insert with door in 2013.
- Left storefront boarded up with plywood in early 2015.
- Pedestrian entrance in center bay of north facade infilled and patched with stucco in early 2015.

NEIGHBORHOOD CONTEXT

The property at 220 Battery Street is located in what the San Francisco Planning Department identifies as the Financial District, which is bounded by Broadway on the north, San Francisco Bay on the east, Folsom Street on the southeast, 4th Street on the southwest, and Stockton, Bush, and Kearny streets on the west. The Financial District is surrounded by the North Beach, Chinatown, Downtown/Civic Center, and South of Market neighborhoods.[8] The subject property is located slightly north of the center of the district.

Only about three blocks to the west of the subject property, Portsmouth Square represents the birthplace of the city that would come to be called San Francisco. During the Mexican-era, when the nascent city was known as Yerba Buena, Portsmouth Square was the first public square and in 1849 was the site of the raising of the American flag, when California transitioned from Mexican rule to American.

When gold was discovered in the Sierra foothills and fortune seekers from around the world converged on San Francisco in 1849, the city exploded in population and geographic area. Land was literally created, as the sand from local duces was used to fill the western shoreline from approximately the line of Montgomery Street, east. (The location of the subject property was originally beneath the waters of Yerba Buena Cove before the area was

8 San Francisco Planning Department, Neighborhood Groups Map, http://www.sf-planning.org/index.aspx?page=1654

filled.)[9] The original community that had focused on Portsmouth Square expanded outward and primarily southward to Market Street, where land was level and readily developed.

Before the turn of the twentieth century, the downtown area was characterized by three to five story buildings bearing Italianate and other Victorian and late nineteenth century architectural styles. Because of the compatible aesthetics of these buildings, block faces and the neighborhood as a whole expressed a certain unity of design. Uses ranged from commercial to light-industrial and included some residences above shops or offices. This mixture of uses was natural for a city that grew ad-hoc and was not formally planned with dedicated use districts. This all changed after 1906, although the Jackson Square area retains a remnant of that pre-quake development and a few of the larger buildings that were burnt out, but worth rebuilding, remain as examples of late nineteenth century San Francisco.[10]

The 1906 disaster reduced downtown San Francisco to rubble and ashes, necessitating wholesale reconstruction of the area. Although the recently-published Burnham Plan offered a scheme for creating a purposefully planned beautified city of diagonal avenues and public spaces, the chaos of the earthquake resulted in the city simply being rebuilt as quickly as possible along the established street greed and property lines. It expanded outward from its original area, however; with the commercial uses of the new Financial District pushing warehouse uses farther south into South of Market and retail uses west into the Union Square area, subsequently pushing hotel and entertainment uses into the Tenderloin and up Market Street. The post-quake reconstruction period is generally considered to range from 1906 to 1915, with some neighborhoods bouncing back faster and some lagging behind. The downtown area, so important to the city's commerce, was rebuilt expediently and considered complete and functional by 1909. New buildings were somewhat larger in scale than their predecessors, but cautiously low-rise. They were adamantly built of fireproof materials and bore more modern architectural styles, eschewing the Victorian aesthetic for popular Beaux Arts and Classically influenced architecture. Thus, downtown continued to demonstrate a relatively cohesive appearance.[11]

World War I curtailed rebuilding efforts in San Francisco just as they were coming to a natural conclusion. After a brief pause, however, building resumed, keeping the city constantly growing. The 1920s were marked by buildings of greater mass initially, but eventually heights increased, too. Their designs were still harmonious with earlier buildings in style, materials, and detailing.[12] The geographic area of the Financial District also expanded at this time, pushing out the Embarcadero, south to Market Street, and west into the Union Square area.[13]

The Depression and World War II once again put a halt to new construction in downtown San Francisco. Work that did take place was primarily small remodeling efforts that instilled a certain aspect of stylistic disharmony in the Financial District. The opening of the Golden Gate and Bay bridges in 1937 also resulted in a flurry of downtown activity in the form of automobile traffic and congestion, which necessitated the building of parking lots and garages and service stations in the area. None were readily compatible with the surrounding commercial architecture.[14]

It was not until the 1950s and 60s that more development took place, although at a relatively slow pace

9 Britton & Rey, "Map of San Francisco," 1852; via David Rumsey Map Collection.
10 Junior League of San Francisco, *Here Today* (San Francisco: Chronicle Books, 1968) 78.
11 Charles Hall Page & Assoc., *Splendid Survivors* (California Living Books: San Francisco, 1979) 31-48.
12 San Francisco Planning Department, "San Francisco General Plan: Downtown Area Plan," http://www.sf-planning.org/ftp/General_Plan/Downtown.htm#DTN_PRE
13 Charles Hall Page & Assoc.
14 Ibid.

compared to earlier periods. Growth was spurred by continuing expansion of the larger Bay Area, the promise of region-wide connections provided by BART and freeway construction, and the popularity of San Francisco as a location for headquartering large national corporations. Buildings in the Financial District became dramatically larger and taller and incorporated strikingly modern stylistic elements, particularly expansive glazing and curtain walls, and lack of ornate ornamentation. Many prominent properties also incorporated plazas and open space, effectively breaking the traditional streetwall patterns and overall cohesiveness of the neighborhood.[15] Additional older buildings were lost to more parking garage construction. In the 1960s, the city's Planning Department instituted more restrictive zoning policies, including some height limits, intended to keep rapid development and impacts to the existing cityscape under control.

Discussion of the Front-California Conservation District within Article 11 of the San Francisco Planning Code provides the following information on the history of the specific District area:

> Located to the east of the financial district on filled land, this District was outside of the major downtown growth corridors in the nineteenth and early twentieth centuries. The location of the Federal Reserve Bank on Battery Street and the construction of several office buildings (Southern Pacific, Matson) in the 1920's, linked the financial district with port-oriented buildings on lower California and Market Streets. While office uses have been located on California Street since 1906, the area east of Battery Street was not fully integrated into the financial district until 1920, when the street assumed its present character.
>
> The development of Front Street proceeded at a slower pace and was not complete until the 1930's. Front Street was redeveloped after the fire, with warehouses and industrial buildings serving the produce district to the north and office support services serving the office core to the west and on California Street. Buildings on Front Street commonly contained stores and offices at the ground level while upper stories were used for stock purposes and general storage. Several offices and printers were also located on the street.

(See Appendix for full sheet Sanborn Maps)

OWNER/OCCUPANT HISTORY

Chain of Title & Occupancy

Dates	Owner	Occupants
c.1894 - 1916	Isaack Kohn	*1913-1917:* Unknown
1916 – 1917	Elizabeth V., George A., and Phillip Kohn	
1917	George A. and Phillip Kohn, and Rebecca Ackerman	*1917-1942:* Mineral Separation North American Corp. *1942-1946:* Unknown
1917 – 1933	Emma Ackerman	
1933 – 1947	Edward L. Malsbary, Jr. and Enid A. Rosenthal	

15 San Francisco Planning Department, "San Francisco General Plan: Downtown Area Plan."

1947 – 1958	Enid A. Rosenthal	*c.1948-1958*: American Union Insurance of NY, Scottish Union & National Insurance Co.
1958 – 1959	White Investment Co.	*1959-1962*: United of Omaha insurance, Mutual of Omaha insurance, Mutual Benefit Health & Accident Association
1959 – 1963	Dant Investement Co.	
1963 – 1965	Don C. Silverthorne	*1963-1970:* Vacant/no listing *1971-1982:* Wall Street Journal publishing
1965 – 1966	Don C. Silverthorne, Jr.	
1966	Howard B. Crittenden	
1966	City Savings & Loan Assoc.	
1966 – 1987	Dow Jones & Co., Inc.	
1987 – 1990	Faruka Partnership	
1990 – 1997	Eiji Kokubu	
1997 - ?	Kensetsu Kokubu	

Biographies

Isaack Kohn Family
Isaack Kohn was born in 1824 in Germany. He immigrated to the United States in 1838 and, by way of Alabama, came to San Francisco in 1850. He established a mercantile business in the city and in the 1870 Census was listed as a dry goods merchant. He was listed as such again in 1880, but by 1900 was listed as a capitalist, and in 1910 a capitalist in the banking industry. A death notice called him a "pioneer capitalist" and described how he was "burnt out" in 1906 and went to Oregon for a time. While there he amassed the basis for a fortune, then returned to San Francisco with plans to rebuild a number of buildings that he owned.[16] The subject building at 220 Battery Street was constructed only two years before Kohn's death and city directories indicate that his own office was not housed at the property either before the 1906 disaster or after the property was rebuilt. After Kohn's death in 1915, the property was owned at various points by members of his family, including his wife Elizabeth Victoria Kohn, daughter Emma R. Ackerman, and sons George A. and Phillip Kohn. George Kohn was also a capitalist and financial trader, while Phillip was a carpet dealer.[17] Emma Ackerman appears to have remarried and by the 1930s was known as Emma R. Malsbary. Edward Malsbary, Jr. and Enid A. Rosenthal who gained ownership of the property in 1933, were her children; Isaack Kohn's grandchildren. The property stayed in the family until it was sold by Enid Rosenthal in 1958.

Don C. Silverthorne
Don C. Silverthorne was the president of San Francisco National Bank. He started working in the banking industry in 1927, and opened the San Francisco National Bank in 1962. The main bank branch was located next door in the Newhall Building at 260 California Street and a branch is also listed at 231 Post Street, but primary banking activities did not appear to be housed at the subject property, which was shown as vacant or unlisted during the period of Silvethorne's ownership. Silverstone was notoriously corrupt. In January 1965, the San Francisco National Bank was shut down by the United States Comptroller of Currency due to insolvency. The bank was investigated by a U.S. Senate rackets committee and Silverthorne was convicted on 13 counts, including the misapplication of bank funds and the making of false entries in bank records. "Beginning on that

16 *Oakland Tribune*, 19 April 1915.
17 U.S. Federal Census records.

day and continuing through the appellant's trial during January and February 1966, the San Francisco Bay area newspapers were saturated with more than 300 articles concerning Silverthorne and the alleged reasons for the closing of the bank."[18] The failure and closing of the bank in 1965 corresponds with the sale of the subject property in1966. According to sales ledgers, the deed was transferred from Silverthorne to his son, Don C. Silverthorne Jr., and then to Howard B. Crittenden, Silverthorne's lawyer.

ARCHITECT

Due to lack of an original building permit for the subject building or any other pertinent archival information, the identity of the building's architect or designer are unknown.

The 1967 facade remodel that gave the building its current appearance was designed by architect Mario Gaidano, AIA. Gaidano (1914-2003) was born in San Francisco and attended San Francisco School of Fine Arts and the Beaux Arts Institute of Design in San Francisco. During World War II, he served in the Army Corps of Engineers. After the war, Gaidano opened his own practice in 1947 and quickly became known for his strong Classic-lined buildings. His designs were especially well known for their creative lighting, ample restaurant booths, and innovative use of elevators. He was among the first architects to design buildings with elevators running on the outside, such as the glass elevator at the Fairmont Hotel. He received numerous awards for his work, including the American Institute of Architect's Honor Award. His design of the Fairmont Hotel tower won him a special citation from the mayor and Board of Supervisors. His portfolio included the designs of the Fairmont Hotel tower, the House of Prime Rib, Mel's Drive-In, Alioto's, Fior d'Italia, and Marin Joe's, as well as notable office buildings and other restaurants. His obituary notes his design of the San Francisco National Bank, which is assumed to refer to the facade remodel of the subject building, as the main bank building next door at 260 California Street bears no indication of mid-century era construction or remodeling. Giadano continued to work up until the time of his death in 2003.[19]

CALIFORNIA REGISTER SIGNIFICANCE EVALUATION

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events)*: Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

- *Criterion 2 (Persons)*: Resources that are associated with the lives of persons important to local,

18 Justia US Law, , Don C. Silverthorne, Appellant, v. United States of America, Appellee, 400 F.2d 627 (9th Cir. 1968) http://law.justia.com/cases/federal/appellate-courts/F2/400/627/98/. *Chicago Tribune,* 19 February 1966.

19 "Mario Gaidano – designer of many Bay Area buildings," *San Francisco Chronicle,* 20 September 2003 via SFGate.com

California, or national history.

- *Criterion 3 (Architecture)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

- *Criterion 4 (Information Potential)*: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Resources eligible for the National Register are automatically listed in the California Register of Historical Resources. [20]

The following undertakes an evaluation to determine the subject property's eligibility as an individually significant resource at the state level:

Criterion 1 (Event)

The building at 220 Battery Street does not appear to be associated with any historical events or patterns of development significant to the history of San Francisco or the State of California that would raise it to a level of individual significance and eligibility. It was built in 1913 and contributed to the reconstruction of downtown San Francisco after the 1906 earthquake; however, it was constructed relatively late within the city-wide reconstruction period (1906-1915) and beyond the point when the Financial District was considered fully recovered in 1909. It was one of countless mid-sized, multi-story commercial buildings built in the Financial District during that period to replace those that had been destroyed and does not stand out as a significant element in post-quake reconstruction patterns. It is not known to have been the location of any specific events of historical significance.

The property does not appear to be eligible for individual listing in the California Register under Criterion 1 (Events).

Criterion 2 (Persons)

The building at 220 Battery Street does not appear to have been associated with any people important to the history of San Francisco or the State of California such that it would rise to a level of individual significance and eligibility. The most prominent owners of the building have included Isaack Kohn, a “pioneer capitalist;” and Don C. Silverthorne, a banker renown for his corrupt financial activities. Although Kohn owned the building, it was one of a number of properties he invested in before and after 1906 and was not the location of any business or office that he actively used or occupied. Likewise, Silverthorne's San Francisco National Bank was located at other addresses and the subject building appears to have been vacant during the period of Silverthorne's ownership. Although both men may be considered noteworthy figures in San Francisco's history, neither were directly associated with the building, aside from ownership, or claim achievements that took place in the building.

The property does not appear to be eligible for individual listing in the California Register under Criterion 2 (Persons).

20 California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001) 11.

Criterion 3 (Architecture/Design)

The building at 220 Battery Street does not exhibit the high architectural merit that would raise it to a level of individual significance and eligibility. The original appearance of the building, which it retained throughout the historic period, from 1913 to 1967, is unknown. A facade remodel that was undertaken in 1967 occurred outside the historic period and completely obscured the building's original appearance. The facade remodel, itself, is Modernistic in style, but not outstanding or noteworthy among other examples of the time or aesthetic genre.

The original architect or designer of the subject building is unknown. The architect of the 1967 facade remodel that gave the building its current appearance was Mario Giadano, who may be considered a master architect for his well-known mid-century restaurant and commercial designs. Giadano's work was awarded a number of honors, suggesting that it was appreciated for its high architectural merit at the time it was designed. In association with 220 Battery Street, however, Giadano only designed a facade remodel to an existing building and did so outside the historic period, so that exceptional significance would have to be achieved by the design to make it significant. The design does not appear to achieve this exceptional significance and is a minor note in Giadano's portfolio, which included a number of more notable buildings that are still extant and intact and outshine the facade of 220 Battery Street in terms of architectural merit. Additionally, signature elements of Giandano's work, such as creative use of elevators, are not evident in the design of 220 Battery Street.

The property does not appear to be eligible for individual listing in the California Register under Criterion 3 (Architecture/Design).

Criterion 4 (Information Potential)

Criterion 4 (Information Potential) is typically concerned with archaeological investigation and is beyond the scope of this report.

Historic District Analysis

The property at 220 Battery Street is located within the Front-California Conservation District. No additional analysis of the surrounding district is necessary.

INTEGRITY

In order to qualify for listing in the California Register, a property must possess significance under one of the aforementioned criteria *and* have historic integrity. The process of determining integrity is similar for both the California Register and the National Register. The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling and association—are used to evaluate a resource's eligibility for listing in the California Register and the National Register. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

> Location is the place where the historic property was constructed.
>
> Design is the combination of elements that create the form, plans, space, structure and style of the property.
>
> Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.
Association is the direct link between an important historic event or person and a historic property.

The building at 220 Battery Street retains integrity of location, having never been moved from its original site in the Financial District. Its integrity of setting is good, as the neighborhood still exhibits primarily commercial and office uses with a good number of reconstruction-era buildings still found in the area, although some dramatically larger high-rise office buildings have been introduced in more recent years. The building, itself, has undergone major alterations, primarily in the form of a total facade remodel, and has therefore lost integrity of design, materials, and workmanship. The major alterations to the primary facade were made in 1967, outside of the historic period and unassociated with the 1906-1930s period that is generally called out as being the major development period within the Front-California Conservation District. The alterations changed the original appearance of the primary facade and the overall character of the building so that it not longer reflects the original two-part commercial block composition of an early-twentieth century building. The building is no longer able to convey its original age or appearance, thus integrity of feeling as an early twentieth-century commercial building has been lost. The building is currently vacant and not being used in its intended office capacity, but could easily accommodate the same use again; therefore, its historic role as a downtown office building is apparent and it retains integrity of association.

Overall, 220 Battery Street does not retain integrity.

District Integrity

The subject property is located within the Front-California Conservation District. The District retains integrity of location in the Financial District. Its integrity of setting is good, as the area still exhibits primarily commercial and office uses with a good number of reconstruction-era buildings still found in the area, although some dramatically larger high-rise office buildings have been introduced in more recent years. The District, as it was designated, generally retains integrity of design, materials, and workmanship. None of the individually significant buildings have been replaced or altered, while only one Contributing resource has been replaced. On the whole, new buildings constructed since the District's designation are in keeping with the District's scale, height, materials, and aesthetics. The historic properties within the District continue to convey the area's original age and general appearance, thus integrity of feeling as an early twentieth-century commercial district remains. The area still supports office and commercial uses and its historic role as a business district is apparent and it retains integrity of association.

Overall, the Front-California Conservation District retains integrity.

CHARACTER-DEFINING FEATURES

As the term suggests, character-defining features are the essential physical aspects of a building or district that exemplify its historic materials and determine its structural and aesthetic identity. Character-defining features are the critical elements of design that, if removed, would negate the building or district's ability to represent its historic significance. Such features should be of highest priority for retention and preservation.

The building at 220 Battery Street does not appear to be eligible as an individual or contributing Historic Resource, therefore, its character-defining features do not need to be identified. However, the property is located within the Front-California Conservation District, which does posses character-defining features that must be respected and preserved during the introduction of new construction. Character-Defining Features of the District are:

- Heights ranging from 1 to 11 stories
- Varied streetwall height
- 25 to 60' lot frontages
- 60 to 140' lot depths
- Cladding materials consisting of exposed brick, stucco, metal, and terra cotta panels
- Colors consisting of white, gray masonry and terra cotta, red brick, and deep reds and greens
- Textures ranging from smooth stucco to richly textured and ornamented terra cotta panels
- Architectural styles ranging from utilitarian brick industrial with decorative brickwork to ornate Renaissance Revival
- Details like glazed brickwork, arches, decorated spandrels, projecting cornices and belt courses, pilasters, and rustication[21]

21 City of San Francisco, San Francisco Planning Code, Article 11: Preservation of Buildings and Districts of Architectural, Historical, and Aesthetic Importance in the C-3 Districts; via American Legal Publishing Co, http://library.amlegal.com/

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APPENDIX H TO ARTICLE 11
FRONT-CALIFORNIA CONSERVATION DISTRICT

SEC. 1. FINDINGS AND PURPOSES.

It is hereby found that the area known and described in this Appendix as the Front-California Street area is a Subarea within the C-3 District that possesses concentrations of buildings that together create a Subarea of architectural quality and importance which contributes to the beauty and attractiveness of the City. It is further found that the area meets the standards for designation of a Conservation District as set forth in Section 1103 of Article 11 and that the designation of said area as a Conservation District will be in furtherance of and in conformance with the purposes of Article 11 of the City Planning Code.

This Designation is intended to promote the health, safety, prosperity and welfare of the people of the City through the effectuation of the purposes set forth in Section 1101 of Article 11 and the maintenance of the scale and character of the Front-California area by:

(a) The protection and preservation of the basic characteristics and salient architectural details of structures insofar as these characteristics and details are compatible with the Conservation District;

(b) Providing scope for continuing vitality of the District through private renewal and architectural creativity, within appropriate controls and standards. It is intended to foster a climate in which the area continues to provide a variety of retail and commercial uses of significant value to the City.

(c) Encouragement of the continued intensive use of the District by financial district workers during the noon hours.

(Added Ord. 414-85, App. 9/17/85)

SEC. 2. DESIGNATION.

Pursuant to Section 1103.1 of Article 11, of the City Planning Code (Part II, Chapter II of the San Francisco Municipal Code), the Front-California area is hereby designated as a Conservation District.

(Added Ord. 414-85, App. 9/17/85)

SEC. 3. LOCATION AND BOUNDARIES.

The location and boundaries of the Front-California Conservation District shall be as designated on the Front-California Conservation District Map, the original of which is on file with the Clerk of the Board of Supervisors under File No. 223-84-4, which Map is hereby incorporated herein as though fully set forth, and a facsimile of which is reproduced below.

(Added Ord. 414-85, App. 9/17/85)

SEC. 4. RELATION TO CITY PLANNING CODE.

(a) Article 11 of the City Planning Code is the basic law governing preservation of buildings and districts of architectural and environmental importance in the C-3 District of the City and County of San Francisco. This Appendix is subject to and in addition to the provisions thereof.

(b) Except as may be specifically provided to the contrary in this Code, nothing in this Appendix shall supersede, impair or modify any City Planning Code provisions applicable to property in the Front-California Conservation District including, but not limited to, regulations

controlling uses, height, bulk, coverage, floor area ratio, required open space, off-street parking and signs.
(Added Ord. 414-85, App. 9/17/85)

SEC. 5. JUSTIFICATION.

The characteristics of the Conservation District justifying its designation are as follows:

(a) **History of the District.** Located to the east of the financial district on filled land, this District was outside of the major downtown growth corridors in the nineteenth and early twentieth centuries. The location of the Federal Reserve Bank on Battery Street and the construction of several office buildings (Southern Pacific, Matson) in the 1920's, linked the financial district with port-oriented buildings on lower California and Market Streets. While office uses have been located on California Street since 1906, the area east of Battery Street was not fully integrated into the financial district until 1920, when the street assumed its present character.

The development of Front Street proceeded at a slower pace and was not complete until the 1930's. Front Street was redeveloped after the fire, with warehouses and industrial buildings serving the produce district to the north and office support services serving the office core to the west and on California Street. Buildings on Front Street commonly contained stores and offices at the ground level while upper stories were used for stock purposes and general storage. Several offices and printers were also located on the street.

(b) **Basic Nature of the District.** The low height and small scale of this District create a contrast to the rest of the financial district and the adjacent Embarcadero Center. The District still retains its post-fire appearance, as most of the architecturally significant buildings were constructed in the short period from 1907 through 1918. Six of the District's 19 buildings are architecturally significant and six are contributory to the District. Only seven buildings are unrated.

The low buildings on Front Street and the narrow lot widths create an open, sunlit streetscape. Because of the character of the District and its proximity to the financial district, a variety of commercial (especially retail) enterprises serve pedestrians from the surrounding financial district. The scale of the California Street buildings is kept low by Halleck Street, which runs parallel to California and limits the lot size on that street. The street also divides Front in half on the west side, enhancing the small scale of that block.

(c) **Architectural Character.** Although the Front Street buildings are lower and of lesser quality than the California Street buildings, similar design elements in the buildings tie them together to form a coherent entity. The buildings on Front Street are generally in the two- to four-story range, while most of the buildings on California Street are in the four- to seven-story range. The buildings' ornament is generally derived from Renaissance sources and the buildings employ similar scale, height, fenestration, texture, and materials.

(d) **Uniqueness and Location.** This district, along with the nearby Commercial-Leidesdorff District, forms one of the last small-scale areas with architecturally significant buildings in the northern section of the financial district. It provides a low-intensity contrast to the dense office core and the Embarcadero Center development.

(e) **Visual and Functional Unity.** The District forms a coherent entity. Outside the boundary, the older buildings become larger and are interspersed with more modern structures. The similar character and scale of the buildings unify the District.

(f) **Dynamic Continuity.** The area has demonstrated economic viability evidenced by its mix of active retail and commercial uses.

(g) **Benefits to the City and Its Residents.** The District provides a variety of retail and commercial uses in small older structures. The area is an architectural resource for its collection of small industrial buildings. The District still retains the scale and character, if not the actual Victorian buildings, of the pre-fire commercial district.

(Added Ord. 414-85, App. 9/17/85)

SEC. 6. FEATURES.

The exterior architectural features of the Front-California District are as follows:

(a) **Scale, Form, and Proportion.** The buildings in this District are of a variety of heights, ranging from one story to 11 stories. Unlike other districts which have a prevailing streetwall height, this District has a varied streetwall height, allowing sunlight to penetrate to the street most of the day. Lot widths range from 25 feet to 60 feet, lot depths range from 60 feet to 140 feet.

(b) **Materials, Color, Texture.** Facade materials include exposed brick, stucco, metal, and terra cotta panels. Colors include white, grey masonry and terra cotta, red brick, and deep reds and greens. The texture of the buildings varies from smooth stucco to richly textured and ornamented terra cotta panels.

(c) **Details.** Building styles range from utilitarian brick industrial with decorative brickwork to ornate Renaissance Revival buildings. Details include glazed brickwork, arches, decorated spandrels, projecting cornices and belt courses, pilasters, and rustication.

(Added Ord. 414-85, App. 9/17/85)

SEC. 7. STANDARDS AND GUIDELINES FOR REVIEW OF NEW CONSTRUCTION AND CERTAIN ALTERATIONS.

(a) **Standards.** All construction of new buildings and all major alterations, which are subject to the provisions of Sections 1110, 1111through 1111.6 and 1113, shall be compatible with the District in general with respect to the building's composition and massing, scale, materials and colors, and detailing and ornamentation, including those features described in Section 6 of this Appendix. Emphasis shall be placed on compatibility with those buildings in the area in which the new or altered building is located. In the case of major alterations, only those building characteristics that are affected by the proposed alteration shall be considered in assessing compatibility. Signs on buildings in Conservation Districts are subject to the provisions of Section 1111.7.

The foregoing standards do not require, or even encourage, new buildings to imitate the styles of the past. Rather, they require the new to be compatible with the old. The determination of compatibility shall be made in accordance with the provisions of Section 309.

(b) **Guidelines.** The guidelines in this subsection are to be used in assessing compatibility.

(1) **Composition and Massing.** New construction should maintain the character of both Front and California Streets by relating to the prevailing height, mass, proportions, rhythm and composition of historic buildings.

The height and massing of new buildings should not alter the traditional scale of existing buildings, streets and open spaces. Since buildings on California Street commonly range from five to eight stories, new buildings should relate to those heights. Similarly, new buildings on Front Street should relate to the existing pattern of buildings under five stories in height. A

setback at the predominant streetwall height can permit additional height above the setback without breaking the continuity of the streetwall.

Almost all existing buildings are built to the property or street line. This pattern, except in the case of carefully selected open spaces, should not be broken since it could damage the continuity of building rhythms and the definitions of streets.

Vertical and horizontal proportions for new buildings should be established by heights of existing streetwall and the width of existing buildings (and lots). Due to the regular rhythm of small structures on Front Street, a new building which is built on a large site should break up its facade into discrete sections that relate to the small building masses. This can be best accomplished through the use of vertical piers and separate entrances for the different sections. However, the slightly larger lots on California Street would allow buildings to have greater horizontal dimensions as well as greater heights. The use of smaller bays is another way in which to relate the proportions of a new building with those of historic buildings.

The design of a new structure should also repeat the prevailing pattern of two- and three-part vertical compositions. One-part buildings without base sections do not adequately define the pedestrian streetscape and do not relate well to the historic two- and three-part structures. This division of a building allows flexibility in the design of the ground story while encouraging a uniform treatment of the upper stories.

(2) **Scale.** The existing scale of the Front-California Conservation District is one of its most important assets and should be maintained. This can be accomplished by the consistent use of size and complexity of detailing in relation to surrounding buildings. In addition, the continuance of existing bay widths and the incorporation of a base element (of similar height) help to maintain the pedestrian environment. Especially on Front Street, large wall surfaces, which increase a building's scale, should be broken up through the use of detailing and textural variation to reduce the scale.

Existing fenestration (windows, entrances) rhythms and proportions which have been established by lot width or bay width should be repeated in new structures. The spacing and size of window openings should follow the sequence set by historic structures. Most glass areas should be broken up by mullions so that the scale of glazed areas is compatible with that the neighboring buildings. Casement and double-hung windows should be used where possible.

(3) **Materials and Colors.** The use of historic materials or those that appear similar (such as substituting concrete for stone) can link two disparate structures, or harmonize the appearance of a new structure with the architectural character of a Conservation District. The preferred surface materials for this district are brick, stone and concrete (simulated to look like terra cotta or stone).

Traditional light colors should be used in order to blend in with the character of the District. Dissimilar buildings may be made more compatible by using similar or harmonious colors, and to a lesser extent, by using similar textures.

(4) **Detailing and Ornamentation.** A new building should relate to the surrounding area by picking up elements from surrounding buildings and repeating them or developing them for new purposes. Since most buildings on Front Street are not extensively detailed, new structures should incorporate prevailing cornice lines or belt courses. On California Street, the historic details of existing buildings can serve as models for detailing in new buildings in order to strengthen their relationship. Alternately, similarly shaped ornament can be used as detailing without directly copying historical ornament.

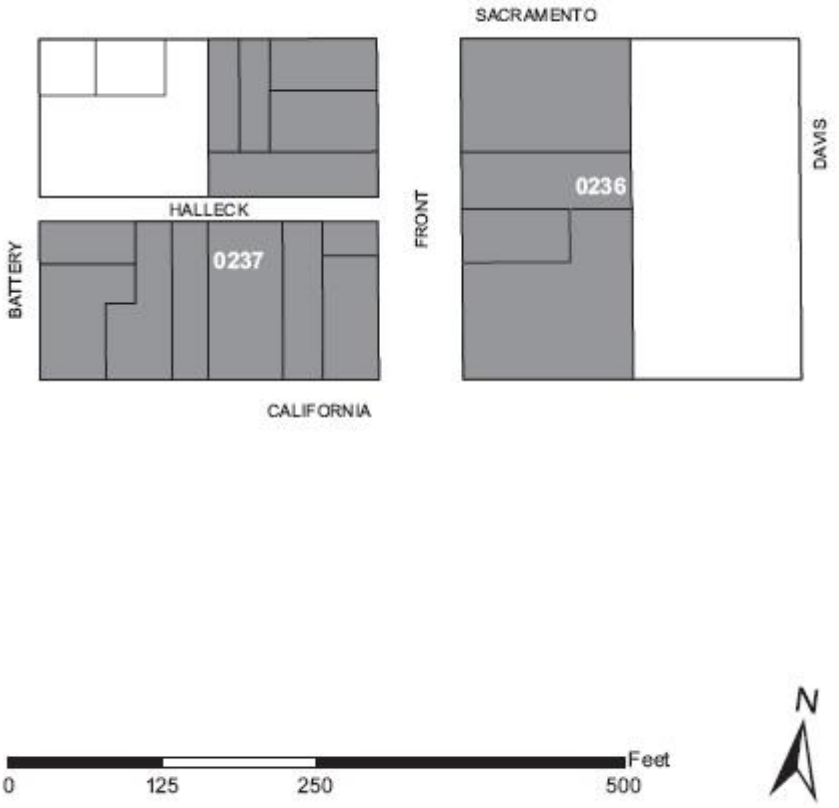
(Added Ord. 414-85, App. 9/17/85)

SEC. 8. TDR; ELIGIBILITY OF CATEGORY V BUILDINGS.

Category V Buildings in the California-Front District are eligible for the transfer of TDR as provided in Section 1109(c).

(Added Ord. 414-85, App. 9/17/85)

FRONT-CALIFORNIA CONSERVATION DISTRICT



220 BATTERY STREET

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND BE FULLY COGNIZANT OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY PROPOSITIONS OR BIDS. IF ANY ASBESTOS, KNOWN MATERIALS CONTAINING ASBESTOS OR ANY MATERIALS CLASSIFIED BY THE EPA AS HAZARDOUS MATERIALS ARE DISCOVERED, THEN THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, AS REQUIRED, FOR THE REMOVAL OF THESE CONDITIONS, PRIOR TO THE BEGINNING OF THIS PROJECT. IF THE CONTRACTOR PARTICIPATES IN ANY PORTION OF THE REMOVAL PROCESS IN HIS COORDINATION WITH THE OWNER, THEN THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN STATEMENT RELEASING THE OWNER OF ANY FUTURE LIABILITY FROM THE CONTRACTOR, HIS EMPLOYEES AND ANY SUBCONTRACTORS HIRED BY THE CONTRACTOR RELATED TO THIS WORK. THESE DRAWINGS AND SPECIFICATIONS DO NOT REPRESENT AN ASSESSMENT OF THE PRESENCE OR AN ASSESSMENT OF THE ABSENCE OF ANY TOXIC OR HAZARDOUS MATERIALS ON THIS PROJECT SITE. THE OWNERS ARE SOLELY RESPONSIBLE FOR SUCH AN ASSESSMENT AND SHOULD BE CONSULTED FOR ANY QUESTIONS THEREIN. IF THE CONTRACTOR DISCOVERS ANY TOXIC OR HAZARDOUS MATERIALS, AS DEFINED BY THE APPROPRIATE GOVERNING AUTHORITIES, IN THE COURSE OF HIS WORK, HE MUST NOTIFY THE OWNERS IN WRITING, AS PER THE GUIDELINES BY ALL GOVERNING AUTHORITIES. THE CONTRACTOR SHALL RESOLVE THE APPLICABLE REGULATIONS AND PROCEDURES WITH THE OWNER AT THE TIME OF DISCOVERY.

2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND LOCAL MUNICIPAL REGULATIONS AND AMENDMENTS RELATED TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO: STATE OF CALIFORNIA ADMINISTRATIVE CODE TITLE 24; THE 2016 CALIFORNIA BUILDING CODE (CBC) INCLUDING THE HISTORICAL BUILDING CODE; THE LATEST EDITION OF THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS INCLUDING THE FEDERAL FAIR HOUSING ACT; THE 2016 CALIFORNIA FIRE CODE, THE 2016 CALIFORNIA ENERGY CODE, THE 2016 CALIFORNIA ELECTRICAL CODE, THE 2016 CALIFORNIA MECHANICAL CODE, THE 2016 CALIFORNIA PLUMBING CODE, INCLUDING ALL AMENDMENTS AS ADOPTED IN ORDINANCE 1856-2013, THE 2016 NFPA 72 (FIRE ALARMS) AND THE 2016 NFPA 13/13R (SPRINKLERS). THIS PROJECT WILL COMPLY WITH THE 2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS. NOTE: IF THE PLANNING COMMISSION HAS NOT APPROVED THE PROJECT PRIOR TO 5:00 PM ON DECEMBER 31, 2016 THEN THIS PROJECT MUST COMPLY WITH THE 2016 CALIFORNIA BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE WORK CONTRACTED FOR THIS PROJECT OR A CHANGE OF AN APPLICABLE CODE OR STATUE BY LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL WORK BY HIS SUBCONTRACTORS AND THEIR COMPLIANCE WITH ALL THESE GENERAL NOTES. THE CONTRACTOR SHALL IDENTIFY ANY CONFLICTS BETWEEN THE WORKS OF THE SUBCONTRACTORS, AS DIRECTED BY THESE DRAWINGS, DURING THE LAYOUT OF THE AFFECTED TRADES. THE CONTRACTOR SHALL REVIEW THESE CONDITIONS WITH THE ARCHITECT FOR DESIGN CONFORMANCE BEFORE BEGINNING ANY INSTALLATION.

4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS AND CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON THE DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE DRAWINGS AND SPECIFICATIONS OF THIS PROJECT. THE CONTRACTOR SHOULD FOLLOW DIMENSIONS AND SHOULD NOT SCALE THESE DRAWINGS. IF DIMENSIONS ARE REQUIRED BUT NOT SHOWN, THEN THE CONTRACTOR SHALL REQUEST THE DIMENSIONS FROM THE ARCHITECT BEFORE BUILDING ANY PART OF THE PROJECT, WHICH REQUIRES THE MISSING DIMENSIONS.

5. ANY CHANGES, ALTERNATIVES OR MODIFICATIONS TO THESE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT AND OWNER, AND ONLY WHEN SUCH WRITTEN APPROVAL CLEARLY STATES THE AGREED COST OR CREDIT OF THE CHANGE, ALTERNATIVE OR MODIFICATION TO THIS PROJECT. FOR INFORMATION, DRAWINGS OR OTHER DOCUMENTS, NOT SHOWN OR INCLUDED IN THE PERMIT OR CONSTRUCTION DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL REQUEST THE MISSING INFORMATION, DRAWINGS OR DOCUMENTS FROM THE ARCHITECT BEFORE STARTING OR PROCEEDING WITH THE CONSTRUCTION AFFECTED BY THE MISSING INFORMATION, DRAWINGS OR DOCUMENTS.

6. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE THE DESIGN GUIDANCE FOR THE CONTRACTOR TO REASONABLY PLAN FOR ALL ITEMS NECESSARY FOR A COMPLETE JOB. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MATERIALS, LABOR AND EXPERTISE NECESSARY TO ACHIEVE A COMPLETE JOB AS INTENDED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, FINAL DIMENSIONS AND PROCEDURES FOR THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENACT THE AFOREMENTIONED IN COMPLIANCE WITH GENERALLY ACCEPTED STANDARDS OF PRACTICE FOR THE CONSTRUCTION INDUSTRY FOR THE TYPE OF WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT RESERVES THE RIGHT OF REVIEW FOR ALL MATERIALS AND PRODUCTS FOR WHICH NO SPEWIFIC BRAND NAME OR MANUFACTURER IS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT THE NEED FOR SHOP DRAWINGS OR SAMPLES OF MATERIALS OR PRODUCTS, WHICH WERE NOT IDENTIFIED IN THESE DRAWINGS OR SPECIFICATIONS, AS WELL AS ANY MATERIAL, PRODUCT OR EQUIPMENT SUBSTITUTIONS PROPOSED IN PLACE OF THOSE ITEMS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COORDINATE ALL UTILITY CONNECTIONS, UTILITY COMPANIES' REQUIREMENTS AND INCLUDE ANY RELATED COSTS ASSOCIATED WITH THIS RESPONSIBILITY IN THE PROPOSAL OR BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR WRITING LETTERS OF CONFORMATION REGARDING OPERATIVE AGREEMENTS FOR THIS PROJECT BETWEEN THE CONTRACTOR AND THE LOCAL FIRE DEPARTMENT; THE LOCAL WATER AGENCY; THE LOCAL NATURAL OR PROPANE GAS PROVIDER; THE LOCAL ELECTRICITY PROVIDER; THE LOCAL TELEPHONE SERVICE PROVIDERS; THE LOCAL CABLE TV PROVIDER; THE OWNER'S SECURITY SERVICE PROVIDER AND ANY UNNAMED UTILITY TYPE SERVICE PROVIDER. THE CONTRACTOR SHALL PROVIDE COPIES OF ANY SUCH AGREEMENTS TO THE ARCHITECT AND OWNER, IF REQUIRED OR REQUESTED.

8. THE CONTRACTOR IS FULLY RESPONSIBLE TO ENACT THE APPROPRIATE SAFETY PRECAUTIONS REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT. THE CONTRACTOR SHALL ALSO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT, THEIR CONSULTANTS AND EMPLOYEES FROM ANY PROBLEMS, WHICH RESULT FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK RELATED TO THE SAFETY OF THE CONSTRUCTION SITE. THE CONTRACTOR SHALL CARRY THE APPROPRIATE WORKMAN'S COMPENSATION AND LIABILITY INSURANCE, AS REQUIRED BY THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION FOR THIS ISSUE, AS WELL AS COMPLY WITH THE GENERALLY ACCEPTED INDUSTRY STANDARDS OF PRACTICE FOR A PROJECT OF THIS SCOPE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER, IF HE WILL BE REQUIRED TO CARRY FIRE INSURANCE OR OTHER TYPES OF INSURANCE, AS WELL AS, MAKING THE OWNER AND/OR THE ARCHITECT ADDITIONALLY INSURED OH THEIR POLICIES FOR THE DURATION OF THE PROJECT. HE SHOULD ALSO ASSIST THE OWNER IN IDENTIFYING THE AMOUNT OF COVERAGE REQUIRED FOR THEIR CO-INSURANCE NEEDS.

9. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOB SITE ON A DAILY BASIS. THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT. THE CONTRACTOR SHALL NOT ENDANGER EXISTING STRUCTURES AND ANY NEWLY CONSTRUCTED STRUCTURE BY OVERLOADING THE AFOREMENTIONED WITH MATERIALS OR EQUIPMENT. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN AND NEW CONSTRUCTION AFTER IT IS INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY ENCLOSURES OR PROTECTION, AS NEEDED, TO PROTECT THE EXISTING STRUCTURE AND ANY NEWLY CONSTRUCTED STRUCTURES FROM THE ILL EFFECTS OF WEATHER FOR THE DURATION OF THE ENTIRE CONSTRUCTION PROCESS.

GENERAL NOTES - CONT.

10. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGE INCURRED BY HIM OR HIS SUBCONTRACTORS TO ANY EXISTING STRUCTURE OR WORK, ANY STRUCTURE OR WORK IN PROGRESS; UNUSED MATERIAL INTENDED FOR USE IN THE PROJECT; OR ANY EXISTING SITE CONDITION WITHIN THE SCOPE OF WORK INTENDED BY THESE DRAWINGS AND SPECIFICATIONS. THIS RESPONSIBILITY WILL INCLUDE ANY MATERIALS AND LABOR REQUIRED TO CORRECT SUCH DAMAGE TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER UNLESS AGREED TO BY THE OWNER IN WRITING.

11. THE CONTRACTOR SHALL WARRANTY ACCORDING TO STATE CONSTRUCTION LAW ALL WORK DONE BY HIM, HIS EMPLOYEES AND HIS SUBCONTRACTORS AGAINST ALL VISIBLE DEFECTS OR ERRORS THAT BECOME APPARENT WITHIN THE FIRST YEAR AFTER THE COMPLETION OF THE PROJECT, AS ACCEPTED BY THE OWNER. THE CONTRACTOR SHALL, ADDITIONALLY, WARRANTY ALL DEFECTS AND ERRORS NOT VISIBLE, BUT CONTAINED WITHIN CONSTRUCTED WORK, FOR A PERIOD OF TEN YEARS FROM THE COMPLETION OF THE PROJECT, ALSO ACCORDING TO STATE CONSTRUCTION LAW. ANY AND ALL DEFECTS AND ERRORS THAT DO BECOME APPARENT SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER FOR MATERIALS OR LABOR. ALTERATIONS OR CHANGES TO THIS WARRANTY MUST BE MUTUALLY AGREED TO IN WRITING BY BOTH THE CONTRACTOR AND THE OWNER.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE APPROPRIATENESS OF THE APPLICATION OF ALL THE PRODUCT SELECTIONS SHOWN OR INTENDED IN THESE DRAWINGS AND SPECIFICATIONS. THE INTENDED MEANING OF "APPROPRIATENESS" IS THE PROPER SYSTEM, MODEL AND SPECIFIC SELECTION REQUIRED FOR THE INTENDED USE AS SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE MOST CURRENT MODEL NAME OR NUMBER FROM THE SELECTED MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ANY INSTALLERS, WHICH HE SELECTS FOR THE VARIOUS PRODUCTS WILL FOLLOW ALL THAT PRODUCT MANUFACTURER'S REQUIRED AND RECOMMENDED METHODS AND PROCEDURES TO ACHIEVE THE DESIRED RESULTS CLAIMED BY SUCH MANUFACTURERS FOR THEIR PRODUCTS. IN ADDITION, THESE DRAWINGS AND SPECIFICATIONS IDENTIFY SOME REQUIRED SYSTEMS AND PRODUCTS IN GENERIC TERMS. THE CONTRACTOR IS RESPONSIBLE TO MAKE SPECIFIC SELECTIONS FOR THESE SYSTEMS AND PRODUCTS THAT SATISFY THE SAME CONDITIONS OUTLINED ABOUT THE IDENTIFIED MANUFACTURED ITEMS.

13. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF ELECTRICAL INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTALL A COMPLETE WORKING ELECTRICAL SYSTEM AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

14. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF MECHANICAL AND PLUMBING INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTALL COMPLETE WORKING MECHANICAL AND PLUMBING SYSTEMS, AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

15. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF FIRE SPRINKLER INSTALLATION THROUGHOUT THE ENTIRE STRUCTURE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES, INCLUDING THE PROCUREMENT OF ALL PERMITS REQUIRED TO INSTALL A COMPLETE WORKING SYSTEM. THE CONTRACTOR WILL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

16. IF THE CONTRACTOR FINDS FAULT WITH, DISAGREES WITH, OBJECTS TO, OR WOULD LIKE TO CHANGE THE SCOPE OF THESE GENERAL NOTES OR HIS STATED RESPONSIBILITIES, AS OUTLINED IN THESE GENERAL NOTES, THEN THE CONTRACTOR MUST RESOLVE SUCH CHANGES WITH THE OWNER IN WRITING BEFORE SIGNING A CONTRACT. FAILURE TO DO SO SHALL CONSTITUTE AN UNDERSTANDING OF THESE GENERAL NOTES AND THEIR ACCEPTANCE BY THE CONTRACTOR.

17. THE CONTRACTOR SHALL IDENTIFY IN HIS PROPOSAL OR BID, WHICH PERMITS HE EXPECTS TO OBTAIN AND WHICH PERMITS AND APPLICATION FEES HE EXPECTS THE OWNER TO PROVIDE.

18. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY ANY CONFLICTS BETWEEN HIS CONTRACT WITH THE OWNER AND THESE DRAWINGS. THE ARCHITECT, THE CONTRACTOR AND THE OWNER SHALL REVIEW THESE CONFLICTS IN ORDER TO AMEND ONE OF THESE DOCUMENTS BEFORE THE START OF THE CONSTRUCTION. IF A CONFLICT IS DISCOVERED WITHOUT THIS PRIOR RESOLUTION, THEN THESE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY OTHER DOCUMENTS IN RESOLVING A CONFLICT.

19. THE CONTRACTOR SHALL ASSUME THAT SITE MEETINGS WITH THE OWNER, THE ARCHITECT AND THE CONTRACTOR PRESENT SHALL BE HELD ONCE EVERY WEEK, UNLESS THEY ARE MUTUALLY CHANGED OR CANCELLED. THE CONTRACTOR SHALL KEEP WRITTEN NOTES OF ALL RELEVANT INFORMATION DISCUSSED AT THESE MEETINGS AND PROVIDE COPIES TO THE OWNER AND THE ARCHITECT, UNLESS DIFFERING ARRANGEMENTS ARE RESOLVED WITH THE ARCHITECT AND THE OWNER. THE ARCHITECT SHALL PROVIDE ANY REQUESTED SKETCHES OR ANY REQUESTED INFORMATION THAT IS REQUIRED AND REQUESTED DURING THESE MEETINGS. THE OWNER AND THE CONTRACTOR SHALL ALSO PROVIDE ANY REQUESTED INFORMATION THAT IS REQUIRED DURING THESE MEETINGS.

20. THE ARCHITECT OR THE OWNER CAN WRITE AND ISSUE FIELD ORDERS FOR CHANGES TO THE DRAWINGS AND SPECIFICATIONS, AS REQUESTED BY OWNER OR THE CONTRACTOR. IF ADDITIONAL (OR DELETION OF) COST TO THE PROJECT IS REQUIRED, THEN THESE FIELD ORDERS SHALL BECOME THE BASIS OF A CHANGE ORDER.

21. THE CONTRACTOR SHALL WRITE AND ISSUE ALL CHANGE ORDERS, WHICH SHALL INCLUDE A COST BREAKDOWN FOR ALL THE WORK DESCRIBED IN SUCH A CHANGE ORDER. ANY CHANGE ORDER WILL NOT BE BINDING TO THE OWNER UNTIL BOTH THE CONTRACTOR AND THE OWNER HAVE SIGNED IT.

22. UPON SUBSTANTIAL COMPLETION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, WHO SHALL COORDINATE A WALK-THROUGH OF THE PROJECT WITH THE OWNER AND THE CONTRACTOR AND THEN PROVIDE A PUNCH LIST OF ITEMS TO COMPLETE. ARRANGEMENTS FOR FINAL PAYMENT WILL BE MADE AT THAT TIME.

ABBREVATIONS

AFF	ABOVE FINISHED FLOOR	**LAM**	LAMINATE
ALUM	ALUMINUM		
BD	BOARD	**MAX**	MAXIMUM
BLDG	BUILDING	**MECH**	MECHANICAL
BLKG	BLOCKING	**MIN**	MINIMUM
BM	BEAM	**MTL**	METAL
B.O	BOTTOM OF		
CLG	CEILING	**(N)**	NEW
CLR	CLEAR	**N.I.C**	NOT IN CONTRACT
CONC	CONCRETE		
		O.C	ON CENTER
DTL	DETAIL		
DWG	DRAWING	**PL**	PLASTIC
		PLY	PLYWOOD
(E)	EXISTING		
ELEC	ELECTRICAL	**REQ'D**	REQUIRED
ELEV	ELEVATION		
EQ	EQUAL	**SIM**	SIMILAR
EXT	EXTERIOR	**SHTG**	SHEATHING
		S.S.D	SEE STRUCTURAL DRAWINGS
F.F	FINISHED FLOOR	**STL**	STEEL
GA	GAUGE		
GSM	GALVANIZED SHEET METAL	**T.B.D**	TO BE DETERMINED
GYP	GYPSUM	**TO**	TOP OF
		TYP	TYPICAL
HDR	HEADER		
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	**U.O.N**	UNLESS OTHERWISE NOTED
H/W	HOT WATER HEATER	**V.I.F**	VERIFY IN FIELD
INT	INTERIOR	**W/**	WITH
		W/C	WATER CLOSET
		WD	WOOD
		WP	WATERPROOF

DRAWING INDEX

SHEET NUMBER	SHEET NAME	EEA	MAJOR PERMIT TO ALTER	BID SET XXXXX	100% CD SET XXXXX
A 0.00	COVER SHEET		•		
A 1.00	EXISTING SITE PLAN		•		
A 1.01	EXISTING BASEMENT PLAN		•		
A 1.02	EXISTING FIRST & SECOND FLOOR PLANS		•		
A 2.00	PROPOSED SITE PLAN		•		
A 2.01	PROPOSED THIRD FLOOR PLANS		•		
A 2.02	PROPOSED FOURTH FLOOR PLANS		•		
A 2.03	PROPOSED ROOF PLANS		•		
A 3.00	PROPOSED ELEVATIONS		•		
A 3.01	PROPOSED ELEVATIONS		•		
A 3.02	PROPOSED LONGITUDINAL SECTION		•		
A 3.04	PROPOSED TRANSVERSE SECTION		•		
A 4.10	PERSPECTIVE VIEWS		•		
A 4.12	AXO VIEWS		•		
A 2.04	PROPOSED LANDSCAPING PLAN		•		
A 3.03	PROPOSED LONGITUDINAL SECTION		•		

EXHIBIT A

PROJECT DESCRIPTION

NEW CONSTRUCTION: A VERTICAL ADDITION OF TWO STORIES CONFIGURED AS FOUR LOFT APARTMENTS WITH ROOF DECK ON TOP OF NEW ADDITION WITH FIRST FLOOR FOOD SERVICE RETAIL AND SECOND FLOOR DENTAL OFFICE SPACE.

PREVIOUS SITE PERMIT # 201703060766 SUBMITTED 03/06/2017 IS HEREIN REVISED DUE TO CHANGE IN PROJECT SCOPE, WHICH NOW INCLUDES 4 LOFT APARTMENTS.

PROJECT SUBMITTALS

*REVISED ENVIRONMENTAL EVALUATION APPLICAITON SUBMITTED TO SALLY MORGAN (sally.morgan@sfgov.org) ON APRIL 5TH, 2018.

VICINITY MAP

PROJECT DATA

ADDRESS:	220 BATTERY STREET, S.F. CA 94111
BLOCK:	0237
LOT:	013
ZONING:	C-3-O
INTERSECTION:	HALLECK STREET
LOT SIZE:	34' - 6" x 77' - 6"
LOT AREA:	2,760 SF
OCCUPANCY TYPE:	M, B-2, R-2, 4-UNIT RESIDENTIAL
CONSTRUCTION TYPE:	III-A

BUILDING DATA	EXISTING	ALLOWABLE	PROPOSED
CONSTRUCTION TYPE	III-B	III-A	III-A
OCCUPANCTY TYPE	B-2, M	B-2, M, R-2	B-2, M, R-2
BUILDING HEIGHT	28'-9"	N/A	68'-7"
STORIES/BASEMENTS	2/1	N/A	4/1
NUMBER OF UNITS	0	N/A	4
FIRE SPRINKLERS	YES	N/A	YES
SEISMIC UPGRADE	YES	N/A	YES

AREAS BY TYPE	EXISTING	REQ'D	PROPOSED
RESIDENTIAL	0 SF	N/A	3258 SF
COMMERCIAL/RETAIL	2060 SF	N/A	2060 SF
OFFICE	2368 SF	N/A	2368 SF
PARKING	0 SF	0 SF	0 SF
USABLE OPEN SPACE**	0 SF	192 SF	480 SF
BUILDING DEPTH	77' - 6"	N/A	*58' - 1 1/2"

* NEW VERTICAL ADDITION ONLY

** PER PLANNING CODE TABLE 135A, EACH DWELLING UNIT IN C-3 DISTRICT MUST BE PROVIDED WITH MINIMUM 36 SF USABLE OPEN SPACE IF ALL PRIVATE, 48 SF (36 x 1.33) IF COMMON.

48 SF * 4 UNITS = 192 SF REQUIRED
480 SF COMMON ROOFDECK > 192 SF

CODE USED:

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE

PROJECT DIRECTORY

ARCHITECT

WINDER GIBSON

1898 MISSION STREET
SAN FRANCISCO, CA 94103

CONTACT:

JUSTIN DAVIDSON
415-318-8634-x107
winder@archsf.com

CLIENT

DR. DAVID SHEN

450 SUTTER STREET, SUITE 2418
SAN FRANCISCO, CA 94108

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LICENSED ARCHITECT JOHN S. WINDER No. C13305 Ren. 4/21 STATE OF CALIFORNIA

220 BATTERY ST
SAN FRANCISCO, CA 94111

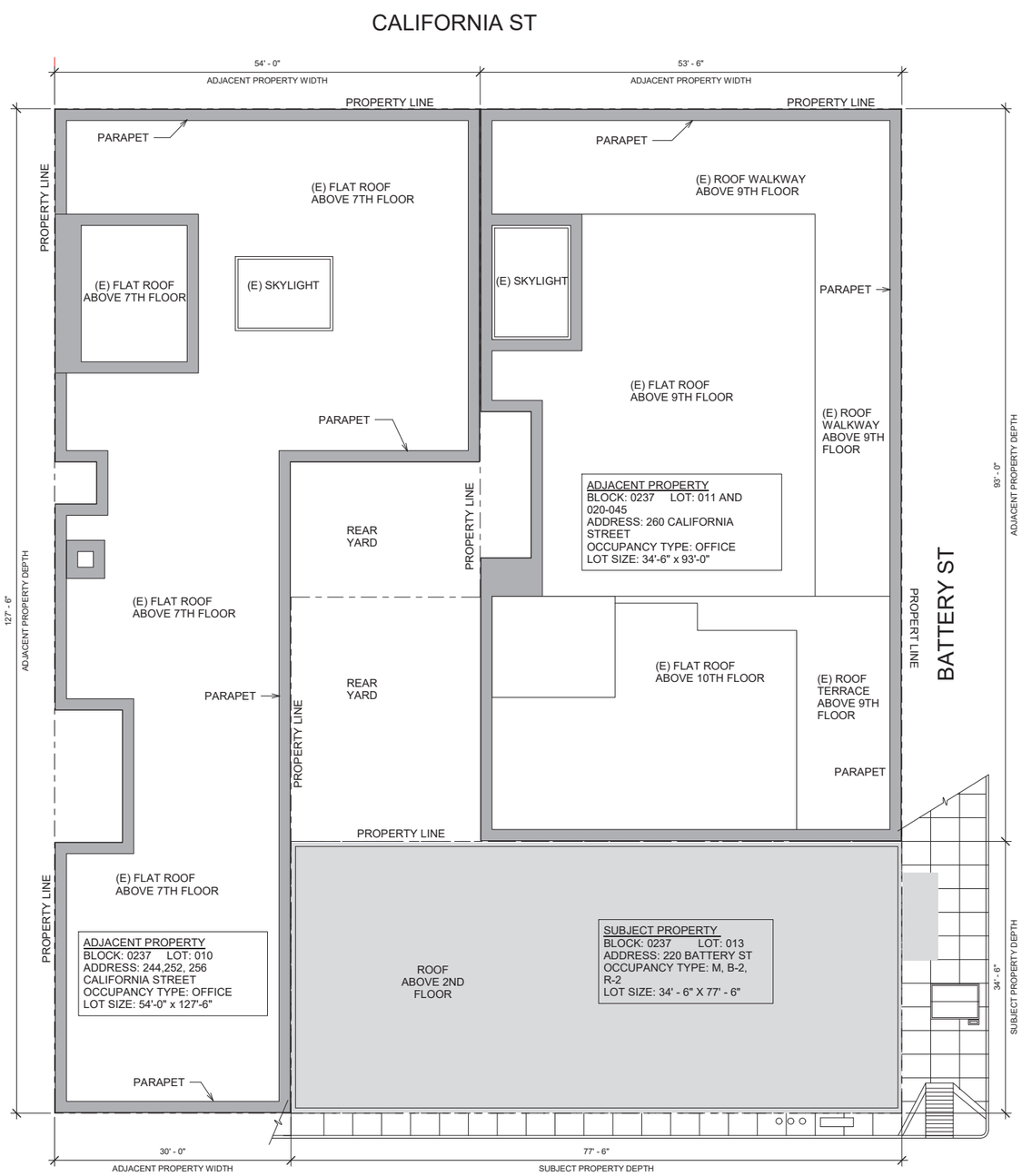
REVISION SCHEDULE		
Number	Date	Description
1	04/05/18	EEA REVISION

ARC RESPONSE

COVER SHEET

A 0.00

DATE	7/8/2019
SCALE	As indicated
DRAWN	JW, JD
	1405



1 EXISTING SITE PLAN
1/8" = 1'-0"

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LICENSED ARCHITECT
JOHN S. WINDER
No. C13305
Ren. 4/21
STATE OF CALIFORNIA

220 BATTERY ST
SAN FRANCISCO, CA 94111

REVISION SCHEDULE		
Number	Date	Description
1	04/05/18	EEA REVISION

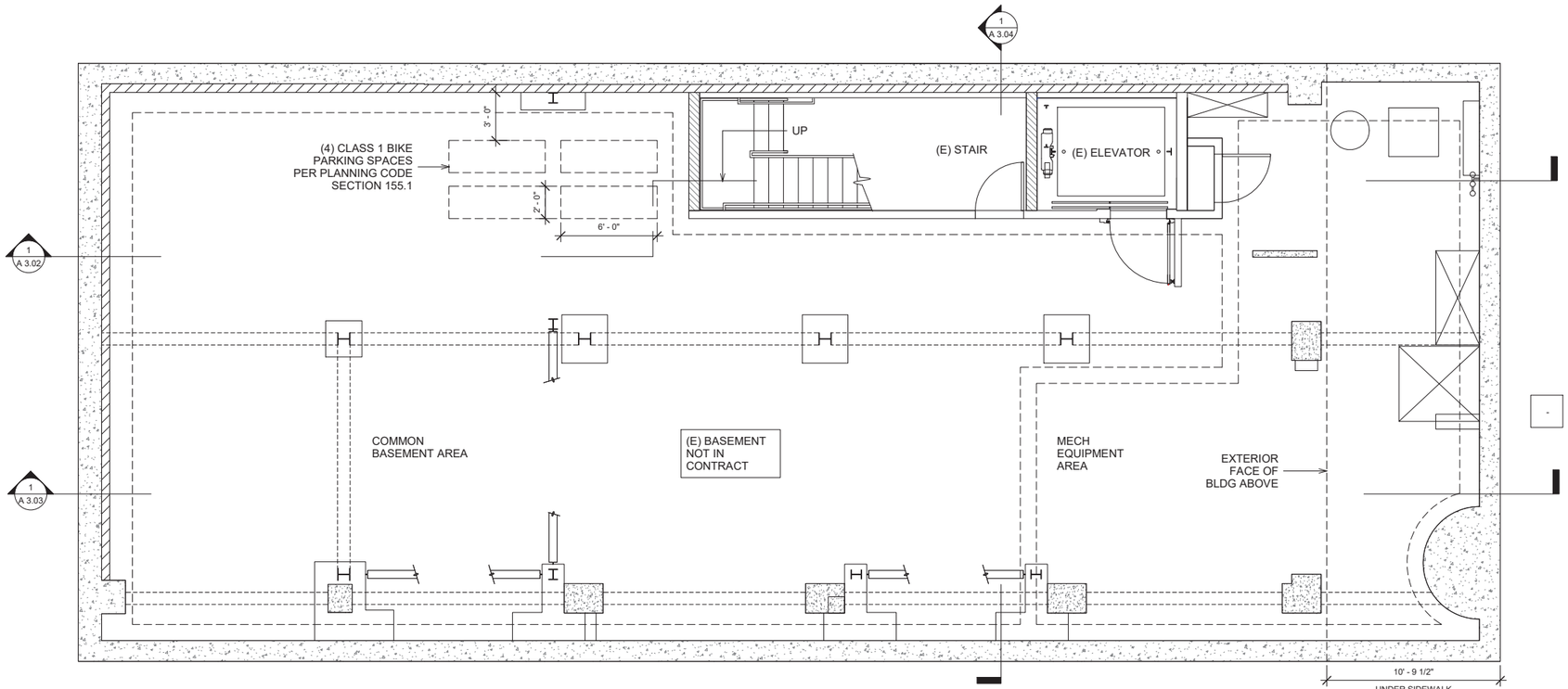
ARC RESPONSE

EXISTING SITE PLAN

PROJECT NORTH N

A 1.00

DATE	7/8/2019
SCALE	1/8" = 1'-0"
DRAWN	JW, JD
	1405



1 EXISTING BASEMENT
1/4" = 1'-0"

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REVISION SCHEDULE		
Number	Date	Description
1	04/05/18	EEA REVISION

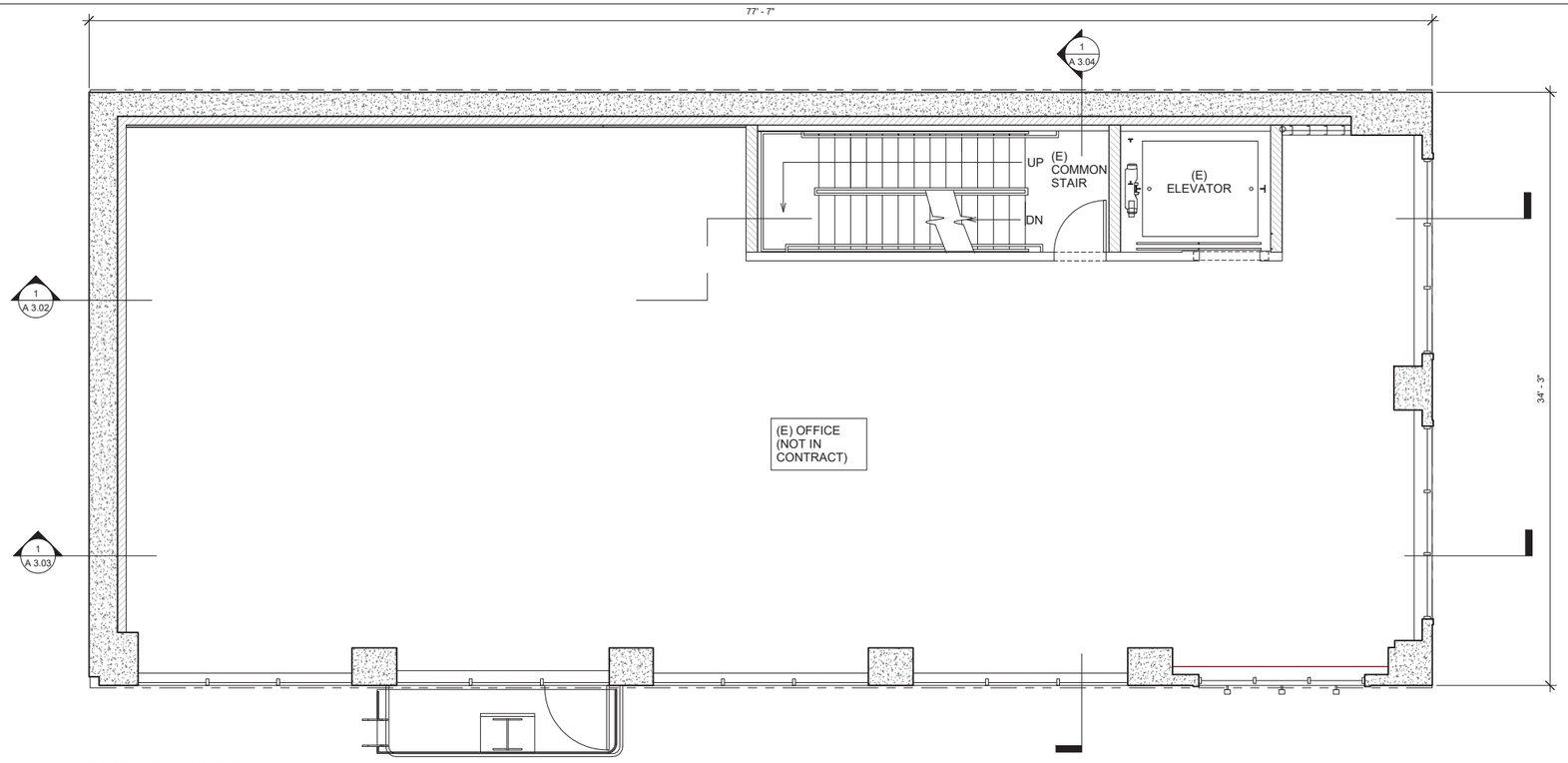
ARC RESPONSE

EXISTING BASEMENT PLAN

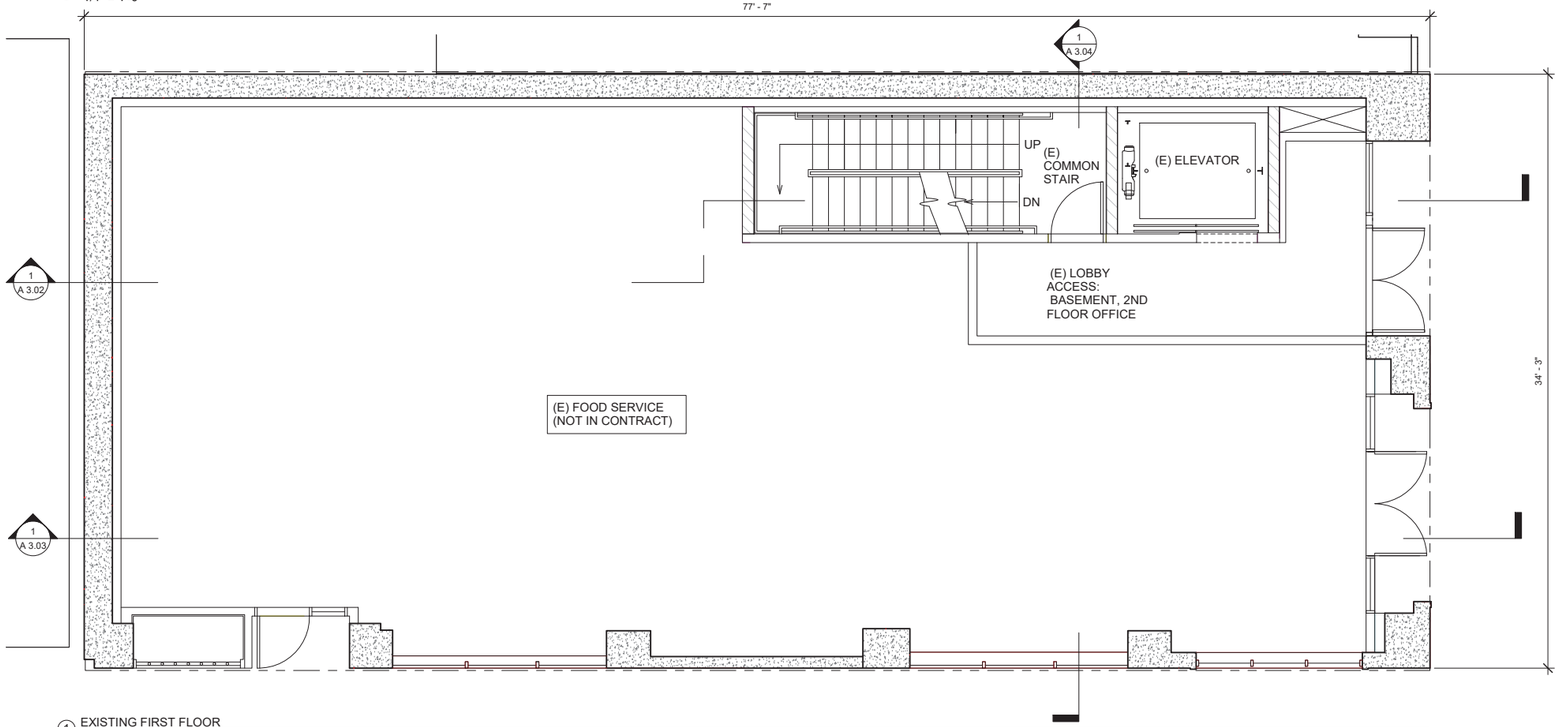
PROJECT NORTH

A1.01

DATE	7/8/2019
SCALE	1/4" = 1'-0"
DRAWN	JW, JD
	1405



② EXISTING SECOND FLOOR
1/4" = 1'-0"



① EXISTING FIRST FLOOR
1/4" = 1'-0"

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REVISION SCHEDULE		
Number	Date	Description
1	04/05/18	EEA REVISION

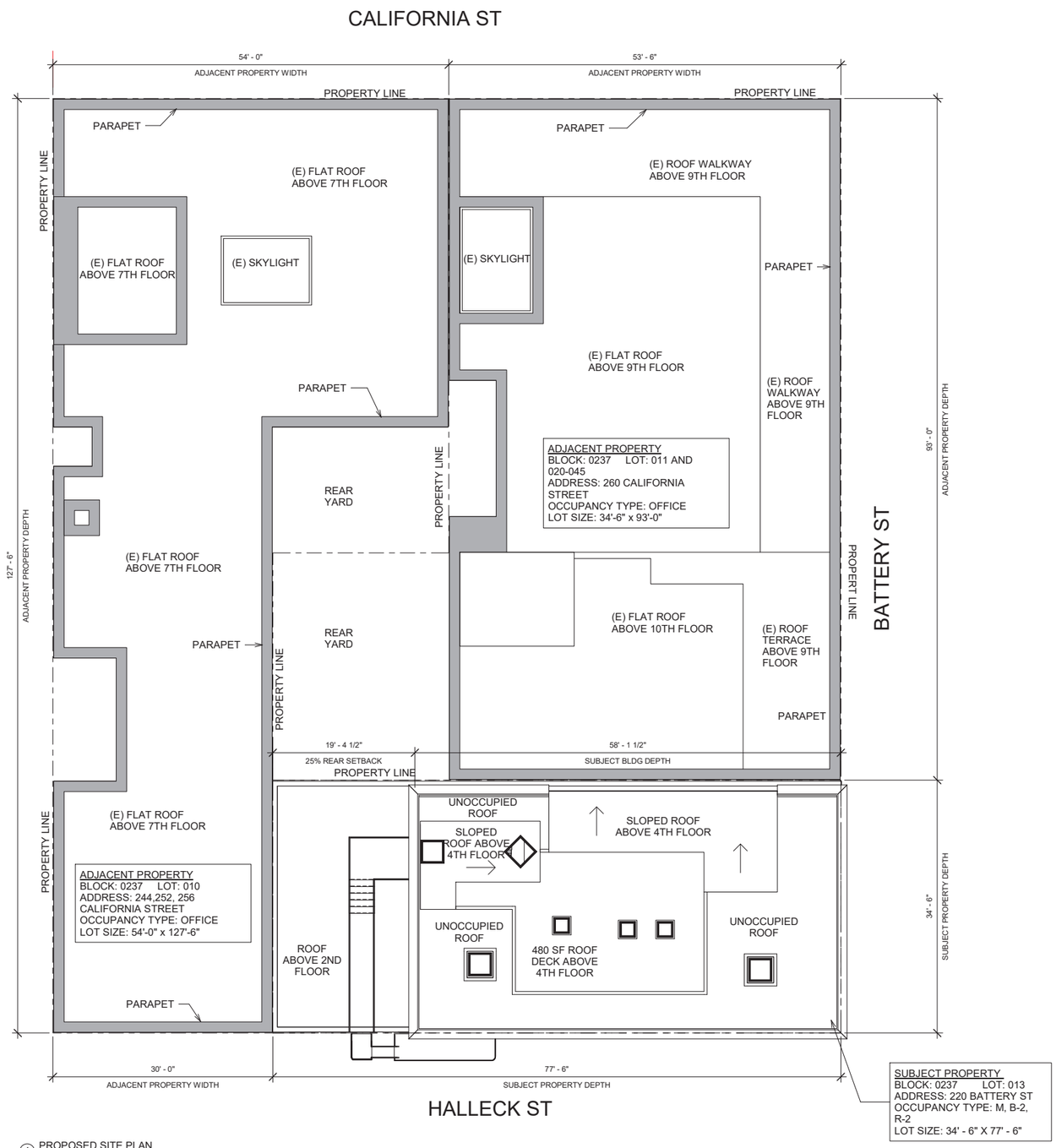
ARC RESPONSE

EXISTING FIRST & SECOND FLOOR PLANS

PROJECT N
NORTH N

A1.02

DATE	7/8/2019
SCALE	1/4" = 1'-0"
DRAWN	JW, JD
	1405



1 PROPOSED SITE PLAN
1/8" = 1'-0"

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REVISION SCHEDULE		
Number	Date	Description
1	04/05/18	EEA REVISION

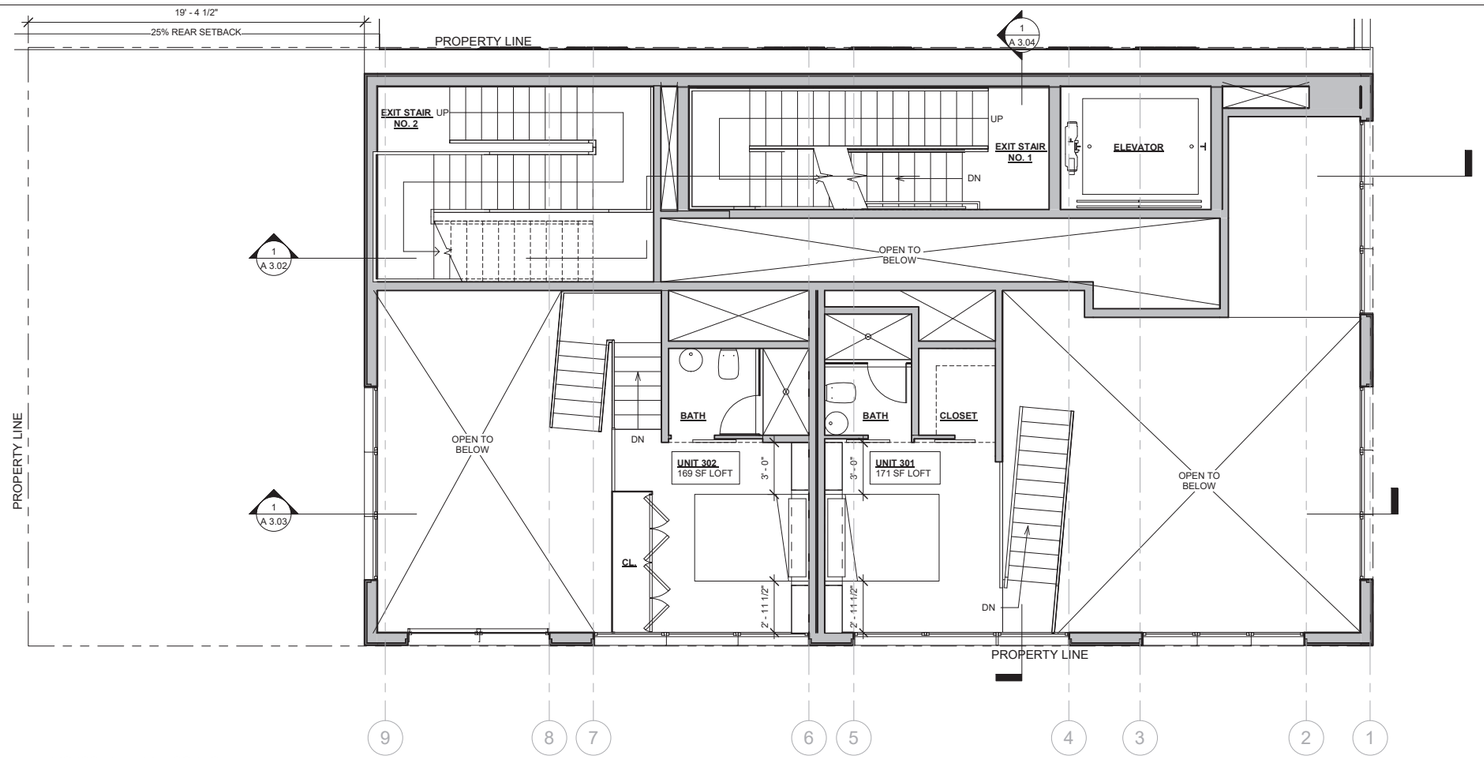
ARC RESPONSE

PROPOSED SITE PLAN

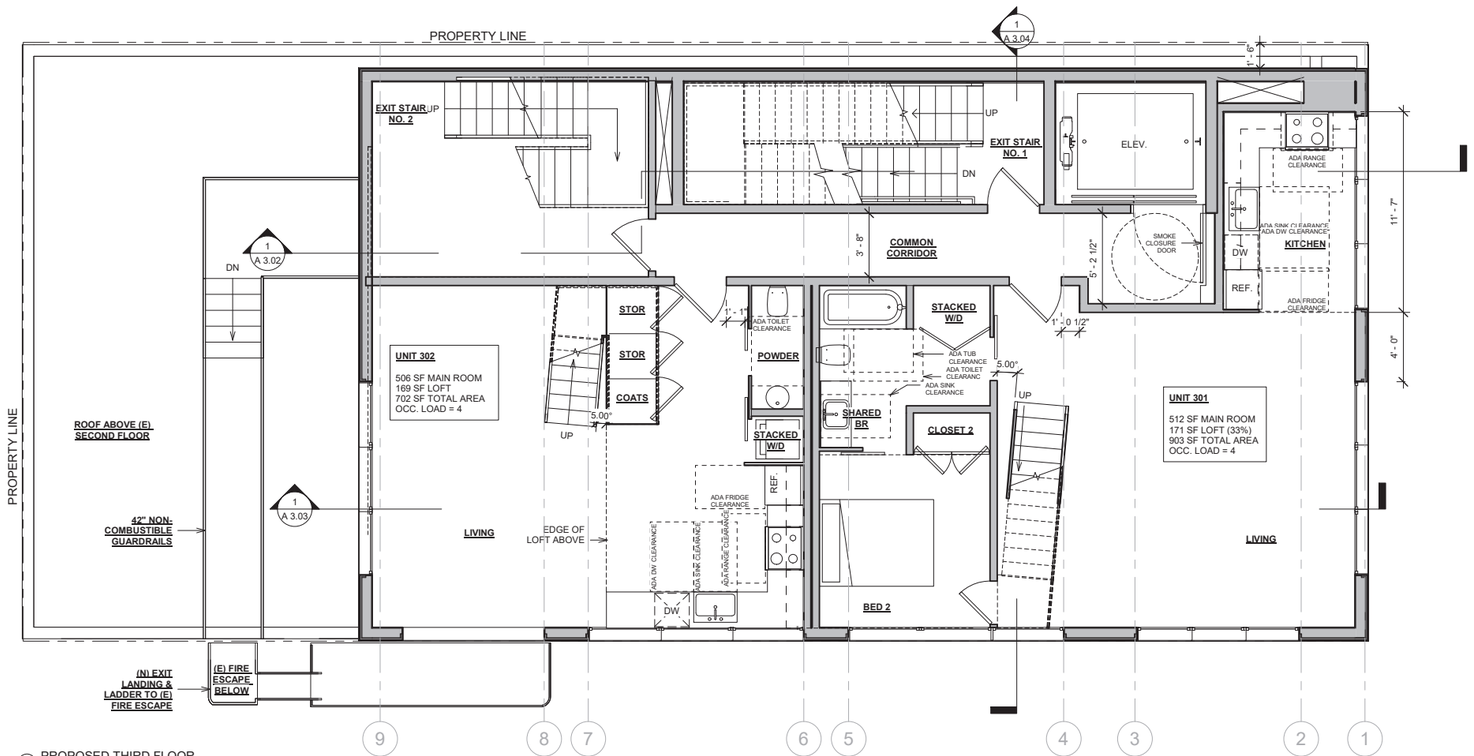
PROJECT NORTH N

A 2.00

DATE	7/8/2019
SCALE	1/8" = 1'-0"
DRAWN	JW, JD
	1405



2 PROPOSED THIRD FLOOR LOFT LEVEL
1/4" = 1'-0"



1 PROPOSED THIRD FLOOR
1/4" = 1'-0"

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REVISION SCHEDULE		
Number	Date	Description
1	04/05/18	EEA REVISION

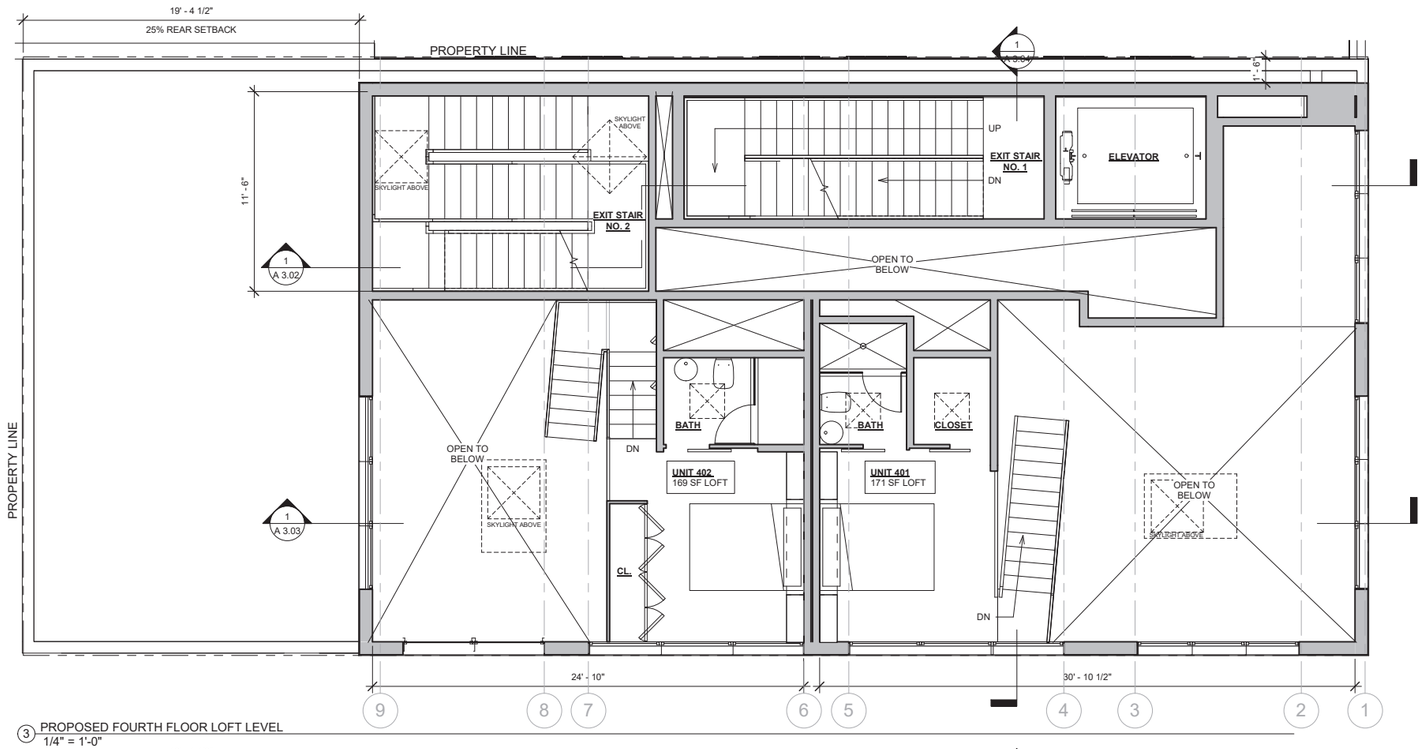
ARC RESPONSE

PROPOSED THIRD FLOOR PLANS

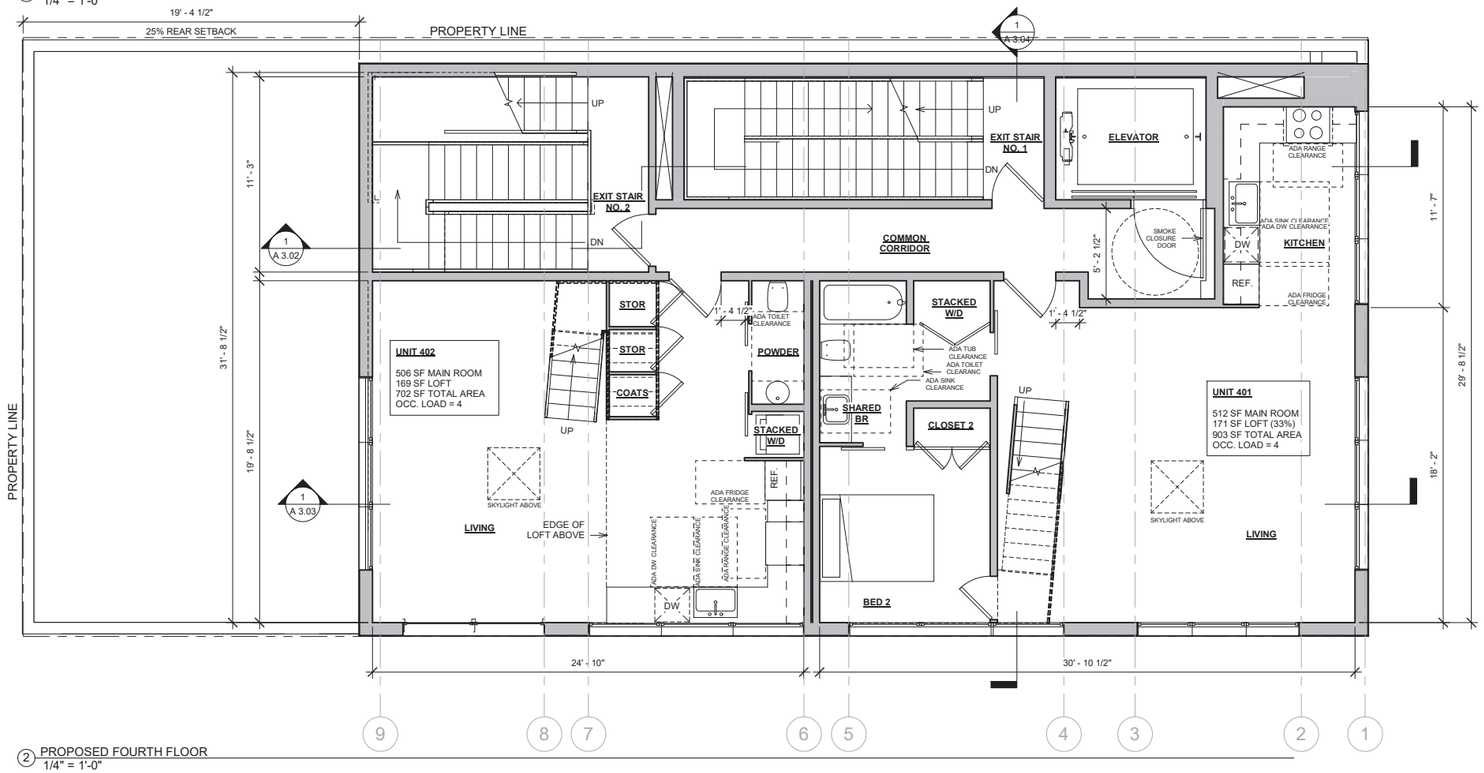
PROJECT NORTH

A 2.01

DATE	7/8/2019
SCALE	1/4" = 1'-0"
DRAWN	JW, JD
	1405



3 PROPOSED FOURTH FLOOR LOFT LEVEL
1/4" = 1'-0"



2 PROPOSED FOURTH FLOOR
1/4" = 1'-0"

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REVISION SCHEDULE		
Number	Date	Description
1	04/05/18	EEA REVISION

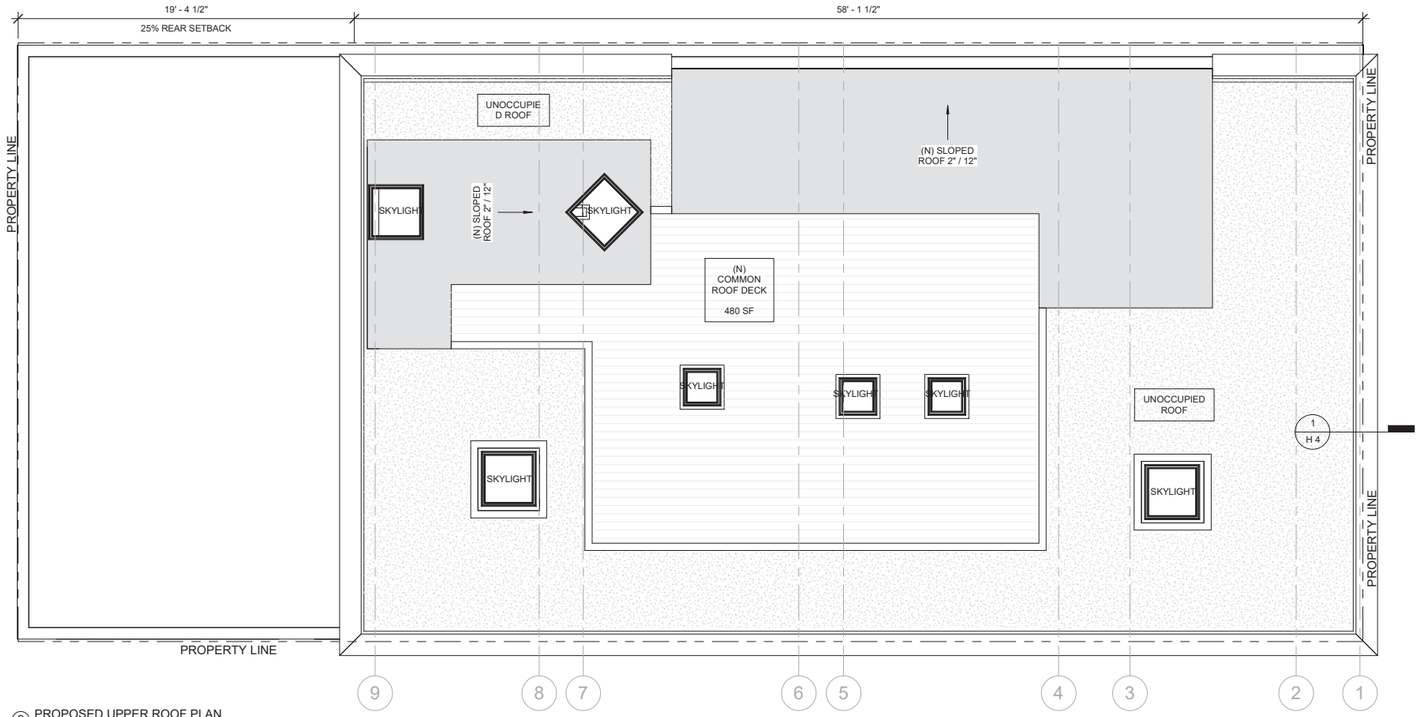
ARC RESPONSE

PROPOSED FOURTH FLOOR PLANS

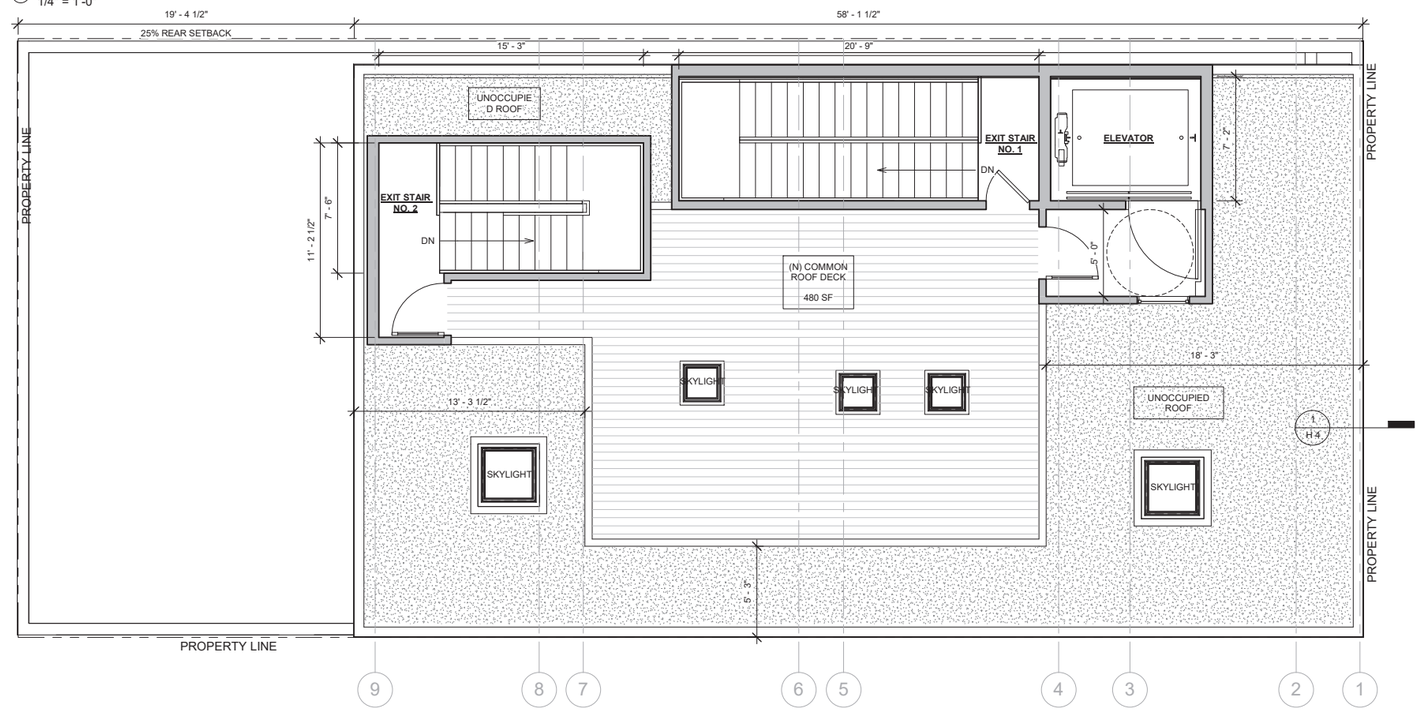
PROJECT NORTH

A 2.02

DATE	7/8/2019
SCALE	1/4" = 1'-0"
DRAWN	JW, JD
	1405



2 PROPOSED UPPER ROOF PLAN
1/4" = 1'-0"



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

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REVISION SCHEDULE		
Number	Date	Description
1	04/05/18	EEA REVISION

ARC RESPONSE

PROPOSED ROOF PLANS

PROJECT NORTH N

A 2.03

DATE	7/8/2019
SCALE	1/4" = 1'-0"
DRAWN	JW, JD
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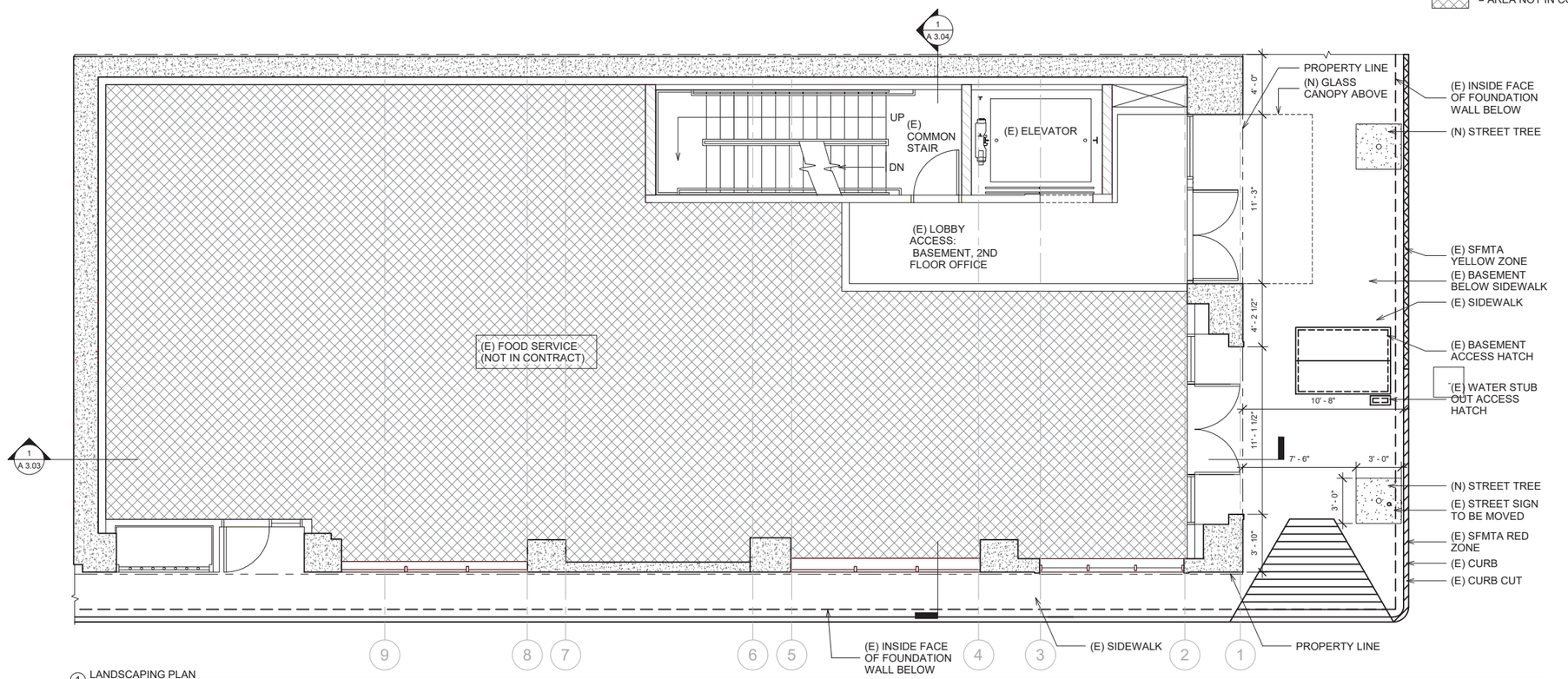
= AREA NOT IN CONTRACT



1 LANDSCAPING PLAN
1/4" = 1'-0"

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REVISION SCHEDULE		
Number	Date	Description
1	04/05/18	EEA REVISION

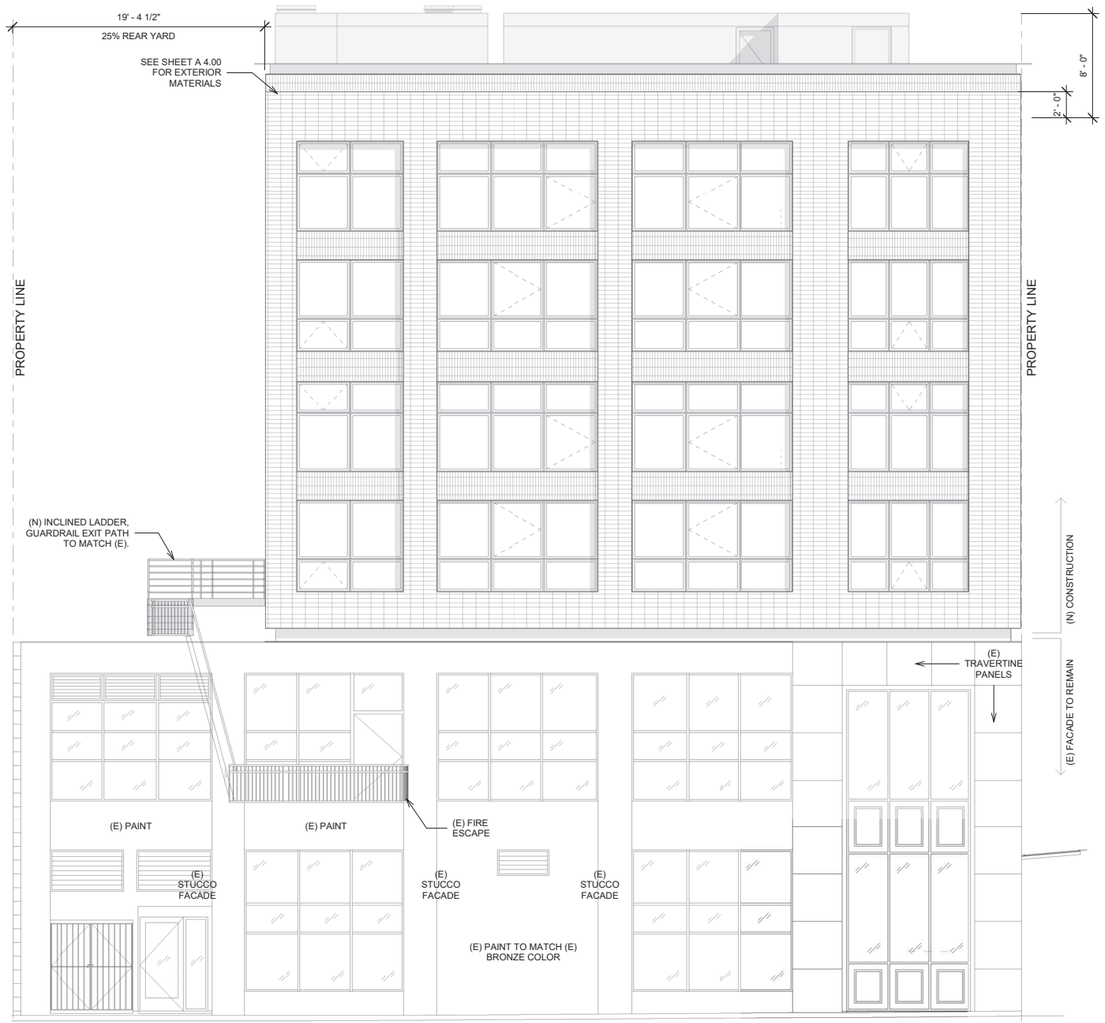
ARC RESPONSE

PROPOSED LANDSCAPING PLAN

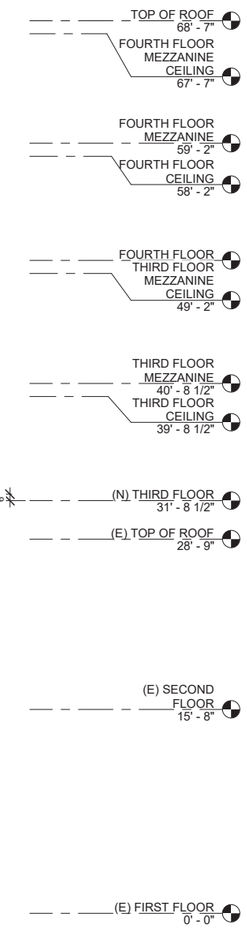
PROJECT NORTH N

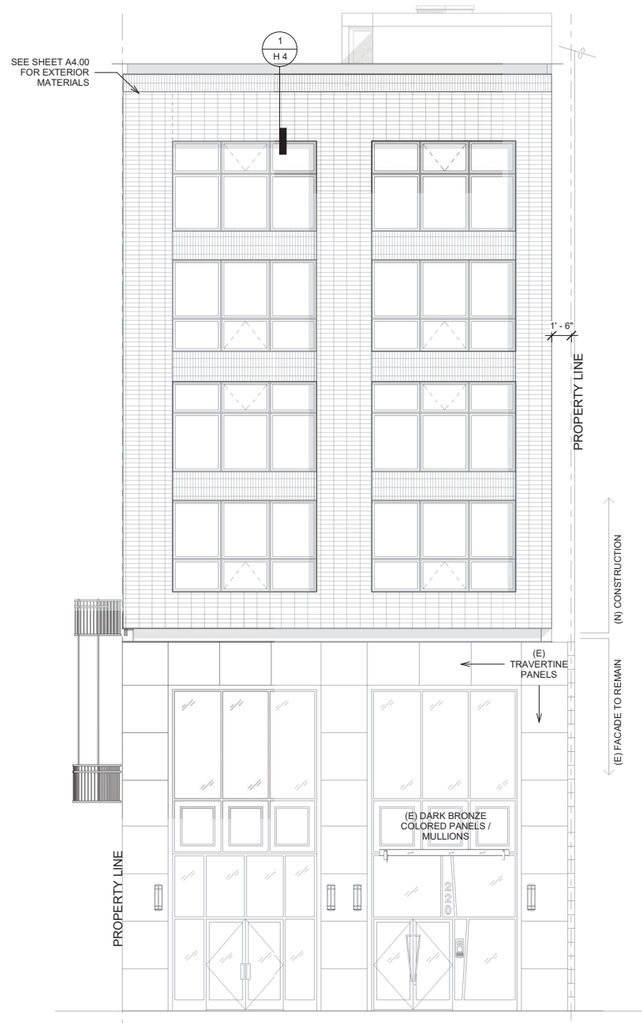
A 2.04

DATE	7/8/2019
SCALE	1/4" = 1'-0"
DRAWN	JW, JD
	1405



2 HALLECK STREET ELEVATION (NORTH)
3/16" = 1'-0"





1 BATTERY STREET ELEVATION (WEST)
3/16" = 1'-0"

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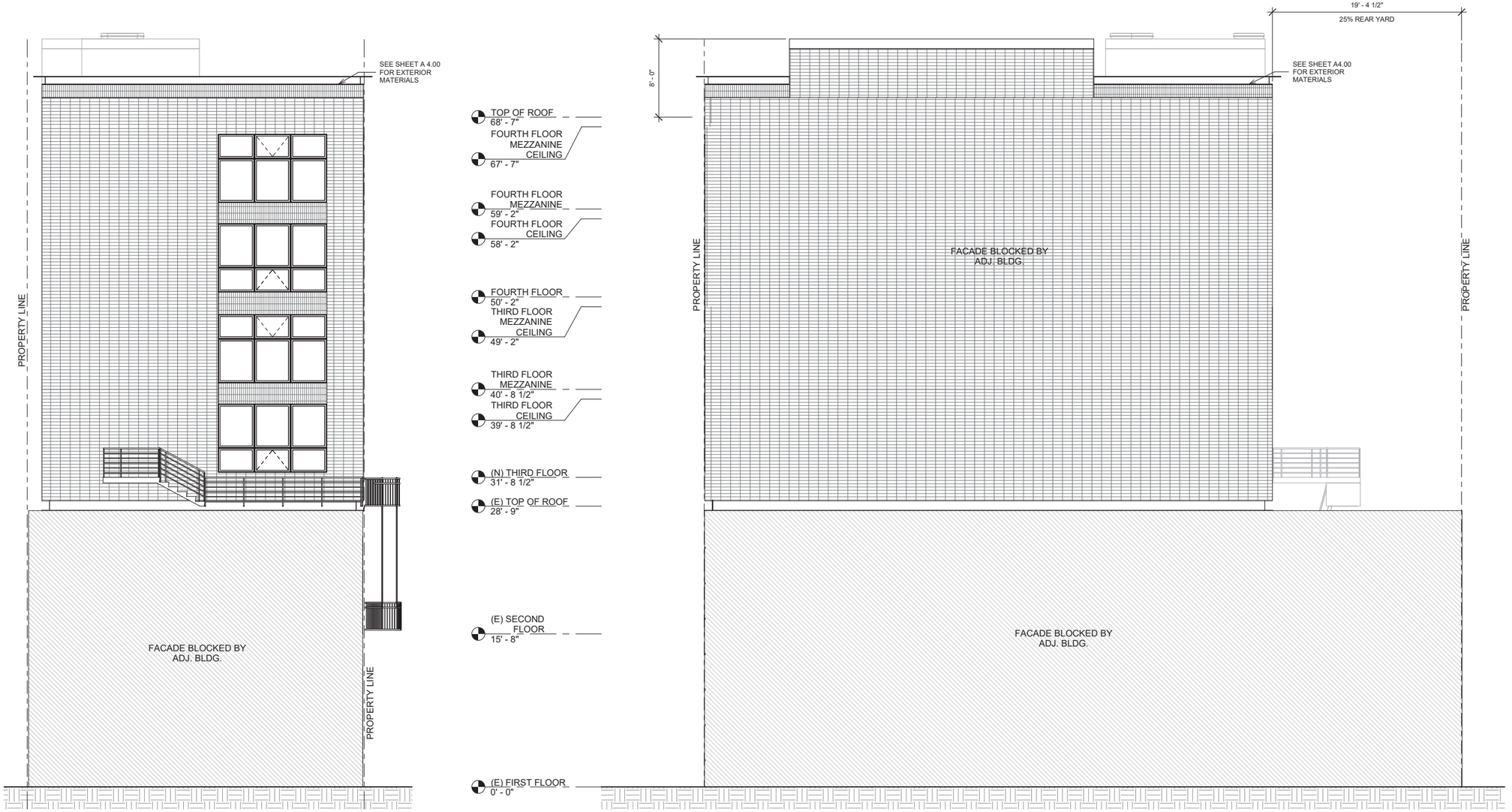
REVISION SCHEDULE		
Number	Date	Description
1	04/05/18	EEA REVISION

ARC RESPONSE

PROPOSED ELEVATIONS

A 3.00

DATE	7/8/2019
SCALE	3/16" = 1'-0"
DRAWN	JW, JD
	1405



1 REAR ELEVATION (EAST)
3/16" = 1'-0"

2 SIDE ELEVATION (SOUTH)
3/16" = 1'-0"

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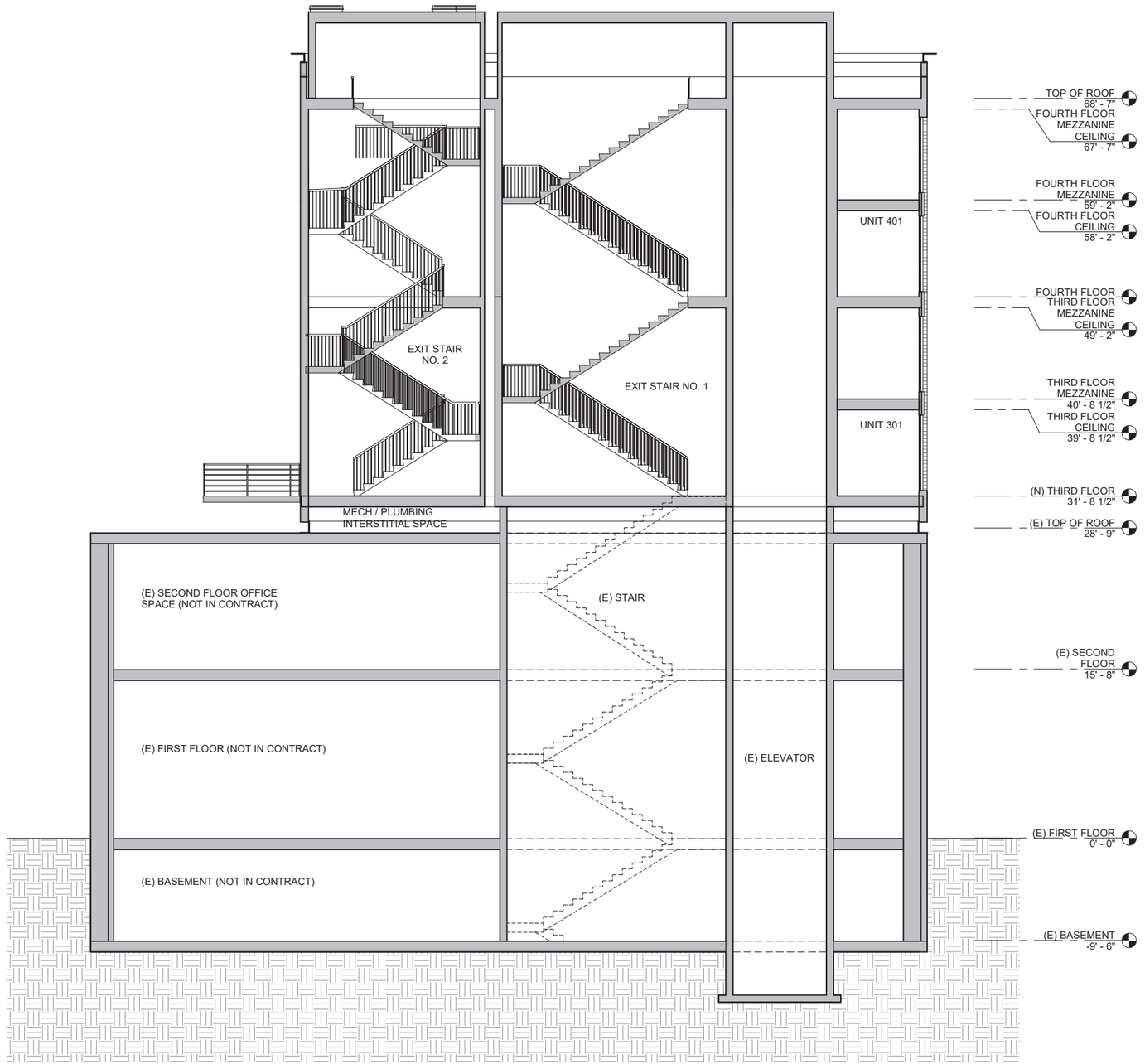
REVISION SCHEDULE		
Number	Date	Description
1	04/05/18	EEA REVISION

ARC RESPONSE

PROPOSED ELEVATIONS

A 3.01

DATE	7/8/2019
SCALE	3/16" = 1'-0"
DRAWN	JW, JD
	1405



1 Section 2
3/16" = 1'-0"

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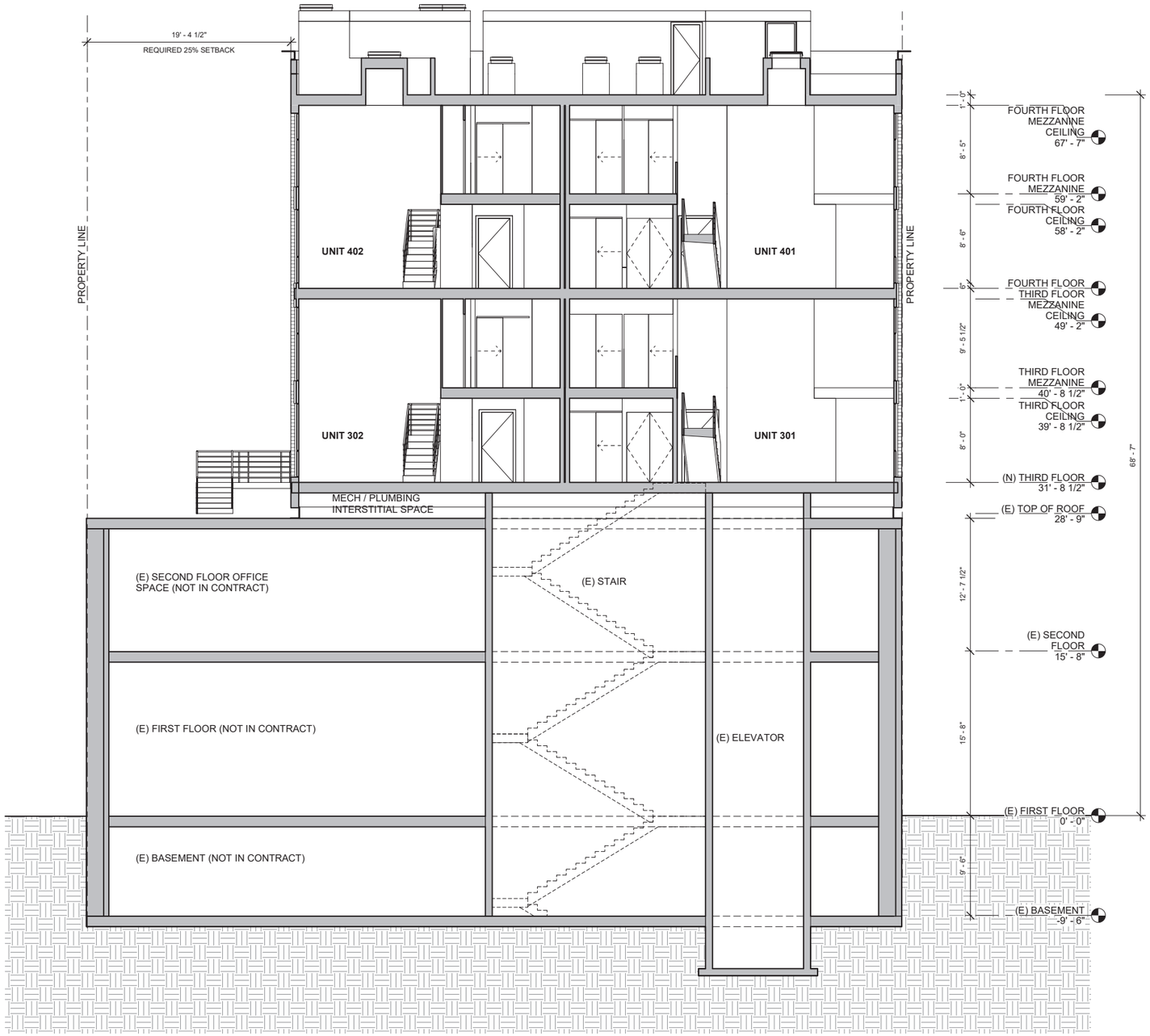
REVISION SCHEDULE		
Number	Date	Description

ARC RESPONSE

PROPOSED LONGITUDINAL SECTION

A 3.02

DATE	7/8/2019
SCALE	3/16" = 1'-0"
DRAWN	JW, JD
	1405



1 PROPOSED LONGITUDINAL SECTION
3/16" = 1'-0"

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REVISION SCHEDULE

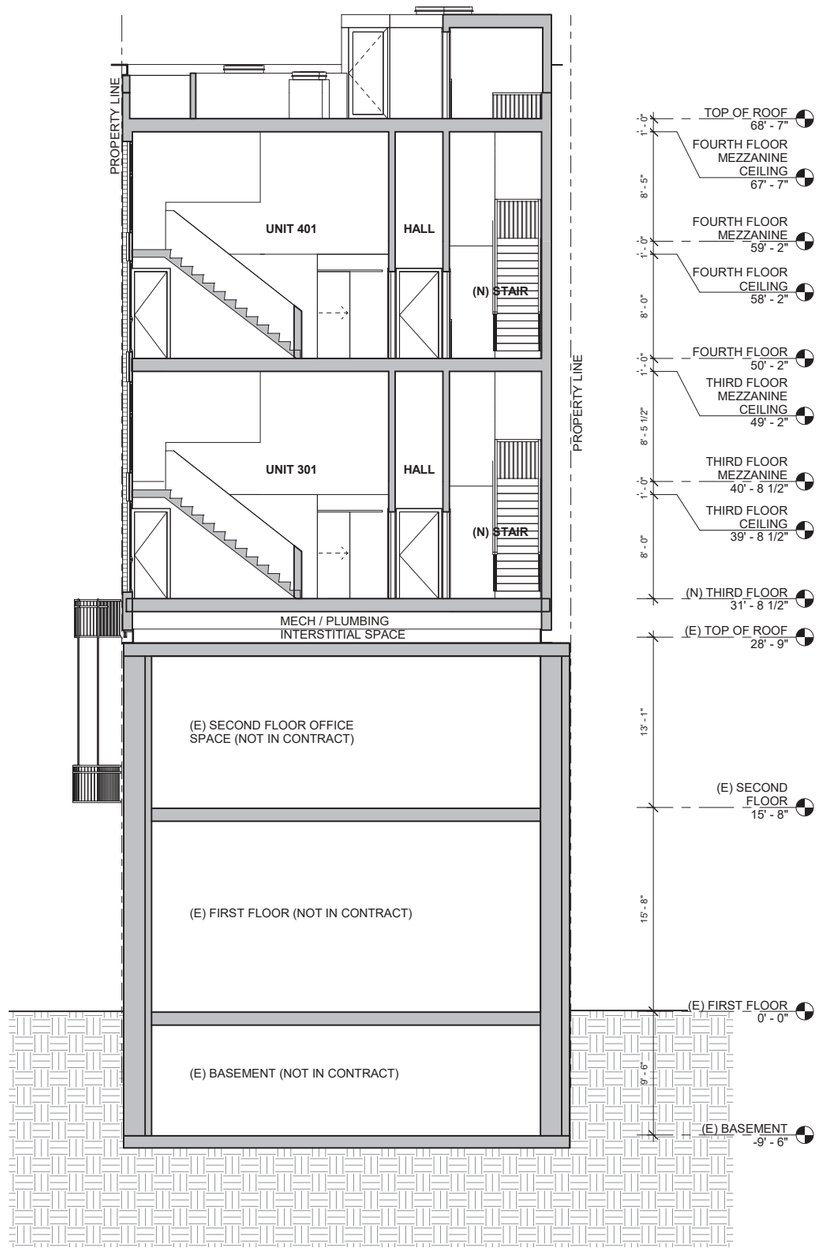
Number	Date	Description
1	04/05/18	EEA REVISION

ARC RESPONSE

PROPOSED LONGITUDINAL SECTION

A 3.03

DATE	7/8/2019
SCALE	3/16" = 1'-0"
DRAWN	JW, JD
	1405



1 PROPOSED TRANVSERSE SECTION
3/16" = 1'-0"

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REVISION SCHEDULE		
Number	Date	Description
1	04/05/18	EEA REVISION

ARC RESPONSE

PROPOSED TRANSVERSE SECTION

A 3.04

DATE	7/8/2019
SCALE	3/16" = 1'-0"
DRAWN	JW, JD
	1405

1 STREET PERSPECTIVE 1

2 STREET PERSPECTIVE 2

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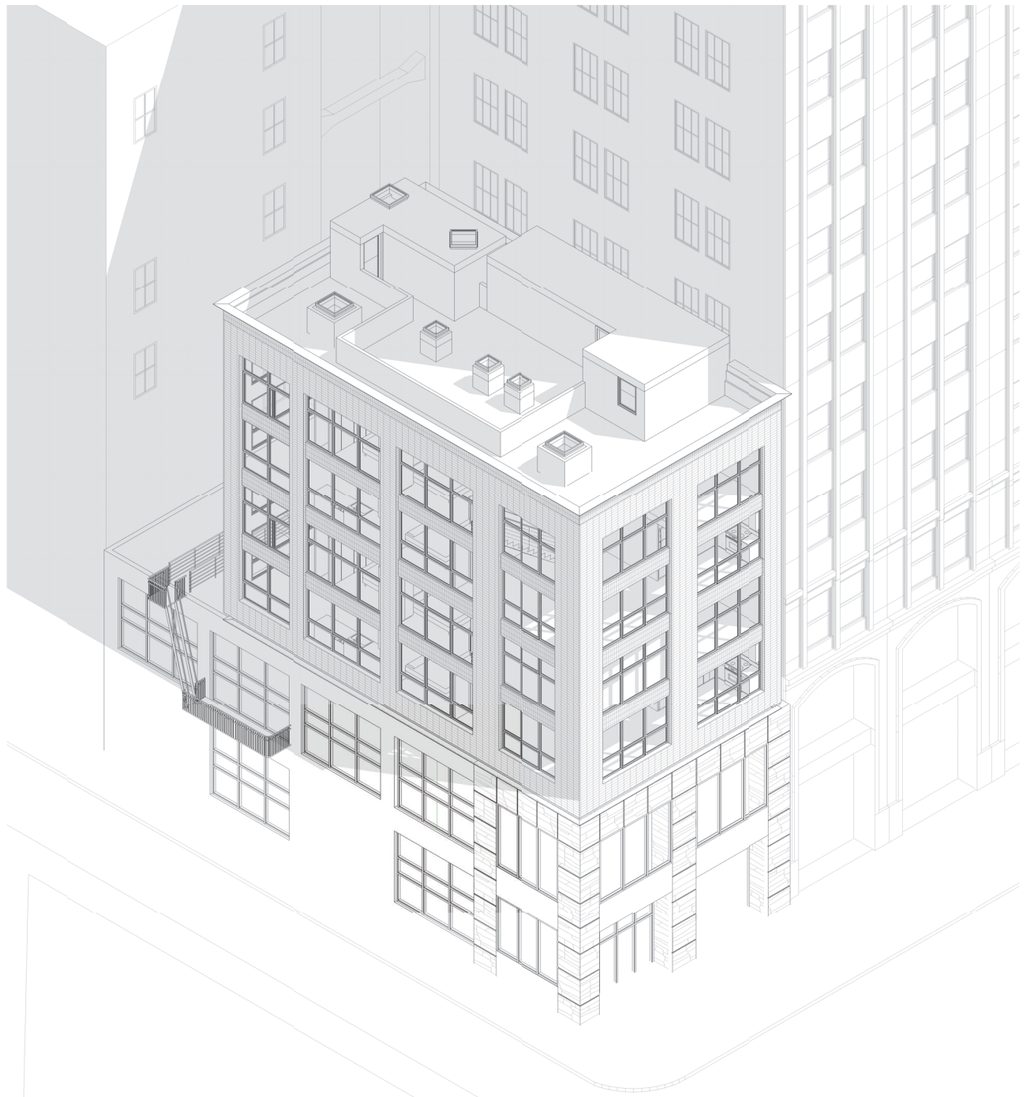
REVISION SCHEDULE		
Number	Date	Description
1	04/05/18	EEA REVISION

ARC RESPONSE

PERSPECTIVE VIEWS

A 4.10

DATE	7/8/2019
SCALE	
DRAWN	JW, JD
	1405



1 AXON 1

2 AXON 2

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REVISION SCHEDULE		
Number	Date	Description
1	04/05/18	EEA REVISION

ARC RESPONSE

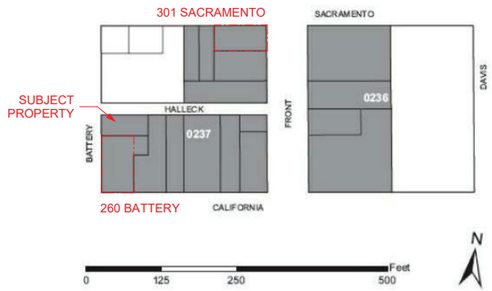
AXO VIEWS

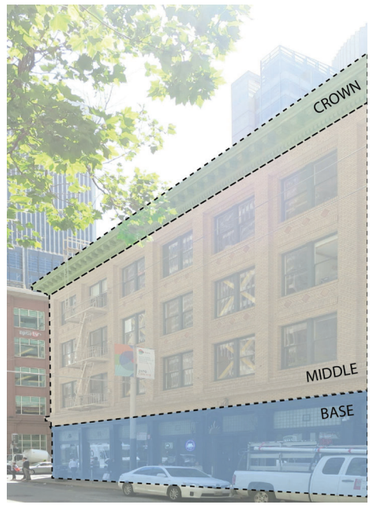
A 4.12

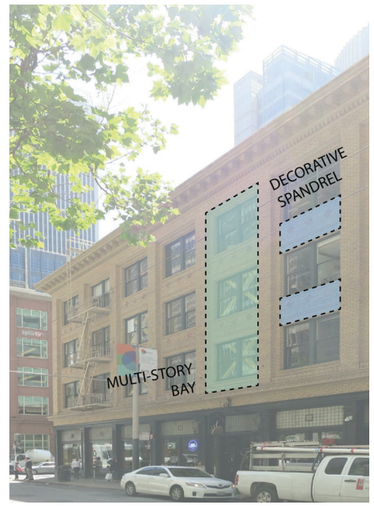
DATE	7/8/2019
SCALE	
DRAWN	JW, JD
	1405

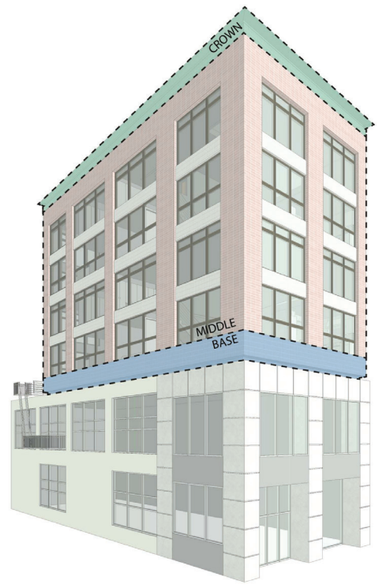
220 BATTERY STREET

HISTORIC PRESERVATION COMMISSION SUBMISSION
07/08/19









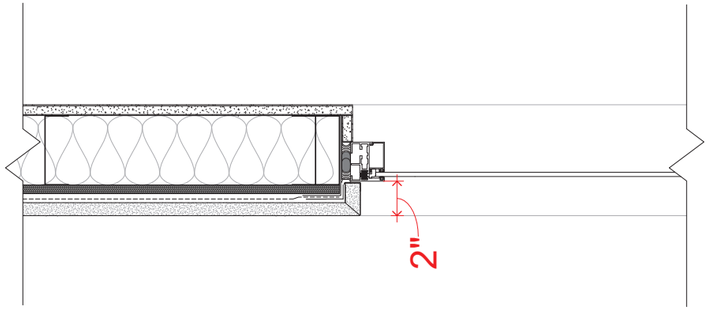
301 SACRAMENTO

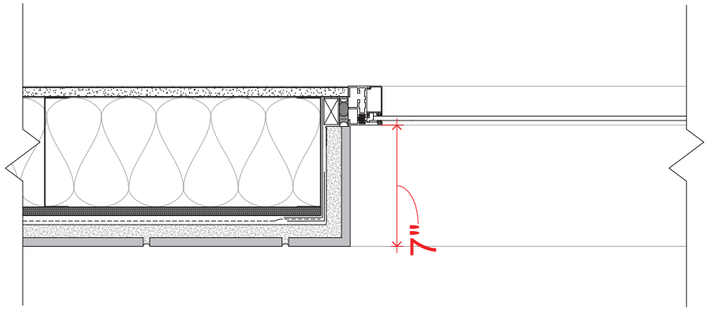
260 BATTERY

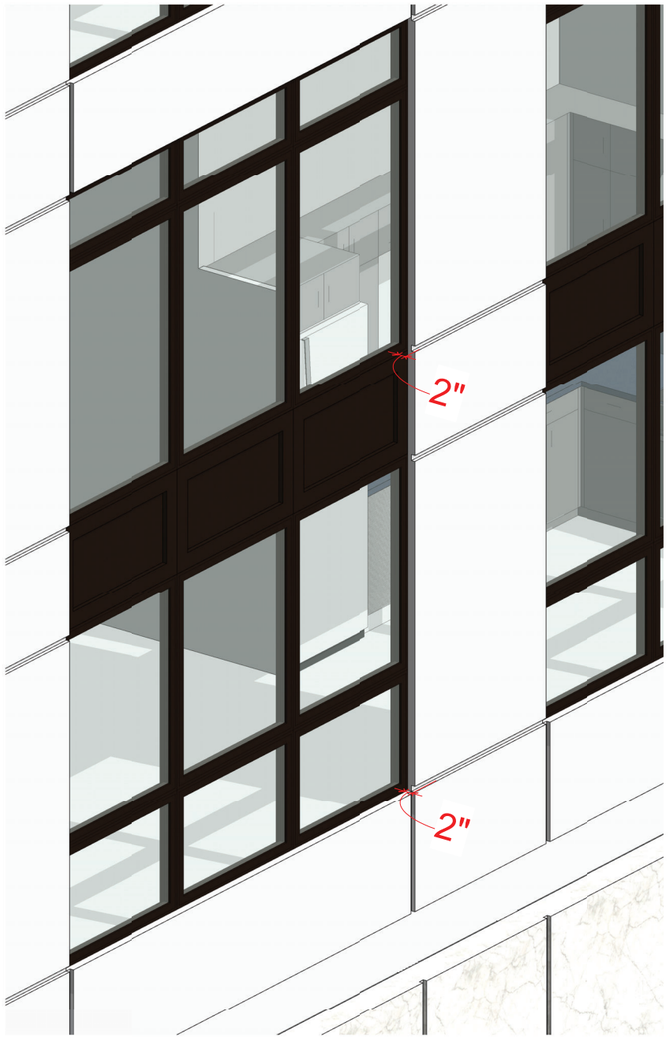
220 BATTERY

PRIOR TO ARC COMMENTS

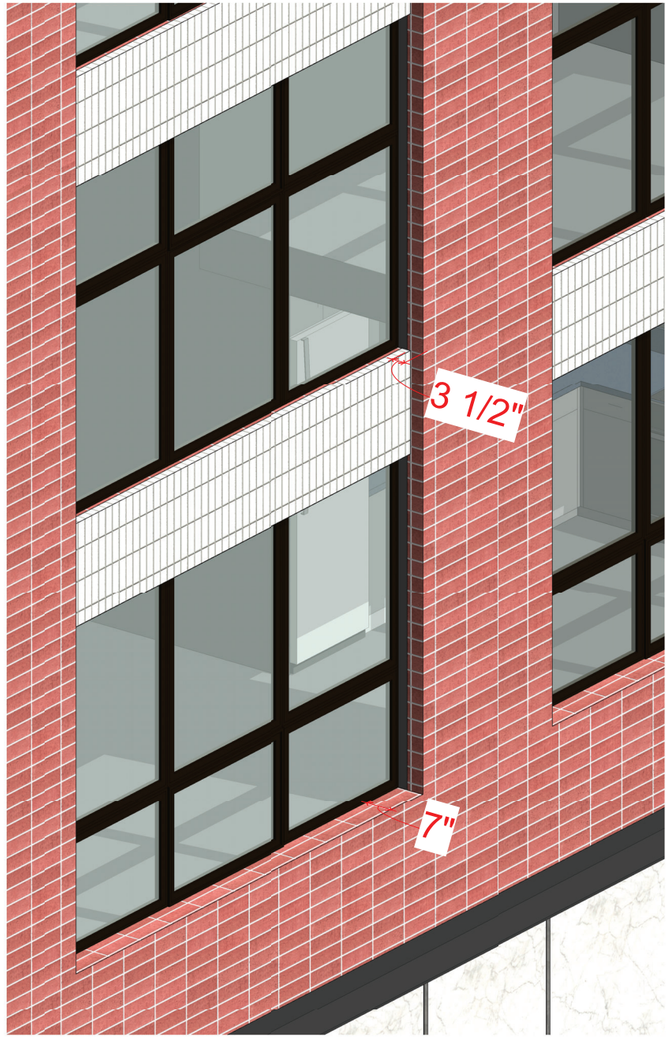
07/08/19 RESPONSE TO ARC COMMENTS



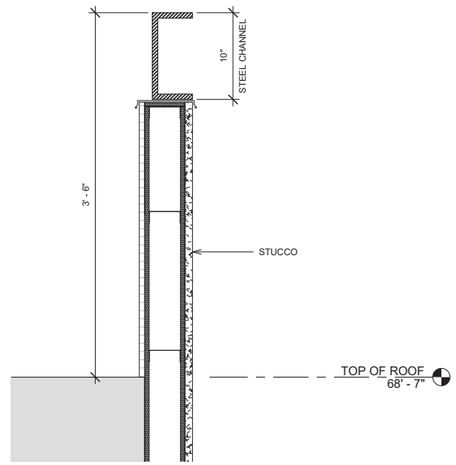




PRIOR TO ARC COMMENTS

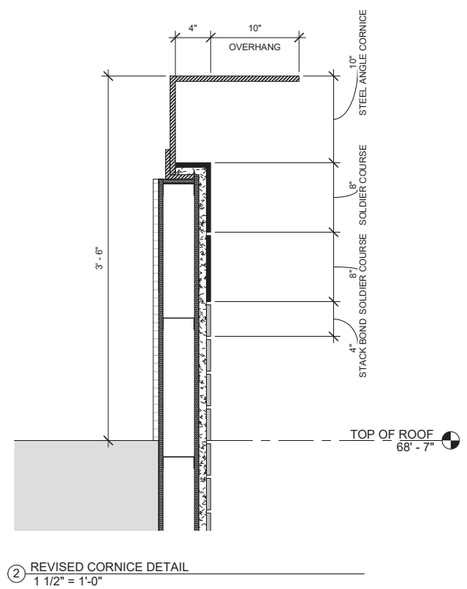


07/08/19 RESPONSE TO ARC COMMENTS



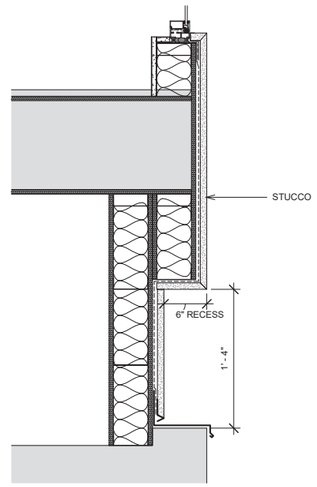
1 ORIGINAL CORNICE DETAIL
1 1/2" = 1'-0"

PRIOR TO ARC COMMENTS



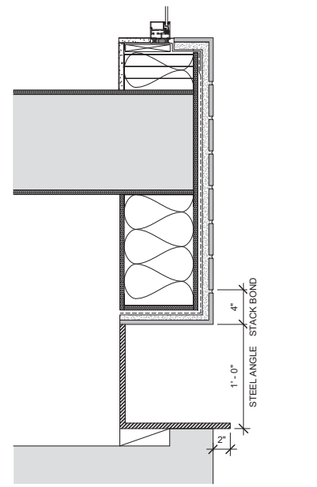
2 REVISED CORNICE DETAIL
1 1/2" = 1'-0"

07/08/19 RESPONSE TO ARC COMMENTS



1 ORIGINAL TRANSITION DETAIL
1 1/2" = 1'-0"

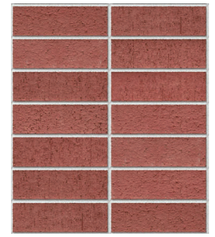
PRIOR TO ARC COMMENTS



2 REVISED TRANSITION DETAIL
1 1/2" = 1'-0"

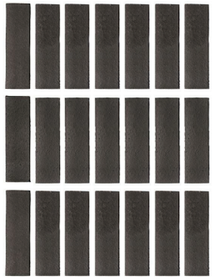
07/08/19 RESPONSE TO ARC COMMENTS

WALLS



A. Brick-It Rose Blend Smooth, Stack Bond

B. Brick-It Silk Glazed Brick, Soldier Course



C. Brick-It Manganese Ironspot Smooth, Soldier Course

D. Brick-It Natural Gray Mortar

WINDOWS

E. Dark Bronze or Black Anodized Aluminum Window Frames

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