



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: MARCH 6, 2019

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*Filing Date:* March 29, 2017  
*Case No.:* 2017-003843COA  
*Project Address:* 809 MONTGOMERY STREET  
*Historic District:* Jackson Square Landmark District  
*Zoning:* C-2 (Community Business)  
65-A Height and Bulk District  
*Block/Lot:* 0176 / 005  
*Applicant:* Elisa Skaggs  
Page & Turnbull  
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San Francisco, CA 94104  
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### PROPERTY DESCRIPTION

809 MONTGOMERY STREET is a contributing building within the Jackson Square Landmark District. The subject property is located on the west side of Montgomery Street between Jackson Street and Pacific Avenue, on Assessor's Block 0176, Lot 005. The property's lot has approximately 25 feet of frontage on Montgomery Street. 809 Montgomery Street was initially constructed as a two-story building circa 1906. The Industrial-style building has a brick exterior. The Jackson Square Landmark District was designated on July 31, 1972.

### PROJECT DESCRIPTION

The proposed project is to make interior and exterior alterations to the property, including alterations to the Montgomery Street façade and the construction of rear yard and rooftop additions. Specifically, the proposal includes:

- Modifications to the Montgomery Street facade, including the following:
  - Removal of the existing non-historic awnings, recessed non-historic aluminum entrance doors and enframent, and non-historic multilite aluminum display window at the first floor; and installation of a new recessed main entrance to the building with a multilite sidelight, as well as a glazed fixed multilite display window to the south of the new main entrance, all in the existing openings.
  - Replacement of four non-historic aluminum one-over-one double-hung windows in historic openings at the second floor with new wood one-over-one double-hung windows with ogee lugs in the existing openings.

- Modifications to the roof of the subject property, including the following:
  - Demolition of the entire surface of the existing roof as well as the existing non-historic stair and elevator penthouses and fixed skylights.
  - Construction of a new flat roof on the building that is approximately 1' lower than the existing roof surface, and the construction of a 12'-tall, 1-story rooftop addition extending the full width of the lot, to be set back 32'-7" from the Montgomery Street facade. The rooftop addition will be clad with brick that has a finish that aligns with the historic brick found at the existing building. The addition will have multilite doors and windows at the east elevation facing toward Montgomery Street with a simple steel-plate awning, and a fixed aluminum single-lite window facing the rear of the lot. The flat-roofed addition will have skylights as well as an elevator penthouse toward the rear of the lot that extends an additional 5' above the new addition's roofline.
  - Installation of a new wood roof deck at the setback area between the front parapet and the new rooftop addition, with a painted steel railing and planters installed behind the existing rooftop parapet.
- Modifications to the rear of the property, including the removal of the existing rear elevation and the construction of a two-story horizontal addition extending to the rear lot line, to allow the building's footprint to occupy the full lot. The horizontal addition will have brick cladding aligning with the historic brick at the property and single-lite aluminum windows, and will contain a new circulation stair for the building.
- Interior alterations at all floors of the building, including the removal of the existing non-historic partial mezzanine level between the first and second floors. The interior alterations will retain the historic floorplates as well as the historic heavy-timber beams and columns.

Please see photographs and plans for details.

## **OTHER ACTIONS REQUIRED**

The proposed project will require a Building Permit.

## **COMPLIANCE WITH THE PLANNING CODE PROVISIONS**

The proposed project is in compliance with all other provisions of the Planning Code.

## **APPLICABLE PRESERVATION STANDARDS**

### **ARTICLE 10**

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, 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*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

#### **Article 10, Appendix B—Jackson Square Landmark District**

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Jackson Square Landmark District as described in Appendix B of Article 10 of the Planning Code. Per Appendix B of Article 10, the character of the Landmark District shall mean the exterior architectural features of the Jackson Square Landmark District.

#### **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 shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

*The proposed project does not involve a change in use of the property. Therefore, the proposed project complies with Rehabilitation Standard 1.*

**Standard 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*The proposed project includes the replacement of all non-historic aluminum windows and doors at the Montgomery Street façade with new windows and doors that are more compatible with the historic façade as well as other windows and doors found throughout the Jackson Square Landmark District. This work will enhance the historic character of the building.*

*Although the proposed rooftop addition is set back 32'-7" from the front façade of the building, site conditions will make this addition more than minimally visible. The addition's simple massing will avoid calling undue attention to this non-historic feature, and its proposed unpainted brick cladding will align with the historic cladding material of the subject building and other buildings found in the Jackson Square Landmark District, to avoid detracting from the historic character of the building.*

*The proposed changes to the rear façade will not remove any character-defining features of the building, and will not be visible from a public right-of-way. The proposed interior alterations will retain the building's historic heavy-timber columns, which are a character-defining feature of the interior, as well as the majority of the historic wood-framed floorplates. Therefore, the proposed project complies with Rehabilitation Standard 2.*

**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 architectural elements from other buildings, shall not be undertaken.

*The proposed project does not include the addition of conjectural elements or architectural features from other buildings. Therefore, the proposed project complies with Rehabilitation Standard 3.*

**Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

*The proposed project does not involve changes to the property that have acquired significance in their own right. Therefore, the proposed project complies with Rehabilitation Standard 4.*

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

*The proposed project does not call for changes to or removal of the subject property's distinctive finishes and character-defining features. The windows and entrance infill to be removed within the existing openings at the Montgomery Street façade are not historic, and are utilitarian in nature. The existing rear brick elevation to be removed for the horizontal addition does not have any features that characterize the building, and is not visible from a public right-of-way. In addition, the project calls for the retention of the building's historic heavy-timber framing. Therefore, the proposed project complies with Rehabilitation Standard 5.*

**Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

*The proposed project does not call for the replacement or repair of deteriorated historic features. Therefore, the proposed project complies with Rehabilitation Standard 6.*

**Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

*The proposed project does not involve any chemical or physical treatments to historic materials at the building. Therefore, the proposed project complies with Rehabilitation Standard 7.*

**Standard 8:** Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

*The proposed project does not involve any excavation work. Therefore, the proposed project complies with Rehabilitation Standard 8.*

**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 proposed project will not destroy historic features that characterize the property, and the new work will be compatible with yet differentiated from the historic elements of the property and the surrounding district. The proposed work at the Montgomery Street façade will be confined to changes to non-historic doors and windows within the historic openings. The new multilite doors and windows to be installed at this façade will be more compatible with the historic features of the subject building and the surrounding landmark district.*

*The demolition of the existing rooftop surface and other rooftop elements will not remove any character-defining features of the property. The new rooftop addition, while visible, will be set far back from the front façade to read as subordinate to the historic structure. The addition will be clad with unpainted brick with a finish that is compatible with the historic brick at the property. The proposed multilite doors and windows, as well as the painted steel-plate awning, at the street-facing east elevation of the addition will align with the other new doors and windows proposed for the Montgomery Street façade of the building, while also differentiating the addition from the historic building below through the larger window-opening size at the addition. The proposed skylights at the rooftop addition will not extend above the roof of the addition, allowing the addition to maintain the appearance of having a simple flat roof. The proposed new railings and planter are simple in design, and will be very minimally visible from a public right of way if at all visible.*

*The proposed rear addition will not destroy or obscure any character-defining features of the building, and will not be visible from a public right-of-way.*

*The proposed interior alterations will remove a non-historic mezzanine level from the building, and will retain the building's historic floorplates as well as the historic heavy-timber beams and columns. Therefore, the proposed project complies with Rehabilitation Standard 9.*

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

*The proposed project would not affect the essential form and integrity of the building. The changes to the Battery Street façade of the building are limited to compatible within the historic window and door openings. The new windows and doors could be removed from the historic openings in the future without impacting the essential form and integrity of the landmark.*

*The proposed rooftop addition is set back 32'-7" from the front of the building to minimize its visibility from a public right-of-way. The rooftop addition could be removed in the future without affecting the form and integrity of the building.*

*The proposed rear addition will not be visible from a public right-of-way. The rear addition could be removed in the future without affecting the form and integrity of the building. Therefore, the proposed project complies with Rehabilitation Standard 10.*

**Summary:** The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

## **PUBLIC/NEIGHBORHOOD INPUT**

In September 2018, the project sponsor presented an earlier iteration of the project to the Planning & Zoning Committee of the Telegraph Hill Dwellers (THD). On September 21, 2018, the THD issued comments on the proposal to the project team. These comments are included as an exhibit within this packet. The project team has since updated the proposal to address the THD's comments as well as comments from the Planning Department. No other public input has been received at this time.

## **ISSUES & OTHER CONSIDERATIONS**

None.

## **STAFF ANALYSIS**

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, Department staff has determined the following:

### **Changes to the Montgomery Street Facade**

The proposed project includes the replacement of all non-historic aluminum windows and doors at the Montgomery Street façade with new windows and doors that are more compatible with the historic façade as well as other windows and doors found throughout the Jackson Square Landmark District.

### **New Rooftop Addition**

Staff conducted multiple visits to review different placements and heights of story poles representing the proposed rooftop addition at the subject property. Based on these site visits, it was determined that the proposed rooftop alterations will not destroy any historic materials, features, or spatial relationships that characterize the property. Although the proposed rooftop addition is set back 32'-7" from the Montgomery Street façade of the building, site conditions will make this addition more than minimally visible. The addition's simple massing will avoid calling undue attention to this non-historic feature, and its proposed unpainted brick cladding will align with the historic cladding material of the subject building and other buildings found in the Jackson Square Landmark District, to avoid detracting from the historic character of the building. The proposed multilite doors and windows, as well as the painted steel-

plate awning, at the street-facing east elevation of the addition will align with the other new doors and windows proposed for the Montgomery Street façade of the building, while also differentiating the addition from the historic building below through the larger window-opening size at the addition. The proposed skylights at the rooftop addition will not extend above the roof of the addition, allowing the addition to maintain the appearance of having a simple flat roof. The proposed new railings and planter are simple in design, and will be very minimally visible from a public right of way if at all visible.

### **New Rear Addition**

The proposed removal of the existing rear elevation and construction of a new rear addition to make the building fill the full lot will not remove any character-defining features of the building, and will not be visible from a public right-of-way.

### **Interior Alterations**

The proposed interior alterations will remove a non-historic mezzanine level from the building, and will retain the building's historic heavy-timber columns, which are a character-defining feature of the interior, as well as the majority of the historic wood-framed floorplates.

Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, and that the proposed work is compatible with the character-defining features of the subject site and with the Jackson Square Landmark District.

## **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 *Secretary of the Interior's Standards for Rehabilitation* and the requirements of Appendix B of Article 10 of the Planning Code for the Jackson Square Landmark District.

## **CONDITIONS OF APPROVAL**

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, planning staff shall review and approve shop drawings for the new multilite windows to be installed at the Montgomery Street façade and the rooftop addition to confirm that their details and dimensions are compatible with the subject property and surrounding district.
2. As part of the Building Permit, planning staff shall review and approve a sample of the proposed brick cladding for the rooftop addition.

## ATTACHMENTS

Draft Motion

Exhibits:

- Parcel Map
- Jackson Square Landmark District Map
- Comments from the Telegraph Hill Dwellers (dated September 21, 2018)

Project Sponsor submittal, including:

- Historic and Existing Conditions Photographs
- Reduced Plans (including one alternate design for the roofline of the rooftop addition)
- Materials Board



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## Historic Preservation Commission Draft Motion

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**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 005 IN ASSESSOR'S BLOCK 0176, WITHIN A C-2 (COMMUNITY BUSINESS) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, on March 29, 2017, Elisa Skaggs of Page & Turnbull (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for work at the subject property located on lot 005 in Assessor's Block 0176.

The proposed project is to make interior and exterior alterations to the property, including alterations to the Montgomery Street façade and the construction of rear yard and rooftop additions. Specifically, the proposal includes:

- Modifications to the Montgomery Street facade, including the following:
  - Removal of the existing non-historic awnings, recessed non-historic aluminum entrance doors and enframent, and non-historic multilite aluminum display window at the first floor; and installation of a new recessed main entrance to the building with a multilite sidelight, as well as a glazed fixed multilite display window to the south of the new main entrance, all in the existing openings.

- Replacement of four non-historic aluminum one-over-one double-hung windows in historic openings at the second floor with new wood one-over-one double-hung windows with ogee lugs in the existing openings.
- Modifications to the roof of the subject property, including the following:
  - Demolition of the entire surface of the existing roof as well as the existing non-historic stair and elevator penthouses and fixed skylights.
  - Construction of a new flat roof on the building that is approximately 1' lower than the existing roof surface, and the construction of a 12'-tall, 1-story rooftop addition extending the full width of the lot, to be set back 32'-7" from the Montgomery Street facade. The rooftop addition will be clad with brick that has a finish that aligns with the historic brick found at the existing building. The addition will have multilite doors and windows at the east elevation facing toward Montgomery Street with a simple steel-plate awning, and a fixed aluminum single-lite window facing the rear of the lot. The flat-roofed addition will have skylights as well as an elevator penthouse toward the rear of the lot that extends an additional 5' above the new addition's roofline.
  - Installation of a new wood roof deck at the setback area between the front parapet and the new rooftop addition, with a painted steel railing and planters installed behind the existing rooftop parapet.
- Modifications to the rear of the property, including the removal of the existing rear elevation and the construction of a two-story horizontal addition extending to the rear lot line, to allow the building's footprint to occupy the full lot. The horizontal addition will have brick cladding aligning with the historic brick at the property and single-lite aluminum windows, and will contain a new circulation stair for the building.
- Interior alterations at all floors of the building, including the removal of the existing non-historic partial mezzanine level between the first and second floors. The interior alterations will retain the historic floorplates as well as the historic heavy-timber beams and columns.

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

WHEREAS, on March 6, 2019, the Commission conducted a duly noticed public hearing on the current project, Case No. 2017-003843COA ("Project") for its appropriateness.

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, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.



**MOVED**, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated February 11, 2018, and labeled Exhibit A on file in the docket for Case No. 2017-003843COA based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark district as described in the designation report dated July 31, 1972.

- The project would retain the existing commercial/office use of the building.
- The proposed project includes the replacement of all non-historic aluminum windows and doors at the Montgomery Street façade with new windows and doors that are more compatible with the historic façade as well as other windows and doors found throughout the Jackson Square Landmark District.
- Staff conducted multiple visits to review different placements and heights of story poles representing the proposed rooftop addition at the subject property. Based on these site visits, it was determined that the proposed rooftop alterations will not destroy any historic materials, features, or spatial relationships that characterize the property.
- Although the proposed rooftop addition is set back 32'-7" from the Montgomery Street façade of the building, site conditions will make this addition more than minimally visible. The addition's simple massing will avoid calling undue attention to this non-historic feature, and its proposed unpainted brick cladding will align with the historic cladding material of the subject building and other buildings found in the Jackson Square Landmark District, to avoid detracting from the historic character of the building.
- The proposed multilite doors and windows, as well as the painted steel-plate awning, at the street-facing east elevation of the addition will align with the other new doors and windows proposed for the Montgomery Street façade of the building, while also differentiating the addition from the historic building below through the larger window-opening size at the addition. The proposed skylights at the rooftop addition will not extend above the roof of the addition, allowing the addition to maintain the appearance of having a simple flat roof.
- The proposed new railings and planter are simple in design, and will be very minimally visible from a public right of way if at all visible.

- The proposed removal of the existing rear elevation and construction of a new rear addition to make the building fill the full lot will not remove any character-defining features of the building, and will not be visible from a public right-of-way.
- The proposed interior alterations will remove a non-historic mezzanine level from the building, and will retain the building's historic heavy-timber columns, which are a character-defining feature of the interior, as well as the majority of the historic wood-framed floorplates.
- The proposed project meets the requirements of Article 10, Appendix B, of the Planning Code.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

**Standard 1.**

*A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

**Standard 2.**

*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

**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 4.**

*Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

**Standard 5.**

*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

**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 shall 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 Certificate of Appropriateness 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 Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.*

*The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Jackson Square Landmark District 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 not have any impact on 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 strengthen neighborhood character by respecting the character-defining features of the landmark 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 have any impact on city's the 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 will not have any impact on industrial and service sector jobs.*

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

*Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will be executed in compliance with all applicable construction and safety measures.*

- G) That landmark and historic buildings will be preserved:

*The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the*

*Interior's Standards.*

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

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

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of 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 a Certificate of Appropriateness** for the property located at Lot 005 in Assessor's Block 0176 for proposed work in conformance with the renderings and architectural sketches dated February 11, 2019, and labeled Exhibit A on file in the docket for Case No. 2017-003843COA.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness 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).

**Duration of this Certificate of Appropriateness:** This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

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

I hereby certify that the Historical Preservation Commission APPROVES the foregoing Motion on March 6, 2019.

Jonas P. Ionin  
Commission Secretary

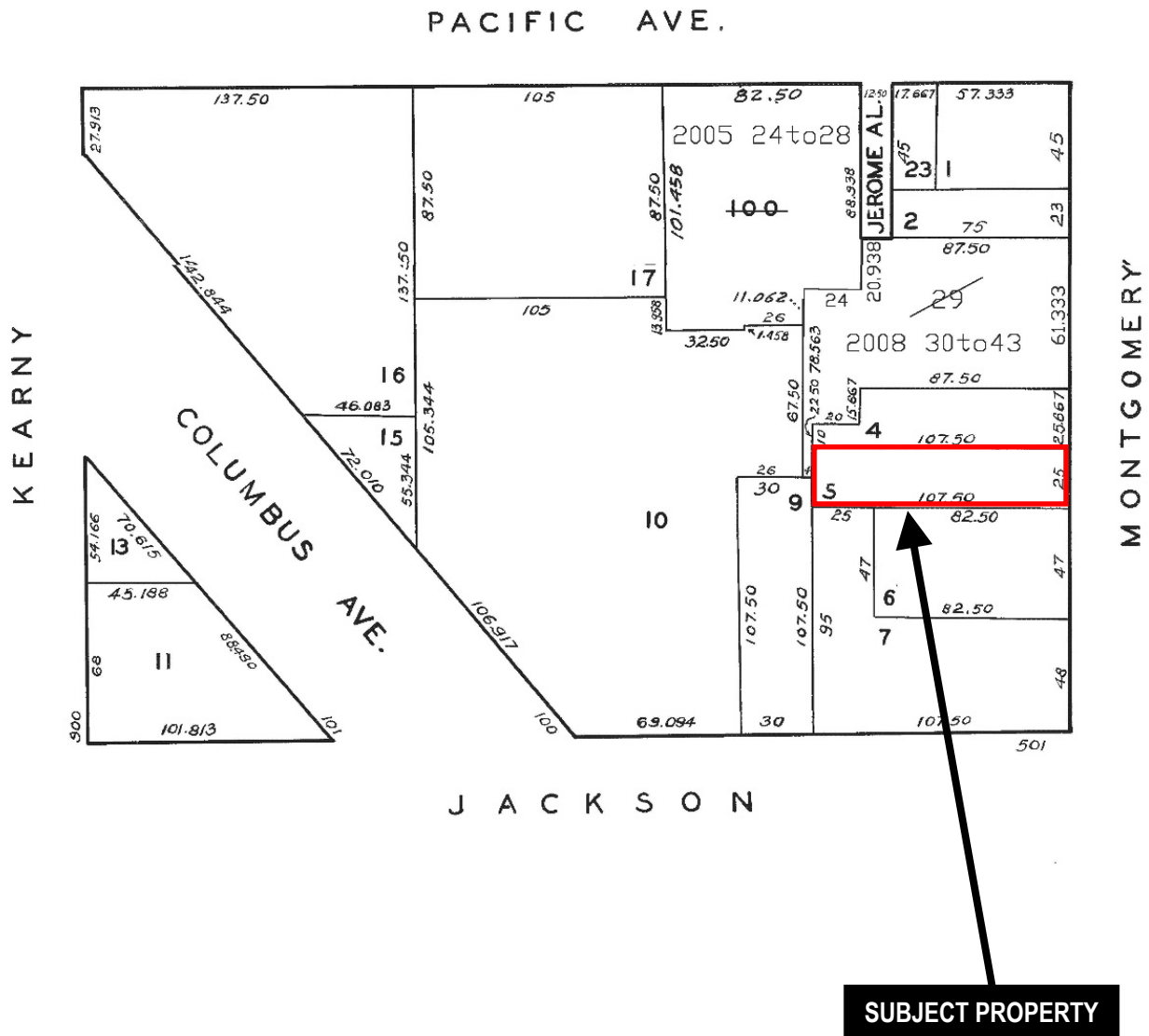
AYES: X

NAYS: X

ABSENT: X

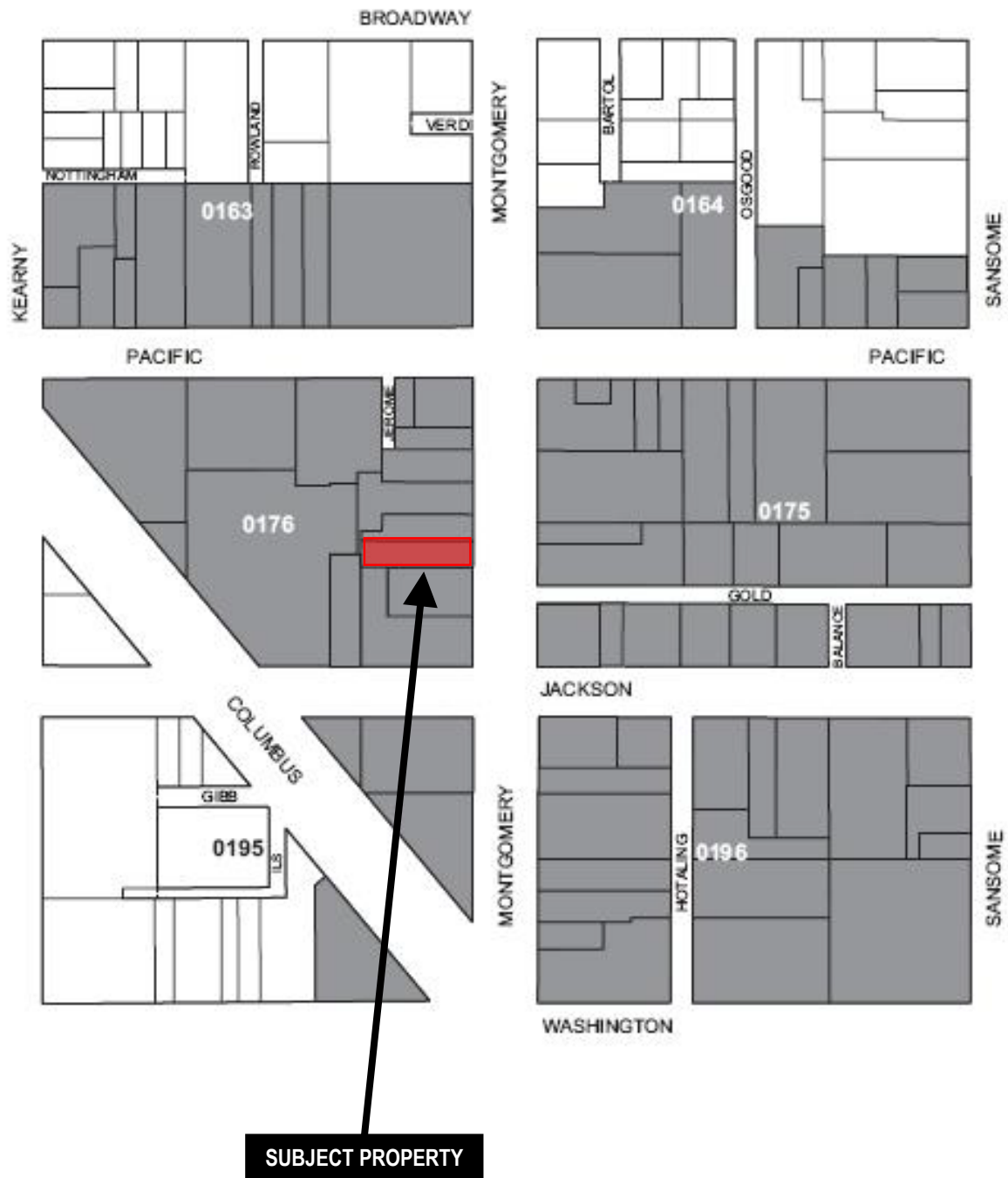
ADOPTED: March 6, 2019

# Parcel Map



Certificate of Appropriateness  
 Case Number 2017-003843COA  
 Jackson Square Landmark District  
 809 Montgomery Street

# Jackson Square Landmark District Map





September 21, 2018

Patrick O'Neil  
O'Neil Construction, Inc.  
19 Leona Dr.  
San Rafael, CA 94903  
*Via e-mail* <[oneillsusa5@aol.com](mailto:oneillsusa5@aol.com)>



Re: **809 Montgomery Street**  
Case No. 2017-003843COA  
Jackson Square Historic District

Dear Mr. O'Neil,

On behalf of the Planning & Zoning Committee of the Telegraph Hill Dwellers (THD), we thank you for the opportunity to review the proposed project to expand the historic building at 809 Montgomery by adding a third floor and roof deck for office use, expanding the rear to add a new stair to all floors, and rehabilitating the storefront entry doors.

First we would like to make clear our intent in providing the following comments. THD has worked to protect and enhance the historic character of the northeast quadrant of San Francisco since 1954. As the Jackson Square Historic District is the City's first historic district listed on the National Register Historic Places, it contains the most significant concentration of 19<sup>th</sup> century commercial buildings in San Francisco. We are concerned with the impacts of all proposed projects on the integrity and character of the Jackson Square Historic District. As such, we evaluate the potential impact of your project on the contributing status of 809 Montgomery Street and on the integrity of the Historic District as a whole.

THD offers the following comments:

### **Importance of Preserving and Retaining the Heavy Timber Construction**

As you are aware, one of the most significant features of early 19<sup>th</sup> century construction is the heavy timber construction. Please provide us with an update on how you plan to treat them as a part of your project, including the currently on-going voluntary steel frame and foundation upgrades under permits issued by the Building Inspection Department.

### **Third Floor Addition and Roof Deck**

The installation of story poles illustrates the visibility of the proposed addition at 809 Montgomery. Although the photos provided to the Committee at the meeting indicate

that the addition would not be visible from the public right-of-way, a later visit to the site indicates that the addition would, in fact, be highly visible from Montgomery Street as viewed over the adjacent building to the north.

Although THD would prefer that no volumetric expansions be made to this historic building, we strongly recommend that the proposed third floor addition be modified so it will be minimally visible from the street. This could be achieved by lowering the ceiling height of the proposed third floor addition to be consistent with the existing height of this building's second floor.

As you are aware, the neighbors at 845 Montgomery are concerned that the proposed "wall" of the additional third floor would impair the light and air from their residential units. We urge you to continue your dialog with these neighbors and to work with them to address their concerns. Our recommendation to reduce the height of the proposed new third floor would also help to alleviate these impacts.

As presented to the Committee, the "exterior perspective at the third level addition" showed plant material surrounding the deck and against parapet of the building. We recommend that there be no rooftop foliage visible from the street as such would be inconsistent with the commercial character of the Historic District.

### **Main Level Art Gallery and View from Sidewalk**

The Committee members pointed out the importance of how the ground floor appears from the pedestrian's viewpoint. We first commend the project team on the treatment proposed for reducing the visibility of the existing stairway down to the basement. However, as shown in the renderings, the main level gallery appears to be highly reflective in terms of amount of illumination and white-painted brick walls. Regarding the ceiling on the main level gallery, Committee members agreed that exposing the existing interior floor joists, leaving the wood unpainted, would be much more compatible with the character of the Historic District. We also suggest that consideration be given to minimizing the impact of the bright white paint on the existing brick walls.

### **Request for Additional Information**

We request an electronic set of the most recent plans to be submitted to the Planning Department. In addition, please provide us with the Historic Resource Evaluation for this project and any other reports you may have evaluating the impacts of the proposed project on this historic building or the cumulative impacts of the project on the Jackson Square Historic District.

Patrick O'Neil  
September 21, 2018  
Page 3

On behalf of THD's Planning & Zoning Committee, we look forward to working with you to maintain the historic character of Jackson Square and the contributing status of 809 Montgomery Street.

Sincerely,



Stan Hayes  
Chair, Planning & Zoning Committee  
Telegraph Hill Dwellers

cc: Rebecca Salgado, Preservation Planner [rebecca.salgado@sfgov.org](mailto:rebecca.salgado@sfgov.org)  
Tim Frye, Historic Preservation Officer [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)  
Commission Secretary [Commissions.Secretary@sfgov.org](mailto:Commissions.Secretary@sfgov.org)  
Supervisor Aaron Peskin, District 3 [aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)  
THD Planning & Zoning Committee

809 MONTGOMERY STREET  
SAN FRANCISCO, CALIFORNIA

CERTIFICATE OF APPROPRIATENESS: ALTERATIONS TO 809 MONTGOMERY STREET

PREPARED FOR THE SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Olson Kundig

**PAGE & TURNBULL**

imagining change in historic environments through design, research, and technology

MARCH 28, 2017

(REVISED FEBRUARY 11, 2019)

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OVERVIEW & SUMMARY

IMAGES & VICINITY PLAN

PROJECT DESCRIPTION & DRAWINGS

MATERIALS BOARD

APPENDIX

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809 MONTGOMERY STREET OVERVIEW AND PROJECT SUMMARY

BUILDING HISTORY

809 Montgomery Street was constructed in 1906 and, according to early Sanborn maps, the building originally housed a liquor store. The building is two stories in height and its front facade is 25 feet wide. The building is of masonry constructed and its industrial/commercial loft design contributes to the Jackson Square Historic District. In the 1950s the building housed the Nan King Noodle Factory.

The facade of the building has a straightforward organization with two large, symmetrical openings at the ground level. The second level has two pairs of double hung windows. Each window pair is aligned with the large first floor openings. Though the Montgomery Street facade openings are original, the windows, the ground level storefronts and entry door have been replaced over time.



HISTORIC STATUS

The building is notable for its decorative brickwork, in between the first and second floors as well as below the parapet. Signage has historically been located within the decorative brick between the first and second floors. 809 Montgomery is located within the Jackson Square Historic District. Its industrial/commercial loft style and scale are a common feature of the District. The building’s character-defining features include:

- Red brick;
- Decorative brick pattern and corbeling;
- Exposed anchor plates;
- Stepped parapet;
- Fenestration pattern;
- Continuity of the facade at the property line.

Except for the windows, storefront, and entry door; the exterior of the building is largely unaltered. The building retains its integrity as a historic resource that contributes to the Jackson Square Historic District.



PROJECT SUMMARY

The proposed project consists of the rehabilitation of 809 Montgomery Street. The existing non-historic storefront and entry door on the Montgomery Street facade will be removed and replaced with a new storefront and entry door that are compatible with the historic character of the building.

The ground level will consist of public gallery space. The second floor will have office and conference spaces. The basement will consist of support spaces. An addition and roof deck will be constructed on the roof. The addition will provide additional office space and will be set back so that it is not readily visible from the public right of way. The roof deck will have minimal planting at the perimeter of the deck. The planting will be low in height so that it also is not visible from the street.

A stair will also be constructed at the back of the building to provide access and egress from second floor and roof addition.

No character-defining features will be removed as part of this project.





HISTORIC IMAGES



Historic view looking west towards 809 Montgomery Street [Nan King Noodle Factory]. (Assessor's Negative, 1958)



Historic view of 809 Montgomery Street [Nan King Noodle Factory] (AAC negative, 1964)



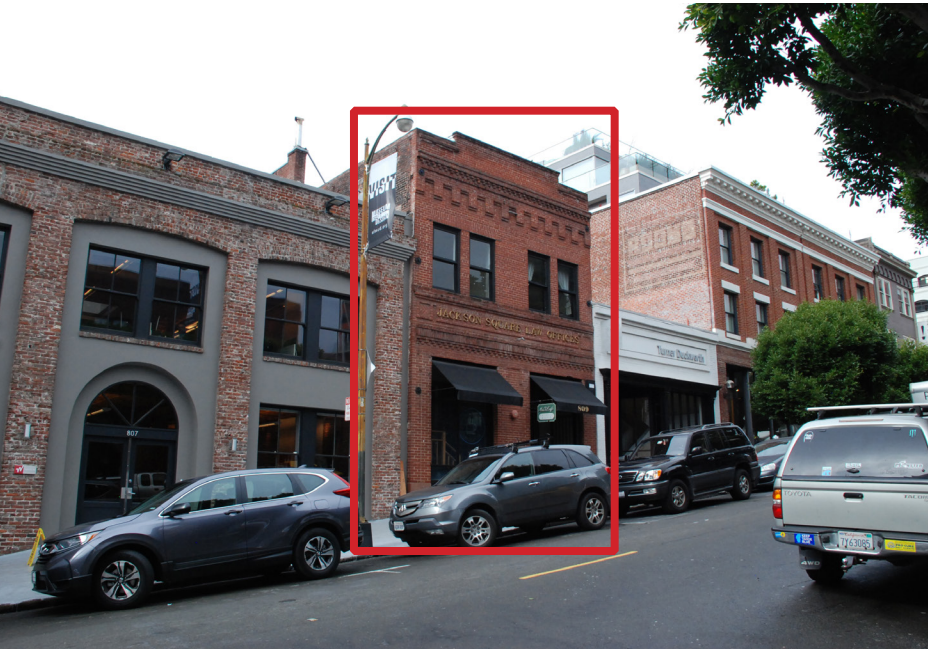
Historic map, 1938. 809 Montgomery Street shown in Red Rectangle (Google Earth) S. F. Public Library, Rumsey Maps



View looking west, towards Pacific Printing Ink, Co. and Nan King Noodle Factory. (Assessor's Negative, 1958) Building Shown in Red Outline



CONTEXT PHOTOS



Existing view of along Montgomery Street, looking northwest. 809 Montgomery Street shown in red rectangle.



Existing view along Montgomery Street, looking southwest. 809 Montgomery Street shown in red rectangle.



View of 809 Montgomery Street, looking southwest. 809 Montgomery Street shown in red rectangle.

IMAGES & VICINITY PLAN



VICINITY MAP



Aerial Vicinity Map, Google Maps (March 17, 2017)



EXISTING CONDITION IMAGES



Existing condition, Montgomery Street facade



View of existing storefront opening and decorative brickwork above.



View of parapet and decorative brickwork above.



Existing plaque at the bottom of one of the piers of 809 Montgomery.



PROJECT DESCRIPTION



PROPOSED ALTERATIONS

The proposed project consists of the rehabilitation of 809 Montgomery Street for use as gallery and office space. A public gallery will occupy the first floor and the second floor will be used as an office space. The existing non-historic storefront and entry on the Montgomery Street facade will be removed and replaced with a new storefront and entry door that are compatible with the historic character of the building. The new entry door will be recessed to avoid a door swing that crosses the property line. Both the entry and storefront will be divided lite systems, in keeping with historic storefronts found in the Jackson Square Historic District. A painted metal gate will be installed at the entry facade to address security concerns, the gate’s simple design will consist of thin metal fins gapped to maintain visibility into the gallery beyond.

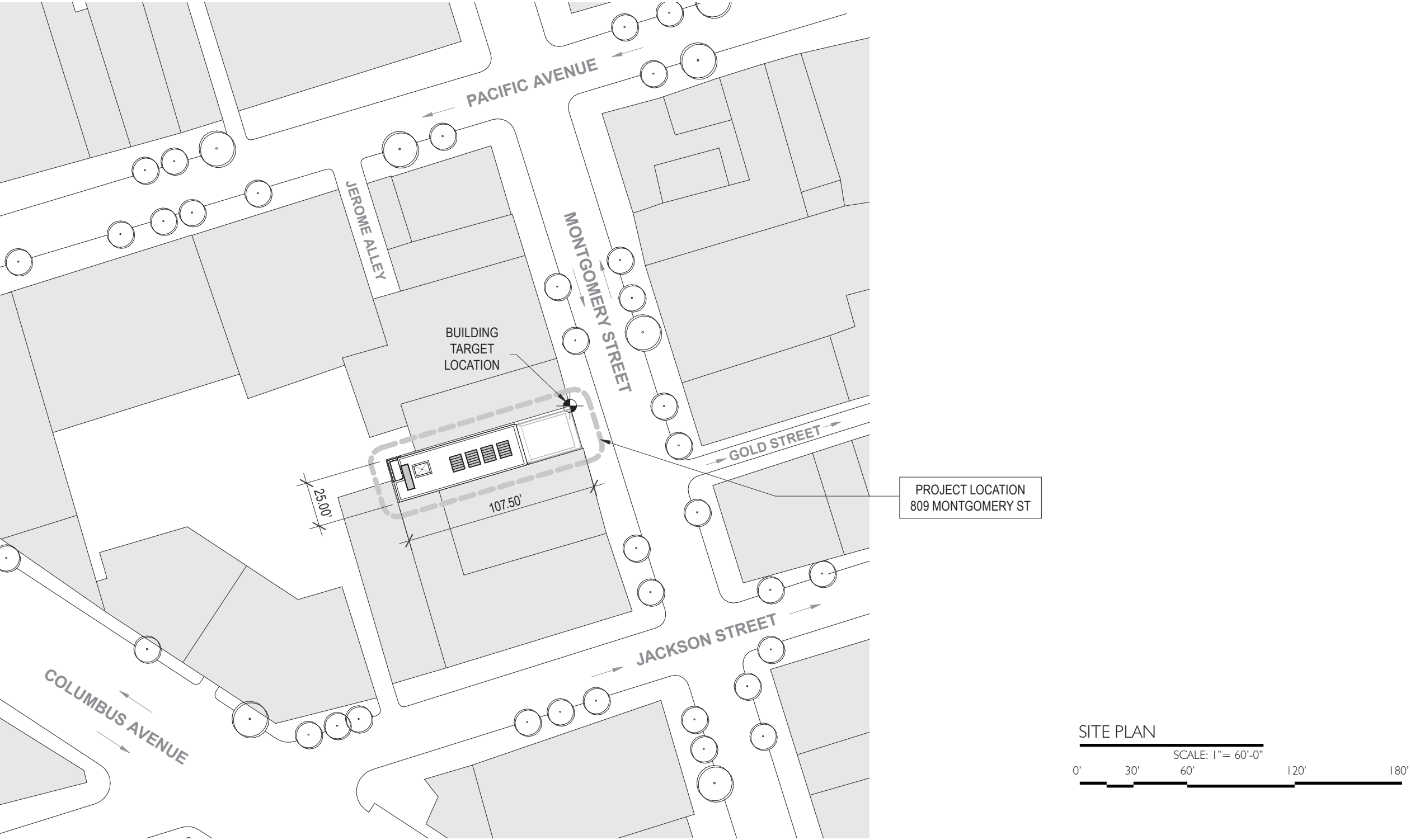
At the second floor, the existing non-historic windows will be replaced. The proposed painted wood double-hung windows will have the same configuration and trim detailing and introduce ogee lugs - consistent with typical historic double-hung windows of the time.

An addition and terrace will be constructed on the roof. The addition will have a meeting/office space, washrooms, storage, one set of stairs, an elevator, and a small break room. The addition will be set back 32'-7" to minimize its visibility from the right of way and clad in brick selected to be consistent with unpainted brick found in the Jackson Square Historic District. The roof terrace will have minimal planting along the perimeter of the deck. The planting will be kept low enough to not be visible from the street.

No character-defining features will be removed as part of this project.

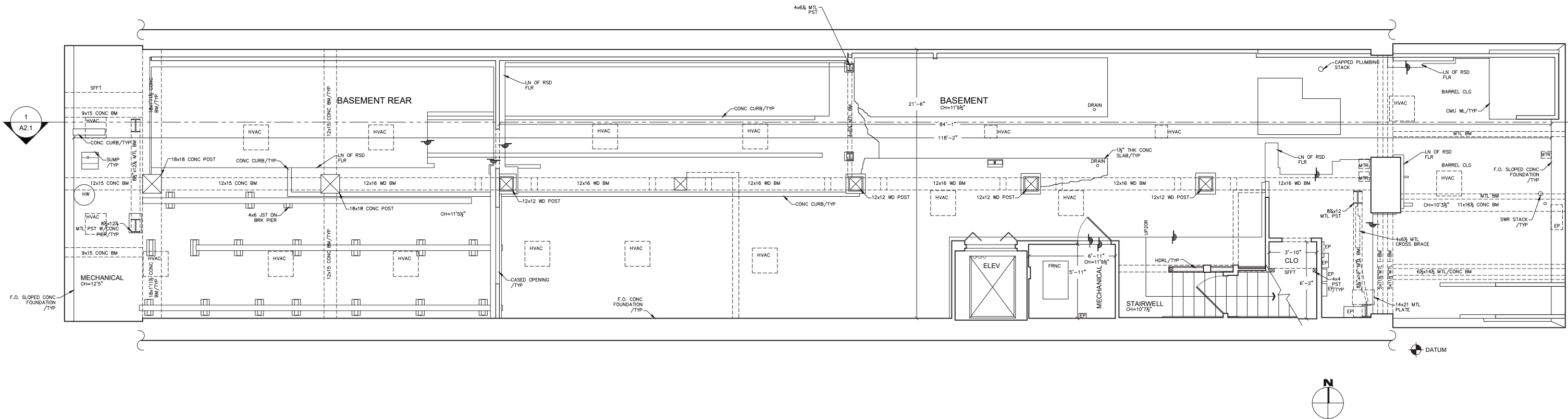


SITE PLAN



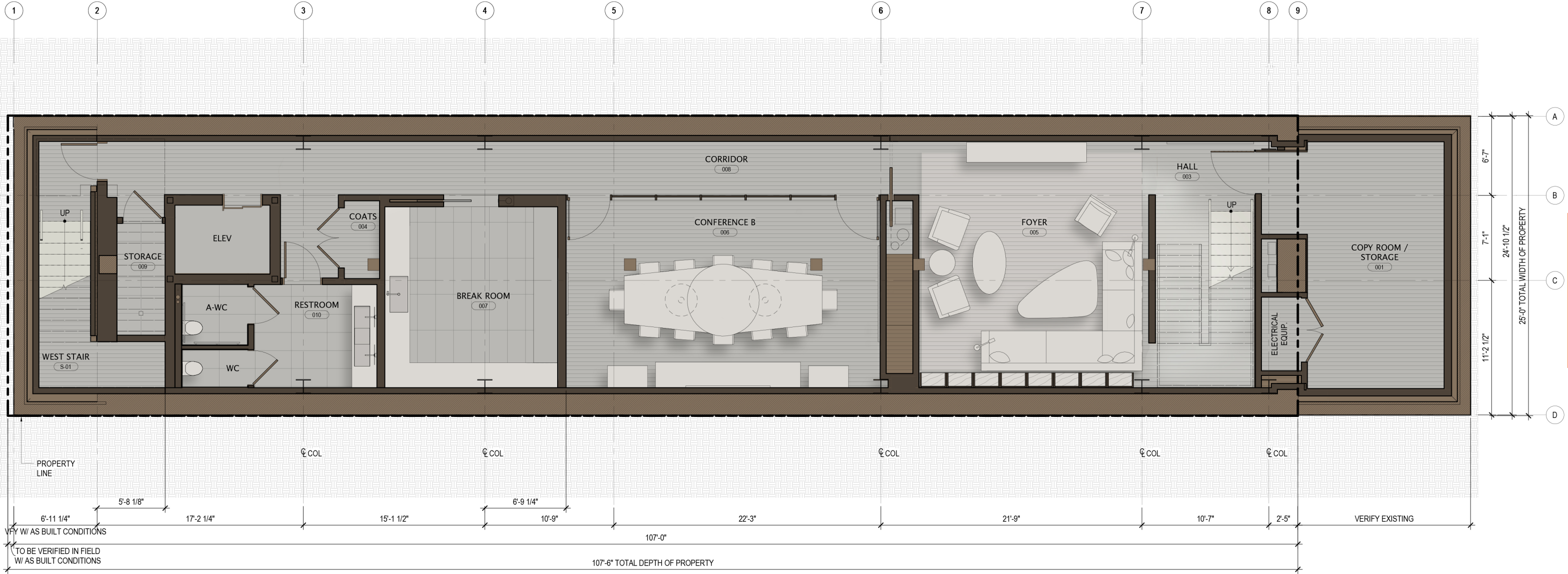
PROJECT DESCRIPTION &  
DRAWINGS

EXISTING BASEMENT PLAN



**1** EXISTING BASEMENT LEVEL FLOOR PLAN  
2,592 SQFT INTERIOR SCALE: 1/8" = 1'-0"

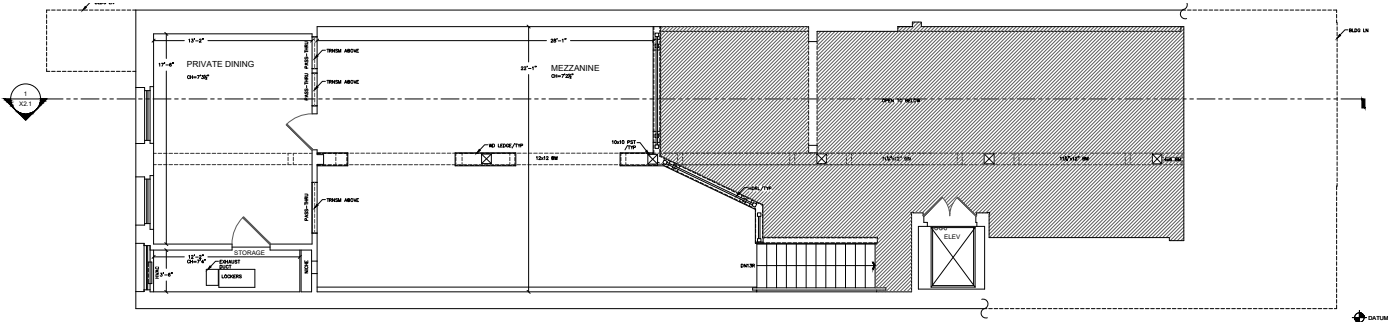
PROPOSED BASEMENT LEVEL PLAN



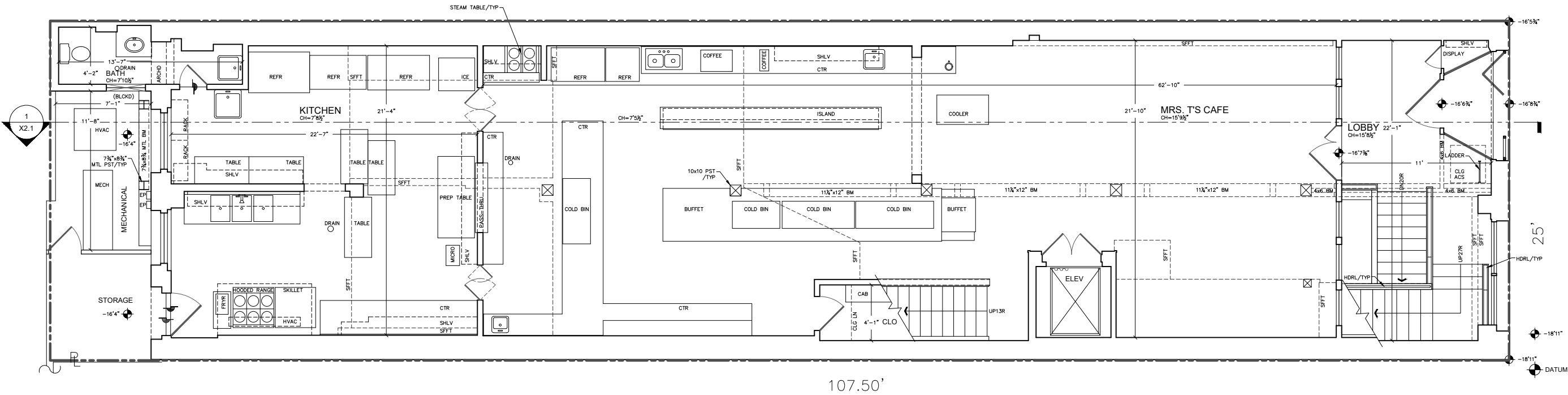
00 LOWER LEVEL PLAN (BASEMENT)  
SCALE: 1/8" = 1'-0"



EXISTING FIRST FLOOR PLAN AND MEZZANINE PLAN



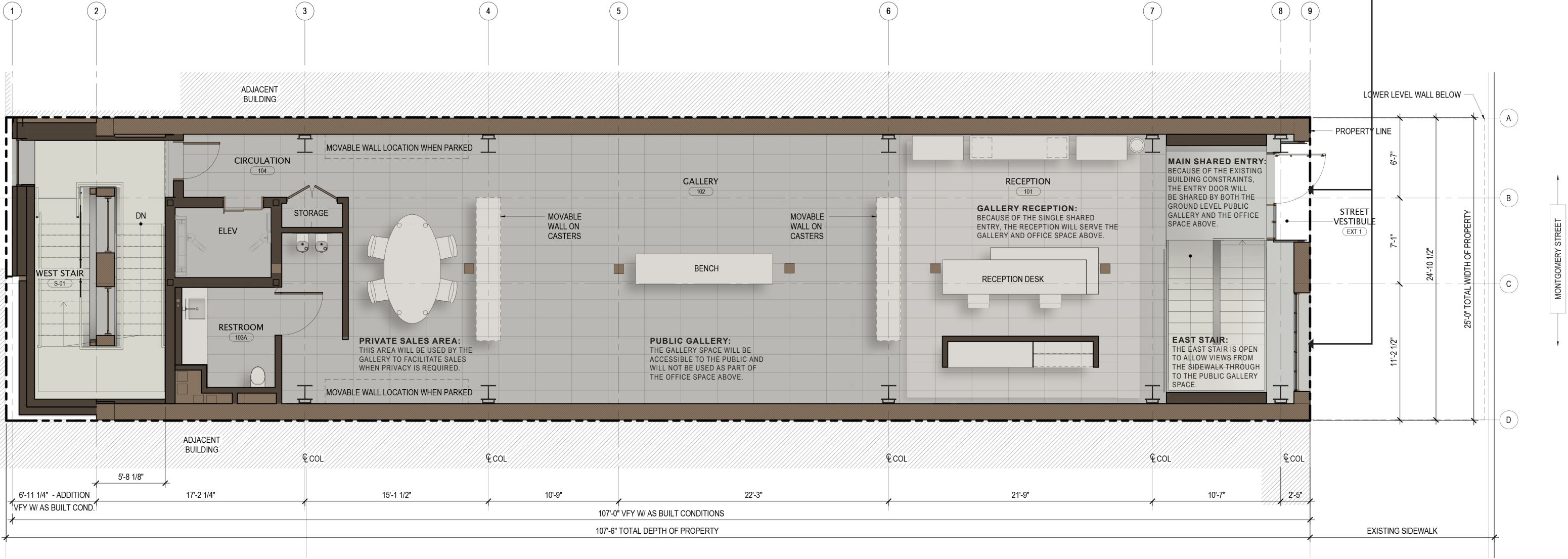
2 EXISTING MEZZANINE LEVEL FLOOR PLAN  
1,235 SQFT INTERIOR SCALE: 1/16" = 1'-0" NOTE: MEZZANINE LEVEL TO BE DEMOLISHED.



1 EXISTING FIRST FLOOR PLAN  
2,495 SQFT INTERIOR  
181 SQFT EXTERIOR SCALE: 1/8" = 1'-0"

PROPOSED FIRST FLOOR PLAN

EXTERIOR PROJECT ALTERATIONS AT THE FIRST FLOOR ARE LIMITED TO THE REMOVAL OF THE EXISTING STOREFRONT AND ENTRY DOORS. THE REPLACEMENT STOREFRONT AND ENTRY DOOR WILL BE INSTALLED WITHIN THE EXISTING OPENING. THE CHARACTER-DEFINING BRICK WILL NOT BE ALTERED.

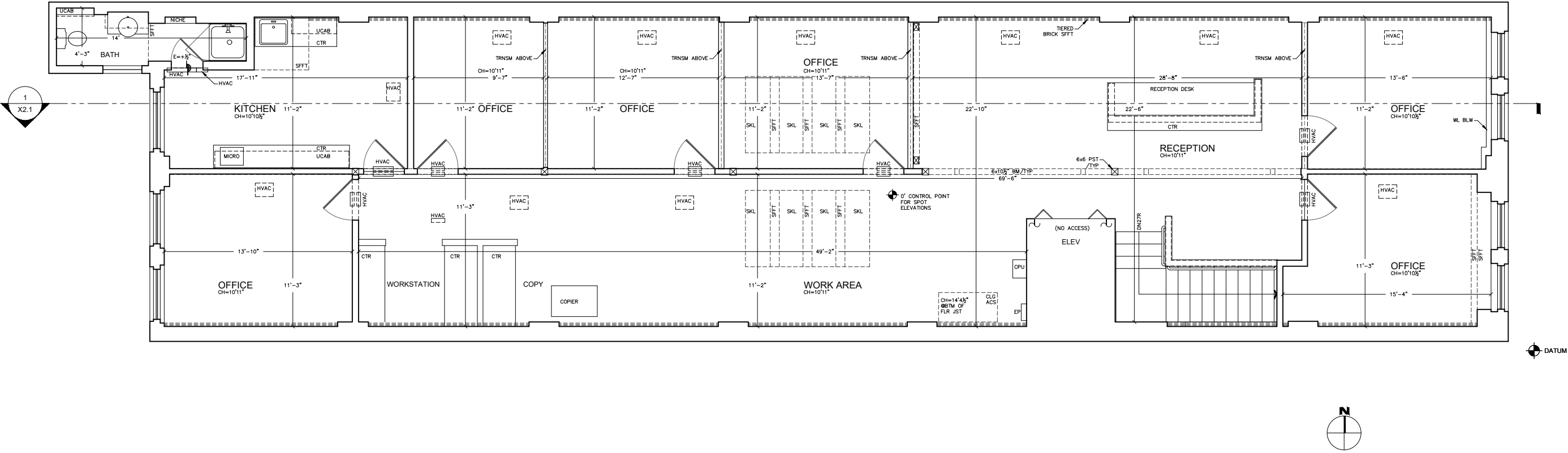


01 MAIN LEVEL PLAN

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



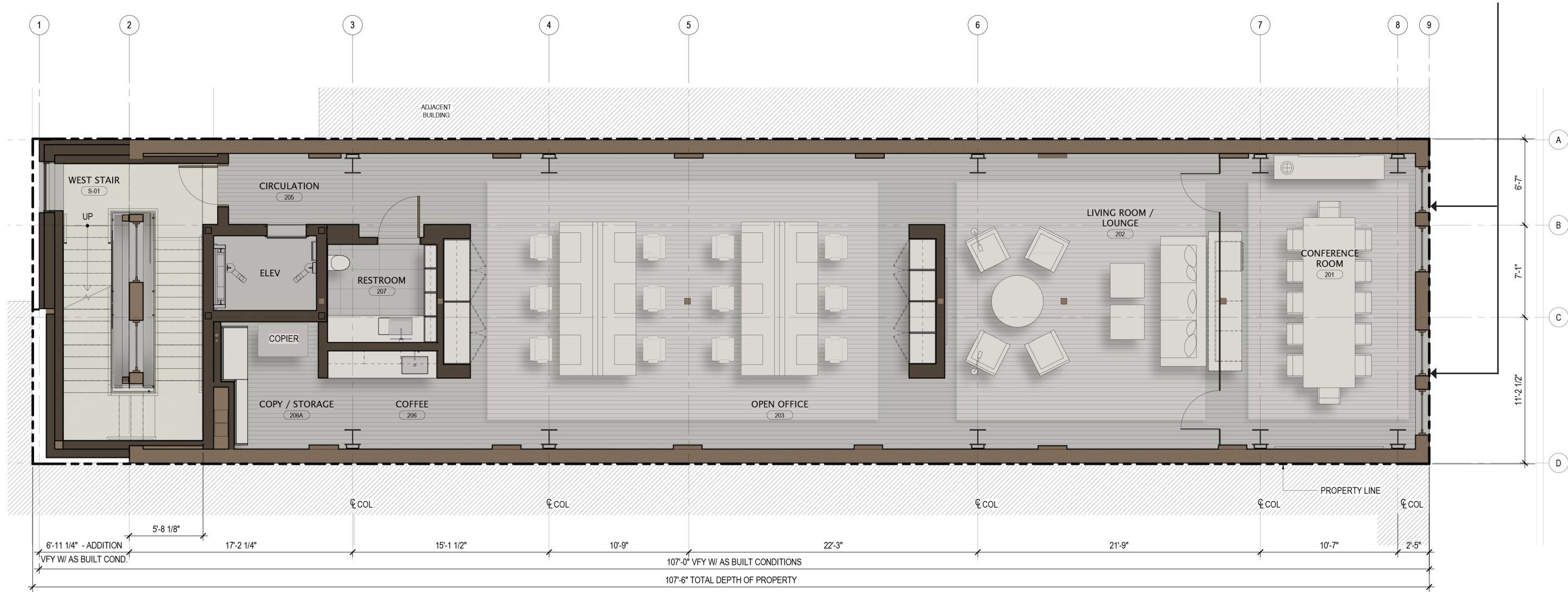
EXISTING SECOND FLOOR PLAN:



**1** EXISTING SECOND FLOOR PLAN  
2,541 SQFT INTERIOR SCALE: 1/8"=1'-0"

PROPOSED SECOND LEVEL FLOOR PLAN

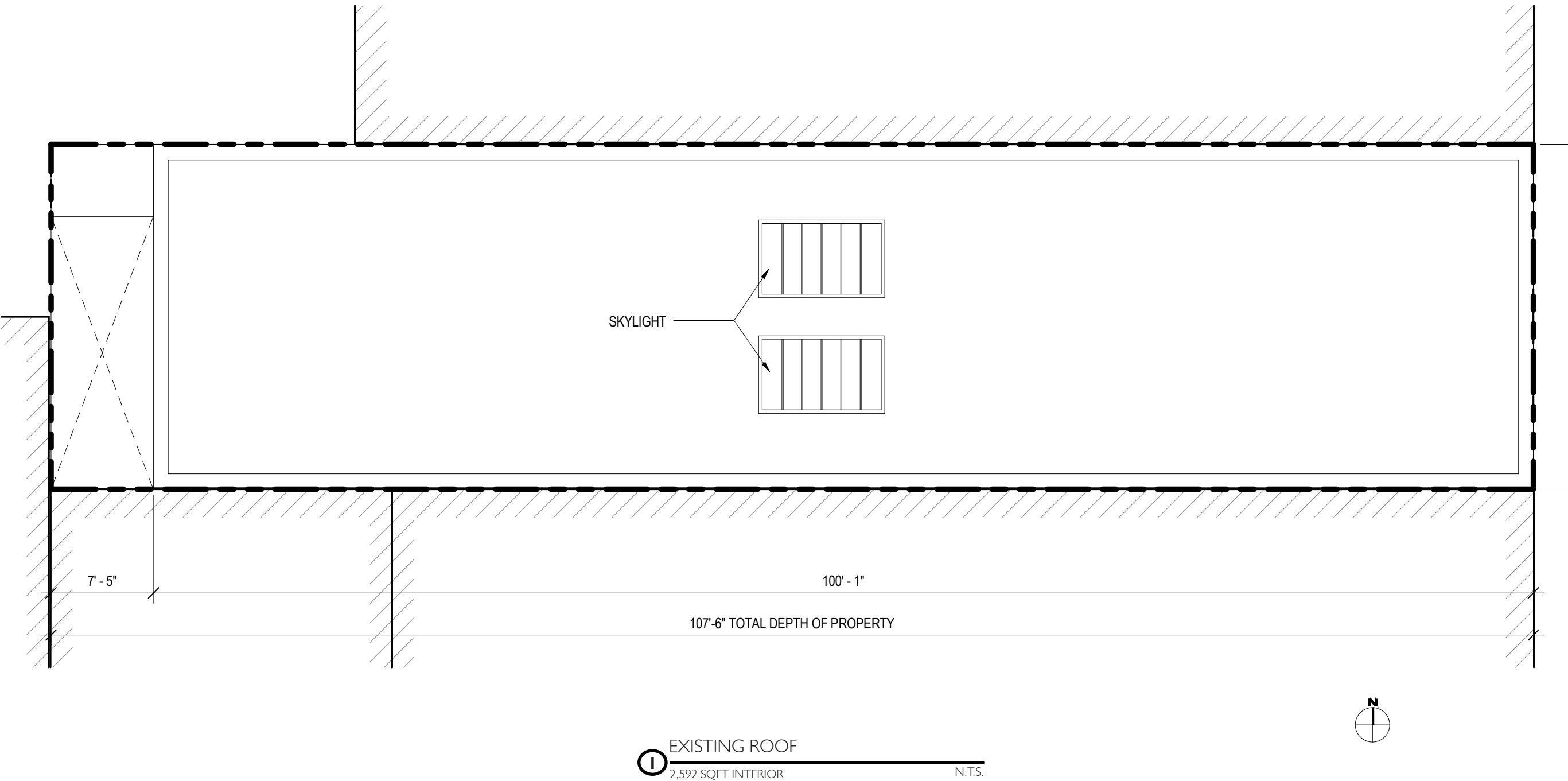
EXTERIOR PROJECT ALTERATIONS AT THE SECOND FLOOR ARE LIMITED TO THE REMOVAL OF THE EXISTING NON-HISTORIC WINDOWS. THE WINDOWS WILL BE REPLACED WITH NEW WINDOWS THAT HAVE A SIMILAR CONFIGURATION AND INCLUDE OGEE LUGS. THE NEW WINDOWS WILL BE INSTALLED WITHIN THE EXISTING OPENING. THE CHARACTER-DEFINING BRICK WILL NOT BE ALTERED.



02 UPPER LEVEL PLAN  
SCALE: 1/8" = 1'-0"

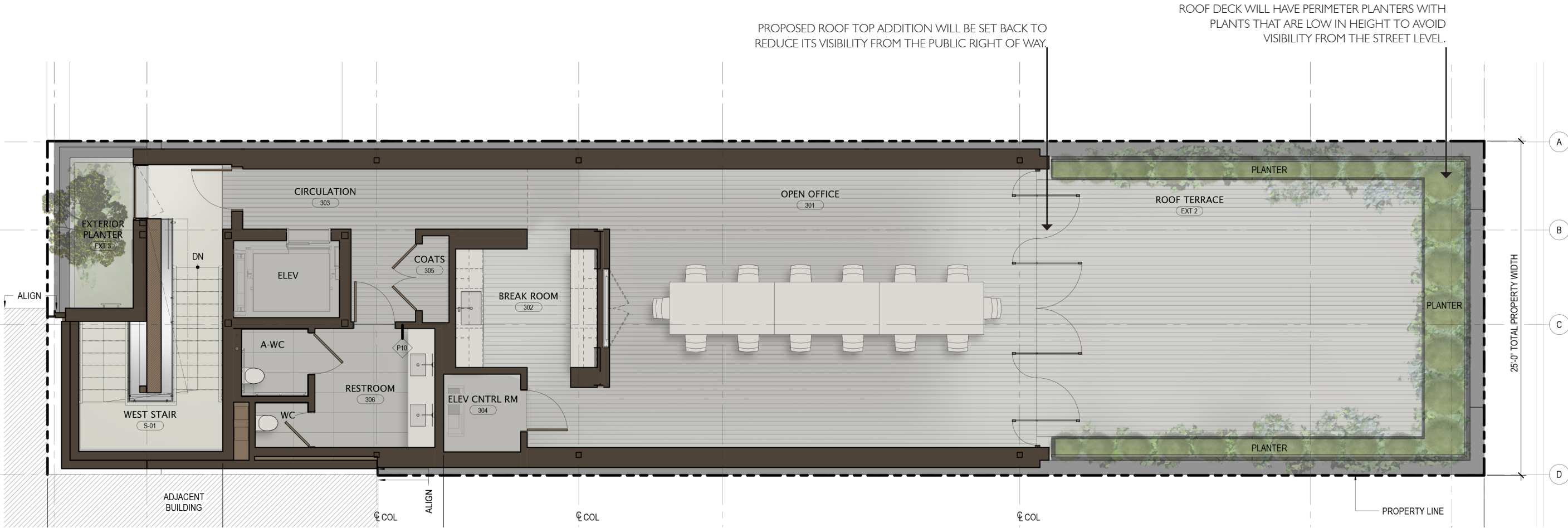
PROJECT DESCRIPTION &  
DRAWINGS

EXISTING ROOF PLAN





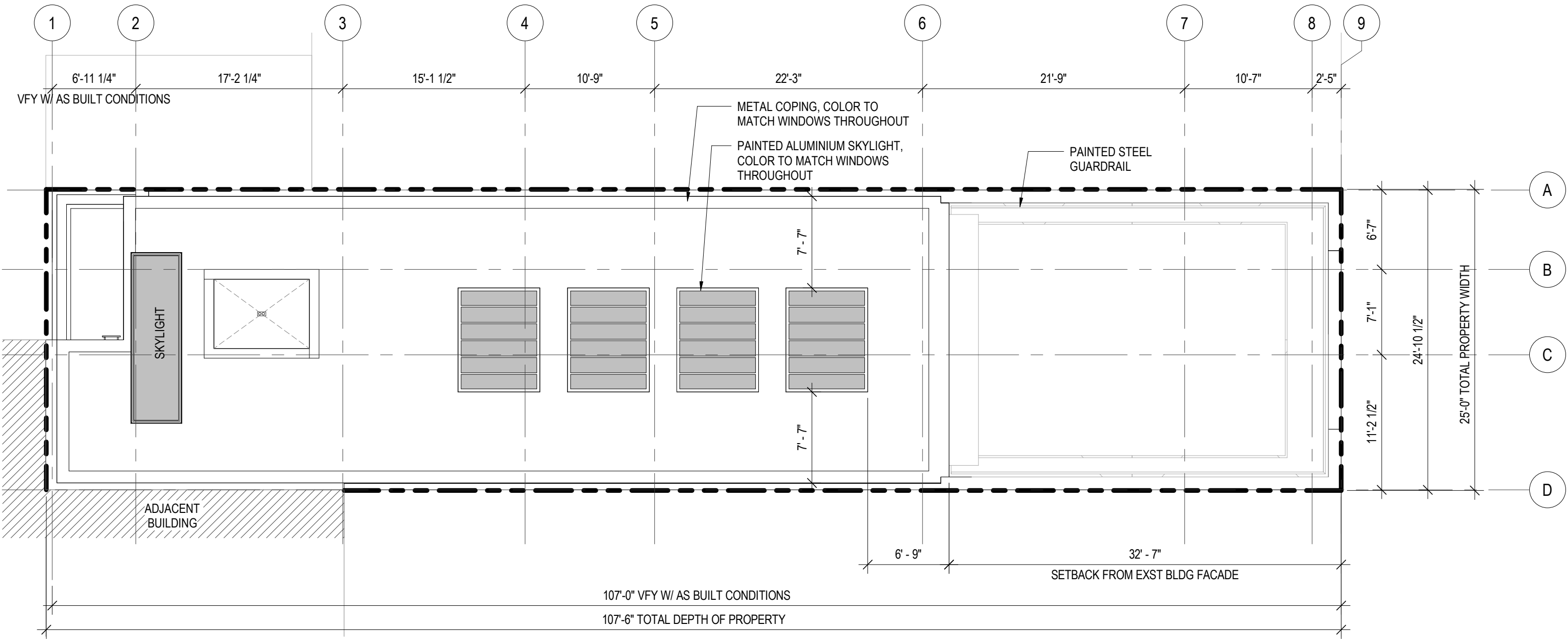
PROPOSED THIRD FLOOR PLAN



THIRD LEVEL PLAN  
SCALE: 1/8" = 1'-0"

PROJECT DESCRIPTION &  
DRAWINGS

PROPOSED ROOF PLAN



UPPER ROOF PLAN

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





EAST ELEVATION



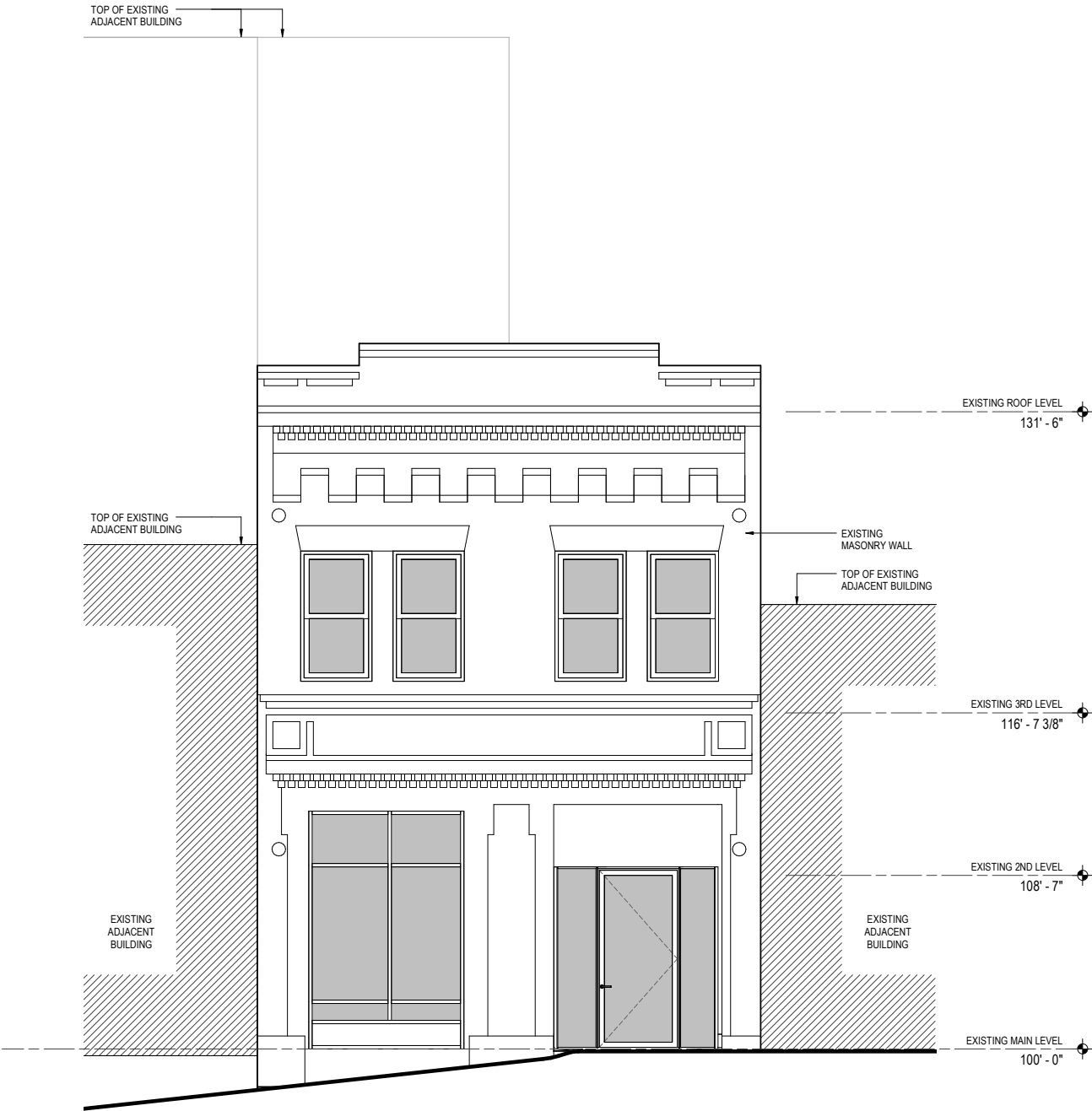
① EXISTING EAST FACADE  
N.T.S



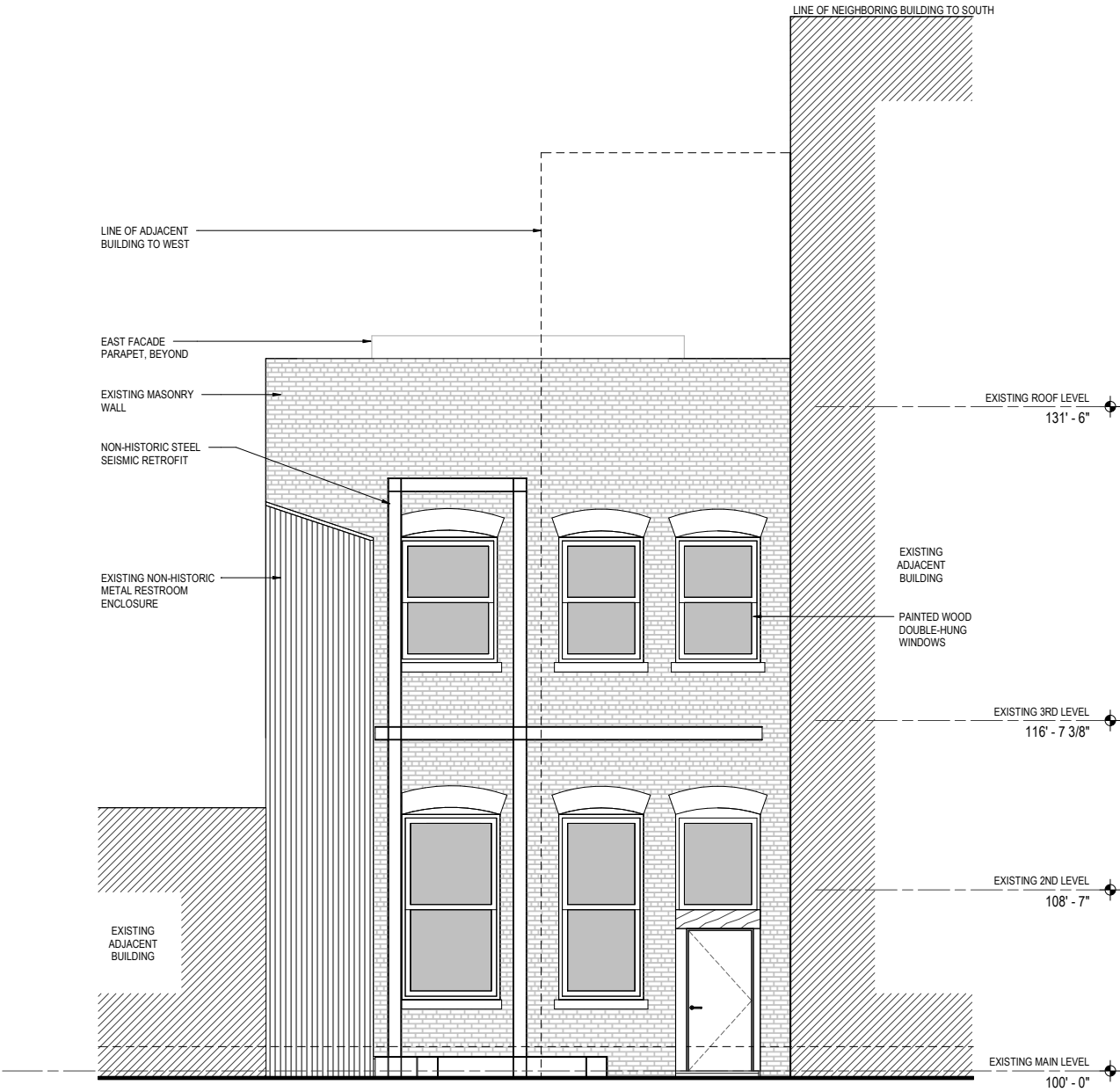
② PHOTOSHOP RENDERING OF PROPOSED EAST FACADE  
N.T.S



EXISTING ELEVATIONS

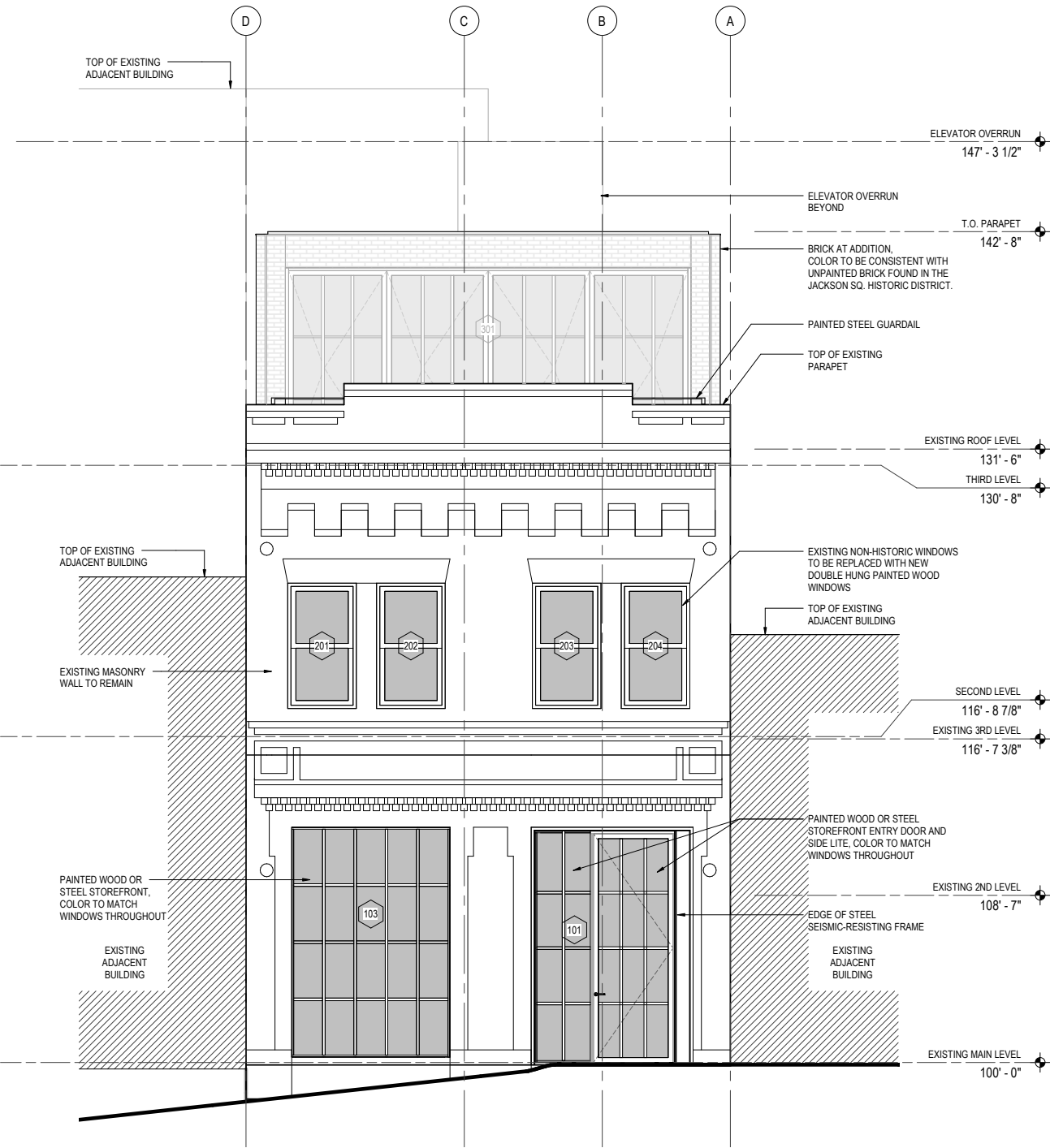


EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"

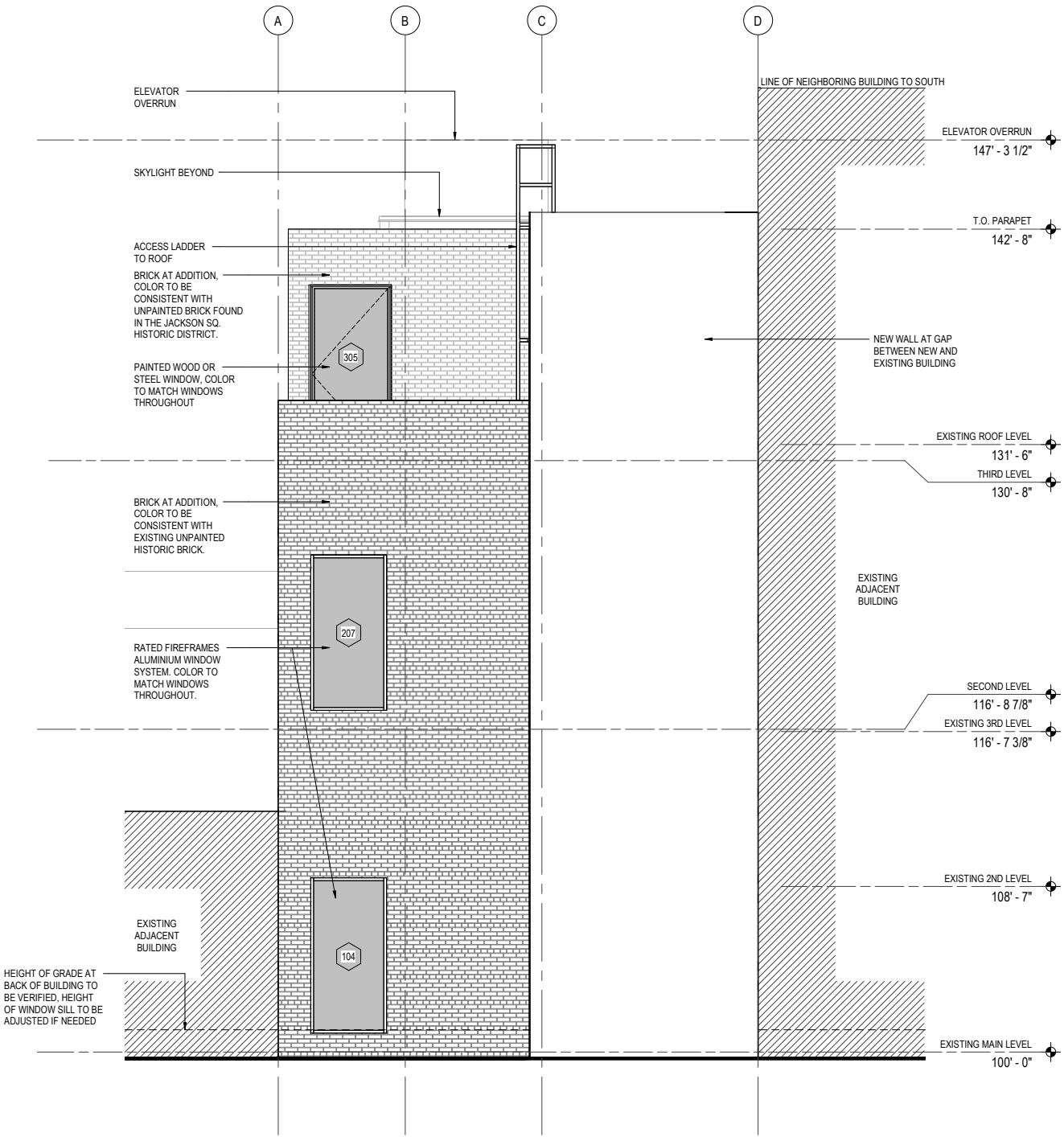


EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"

PROPOSED ELEVATIONS



PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"

PROJECT DESCRIPTION &  
DRAWINGS

Architectural elevation drawing showing a building facade with various annotations and level markers. The drawing includes a grid system with vertical lines numbered 1 through 9 and horizontal lines indicating levels.

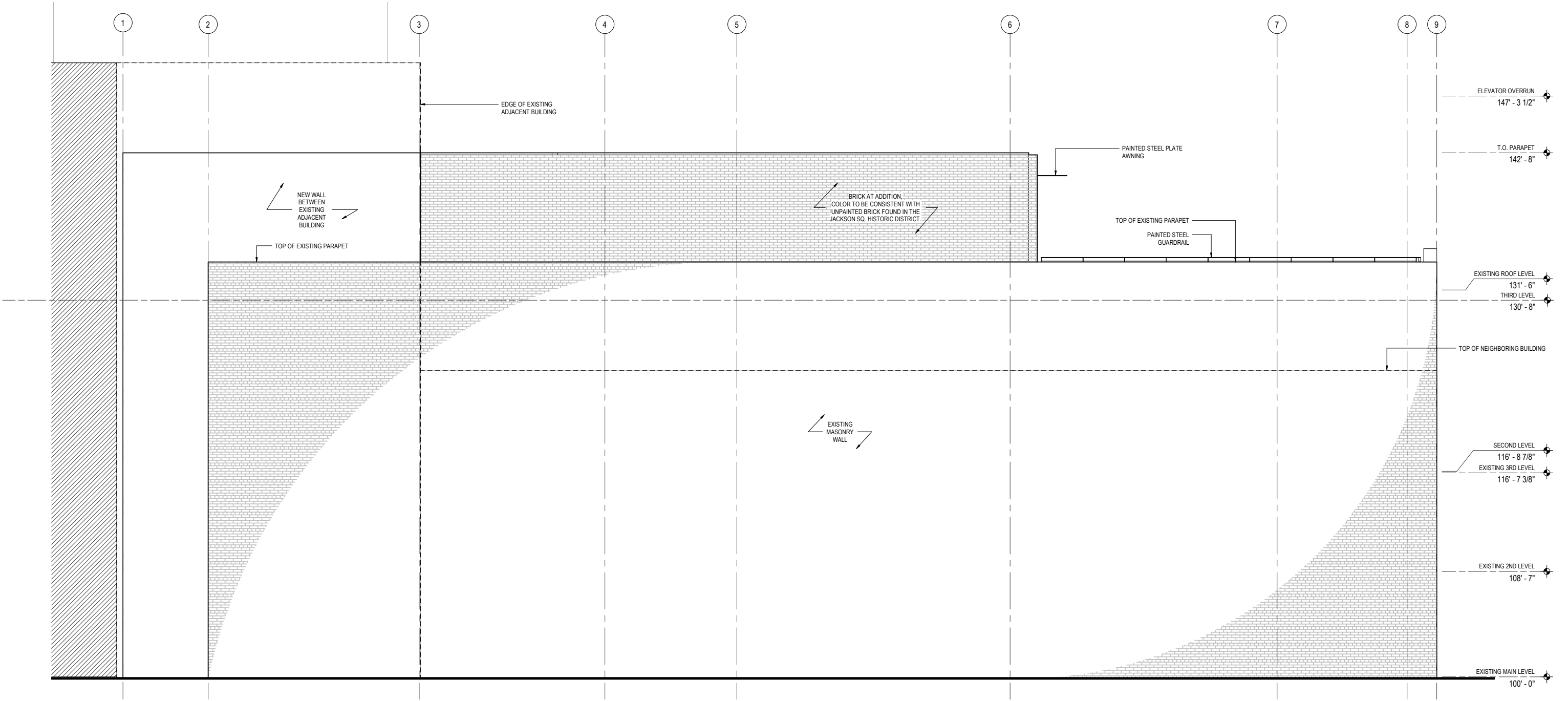
**Annotations and Callouts:**

- PAINTED STEEL PLATE AWNING
- TOP OF EXISTING PARAPET
- PAINTED STEEL GUARDRAIL
- BRICK AT ADDITION, COLOR TO BE CONSISTENT WITH UNPAINTED BRICK FOUND IN THE JACKSON SQ. HISTORIC DISTRICT.
- NEW FRC PANEL WALL AT ELEVATOR OVERRUN
- ELEVATOR OVERRUN 147' - 3 1/2"
- NEW ROOF ACCESS LADDER
- T.O. PARAPET 142' - 8"
- BRICK AT ADDITION, COLOR TO BE CONSISTENT WITH UNPAINTED BRICK FOUND IN THE JACKSON SQ. HISTORIC DISTRICT
- TOP OF EXISTING PARAPET
- EXISTING ROOF LEVEL 131' - 6"
- THIRD LEVEL 130' - 8"
- EXTENT OF NEW MASONRY WALL
- NEW MASONRY WALL
- EXISTING MASONRY WALL
- LINE OF NEIGHBORING BUILDING TO NORTH
- SECOND LEVEL 116' - 8 7/8"
- EXISTING 3RD LEVEL 116' - 7 3/8"
- TOP OF EXISTING ADJACENT BUILDING
- EXISTING 2ND LEVEL 108' - 7"
- NEW WALL AT GAP BETWEEN EXISTING ADJACENT BUILDING
- EXISTING MAIN LEVEL 100' - 0"

The drawing shows a cross-section of a building with a brick facade. A new brick addition is shown on the right side, extending from the existing structure. The existing structure has a parapet and a roof level. A new roof access ladder is shown on the right. The drawing also shows the line of a neighboring building to the north and the existing main level.

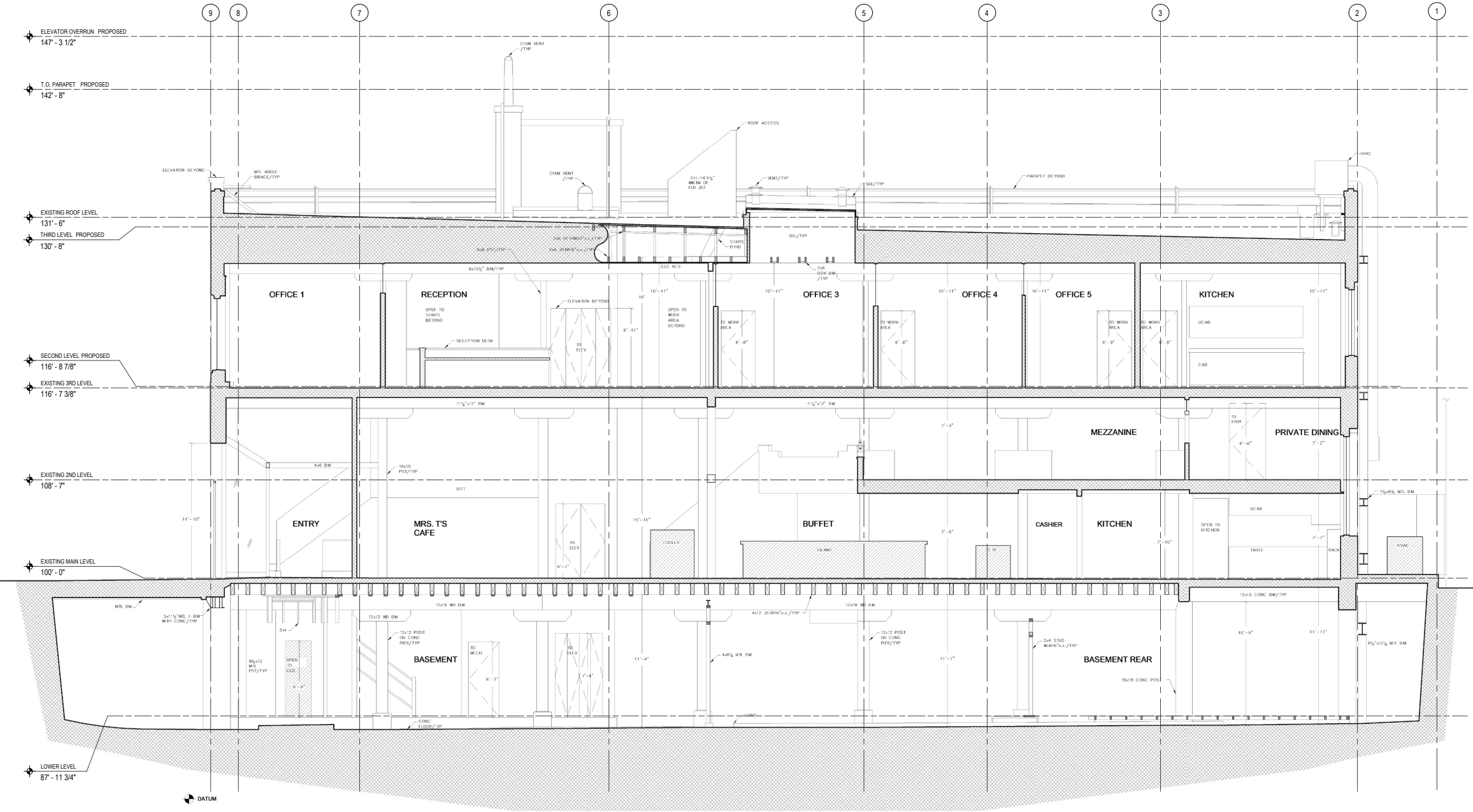
SCALE: 1/8" = 1'-0"

PROPOSED ELEVATIONS



PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

EXISTING BUILDING SECTION



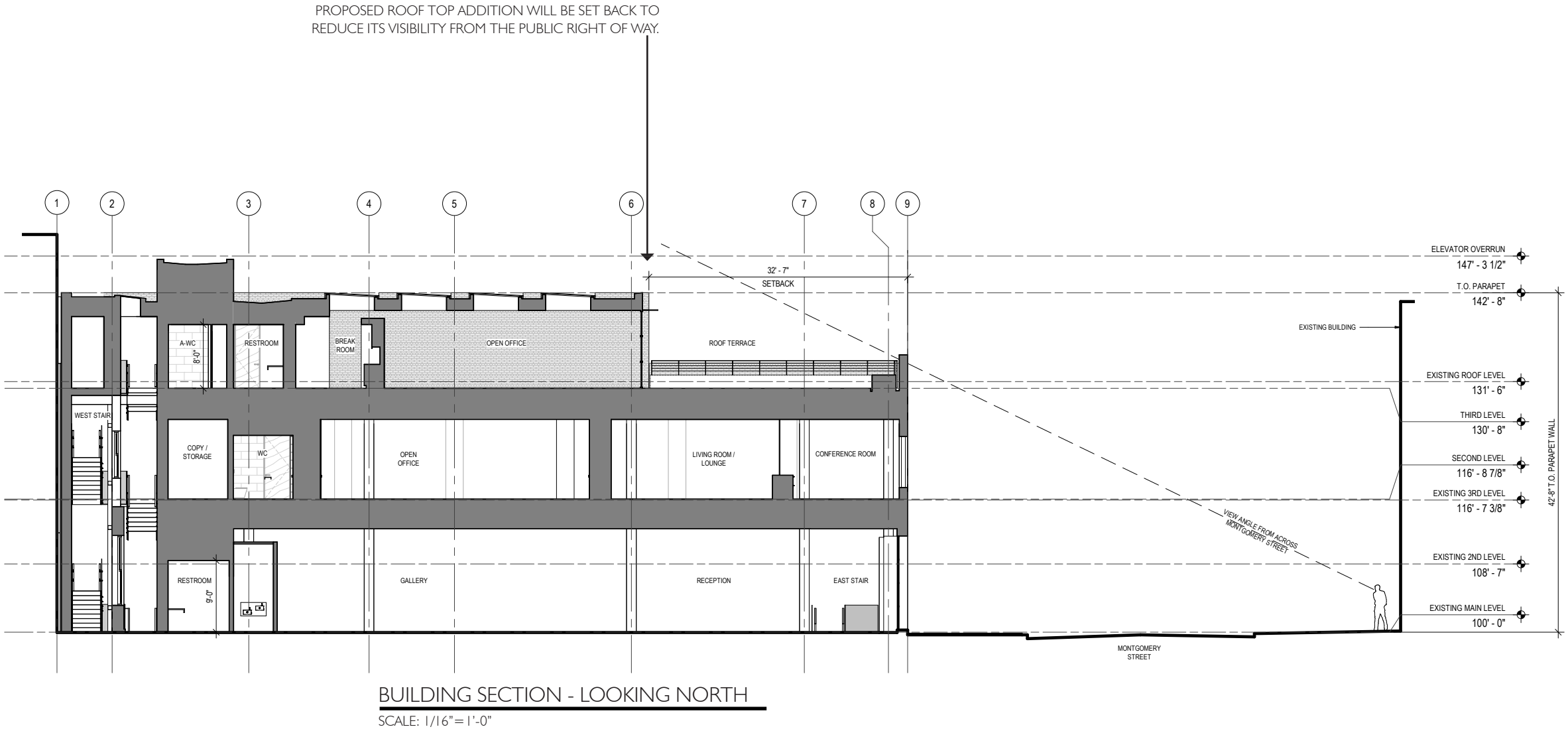
EXISTING LONGITUDINAL SECTION  
SCALE: 3/32" = 1'-0"

MARCH 28, 2017 (REVISED FEBRUARY 11, 2019)



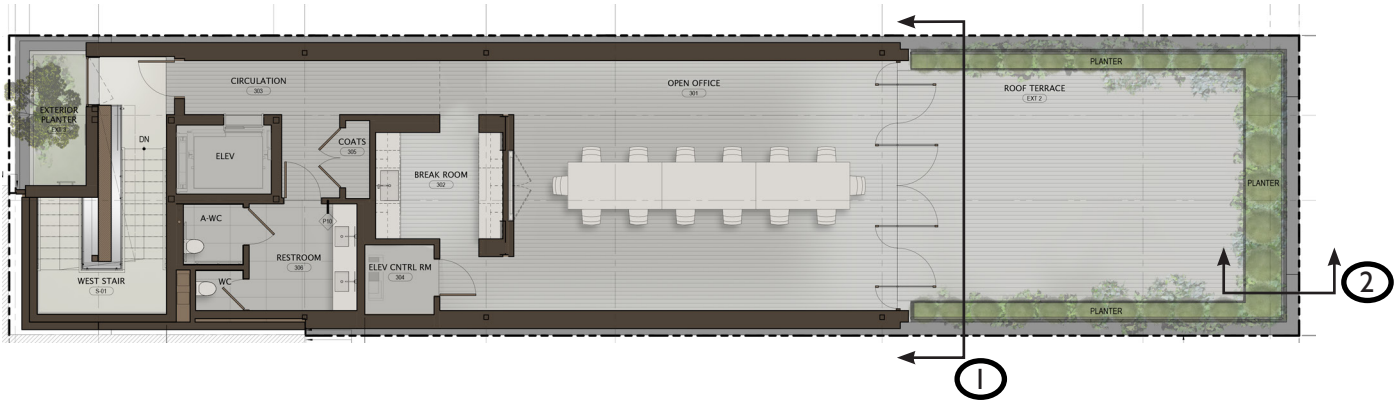


PROPOSED BUILDING SECTION AND SIGHT-LINE VIEW FROM ACROSS MONTGOMERY STREET

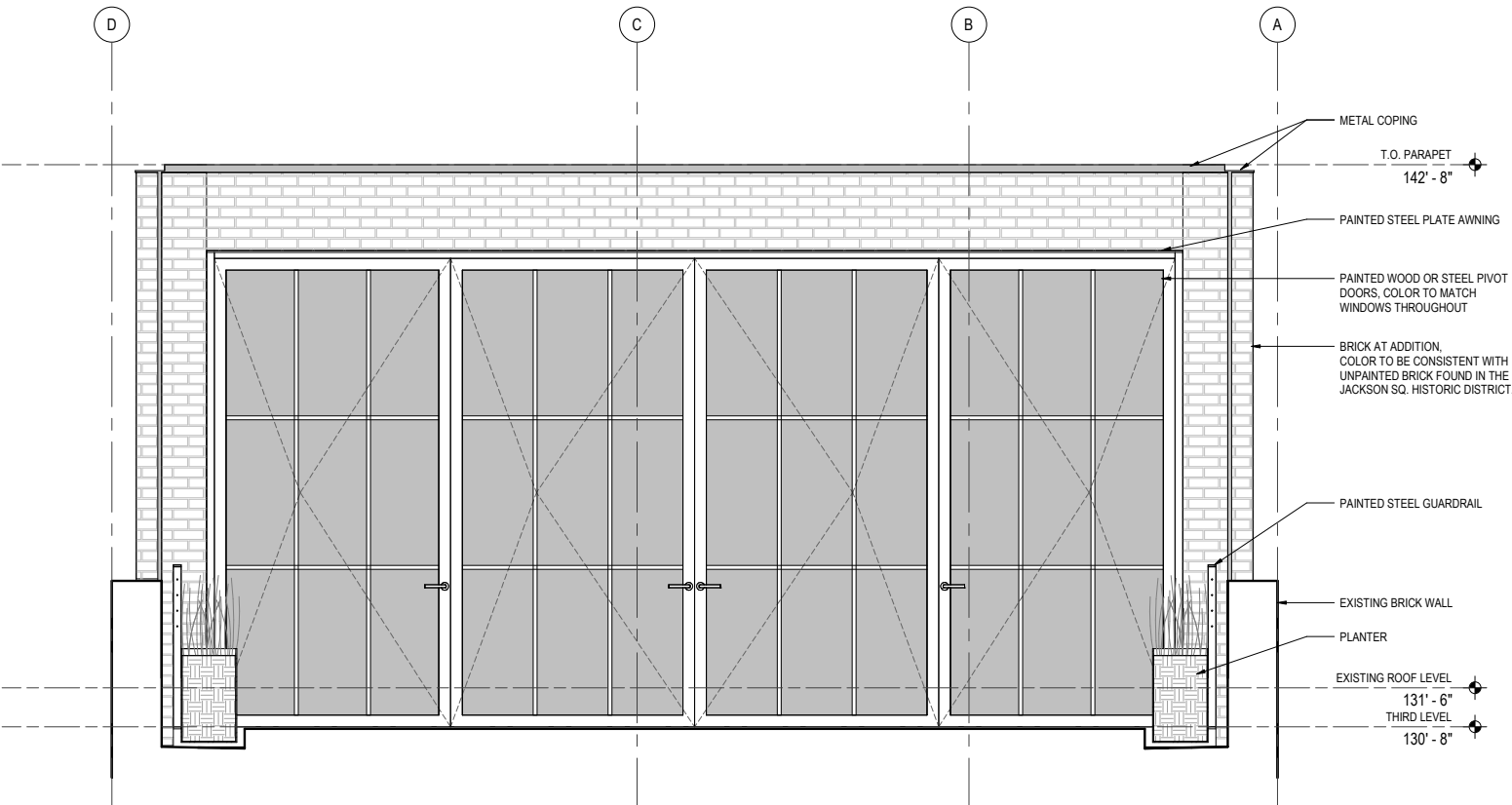


PROPOSED BUILDING SECTIONS AND SIGHT-LINE VIEW FROM ACROSS MONTGOMERY STREET

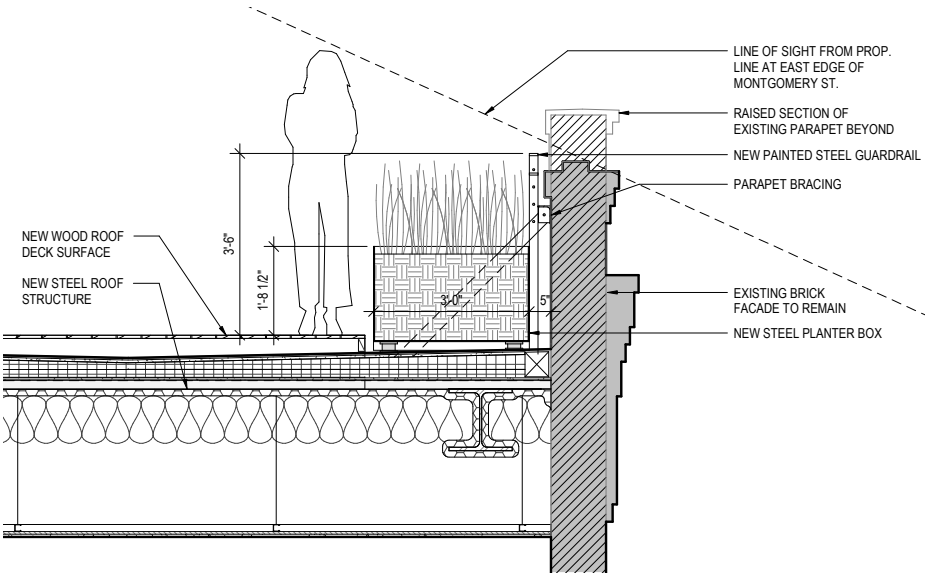
NOTE:  
FOR NORTH ELEVATION SEE PAGE 20  
FOR SOUTH ELEVATION SEE PAGE 21



SECTION KEY VIEW PLAN  
SCALE: NTS



1 THIRD FLOOR ADDITION - EAST ELEVATION DETAIL  
SCALE: 1/4" = 1'-0"



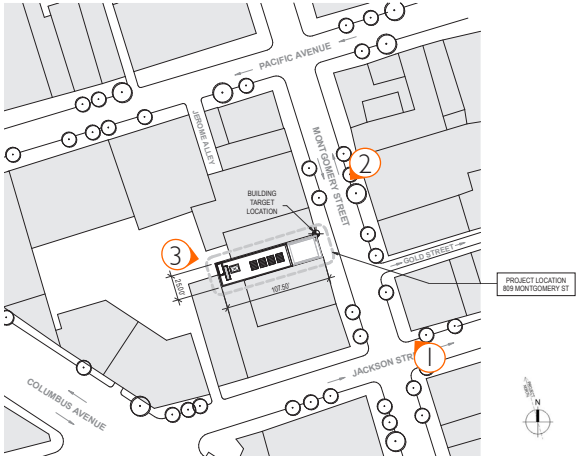
2 PARAPET GUARD RAIL - DETAIL  
SCALE: NTS



SIGHT-LINE VIEWS FROM ACROSS MONTGOMERY STREET



View of site with proposed rooftop addition from Jackson and Montgomery, looking northwest



Key plan



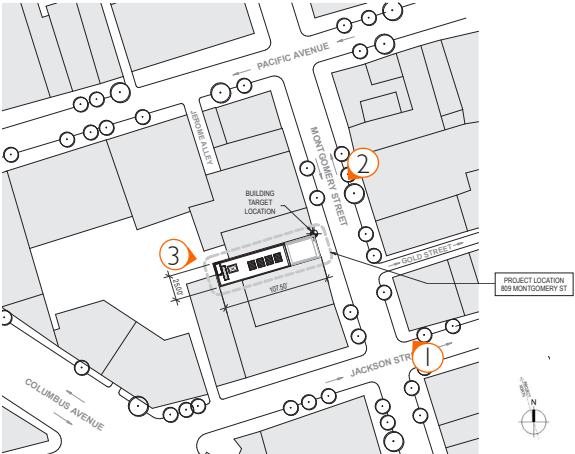
VIEW STUDIES



Existing View from Across Montgomery Street



View Study of Proposed Work from Across Montgomery Street



Key plan



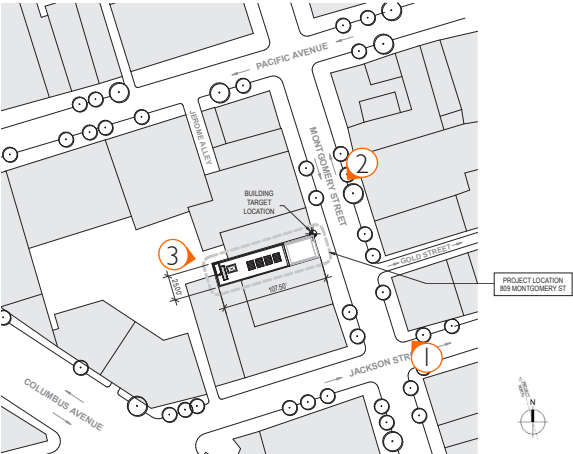
VIEW STUDIES



Existing View from Rear of Property



View Study of Proposed work from Rear of Property



Key plan



## A black and white photograph of a building's exterior. On the left, a large window is divided into four panes. The top-left pane contains the number '809'. The bottom-right pane shows a sign that reads 'SAN JUAN MOTOR FACTORY'. To the right of this window is a tall, narrow vertical structure. Further right is another large window, also divided into four panes. The top-right pane contains the number '811'. Below this window is a set of double doors. A portion of a car is visible in the bottom left corner of the frame.

[illegible]

Technical drawing of a window assembly showing cross-sections and dimensions. The drawing includes a top view and two side elevations.

**Top View:** Shows the window frame and sash. The overall width is 3 1/4". The distance from the center of the sash to the inner edge of the frame is 1 3/4". The distance from the center of the sash to the outer edge of the frame is 5".

**Left Elevation:** Shows the window frame and sash. The overall height is 9 1/2". The distance from the top of the sash to the top of the frame is 1 3/4". The distance from the bottom of the sash to the bottom of the frame is 11 1/4".

**Right Elevation:** Shows the window frame and sash. The overall height is 9 1/2". The distance from the top of the sash to the top of the frame is 1 3/4". The distance from the bottom of the sash to the bottom of the frame is 11 1/4".

**Labels:** "INTERIOR" is labeled on the left side, and "EXTERIOR" is labeled on the right side.

Technical drawings of the 100 Series window frame showing three cross-sections: top, side, and bottom. The top section shows a 2 1/4 inch depth and a 2 3/4 inch height. The side section shows a 1 3/4 inch depth. The bottom section shows a 1 1/2 inch depth and a 2 3/4 inch height. The drawings include labels for 'INTERIOR' and 'EXTERIOR'.



PROPOSED STOREFRONT GATE

PAINTED METAL FINIS  
WITH 1 1/2" GAPS TO  
MAINTAIN VISIBILITY  
INTO GALLERY SPACE  
BEYOND



EAST ELEVATION  
STOREFRONT LEVEL WITH CLOSED GATE

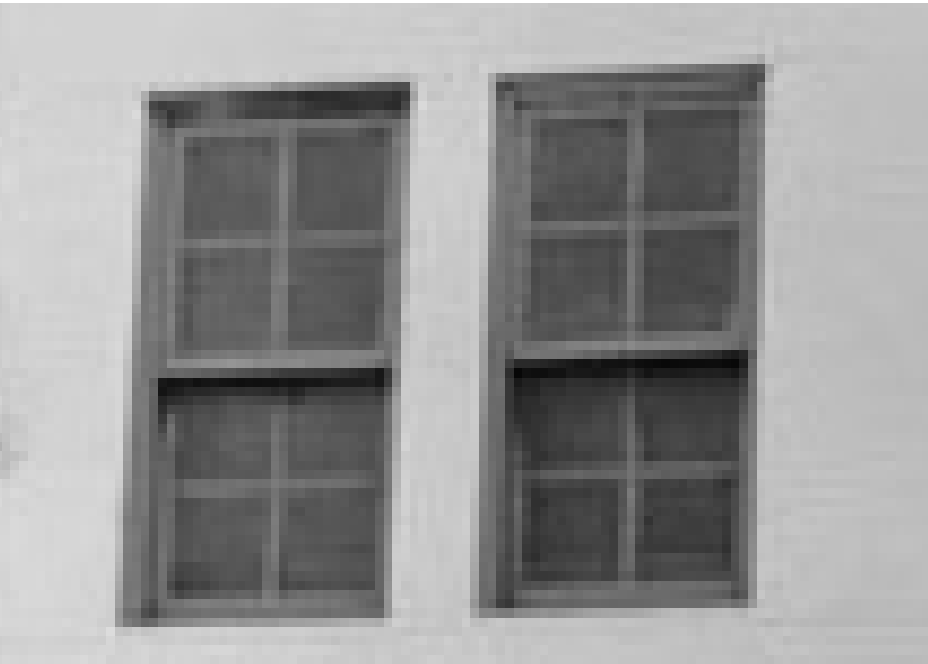
THE ENTRY AND STOREFRONT  
GLAZING WILL BE DIVIDED-LITE  
SYSTEMS, IN-KEEPING WITH  
HISTORIC STOREFRONTS FOUND IN  
THE JACKSON SQUARE HISTORIC  
DISTRICT



EAST ELEVATION  
STOREFRONT LEVEL WITH OPEN GATE



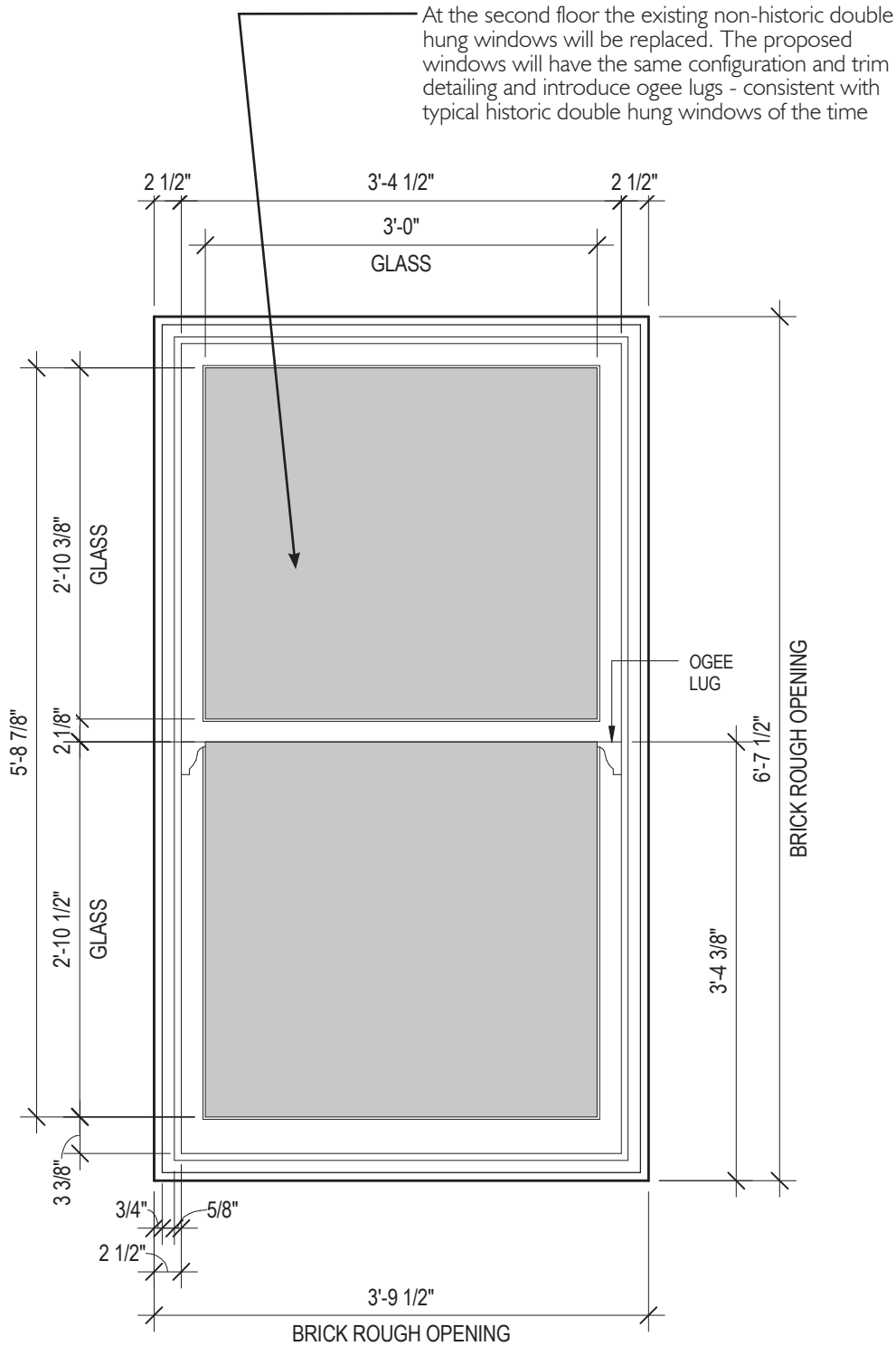
PROPOSED WINDOWS



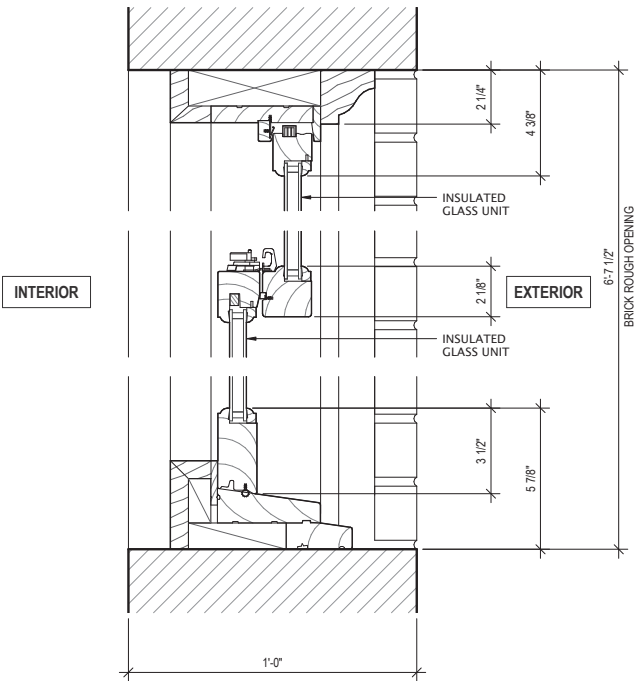
1958 Photo of Double-Hung Windows at Second Floor



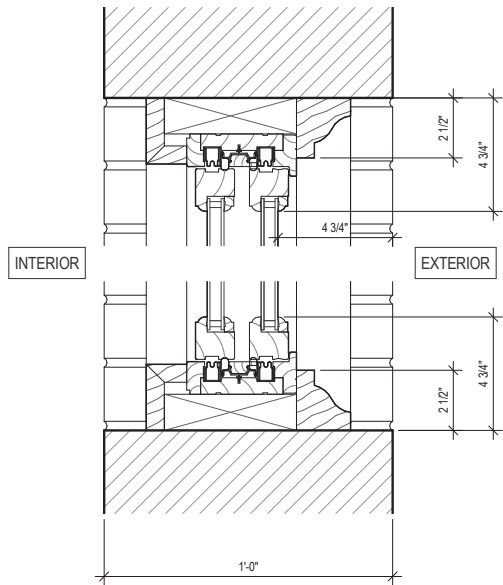
Photo of Existing Double-Hung Windows at Second Floor



Proposed Double-Hung Windows  
(Scale: 3/4" = 1'-0")



PROPOSED DOUBLE HUNG WINDOW  
SCALE: 3" = 1'-0"  
Detail Head/Sill Section of Proposed Second Floor Windows  
(Scale: 1.5" = 1'-0")



Detail Jamb Section of Proposed Second Floor Windows  
(Scale: 1.5" = 1'-0")



INCREASED ACTIVATION AT THE STREET

PROPOSED DISPLAY WINDOW

The display window will allow views into the gallery space at the first floor and add interest for the pedestrian walking along Montgomery Street.



1. Rendering of building interior viewed through the storefront window



2. Rendering of building interior, viewed from inside the entrance lobby

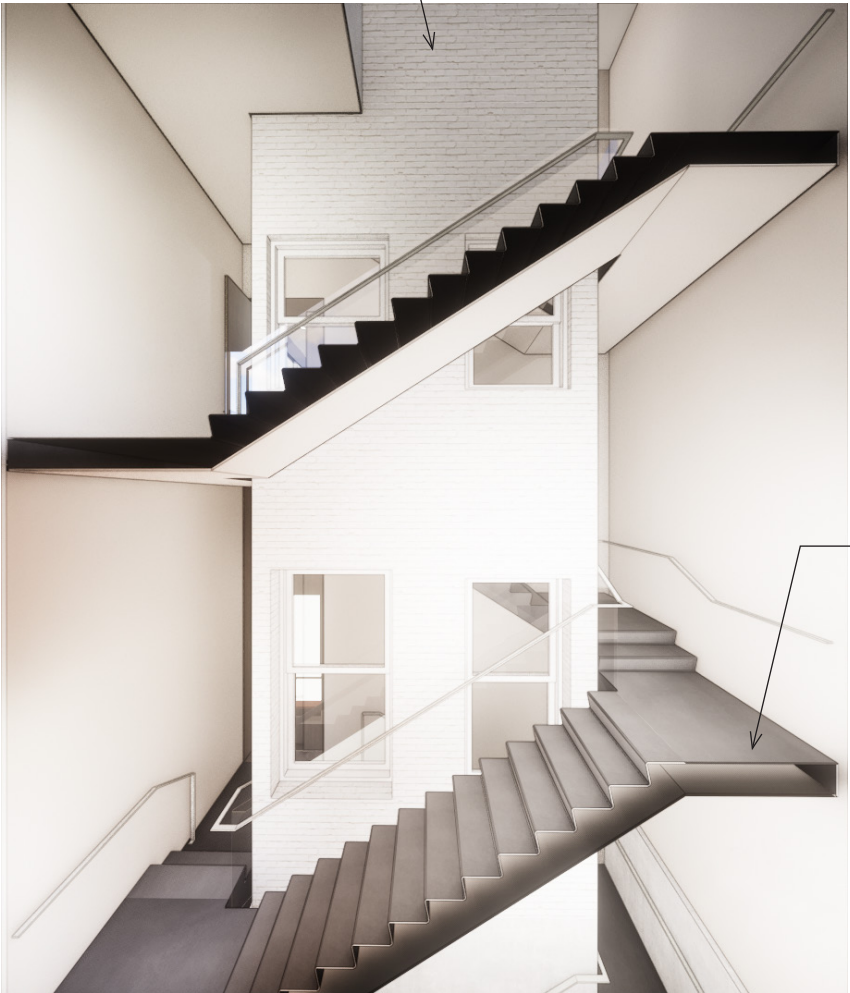


WEST STAIR RENDERINGS

EXISTING BRICK  
WALL AT WEST  
FACADE



EXISTING BRICK  
WALL AT WEST  
FACADE



NEW STAIR WRAPS  
AROUND BRICK  
WALL

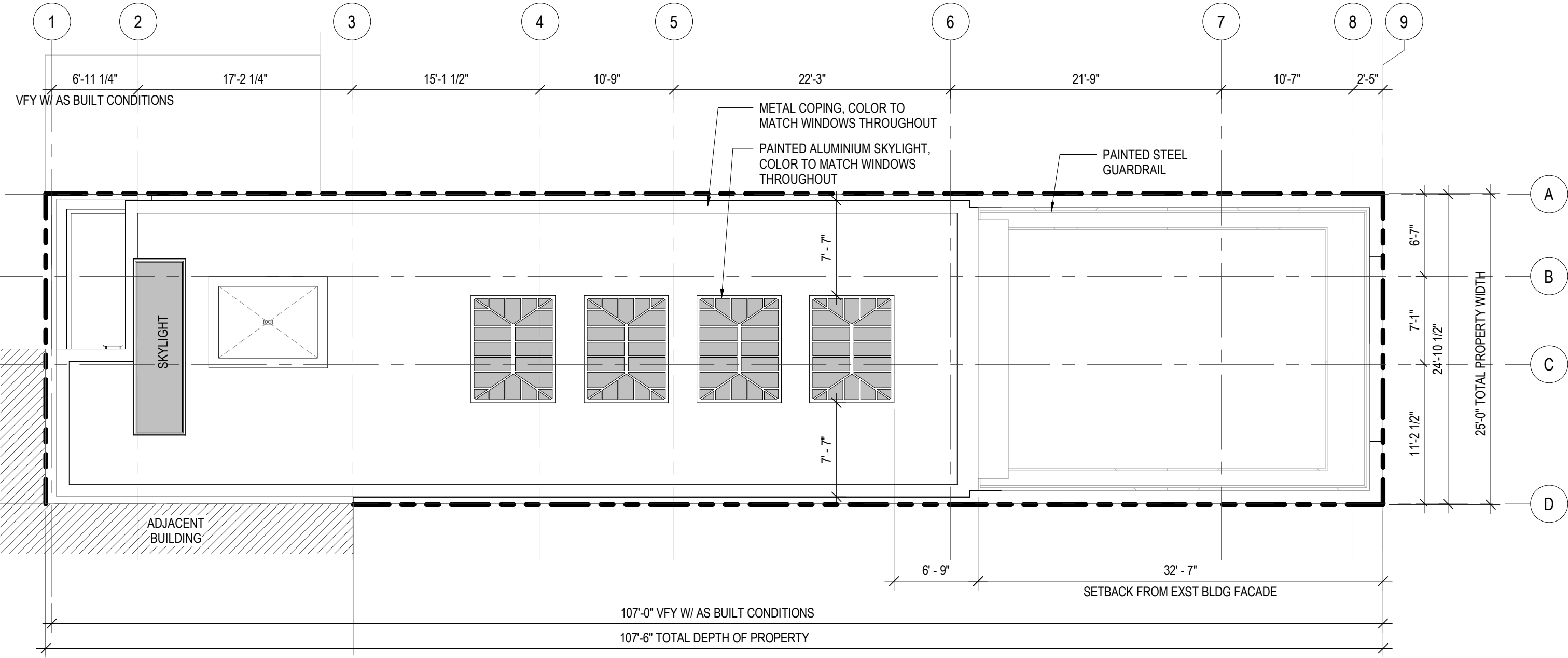
**WEST STAIR**  
THE EXISTING BRICK WALL AT THE WEST FACADE RE-MAINS IN-PLACE AND IS INTEGRATED INTO THE NEW WEST STAIR.



# ALTERNATE I

In lieu of sloped glass skylights, the alternative strategy proposes hip-roof lantern skylights. Introducing a greater slope to the skylight will allow water to more easily shed off of the skylight, requiring less cleaning maintenance. Hip roof lantern skylights are found throughout the Jackson Square Historic District and these proposed skylights would be in-keeping with the historic precedents. In our view studies, the proposed height of the hip roof skylight does not increase visibility from the street level when compared to the primary design proposal.

PROPOSED ROOF PLAN



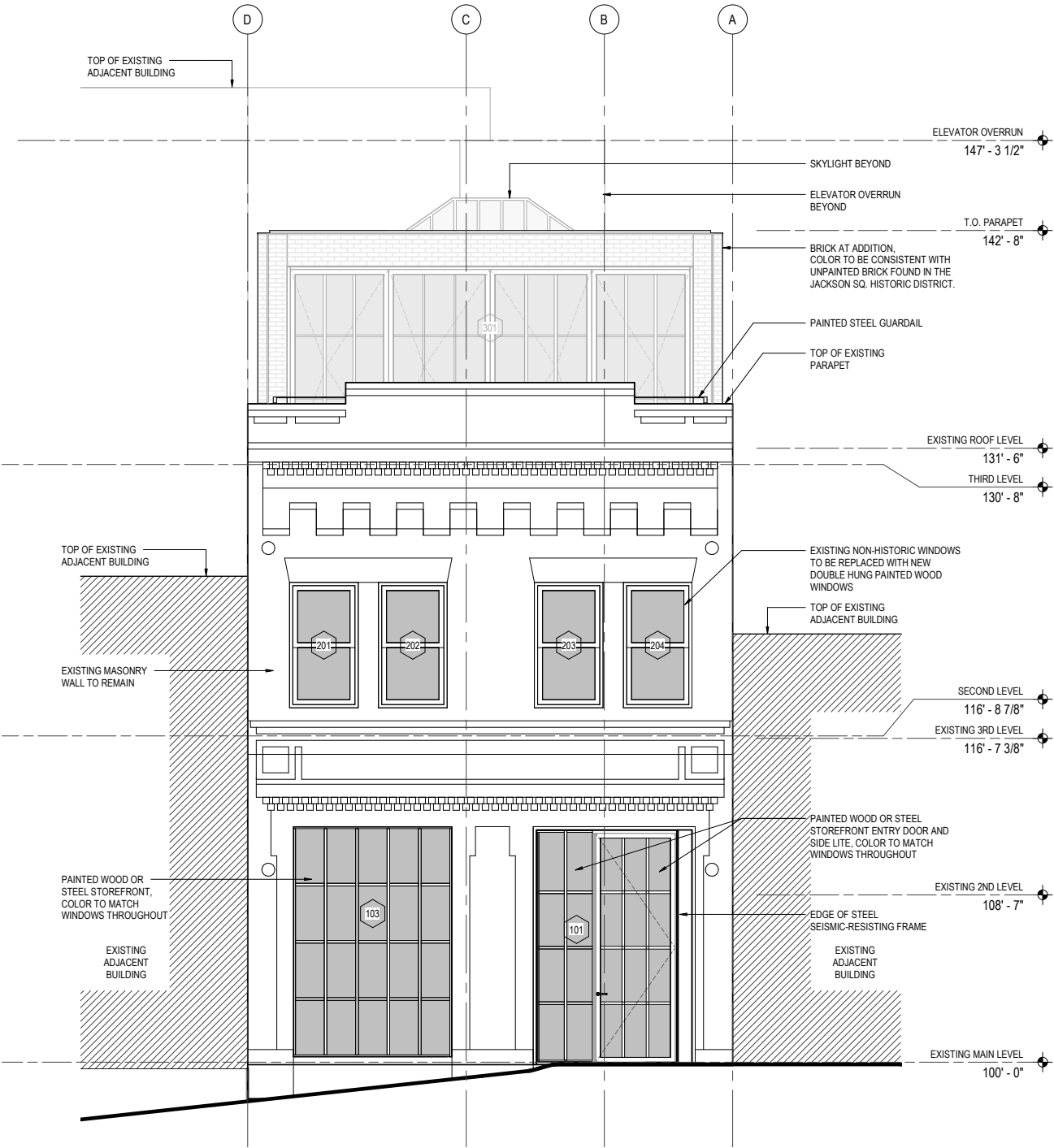
PROJECT DESCRIPTION &  
DRAWINGS

UPPER ROOF PLAN

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

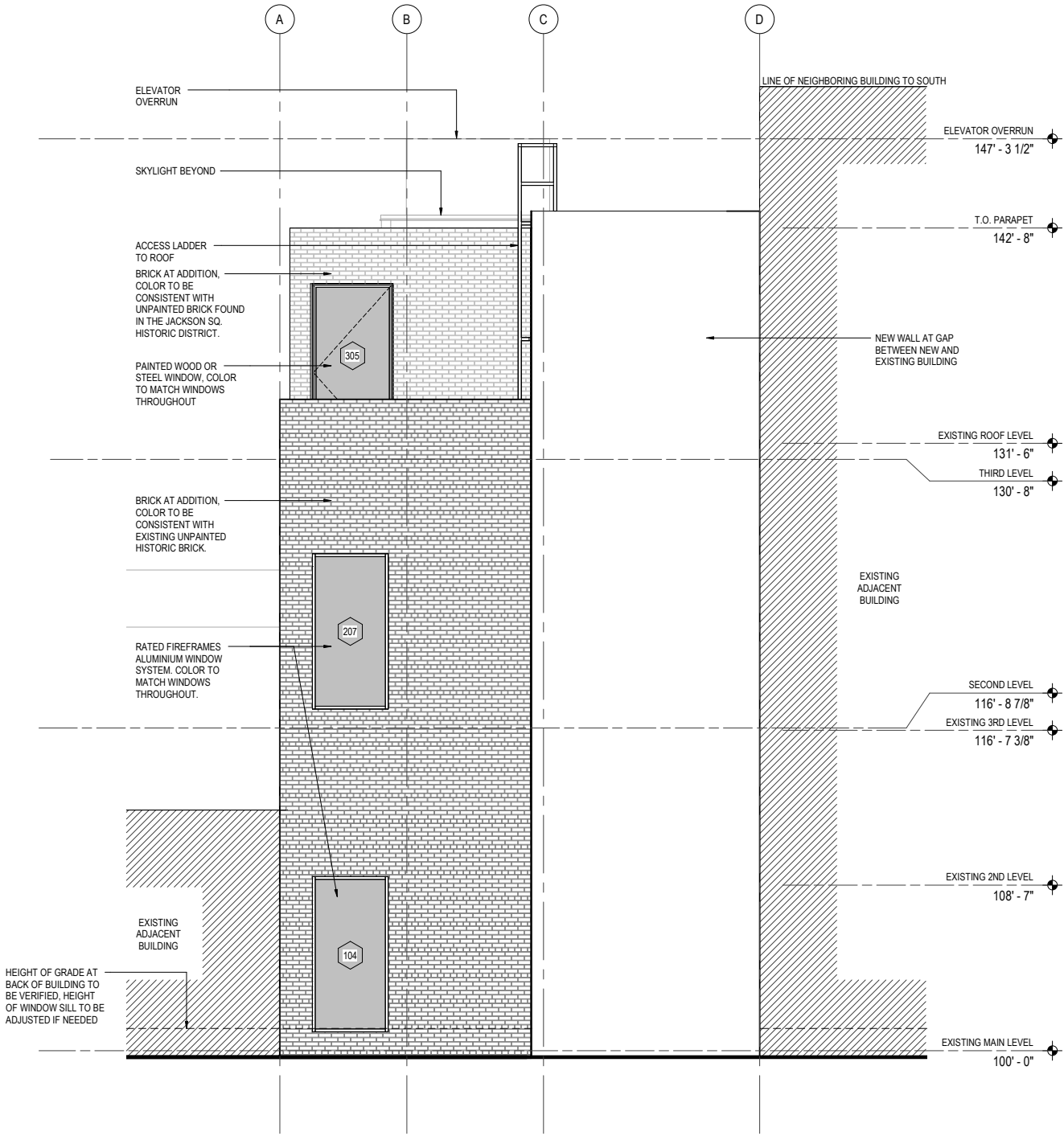


PROPOSED ELEVATIONS: ALTERNATE I



PROPOSED EAST ELEVATION

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

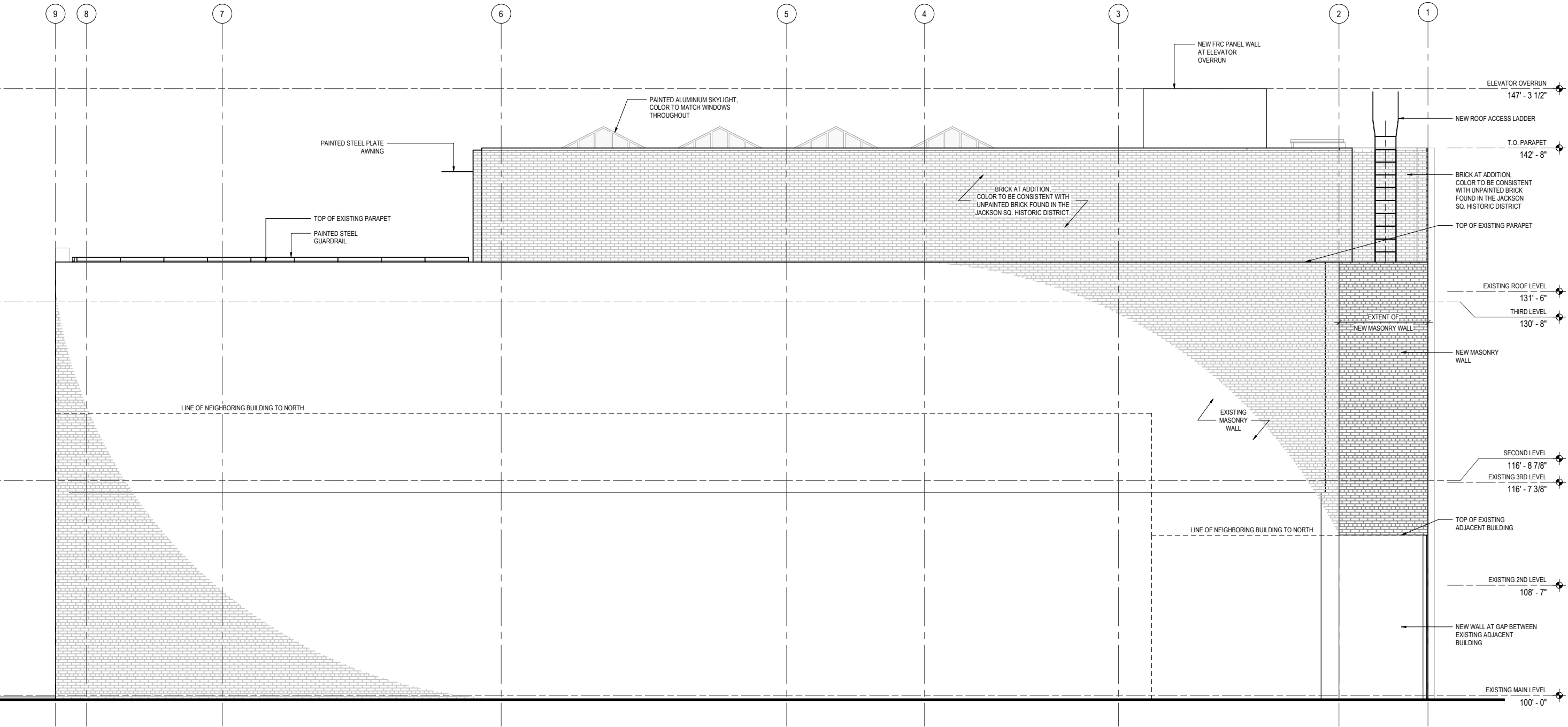


PROPOSED WEST ELEVATION

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



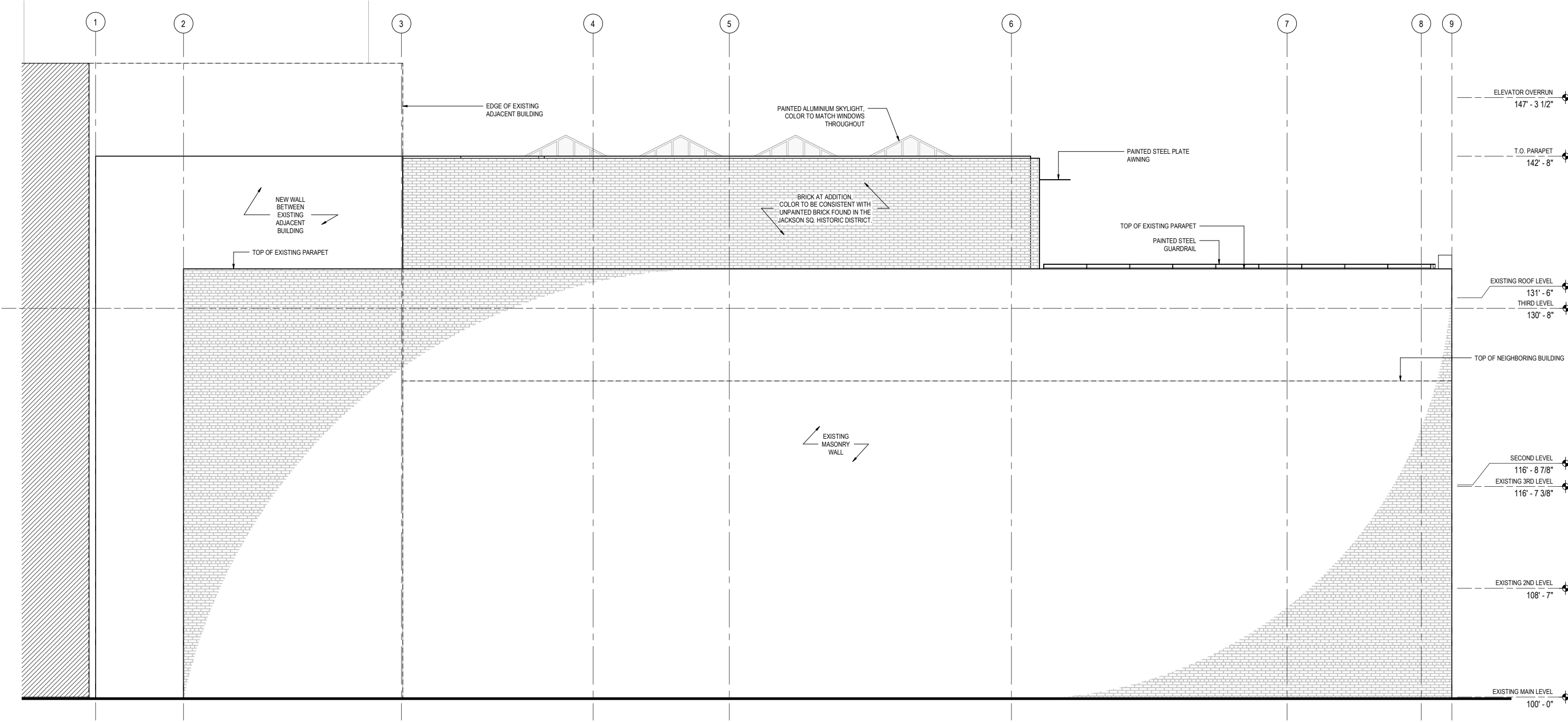
PROPOSED ELEVATIONS: ALTERNATE I



ALTERNATE NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

PROJECT DESCRIPTION &  
DRAWINGS

PROPOSED ELEVATIONS: ALTERNATE I



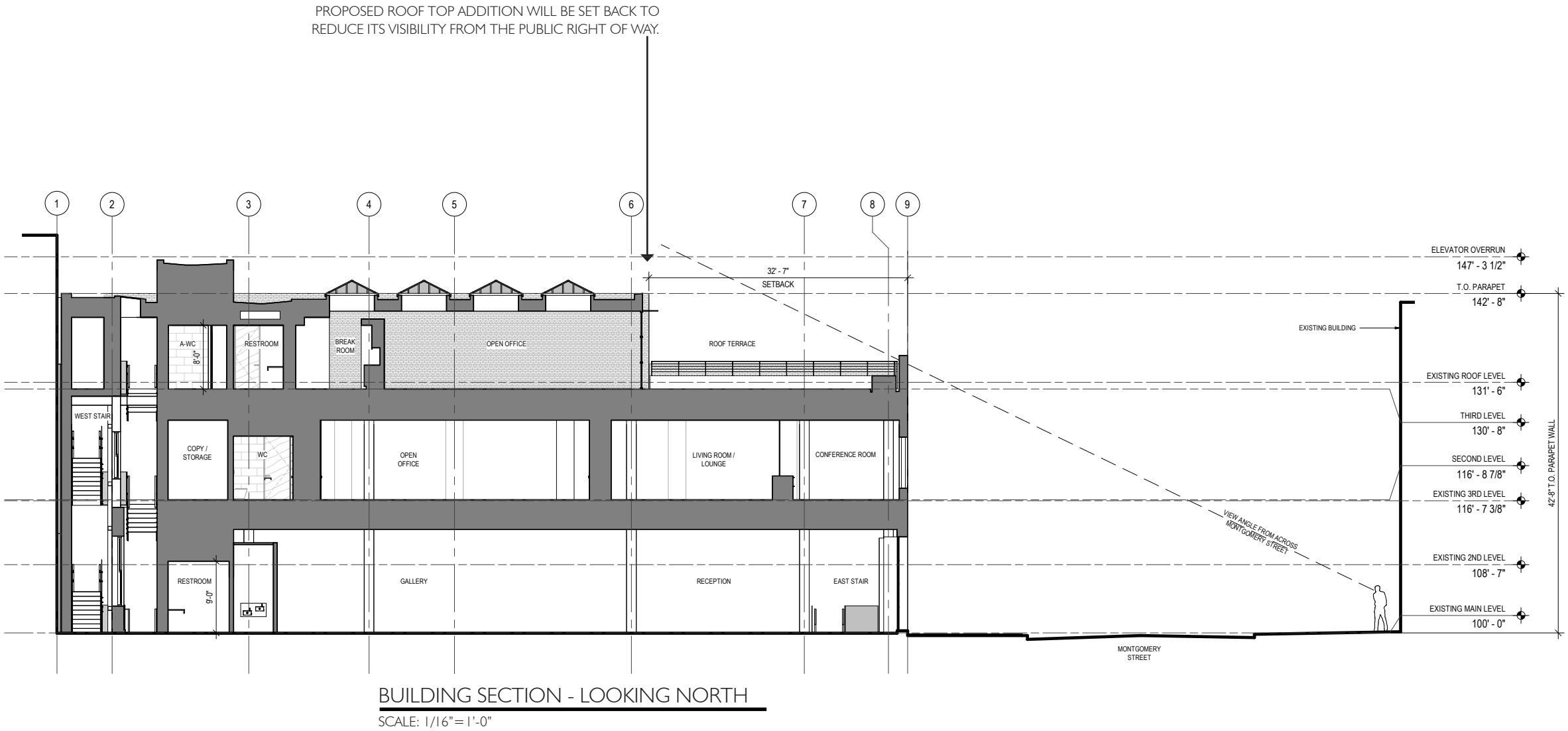
ALTERNATE SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

MARCH 28, 2017 (REVISED FEBRUARY 11, 2019)



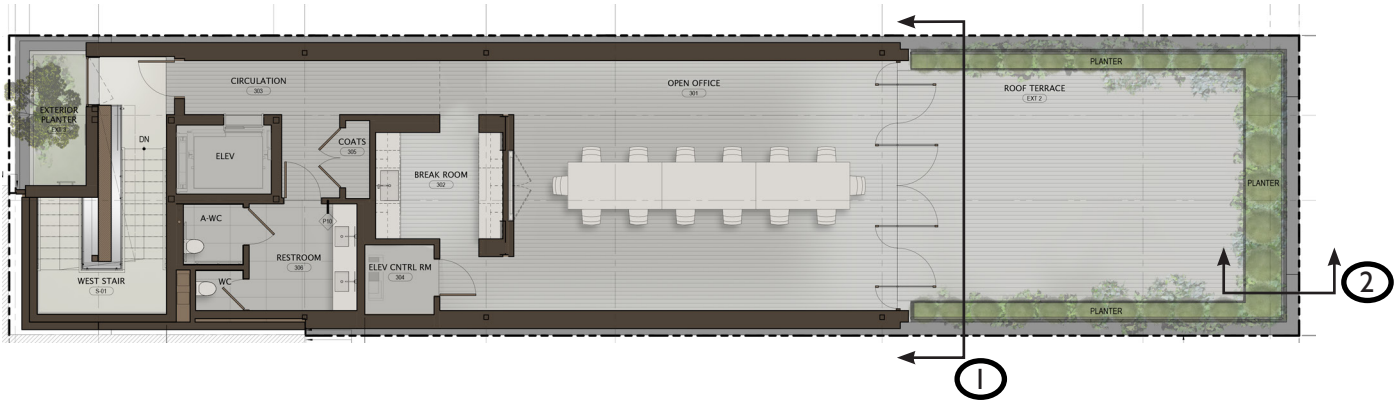


PROPOSED BUILDING SECTION AND SIGHT-LINE VIEW FROM ACROSS MONTGOMERY STREET: ALTERNATE I

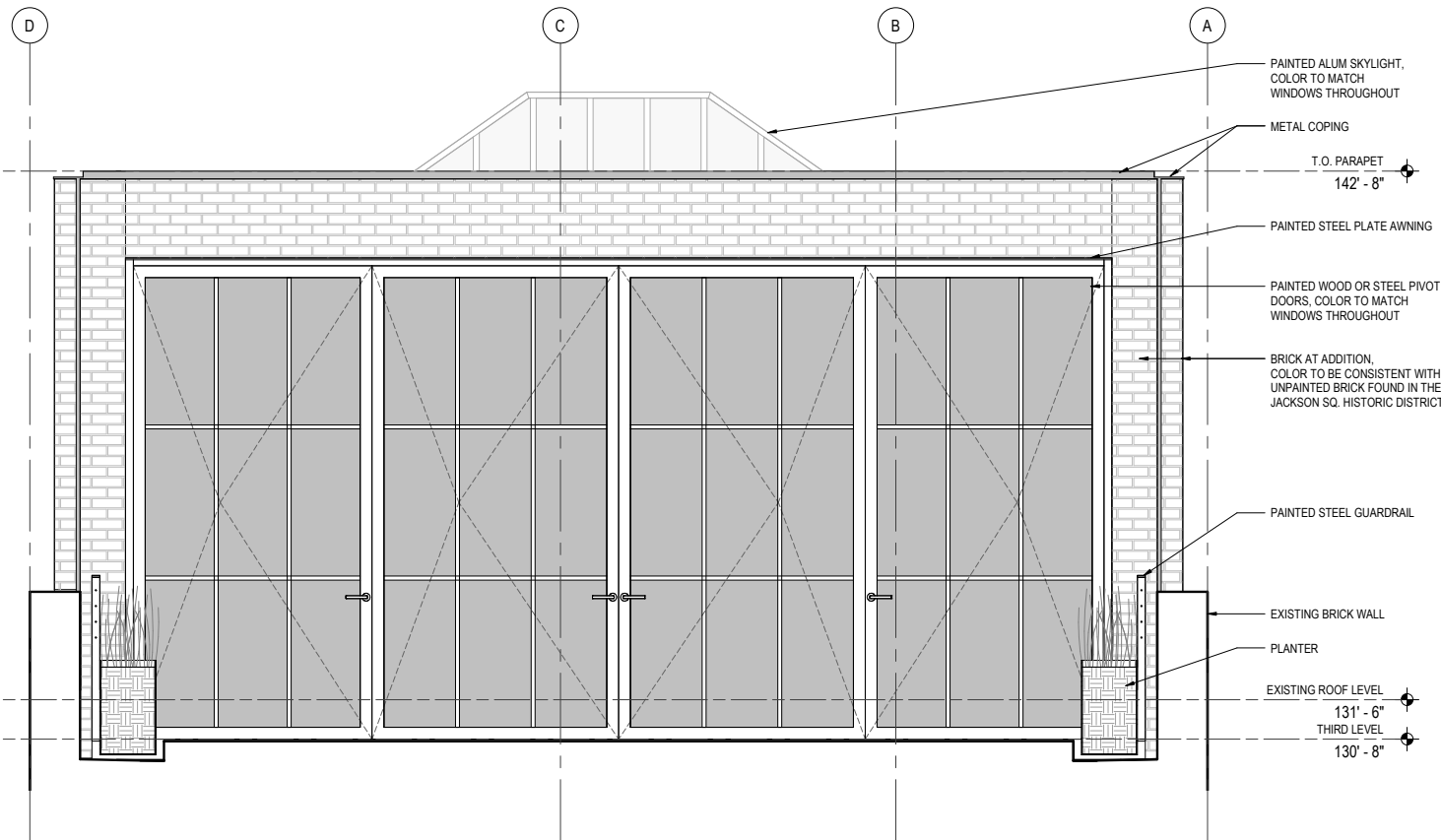


PROPOSED BUILDING SECTIONS AND SIGHT-LINE VIEW FROM ACROSS MONTGOMERY STREET: ALTERNATE I

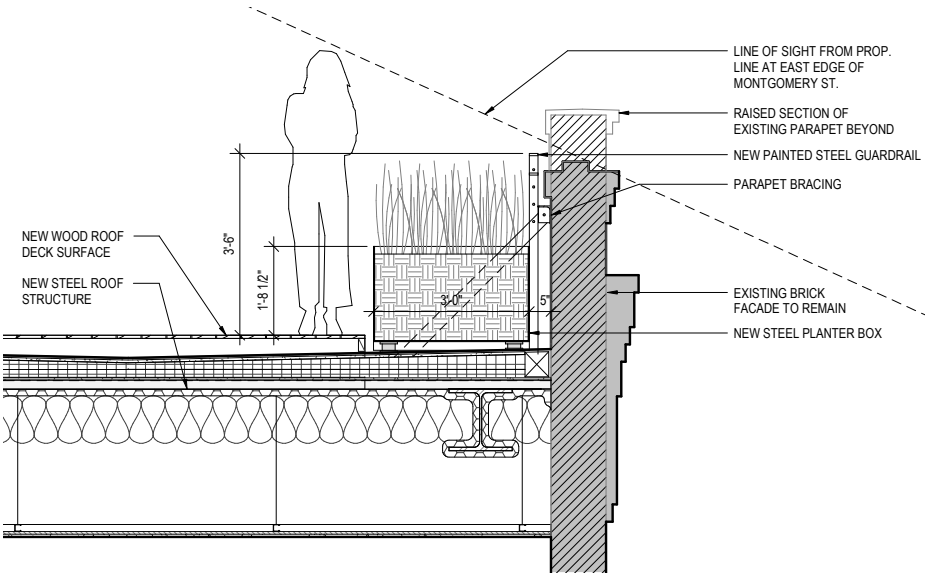
NOTE:  
FOR NORTH ELEVATION SEE PAGE 37  
FOR SOUTH ELEVATION SEE PAGE 38



SECTION KEY VIEW PLAN  
SCALE: NTS



1 THIRD FLOOR ADDITION - EAST ELEVATION DETAIL  
SCALE: 1/4" = 1'-0"



2 PARAPET GUARD RAIL - DETAIL  
SCALE: NTS



MATERIALS BOARD



- 1 Exterior Metal & Painted Wood
  - Window & Door Frames
  - Metal Trim & Flashing
  - Terrace Guardrail
- 2 Clear Glazing
  - Windows & Doors
  - Interior Glass Partitions
  - Interior Guardrails
- 3 Exterior Brick
  - Existing Envelope to Remain
  - Third Floor Addition - color to be consistent with unpainted brick found in the Jackson Square Historic District
- 4 Interior Brick
  - Painted White
- 5 Interior Metal
  - Structure, where exposed
  - Stairs
- 6 Interior Wood Casework
  - All Floors
- 7 Interior Wood Ceilings
  - Lower Level
  - Third Level
- 8 Interior Concrete Floors
  - Main Level
- 9 Interior Wood Floors
  - Lower Level
  - Second Level
  - Third Level
- 10 Interior Painted Walls & Clngs
  - All Floors



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APPENDIX

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DEMOLITION AREAS AND PERCENTAGES

PROPOSED HISTORIC FLOOR PLATE MODIFICATION SUMMARY  
(San Francisco Planning Code, Article 10, Sec 1005.f.4)

AREA CALCULATIONS BY FLOOR

BASEMENT LEVEL

AREA OF EXISTING FLOOR PLATE:	2600 SF
AREA OF EXISTING FLOOR PLATE TO REMAIN:	2552 SF
AREA TO BE DEMOLISHED:	48 SF

GROUND LEVEL

AREA OF EXISTING FLOOR PLATE:	1976 SF
AREA OF EXISTING FLOOR PLATE TO REMAIN:	1753 SF
AREA TO BE DEMOLISHED:	223 SF

SECOND LEVEL

AREA OF EXISTING FLOOR PLATE:	2108 SF
AREA OF EXISTING FLOOR PLATE TO REMAIN:	1840 SF
AREA TO BE DEMOLISHED:	268 SF

MEZZANINE LEVEL

AREA OF EXISTING FLOOR PLATE:	1056 SF
AREA OF EXISTING FLOOR PLATE TO REMAIN:	0 SF
AREA TO BE DEMOLISHED:	1056 SF

\*Area of non-historic mezzanine has not been included in code calculation totals

ROOF LEVEL

AREA OF EXISTING FLOOR PLATE:	2262 SF
AREA OF EXISTING FLOOR PLATE TO REMAIN:	0 SF
AREA TO BE DEMOLISHED:	2262 SF

TOTALS

TOTAL AREA OF EXISTING FLOOR PLATE:	8946SF
TOTAL EXISTING FLOOR PLATE TO REMAIN:	6145 SF (68.7%)
TOTAL EXISTING FLOOR PLATE TO BE DEMOLISHED:	2801 SF (31.3%)

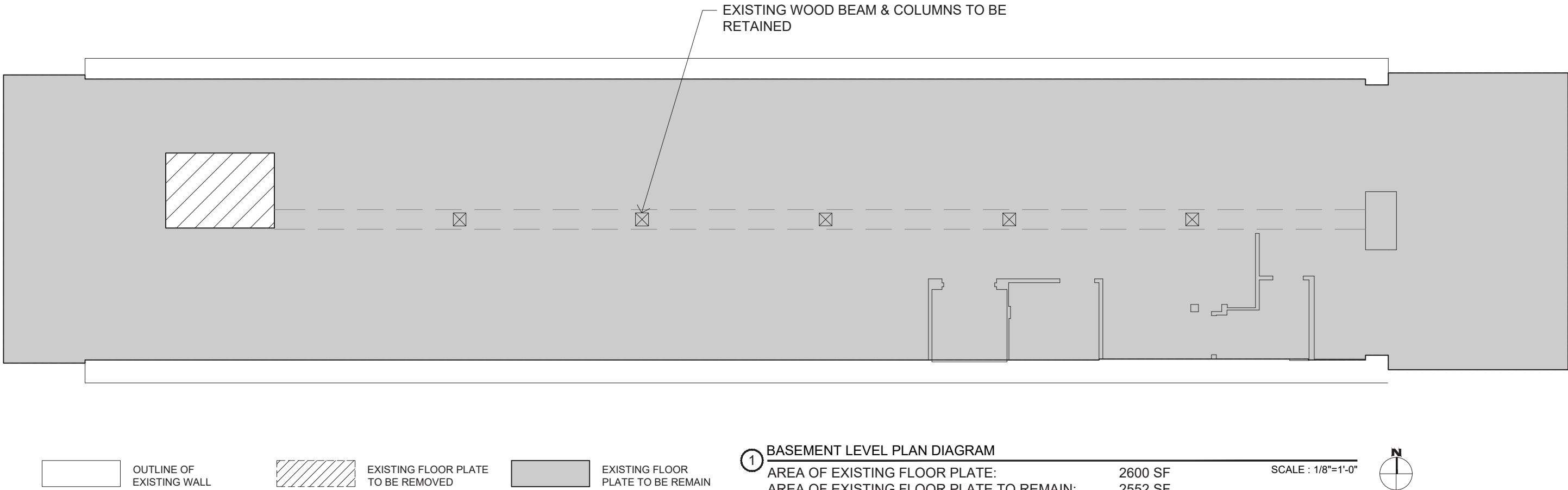
\*Area of non-historic mezzanine has not been included in code calculation totals

PROPOSED WEST ELEVATION MODIFICATION

AREA OF HISTORIC WEST ELEVATION TO REMAIN:	548 SF (65.5%)
AREA OF HISTORIC WEST ELEVATION TO BE REMOVED:	289 SF (34.5%)



DEMOLITION PLAN - BASEMENT LEVEL



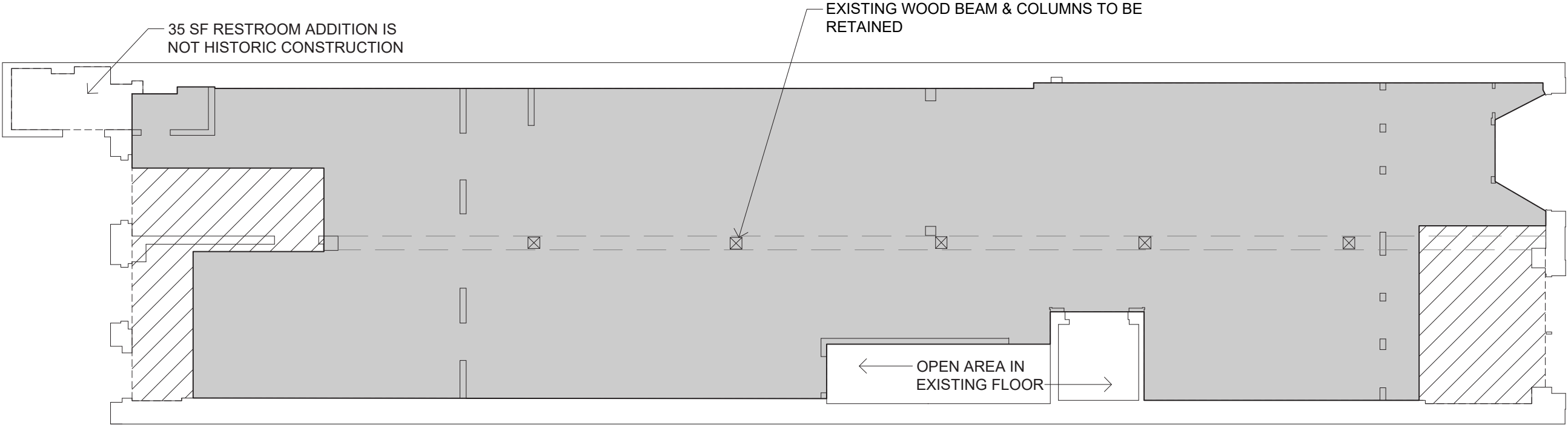
PROPOSED HISTORIC FLOOR PLATE MODIFICATION SUMMARY

SAN FRANCISCO PLANNING CODE, ARTICLE 10, SEC 1005.f.4

- TOTAL AREA OF EXISTING FLOOR PLATE: 8946 SF
- TOTAL EXISTING FLOOR PLATE TO REMAIN: 6145 SF (68.7%)
- TOTAL EXISTING FLOOR PLATE TO BE DEMOLISHED: 2801 SF (31.3%)

\*AREA OF NON-HISTORIC MEZZANINE HAS NOT BEEN INCLUDED IN CODE CALCULATION TOTALS

DEMOLITION PLAN - GROUND LEVEL



OUTLINE OF  
EXISTING WALL

EXISTING FLOOR PLATE  
TO BE REMOVED

EXISTING FLOOR  
PLATE TO BE REMAIN

1

GROUND LEVEL PLAN DIAGRAM

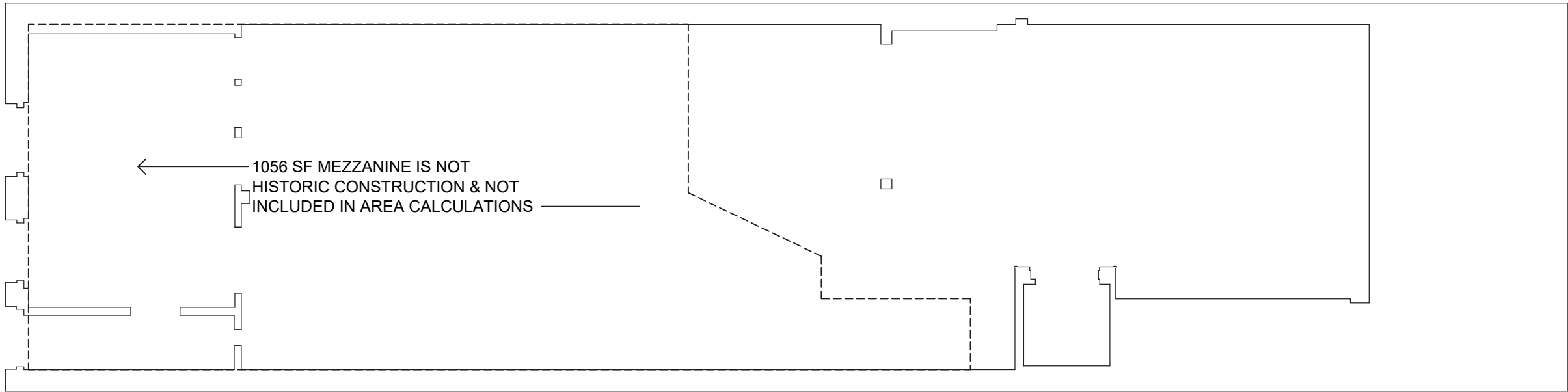
AREA OF EXISTING FLOOR PLATE:  
AREA OF EXISTING FLOOR PLATE TO REMAIN:

1976 SF  
1753 SF

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



DEMOLITION PLAN - MEZZANINE LEVEL



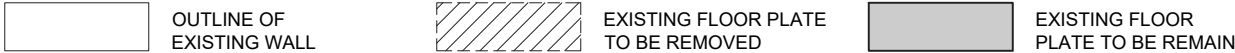
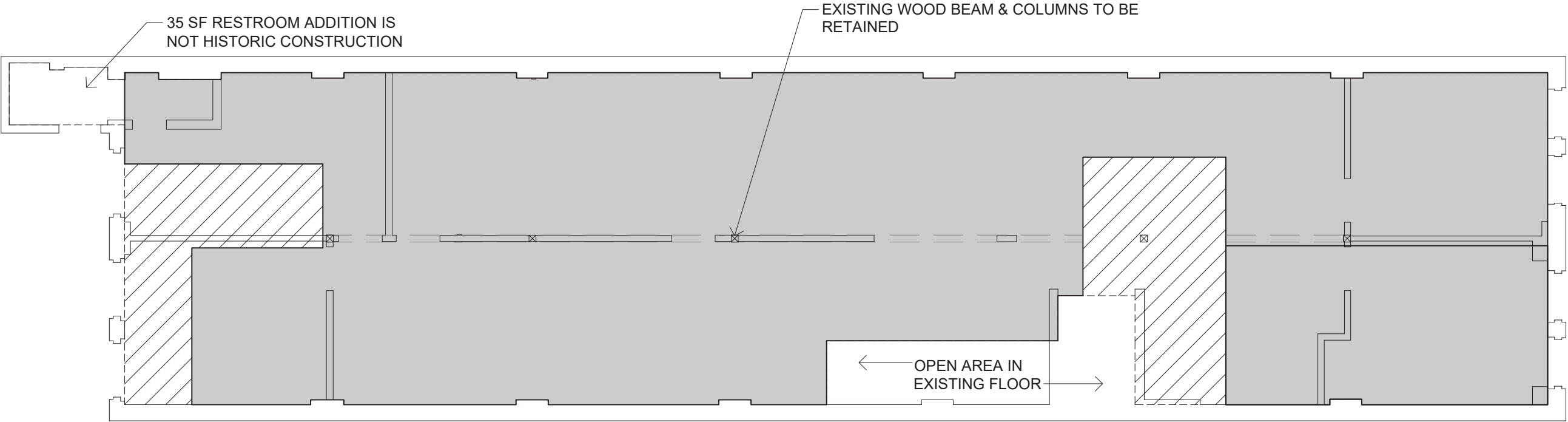
② MEZZANINE LEVEL PLAN DIAGRAM  
AREA OF EXISTING FLOOR PLATE: 1056 SF  
AREA OF EXISTING FLOOR PLATE TO REMAIN: 0 SF  
SCALE : 1/8"=1'-0"

\*AREA OF NON-HISTORIC MEZZANINE HAS NOT BEEN INCLUDED IN CODE CALCULATION TOTALS





DEMOLITION PLAN - SECOND LEVEL

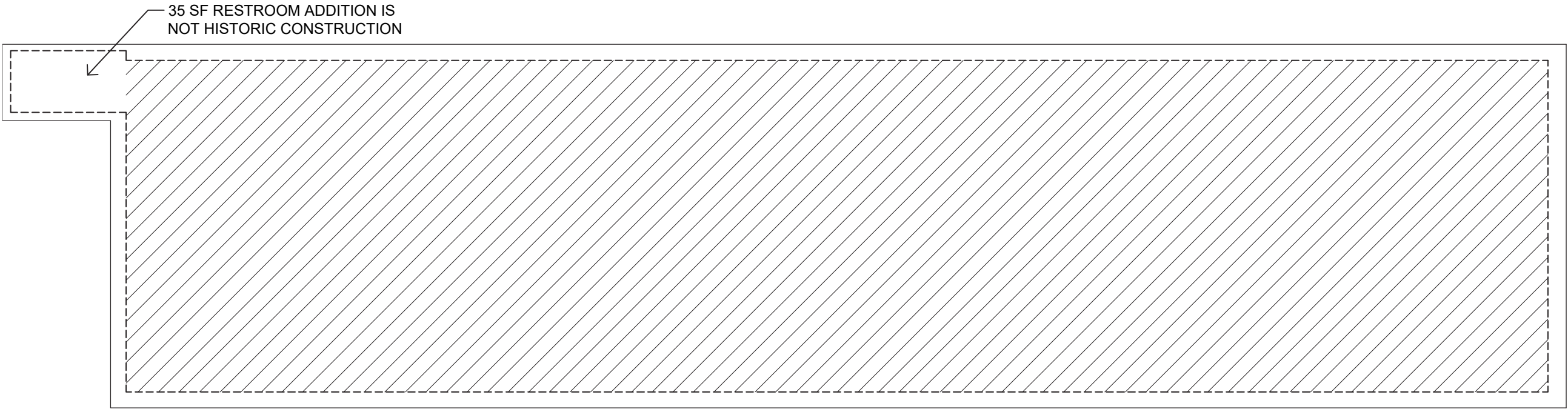


① SECOND LEVEL PLAN DIAGRAM

AREA OF EXISTING FLOOR PLATE:	2108 SF	SCALE : 1/8"=1'-0"
AREA OF EXISTING FLOOR PLATE TO REMAIN:	1840 SF	



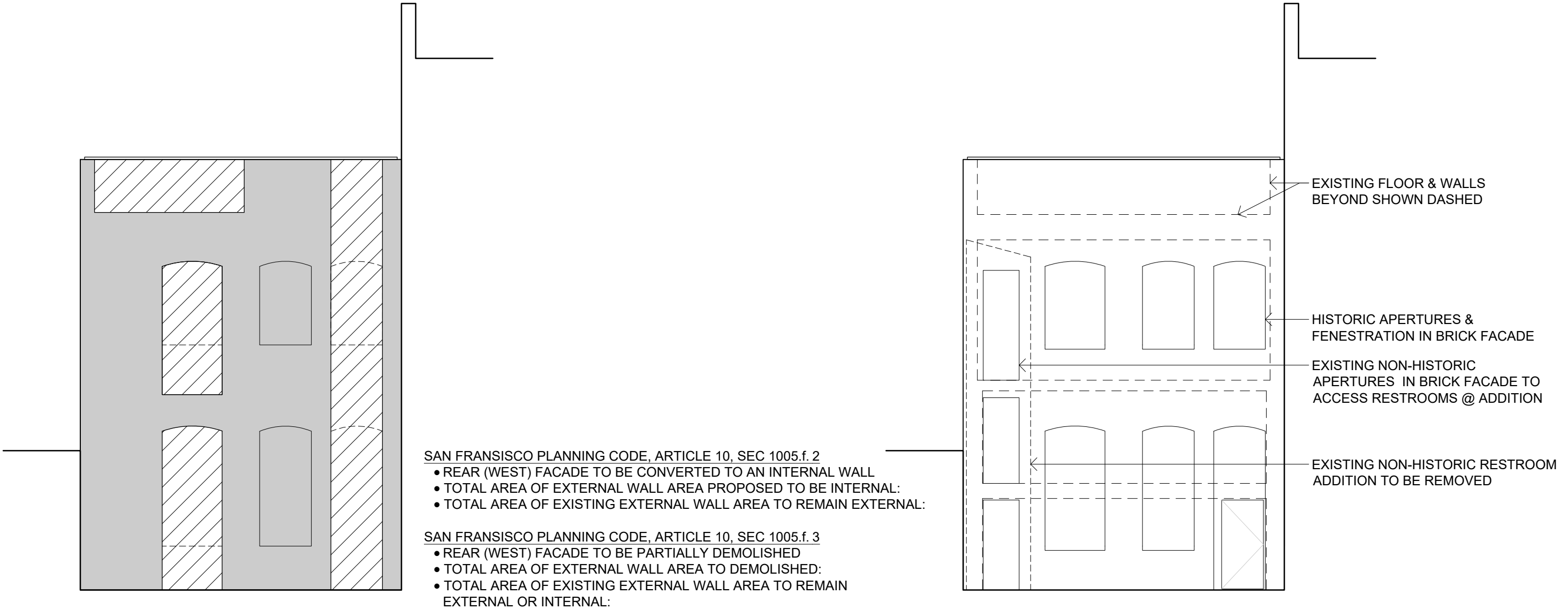
DEMOLITION PLAN - ROOF LEVEL



② ROOF PLAN DIAGRAM

AREA OF EXISTING FLOOR PLATE:	2262 SF	SCALE : 1/8"=1'-0"
AREA OF EXISTING FLOOR PLATE TO REMAIN:	0 SF	

DEMOLITION PLAN - EAST ELEVATION



**2** PROPOSED WEST ELEVATION MODIFICATION

AREA OF HISTORIC WEST ELEVATION TO REMAIN:	548 SF (65.5%)	SCALE : 1/8"=1'-0"
AREA OF HISTORIC WEST ELEVATION TO BE REMOVED:	289 SF (34.5%)	

	EXISTING FACADE AREA TO REMAIN		EXISTING FACADE AREA TO BE REMOVED
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**1** EXISTING WEST ELEVATION

AREA OF WEST ELEVATION:	837 SF	SCALE : 1/8"=1'-0"
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