



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: AUGUST 2, 2017

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Filing Date: May 19, 2017
Case No.: **2017-0006323COA**
Project Address: **1800 Mission Street**
Historic Landmark: No. 108 – State Armory and Arsenal
Zoning: UMU (Urban Mixed Use)
68-X/45-X Height and Bulk District
Block/Lot: 3547 / 001
Applicant: Andrew Wolfram
TEF Design
1420 Sutter Street
San Francisco, CA 94109
Staff Contact Rebecca Salgado – (415) 575-9101
rebecca.salgado@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

1800 MISSION STREET, also known as the State Armory and Arsenal, is a historic armory building located on the southwest corner of 14th and Mission Streets, on Assessor's Block 3547, Lot 001. The property's lot has approximately 240 feet of frontage on Mission Street, 285 feet of frontage on 14th Street, and 244 feet of frontage on Julian Avenue, and the building takes up the entire lot. The State Armory and Arsenal was initially constructed between 1912 and 1914. The Fortress-style four-story, reinforced-concrete building has a clinker brick exterior with limestone and plaster details. The State Armory and Arsenal was designated as City Landmark No. 108 in February 1980.

PROJECT DESCRIPTION

The proposed project involves the repair and restoration of portions of the building's brick and decorative plaster parapet at the north (14th Street), west (Julian Avenue), and south elevations. At the areas where the parapet is being repaired, deteriorated portions of the parapet's decorative plaster elements would be replaced with glass fiber reinforced concrete (GFRC) replicas matching the color, texture, profile, and size of the historic plaster elements. The new GFRC elements would be connected to new internal structural steel members to replace the original deteriorated steel structure. The work will not require any removal of or alteration to the historic clinker face brick at the parapet. The project also includes adding structural tie-backs from the restored parapet to the arched drill-hall roof. Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

None.

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.

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 involves the removal of the historic decorative plaster elements at portions of the roof parapet that have deteriorated steel framing. The steel framing must be replaced for life safety purposes, and it will not be possible to retain the decorative plaster at the areas where steel will be replaced. The GFRC replicas for the decorative plaster will match the plaster elements in terms of texture, appearance, and detail, and will be indistinguishable from the plaster elements from street level. 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. All new material will be based on physical evidence at the subject property. 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 alterations to 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 involves the replacement of select portions of decorative profiled plaster at the parapet with GFRC replicas. Although the historic plaster will not be retained at these areas, the replacement GFRC elements will match the appearance of the plaster that will be removed. 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 includes the replacement of historic plaster elements at select portions of the parapet. The relationship of the plaster elements to underlying deteriorated steel necessitates their replacement rather than repairs. The new GFRC replacements for the plaster at the affected portions of the parapet will match the old in design, color, and texture. 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 chemical or physical treatments that will affect the building's historic materials, beyond the selective replacement of the historic decorative plaster elements with GFRC replicas. 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's alterations will not destroy historic materials, features, or spatial relationships that characterize the property. The historic plaster parapet elements that need to be removed in connection with the replacement of deteriorated underlying steel are a character-defining element of the building's exterior, but will be replaced with new GFRC elements that match the features and details of the historic plaster elements, and will maintain the historic appearance of the property. 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, since the project only proposes replacing deteriorated portions of the existing historic parapet with new materials that will match the appearance and form of the existing parapet. 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

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

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work will not adversely affect the landmark property.

Staff finds that the historic character of the property will be retained and preserved by the careful removal of the failed portions of the historic parapet and the replacement of historic plaster elements at the failed portions of the parapet with new GFRC units to match the appearance of the historic plaster. The project sponsor has demonstrated that the proposed work is necessary for the proper maintenance of the property, and that failing to replace the deteriorated underlying steel in the parapet would result in unsafe conditions that could not only damage the building, but potentially cause life safety issues as well.

Although the proposed new GFRC units at the parapet are a different material from the historic plaster elements they will be replacing, the new elements can be considered to be an appropriate substitute material per the National Park Service's *Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors*. This document specifies three basic criteria that substitute materials must meet to be considered potentially appropriate:

1. The substitute material must be compatible with the historic materials in appearance.
2. The substitute material's physical properties must be similar to those of the historic materials, or be installed in a manner that tolerates differences.
3. The substitute material must meet certain basic performance expectations over an extended period of time.

The proposed GFRC units meet all three of the criteria. The appearance of the GFRC units will closely match the plaster units they are replacing, as material samples have demonstrated. The GFRC units will be created through the use of molds taken of the existing historic plaster elements, to ensure that their profiles and dimensions are compatible with the historic materials. The GFRC units share some physical properties with the plaster elements they are replacing, as they both consist of a material that starts as a liquid and then hardens to a final solid form. The GFRC units will be less heavy than the plaster elements they are replacing, which is a physical difference that will put less strain on the parapet's steel structure. The GFRC units are expected to perform as well as if not better than the historic plaster elements they are replacing over an extended period of time.

Staff finds that the project will only remove historic features that are deteriorated beyond repair and that the new portions of the parapet will match the old in design, color, and texture. The proposed work will affect a minimal amount of historic fabric, maintaining all of the extant historic clinker face brick at the parapets.

The proposed work will result in a parapet for the State Armory and Arsenal that will be safer and more stable than the current parapet, while still maintaining the historic appearance of this landmark site.

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 Standards for Rehabilitation.

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, the Project Sponsor shall provide a full-size mock-up with the final materials to be used in the parapet rehabilitation, showing the relationship between the new GFRC units and the historic brick portion of the parapet.
2. As part of the Building Permit, the Project Sponsor shall provide a physical sample of the proposed joint tooling between elements.

ATTACHMENTS

Draft Motion

Exhibits:

- Parcel Map
- Sanborn Map

Project Sponsor submittal, including:

- Historic and Existing Conditions Photographs
- Historic Plans
- Reduced Plans



SAN FRANCISCO PLANNING DEPARTMENT

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 001 IN ASSESSOR'S BLOCK 3547, WITHIN A UMU (URBAN MIXED USE) ZONING DISTRICT AND A 68-X/45-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on May 19, 2017, Andrew Wolfram of TEF Design (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for rehabilitation of deteriorated materials at the subject property located on lot 001 in Assessor's Block 3547. The work includes the repair and restoration of portions of the building's brick and decorative plaster parapet at the north (14th Street), west (Julian Avenue), and south elevations. At the areas where the parapet is being repaired, deteriorated portions of the parapet's decorative plaster elements would be replaced with glass fiber reinforced concrete (GFRC) replicas matching the color, texture, profile, and size of the historic plaster elements. The new GFRC elements would be connected to new internal structural steel members to replace the original deteriorated steel structure. The work will not require any removal of or alteration to the historic clinker face brick at the parapet. The project also includes adding structural tie-backs from the restored parapet to the arched drill-hall roof.

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 August 2, 2017, the Commission conducted a duly noticed public hearing on the current project, Case No. 2017.006323 ("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 received July 6, 2017 and labeled Exhibit A on file in the docket for Case No. 2017.006323 based on the following findings:

CONDITIONS OF APPROVAL

- That the Project Sponsor shall provide a full-size mock-up with the final materials to be used in the parapet rehabilitation, showing the relationship between the new GFRC units and the historic brick portion of the parapet.
- That the Project Sponsor shall provide a physical sample of the proposed joint tooling between elements.

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 as described in the designation report dated January 11, 1980.

- The proposed project is compatible with the State Armory and Arsenal, Landmark Number 108, since the project does not affect the mass and form of the building.
- The proposed work is necessary for the proper maintenance of the property, and that failing to replace the deteriorated underlying steel in the parapet would result in unsafe conditions that could not only damage the building, but potentially cause life safety issues.
- The proposed project will allow the historic character of the property to be retained and preserved by the careful removal of the failed portions of the historic parapet and the replacement of historic plaster elements at the failed portions of the parapet with new GFRC units to match the appearance of the historic plaster.

- The proposed GFRC units at the parapet can be considered an appropriate substitute material for plaster elements that are deteriorated beyond repair per the National Park Service's *Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors*, and align with the three criteria that this document specifies a substitute material must meet to be considered potentially appropriate.
- The proposed work will affect a minimal amount of historic fabric, maintaining all of the extant historic clinker face brick at the parapets.
- The proposed project will only remove historic features that are deteriorated beyond repair and that the new portions of the parapet will match the old in design, color, and texture.
- The proposed project meets the requirements of Article 10.
- 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 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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 State Armory and Arsenal 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 is for the restoration of the building's parapet only, and 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 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 reduce the affordable housing supply as the use of the property is non-residential.

- 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 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 eliminate unsafe conditions at the site and 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 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 **GRANTS a Certificate of Appropriateness** for the property located at Lot 001 in Assessor's Block 3547 for proposed work in conformance with the renderings and architectural sketches dated July 6, 2017 and labeled Exhibit A on file in the docket for Case No. 2017.006323.

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 ADOPTED the foregoing Motion on August 2, 2017.

Jonas P. Ionin
Acting Commission Secretary

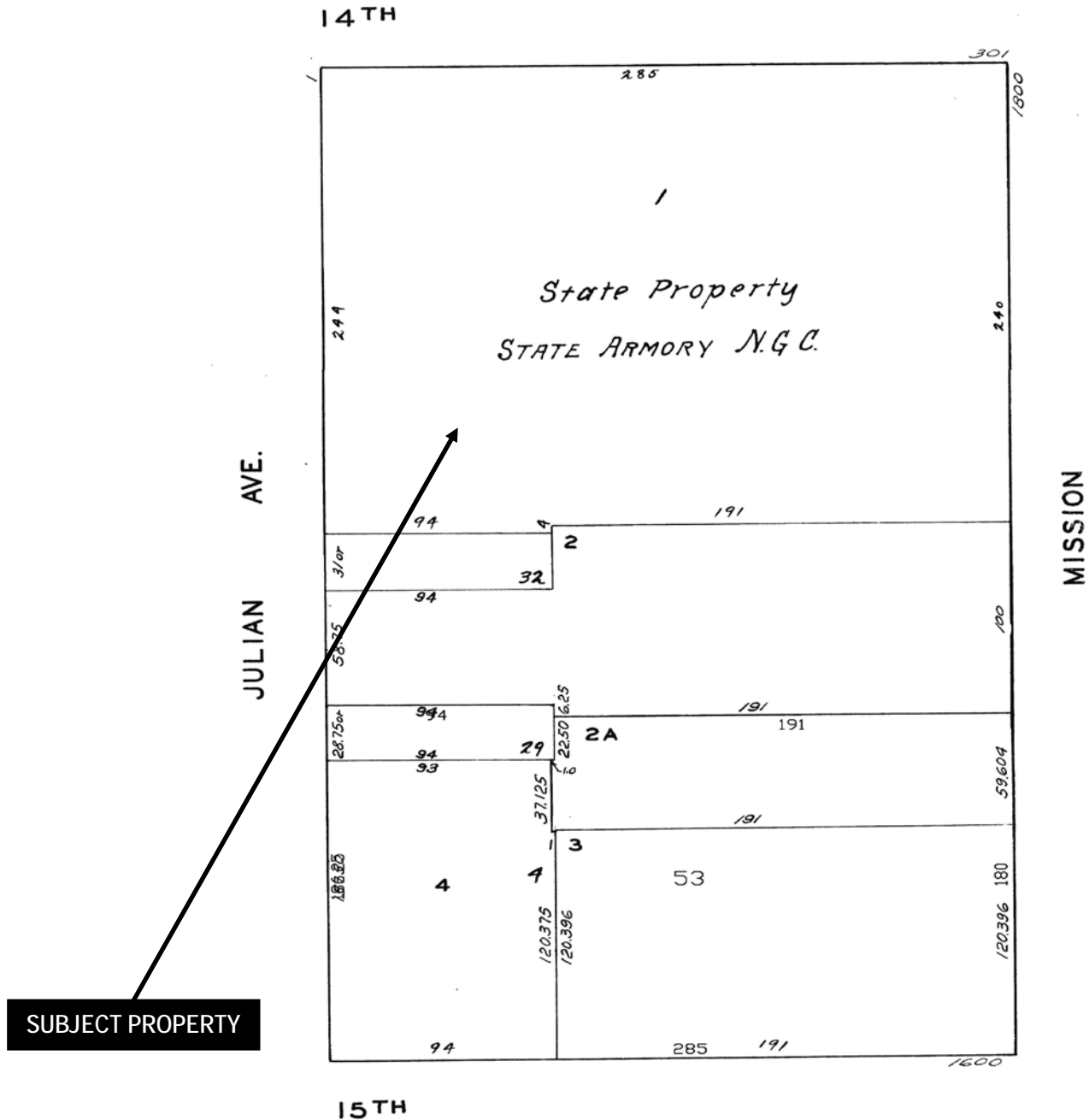
AYES: X

NAYS: X

ABSENT: X

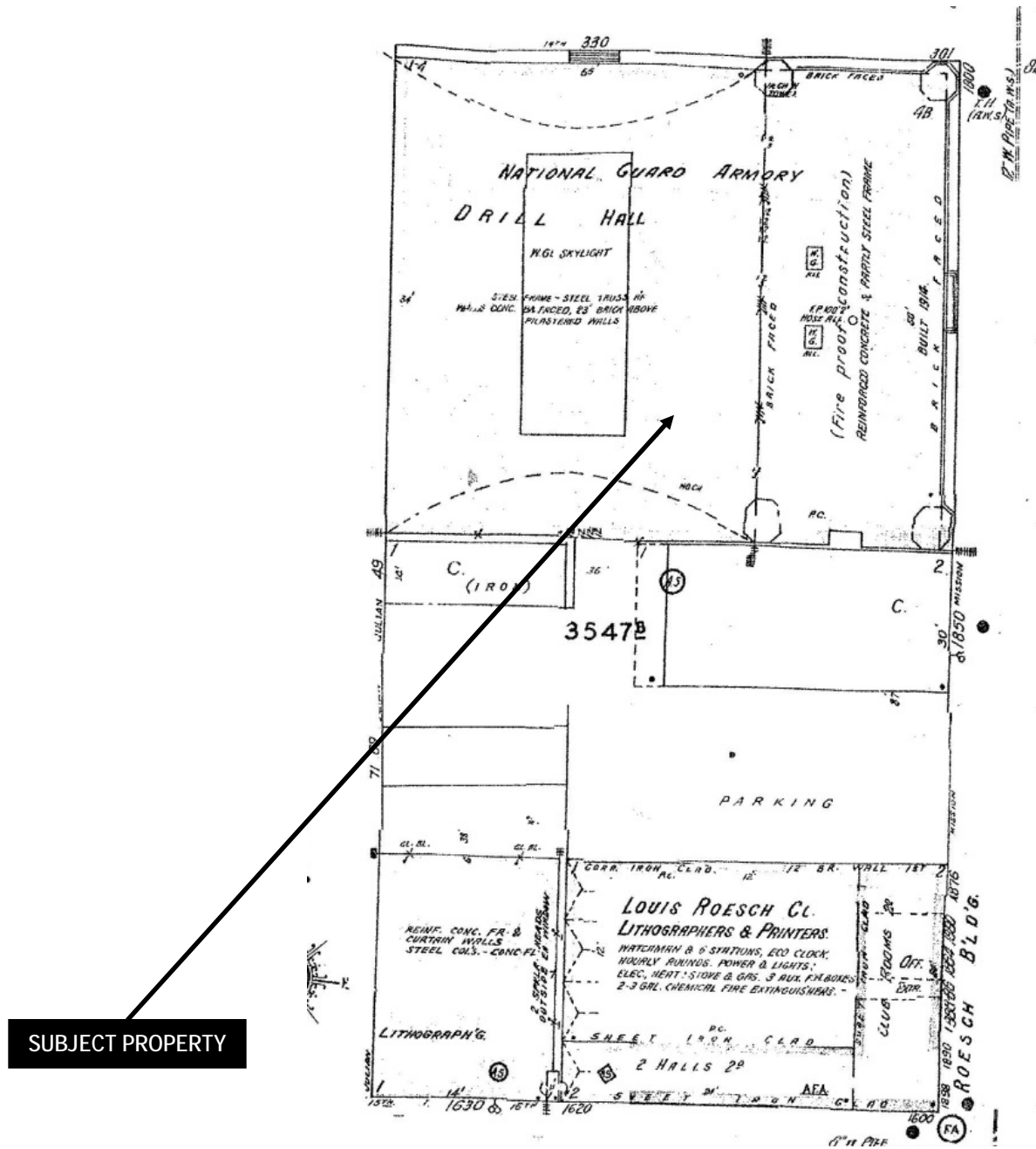
ADOPTED: August 2, 2017

Parcel Map



Certificate of Appropriateness
 Case Number 2017-006323COA
 Mission Armory
 1800 Mission Street

Sanborn Map*



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

Certificate of Appropriateness
Case Number 2017-006323COA
Mission Armory
1800 Mission Street

MISSION ARMORY

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
HISTORIC PRESERVATION COMMISSION

1800 Mission Street | San Francisco, California | 94103



PROJECT INFORMATION

BLOCK / LOT:	3547/001
ADDRESS:	333 14th Street / 1800 Mission Street San Francisco, California 94103
OWNER:	Armory Studios
ZONING DISTRICT:	UMU - Urban Mixed Use
PLANNING AREA:	Mission (EN)
ART. 10 LANDMARK No.:	108
YEAR BUILT:	1912-1914 1927 (Phase II - Drill Court)

HISTORICAL STATUS

The San Francisco National Guard Armory and Arsenal was listed as an individual resource in the National Register of Historic Places in 1978. It is also listed on the California Register of Historical Resources as well as in Article 10 of the San Francisco Planning Code as Landmark No. 108, designated February 1980.

Statement of Significance from San Francisco Planning Department Historic Resource Survey (Mission District) Property Summary Report:

This military building is individually significant under California Register of Historical Resources Criterion 1 (Events), because it is associated with the broad patterns of military history, activity, and presence in San Francisco's Mission District; and Criterion 3 (Architecture/Design), because it exhibits physical designs, features, materials, and/or craftsmanship that embody the distinctive characteristics and high artistic expression of "Medieval" fortress-like architecture.

PROJECT SUMMARY

This project is the repair and restoration of the parapet on the western side of the Mission Armory roof. Prior exploratory demolition of the parapet demonstrated deterioration and failure of the underlying structural steel as well as decorative plaster cornice. As a result, these elements require repair and replacement where required.

Changes to the exterior in this project include the following:

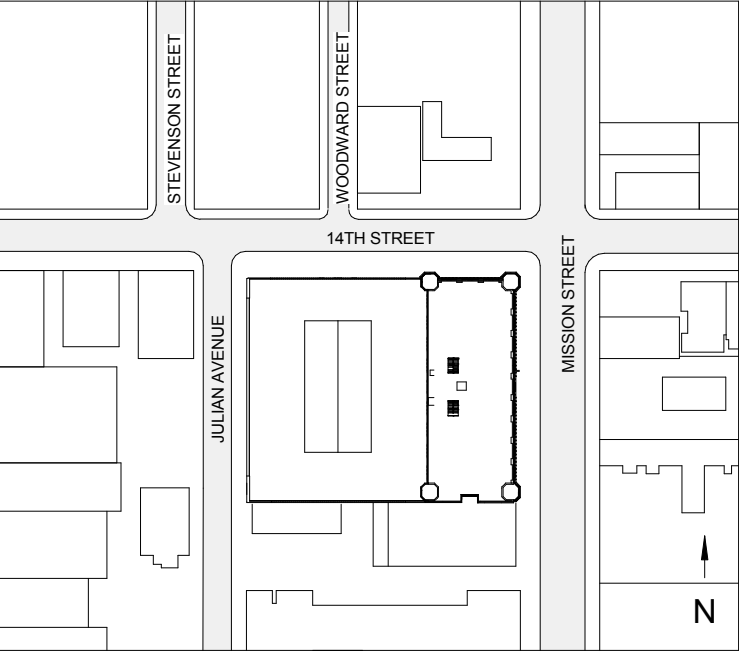
- Replacement of structural steel (NOT VISIBLE)
- Repair and restoration of cement plaster parapet cornice with glass fiber reinforced concrete (GFRC) (VISIBLE)

Please note that during the demolition process, brick was salvaged and molds were taken of the existing cement plaster parapet. The existing cornice was documented extensively, allowing any necessary replacement to match the original feature.

ADD ALTERNATE

Primary scope of work indicated throughout by black outlines. Add alt scope covers partial replacement at curved Drill Court parapet if required based on extent of deterioration of steel structure. Add alternate scope is shown with gray outline. If adopted, replacement at these locations will follow the same methodology of parapet replacement at other locations.

VICINITY PLAN



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22	Sections

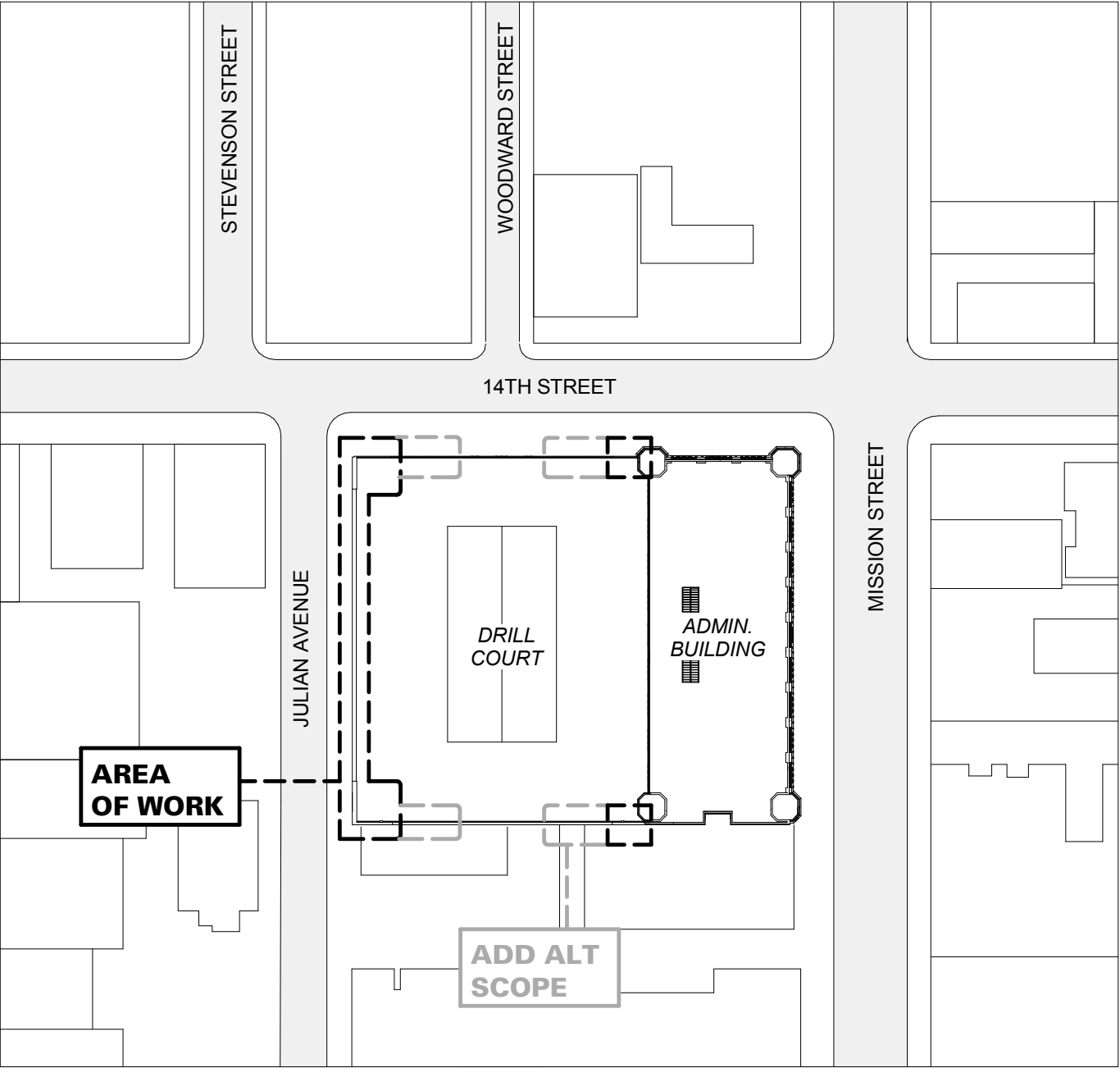


SITE PLAN

Situated on 14th Street between Mission Street and Julian Avenue, the Armory is located in the Mission District.

Excerpt from Historic DCP Survey:

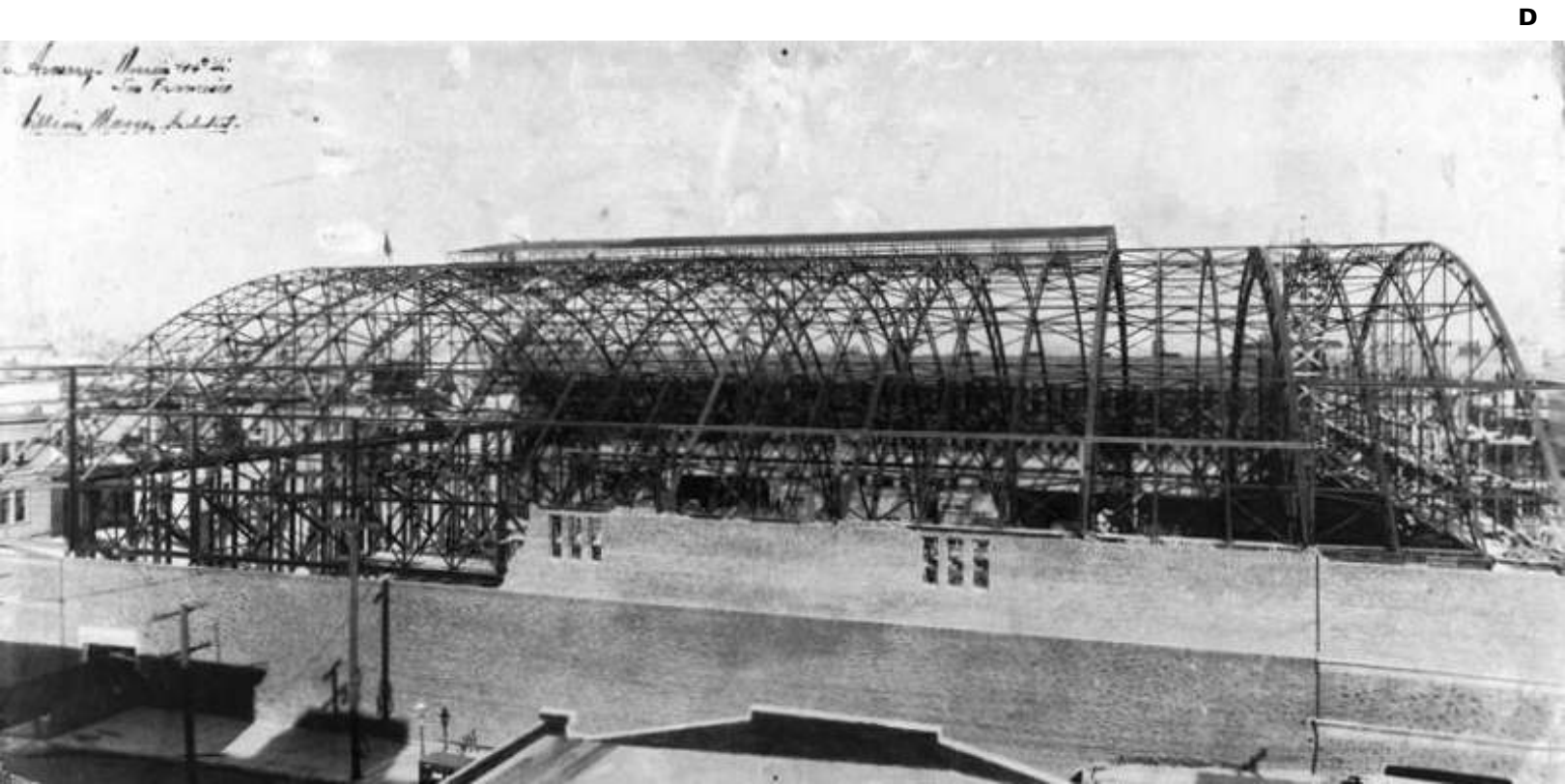
Harsh imagery, at a powerful scale, and one of the few memorable incidents in the streetscape for blocks.



① SITE PLAN
1" = 100'-0"



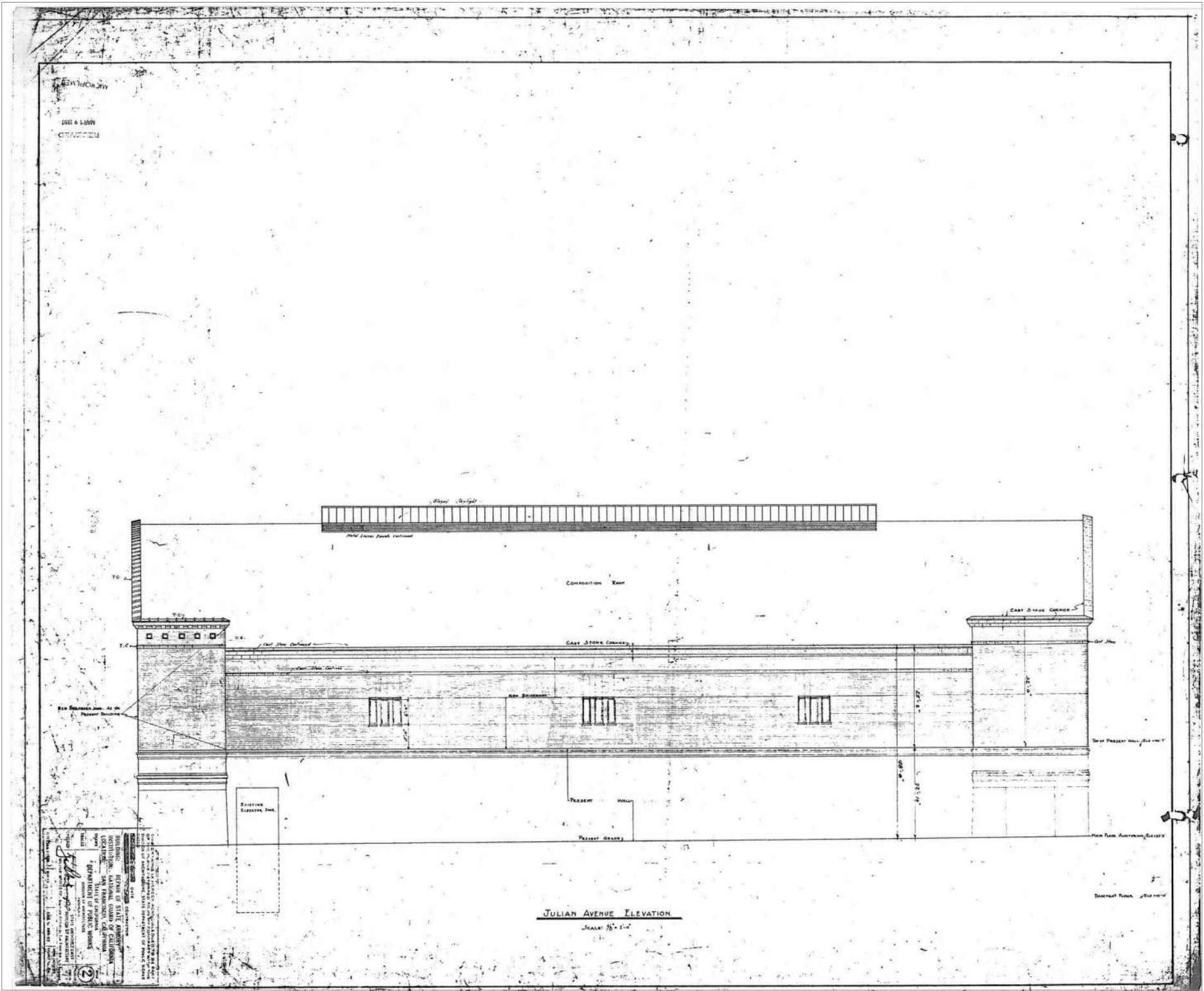
HISTORIC IMAGES



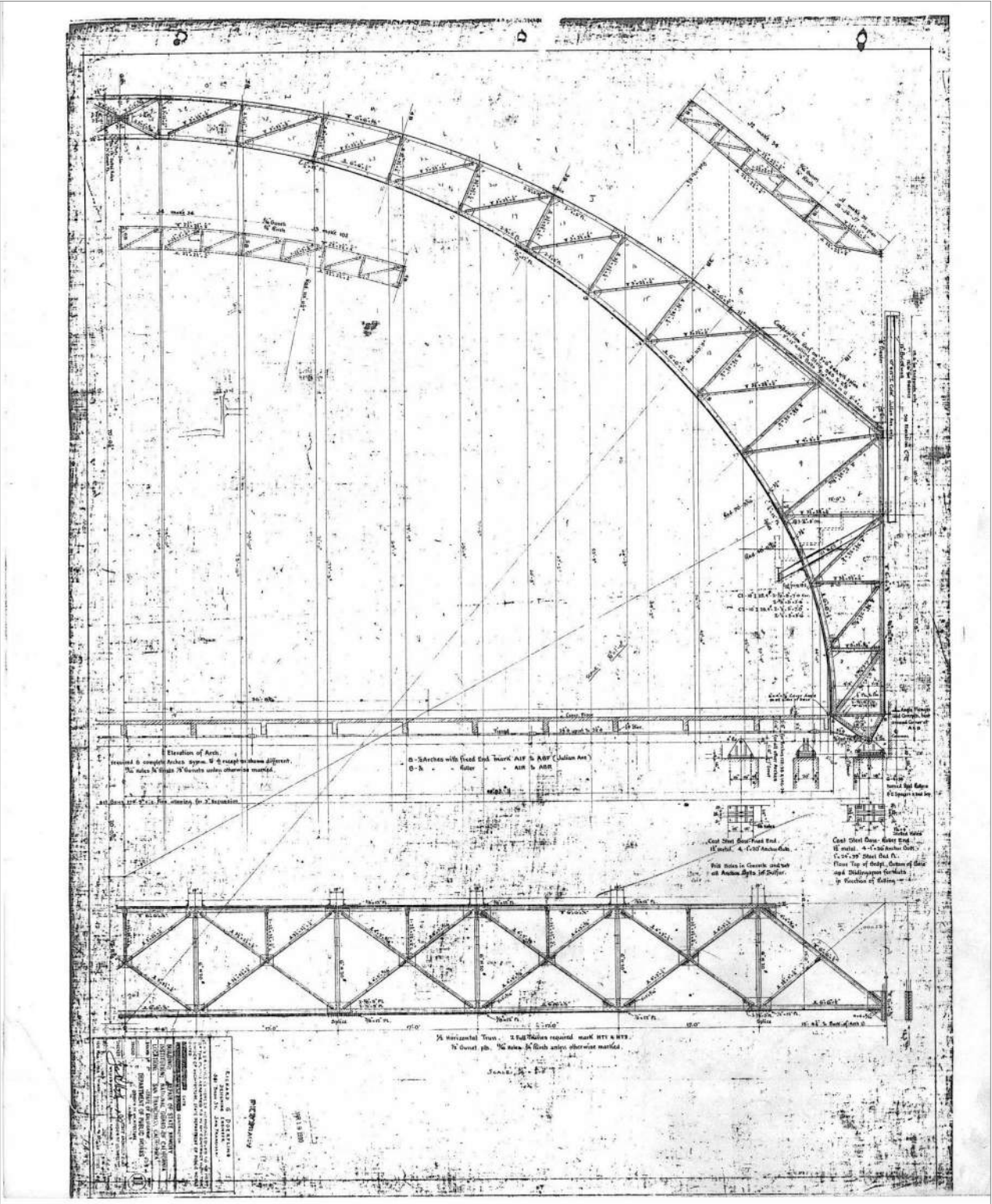
- A Julian Avenue facade, c. 1975
- B 14th Street facade, c. 1960
- C Armory prior to construction of Drill Court enclosure, c. 1917 (Source: *San Francisco Defender's*, n.d.)
- D Drill court enclosure construction, c. 1927



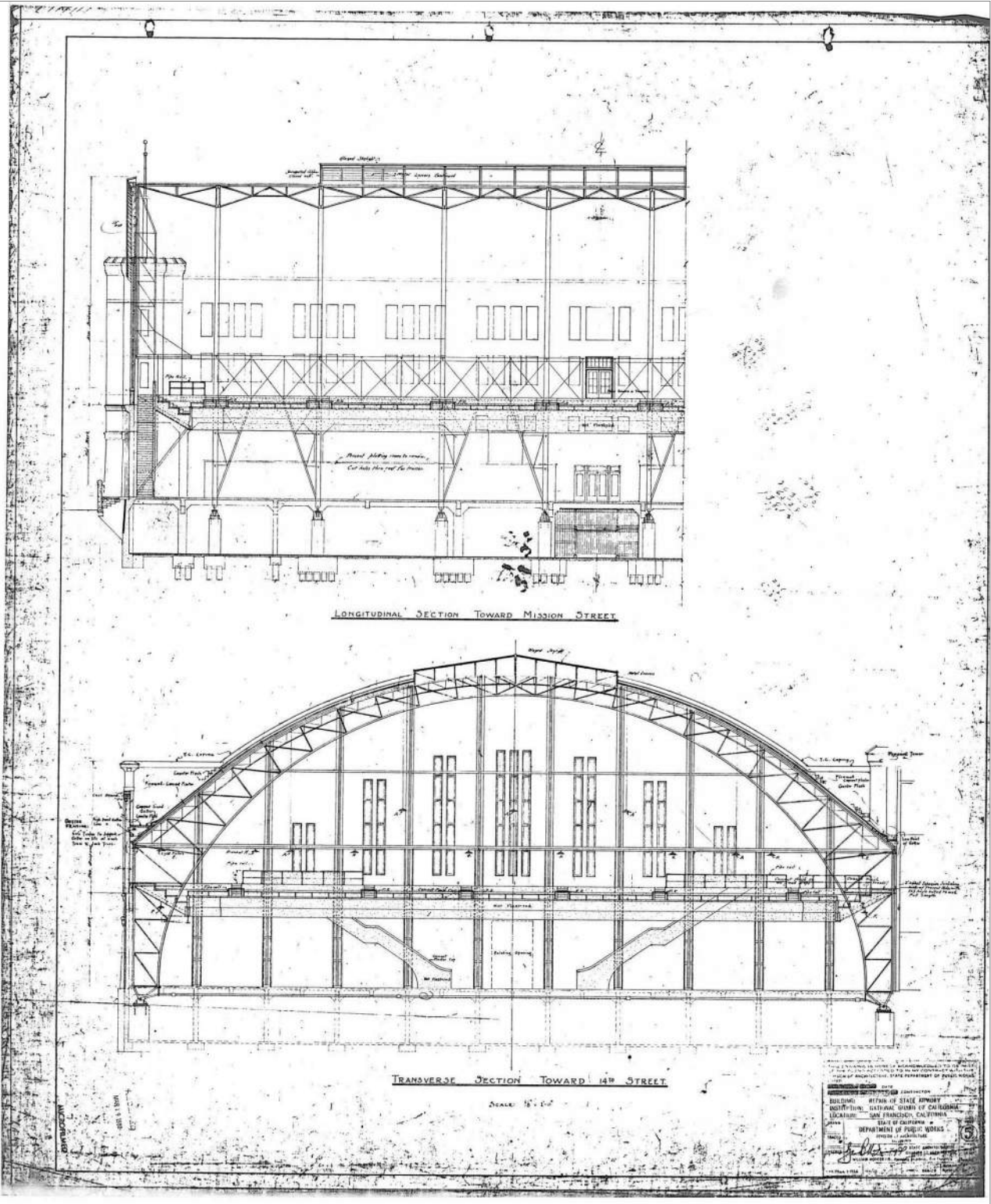
Sheets from architectural drawing set issued by the State of California Department of Public Works in 1912.



TRUSS DETAILS AT DRILL COURT

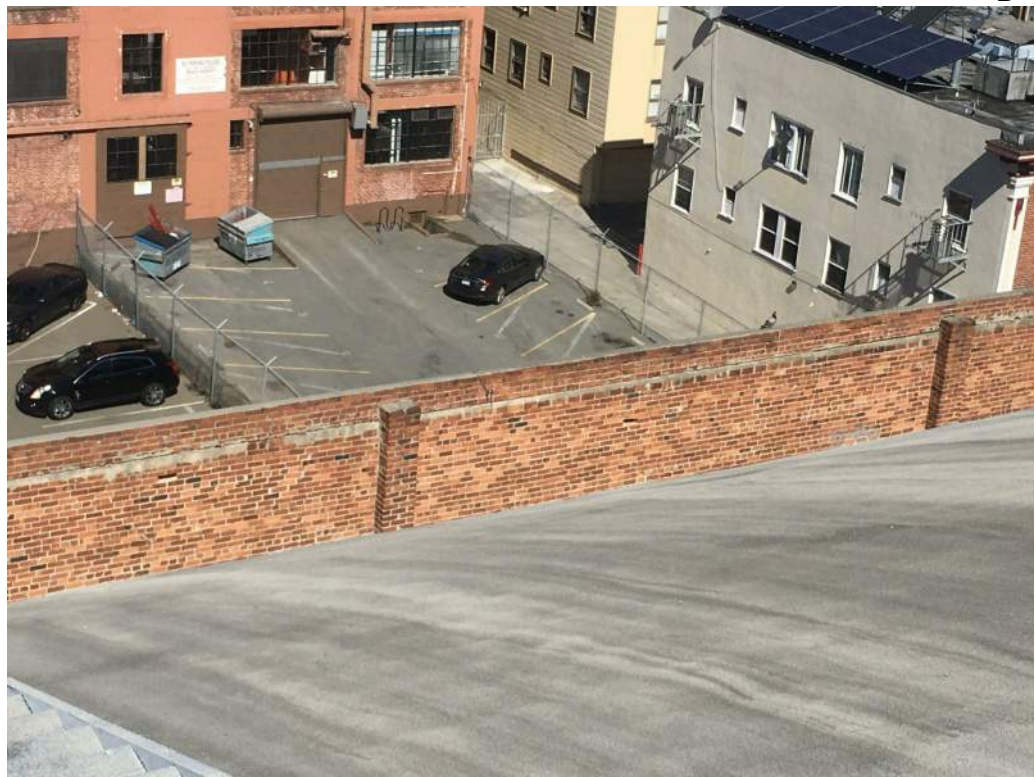


TRANSVERSE + LONGITUDINAL SECTIONS THROUGH DRILL COURT

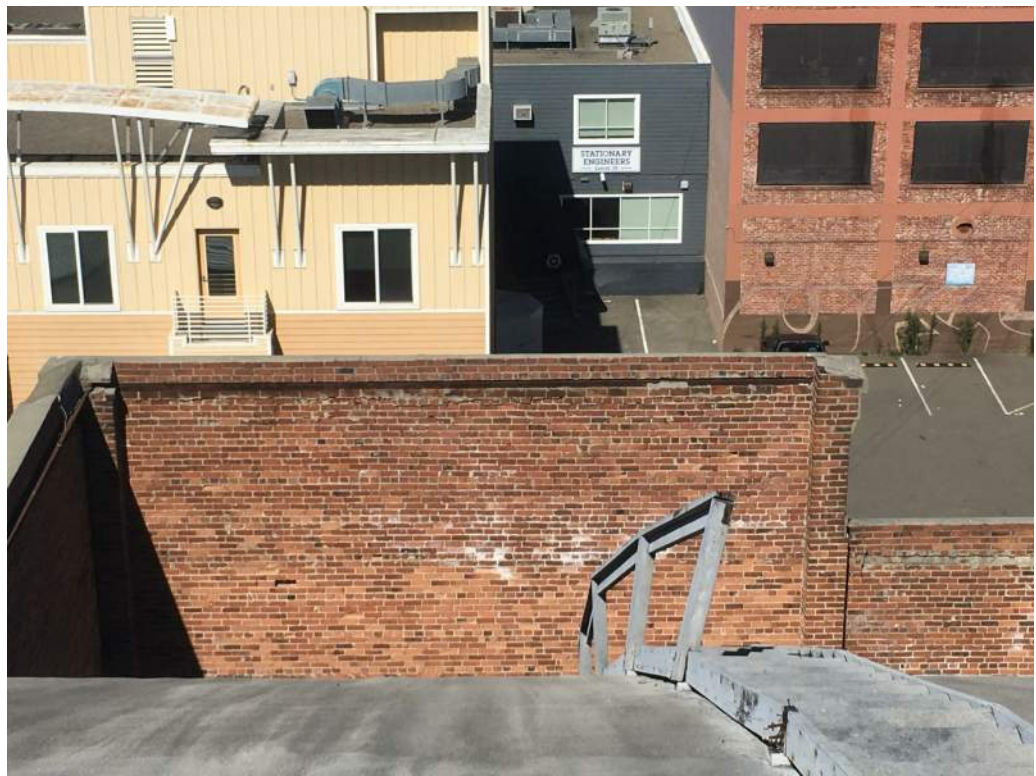




A



B

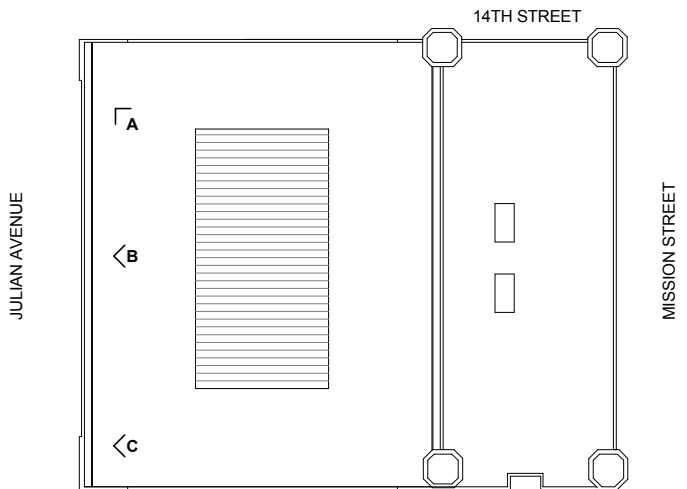


C

EXISTING CONDITIONS

- A Low and high parapet from roof, northwest corner
- B Interior of low parapet showing pilasters
- C Interior side of southwest corner parapet, facing Julian Avenue

Photos courtesy of Rainbow Waterproofing & Restoration Co.



MISSION ARMORY

Certificate of Appropriateness | Parapet Repair and Reinforcement
Existing Conditions

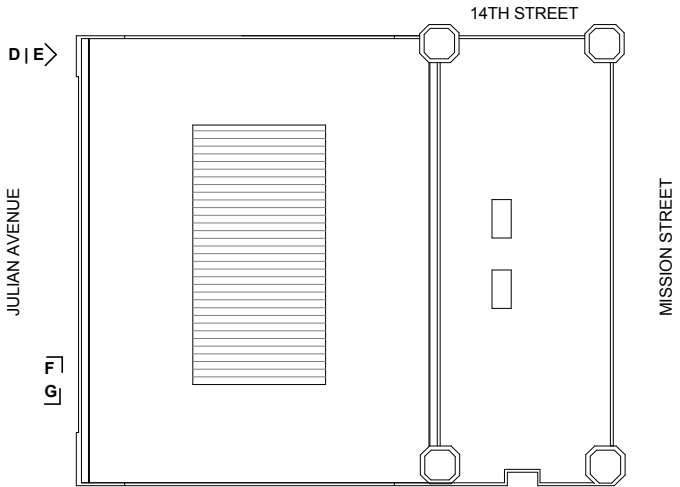


EXISTING CONDITIONS

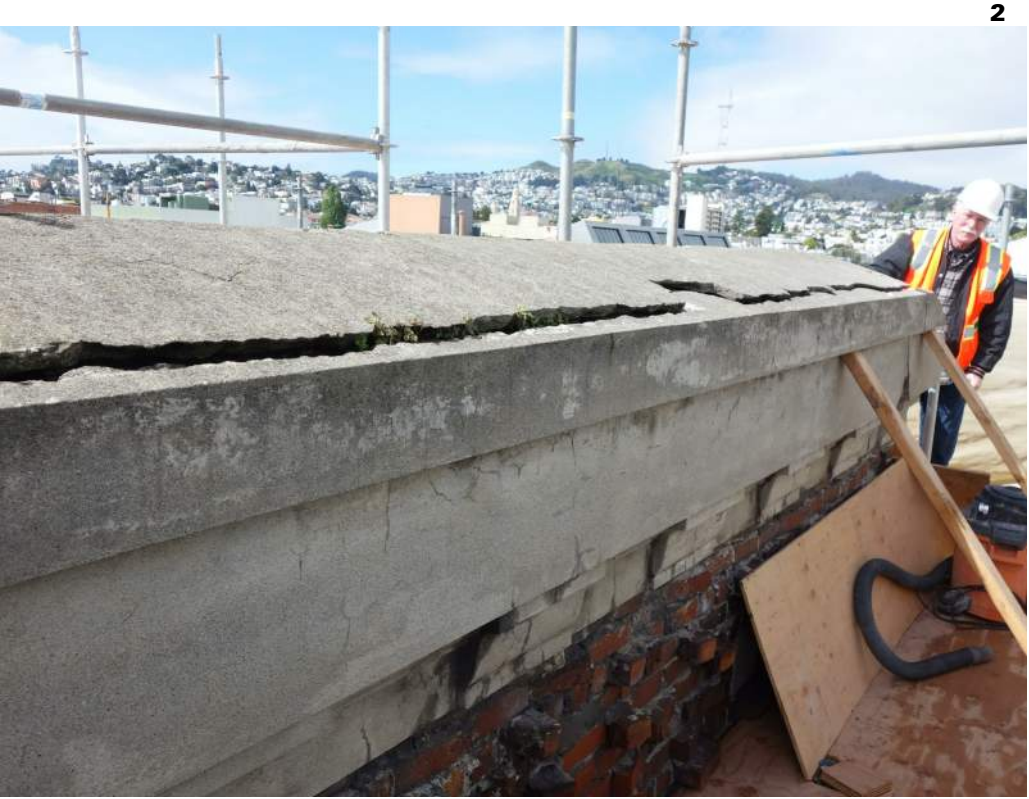


- D Taking the mold of the high parapet for future reproduction
- E Sample mold of high parapet plaster cornice
- F Julian Avenue facade from street level
- G Transition from low to high parapet, southwest corner

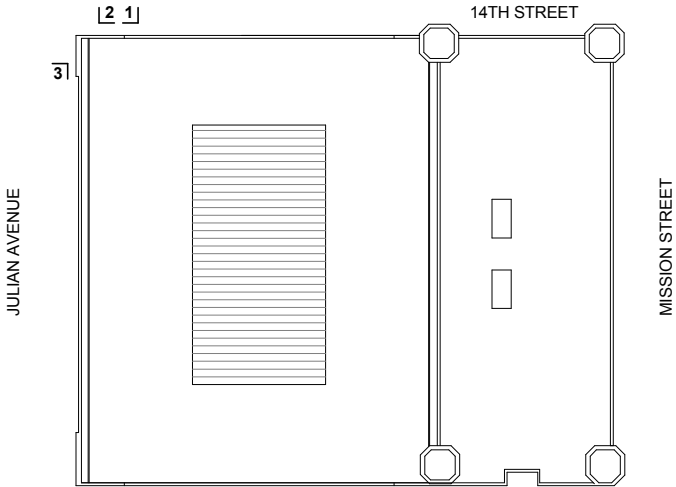
Photos courtesy of Rainbow Waterproofing & Restoration Co.



EXPLORATORY DEMOLITION



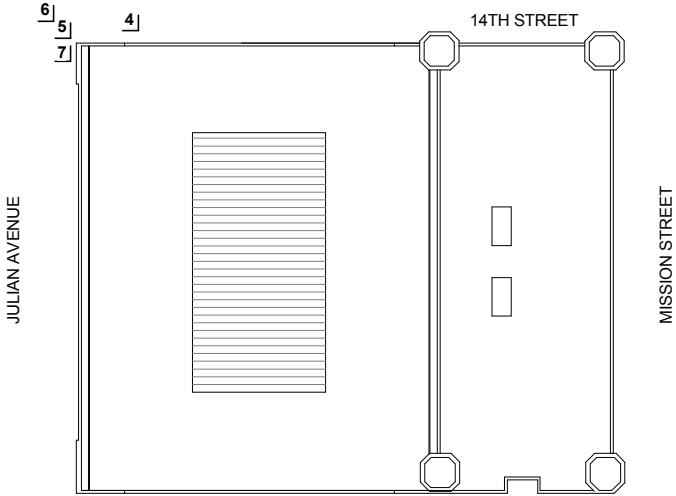
- 1 North parapet looking East from 14th Street scaffolding prior to exploratory demolition
- 2 North parapet looking West from 14th Street scaffolding
- 3 West parapet at the northern corner



EXPLORATORY DEMOLITION



- 4 North parapet looking East from 14th Street scaffolding during exploratory demolition
- 5 Northwest corner steel condition
- 6 Northwest corner parapet condition
- 7 West parapet at northern corner





8



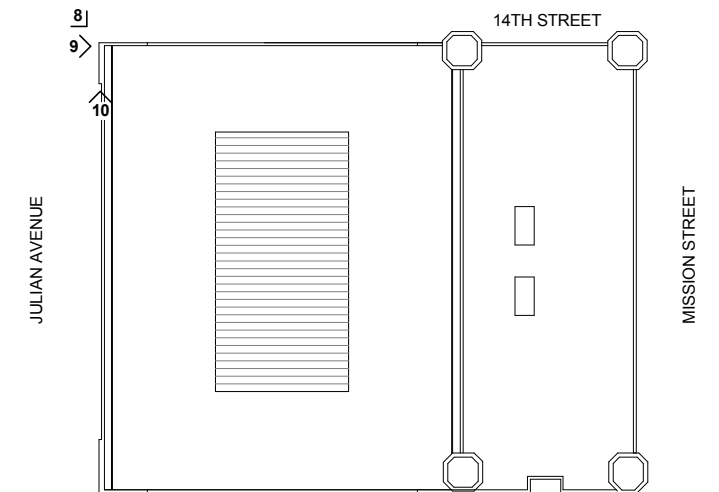
9



10

EXPLORATORY DEMOLITION

- 8 Northwest corner wide
- 9 Northwest corner cornice detail
- 10 High to low parapet transition, cornice detail



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Exploratory Demolition





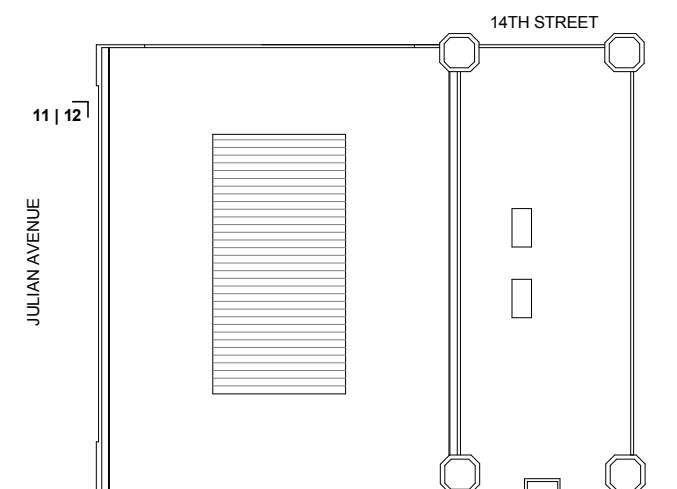
11



12

EXPLORATORY DEMOLITION

- 11 West parapet transition from low to high parapet, detail
12 West parapet transition from low to high parapet, overall

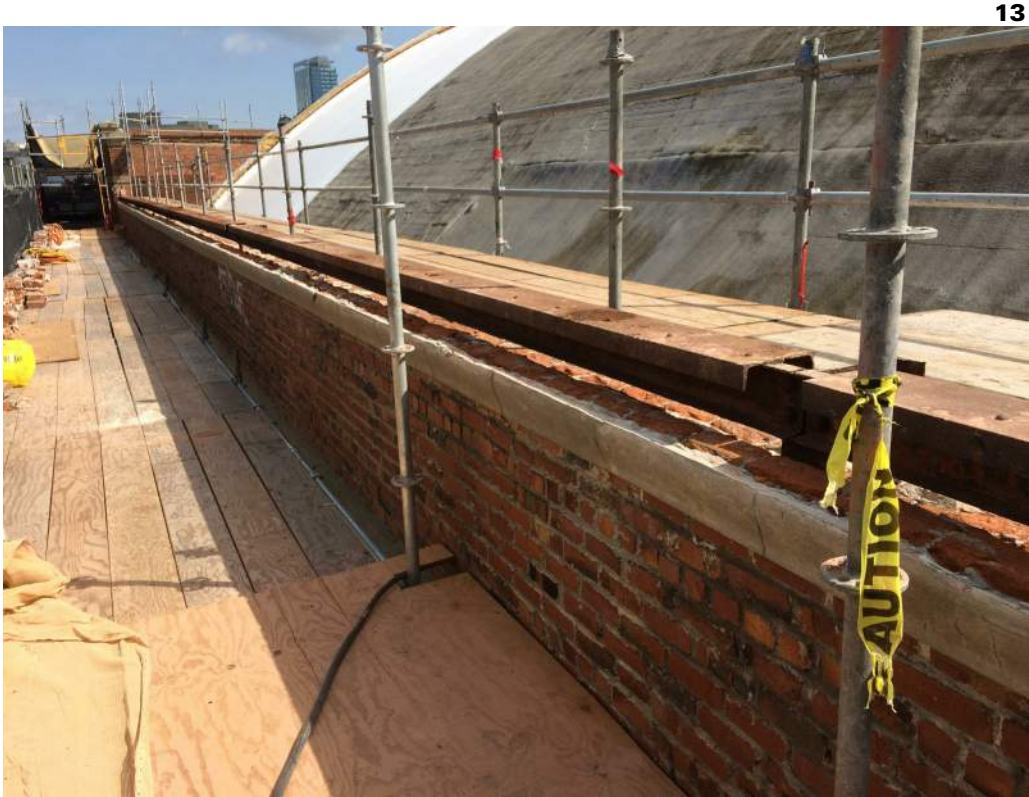


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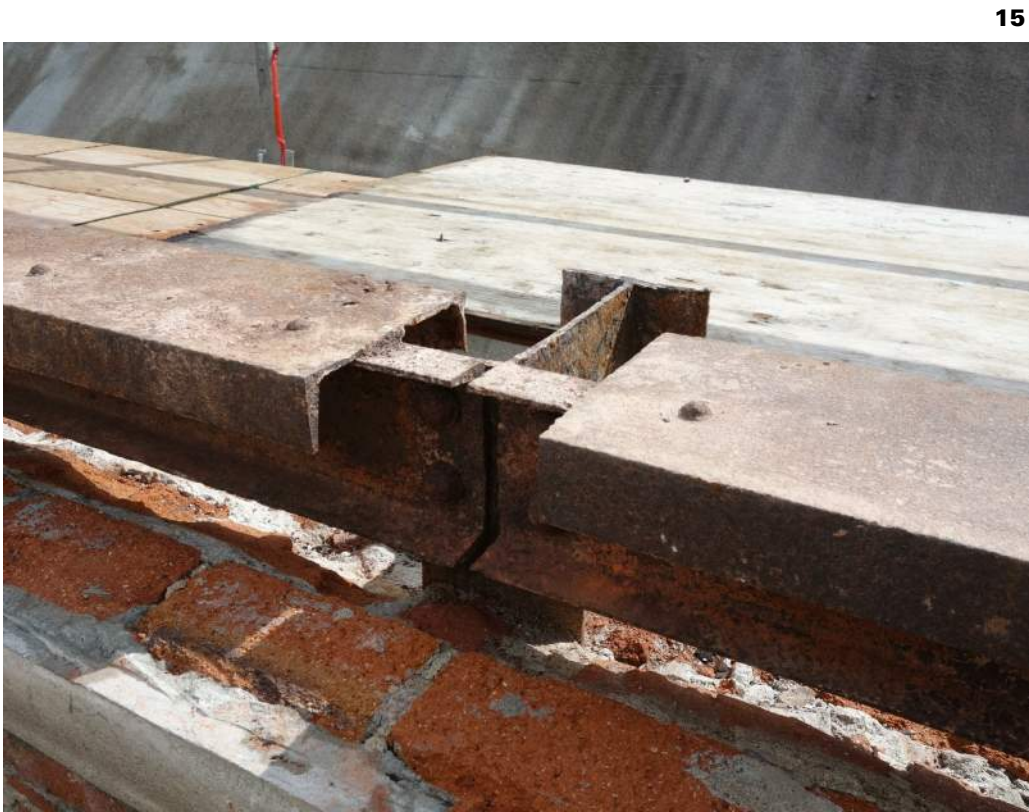
EXPLORATORY DEMOLITION



13



14

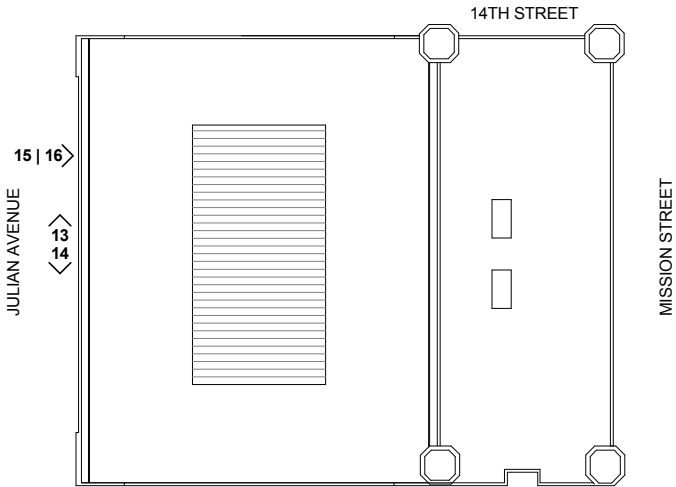


15



16

- 13 View North along Julian Avenue low parapet
- 14 View South along Julian Avenue low parapet
- 15 Steel condition detail at low parapet
- 16 Steel condition detail at low parapet





17



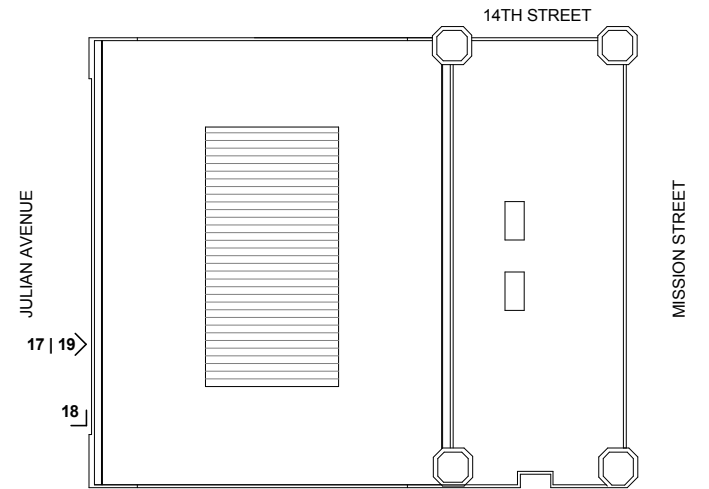
19



18

EXPLORATORY DEMOLITION

- 17 Steel condition detail at low parapet, failing connection
- 18 North parapet looking West from 14th Street scaffolding
- 19 Steel condition detail at low parapet, failing connection



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20



21



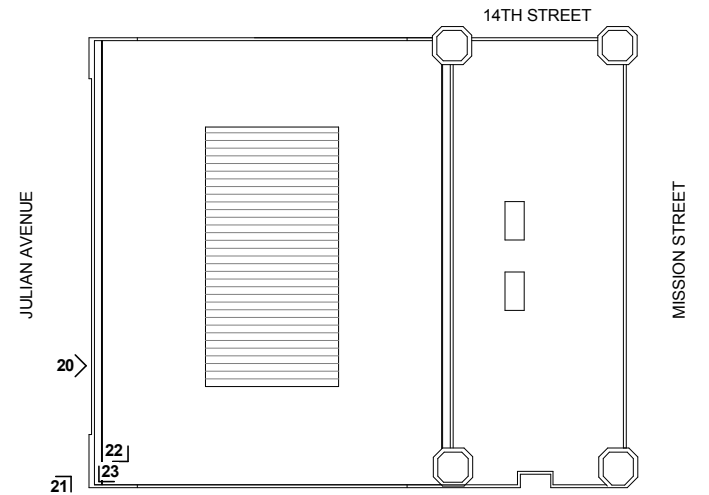
22



23

EXPLORATORY DEMOLITION

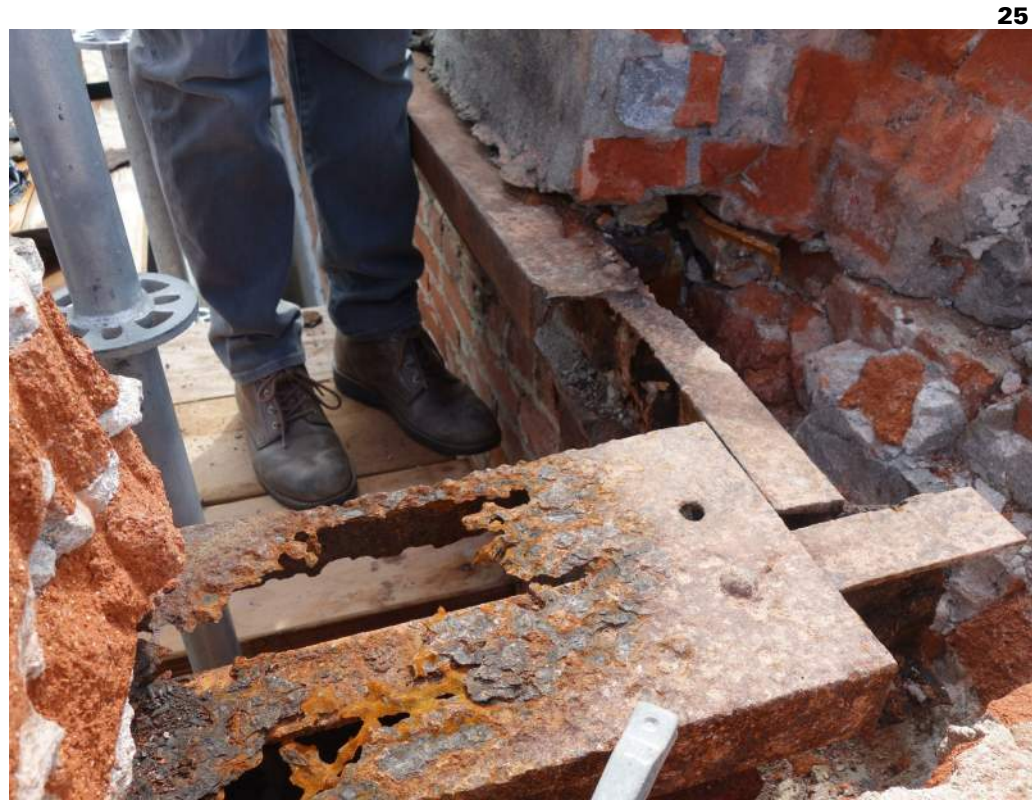
- 20 Steel condition detail at low parapet, corroded web
- 21 High parapet along Julian Avenue at the southern end
- 22 South parapet return
- 23 Southwest corner condition



MISSION ARMORY

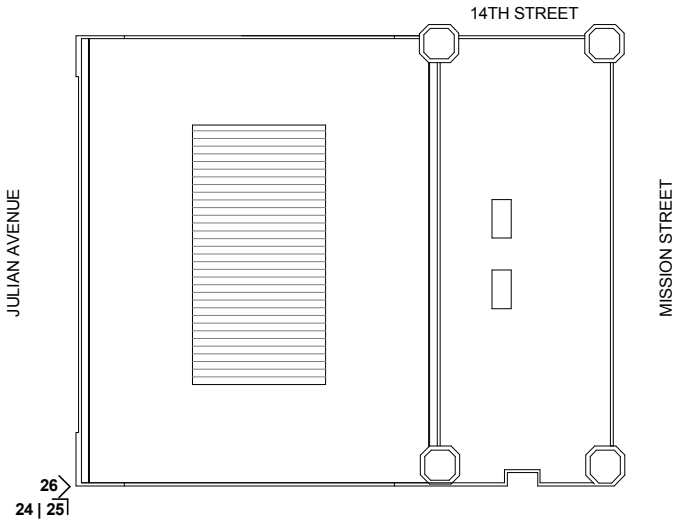
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EXPLORATORY DEMOLITION

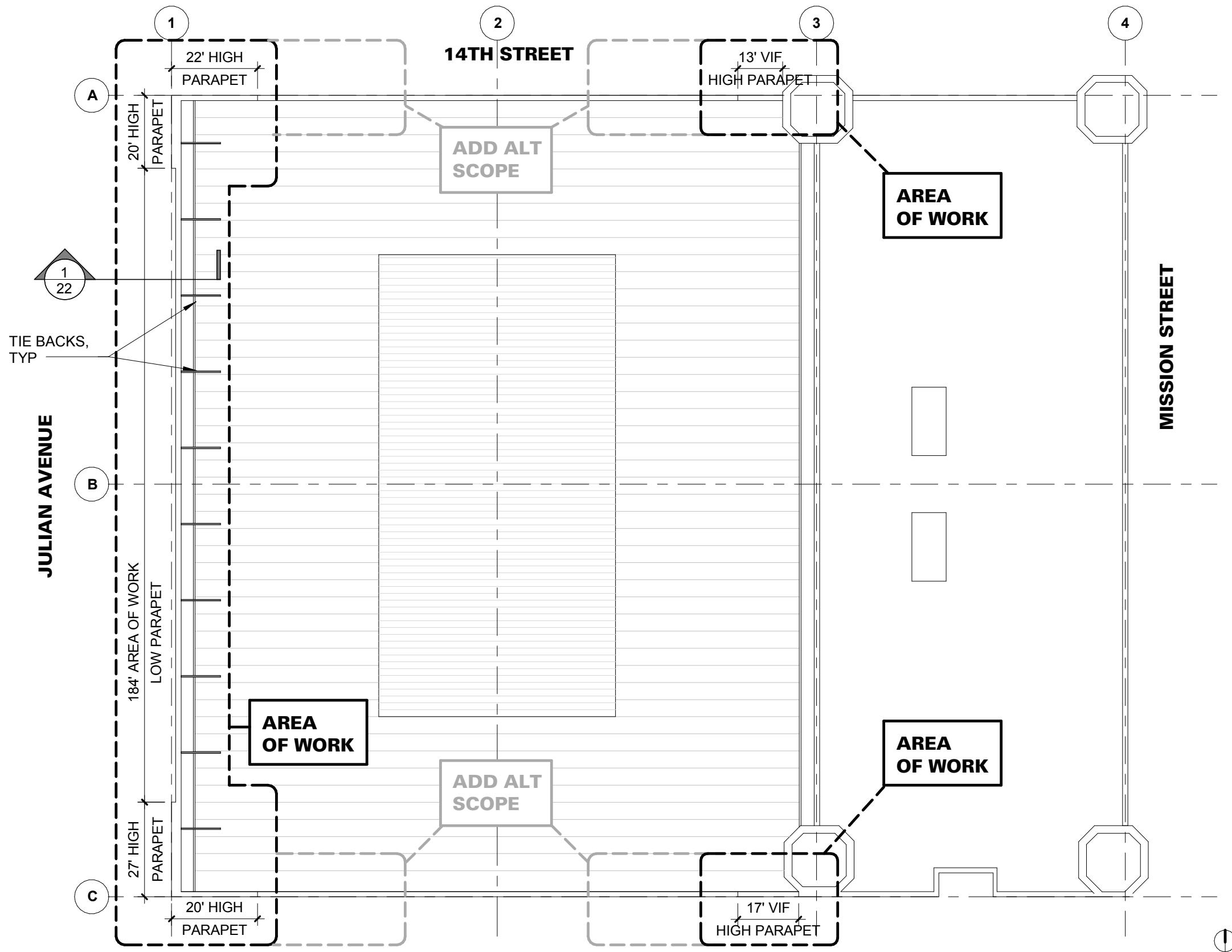
- 24 Southwest corner cavity
- 25 Steel condition at southwest corner
- 26 South high parapet return viewed from southwest corner



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ROOF PLAN

Scope of work is limited to the western side of the building's roof and the Drill Court high parapet on the North and South side. This does not affect usage.

1 ROOF KEY PLAN FOR SCOPE 3 - PARAPET REPAIR
1/32" = 1'-0"

MISSION ARMORY

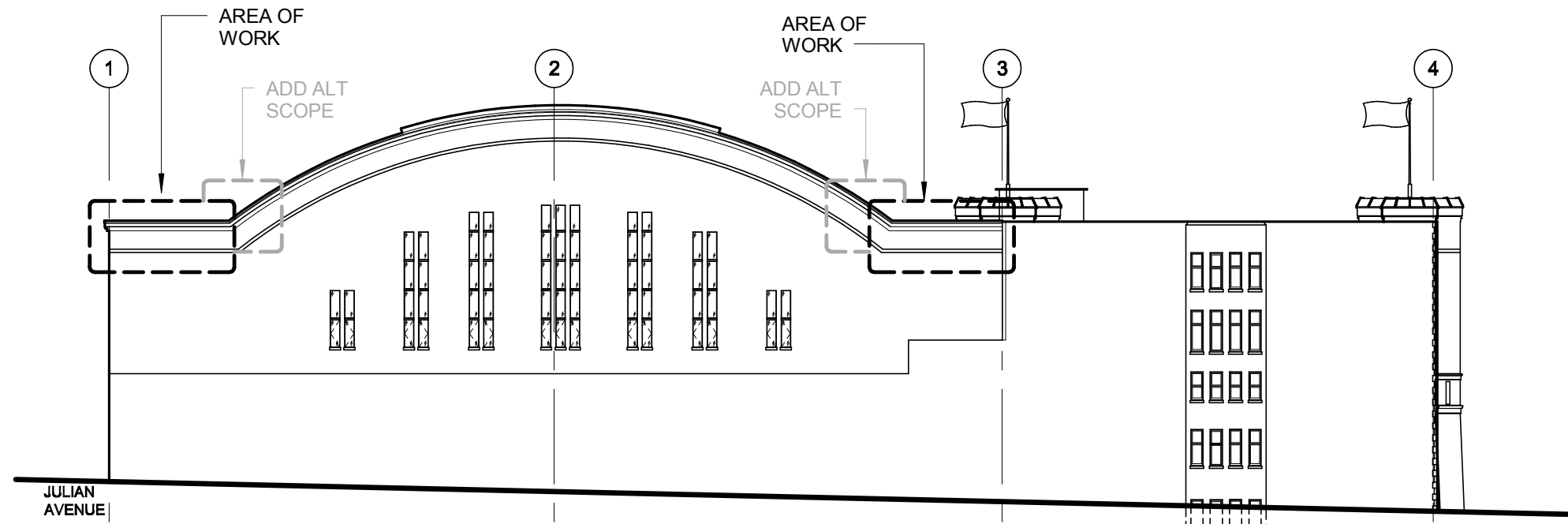
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Roof Plan



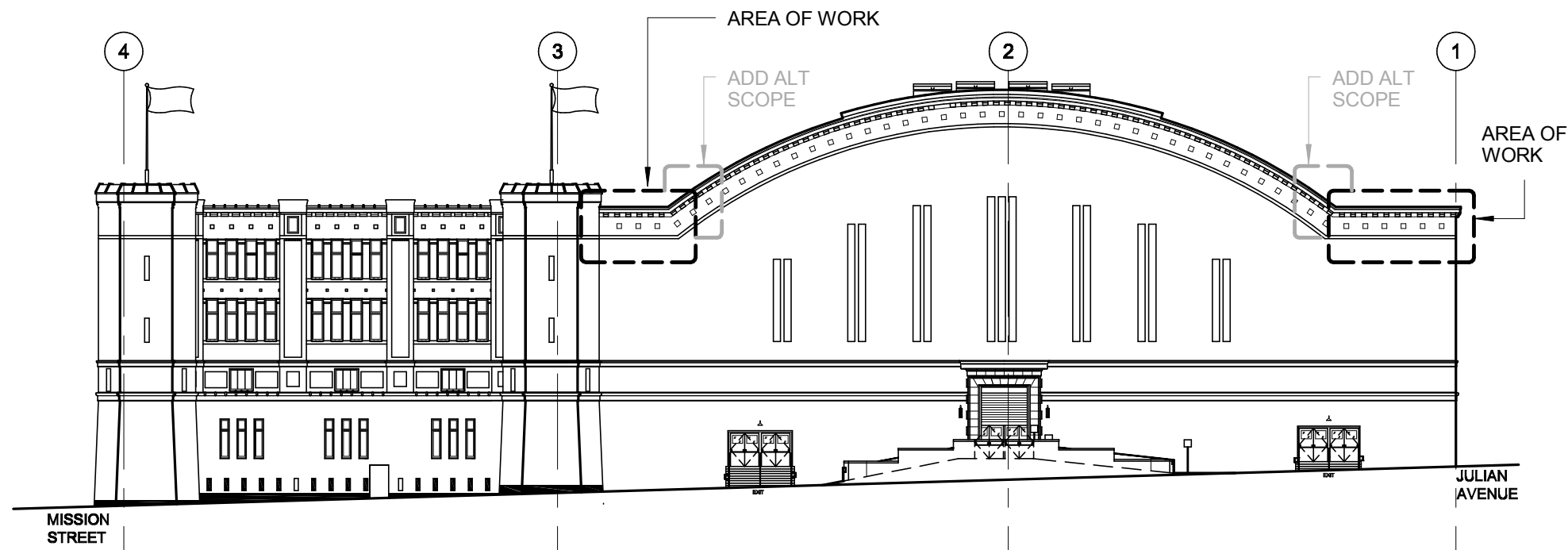
ELEVATIONS

Scope of work runs the length of the building on Julian Avenue with limited work on the high parapets visible on 14th Street and rear facade.

Primary scope of work indicated by black outline, add alternate scope shown with gray outline. Add alt scope covers partial replacement at curved Drill Court parapet. If adopted, replacement at these locations will follow the same methodology of parapet replacement at other locations.



② SOUTH ELEVATION
1/32" = 1'-0"



① NORTH (14TH STREET) ELEVATION
1/32" = 1'-0"

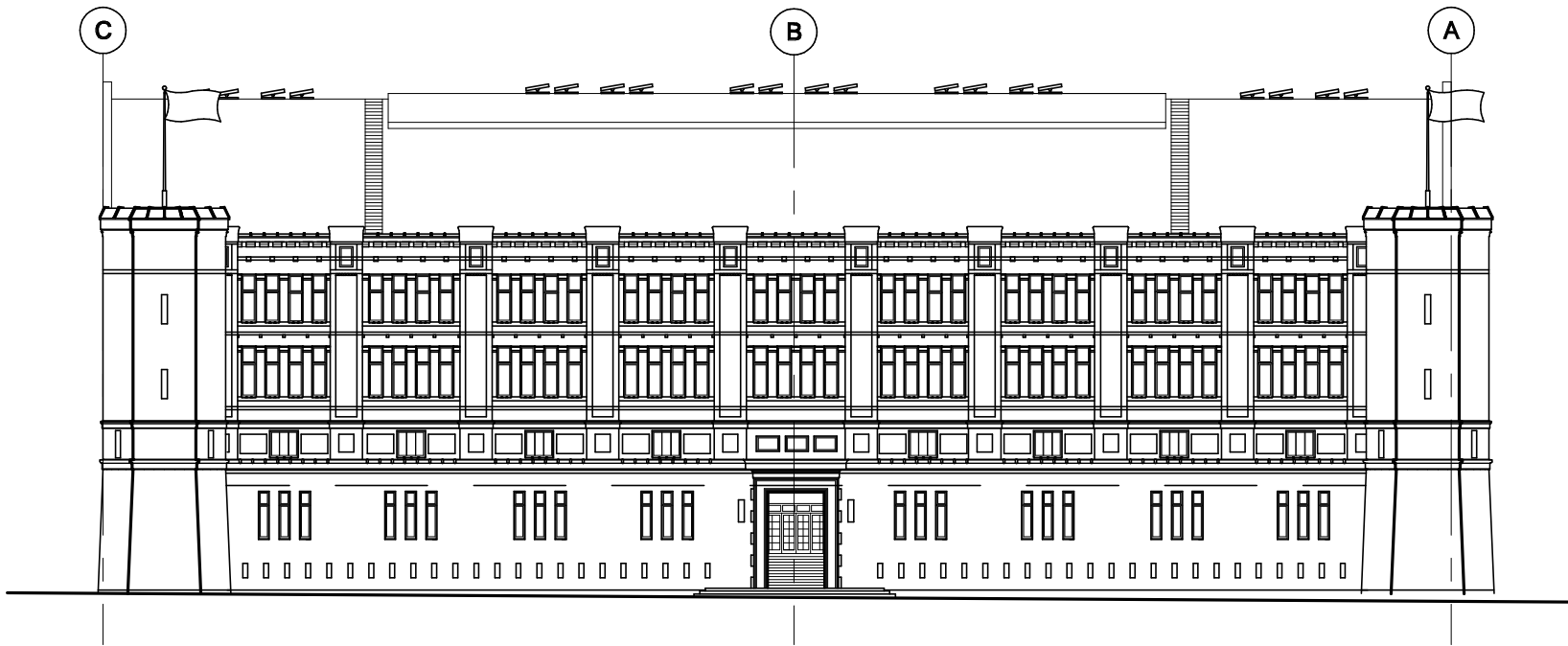
MISSION ARMORY

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Elevations

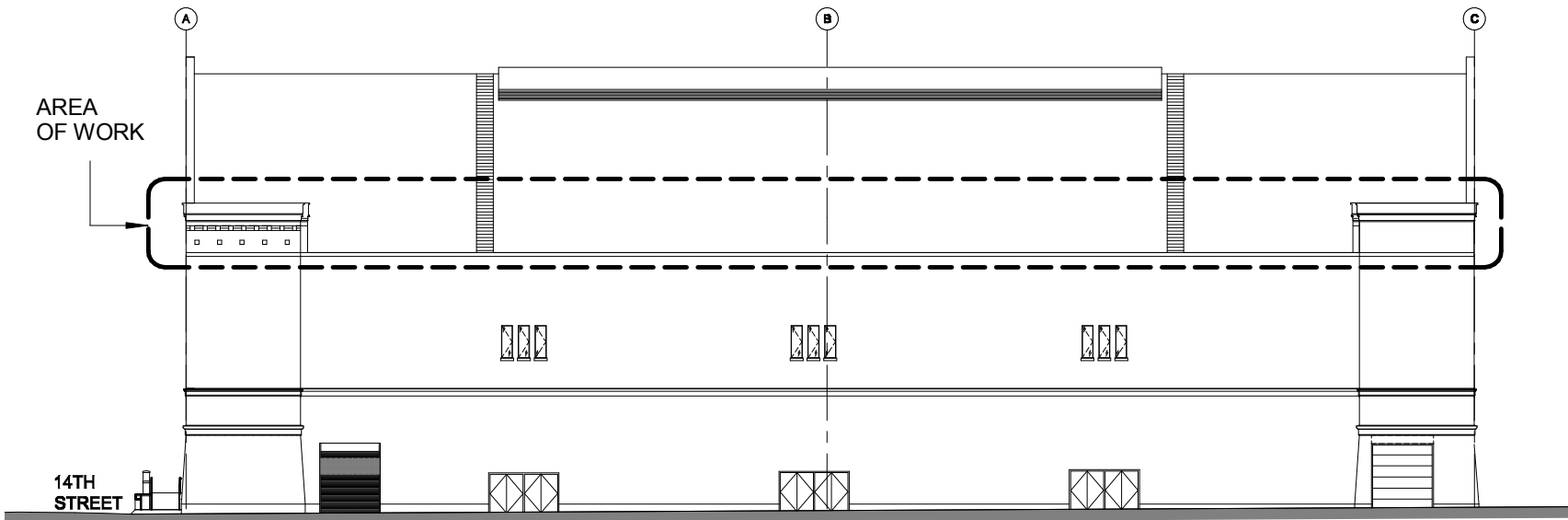


ELEVATIONS

Scope of work runs the length of the building on Julian Avenue with limited work on the high parapets visible on 14th Street and rear facade.



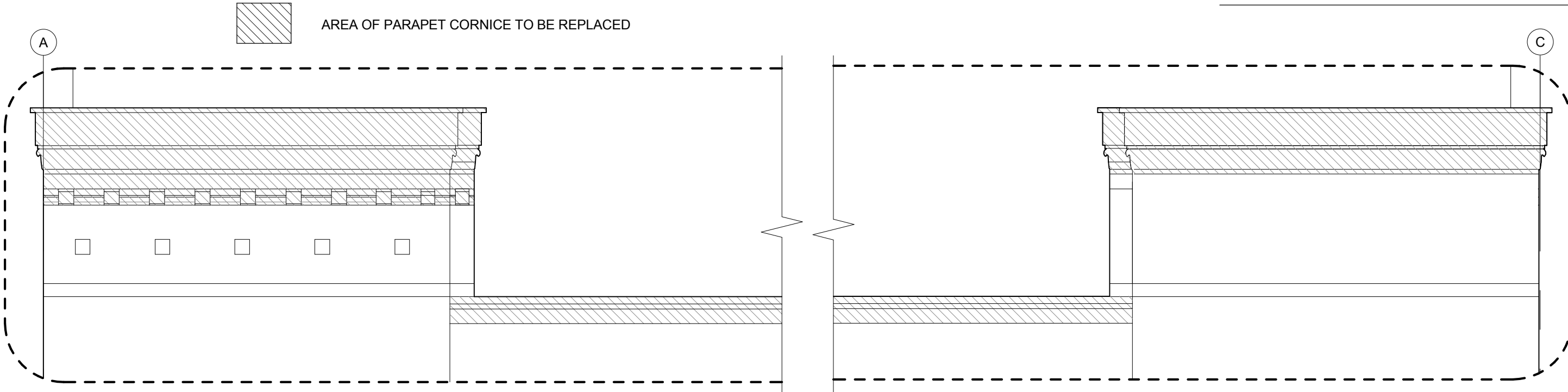
② EAST (MISSION STREET) ELEVATION
1/32" = 1'-0"



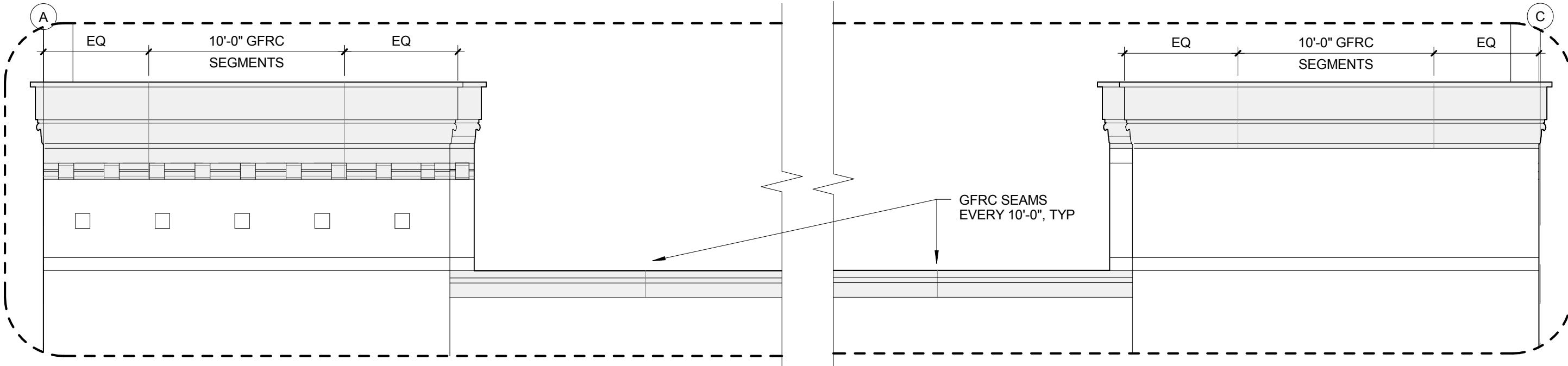
① WEST (JULIAN AVENUE) ELEVATION
1/32" = 1'-0"



ENLARGED ELEVATIONS

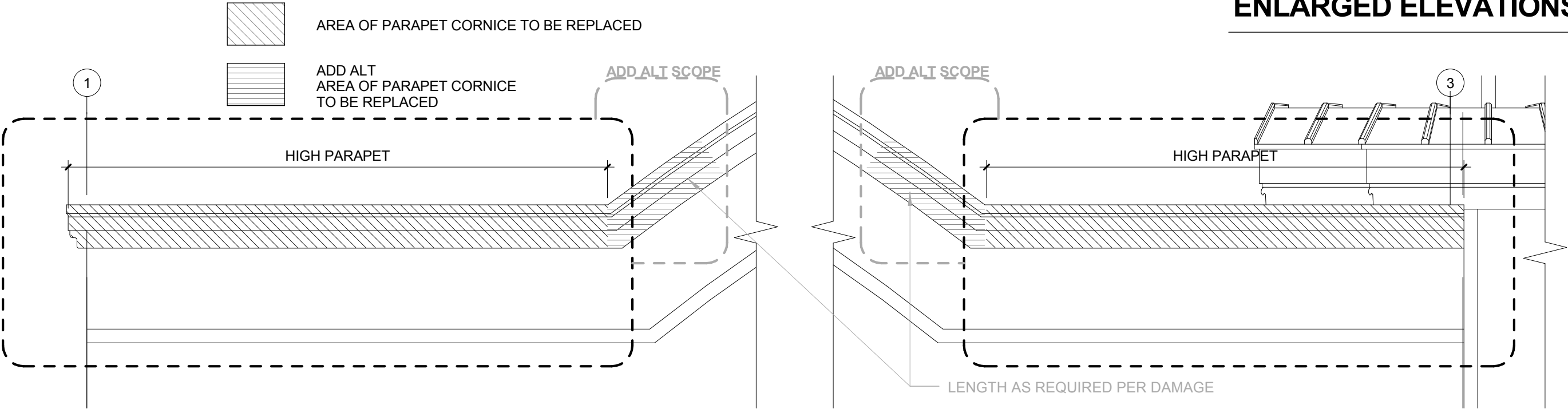


② WEST (JULIAN AVENUE) ENLARGED ELEVATION - EXISTING
3/16" = 1'-0"

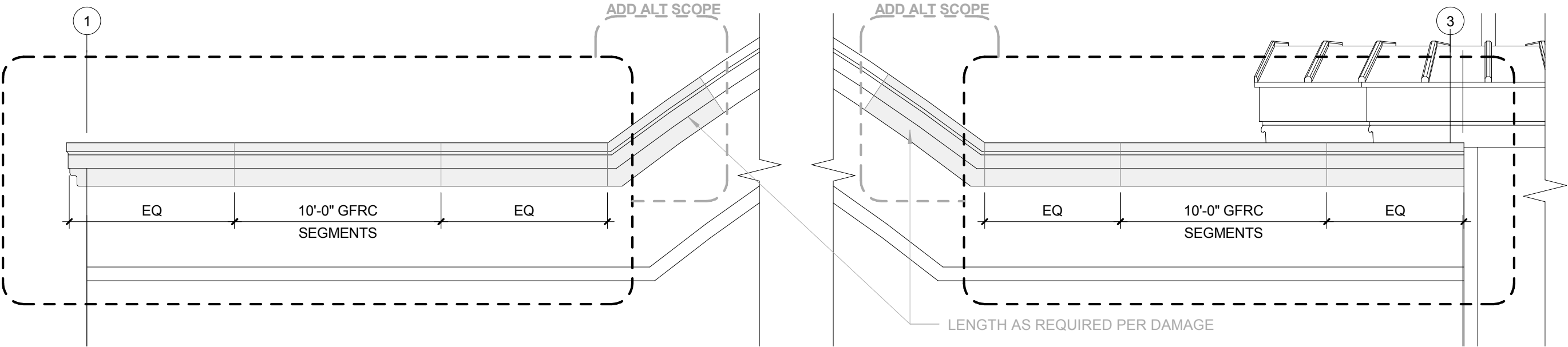


① WEST (JULIAN AVENUE) ENLARGED ELEVATION - PROPOSED
3/16" = 1'-0"



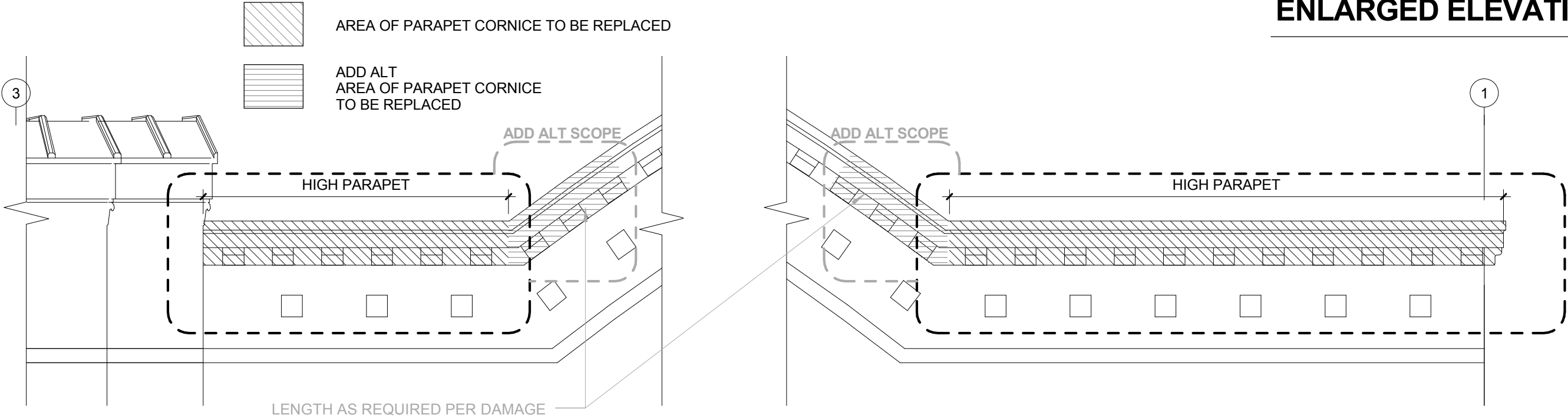


① SOUTH ENLARGED ELEVATION - EXISTING
3/16" = 1'-0"

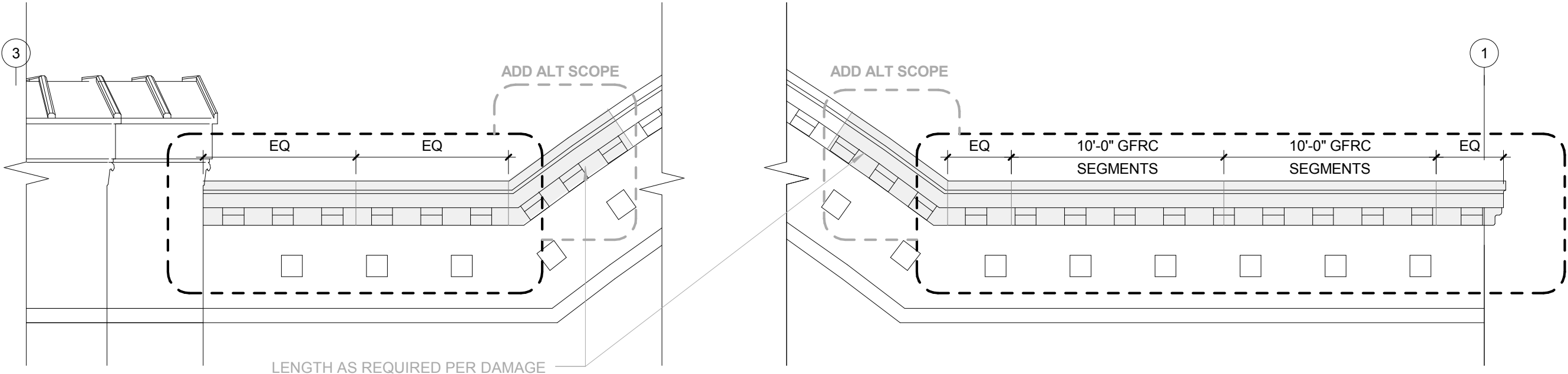


② SOUTH ENLARGED ELEVATION - PROPOSED
3/16" = 1'-0"



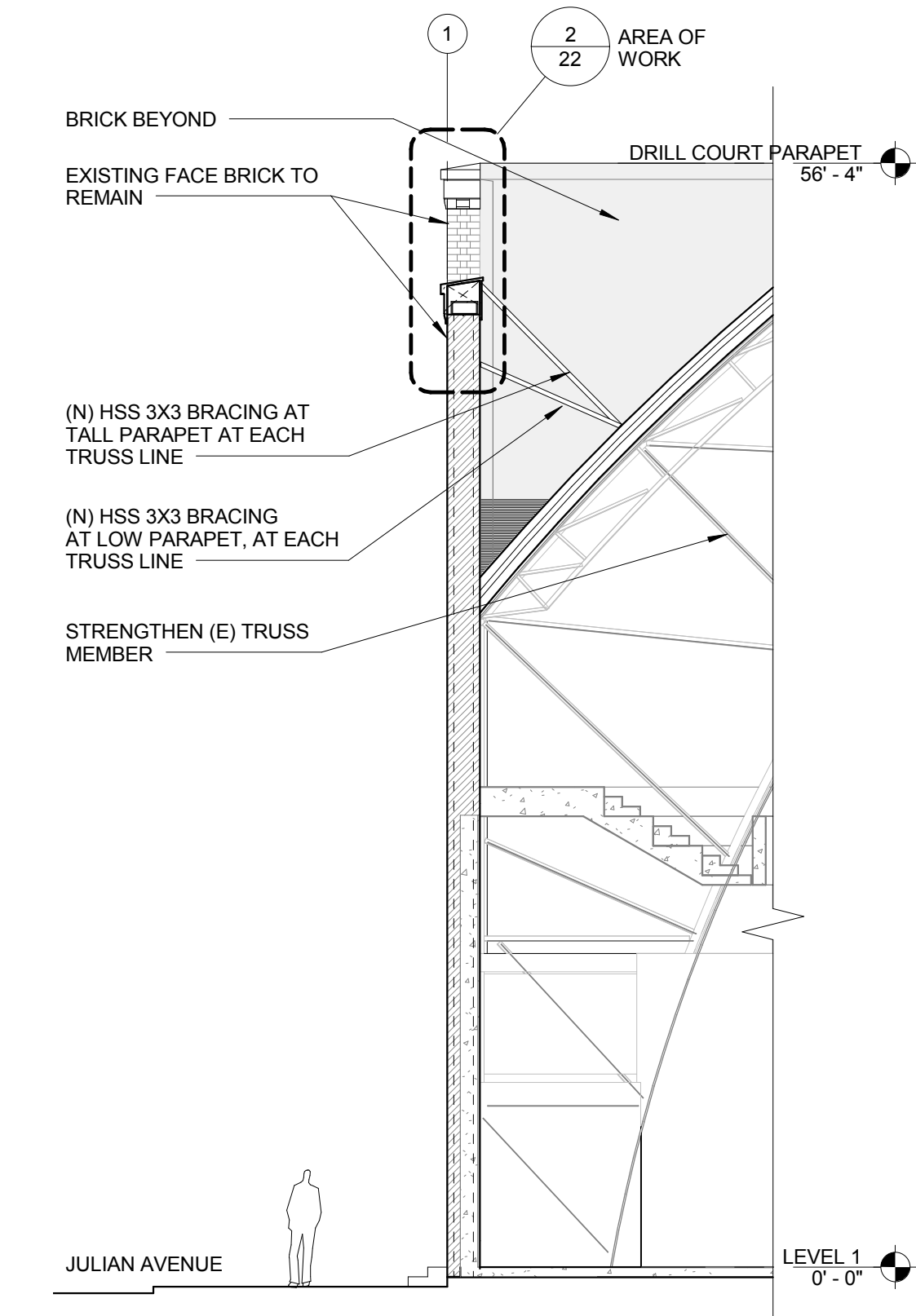


① NORTH (14TH STREET) ENLARGED ELEVATION - EXISTING
3/16" = 1'-0"

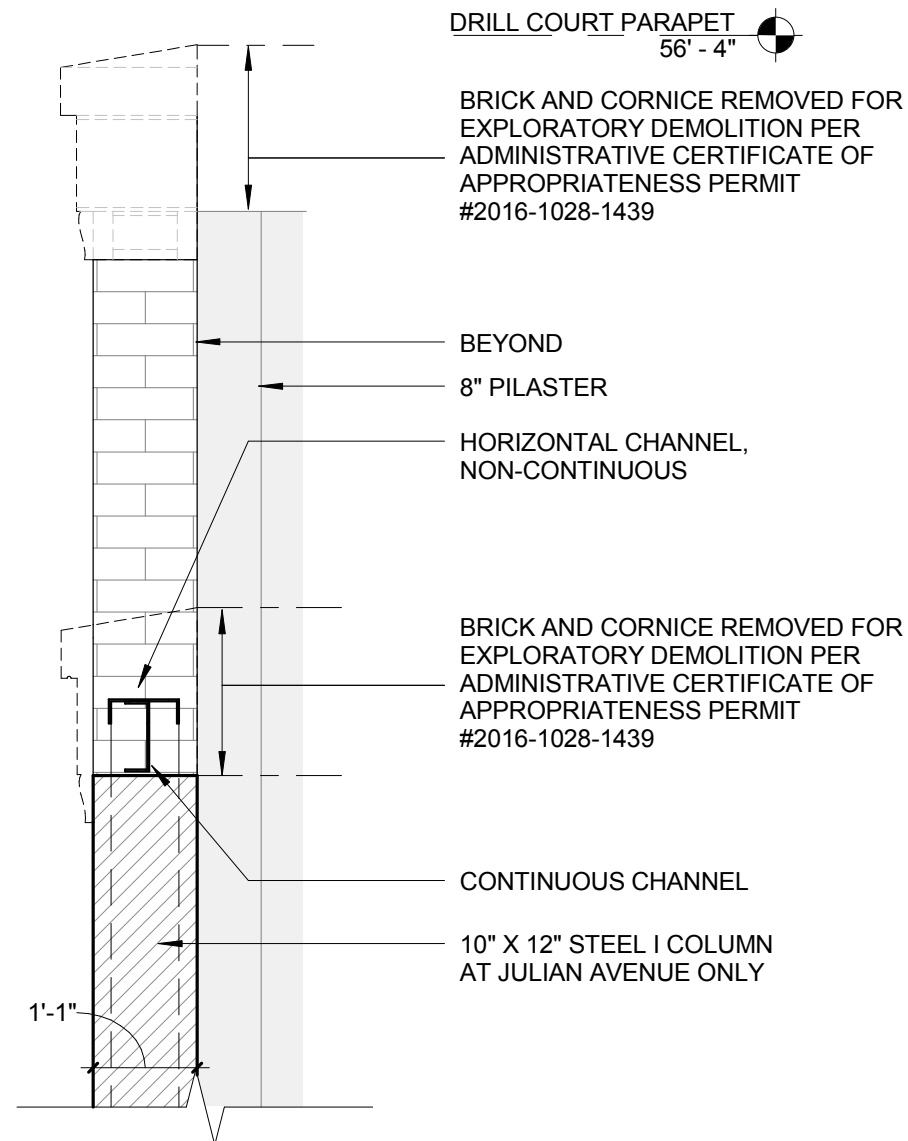


② NORTH (14TH STREET) ENLARGED ELEVATION - PROPOSED
3/16" = 1'-0"

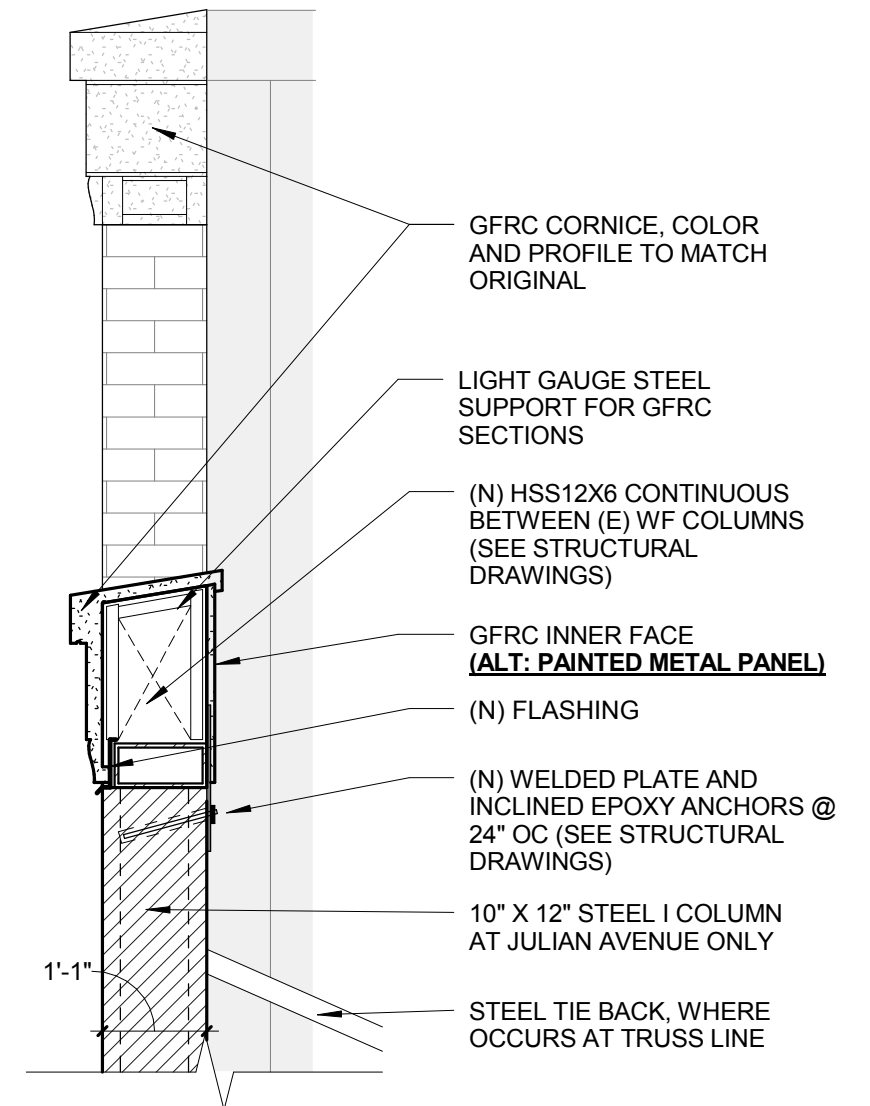




① JULIAN AVE EXTERIOR WALL SECTION - PROPOSED
1/8" = 1'-0"



② PARAPET DETAIL - EXISTING
1/2" = 1'-0"



③ PARAPET DETAIL - PROPOSED
1/2" = 1'-0"

SECTIONS

Glass fiber reinforced concrete (GFRP) is a versatile composite material with high strength properties. This material will be a compatible substitute material for the plaster cement cornice, which is cracked and disintegrating. In this project, the new GFRP will be color matched and follow the historic profile of the original plaster.

The closure panel at the rear side of cornice facing the roof is intended to be GFRP, but depending on the constructability requirements for the installation and attachment of the GFRP cornice around the parapet's steel supporting structure, a painted heavy gauge sheetmetal panel may be substituted if GFRP is not feasible to install at this location.

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Sections

