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Major Permit to Alter Case Report

HEARING DATE: AUGUST 7, 2019

Case No.:	**2019-001734PTA**
Project Address:	**149-155 9th STREET**
Building Category:	Article 11, Category III (Contributory Building, Contextual Importance)
Zoning:	RCD (Regional Commercial) Zoning District
	55-X Height and Bulk District
Block/Lot:	3728/048
Applicant:	Albert Costa
	Costa Brown Architecture
	1620 Montgomery Street
	San Francisco, CA 94111
Staff Contact:	Monica Giacomucci – (415) 575-8714
	monica.giacomucci@sfgov.org
Reviewed By:	Rich Sucre – (415) 575-9108
	richard.sucre@sfgov.org

PROPERTY DESCRIPTION

Historically known as the Western Leather Manufacturing Company Building, 149 9th Street is a four-story brick industrial building located on a rectangular corner lot (measuring approximately 100 feet 8 inches by 76 feet) on the northeast side of 9th Street between Minna and Natoma Streets in the South of Market neighborhood, Assessor's Block 3728, Lot 048 (District 6).

The subject property, originally constructed in 1923, was developed as the headquarters of the Western Leather Manufacturing Company and also served as their leather manufacturing facility. The brick building is rectangular in plan and designed in the 20th Century Industrial architectural style. The 9th Street and Natoma Street facades feature stacked- and herringbone-bond pilasters, decorative brick spandrels, a polychromatic English cross-bond brick frieze, large steel-sash divided lite windows, and a galvanized iron cornice. A blade sign for the Western Leather Manufacturing Company hangs on the 9th Street facade.

PROJECT DESCRIPTION

The proposed project includes exterior and interior alterations to accommodate an elevator penthouse and roof deck. The project will restore two non-historic first-story window bays. The exterior work is described in more detail below:

Roof:

- Construct an elevator penthouse (14 feet 11 inches in height) and accompanying stair penthouse (8 feet 6 inches in height) and mechanical closet (9 feet 2 inches in height), all clad with smooth cement plaster. The elevator penthouse and mechanical closet will be partially visible along 9th Avenue

and its intersection with Howard Street. The stair penthouse will not be visible from the public right-of-way.

- Construct a steel and wood trellis (9 feet 2 inches in height) and roof deck with a painted steel guard rail with glass panels. The elevator penthouse trellis will be partially visible along 9th Avenue and its intersection with Howard Street. The roof deck and guard rail will not be visible from the public right-of-way.

Southeast Façade:

- Remove two existing non-historic metal roll-up doors and entry grate.
- Modification of existing footprint to infill existing non-historic recessed entry.
- Install two new 24-pane windows, one 20-pane window, and one 18-pane window. All new windows are to have painted steel fixed sashes with true divided-lites to match the original fenestration, per historic plans.
- Construct new bulkheads and sashes below restored windows. Project sponsor will provide product samples and mockups to ensure that new bricks match existing in color, size, texture, and bond pattern as a condition of approval.
- Install one fully-glazed wood person door with a new steel-framed glass awning above and two sconces flanking the entry.

Note that the above scopes of work have previously been reviewed by the Historic Preservation Commission as part of the building's change of use from light manufacturing to office as provided in Planning Code Section 703.9 (HPC Resolution No. 1004; Case #2016-016549PRJ). The adopted findings are included as exhibits.

OTHER ACTIONS REQUIRED

This work is part of a broader proposal to legalize a change in use from industrial use to office, which is permitted in Article 11 buildings in the Regional Commercial Zoning District per Planning Code Section 703.9. Neighborhood Notification per Planning Code Section 311 will be performed separately.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11

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

SECTION 1111.6 OF THE PLANNING CODE

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

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

The proposed project is consistent with Article 11.

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

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

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

All alterations to exterior features are consistent with the architectural character of the building. The project is not proposing alterations to structural elements.

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 work is part of a broader proposal to legalize the change in use from light manufacturing use to office use. The project will rehabilitate the building for office use in a manner that does not involve a substantial change to character defining features and spatial relationships. First-floor window bays that have been substantially altered over time will be restored according to original building plans and a Historic Building Maintenance and Rehabilitation Plan that was previously reviewed by the Historic Preservation Commission in 2018. 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 overall historic character of the property will be retained. The project would restore and repair the front façade by removing non-historic roll-up doors and returning the Natoma Street façade to its period of significance based on original building plans. The existing flat roof is utilitarian in nature and does not possess any character-defining features that could be impacted by the proposed

vertical addition and roof deck. 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. The proposed vertical addition to house stair and elevator penthouses and associated mechanical equipment is simple in design and will be finished in a smooth cement plaster to differentiate it from the building's character-defining decorative brick façades. Restoration of two first-floor window bays is based on historic evidence, and therefore will not include conjectural features or spatial relationships. Therefore, the proposed project complies with Rehabilitation Standard 3.

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

The distinctive features characterizing the property will be preserved. The proposal will restore two window bays that have been altered over time. The exterior's existing industrial features, such as steel sash windows and decorative brick façades, will be fully retained. The existing flat roof is utilitarian in nature and does not possess any character-defining features that could be impacted by the proposed penthouses and roof deck. Therefore, the proposed project complies with Rehabilitation Standard 5.

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 work will not destroy historic materials, features, and spatial relationships that characterize the property. The project will restore the two easternmost window bays on the Natoma Street elevation according to the Historic Building Rehabilitation and Maintenance Plan reviewed by the Historic Preservation Commission in November 2018. This restoration is based on the original building plans; the subject window bays were first altered in 1936 and have been further altered over time. One loading dock and two non-historic metal roll-up doors will be removed and replaced with painted steel-sash windows. Bulkheads will be infilled with brick. All new materials will match the existing historic fabric in-kind and will be reviewed by Department Preservation staff to ensure compatibility.

The existing flat roof does not possess any character-defining features; therefore, the proposed penthouses and roof deck will not destroy any distinctive architectural elements of the property. The elevator penthouse and mechanical closet will be only partially visible from the public right-of-way,

and it is substantially set back from the 9th Street and Natoma Street facades. The penthouses will be clad in smooth cement plaster painted in a neutral color, which will make it appear subordinate to the historic resource. Most of the other alterations proposed will not be visible from the public right-of-way, including the stair penthouse, roof deck, glass and steel guardrail, and deck furnishings. All materials, features, and spatial relationships that characterize the property will be carefully restored. 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 essential form and integrity of the building and its environment would not be impaired if the proposed penthouse, roof deck, trellis, and guardrails were removed in the future. 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 not received any public correspondence with regard to the proposed project.

STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project.

Department staff has determined that the proposed work is appropriate for and consistent with the purposes of Article 11 and the Secretary of the Interior's Standards. The proposed work shall preserve and restore the exterior architectural features and shall not adversely affect the special character of the landmark. The Designating Ordinance does not offer additional standards for review of this building.

The proposed elevator penthouse and mechanical closet would be substantially setback from the 9th and Natoma Street façades and its height has been minimized to reduce its visibility. Although the penthouse would be partially visible from points within the public right-of-way, it will be finished with smooth cement plaster which is compatible with but deferential to the existing building's original decorative brick façades, and therefore its construction will not diminish the subject property's architectural integrity. The stair penthouse, roof deck, and guardrail will not be visible from the public right-of-way. The new construction at the roof level will be utilitarian in nature, which is compatible with the industrial design of the historic resource.

Restoration of two window bays at the first story of the Natoma Street elevation will result in removal of non-historic fabric and is based on the original building plans, which are included as an exhibit to this report for reference. Material samples and mock-ups of the brick bulkhead infill will be reviewed by Planning staff on-site as a condition of approval to ensure that the selected products match the existing brick in-kind.

Staff recommends approval with conditions to ensure that the proposed work is undertaken in conformance with this Major Permit to Alter.

ENVIRONMENTAL REVIEW STATUS

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the provisions of Article 11 of the Planning Code regarding Major Alteration to a Category III (Contributory Building, Contextual Importance) Property and the Secretary of the Interior's Standards for Rehabilitation.

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

2. As part of the Building Permit, the Project Sponsor shall contact Planning Department Preservation staff for review and approval of an on-site mockup of the new brick bulkheads prior to full installation.

1. The proposed trellis shall be restricted to 9 feet 2 inches in height measured from the surface of the roof. It shall be set back a minimum of 16 feet 6 ¼ inches from the southwest (parallel to 9th Street) property line and a minimum of 15 feet from the northwest (parallel to Minna Street) property line. The Project Sponsor shall provide Planning Department preservation staff with updated plans which reflect this condition for review and approval.

ATTACHMENTS

Draft Motion
Exhibits:

- Parcel Map
- Sanborn Map
- Zoning Map
- Aerial Photograph
- Site Photos
- Historic Preservation Commission Resolution No. 1004 (2016-016549PRJ)

Project Sponsor submittal, including:

- Reduced Plans, dated June 2019

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Historic Preservation Commission
Draft Motion
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Zoning:	RCD (Regional Commercial) Zoning District 55-X Height and Bulk District
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Applicant:	Albert Costa Costa Brown Architecture 1620 Montgomery Street San Francisco, CA 94111
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Reviewed By:	Rich Sucre – (415) 575-9108 richard.sucre@sfgov.org

ADOPTING FINDINGS FOR A MAJOR PERMIT TO ALTER FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE STANDARDS OF ARTICLE 11 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY AT 149 9TH STREET LOCATED ON LOT 048 IN ASSESSOR'S BLOCK 3728, WITHIN A RCD (REGIONAL COMMERCIAL) ZONING DISTRICT AND A 55-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on July 1, 2019, Albert Costa ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Major Permit to Alter to complete exterior alterations to the subject property related to a change of use, including a roof deck and penthouse and alterations to the Natoma Street elevation.

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

WHEREAS, on August 7, 2019, the Commission conducted a duly noticed public hearing on the current project, Case No. 2019-001734PTA (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 WITH CONDITIONS the Major Permit to Alter, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case 2019-001734PTA based on the following findings:

CONDITIONS OF APPROVAL

1. The Project Sponsor shall provide final material samples to Planning Department preservation staff for review and approval as requested.
2. The Project Sponsor shall contact Planning Department preservation staff for review and approval of an on-site mockup of the new brick bulkheads prior to full installation.
3. The proposed trellis shall be restricted to 9 feet 2 inches in height measured from the surface of the roof. It shall be set back a minimum of 16 feet 6 ¼ inches from the southwest (parallel to 9th Street) property line and a minimum of 15 feet from the northwest (parallel to Minna Street) property line. The Project Sponsor shall provide Planning Department preservation staff with updated plans which reflect this condition for review and approval.

FINDINGS

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

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

2. Findings pursuant to Article 11:

   The Historic Preservation Commission has determined that the proposed work is compatible with the character of the landmark.

   - The proposal will rehabilitate the building for office use in a manner that does not involve a substantial change to character defining features and spatial relationships.

   - The proposed project will not add any conjectural historical features or features that add a false sense of historical development. The proposed project will restore first-story window bays based on historic building plans and will construct a subordinate vertical addition that is functional in nature and utilitarian in style.

   - The project will restore distinctive materials and finishes from the period of significance, including the steel sash windows, brick bulkheads, and a wood person door to achieve further consistency with the Standards.

   - The proposed project meets the requirements of Article 11 of the Planning Code.

- The proposed project meets the following *Secretary of 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 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 Major Permit to Alter is, on balance, consistent with the following Objectives and Policies of the General Plan:

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

GOALS

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

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

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

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

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

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

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

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

The proposed project qualifies for a Major Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the contributory property and 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 is part of a broader proposal to convert the industrial light manufacturing building to office use, which will not result in a loss of neighborhood-serving retail uses. An office use at this location will result in more patronage of existing neighborhood-serving retail uses.

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

The proposed project will strengthen neighborhood character by respecting the character-defining features of the site 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.

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 eliminate a light manufacturing facility, which due to advancing technologies has not operated on the site since 2011. The change of use to office is necessary for continued use of the building and a comprehensive rehabilitation of the property.

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 will be 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 11 of the Planning Code and the Secretary of the Interior's Standards.

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

The proposed project will not 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 11, meets the standards of Article 11, 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 WITH CONDITIONS a Major Permit to Alter** for the property at 149 9th Street located on Lot 048 in Assessor's Block 3728 for proposed work in conformance with the renderings labeled Exhibit A on file in the docket for Case No. 2019-001734PTA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Major Permit to Alter shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

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

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on August 7, 2019.

Jonas P. Ionin
Commission Secretary

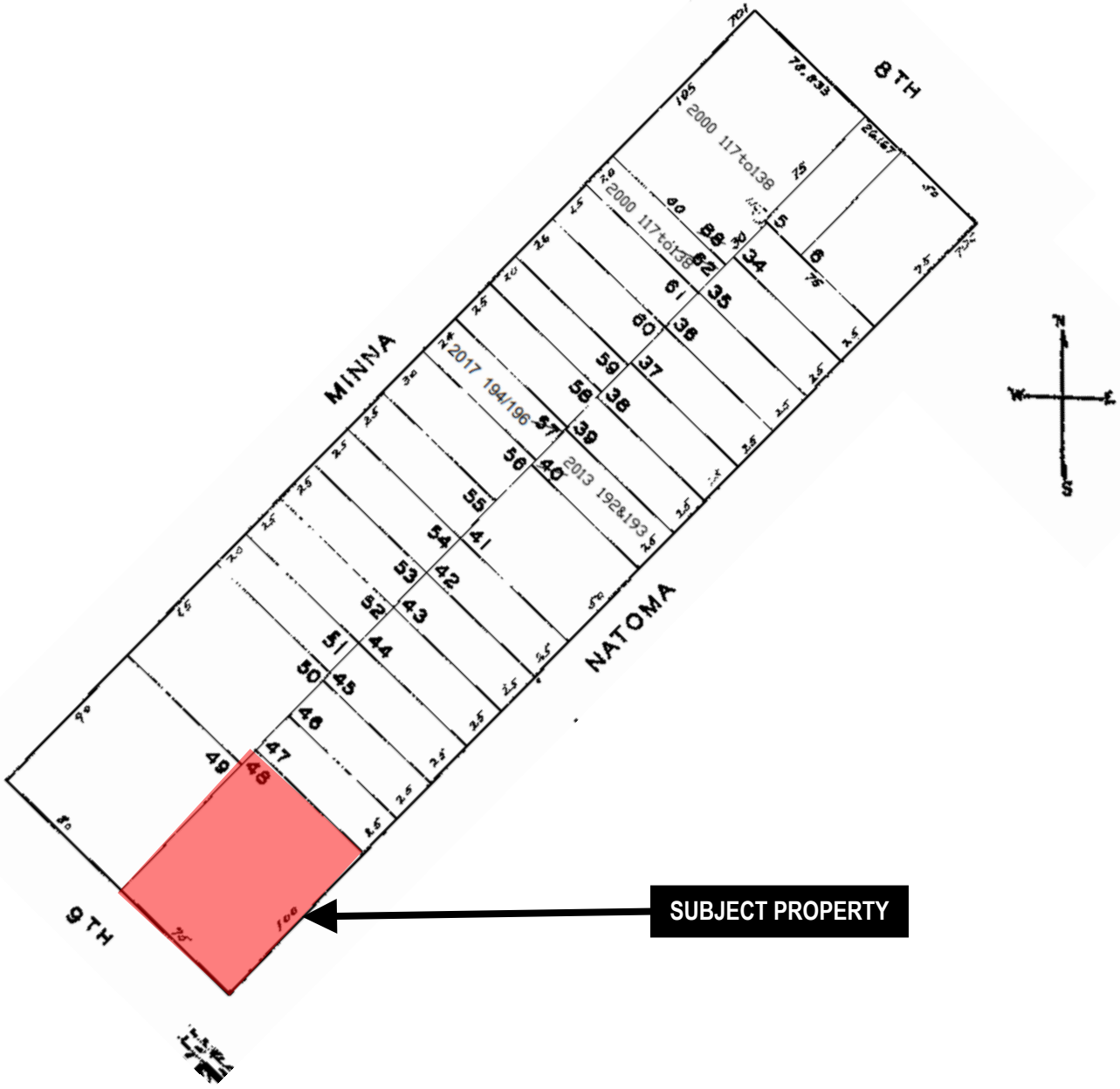
AYES:

NAYS:

ABSENT:

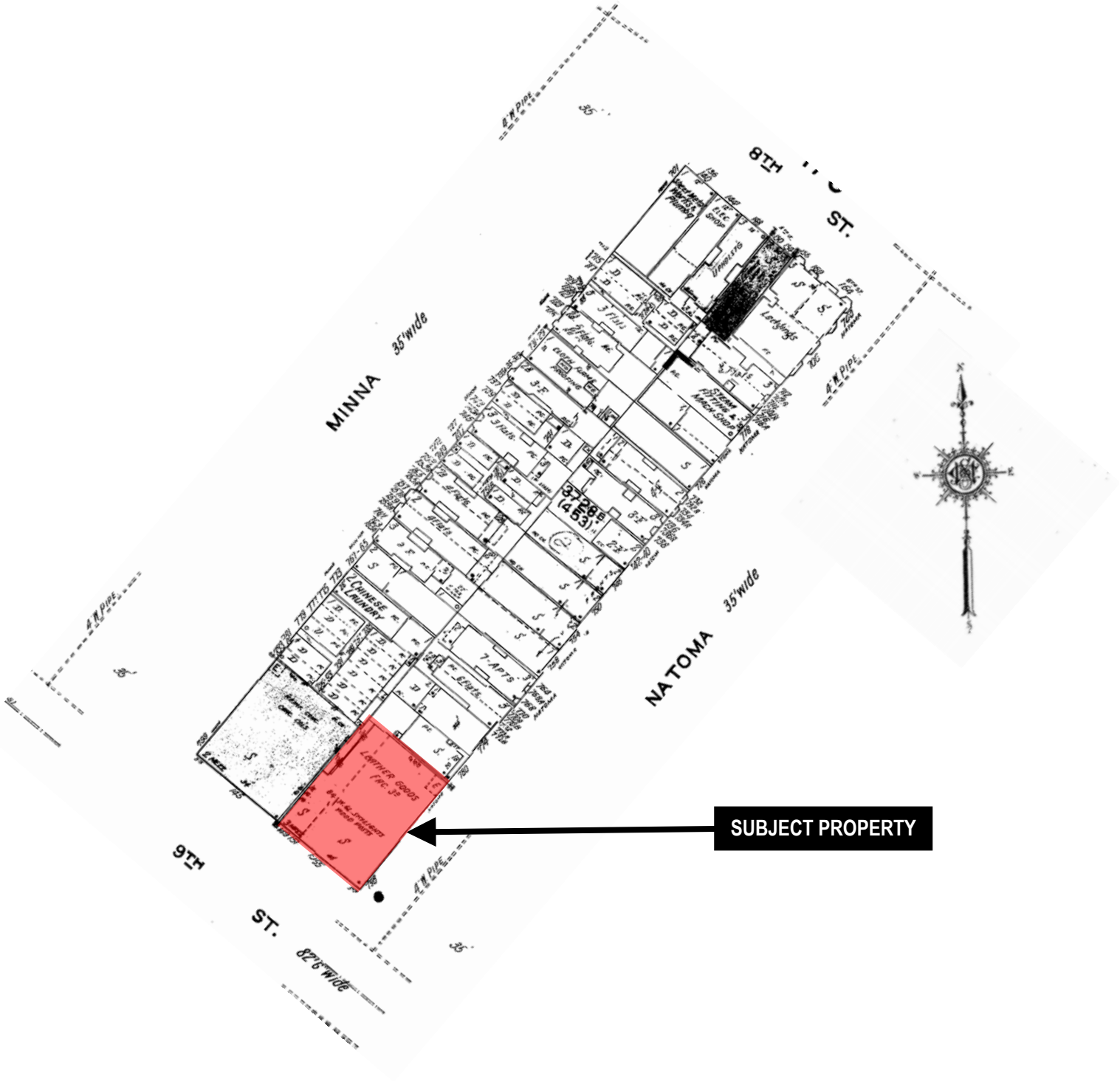
ADOPTED: August 7, 2019

Parcel Map



Major Permit to Alter Hearing
Case Number 2019-001734PTA
149 9th Street
Block 3728 Lot 048

Sanborn Map*

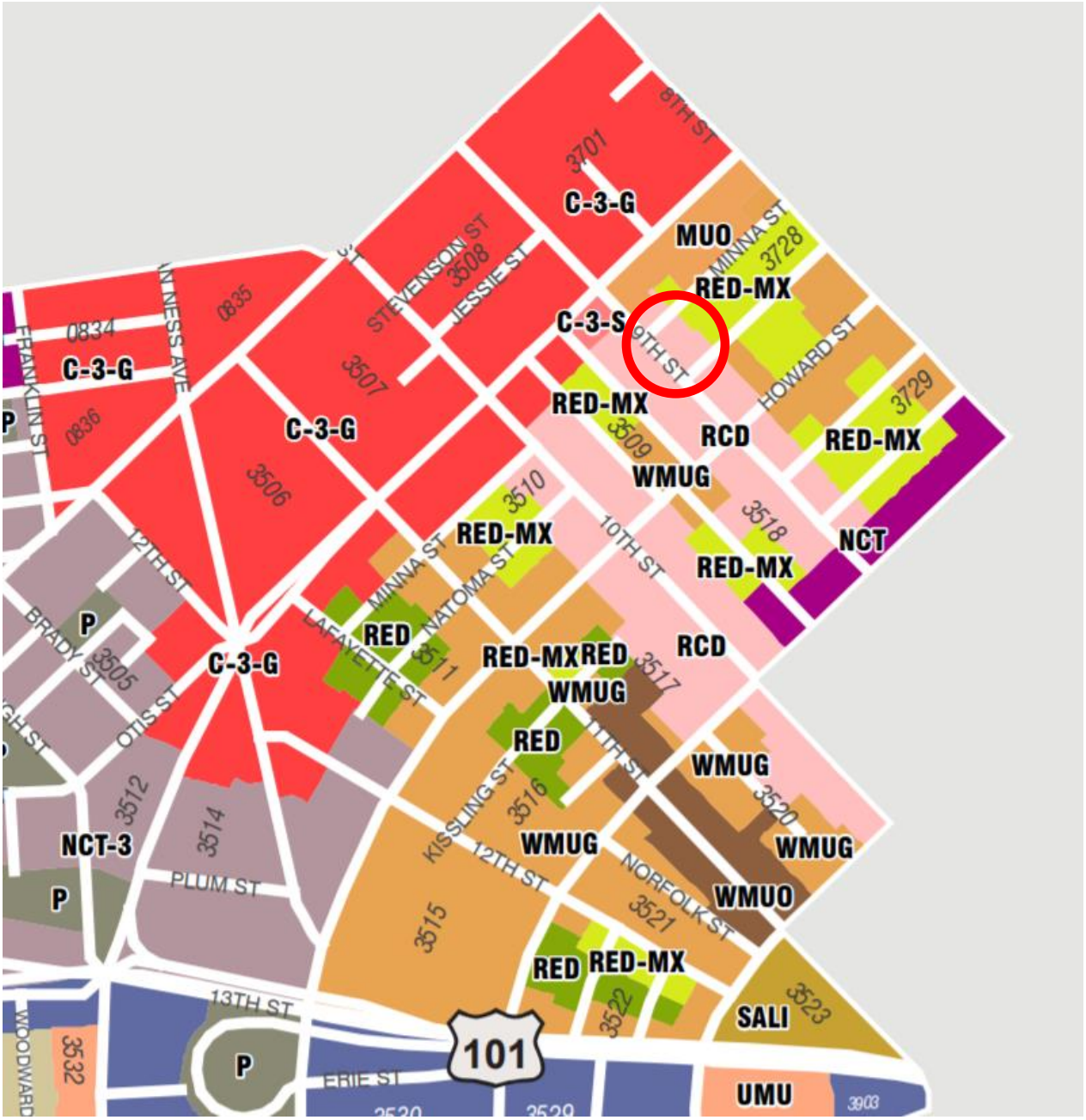


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

Major Permit to Alter Hearing
Case Number 2019-001734PTA
149 9th Street
Block 3728 Lot 048

SAN FRANCISCO
PLANNING DEPARTMENT

Zoning Map



Major Permit to Alter Hearing
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149 9th Street
Block 3728 Lot 048

SAN FRANCISCO
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Aerial Photo

Major Permit to Alter Hearing
Case Number 2019-001734PTA
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Site Photo

SUBJECT PROPERTY
PRIOR TO WORK

Major Permit to Alter Hearing
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DATE:	November 28, 2018
TO:	Historic Preservation Commission
FROM:	Natalia Kwiatkowska, Senior Preservation Planner, (415) 575-9185
REVIEWED BY:	Tim Frye, Historic Preservation Officer, (415) 575-6822
RE:	**Review and Comment: 149-155 9th Street** **Case No. 2016-016549PRJ**

BACKGROUND

The Planning Department (Department) seeks the advice of the Historic Preservation Commission (HPC) on the proposed project at 149-155 9th Street. 149-155 9th Street, also known as the Western Manufacturing Co. Building, is located within the RCD (Regional Commercial District) Zoning District, Western SoMa Special Use District, and a 55-X Height and Bulk District.

The proposed project entails a change in use from mixed-use (retail, industrial, and storage) to Non-Retail Sales and Service use. Within the RCD Zoning District, Non-Retail Sales and Service use is only permitted in qualified historic properties pursuant to Planning Code Section 703.9. As stated in Planning Code Section 703.9:

> The following controls are intended to support the economic viability of buildings of historic importance within the Folsom NCT and RCD Districts.
>
> (a) This subsection (a) applies only to buildings that are a designated landmark building per Article 10 of the Planning Code, buildings designated as Category I-IV pursuant to Article 11 of this Code and located within the Extended Preservation District, or a building listed in or determined individually eligible for the National Register of Historic Places or the California Register of Historical Resources by the State Office of Historic Preservation.
>
> (b) Non-Retail Professional Services, Retail Professional Services, Philanthropic Administrative Services, Financial Services, Fringe Financial Services, Gyms, Limited Financial Services, Health Services, Personal Services and Instructional Services, as defined in Section 102, are permitted as of right, provided that prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Historic Preservation Commission, determines that allowing the use will enhance the feasibility of preserving the building.
>
> (c) The Historic Preservation Commission shall review the proposed project for compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any applicable provisions of the Planning Code.

The proposed project qualifies for use of Planning Code Section 703.9, since the subject building at 149 9th Street has been rated Category III pursuant to Appendix C to Article 11 of the Planning Code.

PROPERTY DESCRIPTION

149 9th Street is located on a rectangular lot (measuring approximately 7,500 square feet) with 100 feet of frontage on Natoma Street and 75 feet of frontage on 9th Street. Constructed in 1923, the project site contains a four-story, brick-masonry, mixed-use building designed in the Industrial style.

PROJECT DESCRIPTION

The proposed project entails a change in use of approximately 31,000 square feet from mixed-use to Non-Retail Sales and Service use, addition of a roof deck and penthouse, alterations to the 9th and Natoma Street elevations, and other interior alterations. The project also includes restoration of the deteriorated character-defining features associated with the historic resource.

As part of the proposed project, the Project Sponsor would remove non-historic features and would restore important exterior elements. The project would restore two ground floor bays facing Natoma Street including fenestration and brick work, replace the transom and entry doors facing 9th Street, repair exterior brick, including decorative brick and patterning, repair steel-sash windows and sheet metal cornice.

To further support the preservation of the subject building, the Project Sponsor has also submitted a Historic Building Maintenance Plan, which outlines a program for the proposed work and regular maintenance and repair of the subject property, which is included as an attachment. The proposed work is described in more detail in the attached architectural plans and HBMP.

STAFF ANALYSIS

The Department would like the HPC to consider the following information:

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.

Based upon a review of the proposed project per the Secretary of the Interior's Standards for Rehabilitation (Rehabilitation Standards), the change in use from industrial to office would be considered a compatible use with the former concrete warehouse. As noted in 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." This new use requires minimal change to the defining characteristics of 149 9th Street, and the property would maintain its status as an individually-eligible historic resource. Further, the Historic Building Maintenance Plan proposed by the Project Sponsor appropriately

addresses a cyclical maintenance program for 149 9th Street, and seeks to proactively correct any material deficiencies with exterior walls; door, windows and glazing; exterior details; and roof.

RECOMMENDATIONS

The Department finds the proposed project to be in compliance with the Secretary of the Interior's Standards for Rehabilitation. Further, the Department finds that the proposed project would enhance the feasibility of preserving the building by providing for a compatible new use, restoring important exterior elements and an on-going cyclical maintenance program. This maintenance plan would improve the viability of preserving the subject building. In addition, the building's new use would maintain and not impact the building's historic integrity and historic status.

REQUESTED ACTION

The Department is requesting adoption of a resolution from the Historic Preservation Commission regarding the proposed project and its ability to enhance the feasibility of preserving the historic building, in order to assist the determination by the Zoning Administrator pursuant to Planning Code Section 703.9. In addition, the Department seeks confirmation on the project's compliance with the Secretary of the Interior's Standards for Rehabilitation.

ATTACHMENTS

- Draft Resolution
- Exhibits including:
    - Parcel Map
    - Sanborn Map
    - Zoning Map
    - Aerial Photo
    - Site Photo
- Department of Parks and Recreation A Form, dated June 2009
- Project Sponsor Submittal including:
    - Historic Building Maintenance Plan, dated October 2018
    - Memorandum to HBMP, dated November 7, 2018
    - Architectural Drawings, dated November 19, 2018

SAN FRANCISCO
PLANNING DEPARTMENT

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

Reception:
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Planning
Information:
415.558.6377

Historic Preservation Commission
Draft Resolution

HEARING DATE: DECEMBER 5, 2018

Case No.:	**2016-016549PRJ**
Project Address:	**149-155 9th Street**
Zoning:	RCD (Regional Commercial District) Zoning District Western SoMa SUD (Special Use District)
Block/Lot:	37258/048
Project Sponsor:	John Kevlin, Partner Rueben, Junius & Rose, LLP 1 Bush Street, Suite 600 San Francisco, CA 94104 jkevlin@reubenlaw.com
Staff Contact:	Natalia Kwiatkowska – (415) 575-9185 natalia.kwiatkowska@sfgov.org
Reviewed By:	Tim Frye – (415) 575-6822 tim.frye@sfgov.org

ADOPTING FINDINGS PURSUANT TO PLANNING CODE SECTION 703.9 REGARDING THE FEASBILITY OF PRESERVING A HISTORIC BUILDING AT 149-155 9TH STREET (ASSESSOR'S BLOCK 3728, LOT 048), LOCATED WITHIN RCD (REGIONAL COMMERCIAL DISTRICT) ZONING DISTRICT, WESTERN SOMA SPECIAL USE DISTRICT AND 55-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on November 4, 2016, Rueben, Junius & Rose, LLP ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a change of use of the subject property including: addition of a roof deck and penthouse, alterations to the 9th and Natoma Street elevations, and other interior alterations.

WHEREAS, the proposed project intends to utilize Planning Code Section 703.9 to allow a change in use of approximately 31,000 square feet from mixed-use to non-retail sales and services use at 149-155 9th Street. Pursuant to Planning Code Section 703.9, the following provision is intended to support the economic viability of buildings of historic importance within the Folsom NCT and RCD Districts:

> (a) This subsection (a) applies only to buildings that are a designated landmark building per Article 10 of the Planning Code, buildings designated as Category I-IV pursuant to Article 11 of this Code and located within the Extended Preservation District, or a building listed in or determined individually eligible for the National Register of Historic Places or the California Register of Historical Resources by the State Office of Historic Preservation.

(b) Non-Retail Professional Services, Retail Professional Services, Philanthropic Administrative Services, Financial Services, Fringe Financial Services, Gyms, Limited Financial Services, Health Services, Personal Services and Instructional Services, as defined in Section 102, are permitted as of right, provided that prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Historic Preservation Commission, determines that allowing the use will enhance the feasibility of preserving the building.

(c) The Historic Preservation Commission shall review the proposed project for compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any applicable provisions of the Planning Code.

WHEREAS, on December 5, 2018, the Department presented the proposed project to the Historic Preservation Commission. The Commission's comments on the compliance of the proposed project with the Secretary of the Interior's Standards for Rehabilitation and the ability of the proposed project to enhance the feasibility of the historic resource would be forwarded to the Zoning Administrator for consideration under Planning Code Section 703.9.

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed project at 149-155 9th Street, on Lot 048 in Assessor's Block 3728, and this Commission has provided the following comments:

-

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2016-016549PRJ to the Zoning Administrator.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on December 5, 2018

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

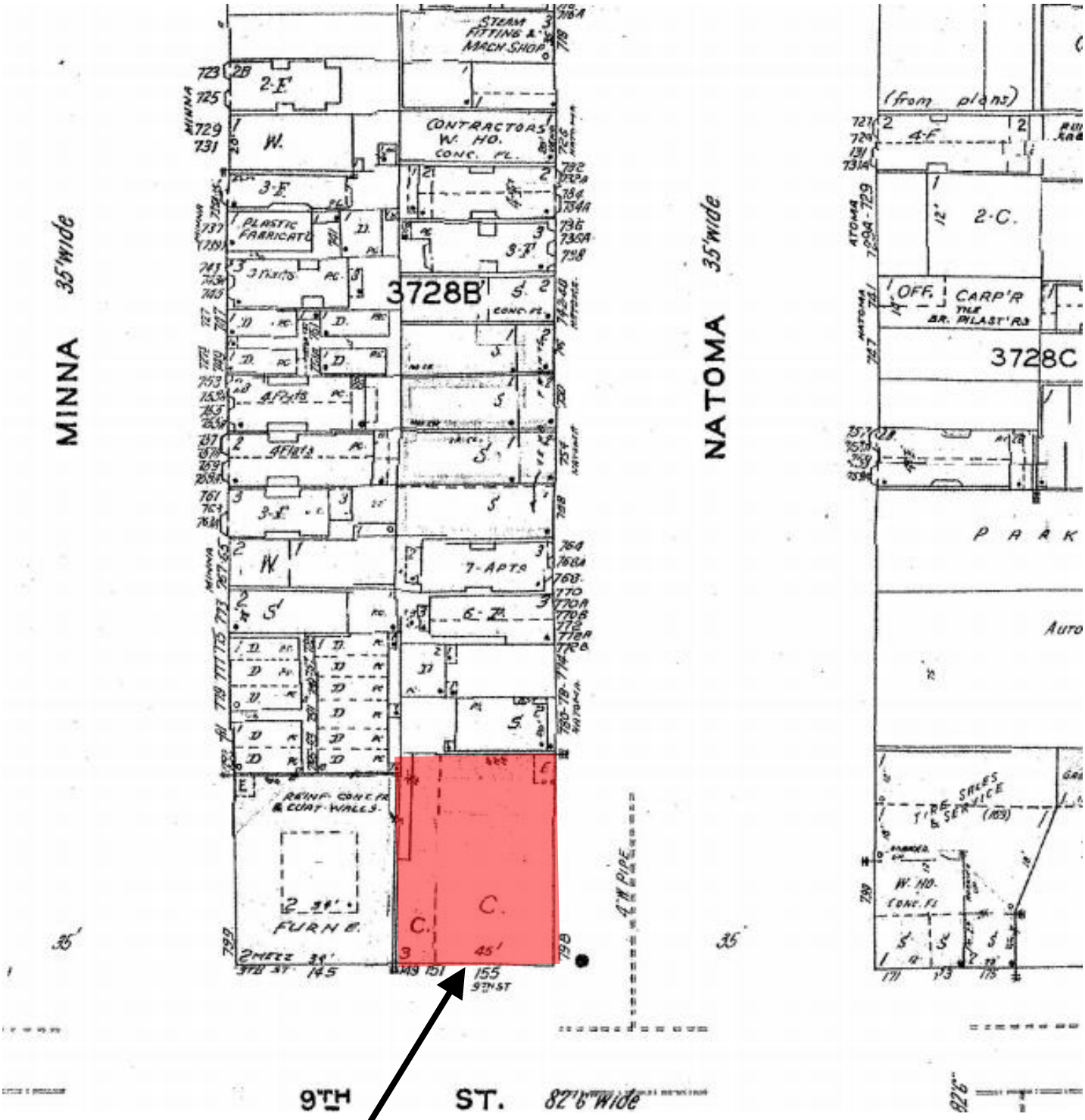
ADOPTED: December 5, 2018

Parcel Map

Review and Comment
Case Number 2016-016549PRJ
149-155 9th Street

SAN FRANCISCO
PLANNING DEPARTMENT

Sanborn Map*

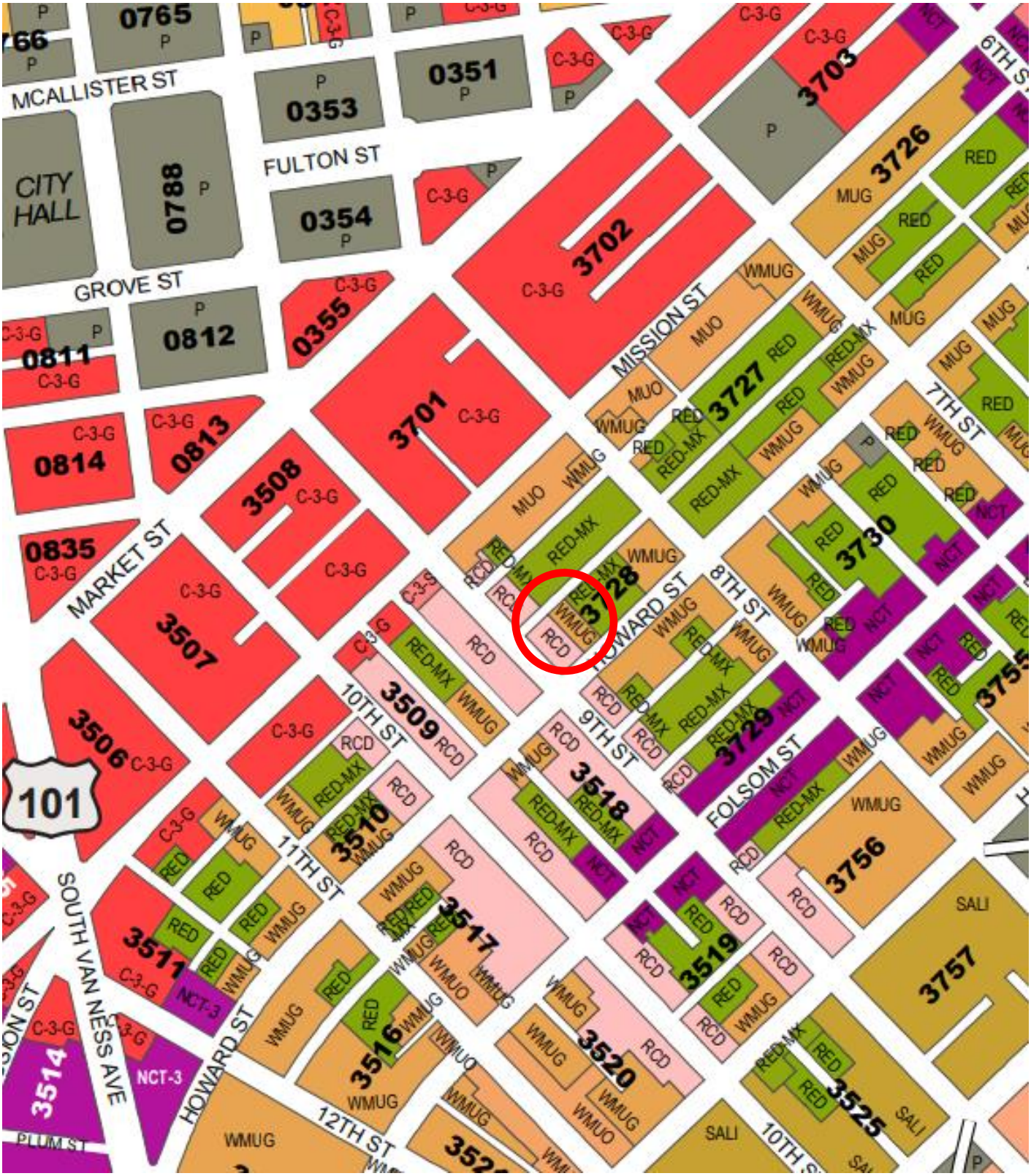


The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Review and Comment
Case Number 2016-016549PRJ
149-155 9th Street

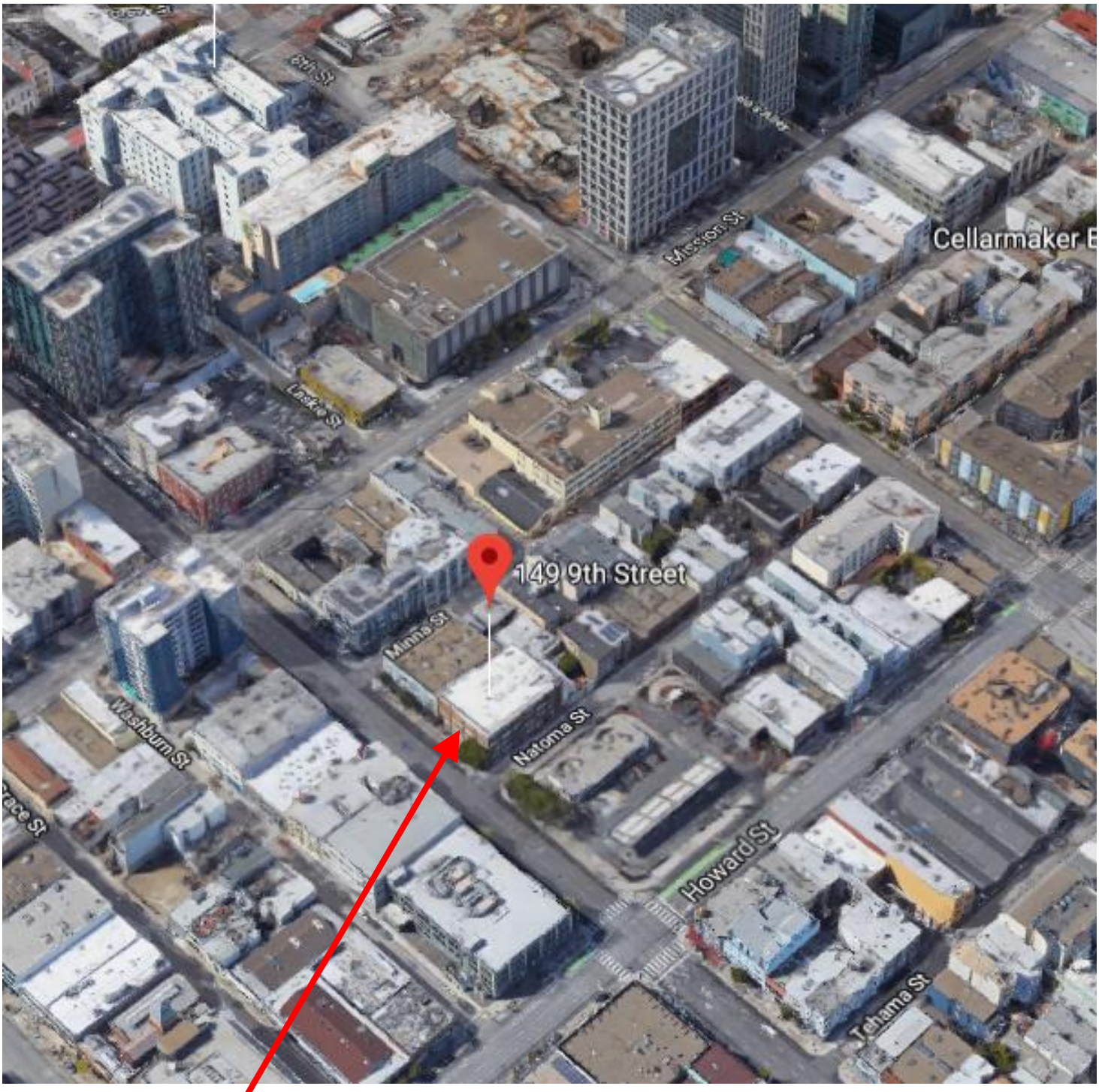
SAN FRANCISCO
PLANNING DEPARTMENT

Zoning Map



Review and Comment
Case Number 2016-016549PRJ
149-155 9th Street

Aerial Photo



1170 HARRISON ST

Review and Comment
Case Number 2016-016549PRJ
149-155 9th Street

SAN FRANCISCO
PLANNING DEPARTMENT

Site Photo

Review and Comment
Case Number 2016-016549PRJ
149-155 9th Street

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
CHR Status Code: _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 1 **Resource Name or #:** (Assigned by recorder) **149 9TH ST**

P1. Other Identifier: 149 - 155 9th Street

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted**

***a. County:** San Francisco

***b. USGS Quad:** San Francisco North, CA **Date:** 1995

c. Address: 149 9TH ST **City:** San Francisco **ZIP** 94103

d. UTM Zone: **Easting:** **Northing:**

e. Other Locational Data: Assessor's Parcel Number 3728 048

***P3a. Description:** (Describe resource and major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

149 - 155 9th Street is located on a 75' x 100' rectangular lot on the northeast corner of 9th and Natoma streets. Built in 1923, 149 - 155 9th Street is a 4-story, brick masonry commercial building designed in the Industrial style. The rectangular-plan building, clad in brick, is capped by a flat roof. The foundation is not visible. The primary façade faces west and includes 4 structural bays, and the secondary façade faces south and includes 7 structural bays. Entrances include a partially-glazed wood door with sidelights recessed behind an arched opening, a fully-glazed metal door with sidelights, and a glazed transom that is recessed behind a metal security gate. Typical fenestration consists of fixed plate-glass aluminum-sash windows and fixed divided-light industrial steel-sash windows. Architectural details include brick pilasters separating the structural bays and a denticulated cornice.

The building appears to be in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP7. 3+ Story Commercial Building, HP8. Industrial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo

P5b. Description of Photo:

View of west façade on 9th Street (on the left) and south secondary façade on Natoma Street (on the

***P6. Date Constructed/Age:**

☑ Historic ☐ Prehistoric ☐ Both

1923 SF Assessor's Office

***P7. Owner and Address**

STOREK GLENN A
149 9TH ST

SAN FRANCISCO CA 94103

***P8. Recorded By:**

Page & Turnbull, Inc. (ER/CD)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:** 6/16/2009

***P10. Survey Type:**

Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "None")

Eastern Neighborhoods SOMA Survey

***Attachments:** ☑ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list):

149-155 NINTH STREET

SAN FRANCISCO, CA

HISTORIC BUILDING MAINTENANCE PLAN

[FINAL - 12193D]

Prepared for

Rubicon Point Partners

PAGE & TURNBULL

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

UPDATE - OCTOBER 2018

JULY 2014

TABLE OF CONTENTS

CATEGORY V: ROOF

APPENDIX

All images date to October 2018 unless otherwise noted.

INTRODUCTION

This Update to the Maintenance Plan has been prepared at the request of Rubicon Point Partners for the property located at 149 9th Street (APN 3728/048) in San Francisco's South of Market (SoMa) neighborhood. The building was designed by Samuel F. Schell and completed in 1923.

The original Maintenance Plan for the property was completed by Page & Turnbull in 2014 as part of an Article 11 Building Designation Report for Category III building eligibility. The building was found to be eligible and has been so designated.

METHODOLOGY

This Maintenance Plan categorizes all building materials and elements used at 149 9th Street. Existing conditions are given, recommendations for repair, and inspection timeline for ongoing maintenance of the element and its materials. Priorities have been categorized according to the summary table below.

The Update has been completed at the request of Rubicon Point Partners as a required element in their 2018 Change of Use Application for the building. The initial 2014 report was lately reviewed by San Francisco Planning Department and found to be out of date with recent maintenance updates and current material status. This update includes entirely new imagery taken in October 2018 showing the same views as in the original report. All content has been reviewed and updated accordingly. Repairs which have already taken place are noted in *italics* in relevant sections. A timeline for the maintenance work is included in the Appendix table.

CATEGORIES FOR INSPECTION AND MAINTENANCE PRIORITIES

Category	**Description**
Immediate Work	Work that is necessary to correct an unsafe condition, to protect integrity of the structure, or to safeguard the historic fabric of the building and its grounds.
Urgent Work	Work that is necessary to prevent deterioration from occurring or continuing within the building (e.g., repair of a leaking roof).
Necessary Work	Work that is required to allow the building to meet its present or proposed function within the context of needs and resources.
Desirable Work	Work that is suggested to enhance the appearance of the building or to prepare a building for adaptive reuse.
Observation	Actively monitoring those items for which corrective action is marginally necessary, those items that will be affected if other conditions change and/or those items that are nearing the limits of their useful life span.

These categories should be referenced in any inspection reports and inspection checklist recommended as part of the maintenance plan. In cases where an element is deemed that Immediate or Urgent work is necessary, such conditions should be recorded in any inspection reports and immediately brought to the attention of the Owner.

Following the correction of these conditions, a memo or notation should be filed along with the inspection report documenting the action(s) taken.

CATEGORY I: GENERAL WORK

I-A: FUTURE CHANGES

DESCRIPTION:

All future work affecting historic exterior elements must be individually considered before any changes are made.

Any interior alterations are allowable which do not dramatically affect the outside appearance of the building.

MAINTENANCE PLAN:

All future modifications are to comply with the Secretary's Standards for Rehabilitation. While no historic photographs remain of the building, original drawings are available.

The Secretary of the Interior's Standards for Rehabilitating Historic Buildings are the benchmark by which Federal agencies and many local government bodies evaluate rehabilitative work on historic properties. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Compliance with the Standards does not determine whether a project would cause a substantial adverse change in the significance of a historic resource. Rather, projects that comply with the Standards benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historic resource. Projects that do not comply with the Standards may or may not cause a substantial adverse change in the significance of a historic resource.

The Secretary of the Interior offers the following four sets of Standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. According to the Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, the four distinct treatments are defined as follows:

Preservation: The *Standards for Preservation* "require retention of the greatest amount of historic fabric, along with the building's historic form, features, and detailing as they have evolved over time."

Rehabilitation: The *Standards for Rehabilitation* "acknowledge the need to alter or add to a historic building to meet continuing new uses while retaining the building's historic character."

Restoration: The *Standards for Restoration* "allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods."

Reconstruction: The *Standards for Reconstruction* "establish a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes."

PRIORITY:

IMMEDIATE | URGENT

NECESSARY | DESIRABLE

OBSERVATION

MAINTENANCE FREQUENCY:

- As needed per rehabilitated element

Typically, one set of standards is chosen for a project based on the project scope. A future project may include the removal of features that are not character-defining, alterations, and/or additions to 149 9th Street to meet the evolving use of the historic building. Therefore, the *Standards for Rehabilitation* are most appropriately applied to the subject property.

The Secretary of the Interior's Standards for Rehabilitation:

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

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will 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 historical properties, will not be undertaken.

Standard 4: Changes to a property that have acquired significance in their own right will be retained and preserved.

Standard 5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will 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 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall 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 environment.

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

I-B: EXTERIOR BUILDING & SITE CLEANING

DESCRIPTION:
General observations of overall building and site conditions.

EXISTING CONDITIONS:
General building features appear in good to fair condition. Any specific concerns or points of note are detailed within each individual section. There is some noticeable soiling of the building base and trash/debris at sidewalks along both the south and west (Natoma Street and 9th Street respectively). The north and east elevations have some locations of noted paint/ graffiti.

Figure 1. 149 9th Street; view from 9th Street looking east.

Figure 2. East Elevation; note graffiti & paint to be removed.

MAINTENANCE PLAN:
Wash exterior of building prior to maintenance work. Utilize low-pressure spray only (100-800 psi), keeping fan tip nozzle minimum of 6 inches away from surface being cleaned. Higher pressure washing can damage masonry.

Broom clean areas around building entries as needed and warm water wash as needed. Utilize low-pressure spray only (100-800 psi), keeping fan tip nozzle minimum of 6 inches away from surface being cleaned. Use lowest pressure needed (within range) to achieve acceptable results. Higher pressure washing can damage masonry.

These measures are appropriate for periodic surface wash of soil and debris. See "Detailed Exterior Cleaning Recommendations" for specific treatment measures and practices for comprehensive spray/mist cleaning.

PRIORITY:

IMMEDIATE | URGENT | NECESSARY | DESIRABLE | OBSERVATION

MAINTENANCE FREQUENCY:
- As needed

Figure 3. North wall; note paint and general condition of bricks for cleaning.

Figure 5. East elevation at roof parapet; note bio-growth and discoloration to be addressed prior to rehabilitation work.

Figure 5. Typical condition of brick at south & west walls, clean all surfaces prior to further rehabilitation work.

DETAILED EXTERIOR CLEANING RECOMMENDATIONS

The type of dirt or paint on the surface should be identified and the expectations for the cleaning results should be established before beginning the work. When assessing the masonry, determine whether the surface appearance is the result of layers of grime or the patina of weathering and age that the brick and stone acquired through the years. Patinas are often the result of chemical and physical changes to the surface of the masonry material. As such, it may be impossible to remove without removing the masonry surface in the process. In some cases, the combination of dirt and aged masonry actually protects the walls by acting as a natural sealant. The exterior surface of masonry hardens after it is exposed to the air, and weathering further toughens the surface.

If a major cleaning project is done, it will strip the masonry of its subtle coloring and markings of age, making it appear as a relatively new structure. Changes in the appearance of the building's exterior brought on by weathering and use are important to the history and significance of the building. The main decision is whether pollutants are doing damage to the masonry or if repair work requires matching of new materials (generally mortar, brick, or parge) to cleaned historic materials. If not, then overall cleaning projects should be avoided, and the weathered patina retained.

Before removal of paint from masonry is planned, two questions should be answered: 1) is the paint original, such as "ghost" outlines around removed features, and therefore historically significant? 2) Was the paint applied to protect severely deteriorated masonry, or to hide unsightly color mismatched masonry? If the answers to these questions is no, then proceed with cleaning and paint stripping of the masonry. Appropriate procedures are discussed below. The guiding principal for cleaning masonry surfaces is to use the gentlest method possible. This decision should be based on 1) the type of brick, stone, terra cotta, stucco, or concrete to be cleaned 2) the age of the masonry 3) the condition of the masonry 4) the type and amount of dirt or paint to be removed 5) the results of several cleaned samples of the masonry, observed for several weeks for signs of efflorescence staining or masonry deterioration.

Never use sandblasting or other abrasive methods such as sanding on masonry. This is the harshest cleaning method possible for removing stains or paint from masonry. The resulting masonry surface is left pitted, eroded and devoid of sharp edges and corners, and long term erosion is accelerated because the hardened protective surface is removed. Caustic soda should never be used on masonry surfaces as it reacts with the lime in the mortar joints and disintegrates the mortar. Strong modern detergents should not be used because of staining, residues on the wall surfaces, and possible pollution of ground water. For additional information, refer to the National Park Service's *Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings*

There are basically two types of cleaning processes that are permissible on masonry buildings: water cleaning and chemical cleaning. The following are general guidelines that have been prepared for all masonry buildings.

a. Water Cleaning - Water cleaning is effective for removing dirt deposits, soot and carbon from masonry surfaces. The water cleaning process should be used only when all mortar joints are sound, original joints in good condition, or re-pointed joints that have cured, in order that water penetration into the interior of the wall is prevented or at least minimized. Water cleaning methods should not be used during periods of cold or damp weather because of the extended drying time involved with masonry walls. There is also the danger of water penetrating the masonry units and joints and freezing, subsequently causing spalling of layers of the masonry surfaces. Worse, entire sections of walls may be forced out of alignment. Mortar can also be forced out of the joints. Prior to using water-cleaning methods, be sure to cover all windows, doors, and other openings where water entry is possible. Tarps or plastic covers should be provided at the foundations for deflection of water so that it does not soak into the foundation masonry causing deterioration of subsurface mortar, or penetrate the wall unit to damage interior finishes, create rot-producing conditions in wood frame, structural members or hidden woodwork, such as lathe or studs.

   Another problem that might occur with water penetration is corrosion of hidden iron and steel anchors and fixings causing excessive expansion of the corroding metal work that, in turn, causes chronic and disastrous cracking or spalling of adjacent masonry. When a water cleaning procedure is started, work should begin at the top of the area to be cleaned. Clean walls in small areas of approximately 200-sq. ft. at a time. Care should be taken to overlap these areas so a consistent cleaning pattern is established and blotchy areas are avoided. Water is best used in fine sprays

or mists. Do not use high-pressure sprays because of the water penetration and saturation problem discussed above. A maximum pressure of 90 PSI is recommended. This treatment applies to the facades of 149 9th Street. If fine or delicate masonry detail is present on a building, reduce the pressure to 45 to 60 PSI to clean these elements, using a very fine spray. It is recommended that the water spray be turned on and off at approximately hourly intervals. Expansion of the dirt crust caused by wetting is followed by contraction as it dries. This causes the crust to crack away from the masonry surface, which does not expand and contract at the same rate.

b. Chemical Cleaning - There are three basic types of chemical cleaners: organic solvents, alkaline cleaners and acid cleaners.

Prior to using chemical cleaners, experienced professionals familiar with the particular masonry problems and conditions should be contacted, and a thorough inspection done. This inspection, along with thorough testing (discussed below), should be done prior to preparation of project specifications. Each chemical cleaning method should be tested on a representative area to determine its impact on the historic surface. This area should be approximately one square yard, in a location that is exposed to weathering but is not in a highly visible section of the wall surface. If possible, conduct testing on several elevations that are exposed to different types of weathering. The west and south elevations have more exposure to the baking effects of the sun, while the west, east, and the north elevations may have more exposure to wind erosion and lichen or moss growths. A masonry cleaning project budget should include the cost of any testing procedures. It may be possible on large cleaning projects to request that various manufacturers' representatives visit the proposed project to perform testing, provide expertise, guidance and advice. Cleaning project plans should include time for test areas to weather. This weathering period may range from one to two weeks for hot and cold water washing and steam cleaning, and six months to a year for the variety of chemical cleaners. The degree of cleanliness required also should be considered. As a rule of thumb, any cleaning project of a historic building should strive to clean 85% of the pollutants. The object of cleaning historic buildings is not to restore the structure to a "brand new" look. Cleaning a historic structure is a means of slowing the deterioration of the building and revealing the character defining features in the context of their age. Most damage to historic buildings occurs when trying to remove the last 15% of the soiling. The 85% clean standard should be established with testing mockups and used throughout the cleaning process as a reference for the rest of the project.

The use of chemical cleaners is usually combined with a preliminary wetting of the surface followed by the application of the chemical either by spraying, brushing, or applying a poultice. This action is followed by a waiting period, usually specified by the manufacturer. The chemical cleaner is then rinsed off by warm low-pressure water rinse, or by a steam application. Wall areas should be cleaned in small sections no larger than 10 feet by 20 feet, with a minimum of a one-foot overlap on each side of the section. Use of natural bristle brushes may also be necessary. If brushes are to be used, the general guide is to use soft natural bristle brushes on brick and stiff natural bristle brushes on stone. There should be allowances for the degree of surface hardness for both materials. Under no circumstance should wire bristle brushes be used, as they will damage the wall surface.

Specialized Cleaning Procedures:

Organic solvents can be used to remove most oil-based paints and stain deposits such as oils, grease, tar and other bituminous products. Tar and asphalt stains caused by temporary or sloppy roof repairs are more difficult to remove than oil stains.

Removal of Bitumen and Tar Stains

a. Use a wooden paddle to scrape off as much of the tar or asphalt stains as possible being careful not to damage the masonry surface.

b. After the excess material is removed, apply a poultice composed of inert filler such as talc, diatomaceous earth, or whiting mixed with a solvent such as toluene, xylene, benzene, or mineral spirits. Use of a poultice with inert filler removes the risk of spreading dissolved tar or asphalt into unblemished masonry and creating an even bigger stain.

c. Apply the poultice to the masonry and brush off with a natural bristle brush when the poultice has dried. If necessary, repeat this process with new poultices until the stain is removed. Asphalt stains may not be able to be removed entirely, depending on the depth to which it has penetrated, and the texture of the masonry surface. If the surface is pitted, textured, or has many small cracks, residue may be embedded, causing a visual impact after the poultice is removed.

d. After the poultice has been removed, wash and scrub the area with a detergent or scouring powder, then rinse with a garden hose. Processes should be established by test panels and mockups – this as well as other staining outlined below.

Removal of Oil Stains

a. Remove the excess oil on the surface with soap, scouring powder, and trisodium phosphate (or its equivalent).

b. Apply a poultice with a solvent, using carbon tetrachloride, trichlorethylene, benzol, or methanol.

Removal of Iron Stains (brown rust)

a. Rust stains can be removed by applying a solution of one pound of oxalic acid and one-half pound of ammonium bifluoride per gallon of non-acid, non-alkaline potable water.

b. Apply the solution hot, repeating treatments until stain is removed. If this is not effective try the procedure below.

c. Mix a poultice of sodium citrate, glycerin, and water in a 1:7:6 proportions. This mixture should be combined with inert filler, such as whiting or talc, and applied as a poultice directly on the stain.

d. Leave poultice on stain for a minimum of three days.

e. Scrape or brush away the dried poultice with wooden or non-metallic tools. If the stain still exists, repeat the procedure. Upon completion rinse the area thoroughly with clean water and scrub with a natural bristle brush.

Copper and Bronze Stains (blue – green stains)

a. Generally copper and bronze stains are a result of the runoff of water from copper flashing and gutters, and bronze fixtures, carrying copper oxides onto the masonry surfaces creating blue-green stains. These stains are typically easily removed.

b. Mix ammonium chloride (sal ammoniac) with diatomaceous earth or talc in a 1:4 mixture. Then add household ammonia or ammonium/hydroxide until a thick paste is obtained.

c. Apply the paste directly to the stains and let dry.

d. Brush off poultice when dry, and then reapply poultice mixture until stain is removed.

Paint Removal

a. Organic strippers are effective in removal of oil-based paints.

b. Do not use caustic paint removers, lye solutions or muriatic acid on masonry surfaces to remove paint.

c. Follow manufacturer's recommendations when using any of the aforementioned masonry paint removers.

d. Avoid damage to plant and animal life when rinsing the residue from the masonry surface by deflecting the rinse from the ground with plastic sheeting and disposing of the effluent. Extra precautions must be taken in the handling and disposal of lead-based paint.

e. Care should be taken to avoid skin exposure and breathing of cleaning chemicals, by wearing protective clothing and respirators, and providing good ventilation, especially if work is to be done indoors. Precautions against fire and explosions should also be taken, as these chemicals are highly volatile.

f. Organic solvents have various health risks from exposure. Some, like benzene, are carcinogenic. Others, such as methylene chloride, are very dangerous to people with heart conditions. Carbon tetrachloride will cause liver and kidney failure, while methanol or methyl hydrate may cause intoxication followed quickly by blindness and possibly death. Supervisors should maintain careful control over their subordinates so that they are properly briefed about these dangers and appropriate working precautions are taken.

Alkali-based Stain Removal

a. Sooty soiling and linseed-based paints can be effectively removed using alkali-based cleaners. Paints and soot absorb fatty acids, which may be neutralized and solubilized with alkalis. These alkalis should only be used in specialized situations where organic solvents have been tested and found to be ineffective. These may be applicable for use on stains from cooking, exhaust stains from kitchen fans, etc.

b. Use potassium hydroxide and ammonia to neutralize acidic soiling and saponify greasy materials that then became water-soluble.

c. Three major concerns accompany the use of alkali cleaners:

   i. Risk of efflorescence appearing after treatment. This risk can be minimized by pre-washing masonry surfaces before alkali treatments, and by thoroughly rinsing the treatment off with clean potable water. In some special cases, post treatment rinsing with mild acidic washes of diluted acetic acid may be used to neutralize the alkalis. These surfaces should be tested using distilled water and pH strips to verify that the alkali cleaner has been neutralized.

   ii. The risk of severe alkali burns and potential eye damage are high. See the Safety Section for more information on prevention of injuries while using Hazardous Chemicals.

   iii. Risk of damage to adjacent paintwork.

Efflorescence Removal

a. Efflorescence crystals, or "bloom efflorescence" may be removed by brushing the masonry with stiff natural or nylon bristle brushes. This may be done dry or in combination with the application of pH neutral water (distilled water). Often, efflorescence is removed naturally, by exposure to weather. Interior surfaces can be treated with distilled water and bristle brushes. Do not use wire brushes to remove efflorescence. The wire bristle may scratch the surface and leave behind traces of metal that will corrode and stain the surface being cleaned.

b. Do not use hydrochloric (muriatic) acid to remove efflorescence.

c. Green, or newly formed efflorescence can be removed by brushing on a solution of sodium hydroxide and non-acid, non-alkaline water (distilled water) in a ratio of 12oz. of sodium hydroxide to one quart of water. This treatment will produce a white salt deposit on the wall, which can be washed off three or four days after it appears.

Lichen, Mosses, and Plant Growth Removal

a. Lichen and mosses may be located in shady areas, or areas sunlit for very short times. Areas promoting such growths are on north and west elevations and areas close to ground level such as downspouts, splash-blocks and behind shrubbery and bushes. The growths usually indicate damp masonry and potential masonry wall problems. Moisture retention problems may be difficult to solve. These areas should be monitored on a regular basis.

b. Lichens and mosses may be killed with a solution of zinc or magnesium silicofluoride. Mix the solution in a ratio of 1:40 parts of water by weight. Low cost alternatives include commercial weed killer, or household bleach. Recurring growths indicate a problem of location and exposure where the process will need to be repeated.

c. Green stains that do not respond to this treatment are probably vanadium stains.

d. All plant growths on or near historic masonry should be removed. Trim shrubbery back from foundations at least two feet, as these may cause moisture retention.

e. Do not use salts to kill and control vegetation near foundations, as this will poison the ground and may also cause efflorescence.

Masonry Sealants, Coatings, and Waterproofing

The use of water-repellent coatings, such as silicone, is not recommended for historic masonry walls. There is serious danger of damage to the walls. Several problems are caused by use of water repellent coatings.

a. Penetrating coatings will permit water vapor to pass through the coating; however, liquid water will not. Any water vapor that condenses into liquid will be trapped inside the wall and cannot escape through the sealed surface of the masonry. In order to escape the wall, the water may come through the plaster or the inside stone surface, causing disintegrating plaster, and/or efflorescence.

b. In the winter, the trapped moisture may freeze and cause spalling of the exterior masonry surface.

c. Salts may accumulate inside the masonry causing sub-florescence.

CATEGORY II: EXTERIOR BRICK

II-A: NORTH, EAST, SOUTH & WEST BRICK WALLS

EXISTING CONDITIONS:

Existing brickwork at the west and south (primary) elevations appears to be of high quality material and craftsmanship, including bonding pattern(s) with recessed raked joints. The brickwork at the north and east elevations (secondary elevations) is more common in terms of material and installation.

West and South – appears to be in relatively good condition, with localized areas of cracking at mortar joints. These are especially evident at the column piers where joint separation and cracking may be related to rusting and expansion of corroding steel beneath the surface. Mortar that is not cracked appears to be sound and relatively hard/stable.

North and East – Brickwork is painted at the north and east elevations. Some biological growth was noted at mortar joints. A noticeable crack/open joint occurs at the roofline. It is unknown if this damage is related to steel or building movement or if it occurred before or after the installation of the seismic reinforcing.

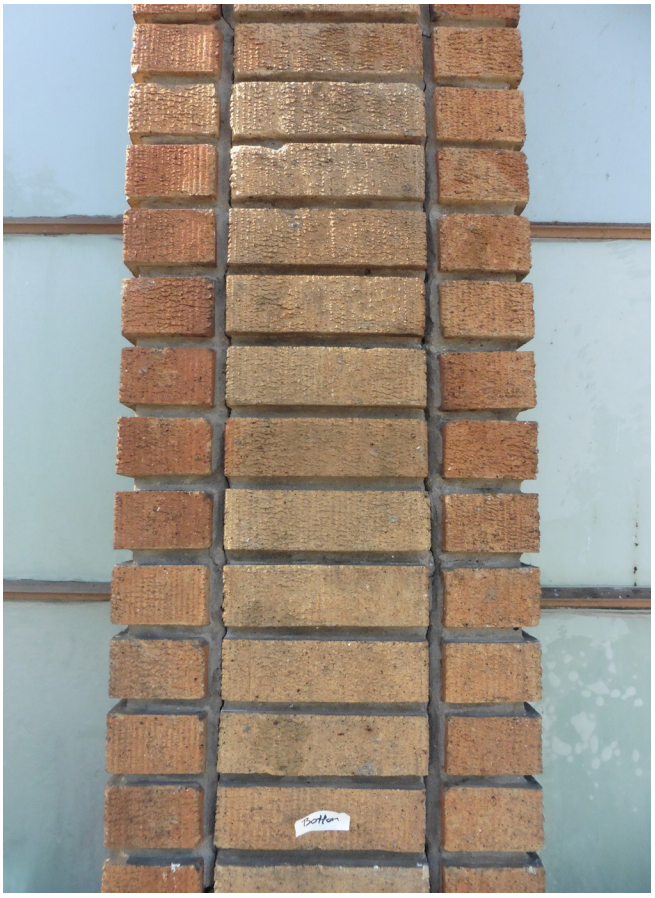


Figure 1. Typical brick pier; note mortar coloring and condition; deep recessed joint to be maintained.

GENERAL GUIDANCE:

Commission a mortar analysis to identify the original composition, color and texture of mortar.

MAINTENANCE PLAN:

Clean brick prior to any maintenance or repair work (see General Building & Site Cleaning for recommendations).

Repair brick and repoint with mortar to match original where mortar is cracked, deteriorated, or missing. Remove any visible bio-growth. Rebuild/restore damaged northwest column pier near cornice to match original. Identify and remove miscellaneous non-functioning ferrous attachments, anchors, and conduits at façade. Patch brick or mortar as needed.

Perform visual inspection of brick wall with binoculars, spotting scope, or similar every 5 years for brick and mortar deterioration. Repair and repoint as needed.

PRIORITY:

IMMEDIATE | URGENT

NECESSARY | DESIRABLE

OBSERVATION

INSPECTION CYCLE:

- Every 5 years
- following a Significant Event

MAINTENANCE FREQUENCY:

- As needed per inspection

Special Considerations:
The northwest corner along 9th Street requires immediate attention to replace the damaged and missing sections of brick. A temporary cover should be used while assessment and repairs are planned. Work with a masonry restoration contractor/specialist to remove a few selective bricks at column piers or to make inspection openings to assess cause of joint separation/cracking at the brick piers. This will aid in identifying an approach to repair at the piers.

Figure 3. South elevation; note recessed mortar joints to be maintained and replicated in re-pointing.

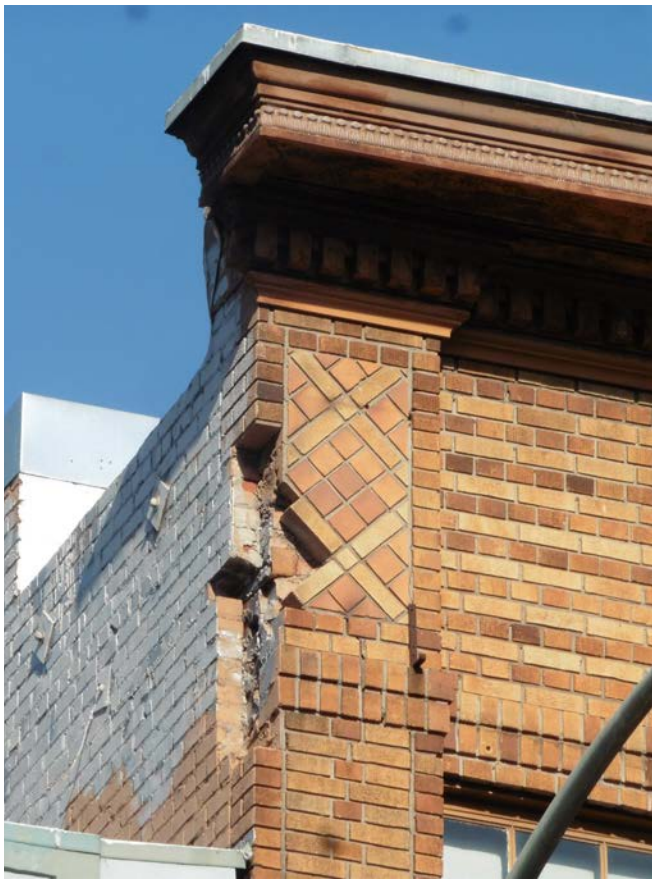


Figure 2. Northwest corner, note missing facing and decorative bricks for replacement.

Figure 4. Southwest pier; note cracking and mortar conditions for re-pointing.

II-B: SOUTH & WEST BRICK WALLS - DECORATIVE BRICK

DESCRIPTION:
Decorative brick/ tile work and patterning.

EXISTING CONDITIONS:
Decorative brick / tile work is extant at the top portion of the structural piers. This appears to be in good condition except at the northwest corner of the 9th Street elevation, where a section of the decorative brickwork is missing. This appears to coincide with the open crack/joint at the roofline at the north elevation. Additional brick/tile work is extant in the brick banding at each floor level. These locations appear in good condition with no noticeable cracking or deterioration.

GENERAL GUIDANCE:
Commission a mortar analysis to identify the original composition, color and texture of mortar.

MAINTENANCE PLAN:
Clean brick, repair brick and repoint with mortar to match original. Where missing or damaged bricks occur, remove & replace with bricks to match original texture, color and pattern. Consider 'flipping' damaged brick for re-use of original material or use of brick patching composites (restoration patching mortars) to match original.

Perform visual inspection of brick wall with binoculars, spotting scope, or similar every 5 years for brick and mortar deterioration. Repair and repoint as needed.

Special Considerations:
The northwest corner along 9th Street requires immediate attention to replace the damaged and missing sections of brick and decorative brick/tile. A temporary cover should be used while assessment and repairs are planned. Work with a masonry restoration contractor/specialist to remove a few selective bricks at column piers or to make inspection openings to assess cause of joint separation/cracking at the brick piers. This will aid in identifying an approach to repair at the piers.

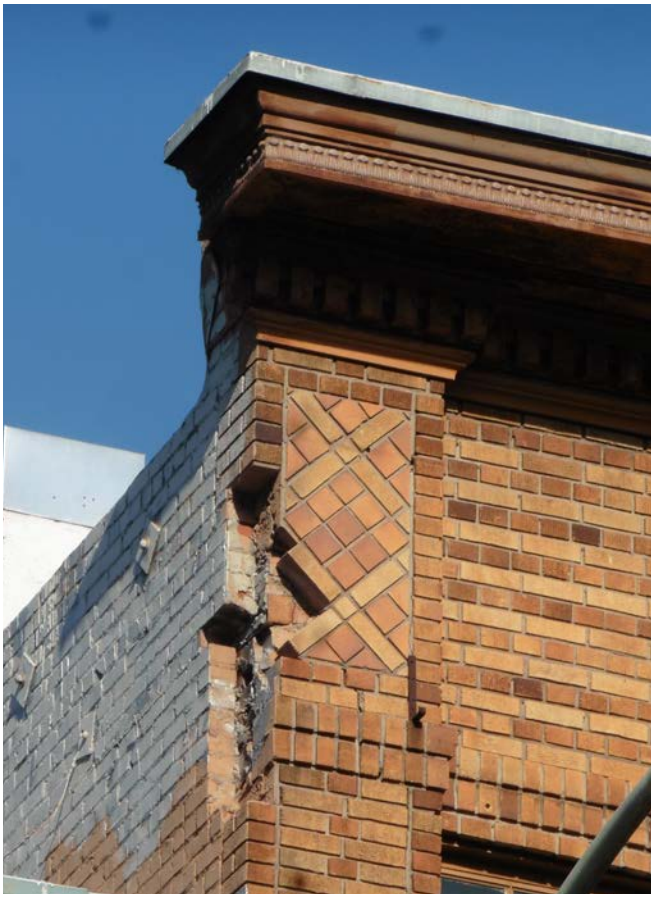


Figure 1. Northwest Corner; note missing facing and decorative brick.

PRIORITY:

IMMEDIATE | URGENT | NECESSARY | DESIRABLE | OBSERVATION

INSPECTION CYCLE:
- Every 5 years
- following a Significant Event

MAINTENANCE FREQUENCY:
- As needed per inspection

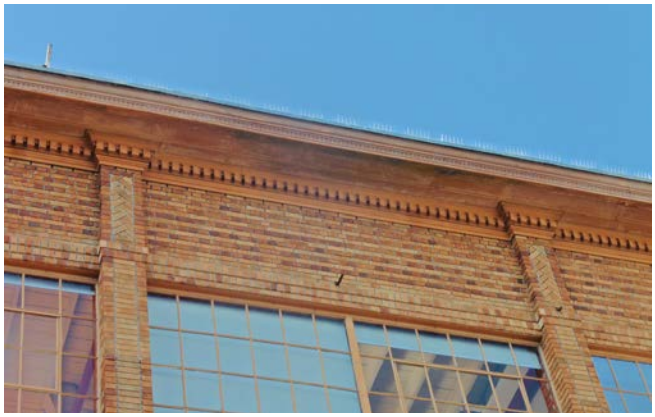


Figure 2. South Elevation; note dentils and decorative piers.

Figure 3. Southeast Corner; note decorative patterning and general brick pattern of elevation.

Figure 4. Detail of decorative brickwork at piers.

II-C: SOUTH & WEST BRICK WALLS - BRICK WINDOW SILLS PARGED WITH CONCRETE

EXISTING CONDITIONS:

Profiled cementitious parge is extant where the steel sash windows transition to the brick window sills at both the exterior and interior of the window systems. Some localized spalling, cracking, and delamination of the parge has occurred.

GENERAL GUIDANCE:

Commission a mortar analysis to identify the original composition, color and texture of mortar.

MAINTENANCE PLAN:

Survey parged sills and conduct sounding tests to identify areas of deterioration and delamination. Remove areas of spalled, loose, or deteriorated parge as needed. Remove any noted corrosion, treat/coat/paint, and restore with concrete parge system to match original appearance, profile, color, and texture. Apply a clear water repellent sealer over concrete parge if survey indicated locations of water infiltration and damage.

Perform visual inspection of parged concrete with binoculars, spotting scope, or similar annually for cracks, spalls, and other signs of deterioration. Perform sounding of parge for indication of deterioration. Repair as needed.

Prepare, prime, & seal parged concrete and install new sealant every 10 years, or as needed.

Figure 1: Window sills with concrete parge, typical.

Figure 2: Concrete parge at south window sills, typical. Note level of localized cracking and paint deterioration.

PRIORITY:

IMMEDIATE URGENT

NECESSARY DESIRABLE

OBSERVATION

INSPECTION CYCLE:

- Annually

MAINTENANCE FREQUENCY:

- As needed
- Every 10 years

CATEGORY III: WINDOWS & GLAZING

III-A: STEEL MULTI-LITE WINDOW SASHES

EXISTING CONDITIONS:

Steel multi-lite window sash are extant at primary facades (west above ground floor and at south) and facing the access alley along the north elevation. The windows are fixed sash with an operable awning-swing sash in the center of each window section. The size of each operable sash varies in certain locations. These windows are generally in good condition, with localized areas of cracked and missing glazing putty. Clear glazing is installed in the majority of windows, though the windows in the eastern-most bay along the south elevation (Natoma Street) have wired glass (at the original elevator bay.

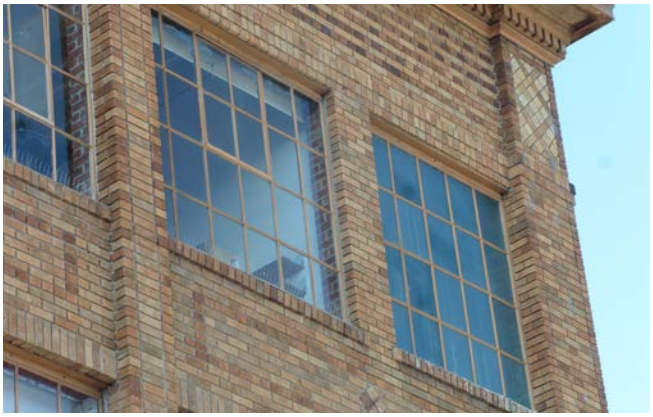


Figure 1. Typical multi-lite steel windows; note operable sections and glazing types.

Figure 2. Steel window frame details

MAINTENANCE PLAN:

Inspect fixed and operable steel window sashes for operability, deterioration, and water protection. Replace areas of missing, deteriorated, or cracked glazing putty as required. Restore steel window sash and frames as required. Prepare, prime, paint and seal window sashes and install new sealant at adjacent materials/perimeter.

Perform visual inspection of steel windows with binoculars, spotting scope, or similar annually for paint and sealant failure and other signs of deterioration. Repair as needed.

Prepare, prime, paint and seal steel multi-lite window sash and install new perimeter sealant every 10 years, or as needed.

Special Considerations:
Define various types of glazing and determine original design. Remove existing broken or mismatched glass & replace with new to match original. Consider weight and profile of steel with regards to accommodating new glazing system. Explore potential for energy efficient replacement glass, laminated glass and/or glazing films.

Any window replacements should be made in kind, with new windows matching the materials, size, profiles, and dimensions of the original.

PRIORITY:

IMMEDIATE URGENT

NECESSARY DESIRABLE

OBSERVATION

INSPECTION CYCLE:

- Annually

MAINTENANCE FREQUENCY:

- As needed
- Every 10 years

Figure 3. Steel window frame detail and glazing putty loss.

Figure 4. Typical multi-light steel windows at grade.

Figure 5. Typical window bay (south elevation)

III-B: 9TH STREET STOREFRONT WINDOW TYPE A - STEEL

EXISTING CONDITIONS:

Steel frame storefront windows are located at the first floor west (9th Street) elevation and are set in masonry opening. The steel frame and large panes of glass appear to be in good condition.

MAINTENANCE PLAN:

Inspect frames, glazing seals and sealants. Repair as needed.

Inspect framing, glazing seals and sealants for deterioration annually. Install new sealant every 10 years, or as needed. Prepare, prime, paint and seal every 5 years.

Figure 1. Typical Storefront at west elevation.

PRIORITY:

IMMEDIATE | URGENT

NECESSARY | DESIRABLE

OBSERVATION

INSPECTION CYCLE:

- Annually

MAINTENANCE FREQUENCY:

- As needed
- Every 10 years

III-C: 9TH STREET STOREFRONT WINDOW TYPE B - STEEL WITHIN WOOD FRAMING

EXISTING CONDITIONS:

The wood frame storefront system occupies the center bay at the first floor west (9th Street) elevation, with a recessed entrance central at this location. The lower, larger panes of glass are set in a steel frame similar to those found within the other bays. The transoms are fixed with wood stops. The entire assembly is painted. The recessed entry has a concrete floor leading to a metal door with metal sidelight and transom *(see Feature III-E: Exterior Door Type B – Metal)*. The entire assembly appears to be in good condition.

Figure 1. Storefront at west elevation.

MAINTENANCE PLAN:

Prepare, prime, paint and seal wood framing. Inspect frames & glazing seals. Repair as needed.

Inspect framing and glazing seals for deterioration annually. Install new sealant every 10 years, or as needed. Prepare, prime, paint and seal wood framing every 5 years.

Special Considerations:

The window pattern in this location, with the transoms above the large window pane, is known to be the historic condition. The split transom at the left, however, is not historic. Any repairs to the windows in this location should involve a return of the historic single pane transom.

Figure 2. Non-historic split transom at storefront.

PRIORITY:

IMMEDIATE URGENT

NECESSARY DESIRABLE

OBSERVATION

INSPECTION CYCLE:

- Annually

MAINTENANCE FREQUENCY:

- As needed
- Every 10 years

III-D: EXTERIOR DOOR TYPE A - WOOD

DESCRIPTION:
Entrance door for upper-level building access

EXISTING CONDITIONS:
A single wood entry door is set back from façade inside brick arched entry vestibule at the north end of 9th Street façade, providing access to upper floors. Wood door and sidelight have stained wood finish. Door has large single panel lite. Door is in relatively good condition. Due to security issues, Plexiglas has been installed over the glazing at door and sidelight. Heavy duty hardware has also been added for security.

MAINTENANCE PLAN:
Inspect door hardware, glazing seals and sealants. Lubricate doors and operating hardware. Install weather-stripping as required.

Inspect door hardware, glazing seals, sealants and weather stripping for deterioration annually. Repair as needed. Lubricate doors and operating hardware annually. Install new sealant every 10 years, or as needed.

Special Considerations:
Closers must meet ADA requirements.

Due to noted security issues at northwest entrance door, consider replacement of security gates at entrances. Replacement gates should be comparable with existing gates along Natoma Street.

Figure 1. Entrance at northwest corner.

PRIORITY:

IMMEDIATE | URGENT

NECESSARY | DESIRABLE

OBSERVATION

INSPECTION CYCLE:
- Annually

MAINTENANCE FREQUENCY:
- As needed to maintain security
- Every 10 years

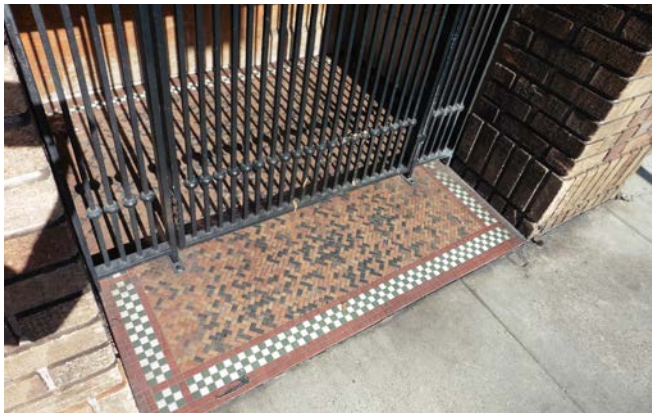


Figure 2. Entry tiling. Entry gate has been added.

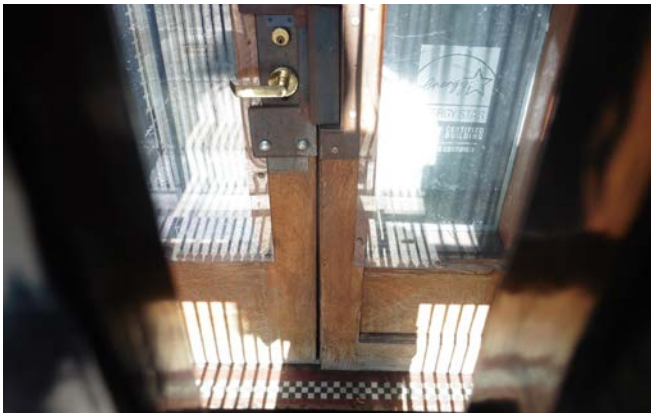


Figure 3: Entry door; note replacement of glazing for Plexiglas in response to security concerns.

III-E: EXTERIOR DOOR TYPE B - METAL

DESCRIPTION:

Entrance door for lower-level building access & general building egress.

EXISTING CONDITIONS:

There are two metal doors providing access to the lower levels of the building. The first door is located within the recessed entry within the wood storefront system at the west (9th Street) elevation. The entry has swinging metal gates (see Feature IV-E: Exterior Security Gates). The doorway is an uneven double door with panel leaves; the smaller leaf is considered fixed. The wide panel contains one clear-glazed panel and one opaque glass panel, while both panels in the fixed leaf are opaque. The door and frame, though not original, are in good condition. There is a painted wood-framed transom, of similar construction to the nearby wood-frame storefront, above the door with address decals applied to the clear glazing. The frame and glazing appear in good condition.

The second door is located within a recessed and gated entrance at the south (Natoma St) elevation. This door is a flush metal door and trim. The door appears new and in good condition.

MAINTENANCE PLAN:

Inspect door hardware, glazing seals and sealants. Lubricate doors and operating hardware. Install weather-stripping as required. Prepare, prime, paint and seal door and frames as needed.

Inspect door hardware, glazing seals, sealants and weather stripping for deterioration annually. Lubricate doors and operating hardware annually. Repaint doors and door frames as needed. Install new perimeter sealant every 10 years or as needed.

Special Considerations:
The historic door arrangement at the 9th Street entry is known from the original building elevations. Repairs at this entry location should include the replacement of the metal door to a paired glazed wood door similar to the original (door does not need to be operable). Details of the door may mimic the original door remaining at the northwest corner of the 9th Street facade.

Figure 1. Metal entry door at west elevation.

PRIORITY:

IMMEDIATE | URGENT

NECESSARY | DESIRABLE

OBSERVATION

INSPECTION CYCLE:

- Annually

MAINTENANCE FREQUENCY:

- As needed to maintain security
- Every 10 years

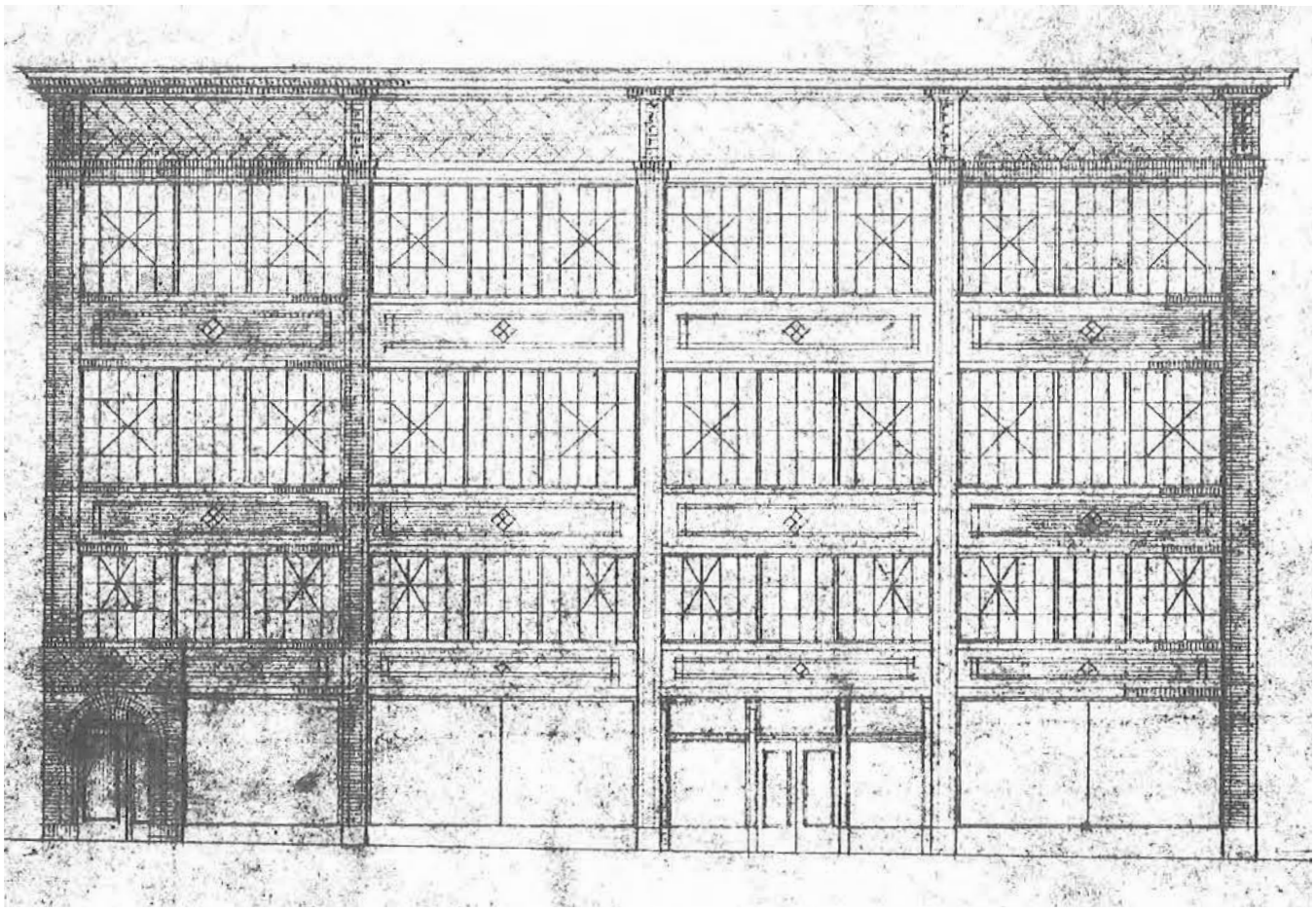


Figure 2. Original eleveation for 9th Street facade.

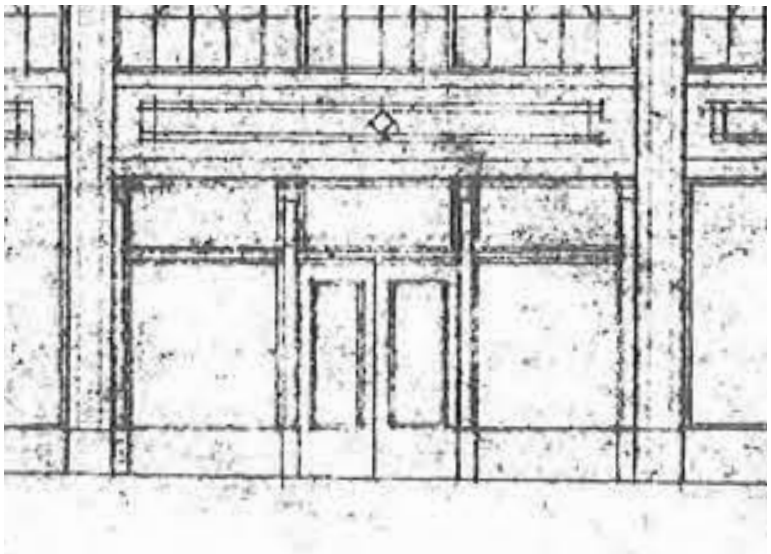


Figure 3. Detail of original entry condition at the center of the 9th Street facade.

III-F: EXTERIOR COILING METAL SERVICE DOORS

EXISTING CONDITIONS:

Two metal coiling door are located at the ground floor along the south elevation (Natoma Street). Each door is located within the two eastern-most structural bays. The doors are painted and appear to be in fair and serviceable condition.

Figure 1. Service doors along south elevation.

MAINTENANCE PLAN:

Remove added plywood, and inspect door, door frame, door hardware and sealants. Repair as needed. Repaint doors and door frames.

Inspect door, door frame, door hardware and sealants for deterioration annually. Repair & repaint as needed.

Special Considerations:
The historic door arrangement alters from the present condition. The current pedestrian door and loading dock to its left are newer insertions. Any major repair work should consider a return of the arrangement to its historic original, shown in Figures 2 and 3.

PRIORITY:

IMMEDIATE URGENT

NECESSARY DESIRABLE

OBSERVATION

INSPECTION CYCLE:

- Annually

MAINTENANCE FREQUENCY:

- As needed
- Every 10 years

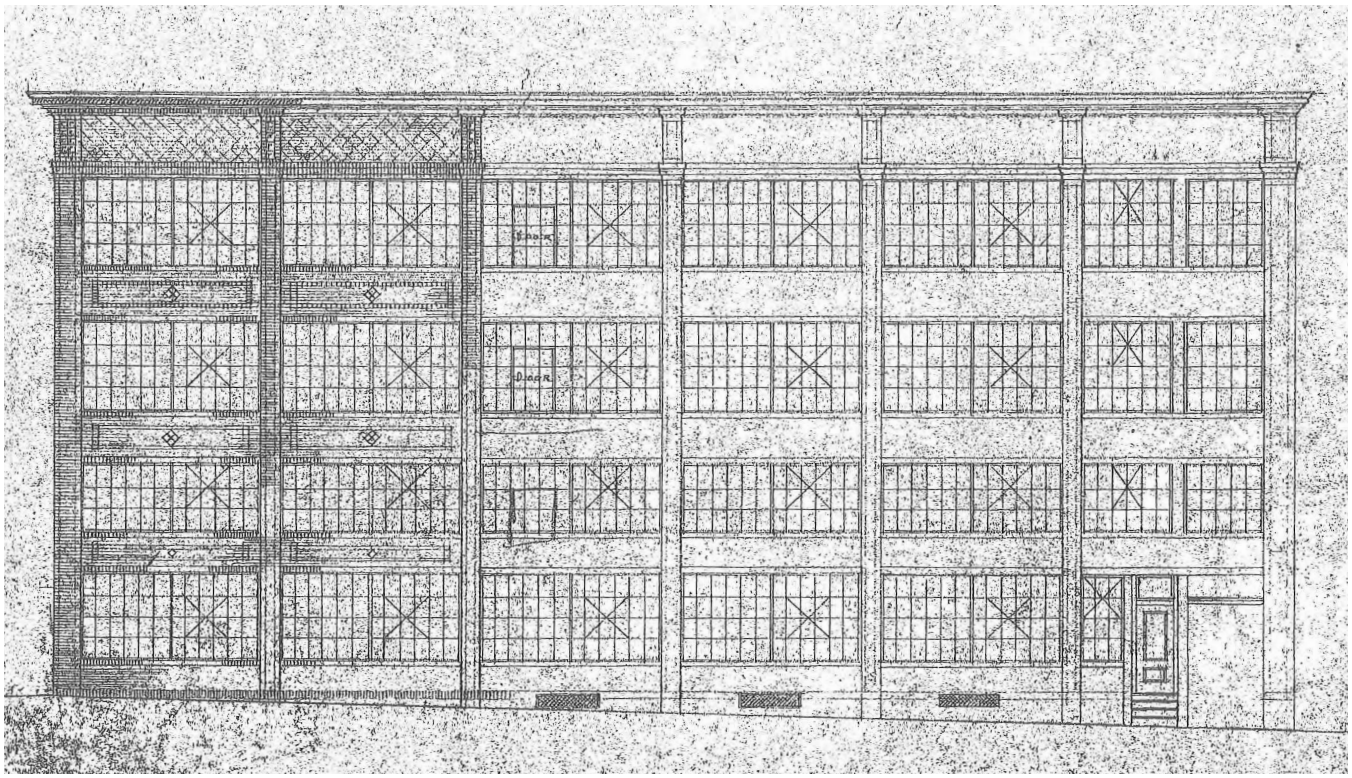


Figure 2. Original elevation drawing for the Natoma Street facade.

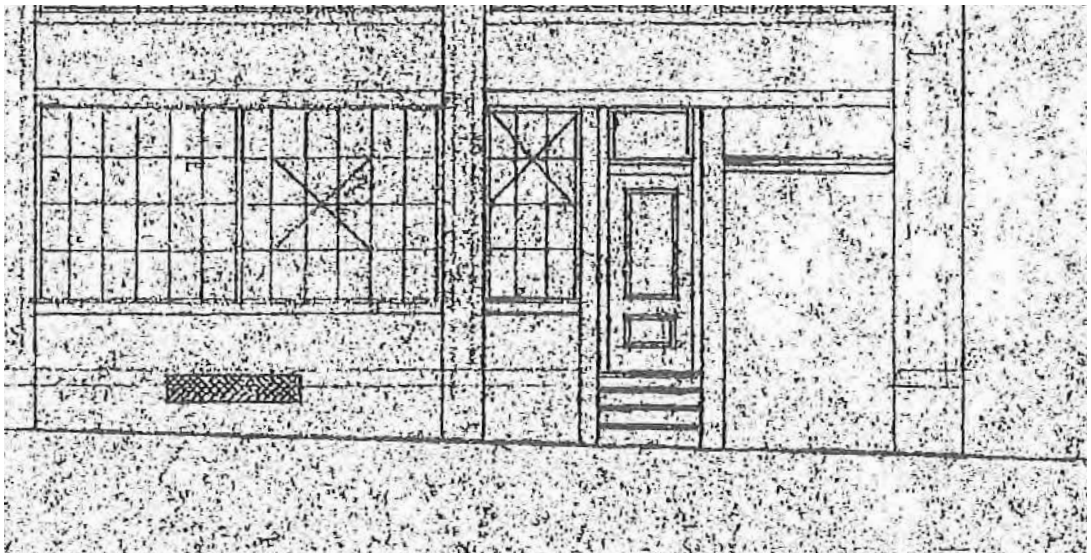


Figure 2. Original entry condition on the Natoma Street facade.

III-G: STEEL SKYLIGHTS

EXISTING CONDITIONS:

Eight steel framed skylights are located on a grid/evenly spaced at roof. The skylights are hipped with sheet metal ends. Each end has a small louvered sheet metal vent. Glass is generally hammered/obscured safety glass and appears to be in good condition.

Skylights were recently repaired during a roof resurfacing campaign.

MAINTENANCE PLAN:

Inspect regularly for broken/cracked glass and inspect ventilation grilles for deterioration and sustained air flow. Repair as needed.

Inspect steel framed skylight for deterioration and water protection annually, including metal corrosion as well as paint and glazing sealant failure. Repair as needed. Install sealant and/or glazing putty as needed. Prepare, prime, paint and seal every 5 years.

Figure 1. Roof overview; note skylights.

Figure 2. Typical skylight.

PRIORITY:

IMMEDIATE | URGENT

NECESSARY | DESIRABLE

OBSERVATION

INSPECTION CYCLE:

- Annually

MAINTENANCE FREQUENCY:

- As needed
- Every 5 years

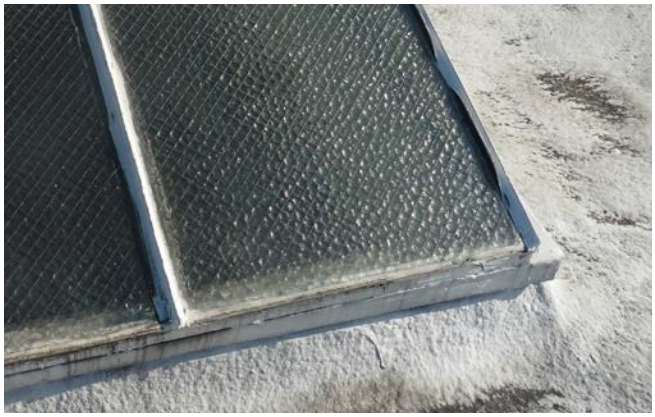


Figure 3. Skylight typical frame conditions.

Figure 5. Skylight from interior.

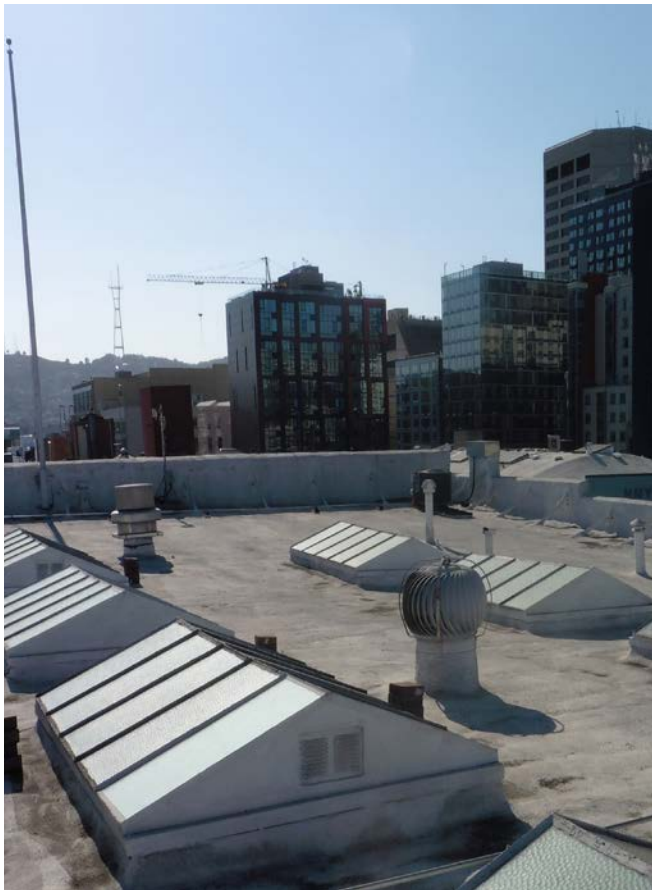


Figure 4. Skylights; note covered ventilation grilles.

CATEGORY IV: METALS & EXTERIOR ELEMENTS

IV-A: SHEET METAL CORNICE

EXISTING CONDITIONS:

The sheet metal cornice is generally comprised of running profiled trim and a denticulated base that steps out at each of the column piers. The cornice appears to be iron or galvanized steel and is in fair condition, exhibiting localized areas of corrosion.

MAINTENANCE PLAN:

Inspect/ repair/ replace missing and deteriorated sheet metal elements to match original. Patch where possible. Patch holes from previous interventions such as lighting, signs, electrical work, etc. Repair and re-secure joints as needed. Remove corrosion, prepare, prime, paint and seal.

Perform visual inspection of sheet metal cornice with binoculars, spotting scope, or similar annually for corrosion, paint or sealant failure, and other signs of deterioration. Repair as needed. Prepare, prime, paint and seal sheet metal cornice and install new sealant every 10 years, or as needed.

Special Considerations:
Metals should be compatible with, or isolated from, adjacent materials to avoid galvanic action and corrosion.

Figure 1. Cornice at northwest corner; note level of corrosion, this is worst condition observed and atypical of overall cornice.

PRIORITY:

IMMEDIATE | URGENT | NECESSARY | DESIRABLE | OBSERVATION

INSPECTION CYCLE:

- Annually

MAINTENANCE FREQUENCY:

- As needed
- Every 10 years

Figure 2. Cornice along west; note discoloration and localized corrosion, conditions are considered typical.

Figure 3. Cornice at northwest corner; localized areas of severe damage observed & requiring immediate repair.

Figure 4. Corrosion along cornice edge on west.

Figure 3. Cornice at southwest corner; localized areas of severe damage observed & requiring immediate repair.

IV-B: METAL FIRE ESCAPE AT SOUTH ELEVATION

EXISTING CONDITIONS:

The iron fire escape is situated at the center bay on the south elevation and appears to be in good condition, with some evidence of minor flaking paint.

MAINTENANCE PLAN:

Inspect structural connections for proper attachment, structural damage and signs of corrosion. Repair deteriorated metal as needed. Prepare, prime, paint and seal.

Perform visual inspection of metal fire escape and structural connections with binoculars, spotting scope, or similar annually for corrosion, proper attachment, paint or sealant failure, and other signs of deterioration. Repair as needed.

Prepare, prime, paint and seal metal fire escape every 10 years, or as needed.

Special Considerations:
Metals should be compatible with, or isolated from, adjacent materials to avoid galvanic action and corrosion.

Figure 1. Metal fire escape at south elevation.

PRIORITY:

IMMEDIATE | URGENT

NECESSARY | DESIRABLE

OBSERVATION

INSPECTION CYCLE:

- Annually
- following a Significant Event

MAINTENANCE FREQUENCY:

- As needed
- Every 10 years

IV-C: VENTILATION GRILLES ALONG SOUTH ELEVATION

EXISTING CONDITIONS:

There are two ventilation openings at the base of the south elevation. Metal wire mesh spans each opening and is in poor condition. An iron grille of thicker gage and larger mesh is extant within western-most ventilation opening.

Figure 1. Ventilation grilles; note 1"x 1" historic iron grille.

MAINTENANCE PLAN:

Determine original grille patterning. Remove & replace existing metal mesh with grille to match original size and profile. Prepare, prime, paint and seal to match other exterior metals. If necessary, smaller mesh can be installed behind the original profile.

Perform visual inspection of ventilation grills annually for corrosion, paint and other signs of deterioration. Repair as needed.

Special Considerations:
Metals should be compatible with, or isolated from, adjacent materials to avoid galvanic action and corrosion.

Figure 2. Ventilation grilles; replicate historic pattern from adjacent grille.

PRIORITY:

IMMEDIATE URGENT

NECESSARY DESIRABLE

OBSERVATION

INSPECTION CYCLE:

- Annually

MAINTENANCE FREQUENCY:

- As needed
- Every 10 Years

IV-D: SHEET METAL PROJECTING SIGN

EXISTING CONDITIONS:

A historic sheet metal projecting sign is hung from the building's west elevation above the first floor near the northern corner. The paint scheme is maroon, tan, and white and reads "Sto Rex Leather and Craft Supplies Western MFG. Co." While the sign exhibits evidence of original neon tubing, the tubing is no longer extant. The sheet metal is in fair condition with some minor corrosion, mostly at the narrow edge.

Figure 1. Projecting Sign along 9th Street (north elevation).

Figure 2. South Elevation.

MAINTENANCE PLAN:

Remove sign for off-site restoration. Sign restoration work should be performed by subcontractor with demonstrated experience in the restoration of historic signs (3 signs minimum in the past 10 years). Retain original paint where possible, and touch-up / in-paint as needed to restore original finish and protect metal from further deterioration. Back prime/ paint interior of sheet metal if possible to provide additional protection. Retain evidence of attachment points for non-extant neon tubing. Treatments at neon tube locations should be reversible. Reinstall in original location and orientation.

Perform visual inspection of sign annually for corrosion, paint and other signs of deterioration. Repair as needed.

Special Considerations:

Any replaced metal for attaching frame to be compatible with, or isolated from, adjacent materials to avoid galvanic action and corrosion.

PRIORITY:

IMMEDIATE | URGENT

NECESSARY | DESIRABLE

OBSERVATION

INSPECTION CYCLE:

- Annually

MAINTENANCE FREQUENCY:

- As needed
- Every 10 years

IV-E: FLAGPOLE & BASE

DESCRIPTION:
Roof-mounted flagpole & base support.

EXISTING CONDITIONS:
The flagpole is aligned with the center pier on the west (9th Street) elevation. The flagpole is anchored at its base to the roof parapet at this location and has a steel round metal finial at its top. The flagpole and base appear in good to fair condition.

MAINTENANCE PLAN:
Prepare, prime, paint and seal. Inspect annually.

Prepare, prime, paint and seal flagpole every 10 years, or as needed.

Special Considerations:
Conditions of flagpole and base should be re-evaluated in coordination with any major roof work.

Metals should be compatible with, or isolated from, adjacent materials to avoid galvanic action and corrosion.

Figure 1. Flagpole along west elevation.

PRIORITY:

IMMEDIATE | URGENT

NECESSARY | DESIRABLE

OBSERVATION

INSPECTION CYCLE:
- Annually
- following a Significant Event

MAINTENANCE FREQUENCY:
- As needed
- Every 10 years

Figure 2. Flagpole anchor; note fastener conditions and localized signs of corrosion.

Figure 3. Detail of flagpole anchor; note corrosion and damage to roofing, even after re-roofing.

CATEGORY V: ROOF

V-A: PENTHOUSE SKYLIGHT & SHEET METAL VENTILATOR

EXISTING CONDITIONS:

One steel framed skylight is located above the sheet metal penthouse at the southeastern corner of the roof. The skylight is pyramidal with a sheet metal vent at the apex. The skylight was not accessible but appears to be in fair condition, and there are no known water intrusion issues at the skylight. The sheet metal vent also appears to be in fair condition with failing paint.

Figure 1. Roof & ventilator at penthouse.

MAINTENANCE PLAN:

Inspect for broken/cracked glass and inspect sheet metal ventilator for deterioration. Patch sheet metal and repair as needed.

Inspect steel framed skylight for deterioration and water protection annually, including metal corrosion as well as paint and glazing sealant failure. Repair as needed. Install sealant and/or glazing putty as needed. Prepare, prime, paint and seal every 5 years.

Inspect steel framed skylight for deterioration annually. Repair as needed. Install sealant and/or glazing putty as needed.

Special Considerations:

Metals should be compatible with, or isolated from, adjacent materials to avoid galvanic action and corrosion.

PRIORITY:

IMMEDIATE | URGENT

NECESSARY | DESIRABLE

OBSERVATION

INSPECTION CYCLE:

- Annually

MAINTENANCE FREQUENCY:

- As needed
- Every 5 years

V-B: PENTHOUSE CLADDING

EXISTING CONDITIONS:

The painted sheet metal penthouse is located at the southeastern corner of the roof and appears to be in fair condition.

Figure 1. Penthouse from roof, typical.

Figure 2. Penthouse from grade (east elevation).

MAINTENANCE PLAN:

Inspect sheet metal siding for deterioration and corrosion annually. Patch, repair or replace as needed to match original. Prepare, prime, paint and seal.

Inspect sheet metal siding for deterioration annually. Repair as needed. Paint sheet metal siding every 5 years, or as needed.

Special Considerations:
Metals should be compatible with, or isolated from, adjacent materials to avoid galvanic action and corrosion.

PRIORITY:

IMMEDIATE URGENT

NECESSARY DESIRABLE

OBSERVATION

INSPECTION CYCLE:

- Annually

MAINTENANCE FREQUENCY:

- As needed
- Every 5 years

V-C: ROOFING MEMBRANE

EXISTING CONDITIONS:

The roofing material is not original and is comprised of a membrane over a sprayed foam material. This material extends to the parapet bracing and laps the top edge of the parapet to act as parapet flashing. A few areas of biological growth and water indicate localized ponding. This is because the roof does not have a consistent slope. It was not immediately clear where all the roof drains are located, except for one scupper at the north wall.

The roof was resurfaced in 2016.

A few locations of distress were noted at the roofing membrane, resulting in what appear to be small tears, bubbles or holes. A larger puncture remains below the flag pole appears to be related to installation/adjustment of the flag pole.

Figure 1. Roof of 149 9th Street, typical.

Figure 2. Roof at drainage opening in parapet; note parapet bracing and conditions near opening.

MAINTENANCE PLAN:

Inspect roofing membrane for signs of deterioration and water penetration annually. Install patches and repair as needed.

Inspect roofing for defects and deterioration annually.

Special Considerations:
If inspection reveals existing or potential greater damage, consider full replacement of roofing membrane. When replacement of the roofing membrane occurs, coordinate replacement with all necessary flashing and waterproofing, including at skylights, penetrations, parapet braces, etc., and install new sheet metal parapet flashing. Roof drainage and proper slope should also be coordinated during roofing replacement.

Inspect flashing for defects and deterioration annually (includes related sealant). Prepare, prime, paint and seal visible flashing every 5 years, or as needed. Install new sealant at flashing and roofing elements every 10 years, or as needed.

PRIORITY:

IMMEDIATE URGENT

NECESSARY DESIRABLE

OBSERVATION

INSPECTION CYCLE:

- Annually
- following a Significant Event

MAINTENANCE FREQUENCY:

- As needed
- Every 5-10 years

Figure 3. Roof along north elevation, typical.

Figure 5. Hole at one bubble near northwest corner.

V-D: PARAPETS

EXISTING CONDITIONS:

The parapet walls are brick and are covered with a foam/ membrane as discussed in roofing membrane section. The parapet walls are currently braced.

Parapet tops were resurfaced as part of the roof resurfacing in 2016.

MAINTENANCE PLAN:

Inspect parapet wall and copings for deterioration annually. Repair as needed. Prepare, prime, paint and seal copings every 5 years, or as needed. Coordinate inspection and repair work in connection with general brick and roofing repairs.

Figure 1. Parapet at southwest corner.

Figure 3. Parapet with bracing, typical.

PRIORITY:

IMMEDIATE | URGENT

NECESSARY | DESIRABLE

OBSERVATION

INSPECTION CYCLE:

- Annually
- following a Significant Event

MAINTENANCE FREQUENCY:

- As needed
- Every 5 years

V-E: BRICK VENTILATION STACKS

EXISTING CONDITIONS:

Three brick vent stacks extend above the parapet walls. One vent stack, located at the east wall, is capped with flashing. The other two vent stacks, located along the north wall, are uncovered. The ventilation stacks along the north wall appear to be one brick wythe surrounding a terra cotta flue. The capped vent stack appears to be multiple wythes thick. Parapet bracing is adjacent to all elements.

MAINTENANCE PLAN:

Inspect flashing and caps annually. Consider caps or flashing/ protection for the vent stacks (if not in use). Prepare, prime, paint and seal. Inspect annually for cracks or other signs of movement at the stacks. Repair as needed.

Figure 1. Unbraced ventilation stack with sheet metal cap, typical.

PRIORITY:

IMMEDIATE URGENT

NECESSARY DESIRABLE

OBSERVATION

INSPECTION CYCLE:

- Annually

MAINTENANCE FREQUENCY:

- As needed
- Every 5 years

Figure 2. Open ventilation stack on north wall; cover with sheet metal as needed.

Figure 3. Unbraced ventilation stack at north wall.

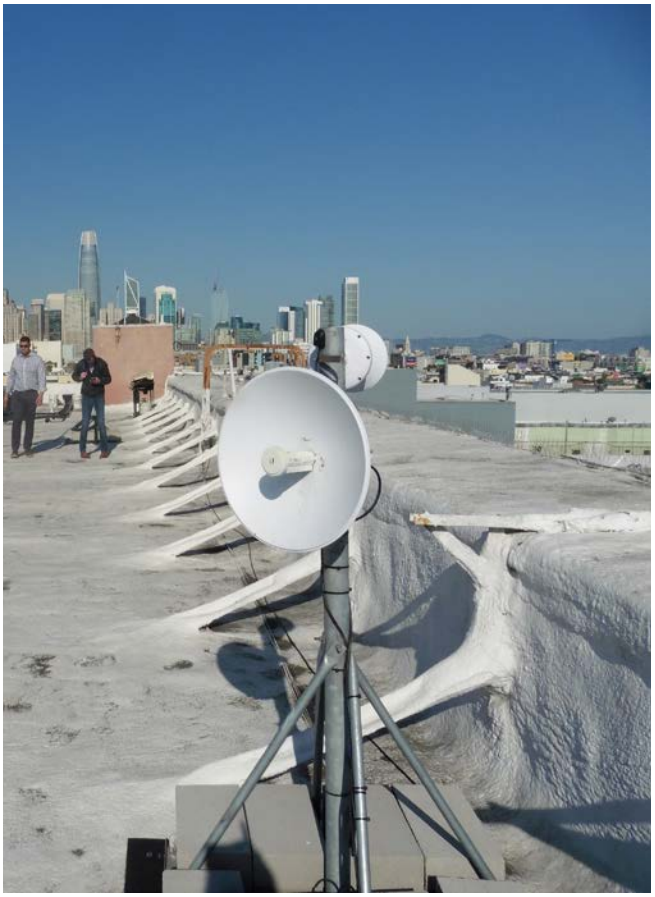


Figure 4. Added satellite installation.

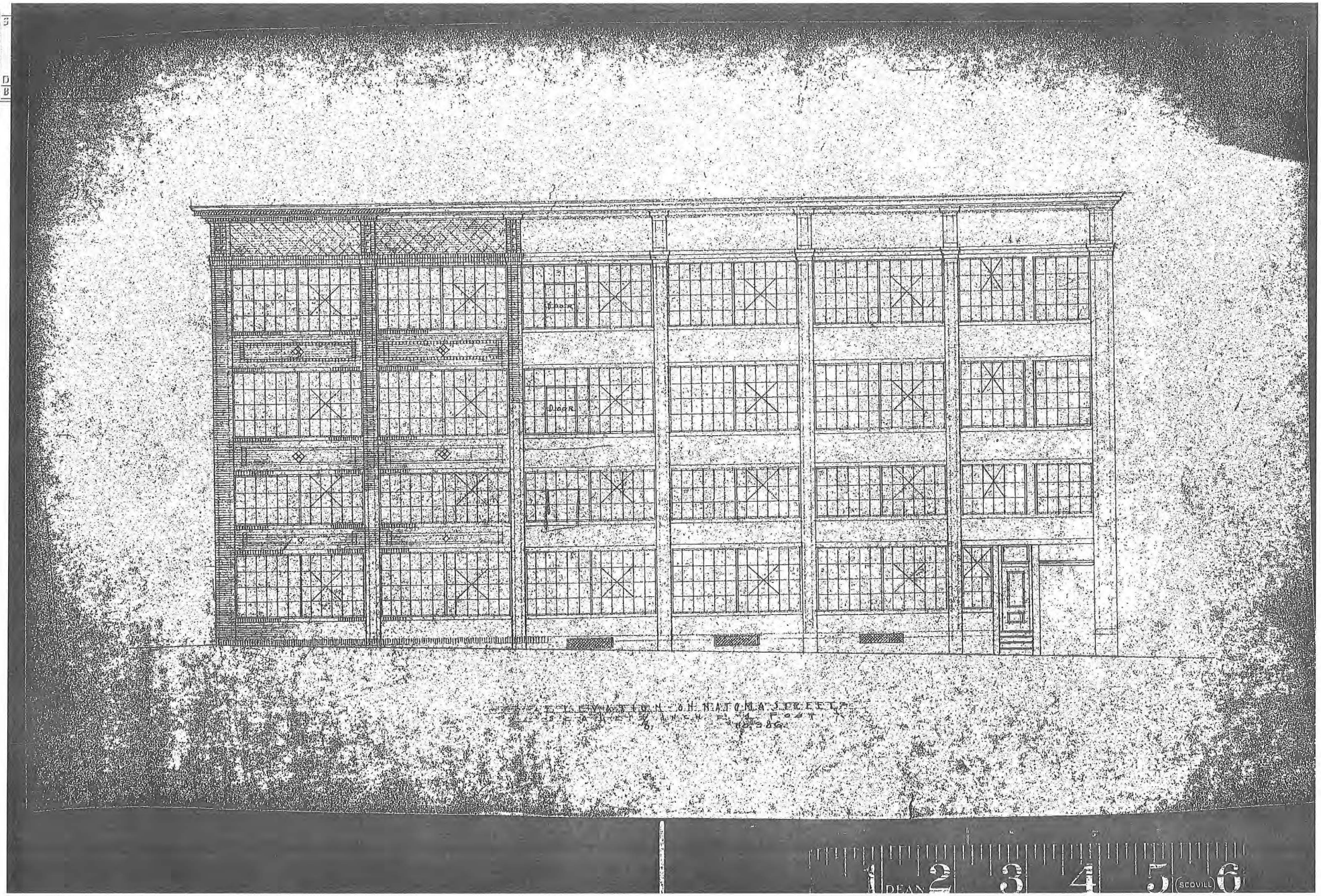
APPENDIX

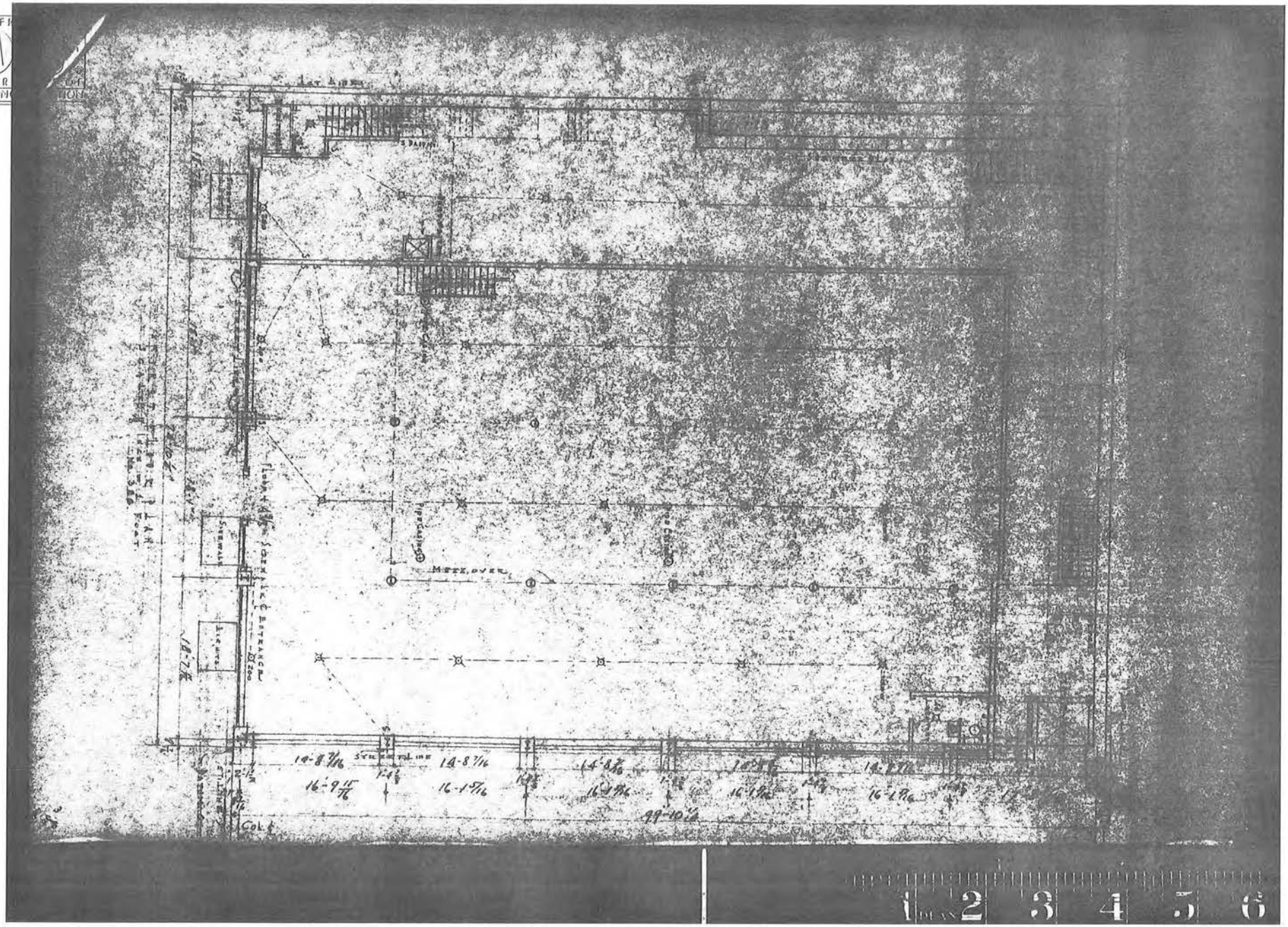
SUMMARY OF INSPECTION CYCLES, MAINTENANCE FREQUENCIES & WORK TIMELINE

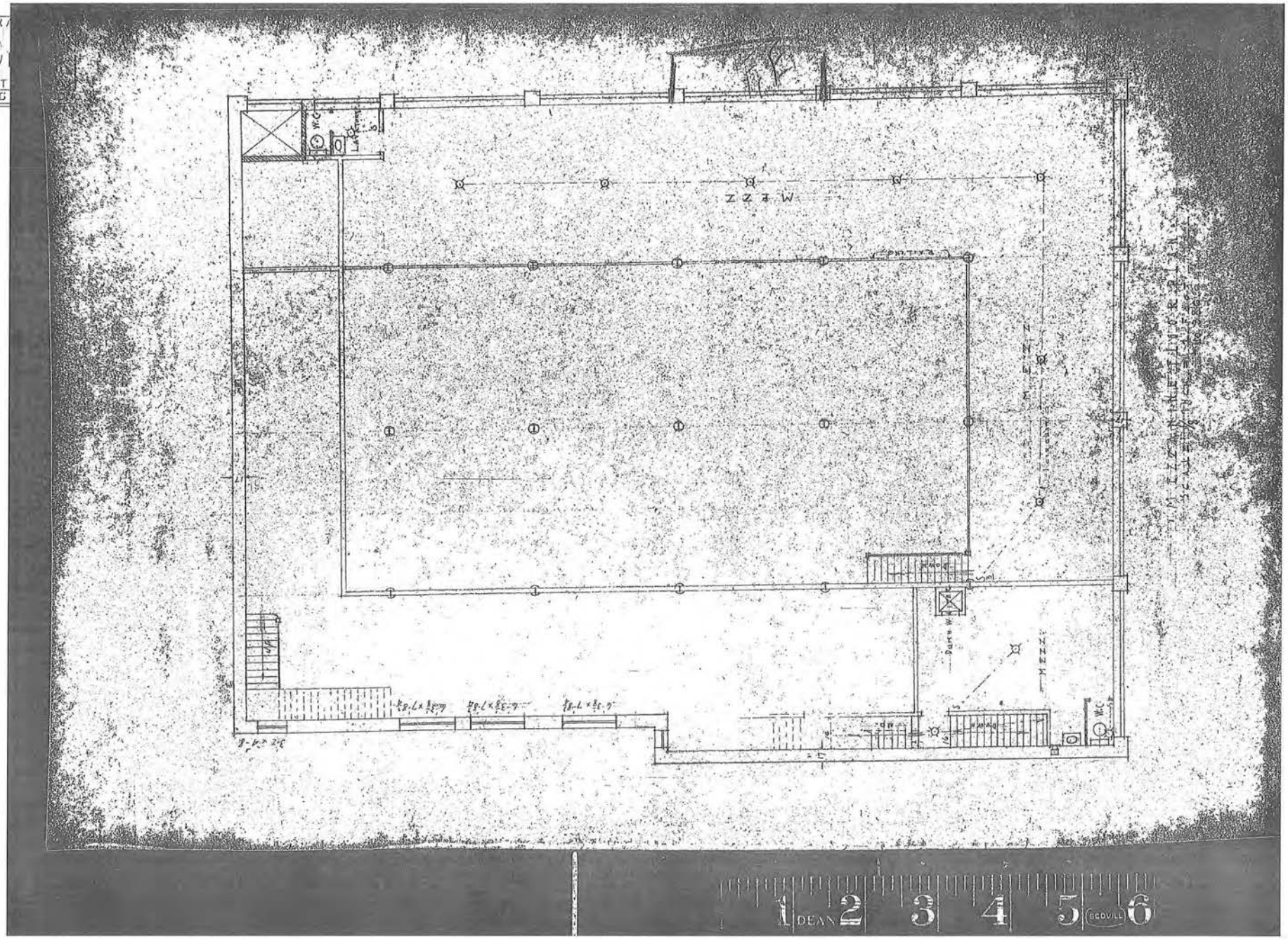
#	Item of Work	Priority	Inspection Cycle*		Maintenance Frequency**	Scope of Work Timeline
			General Cycle	Following a Significant Event		
Category I: General Work						
I-A	Future Changes	OBSERVATION	-		AS NEEDED PER ELEMENT	-
I-B	Exterior Building & Site Cleaning	IMMEDIATE	-		ANNUALLY	8 MONTHS
Category II: Exterior Brick						
II-A	North, East, South & West Brick Walls	IMMEDIATE	EVERY 5 YEARS	X	AS NEEDED PER INSPECTION	8 MONTHS
II-B	South & West Brick Walls - Decorative Brick	IMMEDIATE	EVERY 5 YEARS	X	AS NEEDED PER INSPECTION	8 MONTHS
II-C	South & West Brick Walls - Brick Window Sills Parged with Concrete	NECESSARY	ANNUALLY		AS NEEDED or EVERY 10 YEARS	20 MONTHS
Category III: Windows & Glazing						
III-A	Steel Multi-Lite Window Sashes	DESIRABLE	ANNUALLY		AS NEEDED or EVERY 10 YEARS	20 MONTHS
III-B	9th Street Storefront Window Type A - Steel	DESIRABLE	ANNUALLY		AS NEEDED or EVERY 10 YEARS	20 MONTHS
III-C	9th Street Storefront Window Type B - Steel within Wood Framing	DESIRABLE	ANNUALLY		AS NEEDED or EVERY 10 YEARS	8 MONTHS
III-D	Exterior Door Type A - Wood	NECESSARY	ANNUALLY		AS NEEDED FOR SECURITY or EVERY 10 YEARS	20 MONTHS
III-E	Exterior Door Type B - Metal	NECESSARY	ANNUALLY		AS NEEDED FOR SECURITY or EVERY 10 YEARS	REPLACE DOOR WITHIN 5 YEARS
III-F	Exterior Coiling Metal Service Doors	NECESSARY	ANNUALLY		AS NEEDED or EVERY 10 YEARS	20 MONTHS
III-G	Steel Skylights	DESIRABLE	ANNUALLY		AS NEEDED or EVERY 5 YEARS	COMPLETED 2016
Category IV: Metals & Exterior Elements						
IV-A	Sheet Metal Cornice	IMMEDIATE	ANNUALLY		AS NEEDED or EVERY 10 YEARS	8 MONTHS
IV-B	Metal Fire Escape at South Elevation	NECESSARY	ANNUALLY	X	AS NEEDED PER INSPECTION or EVERY 10 YEARS	8 MONTHS
IV-C	Ventilation Grilles along South Elevation	NECESSARY	ANNUALLY		AS NEEDED PER INSPECTION of EVERY 10 YEARS	20 MONTHS
IV-D	Sheet Metal Projecting Sign	NECESSARY	ANNUALLY		AS NEEVED or EVERY 10 YEARS	20 MONTHS
IV-E	Flagpole & Base	DESIRABLE	ANNUALLY	X	AS NEEDED PER INSPECTION or EVERY 10 YEARS	20 MONTHS
Category V: Roof						
V-A	Penthouse Skylight & Sheet Metal Ventilator	NECESSARY	ANNUALLY		AS NEEDED or EVERY 5 YEARS	20 MONTHS
V-B	Penthouse Cladding	NECESSARY	ANNUALLY		AS NEEDED or EVERY 5 YEARS	20 MONTHS
V-C	Roofing Membrane	NECESSARY	ANNUALLY	X	AS NEEDED or EVERY 5-10 YEARS	COMPLETED 2016
V-D	Parapets	NECESSARY	ANNUALLY	X	AS NEEDED or EVERY 5 YEARS	COMPLETED 2016
V-E	Brick Ventilation Stacks	NECESSARY	ANNUALLY		AS NEEDED or EVERY 5 YEARS	20 MONTHS

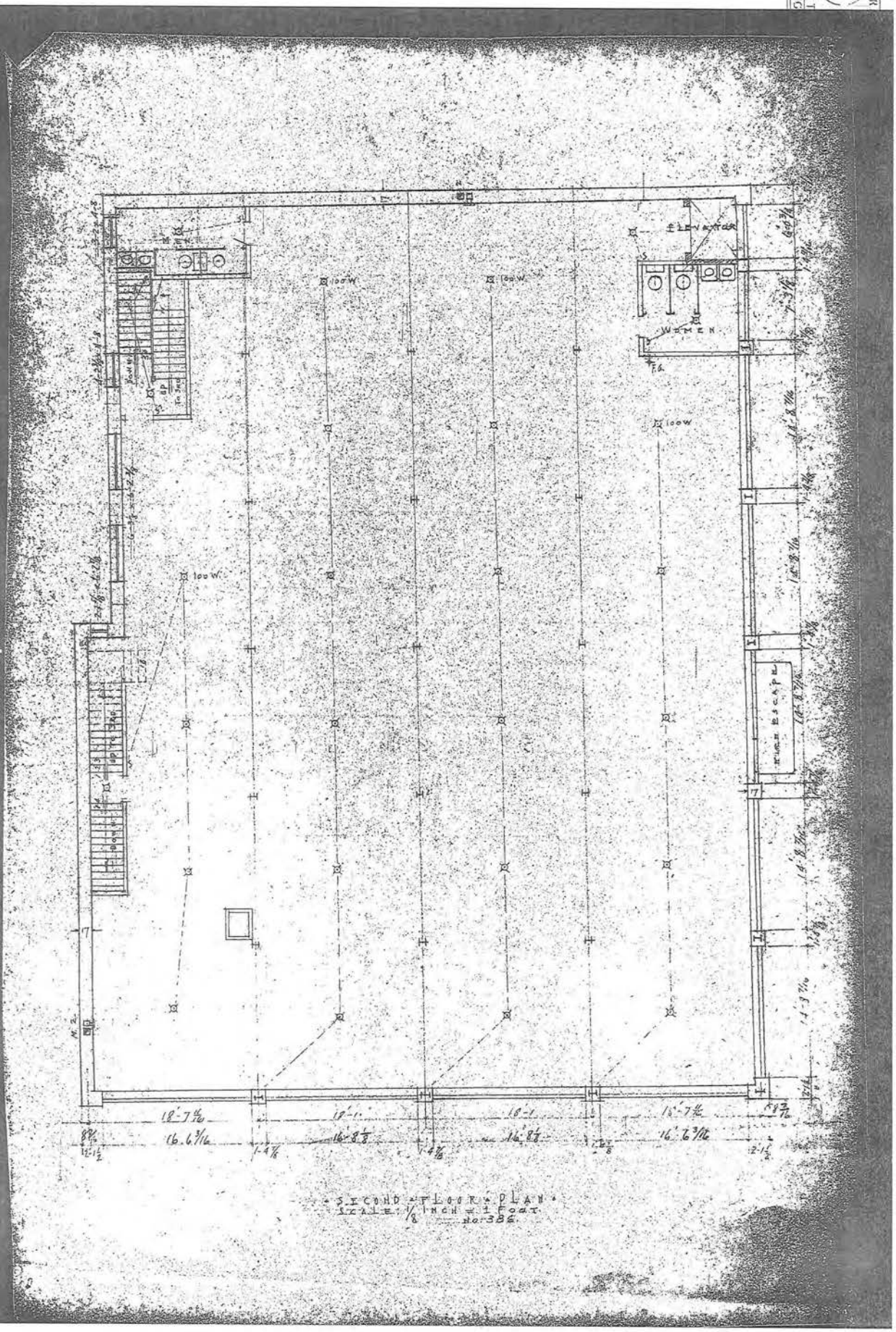
* Thorough inspection should follow any potentially damaging event, such as severe weather or earthquakes, regardless of scheduled inspection.
** Any "As Needed" or unscheduled repairs or replacements should be reported to Maintenance Personnel and recorded in an Inspections & Maintenance log.

ELEVATION ON NINTH STREET
NO. 386

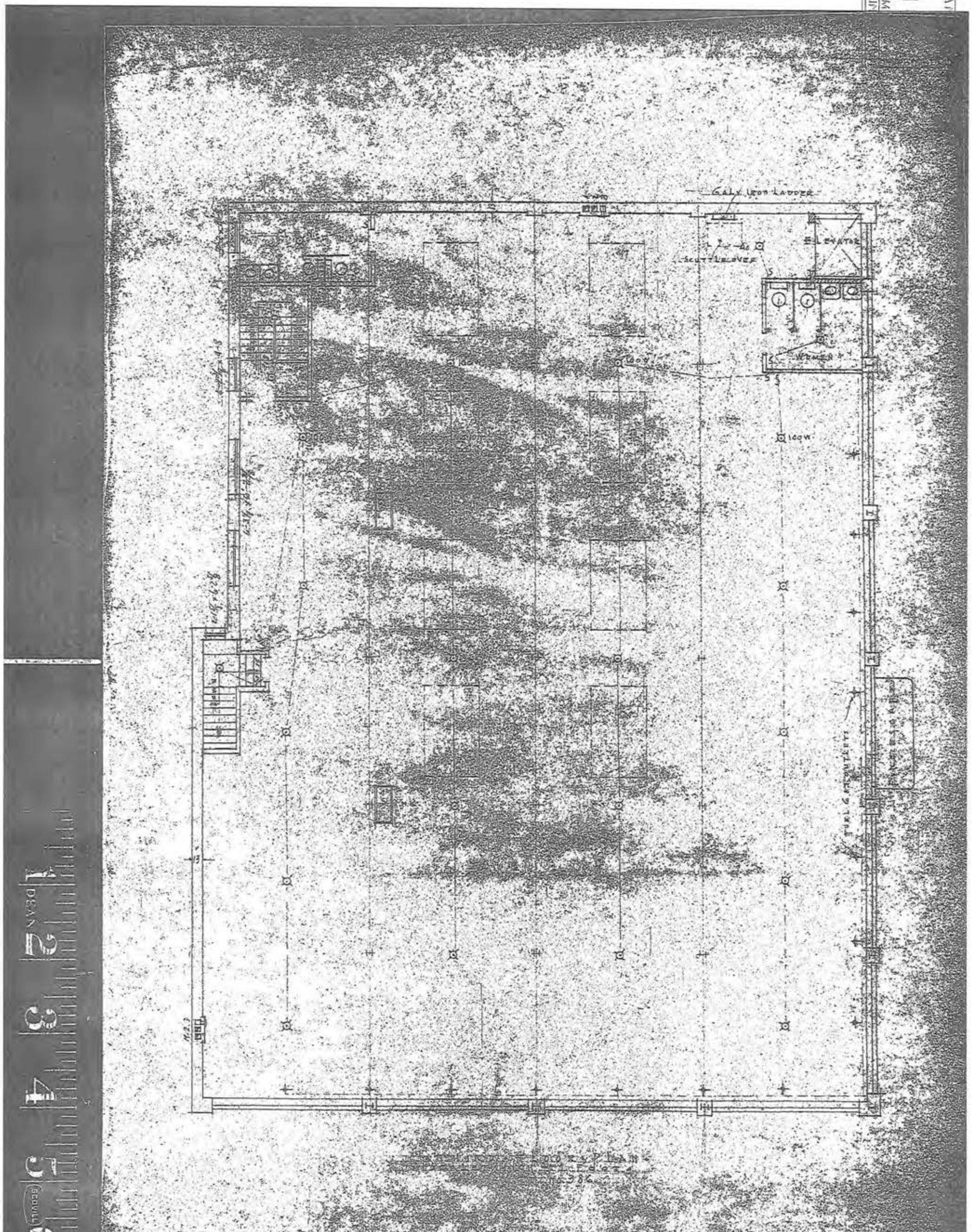


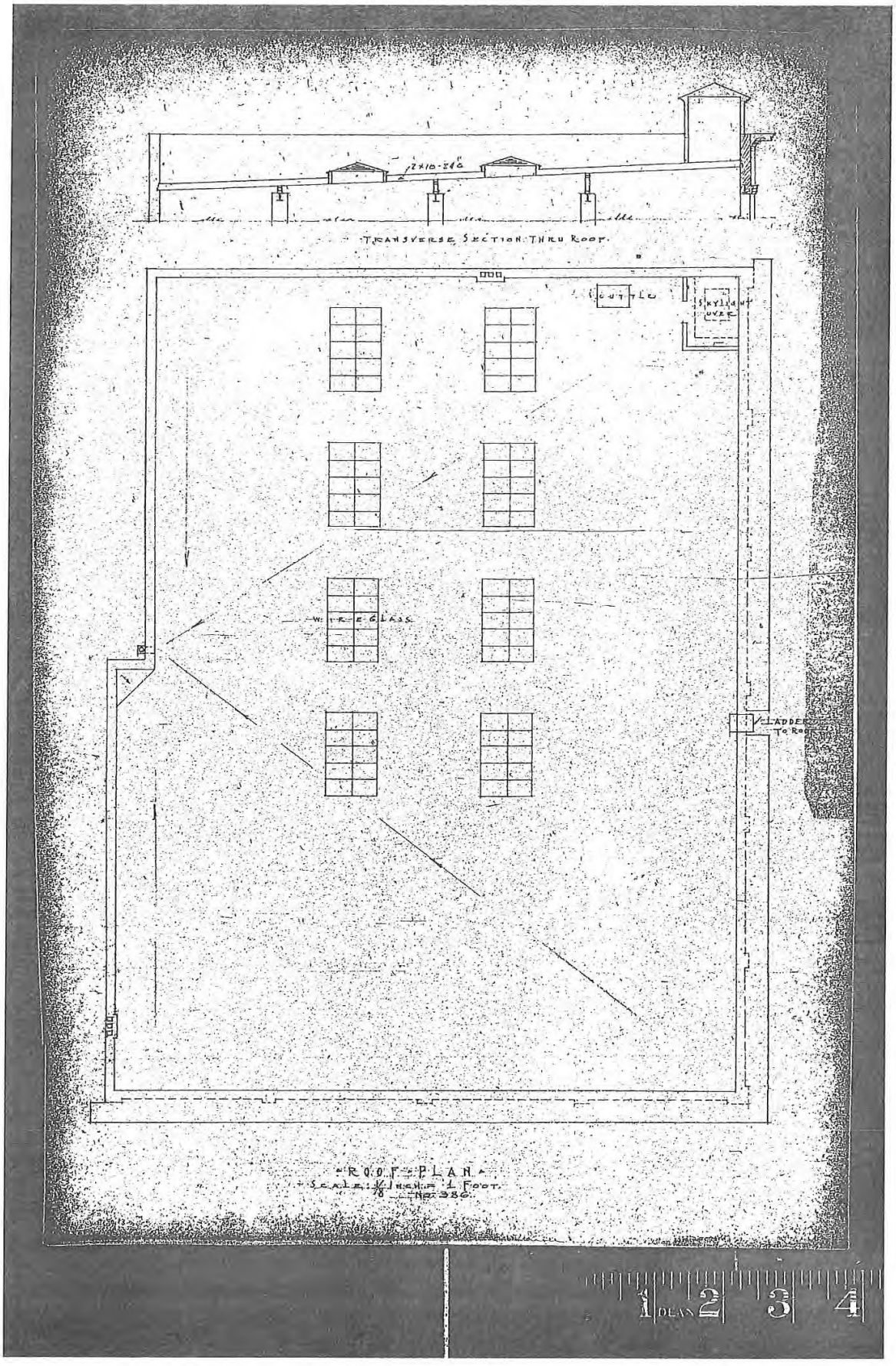






SECOND FLOOR PLAN
SCALE: 1/8 INCH = 1 FOOT
No. 388.




2X10-24"
TRANSVERSE SECTION THRU ROOF.
CUPOLA
SKYLIGHT OVER
WIRE GLASS
LADDER To Roof
ROOF PLAN
SCALE: 1/8 INCH = 1 FOOT.
REF 386.

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MEMORANDUM

DATE	November 7, 2018	PROJECT NO.	12193D
TO	Natalia Kwiatkowska, Senior Planner	PROJECT	149 9th Street Maintenance Plan
OF	SF Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103	FROM	Caitlin Turner, Conservator
CC	Will Sandman, Rubicon Point Partners Chris Relf, Rubicon Point Partners John Kevlin, Reuben, Junius & Rose LLP Ruth Todd, Page & Turnbull	VIA	Attachment

REGARDING: 149 9th Street Change of Use Application & Maintenance Plan Update

Maintenance Plan Update

This Maintenance Plan Update has been completed at the request of Rubicon Point Partners as a required element in their 2018 Change of Use Application for the building. It categorizes all building materials and elements used at 149 9th Street and sets a priority and timeline for repair and ongoing maintenance.

This Plan updates the previously approved 2014 Maintenance Plan and includes entirely new imagery taken in October 2018 showing the same views as in the original report. All content has been reviewed and updated accordingly.

A summary of recently completed and near-term maintenance work is summarized below:

Recently Completed Work

III-G	Skylight repair	completed in 2016
V-C	Roofing Membrane	completed in 2016
V-D	Parapets	completed in 2016

Near-Term Planned Maintenance

I-B	Exterior Building & Site Cleaning	within 8 months
II-A	North, East, South & West Brick Walls	within 8 months
II-B	South & West Brick Walls - Decorative Brick	within 8 months

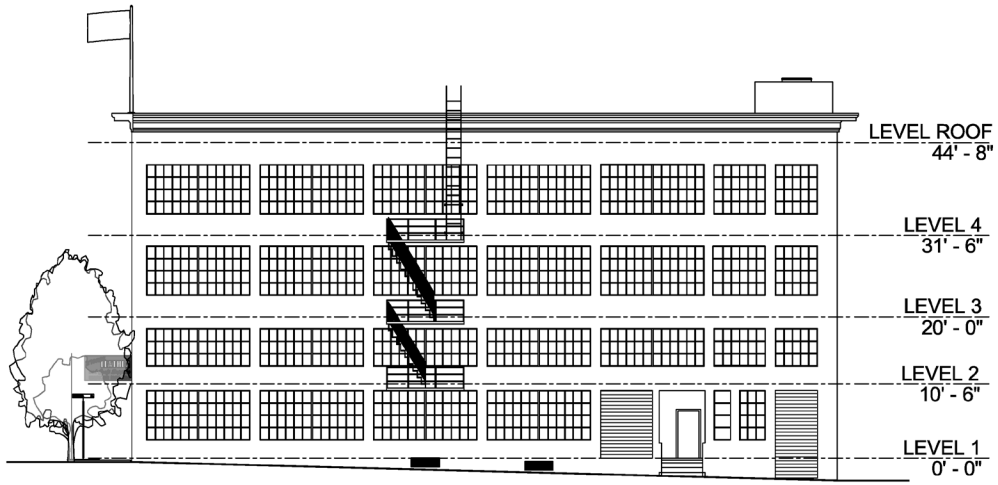
III-C	9th Street Storefront Window Type B - Steel within Wood Framing	within 8 months *
IV-A	Sheet Metal Cornice	within 8 months
IV-B	Metal Fire Escape at South Elevation	within 8 months

** those items marked by an asterisk are requested exterior elevation changes discussed in the section below.*

Exterior Elevation Alterations

The Planning Department has reviewed the 2014 Maintenance Plan and has requested two design interventions be incorporated in order to return historic entry arrangements to the building as part of the Change of Use alterations: replacement of a transom and entry door on 9th Street and replacement of window and door arrangement on Natoma Street. Recommendations to this effect are included in the relevant sections of the Maintenance Plan Update.

Rubicon Point has indicated their intention to proceed with these entry alterations in accordance with the timeline offered in this report. Page & Turnbull has reviewed the drawings included with the Change of Use Application and finds that the proposed scope of work is in conformance with the recommendations in the Maintenance Plan Update and is in keeping with the historic character of the building and the original design. Historic drawings have been included as an appendix to the Maintenance Plan Update. Relevant elevations from the Change of Use application in reduced size are included with this memo. The transom alteration is expected to take place within 8 months, the Natoma entry alteration is slated for within 20 months, and the 9th Street entry doors will be replaced within 5 years.



1 NATOMA EXISTING ELEVATION

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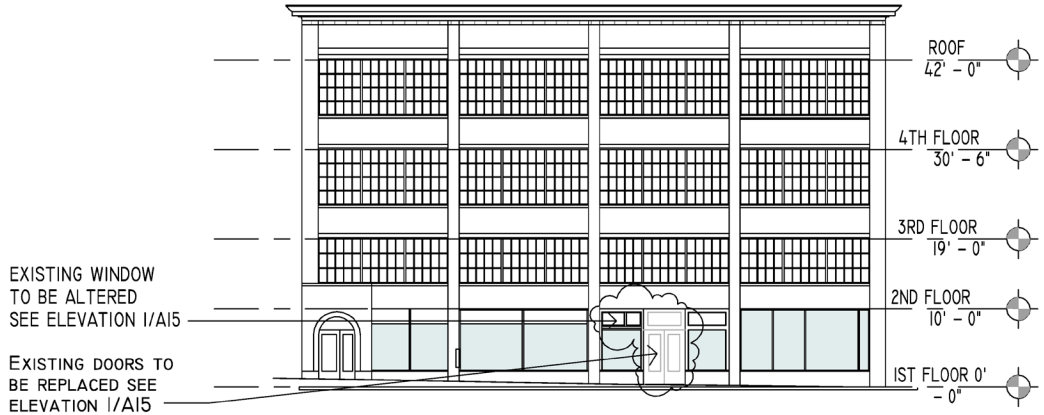
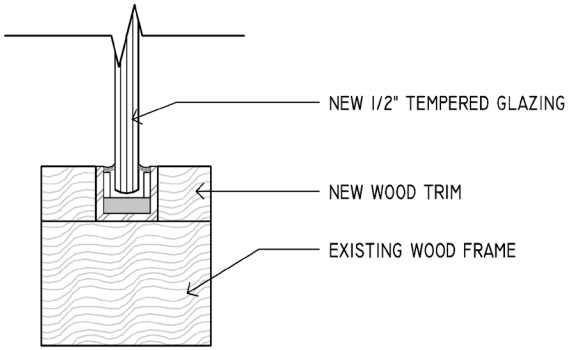


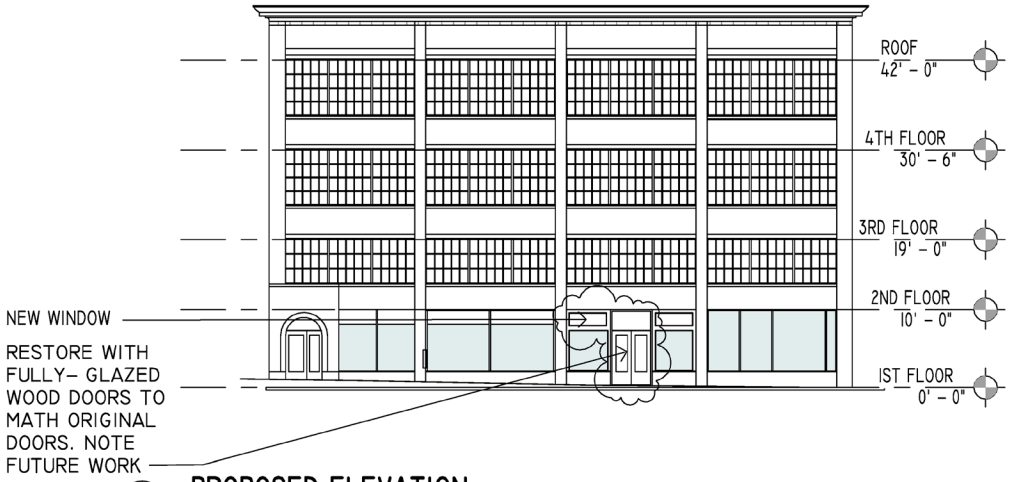
2 9TH STREET

1/16" = 1'-0"



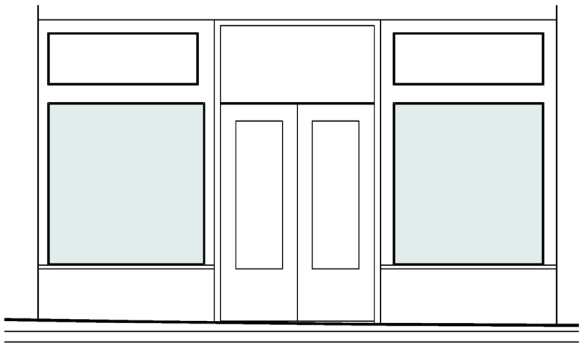
3 NEW GLAZING AT EXISTING WOOD STOREFRONT

6" = 1'-0"



1 PROPOSED ELEVATION

1/16" = 1'-0"



2 ENLARGED PROPOSED ELEVATION

1/4" = 1'-0"

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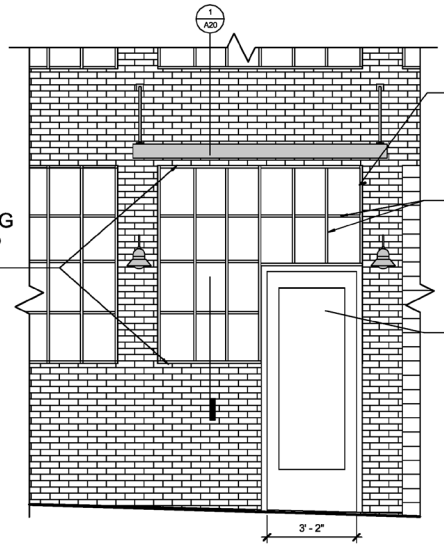
Architecture

WINDOW ALTERATION – PROPOSED ELEVATIONS
CHANGE OF USE | 149 9TH STREET

10/12/18
A15



ALIGN TO EXISTING WINDOWS AT TOP AND BOTTOM

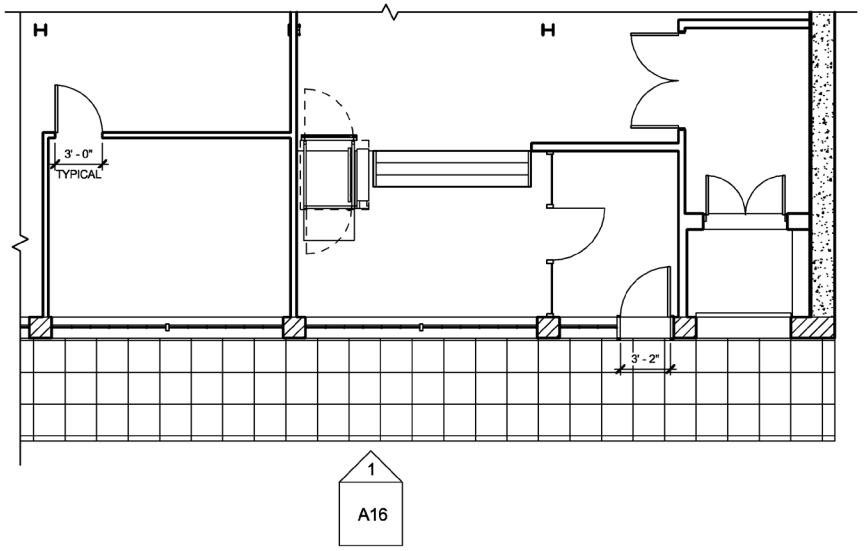
NEW STEEL SASH WINDOWSTO MATCH EXISTING

TRANSOME MULLIONS TO ALIGNWITH EXISTING MULLIONS

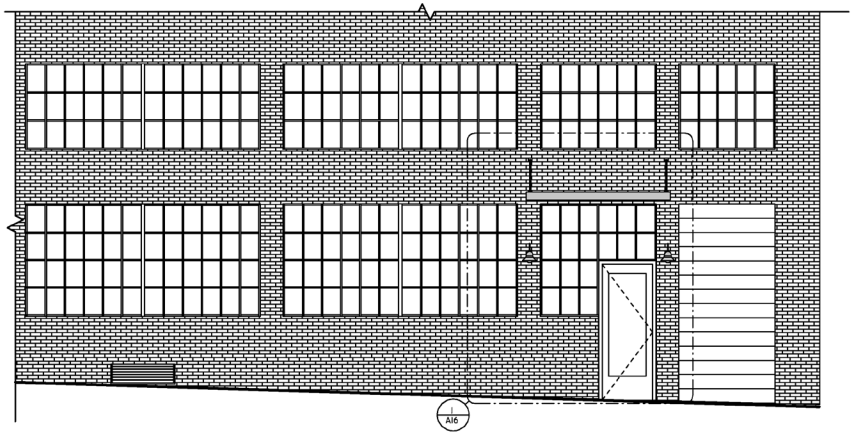
DOOR FULLY GLAZED WITH NO DIVISIONS;TO MATCH (E) DOOR AT 9TH STREET ENTRANCE

ALL MATERIALS AND CONSTRUCTION TO BE CONSISTENT WITH THE MATERIALS AND QUALITY OF EXISTING BUILDING

NEW BRICK TO MATCH THE EXISTING HISTORIC BRICK IN SHAPE, TEXTURE, PROFILE AND COLOR.



1 PROPOSED NEW ENTRY DOOR
1/8" = 1'-0"



2 PROPOSED NEW ENTRY DOOR
1/8" = 1'-0"

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Architecture

ENTRY DOOR PLAN DETAIL
CHANGE OF USE | 9TH STREET

10/12/18
A16

GENERAL INFORMATION

CODE INFORMATION

PROJECT ADDRESS:	149 9TH STREET
BLOCK/LOT:	3728/048
FLOORS:	4 PLUS BASEMENT
BUILDING AREA:	31346 SF GROSS 25105 SF OCCUPIED AREA
CONSTRUCTION TYPE	TYPE IIIB
FULLY SPRINKLERED:	NO
OCCUPANCY:	OFFICE, STORAGE
USE:	FIRST FLOOR ADA UPGRADES WITH MINOR EXITING UPGRADES TO REST OF BUILDING

SCOPE OF WORK

FIRST FLOOR FACADE WINDOW ALTERATION AND SHOWER, BIKE PARKING, AND LOCKERS ADDITION. CHANGE OF USE TO NON-RETAIL SALES AND SERVICES

FUTURE WORK PER THE HBMP: DOOR REPLACEMENT ON 9TH STREET AND NATOMA STREET FACADE

ADDITIONAL INFORMATION

BUILDING GROSS FLOOR AREA

EXISTING	31346 SF
PROPOSED	31156 SF

BUILDING OCCUPIED FLOOR AREA

EXISTING	25105 SF
PROPOSED	24915 SF

EXISTING USES

RETAIL/INDUSTRIAL/STORAGE GFA:	31346 SF
RETAIL/INDUSTRIAL/STORAGE OFA:	25105 SF

PROPOSED USES

NON RETAIL PROFESSIONAL SERVICES GFA:	24958 SF
NON RETAIL PROFESSIONAL SERVICES OFA:	22805 SF
STORAGE (NOT PROPOSED FOR CONVERSION) GFA:	6451 SF
STORAGE (NOT PROPOSED FOR CONVERSION) OFA:	6208 SF

PROJECT DIRECTORY

CLIENT:

RUBICON POINT PARTNERS
100 MONTGOMERY STREET, #1760
SAN FRANCISCO, CA 94104

CONTACT: ALEX PORTILLO
PHONE: (415) 500-6400
EMAIL: ALEX@RUBICONPOINT.COM

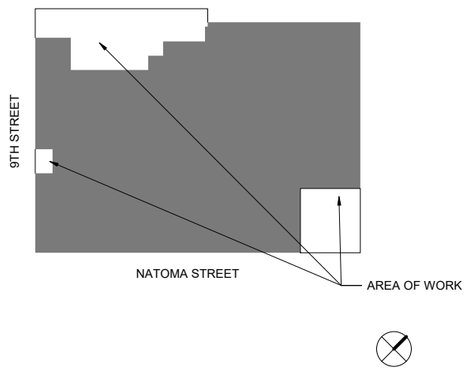
ARCHITECT:

COSTA BROWN ARCHITECTURE
1620 MONTGOMERY STREET, STE 300
SAN FRANCISCO, CA 94111

PHONE: 415-285-0101

VICINITY MAP

KEY PLAN



Costa Brown Architecture
1620 Montgomery Street, Suite 300
San Francisco, CA 94111
Tel: 415 986 0101

149 9TH STREET

149 9TH STREET
SAN FRANCISCO, CA

Job Number: Project Number

No.	Issue	Date

LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/19 STATE OF CALIFORNIA

Date: November 19, 2018

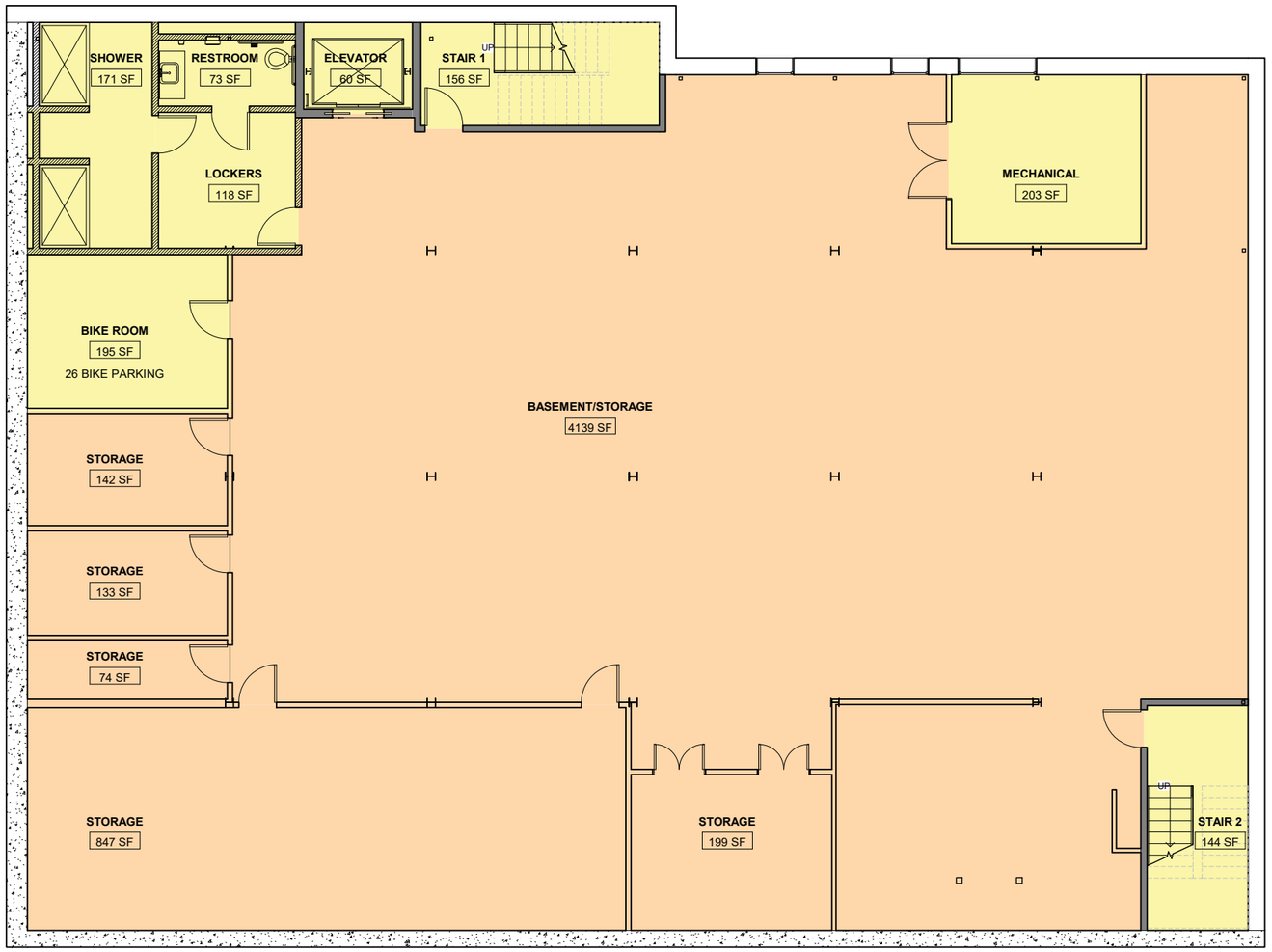
Scale: 3/64" = 1'-0"

Description:

COVER SHEET

Sheet Number:

A01



1 BASEMENT - OCCUPIED FLOOR AREA
3/16" = 1'-0"

OCCUPIED FLOOR AREA BASEMENT

FLOOR AREA: 6655 SF

(E) BUILDING STORAGE / AREA NOT PROPOSED FOR CONVERSION 5534 SF

AREAS EXCLUDED FROM OCCUPIED FLOOR AREA 1121 SF

PROPOSED NON RETAIL OCCUPIED FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	5223 SF
2ND FLOOR:	4641 SF
3RD FLOOR:	5857 SF
4TH FLOOR:	6018 SF

TOTAL: 21,739 SF

Costa Brown Architecture
1620 Montgomery Street, Suite 300
San Francisco, CA 94111
Tel: 415 986 0101

149 9TH STREET

149 9TH STREET
SAN FRANCISCO, CA

Job Number: Project Number

No.	Issue	Date

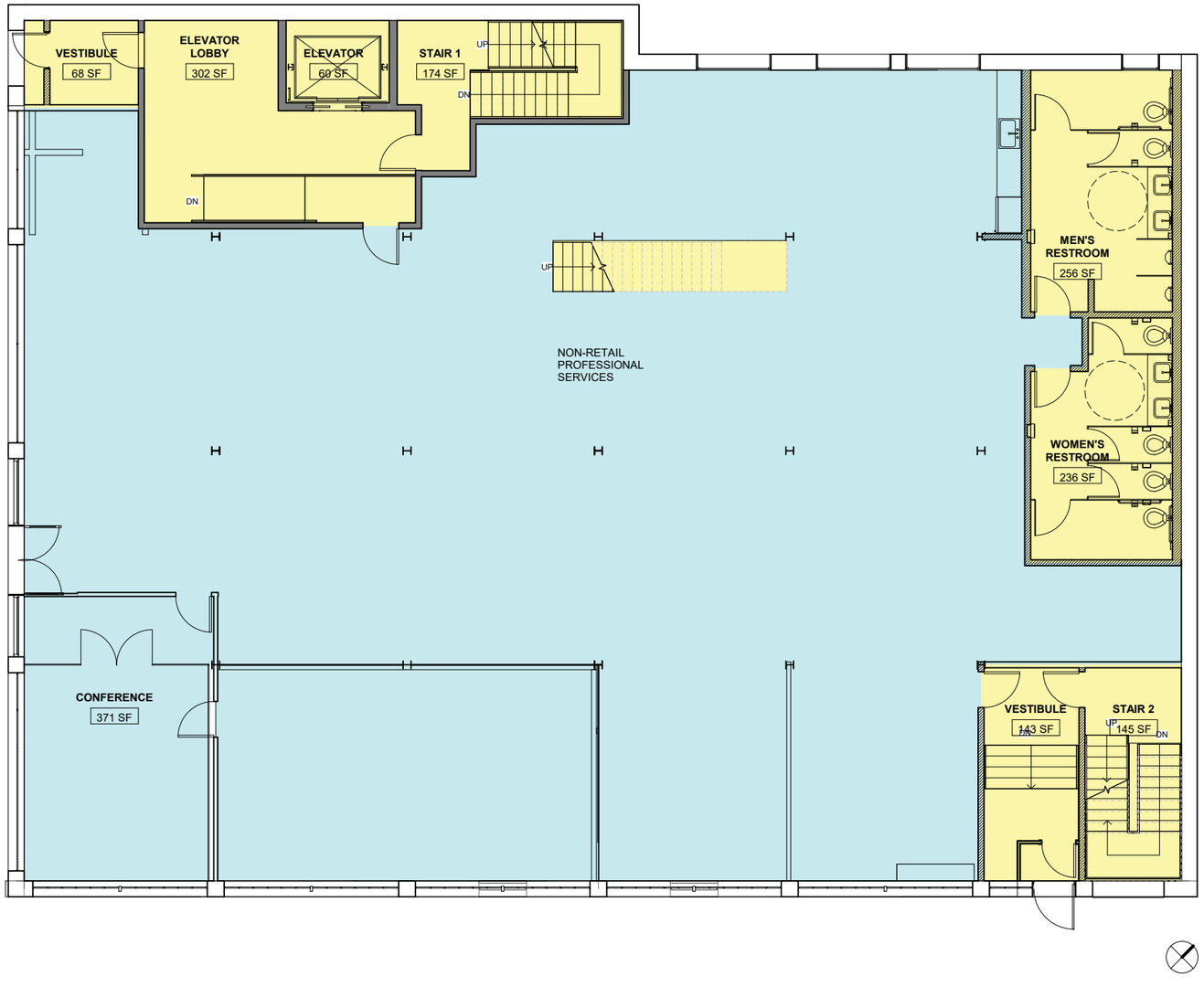
LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/19 STATE OF CALIFORNIA

Date: November 19, 2018

Scale: As indicated

Description:
BASEMENT - OCCUPIED FLOOR AREA

Sheet Number:
A02



1 1ST FLOOR - OCCUPIED FLOOR AREA
3/16" = 1'-0"

OCCUPIED FLOOR AREA 1ST FLOOR

FLOOR AREA: 6690 SF

NON-RETAIL PROFESSIONAL SERVICES
5223 SF

AREAS EXCLUDED FROM OCCUPIED FLOOR AREA
1468 SF

PROPOSED NON RETAIL OCCUPIED FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	5223 SF
2ND FLOOR:	4641 SF
3RD FLOOR:	5857 SF
4TH FLOOR:	6018 SF

TOTAL: 21,739 SF

Costa Brown Architecture
1620 Montgomery Street, Suite 300
San Francisco, CA 94111
Tel: 415 986 0101

149 9TH STREET

149 9TH STREET
SAN FRANCISCO, CA

Job Number: Project Number

No.	Issue	Date

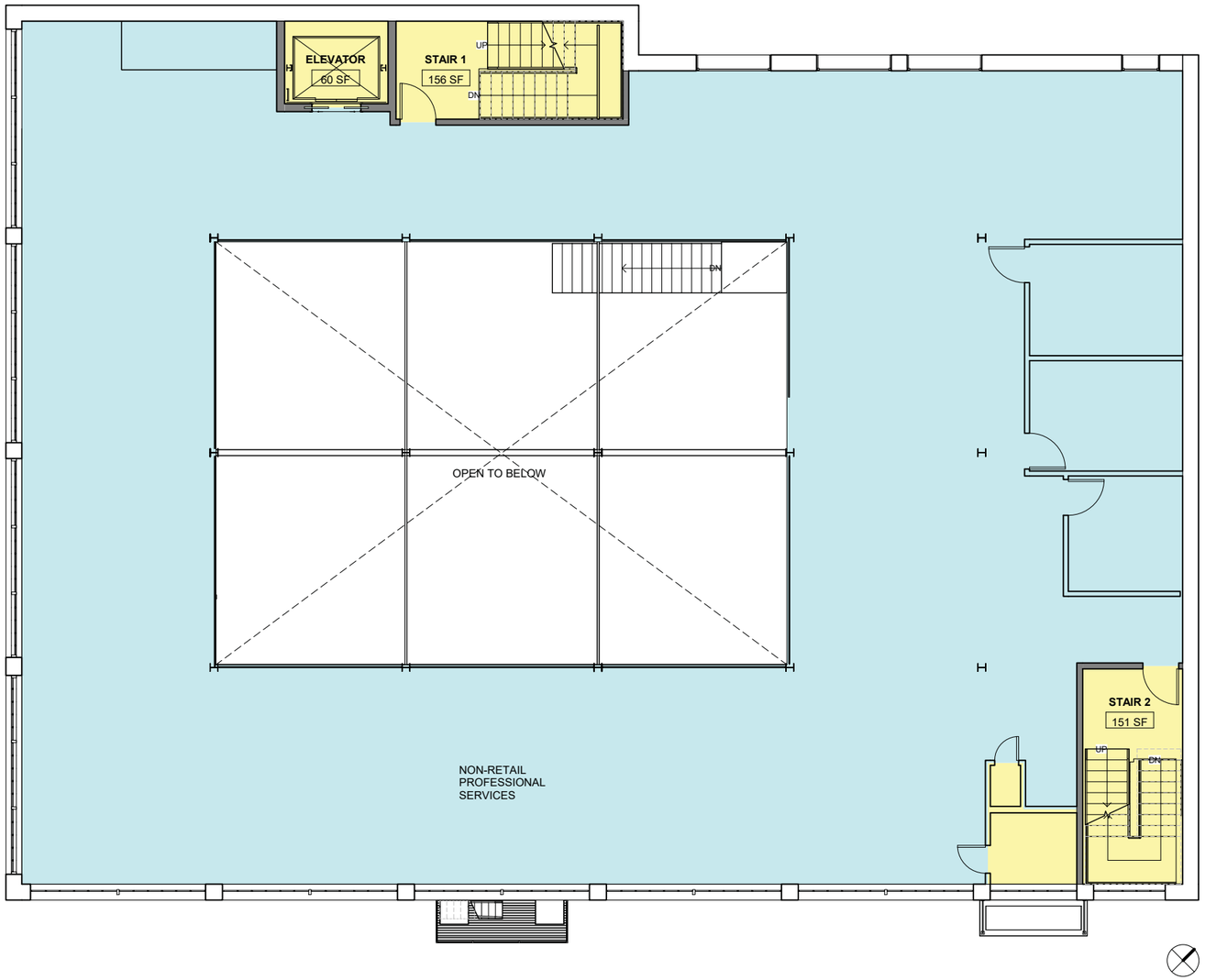
LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/19 STATE OF CALIFORNIA

Date: November 19, 2018

Scale: As indicated

Description:
1ST FLOOR - OCCUPIED FLOOR AREA

Sheet Number:
A03



1 2ND FLOOR - OCCUPIED FLOOR AREA
3/16" = 1'-0"

OCCUPIED FLOOR AREA 2ND FLOOR

FLOOR AREA: 5060 SF

NON-RETAIL PROFESSIONAL SERVICES 4641 SF

AREAS EXCLUDED FROM OCCUPIED FLOOR AREA 419 SF

PROPOSED NON RETAIL OCCUPIED FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	5223 SF
2ND FLOOR:	4641 SF
3RD FLOOR:	5857 SF
4TH FLOOR:	6018 SF

TOTAL: 21,739 SF

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Job Number: Project Number

No.	Issue	Date

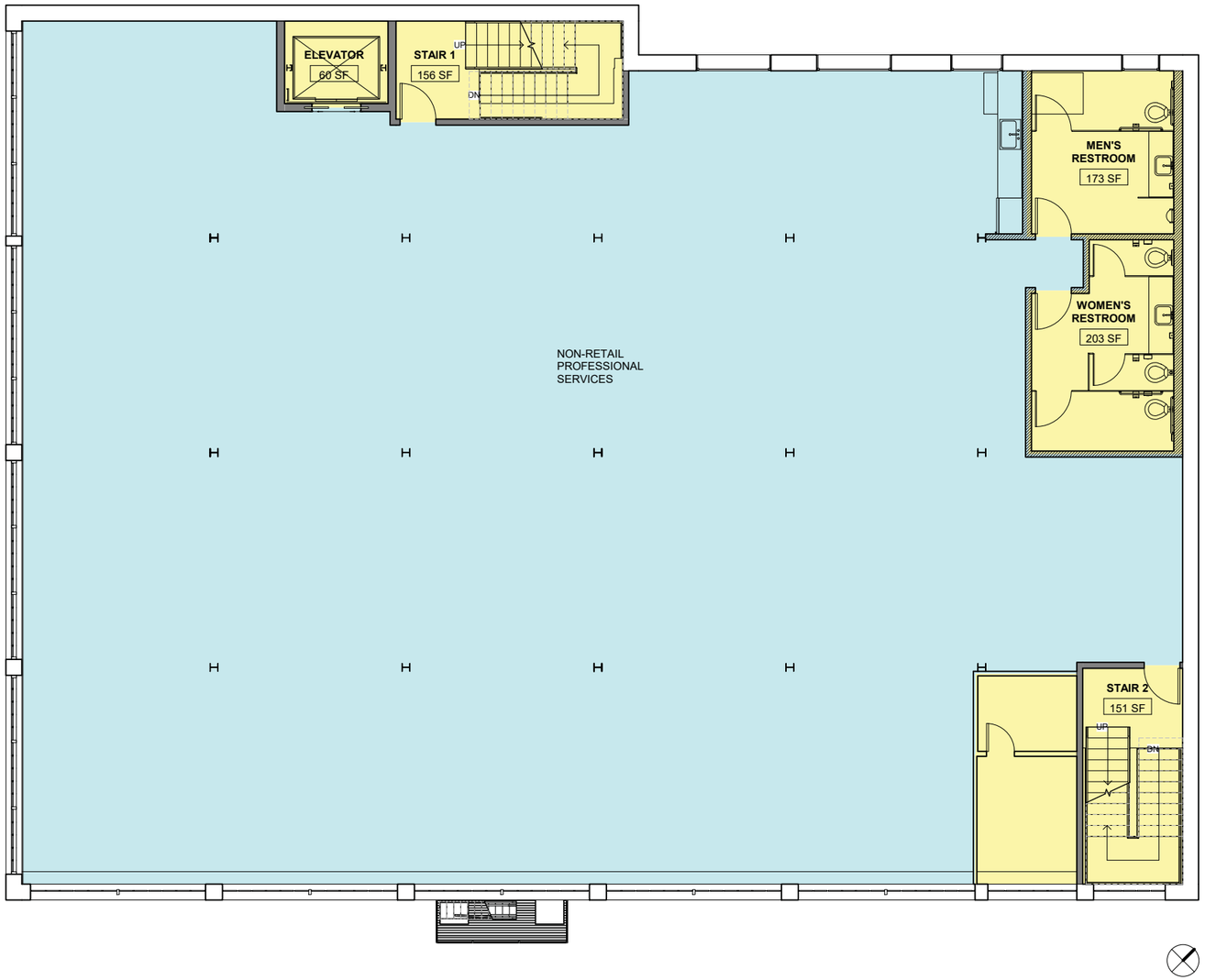
LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/19 STATE OF CALIFORNIA

Date: November 19, 2018

Scale: As indicated

Description:
2ND FLOOR - OCCUPIED FLOOR AREA

Sheet Number:
A04



1 3RD FLOOR - OCCUPIED FLOOR AREA
3/16" = 1'-0"

OCCUPIED FLOOR AREA 3RD FLOOR

FLOOR AREA: 6743 SF

NON-RETAIL PROFESSIONAL SERVICES 5857 SF

AREAS EXCLUDED FROM OCCUPIED FLOOR AREA 885 SF

PROPOSED NON RETAIL OCCUPIED FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	5223 SF
2ND FLOOR:	4641 SF
3RD FLOOR:	5857 SF
4TH FLOOR:	6018 SF

TOTAL: 21,739 SF

Costa Brown
Architecture
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San Francisco, CA 94111
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149 9TH STREET

149 9TH STREET
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Job Number: Project Number

No.	Issue	Date

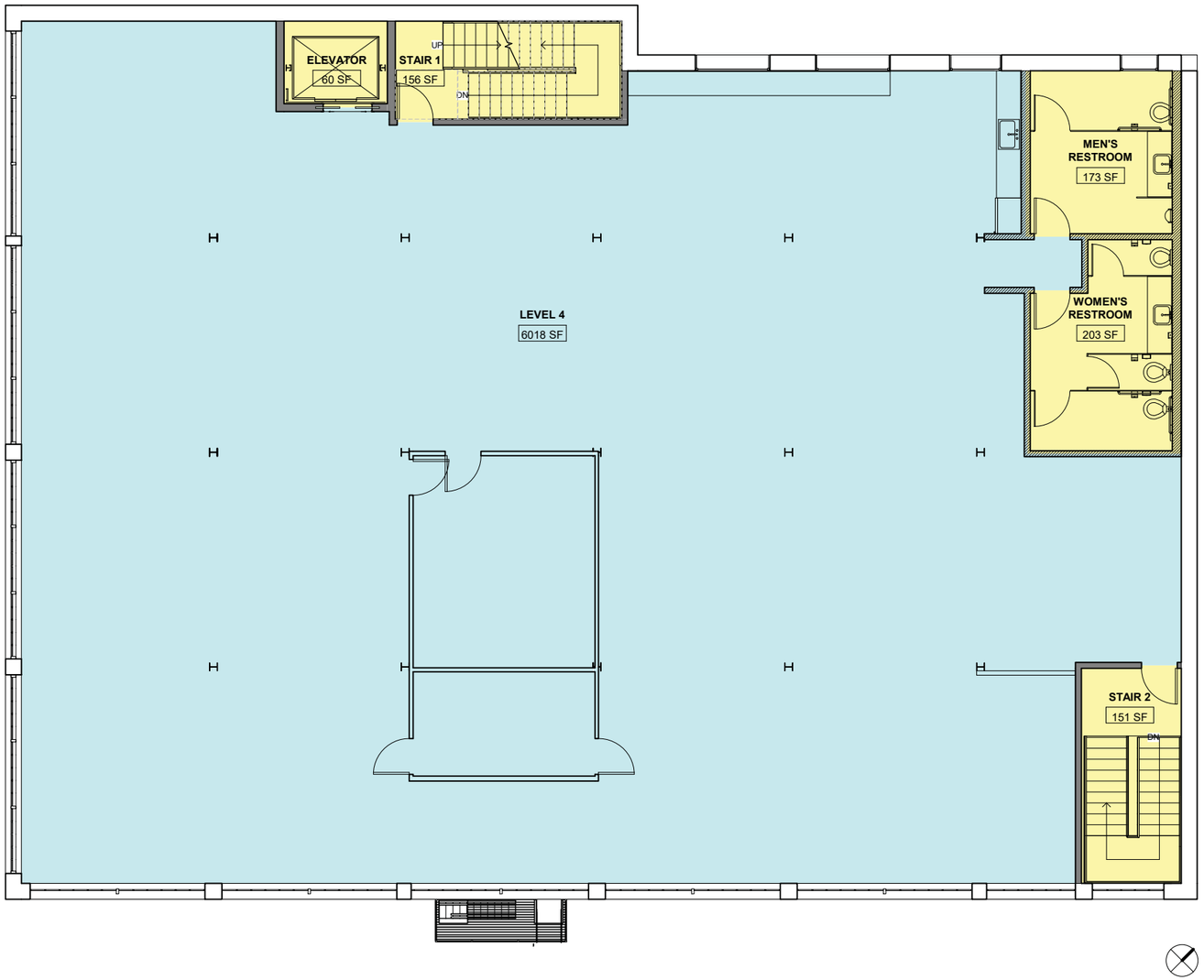
LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/19
STATE OF CALIFORNIA

Date: November 19, 2018

Scale: As indicated

Description:
3RD FLOOR - OCCUPIED FLOOR AREA

Sheet Number:
A05



1 4TH FLOOR - OCCUPIED FLOOR AREA
3/16" = 1'-0"

OCCUPIED FLOOR AREA 4TH FLOOR

FLOOR AREA: 6760 SF

NON-RETAIL PROFESSIONAL SERVICES 6018 SF

AREAS EXCLUDED FROM OCCUPIED FLOOR AREA 743 SF

PROPOSED NON RETAIL OCCUPIED FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	5223 SF
2ND FLOOR:	4641 SF
3RD FLOOR:	5857 SF
4TH FLOOR:	6018 SF

TOTAL: 21,739 SF

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SAN FRANCISCO, CA

Job Number: Project Number

No.	Issue	Date

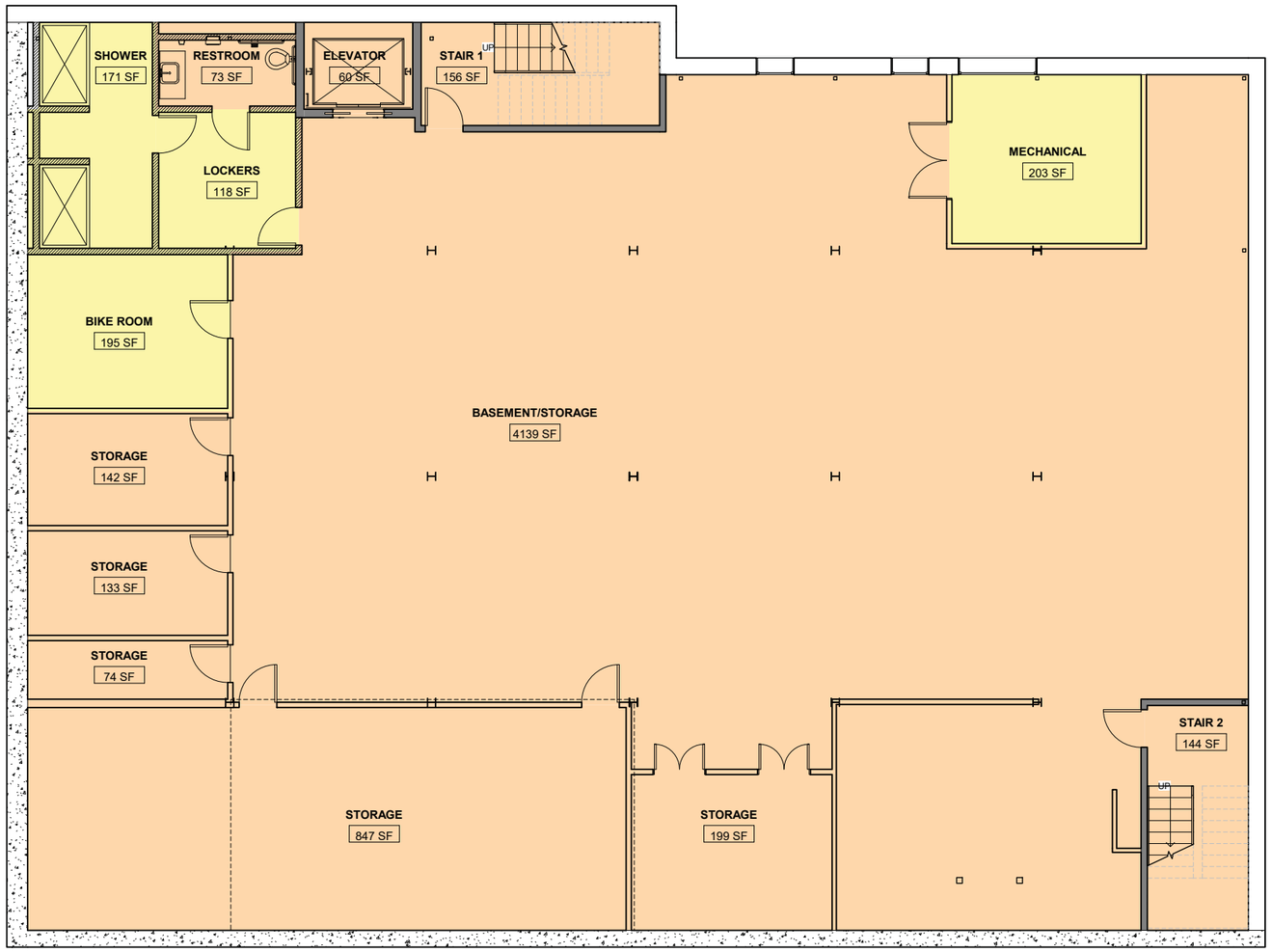
LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/19 STATE OF CALIFORNIA

Date: November 19, 2018

Scale: As indicated

Description:
4TH FLOOR - OCCUPIED FLOOR AREA

Sheet Number:
A06



1 BASEMENT - GROSS FLOOR AREA
3/16" = 1'-0"

GROSS FLOOR AREA BASEMENT

FLOOR AREA: 6655 SF

(E) BUILDING STORAGE / AREA NOT PROPOSED FOR CONVERSION 5967 SF

AREAS EXCLUDED FROM OCCUPIED FLOOR AREA 688 SF

PROPOSED NON RETAIL GROSS FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	6617 SF
2ND FLOOR:	4987 SF
3RD FLOOR:	6668 SF
4TH FLOOR:	6686 SF

TOTAL: 24,958 SF

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SAN FRANCISCO, CA

Job Number: Project Number

No.	Issue	Date

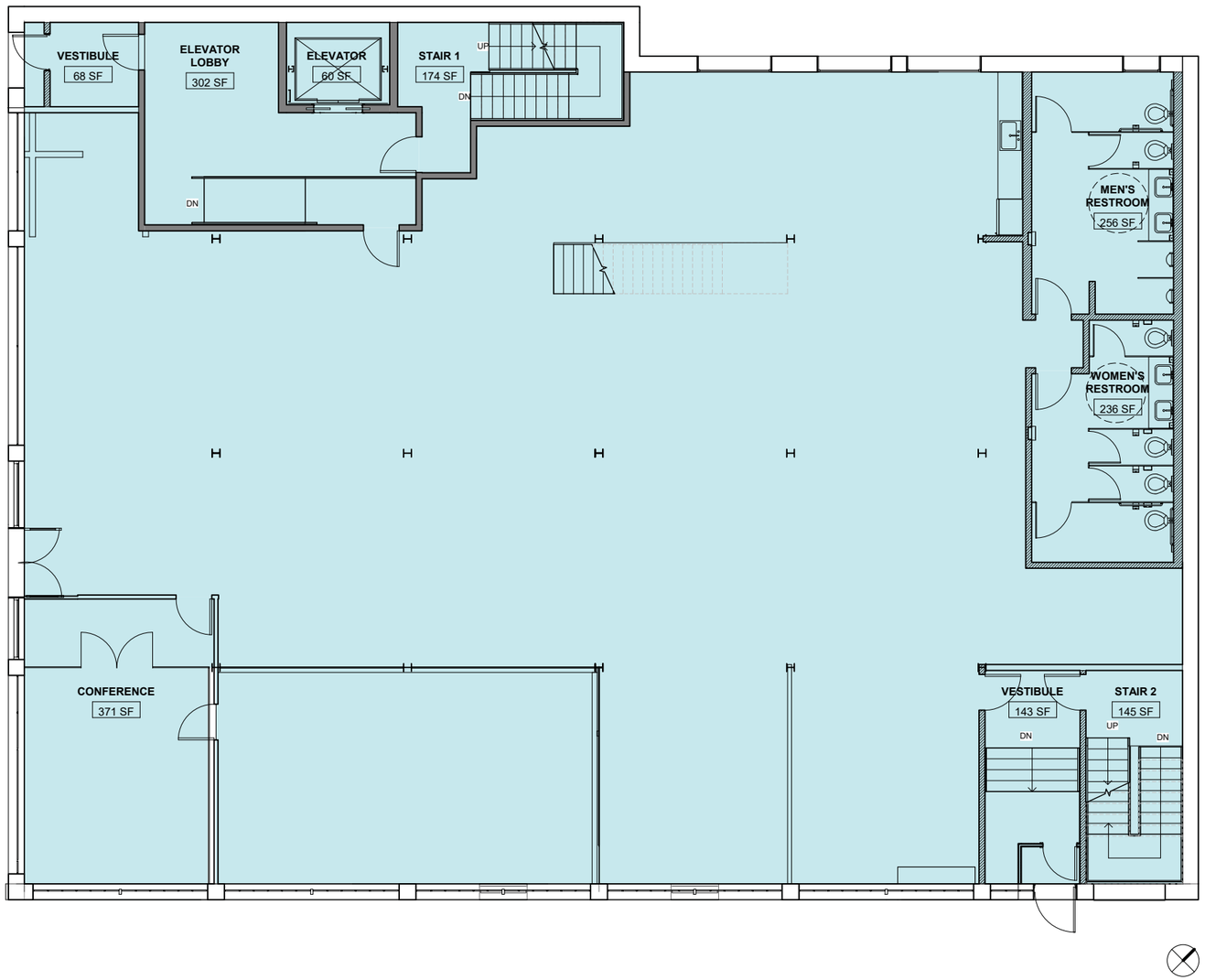
LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/19 STATE OF CALIFORNIA

Date: November 19, 2018

Scale: As indicated

Description:
BASEMENT - GROSS FLOOR AREA

Sheet Number:
A07



1 1ST FLOOR - GROSS FLOOR AREA
3/16" = 1'-0"

GROSS FLOOR AREA 1ST FLOOR

FLOOR AREA: 6617 SF

NON-RETAIL PROFESSIONAL SERVICES 6690 SF

PROPOSED NON RETAIL GROSS FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	6617 SF
2ND FLOOR:	4987 SF
3RD FLOOR:	6668 SF
4TH FLOOR:	6686 SF

TOTAL: 24,958 SF

Costa Brown Architecture
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149 9TH STREET

149 9TH STREET
SAN FRANCISCO, CA

Job Number: Project Number

No.	Issue	Date

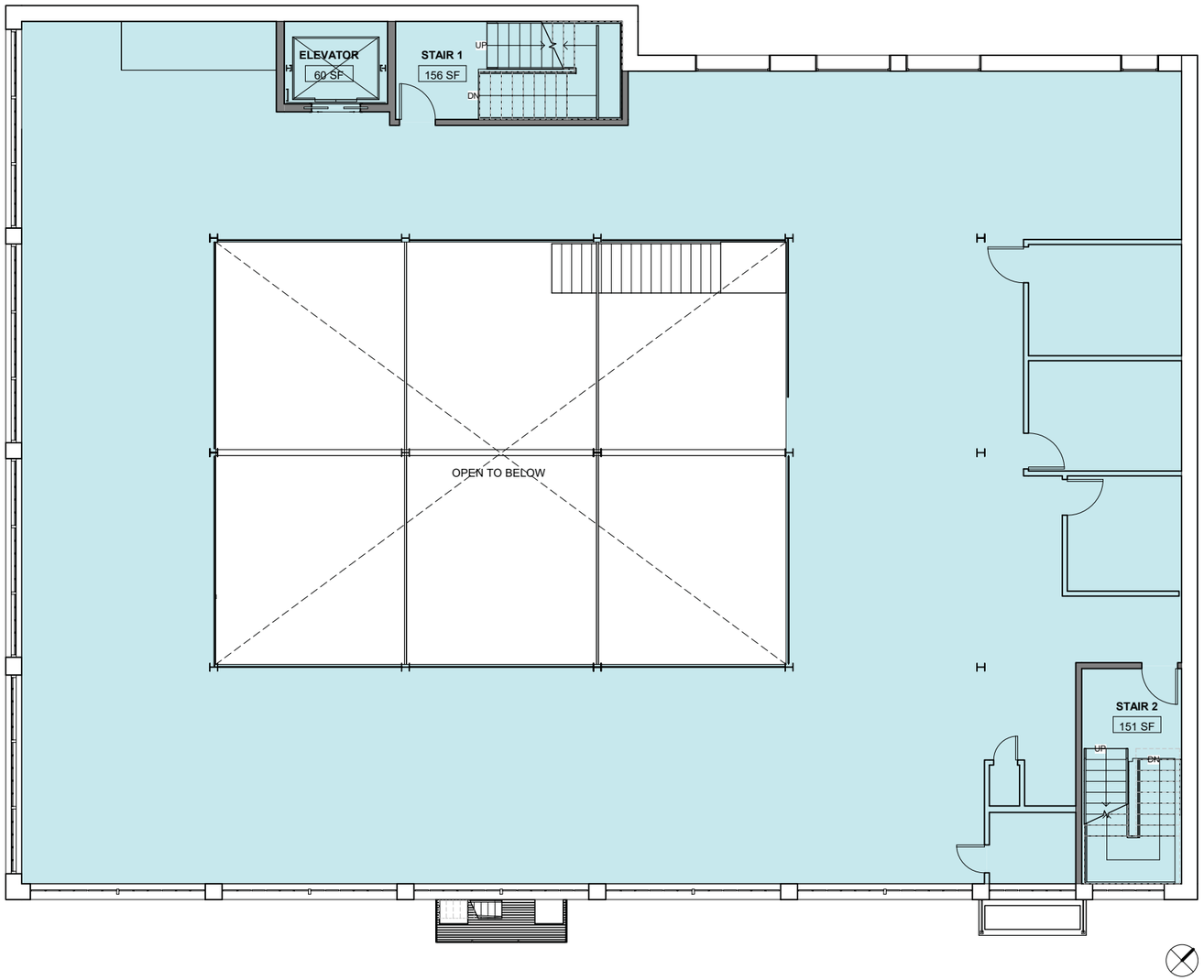
LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/19 STATE OF CALIFORNIA

Date: November 19, 2018

Scale: As indicated

Description:
1ST FLOOR - GROSS FLOOR AREA

Sheet Number:
A08



1 2ND FLOOR - GROSS FLOOR AREA
3/16" = 1'-0"

GROSS FLOOR AREA 2ND FLOOR

FLOOR AREA: 4987 SF

NON-RETAIL
PROFESSIONAL SERVICES
5060 SF

PROPOSED NON RETAIL GROSS FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	6617 SF
2ND FLOOR:	4987 SF
3RD FLOOR:	6668 SF
4TH FLOOR:	6686 SF

TOTAL: 24,958 SF

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149 9TH STREET
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No.	Issue	Date

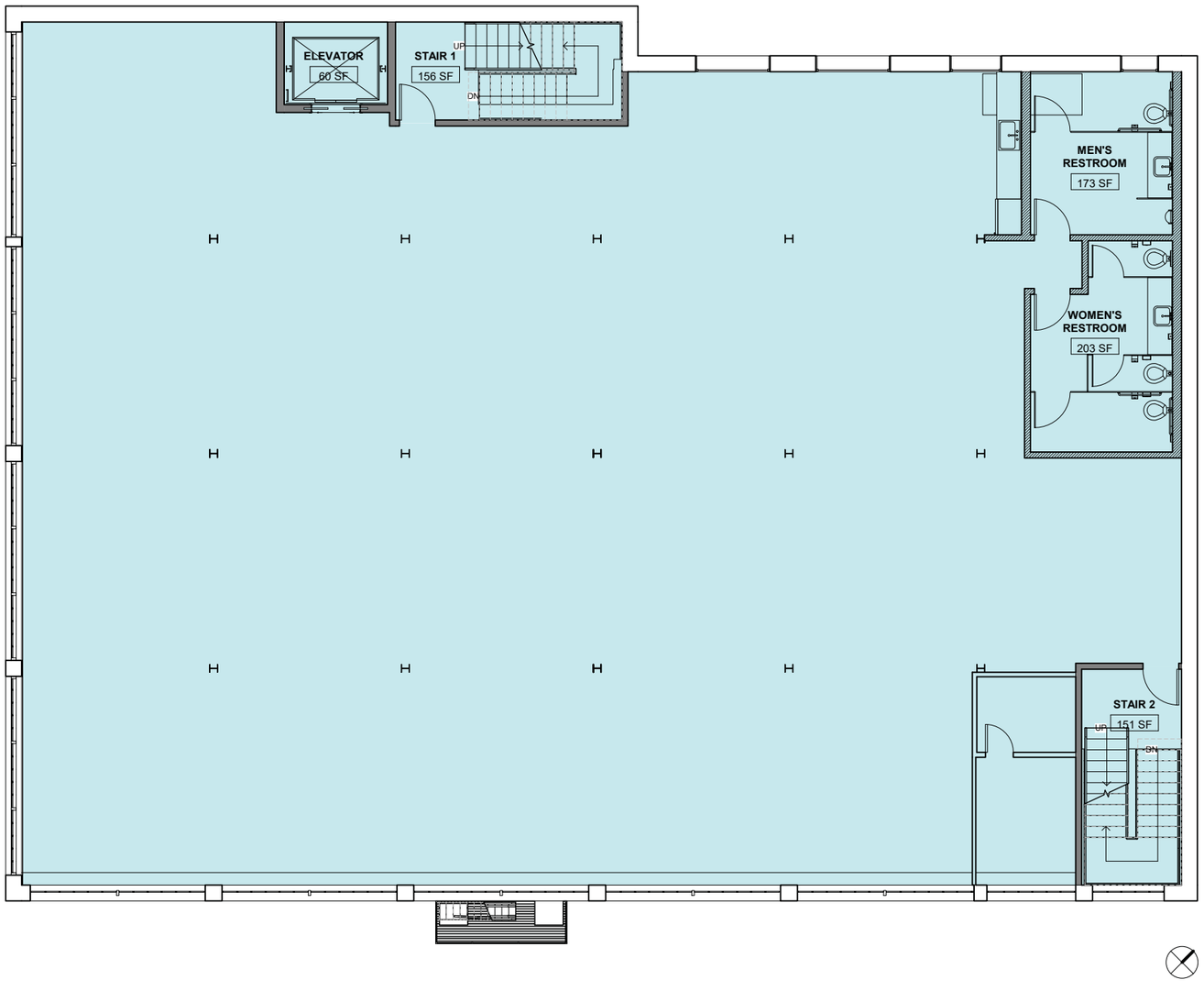
LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/19
STATE OF CALIFORNIA

Date: November 19, 2018

Scale: As indicated

Description:
2ND FLOOR - GROSS FLOOR AREA

Sheet Number:
A09



1 3RD FLOOR - GROSS FLOOR AREA
3/16" = 1'-0"

GROSS FLOOR AREA 3RD FLOOR

FLOOR AREA: 6668 SF

NON-RETAIL
PROFESSIONAL SERVICES
6743 SF

PROPOSED NON RETAIL GROSS FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	6617 SF
2ND FLOOR:	4987 SF
3RD FLOOR:	6668 SF
4TH FLOOR:	6686 SF

TOTAL: 24,958 SF

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149 9TH STREET

149 9TH STREET
SAN FRANCISCO, CA

Job Number: Project Number

No.	Issue	Date

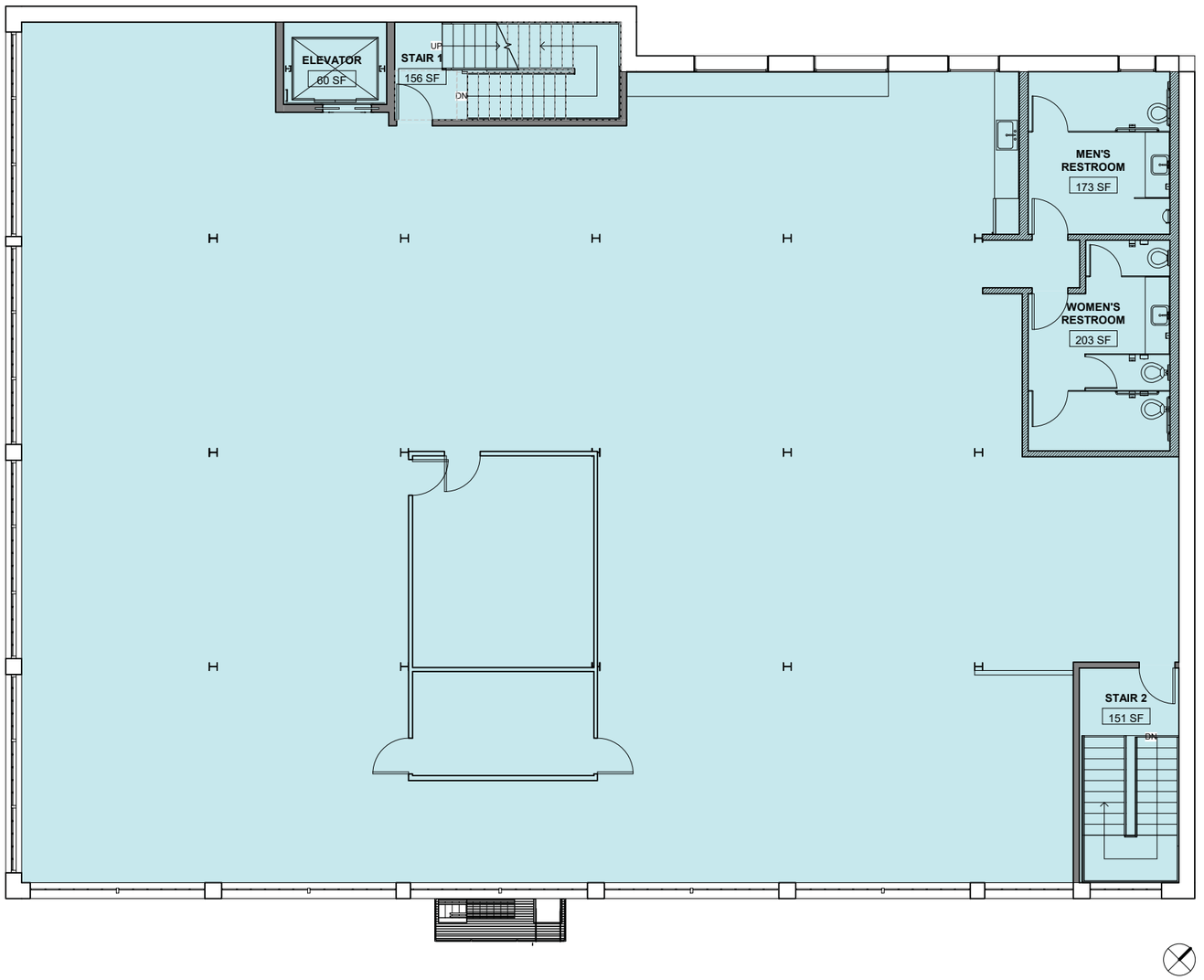
LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/19
STATE OF CALIFORNIA

Date: November 19, 2018

Scale: As indicated

Description:
3RD FLOOR - GROSS FLOOR AREA

Sheet Number:
A10



1 4TH FLOOR - GROSS FLOOR AREA
3/16" = 1'-0"

GROSS FLOOR AREA 4TH FLOOR

FLOOR AREA: 6686 SF

NON-RETAIL
PROFESSIONAL SERVICES
6760 SF

PROPOSED NON RETAIL GROSS FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	6617 SF
2ND FLOOR:	4987 SF
3RD FLOOR:	6668 SF
4TH FLOOR:	6686 SF

TOTAL: 24,958 SF

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149 9TH STREET

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Job Number: Project Number

No.	Issue	Date

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/19
STATE OF CALIFORNIA

Date: November 19, 2018

Scale: As indicated

Description:
4TH FLOOR - GROSS FLOOR AREA

Sheet Number:
A11

9TH STREET WINDOW DETAIL

9TH STREET WINDOW DETAIL

NATOMA STREET FACADE

NATOMA STREET FACADE

9TH STREET FACADE

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149 9TH STREET

149 9TH STREET
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Job Number: Project Number

No.	Issue	Date

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/19
STATE OF CALIFORNIA

Date: November 19, 2018

Scale:

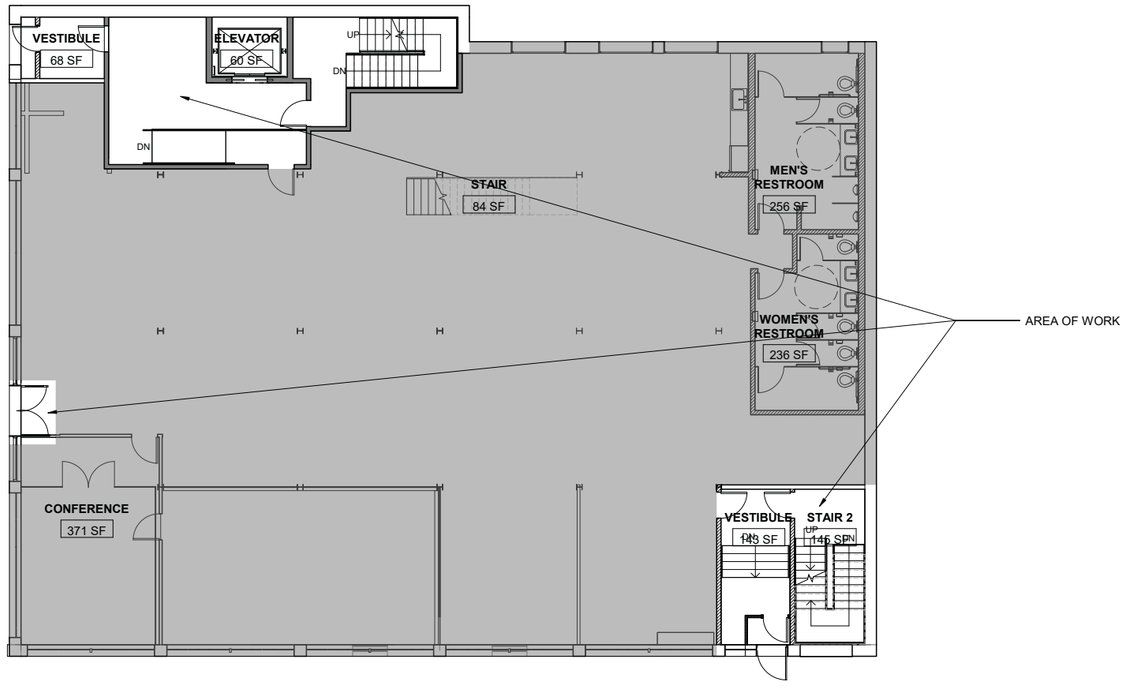
Description:

WINDOW ALTERATION - EXISTING PHOTOS

Sheet Number:

A12

MINNA STREET



9TH STREET

NATOMA STREET

1 WINDOW ALTERATION - SITE PLAN
1/8" = 1'-0"

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149 9TH STREET

149 9TH STREET
SAN FRANCISCO, CA

Job Number: Project Number

No.	Issue	Date

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/19
STATE OF CALIFORNIA

Date: November 19, 2018

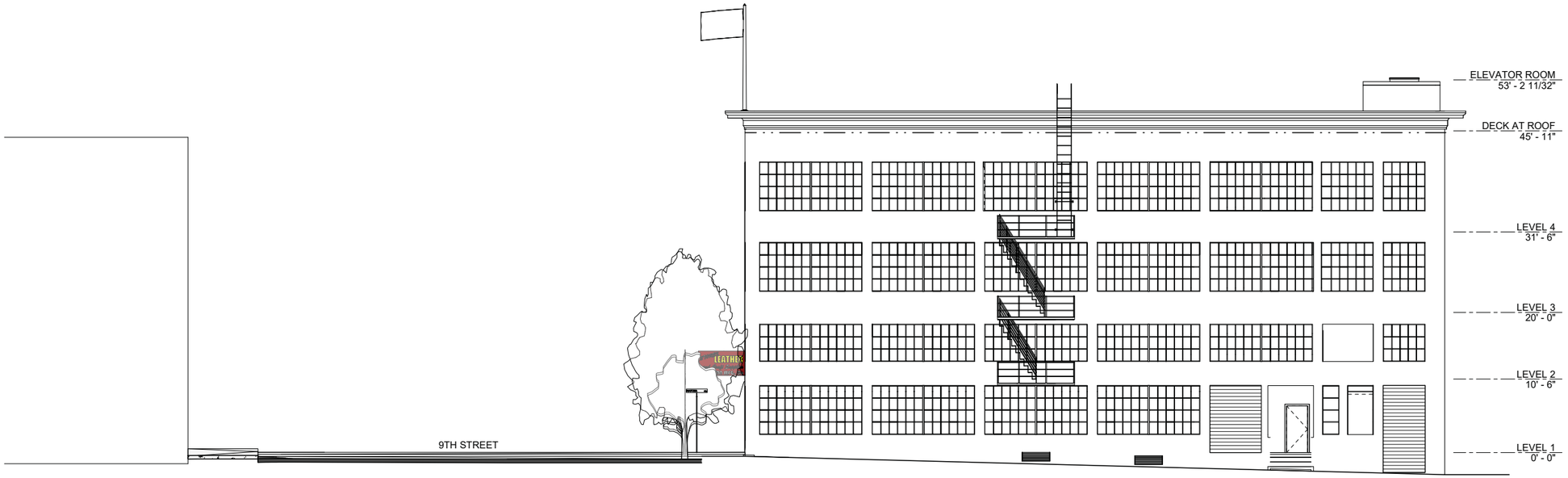
Scale: 1/8" = 1'-0"

Description:

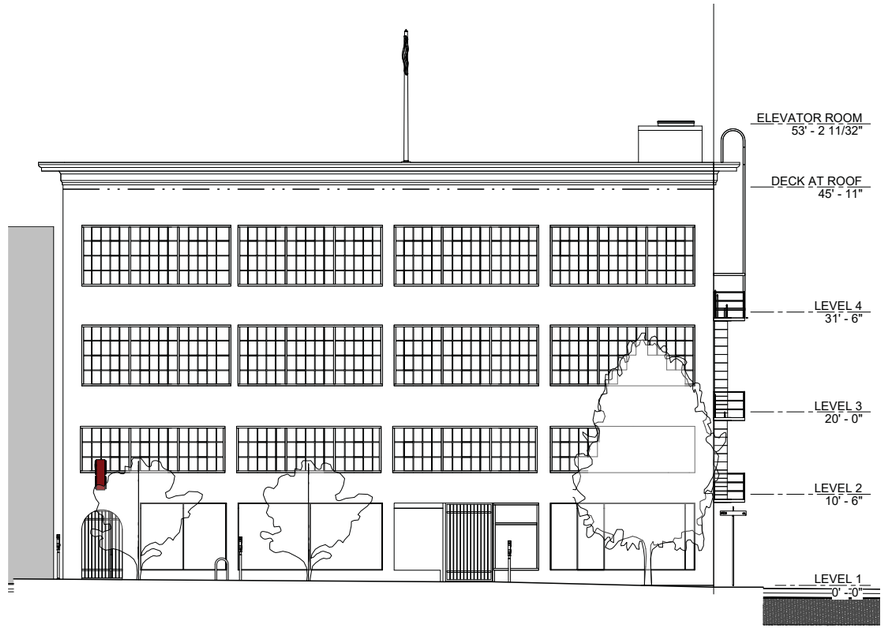
WINDOW ALTERATION - SITE PLAN

Sheet Number:

A13



1 SOUTH EXISTING - NATOMA STREET
1/8" = 1'-0"



2 WEST EXISTING - 9TH STREET
1/8" = 1'-0"

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San Francisco, CA 94111
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149 9TH STREET

149 9TH STREET
SAN FRANCISCO, CA

Job Number: Project Number

No.	Issue	Date

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/19
STATE OF CALIFORNIA

Date: November 19, 2018

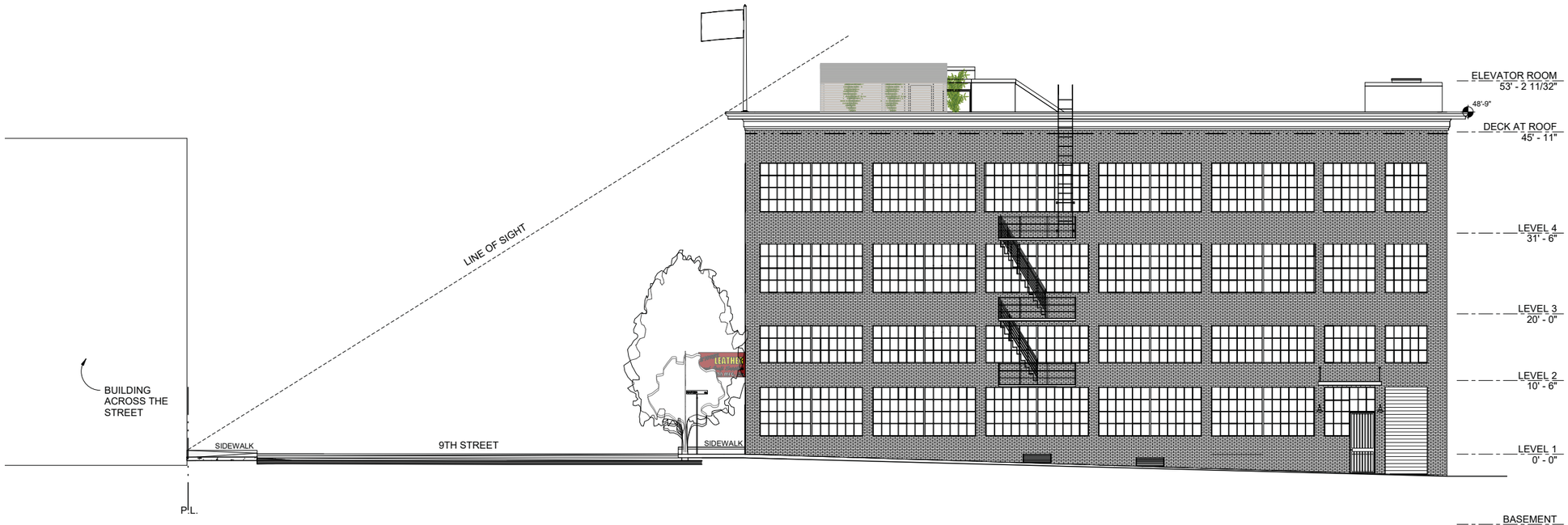
Scale: 1/8" = 1'-0"

Description:

WINDOW ALTERATION - EXISTING ELEVATIONS

Sheet Number:

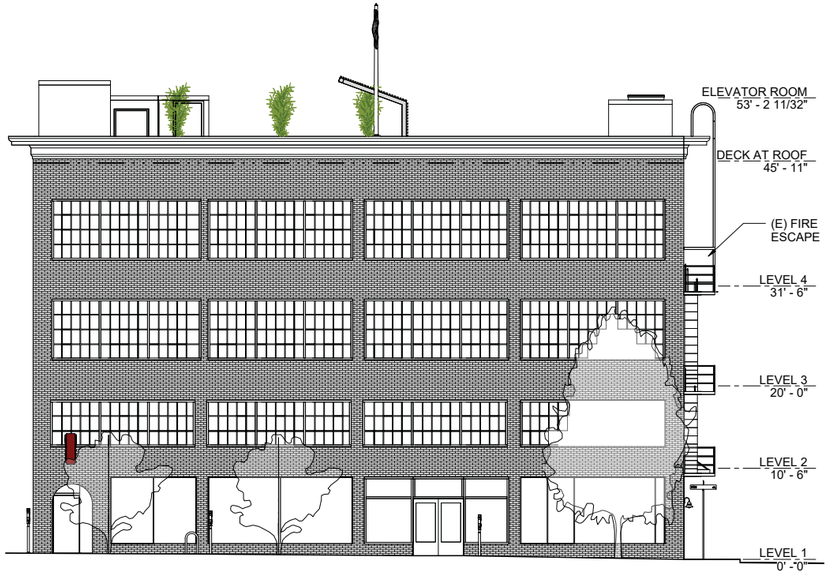
A14



1 SOUTH PROPOSED - NATOMA STREET
1/8" = 1'-0"

9TH STREET PERSPECTIVE

NATOMA STREET PERSPECTIVE



2 WEST PROPOSED - 9TH STREET
1/8" = 1'-0"

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149 9TH STREET

149 9TH STREET
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Job Number: Project Number

No.	Issue	Date

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/19
STATE OF CALIFORNIA

Date: November 19, 2018

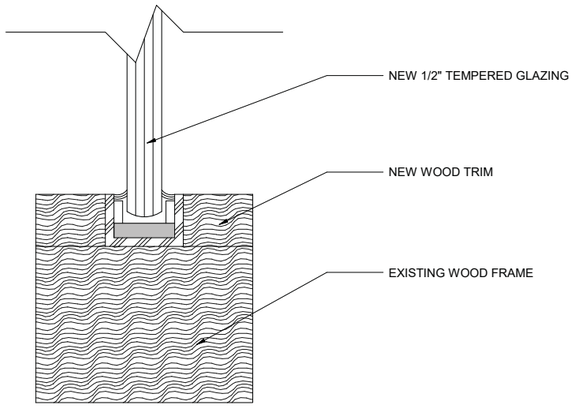
Scale: 1/8" = 1'-0"

Description:

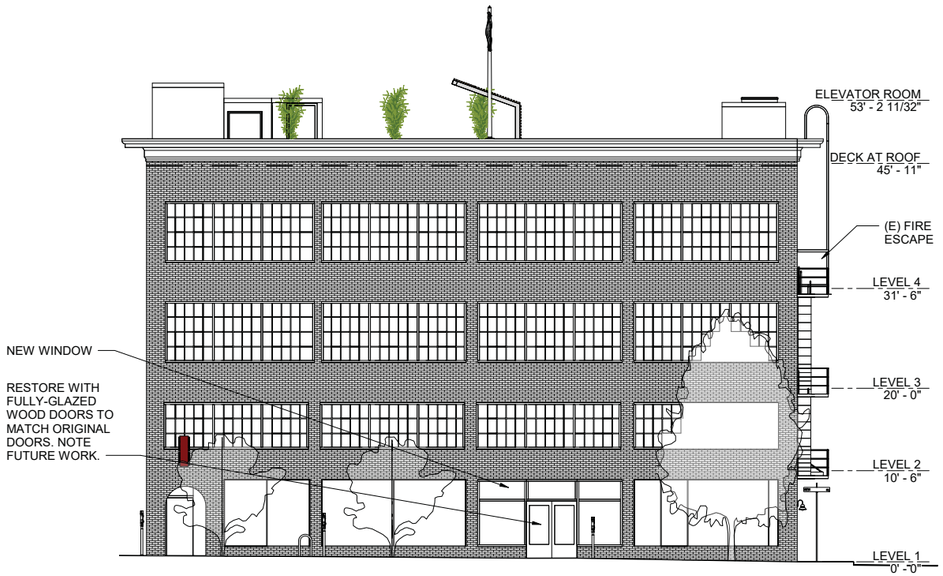
WINDOW ALTERATION - PROPOSED ELEVATIONS

Sheet Number:

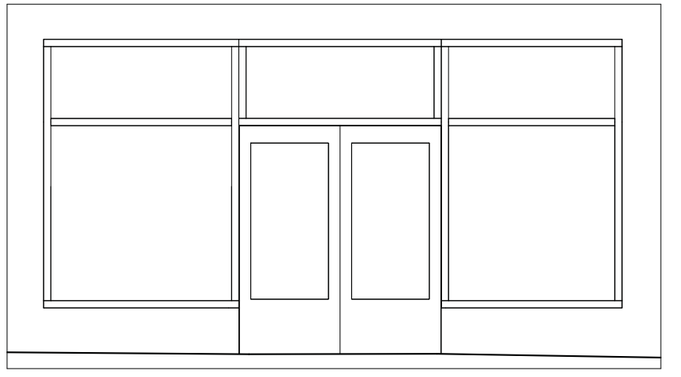
A15



3 NEW GLAZING @ (E) STOREFRONT GLAZING
12" = 1'-0"



1 WEST PROPOSED - 9TH STREET
1/8" = 1'-0"



2 ENLARGED PROPOSED ELEVATION
1/2" = 1'-0"

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149 9TH STREET

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Job Number: Project Number

No.	Issue	Date

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/19
STATE OF CALIFORNIA

Date: November 19, 2018

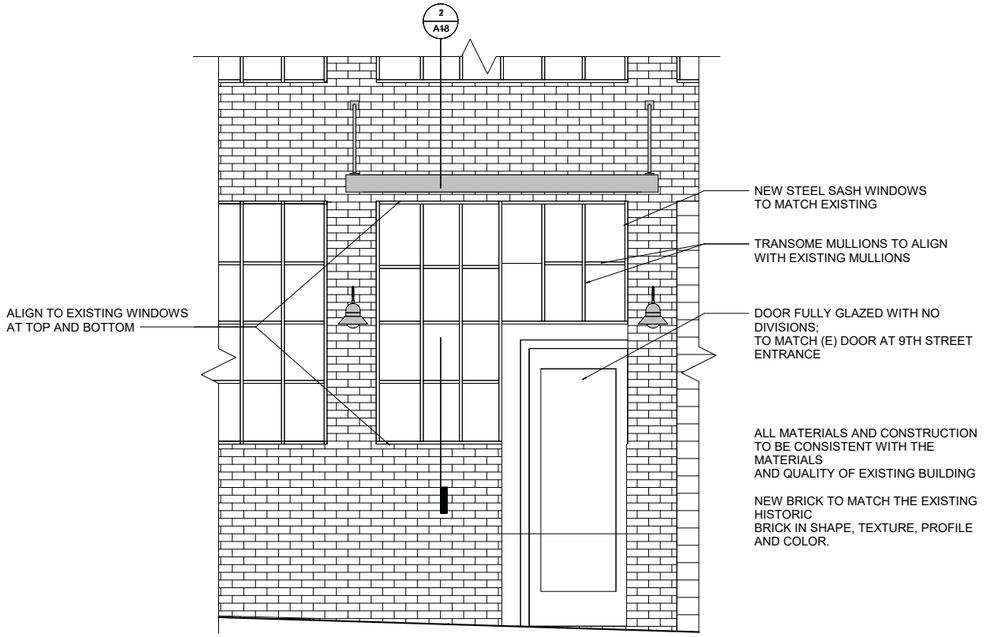
Scale: As indicated

Description:

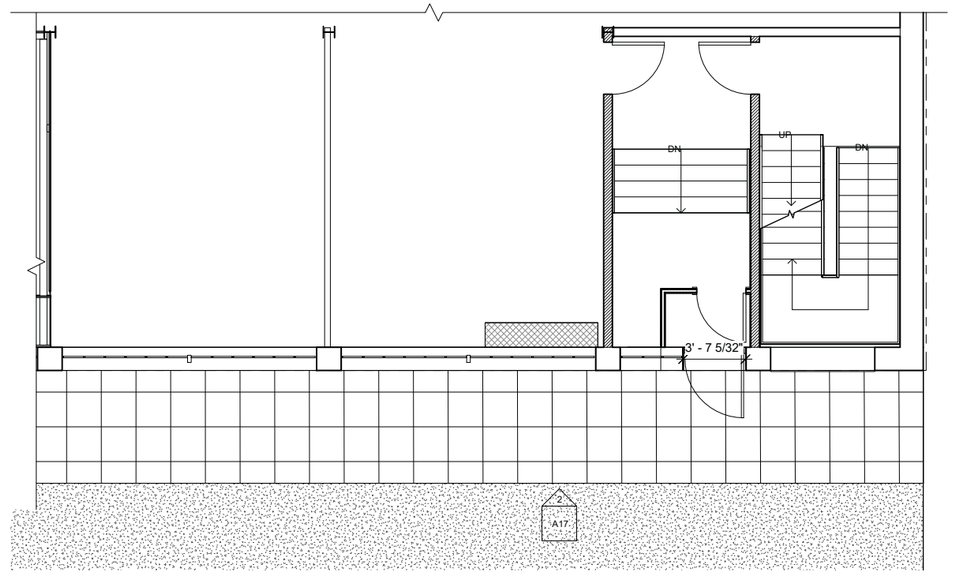
WINDOW ALTERATION - PROPOSED ELEVATION

Sheet Number:

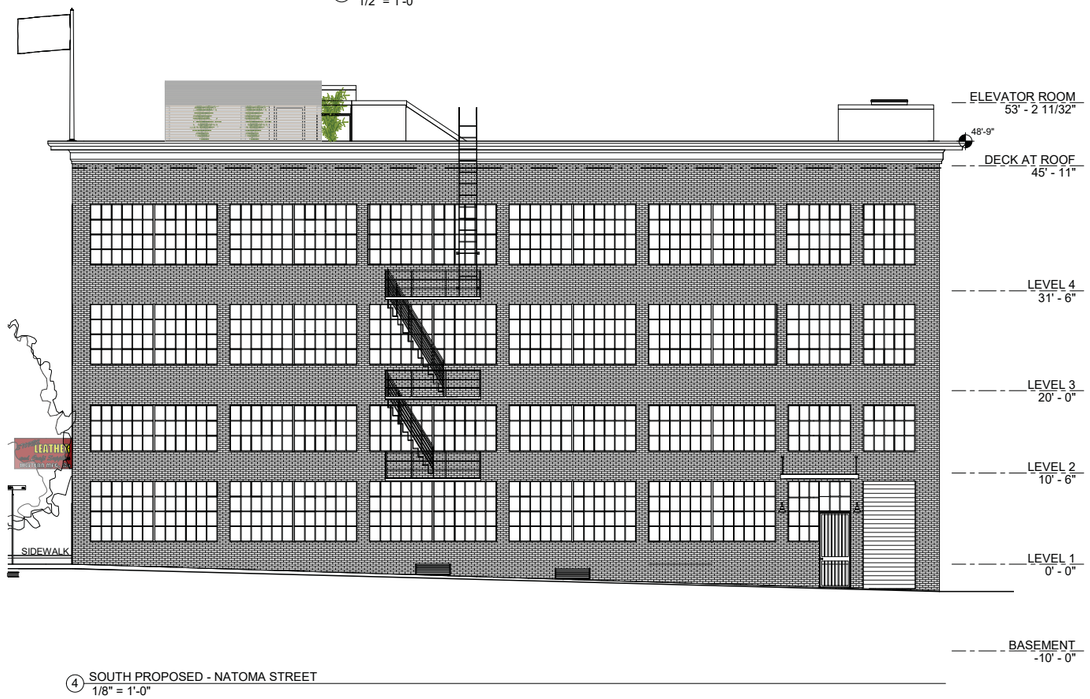
A16



1 NEW ENTRY DOOR ENLARGED
1/2" = 1'-0"



3 NEW ENTRY DOOR
1/4" = 1'-0"



4 SOUTH PROPOSED - NATOMA STREET
1/8" = 1'-0"

2 NEW ENTRY DOOR
1/4" = 1'-0"

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SAN FRANCISCO, CA

Job Number: Project Number

No.	Issue	Date

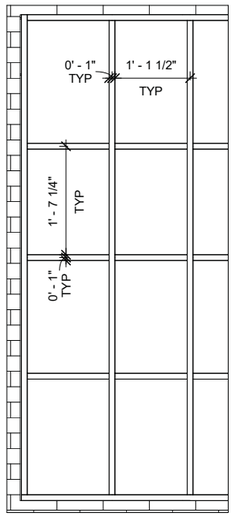
LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/19
STATE OF CALIFORNIA

Date: November 19, 2018

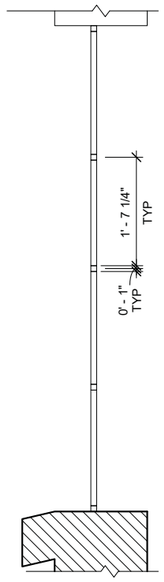
Scale: As indicated

Description:
ENTRY DOOR
PLAN DETAIL

Sheet Number:
A17

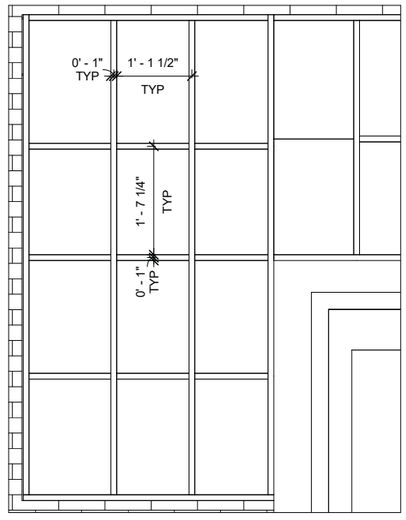


4 EXISTING WINDOW ELEVATION
1" = 1'-0"

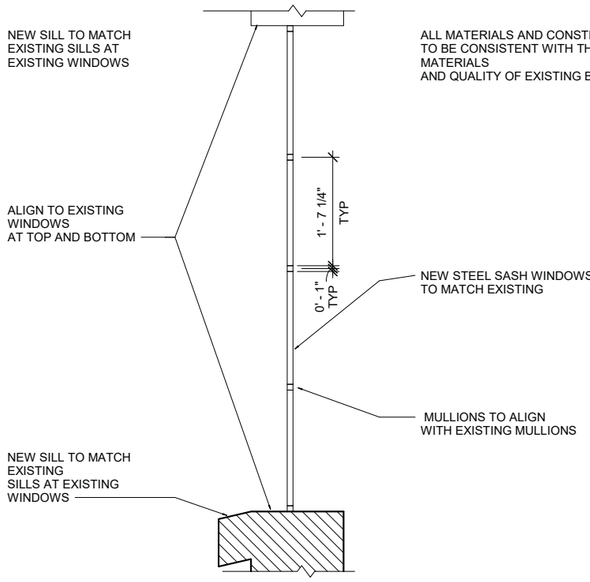


1 EXISTING WINDOW SECTION
1" = 1'-0"

ALL PROPOSED MATERIALS TO MATCH EXISTING ADJACENT WINDOWS



3 PROPOSED WINDOW ELEVATION
1" = 1'-0"



2 PROPOSED WINDOW SECTION
1" = 1'-0"

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Job Number: Project Number

No.	Issue	Date

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/19
STATE OF CALIFORNIA

Date: November 19, 2018

Scale: 1" = 1'-0"

Description:

WINDOW DETAILS

Sheet Number:

A18

GENERAL INFORMATION

CODE INFORMATION

PROJECT ADDRESS:	149 9TH STREET
BLOCK/LOT:	3728/048
FLOORS:	4 PLUS BASEMENT
BUILDING AREA:	31346 SF GROSS 25105 SF OCCUPIED AREA
CONSTRUCTION TYPE	TYPE IIIB
FULLY SPRINKLERED:	NO
OCCUPANCY:	OFFICE, STORAGE
USE:	FIRST FLOOR ADA UPGRADES WITH MINOR EXITING UPGRADES TO REST OF BUILDING

PROJECT DIRECTORY

CLIENT:
KFF RPP STOREK, LLC
55 2ND STREET
SUITE 1900
SAN FRANCISCO, CA 94105

CONTACT: ALEX PORTILLO
PHONE: (415) 500-6400
EMAIL: ALEX@RUBICONPOINT.COM

ARCHITECT:

COSTA BROWN ARCHITECTURE
1620 MONTGOMERY STREET, STE 300
SAN FRANCISCO, CA 94111

PHONE: 415-285-0101

SCOPE OF WORK

FIRST FLOOR FACADE WINDOW ALTERATION AND SHOWER, BIKE PARKING, AND LOCKERS ADDITION. CHANGE OF USE TO NON-RETAIL SALES AND SERVICES

FUTURE WORK PER THE HBMP: DOOR REPLACEMENT ON 9TH STREET AND NATOMA STREET FACADE

ADDITIONAL INFORMATION

BUILDING GROSS FLOOR AREA

EXISTING	31346 SF
PROPOSED	31156 SF

BUILDING OCCUPIED FLOOR AREA

EXISTING	25105 SF
PROPOSED	24915 SF

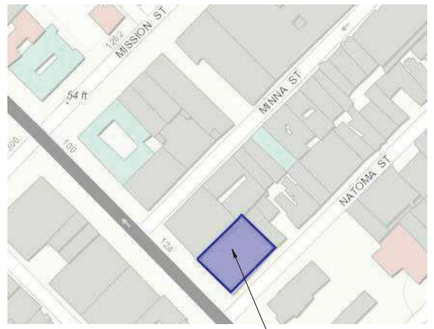
EXISTING USES

RETAIL/INDUSTRIAL/STORAGE GFA:	31346 SF
RETAIL/INDUSTRIAL/STORAGE OFA:	25105 SF

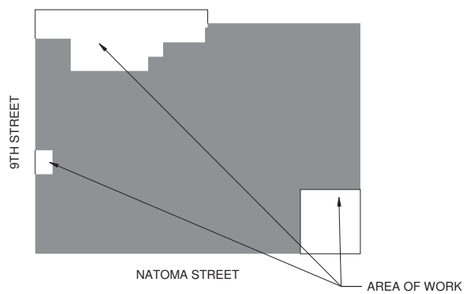
PROPOSED USES

NON RETAIL PROFESSIONAL SERVICES GFA:	24958 SF
NON RETAIL PROFESSIONAL SERVICES OFA:	22805 SF
STORAGE (NOT PROPOSED FOR CONVERSION) GFA:	5138 SF
STORAGE (NOT PROPOSED FOR CONVERSION) OFA:	4814 SF

VICINITY MAP



KEY PLAN



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Job Number: Project Number

No.	Issue	Date

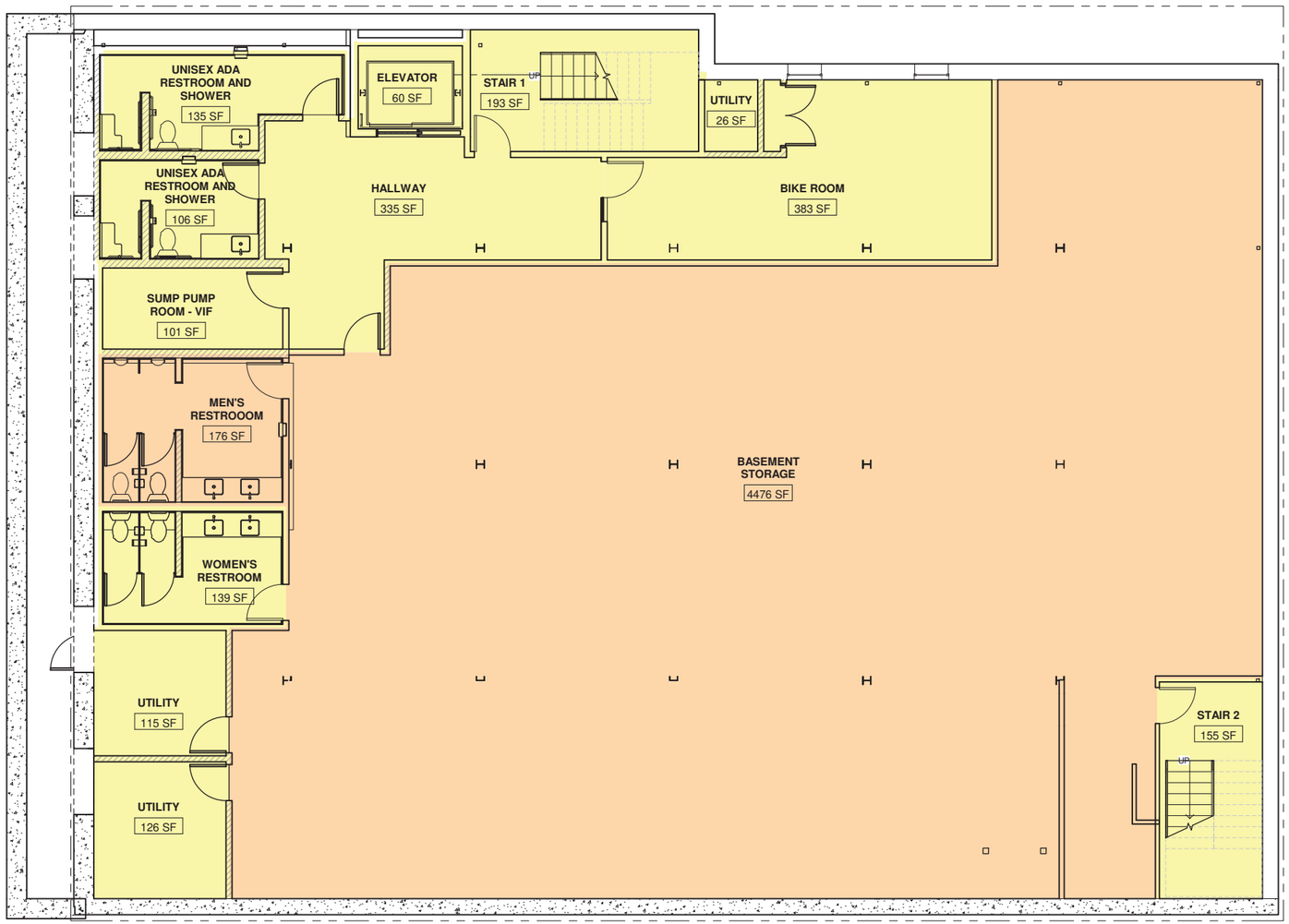
LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/21 STATE OF CALIFORNIA

Date: July 23rd, 2019

Scale: 3/64" = 1'-0"

Description:
COVER SHEET

Sheet Number:
A01



1 BASEMENT - OCCUPIED FLOOR AREA
3/16" = 1'-0"

OCCUPIED FLOOR AREA BASEMENT

FLOOR AREA: 6655 SF

(E) BUILDING STORAGE / AREA NOT PROPOSED FOR CONVERSION 5138 SF

AREAS EXCLUDED FROM OCCUPIED FLOOR AREA 1517 SF

PROPOSED NON RETAIL OCCUPIED FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	5223 SF
2ND FLOOR:	4641 SF
3RD FLOOR:	5857 SF
4TH FLOOR:	6018 SF

TOTAL: 21,739 SF

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Job Number: Project Number

No.	Issue	Date

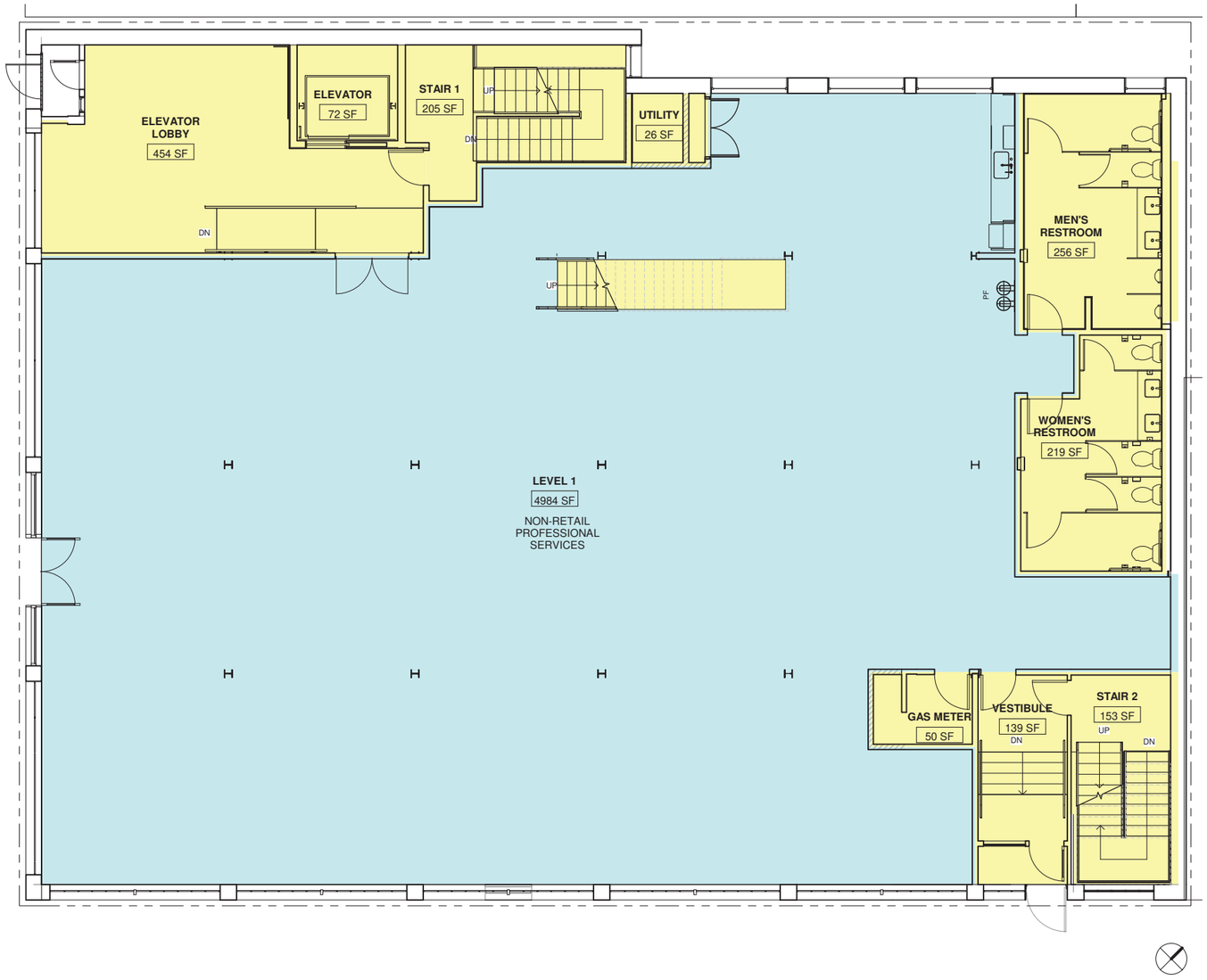
LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/21 STATE OF CALIFORNIA

Date: July 23rd, 2019

Scale: As indicated

Description:
BASEMENT - OCCUPIED FLOOR AREA

Sheet Number:
A02



1 1ST FLOOR - OCCUPIED FLOOR AREA
3/16" = 1'-0"

OCCUPIED FLOOR AREA 1ST FLOOR

FLOOR AREA: 6690 SF

NON-RETAIL PROFESSIONAL SERVICES 5223 SF

AREAS EXCLUDED FROM OCCUPIED FLOOR AREA 1468 SF

PROPOSED NON RETAIL OCCUPIED FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	5223 SF
2ND FLOOR:	4641 SF
3RD FLOOR:	5857 SF
4TH FLOOR:	6018 SF

TOTAL: 21,739 SF

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Job Number: Project Number

No.	Issue	Date

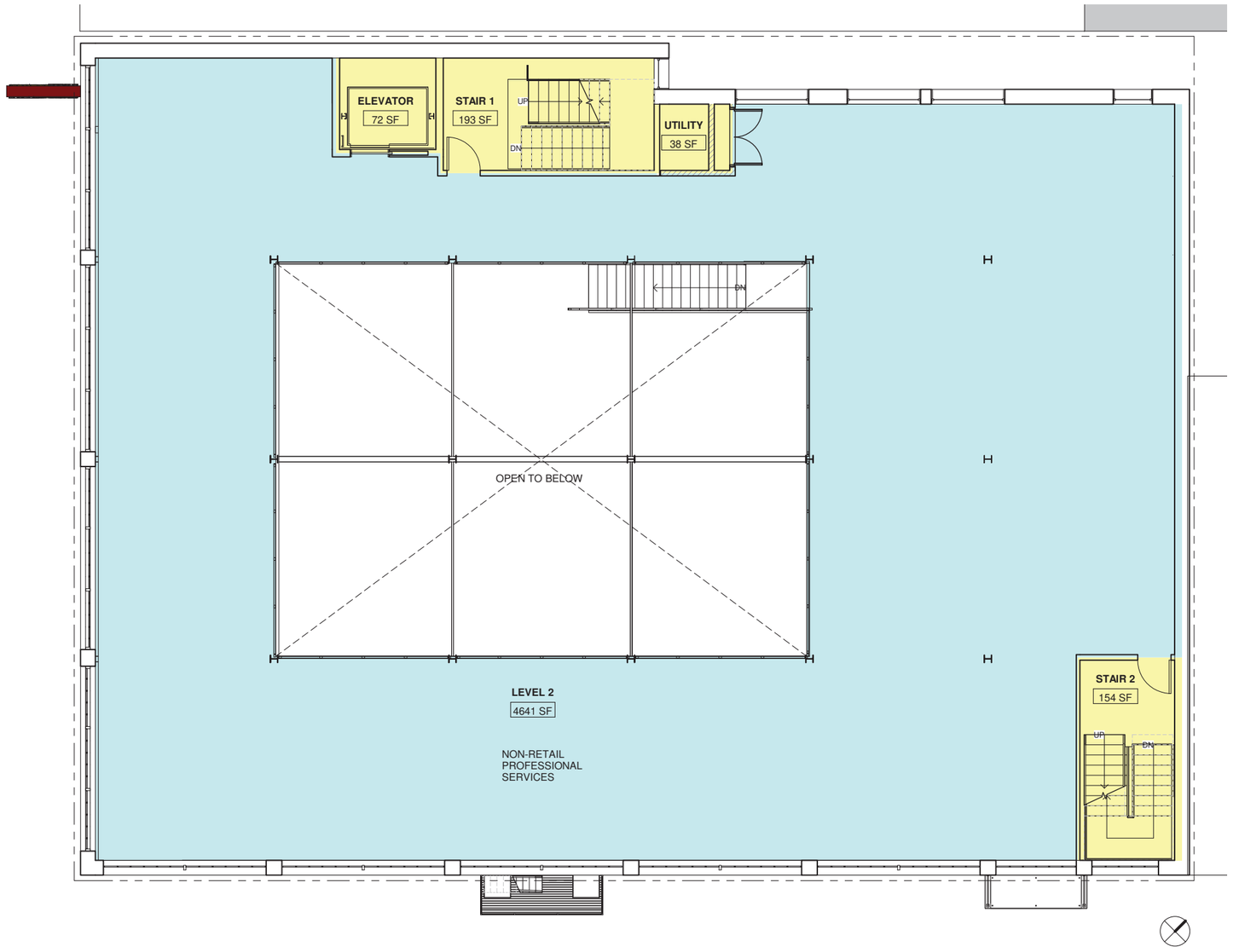
LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/21 STATE OF CALIFORNIA

Date: July 23rd, 2019

Scale: As indicated

Description:
1ST FLOOR - OCCUPIED FLOOR AREA

Sheet Number:
A03



1 2ND FLOOR - OCCUPIED FLOOR AREA
3/16" = 1'-0"

OCCUPIED FLOOR AREA 2ND FLOOR

FLOOR AREA: 5060 SF

NON-RETAIL PROFESSIONAL SERVICES 4641 SF

AREAS EXCLUDED FROM OCCUPIED FLOOR AREA 419 SF

PROPOSED NON RETAIL OCCUPIED FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	5223 SF
2ND FLOOR:	4641 SF
3RD FLOOR:	5857 SF
4TH FLOOR:	6018 SF

TOTAL: 21,739 SF

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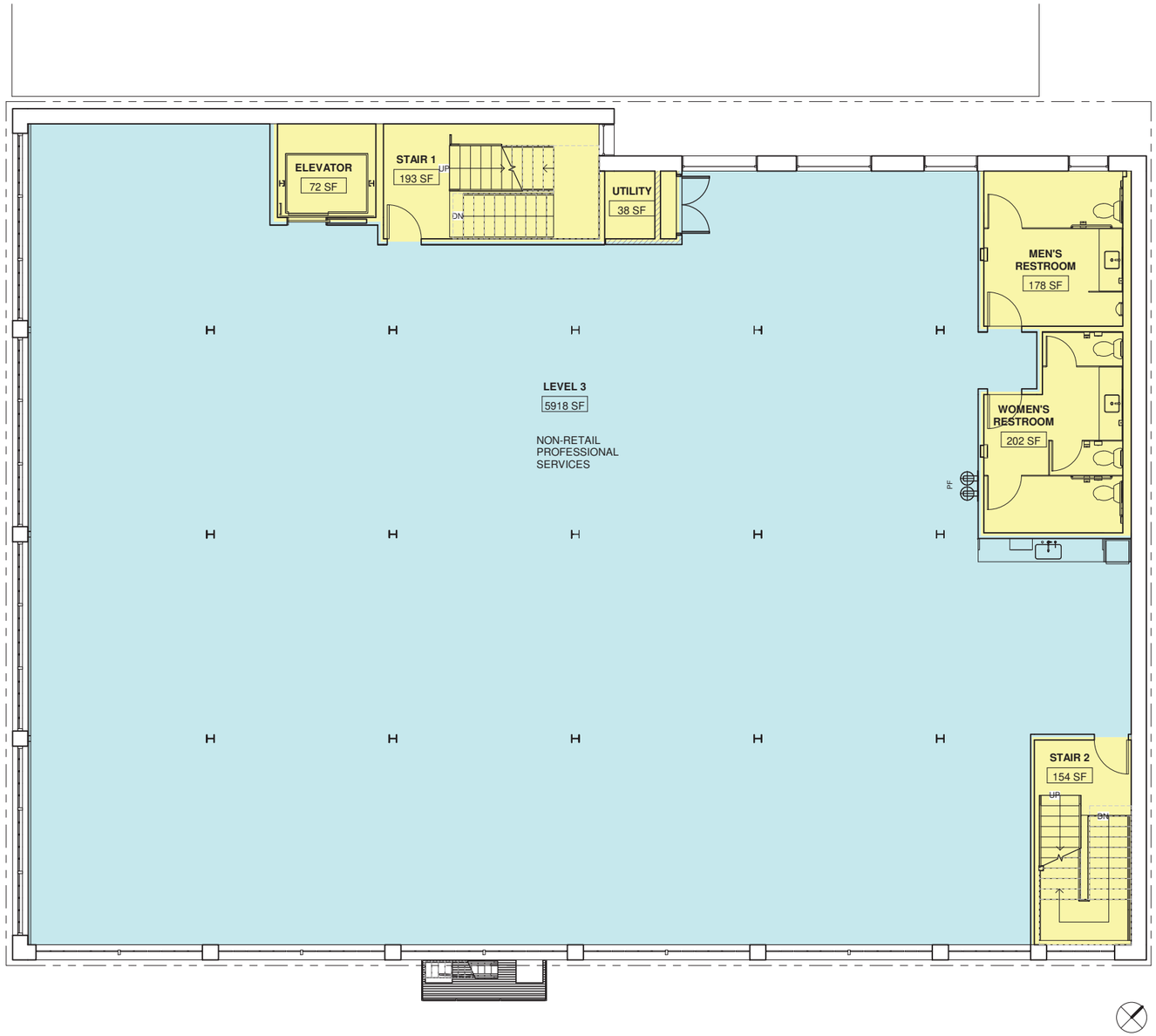
Date: July 23rd, 2019

Scale: As indicated

Description:
2ND FLOOR - OCCUPIED FLOOR AREA

Sheet Number:
A04



1 3RD FLOOR - OCCUPIED FLOOR AREA
3/16" = 1'-0"

OCCUPIED FLOOR AREA 3RD FLOOR

FLOOR AREA: 6743 SF

NON-RETAIL PROFESSIONAL SERVICES 5857 SF

AREAS EXCLUDED FROM OCCUPIED FLOOR AREA 885 SF

PROPOSED NON RETAIL OCCUPIED FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	5223 SF
2ND FLOOR:	4641 SF
3RD FLOOR:	5857 SF
4TH FLOOR:	6018 SF

TOTAL: 21,739 SF

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Job Number: Project Number

No.	Issue	Date

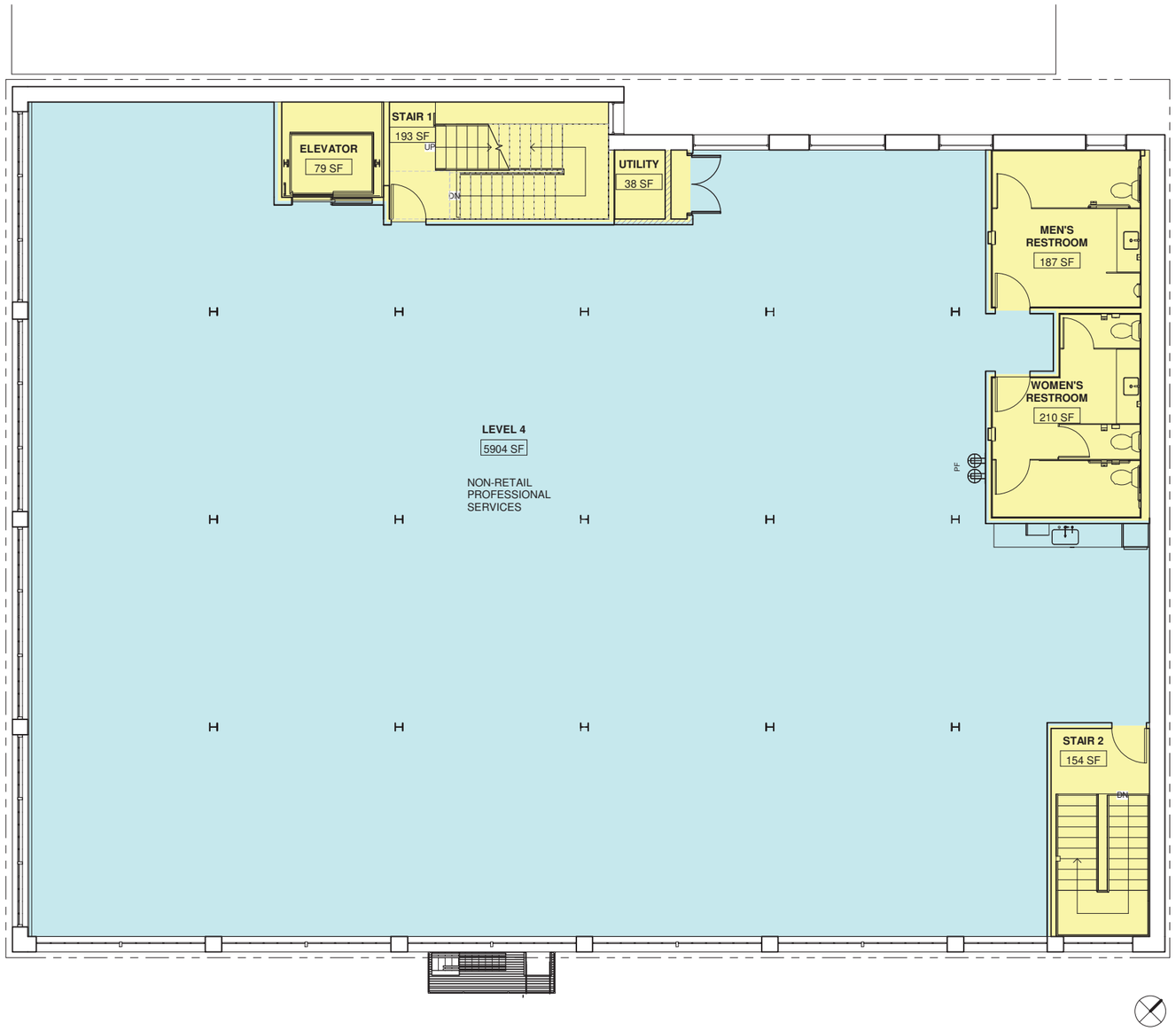
LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/21 STATE OF CALIFORNIA

Date: July 23rd, 2019

Scale: As indicated

Description:
3RD FLOOR - OCCUPIED FLOOR AREA

Sheet Number:
A05



1 4TH FLOOR - OCCUPIED FLOOR AREA
3/16" = 1'-0"

OCCUPIED FLOOR AREA 4TH FLOOR

FLOOR AREA: 6760 SF

NON-RETAIL PROFESSIONAL SERVICES 6018 SF

AREAS EXCLUDED FROM OCCUPIED FLOOR AREA 743 SF

PROPOSED NON RETAIL OCCUPIED FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	5223 SF
2ND FLOOR:	4641 SF
3RD FLOOR:	5857 SF
4TH FLOOR:	6018 SF

TOTAL: 21,739 SF

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No.	Issue	Date

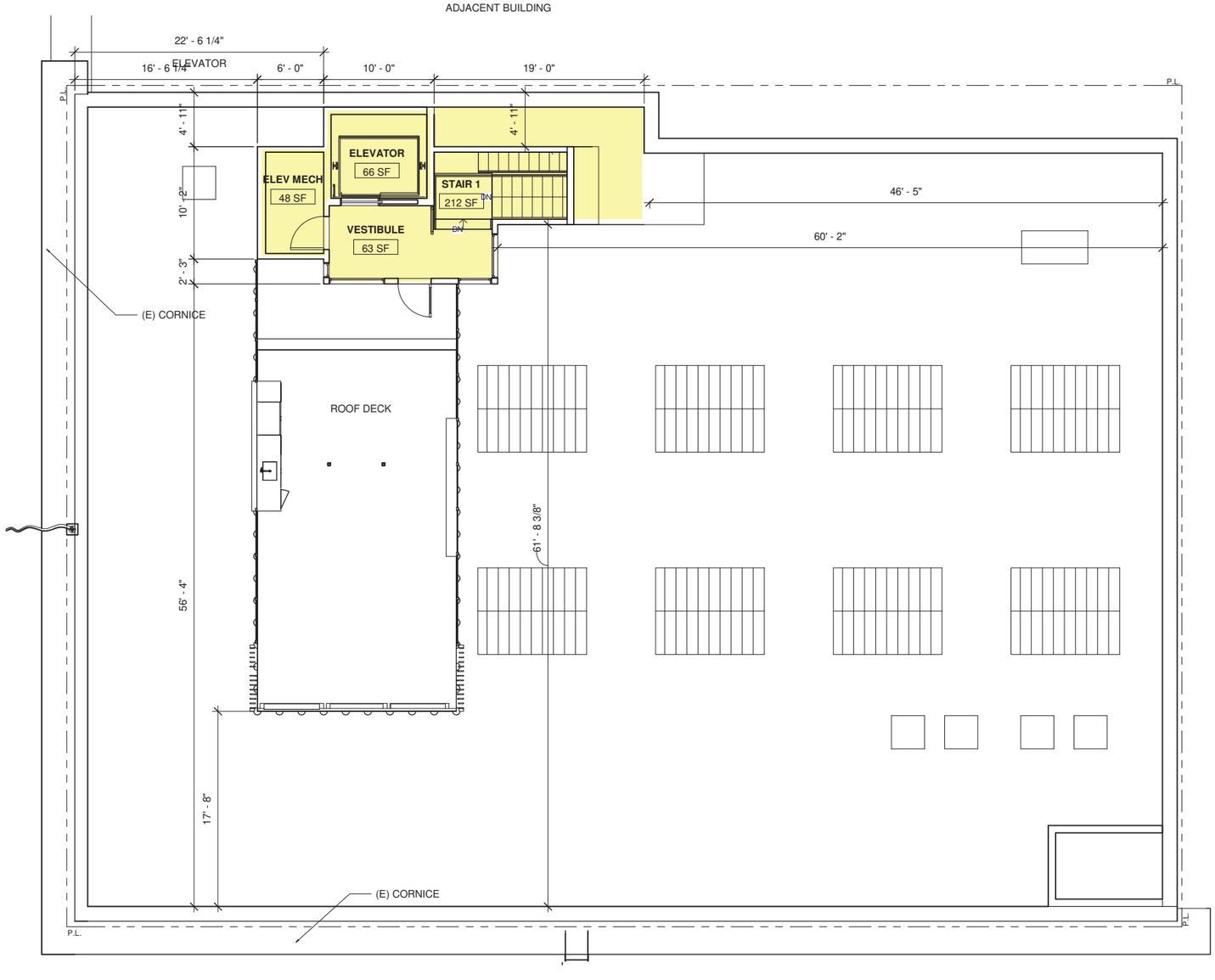
LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/21 STATE OF CALIFORNIA

Date: July 23rd, 2019

Scale: As indicated

Description:
4TH FLOOR - OCCUPIED FLOOR AREA

Sheet Number:
A06



1 ROOF - OCCUPIED FLOOR AREA
3/16" = 1'-0"

OCCUPIED FLOOR AREA ROOF

AREAS EXCLUDED FROM OCCUPIED FLOOR AREA
388 SF

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No.	Issue	Date

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/21
STATE OF CALIFORNIA

Date: July 23rd, 2019

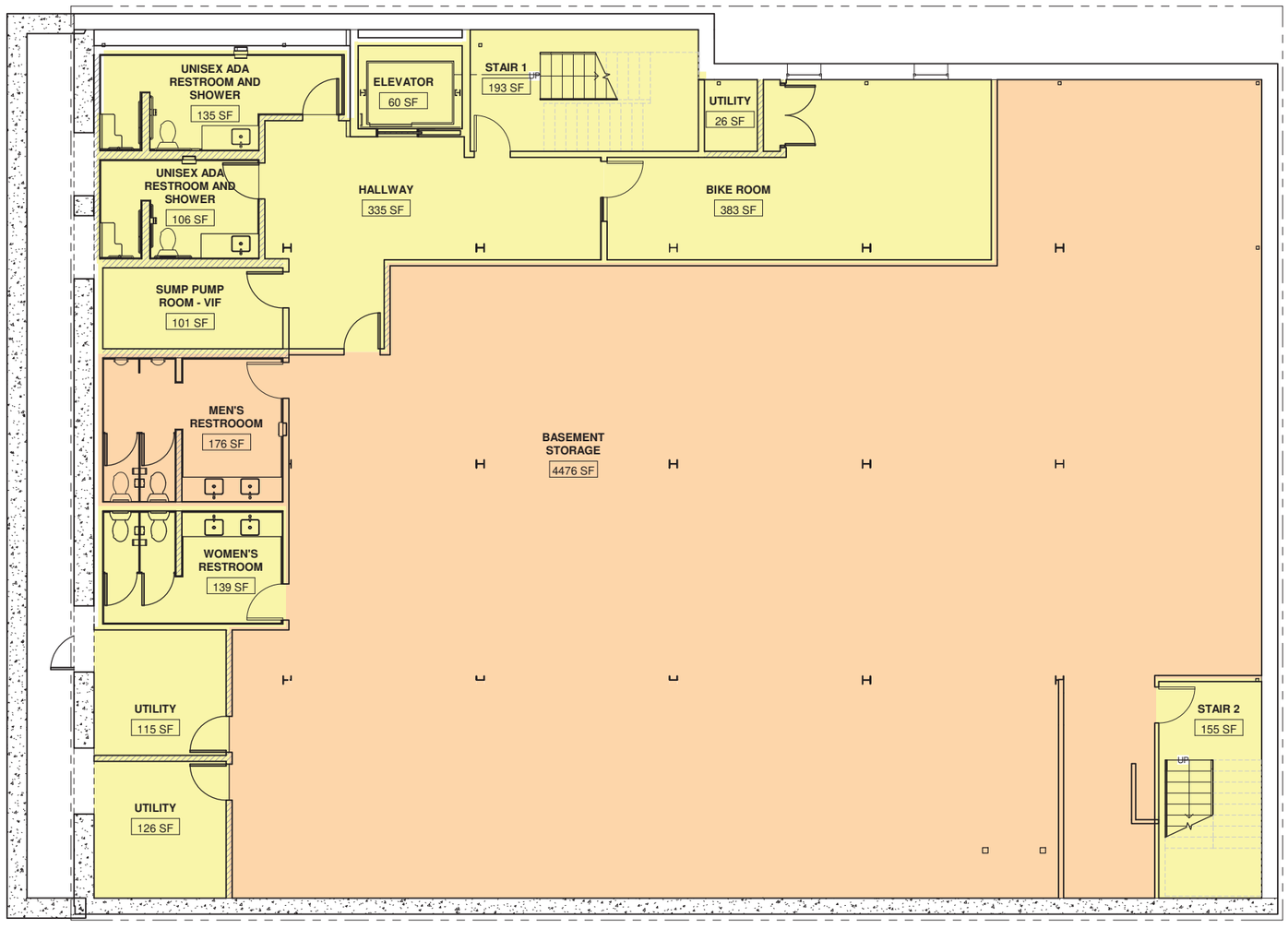
Scale: As indicated

Description:

ROOF - OCCUPIED FLOOR AREA

Sheet Number:

A06A



1 BASEMENT - GROSS FLOOR AREA
3/16" = 1'-0"

GROSS FLOOR AREA BASEMENT

FLOOR AREA: 6655 SF

(E) BUILDING STORAGE / AREA NOT PROPOSED FOR CONVERSION 4814 SF

AREAS EXCLUDED FROM OCCUPIED FLOOR AREA 835 SF

PROPOSED NON RETAIL GROSS FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	6617 SF
2ND FLOOR:	4987 SF
3RD FLOOR:	6668 SF
4TH FLOOR:	6686 SF

TOTAL: 24,958 SF

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Job Number: Project Number

No.	Issue	Date

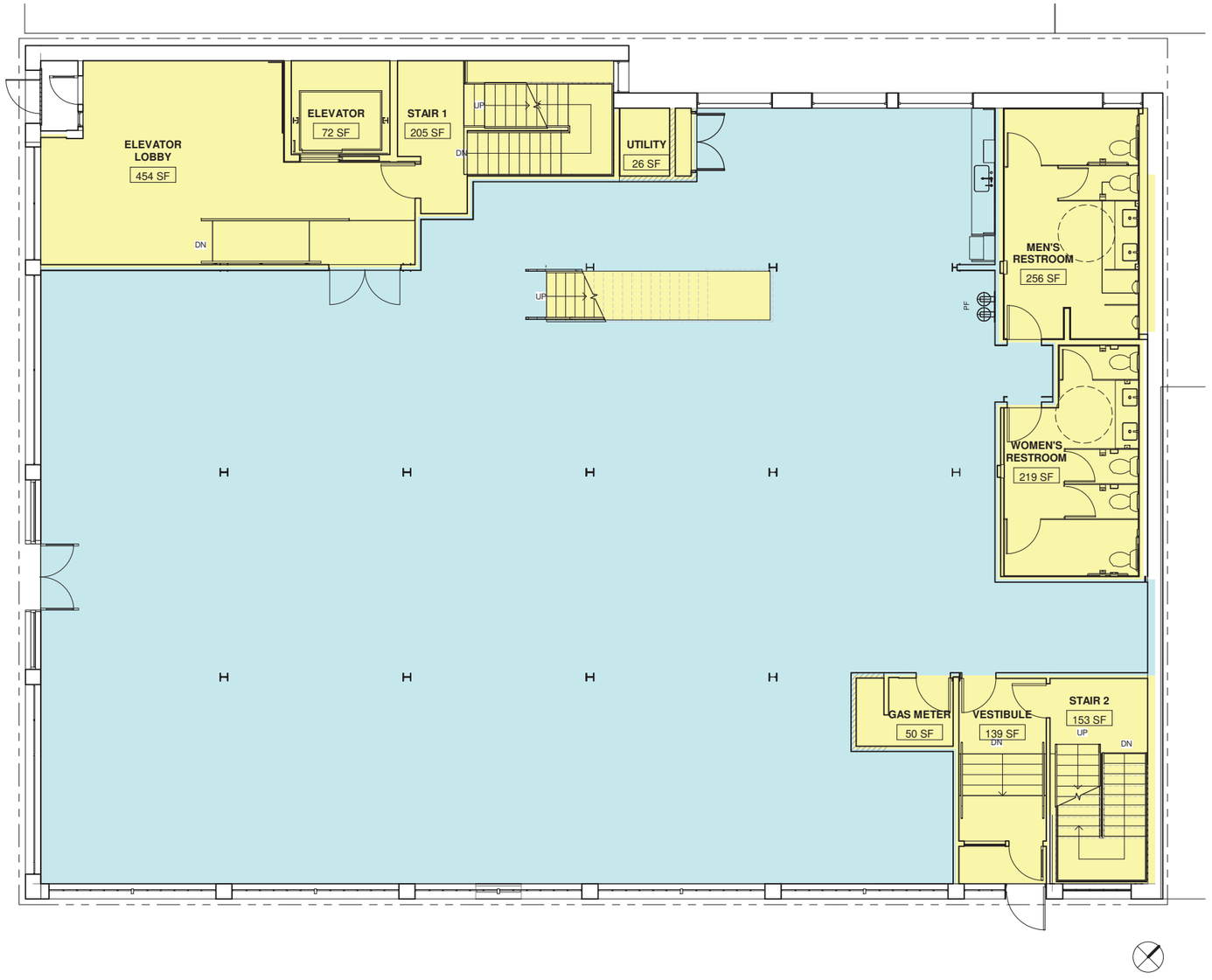
LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/21 STATE OF CALIFORNIA

Date: July 23rd, 2019

Scale: As indicated

Description:
BASEMENT - GROSS FLOOR AREA

Sheet Number:
A07



1 1ST FLOOR - GROSS FLOOR AREA
3/16" = 1'-0"

GROSS FLOOR AREA 1ST FLOOR

FLOOR AREA: 6617 SF

NON-RETAIL
PROFESSIONAL SERVICES
6690 SF

PROPOSED NON RETAIL GROSS FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	6617 SF
2ND FLOOR:	4987 SF
3RD FLOOR:	6668 SF
4TH FLOOR:	6686 SF

TOTAL: 24,958 SF

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Job Number: Project Number

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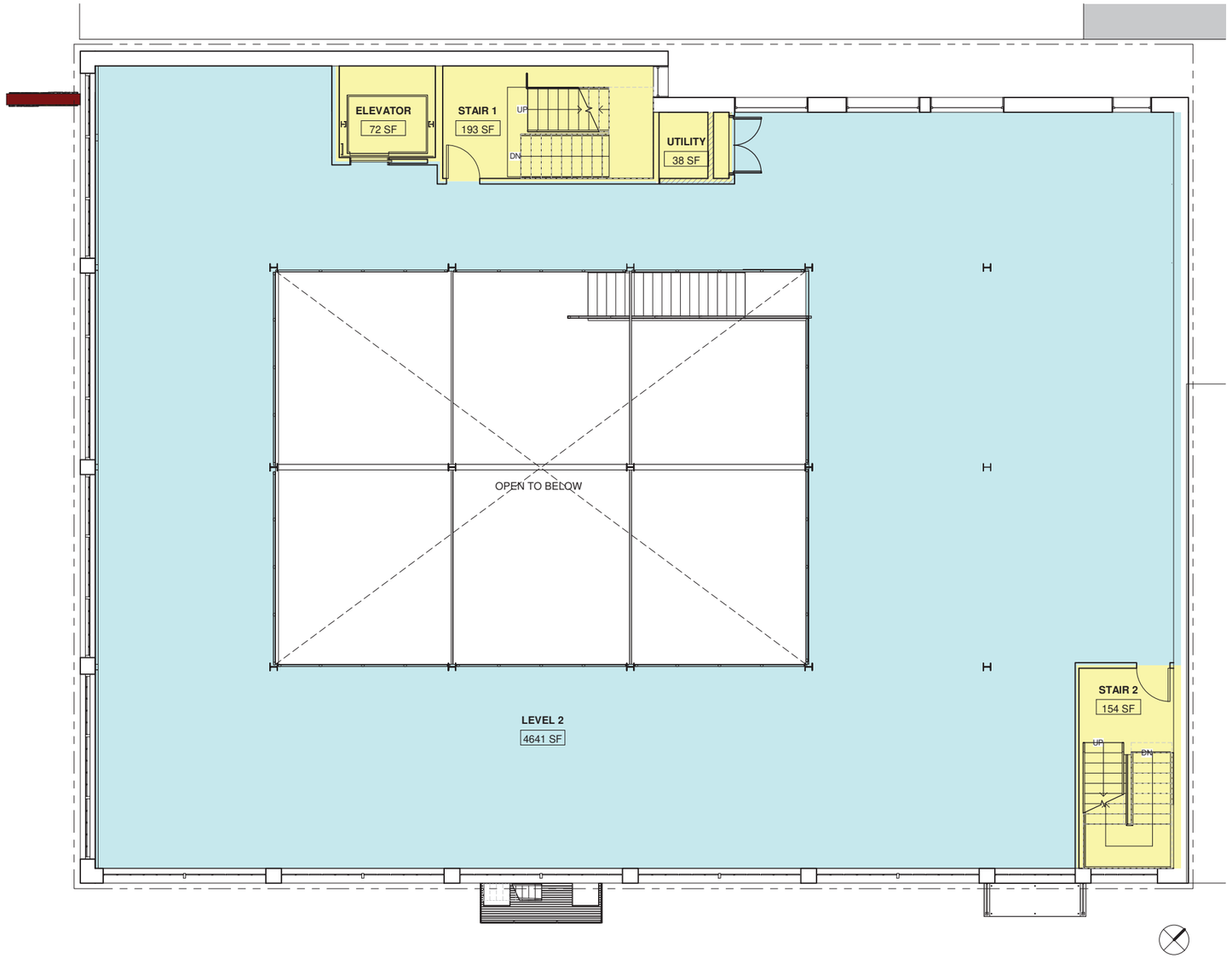
Date: July 23rd, 2019

Scale: As indicated

Description:
1ST FLOOR - GROSS FLOOR AREA

Sheet Number:
A08



1 2ND FLOOR - GROSS FLOOR AREA
3/16" = 1'-0"

GROSS FLOOR AREA 2ND FLOOR

FLOOR AREA: 4987 SF

NON-RETAIL
PROFESSIONAL SERVICES
5060 SF

PROPOSED NON RETAIL GROSS FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	6617 SF
2ND FLOOR:	4987 SF
3RD FLOOR:	6668 SF
4TH FLOOR:	6686 SF

TOTAL: 24,958 SF

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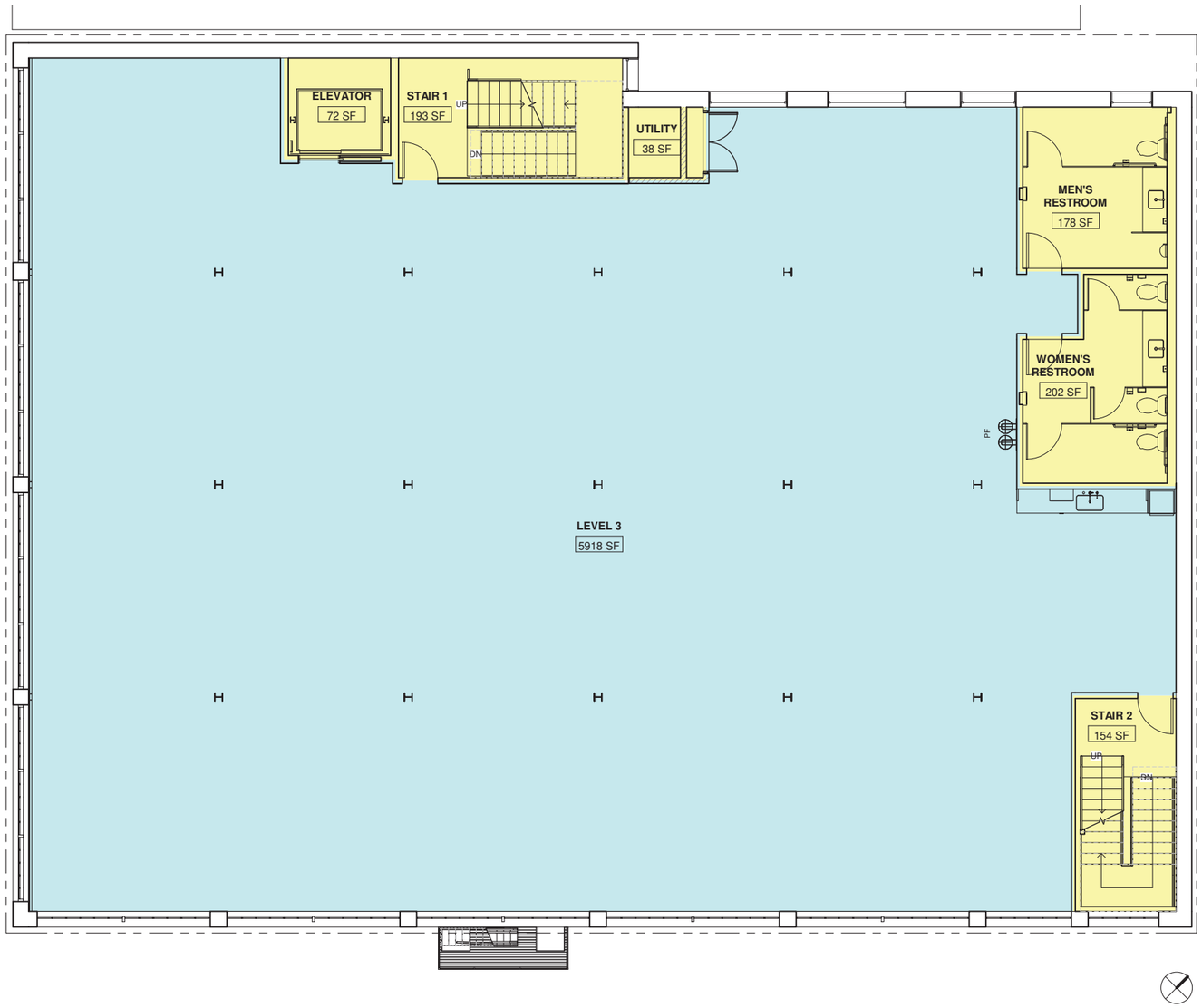
REN. 5/21
STATE OF CALIFORNIA

Date: July 23rd, 2019

Scale: As indicated

Description:
2ND FLOOR - GROSS FLOOR AREA

Sheet Number:
A09



1 3RD FLOOR - GROSS FLOOR AREA
3/16" = 1'-0"

GROSS FLOOR AREA 3RD FLOOR

FLOOR AREA: 6668 SF

NON-RETAIL
PROFESSIONAL SERVICES
6743 SF

PROPOSED NON RETAIL GROSS FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	6617 SF
2ND FLOOR:	4987 SF
3RD FLOOR:	6668 SF
4TH FLOOR:	6686 SF

TOTAL: 24,958 SF

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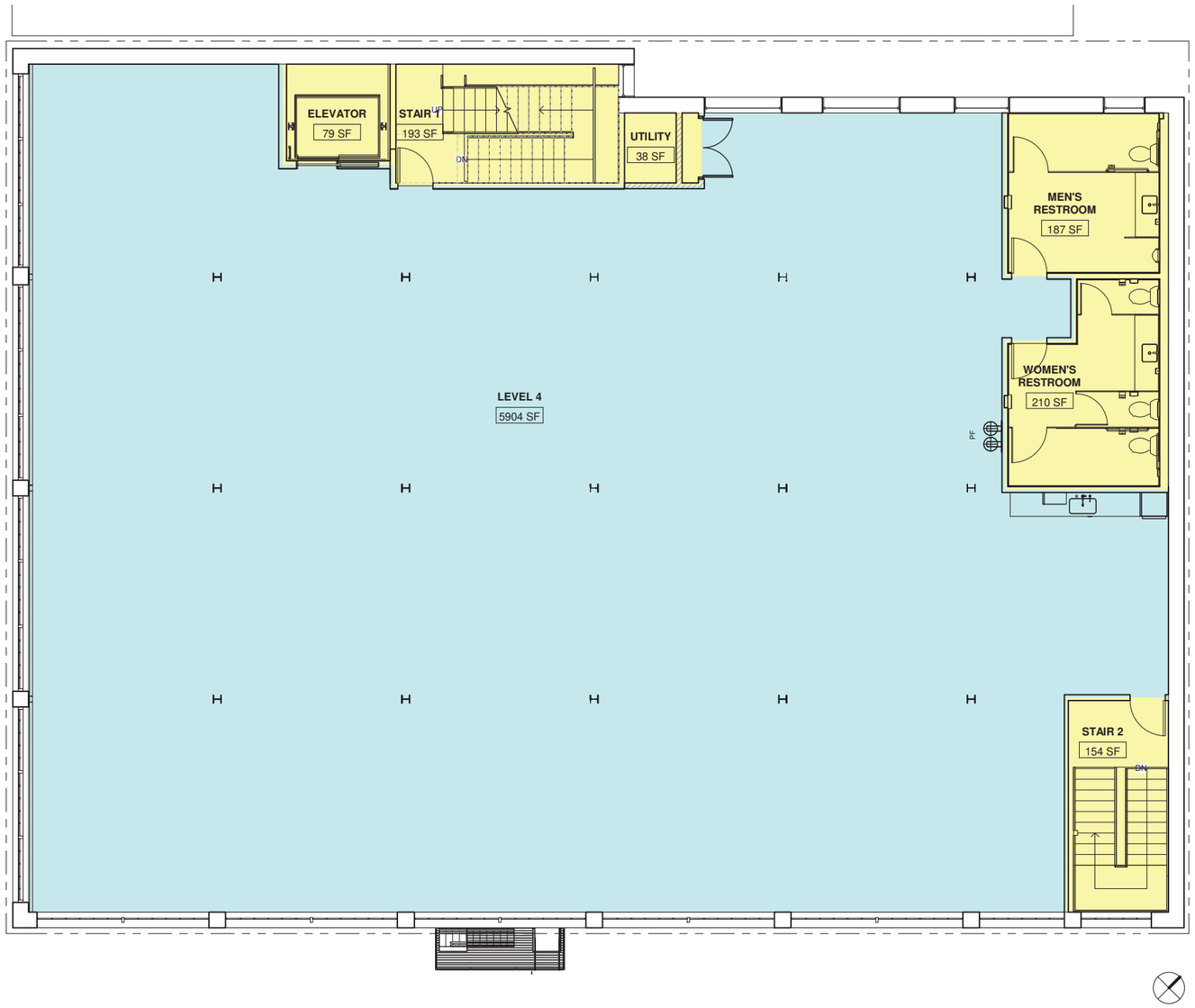
No. C 25678
REN. 5/21
STATE OF CALIFORNIA

Date: July 23rd, 2019

Scale: As indicated

Description:
3RD FLOOR - GROSS FLOOR AREA

Sheet Number:
A10



1 4TH FLOOR - GROSS FLOOR AREA
3/16" = 1'-0"

GROSS FLOOR AREA 4TH FLOOR

FLOOR AREA: 6686 SF

NON-RETAIL
PROFESSIONAL SERVICES
6760 SF

PROPOSED NON RETAIL GROSS FLOOR AREA

BASEMENT:	0 SF
1ST FLOOR:	6617 SF
2ND FLOOR:	4987 SF
3RD FLOOR:	6668 SF
4TH FLOOR:	6686 SF

TOTAL: 24,958 SF

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Date: July 23rd, 2019

Scale: As indicated

Description:
4TH FLOOR - GROSS FLOOR AREA

Sheet Number:
A11

9TH STREET WINDOW DETAIL

9TH STREET WINDOW DETAIL

NATOMA STREET FACADE

NATOMA STREET FACADE

9TH STREET FACADE

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STATE OF CALIFORNIA

Date: July 23rd, 2019

Scale:

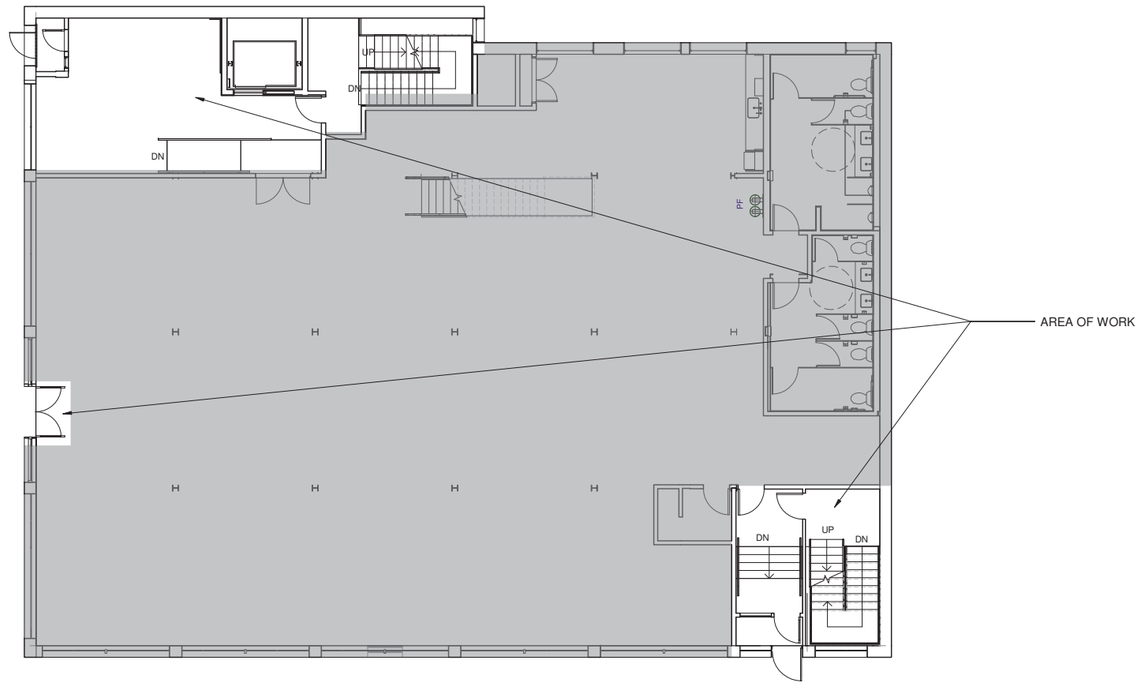
Description:

WINDOW ALTERATION - EXISTING PHOTOS

Sheet Number:

A12

MINNA STREET



9TH STREET

NATOMA STREET

1 WINDOW ALTERATION - SITE PLAN
1/8" = 1'-0"

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STATE OF CALIFORNIA

Date: July 23rd, 2019

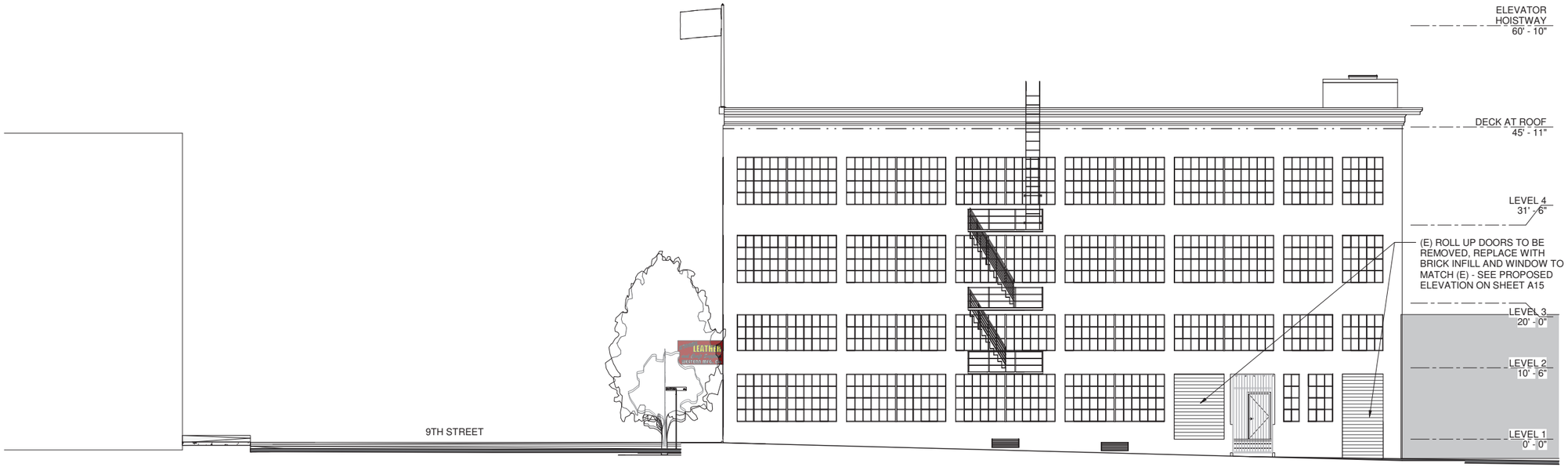
Scale: 1/8" = 1'-0"

Description:

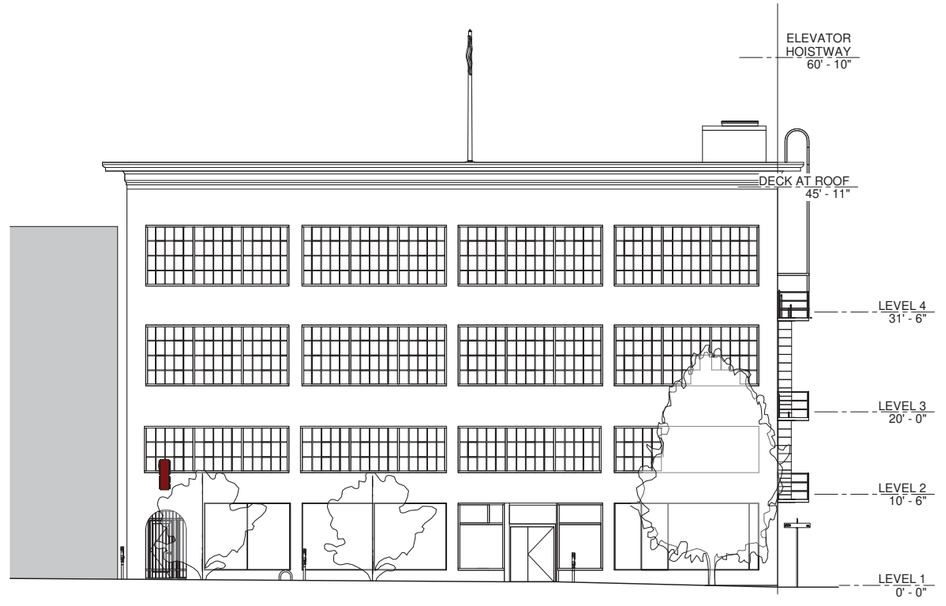
WINDOW ALTERATION - SITE PLAN

Sheet Number:

A13



1 SOUTH EXISTING - NATOMA STREET
1/8" = 1'-0"



2 WEST EXISTING - 9TH STREET
1/8" = 1'-0"

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LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/21
STATE OF CALIFORNIA

Date: July 23rd, 2019

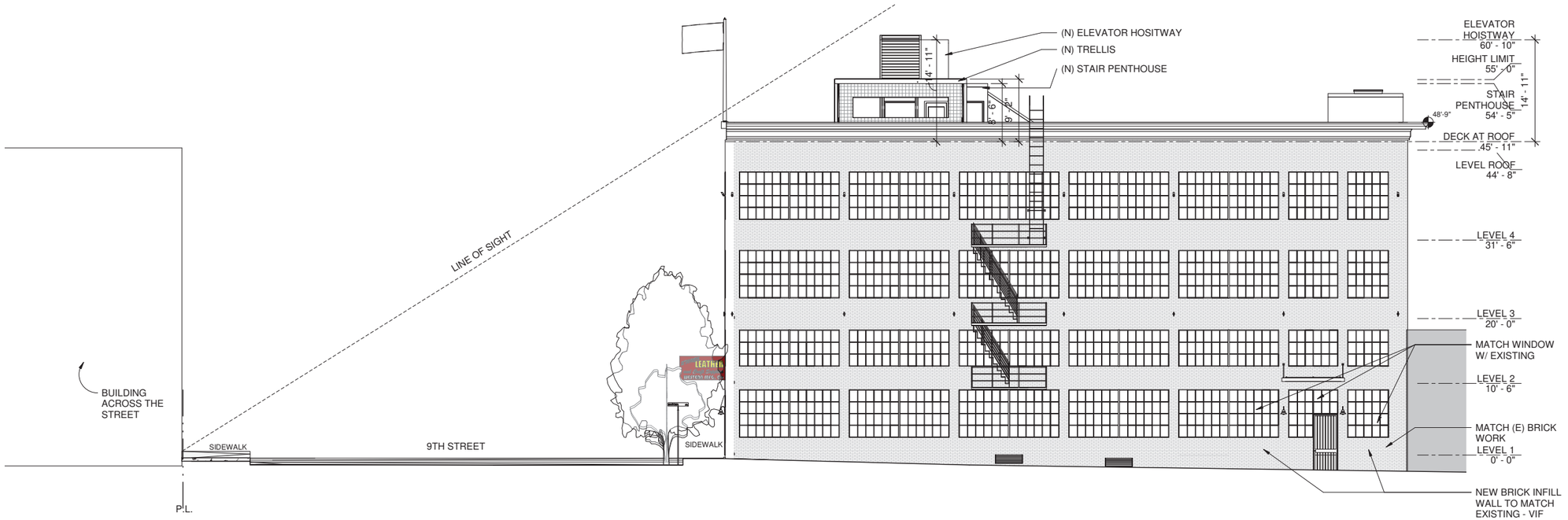
Scale: 1/8" = 1'-0"

Description:

WINDOW ALTERATION - EXISTING ELEVATIONS

Sheet Number:

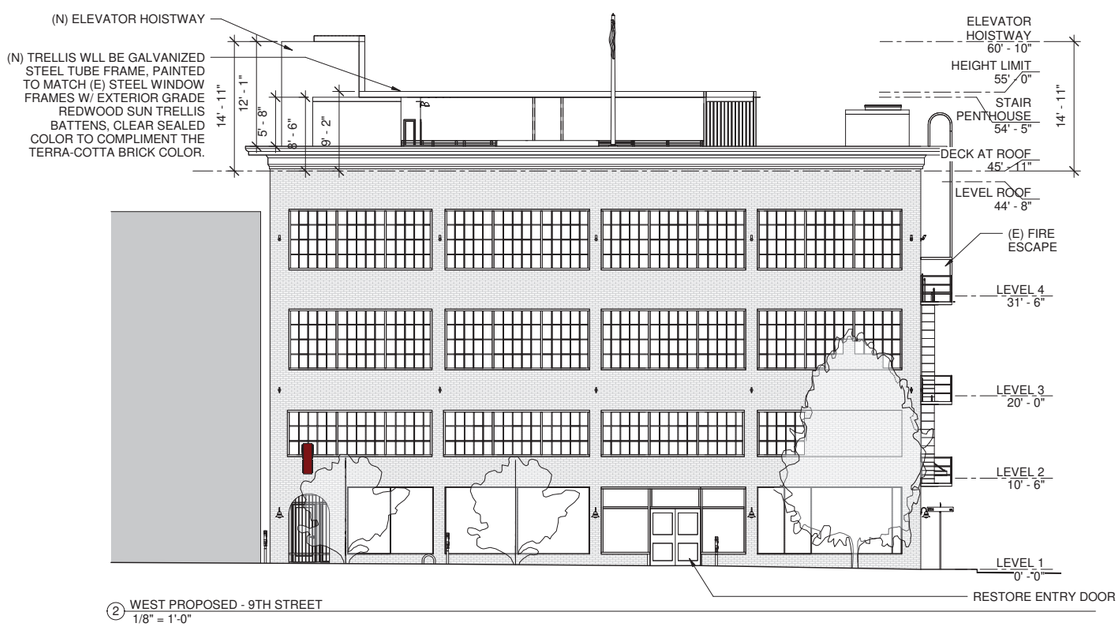
A14



1 SOUTH PROPOSED - NATOMA STREET
1/8" = 1'-0"

9TH STREET PERSPECTIVE

NATOMA STREET PERSPECTIVE



2 WEST PROPOSED - 9TH STREET
1/8" = 1'-0"

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No.	Issue	Date

LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/21 STATE OF CALIFORNIA

Date: July 23rd, 2019

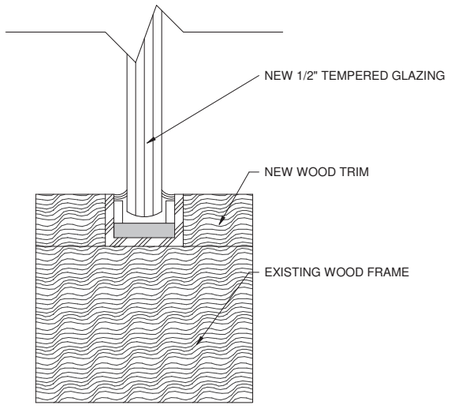
Scale: 1/8" = 1'-0"

Description:

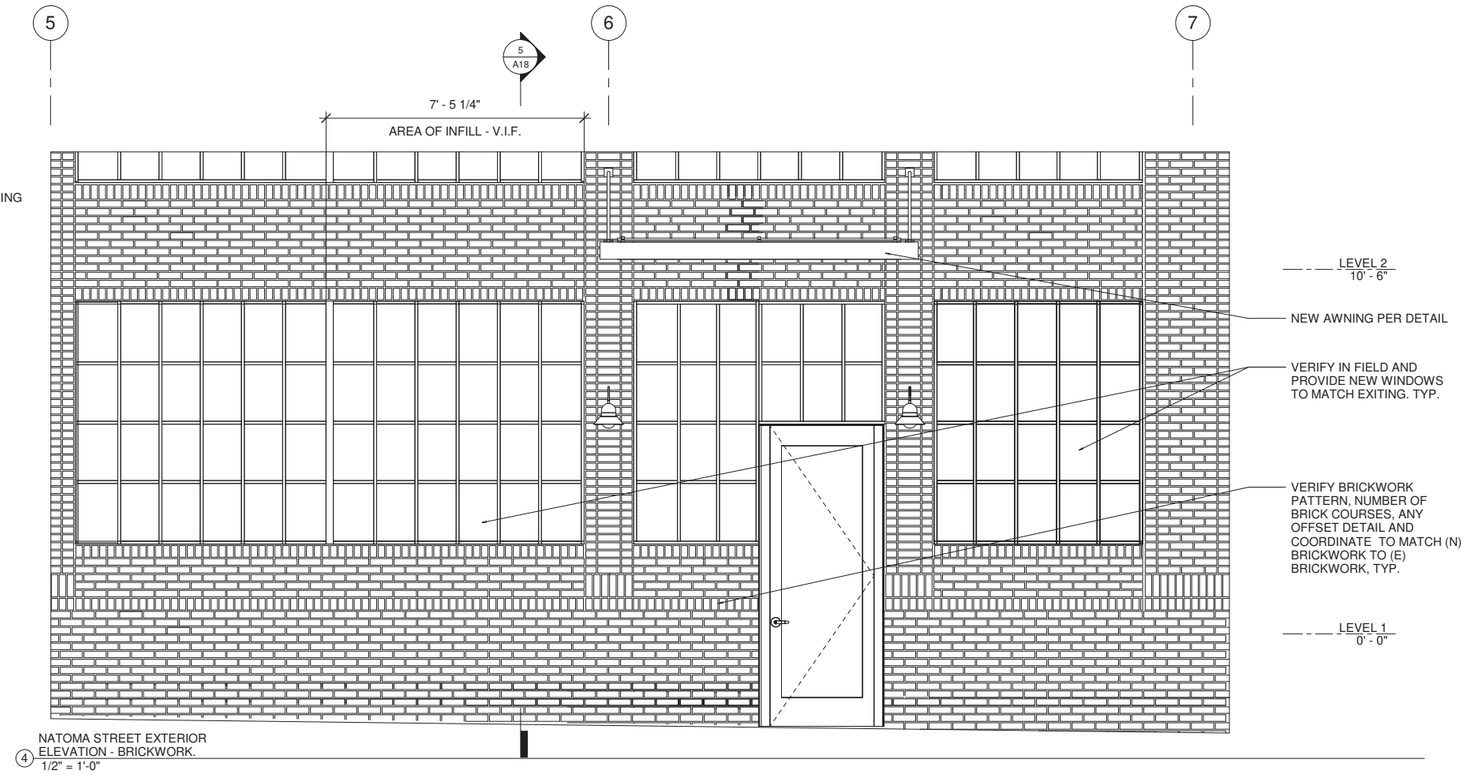
WINDOW ALTERATION - PROPOSED ELEVATIONS

Sheet Number:

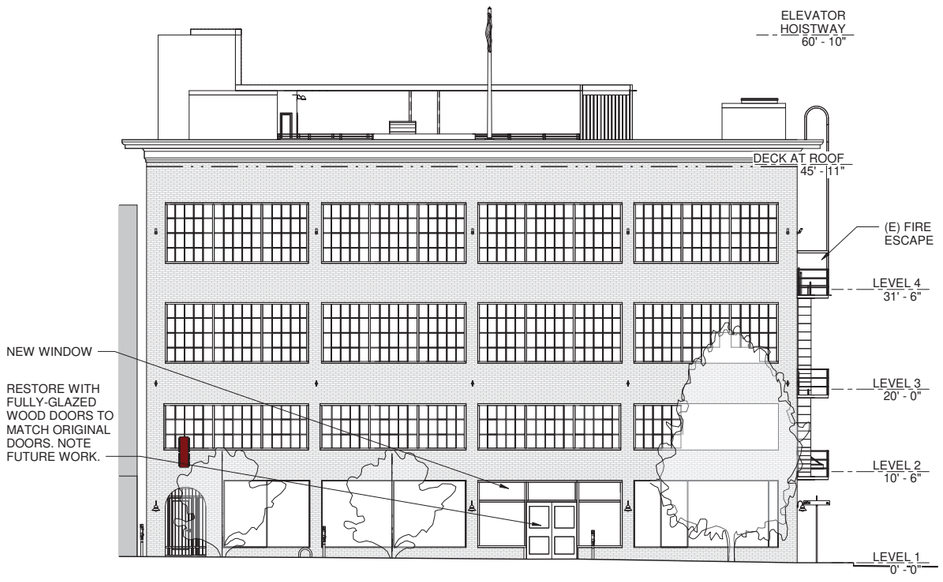
A15



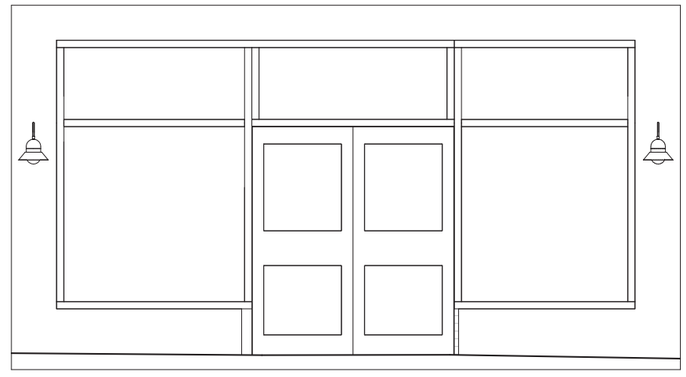
NEW GLAZING @ (E) STOREFRONT GLAZING
3 12" = 1'-0"



NATOMA STREET EXTERIOR ELEVATION - BRICKWORK.
4 1/2" = 1'-0"



WEST PROPOSED - 9TH STREET
1 1/8" = 1'-0"



ENLARGED PROPOSED ELEVATION
2 1/2" = 1'-0"

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No.	Issue	Date

LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/21 STATE OF CALIFORNIA

Date: July 23rd, 2019

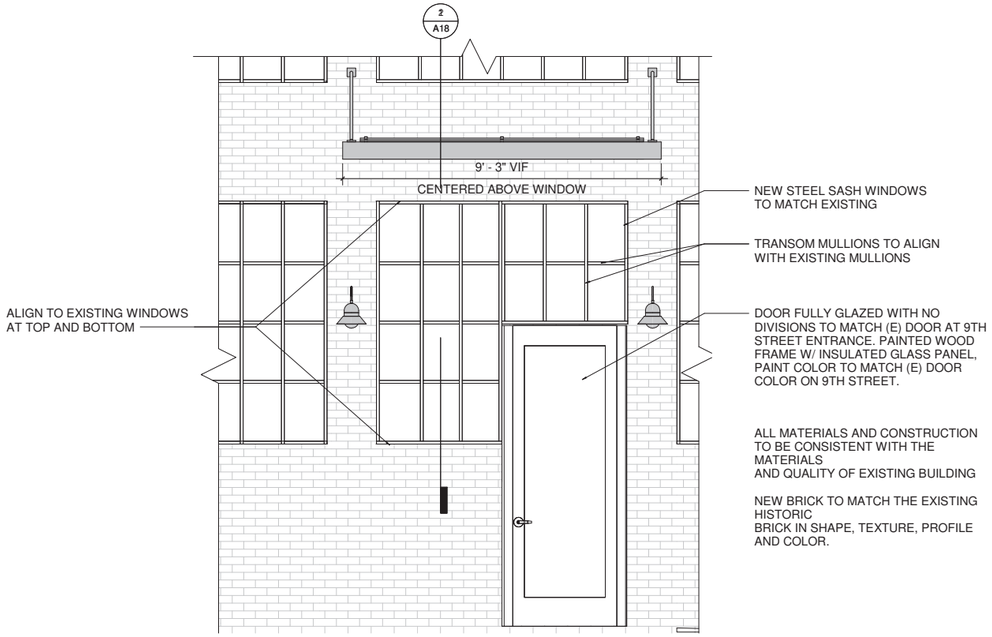
Scale: As indicated

Description:

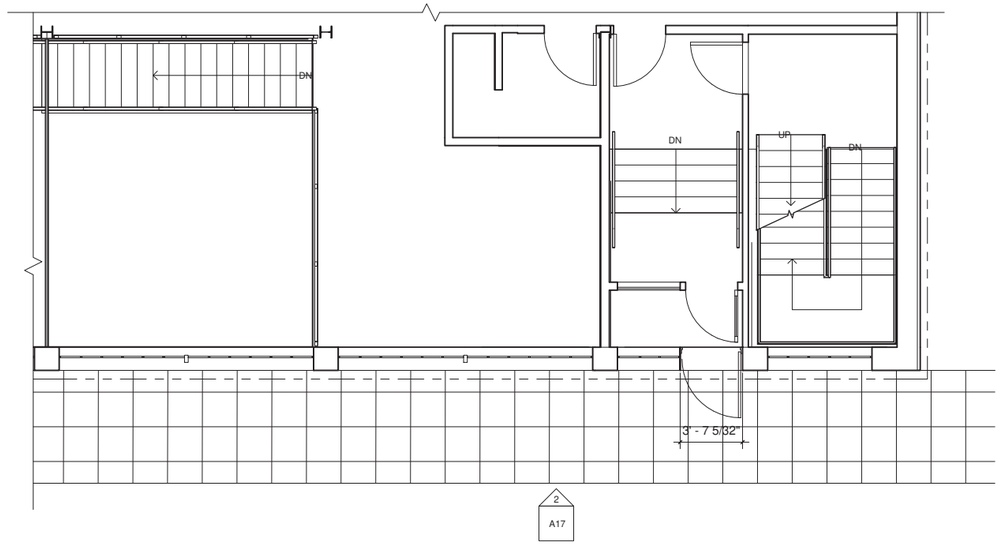
WINDOW ALTERATION & NEW BRICK INFILL - PROPOSED ELEVATION

Sheet Number:

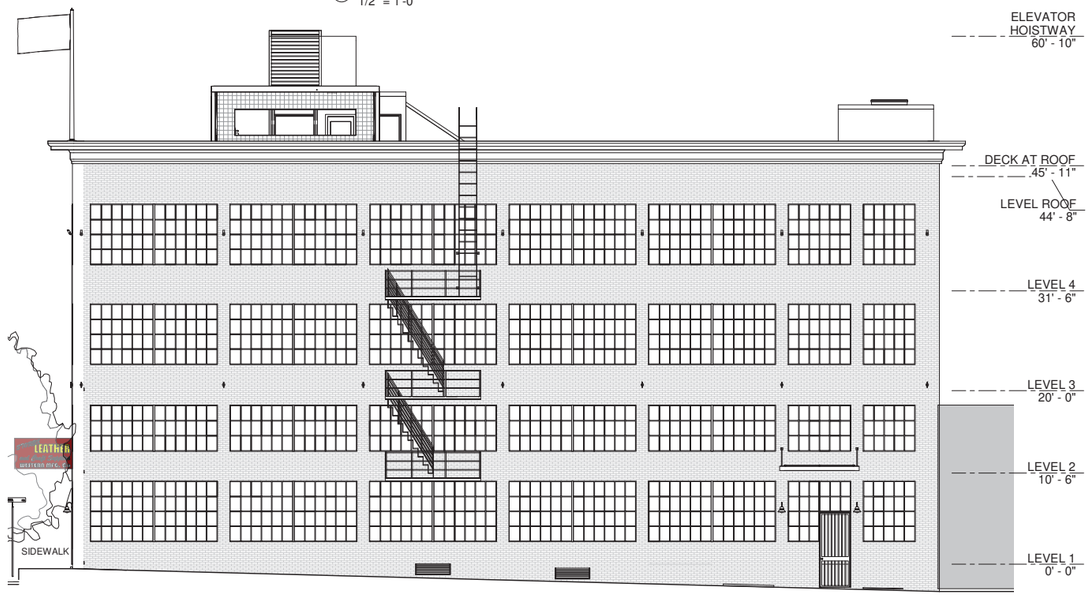
A16



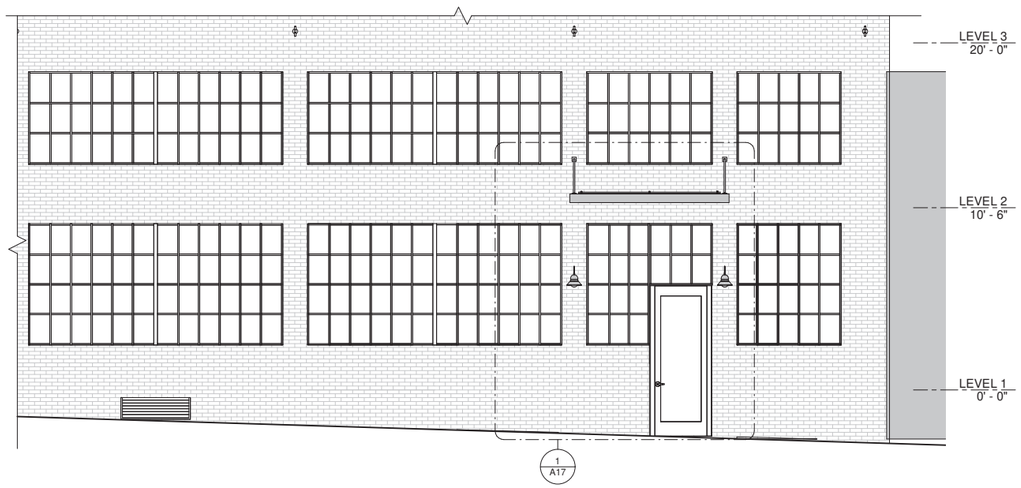
1 NEW ENTRY DOOR ENLARGED
1/2" = 1'-0"



3 NEW ENTRY DOOR
1/4" = 1'-0"



4 SOUTH PROPOSED - NATOMA STREET
1/8" = 1'-0"



2 NEW ENTRY DOOR
1/4" = 1'-0"

Costa Brown
Architecture
1620 Montgomery Street, Suite 300
San Francisco, CA 94111
Tel: 415 986 0101

149 9TH STREET

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SAN FRANCISCO, CA

Job Number: Project Number

No.	Issue	Date

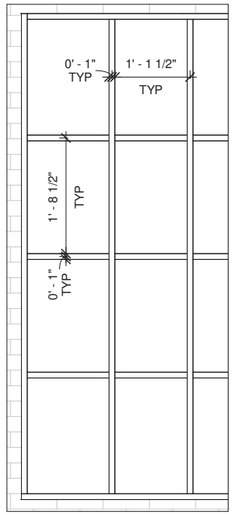
LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/21
STATE OF CALIFORNIA

Date: July 23rd, 2019

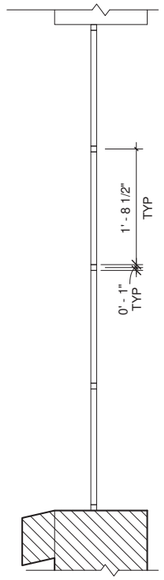
Scale: As indicated

Description:
ENTRY DOOR
PLAN DETAIL

Sheet Number:
A17

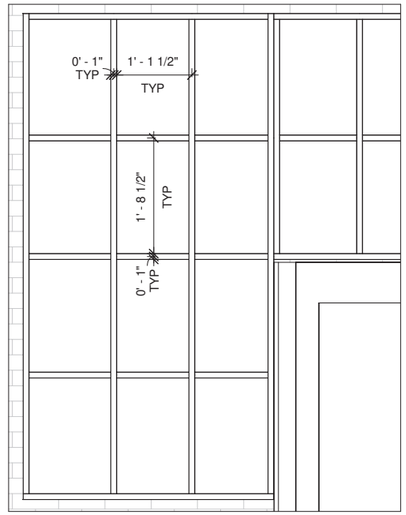


4 EXISTING WINDOW ELEVATION
1" = 1'-0"

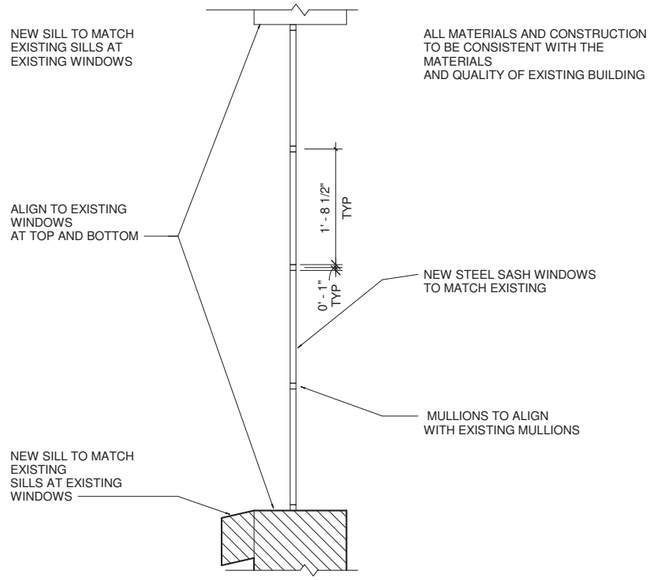


1 EXISTING WINDOW SECTION
1" = 1'-0"

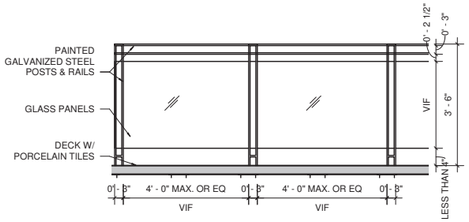
ALL PROPOSED MATERIALS TO MATCH EXISTING ADJACENT WINDOWS



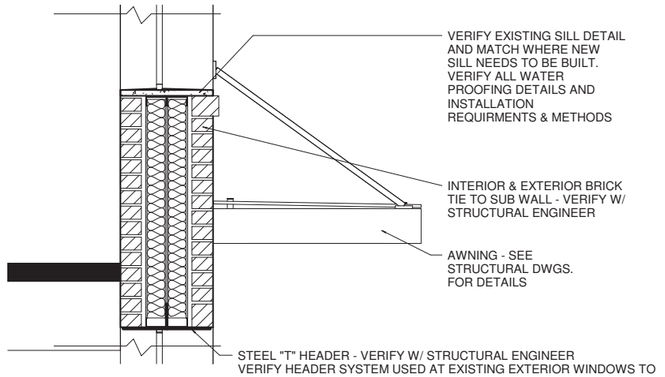
3 PROPOSED WINDOW ELEVATION
1" = 1'-0"



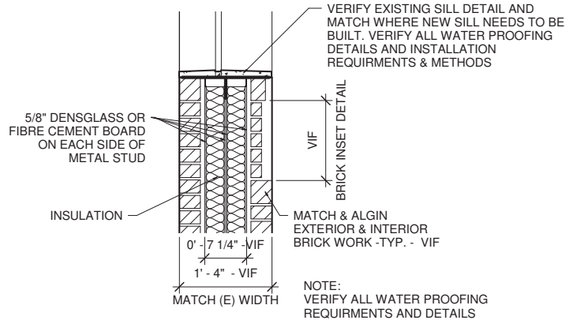
2 PROPOSED WINDOW SECTION
1" = 1'-0"



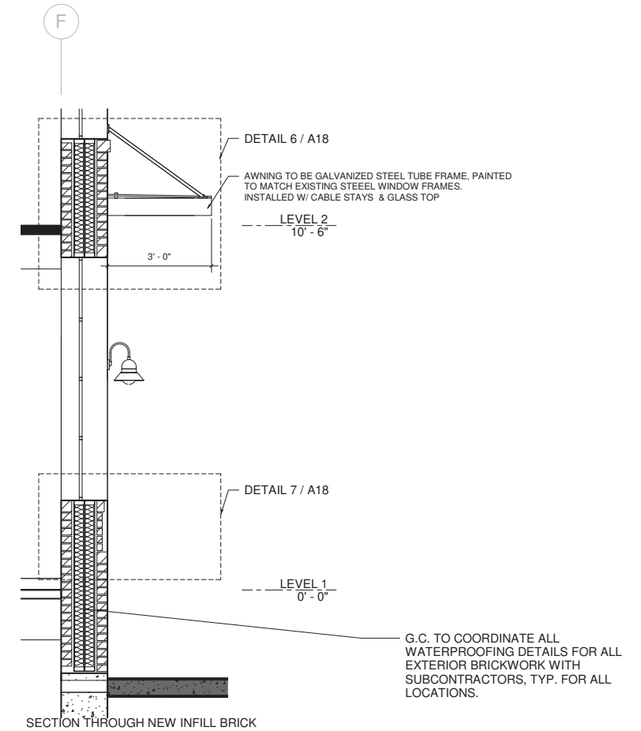
8 DECK GUARDRAIL DETAIL ELEVATION
1/2" = 1'-0"



WINDOW HEAD DETAIL @ NEW INFILL WALL - TYP.
6 1" = 1'-0"



WINDOW SILL DETAIL @ NEW INFILL BRICK WALL TYP.
7 1" = 1'-0"



SECTION THROUGH NEW INFILL BRICK WALL - TYP.
5 1/2" = 1'-0"

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WINDOW & BRCIK WALL DETAILS

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