

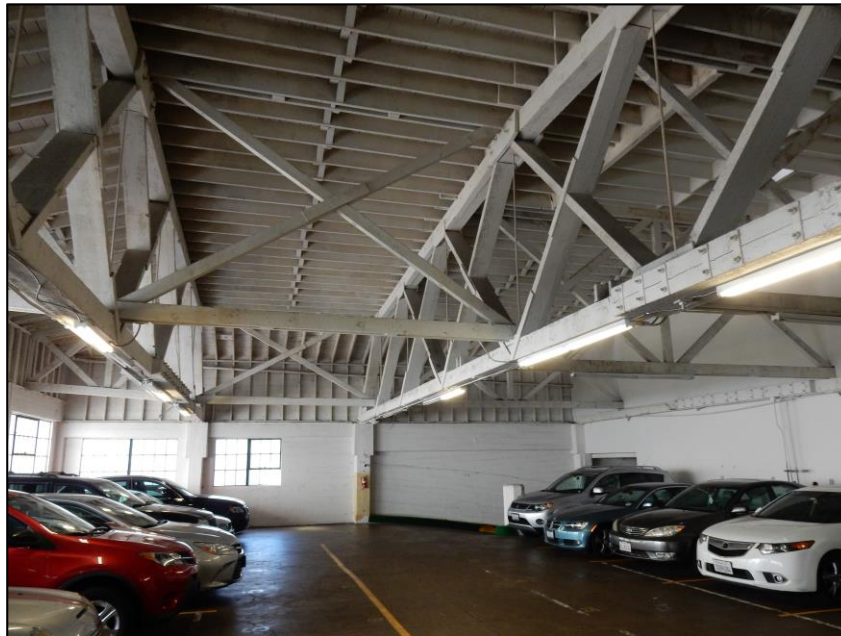
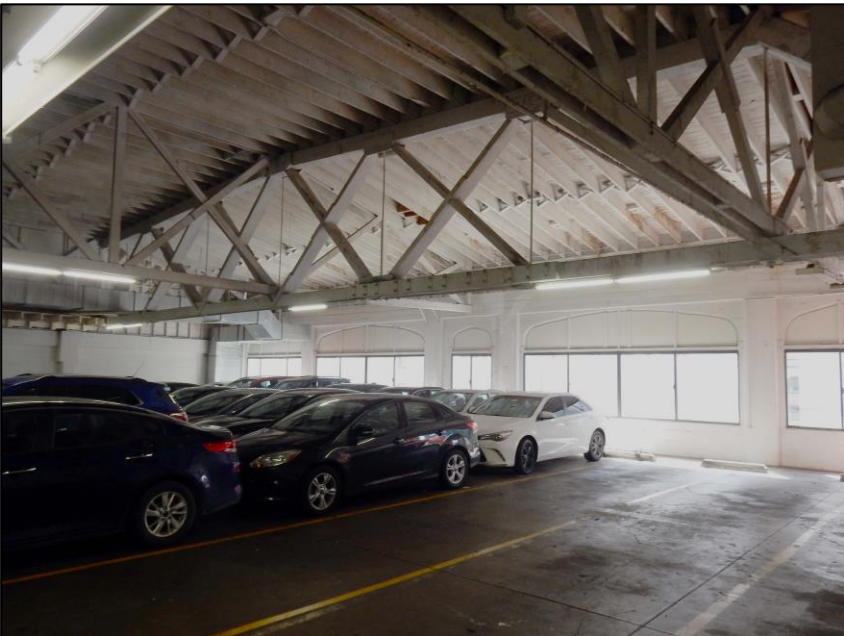


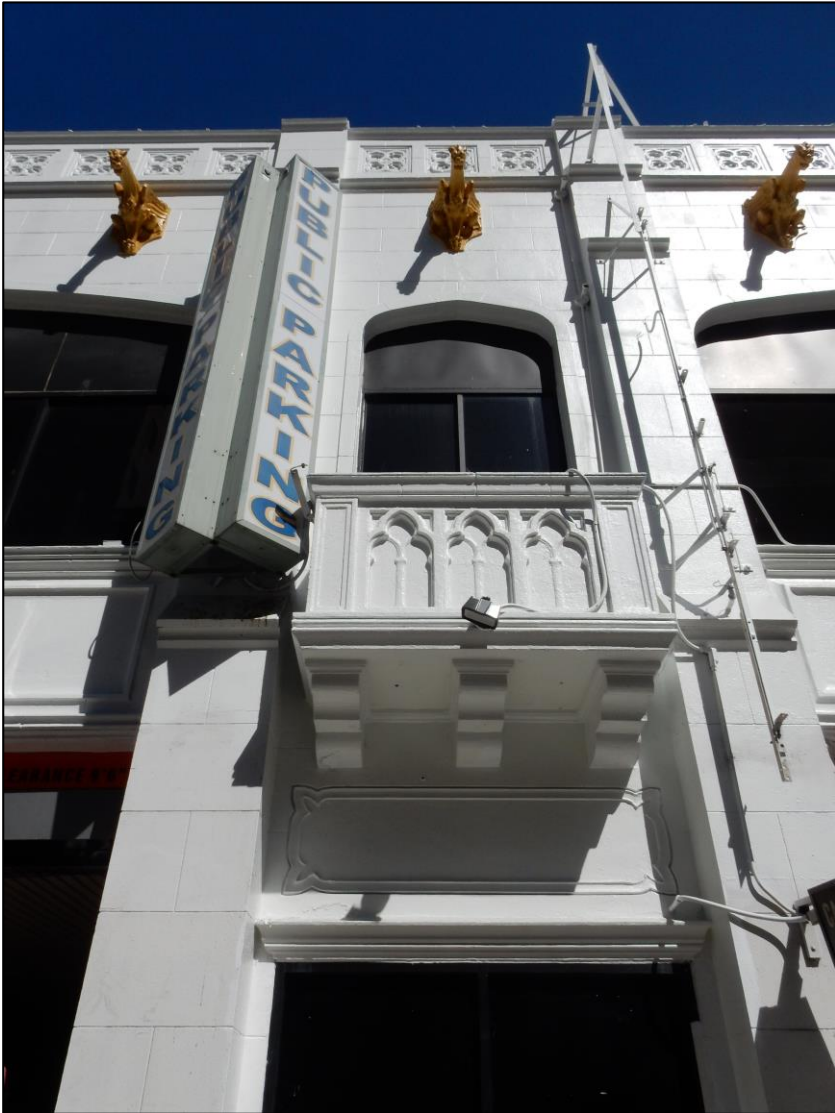
550 O'Farrell Street

Individually eligible for listing in the California Register under Criterion 3 as a good example of the Gothic Revival architectural style designed by William C. Crim Jr., who is generally regarded as a master in the field of architecture.

Character-defining features

- Low-scale two-story massing
- Primary façade organization of five-bays separated by piers
- Reinforced concrete construction with arched wood truss roof system
- Plaster finish scored to look like ashlar masonry at the primary facade
- Large openings on the first floor
- Arched windows on the second floor
- Decorative panels
- Balcony with ogee arches and decorative brackets at the center bay
- Row of attached gargoyles
- Parapet with blind quatrefoil panels





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Uptown Tenderloin National Register Historic District



Listed in the National Register under Criterion A for its association with the development of hotel and apartment life in San Francisco and Criterion C for its distinctive mix of building types that served a new urban population of office and retail workers.

The period of significance for the historic district ranges from 1906-1931.

Uptown Tenderloin National Register Historic District



Character-defining features:

- Three to seven-story building height
- Multi-unit apartments, hotel or apartment-hotels, as well as other building types that support residential life
- Constructed of brick or reinforced concrete
- Bay windows on street façades, double-hung windows in the earlier buildings, casement window with transoms in later buildings
- Flat roofs with parapets providing compositional space for decorative cornices
- Prominent fire escapes
- Decorative features: brick or stucco facing with molded galvanized iron, terra cotta, or cast concrete; deep set windows in brick walls with segmental arches or iron lintels; decorative quoins; sandstone or terra cotta rusticated bases, columns, sills, lintels, quoins, entry arches, keystones, string courses
- Buildings occupy the entire width of the lot
- Elaborately detailed residential entrances
- Two or three-part vertical building composition for apartment and hotel buildings, one or two-part commercial composition for non-residential and small residential buildings,
- Engraved or painted signs, bronze plaques and neon signs





1 O'FARRELL VIEW EAST



2 O'FARRELL VIEW WEST

brick.

550 o'farrell
san francisco, ca



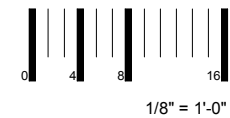
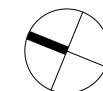
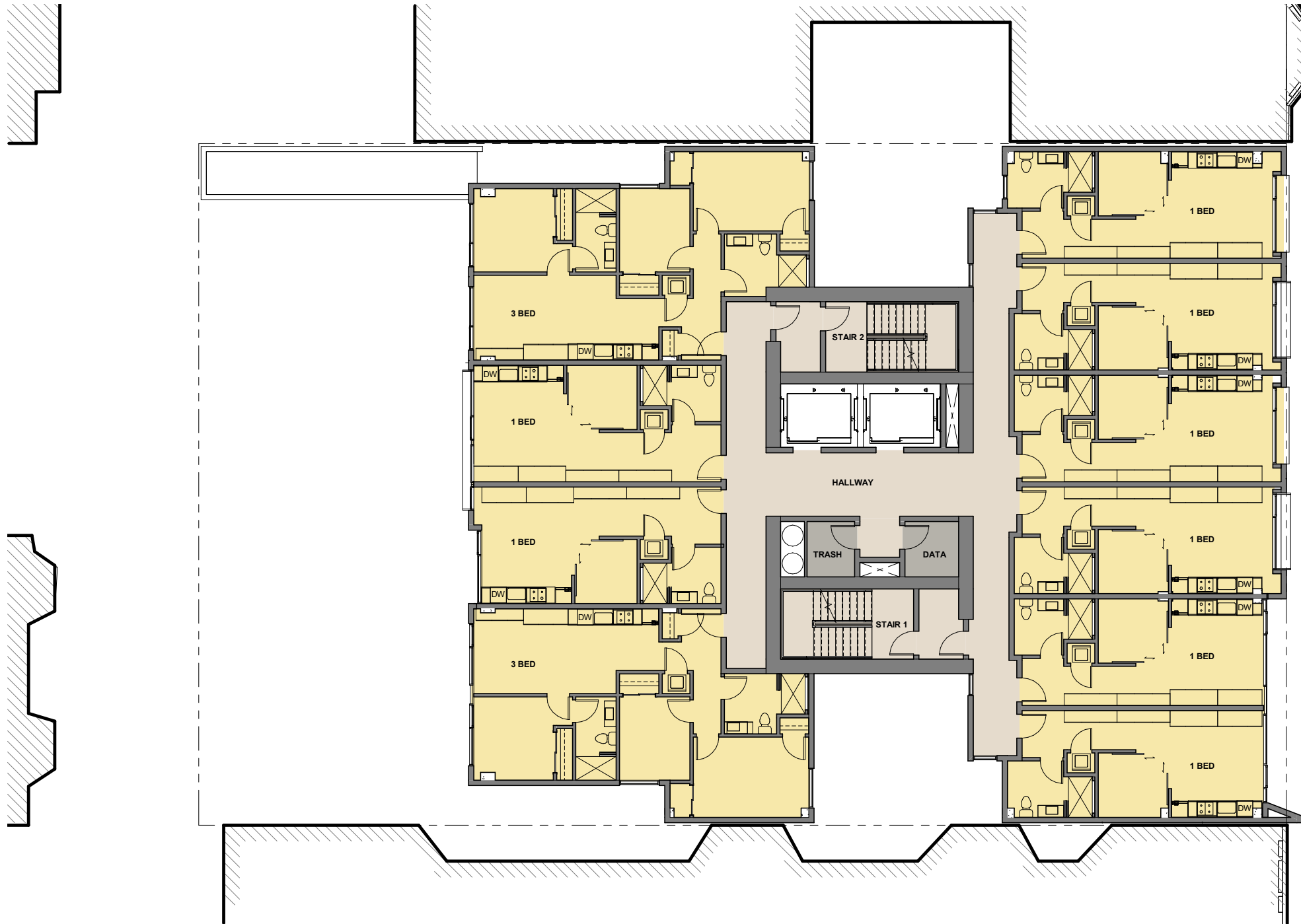
1 O'FARRELL AERIAL VIEW WEST

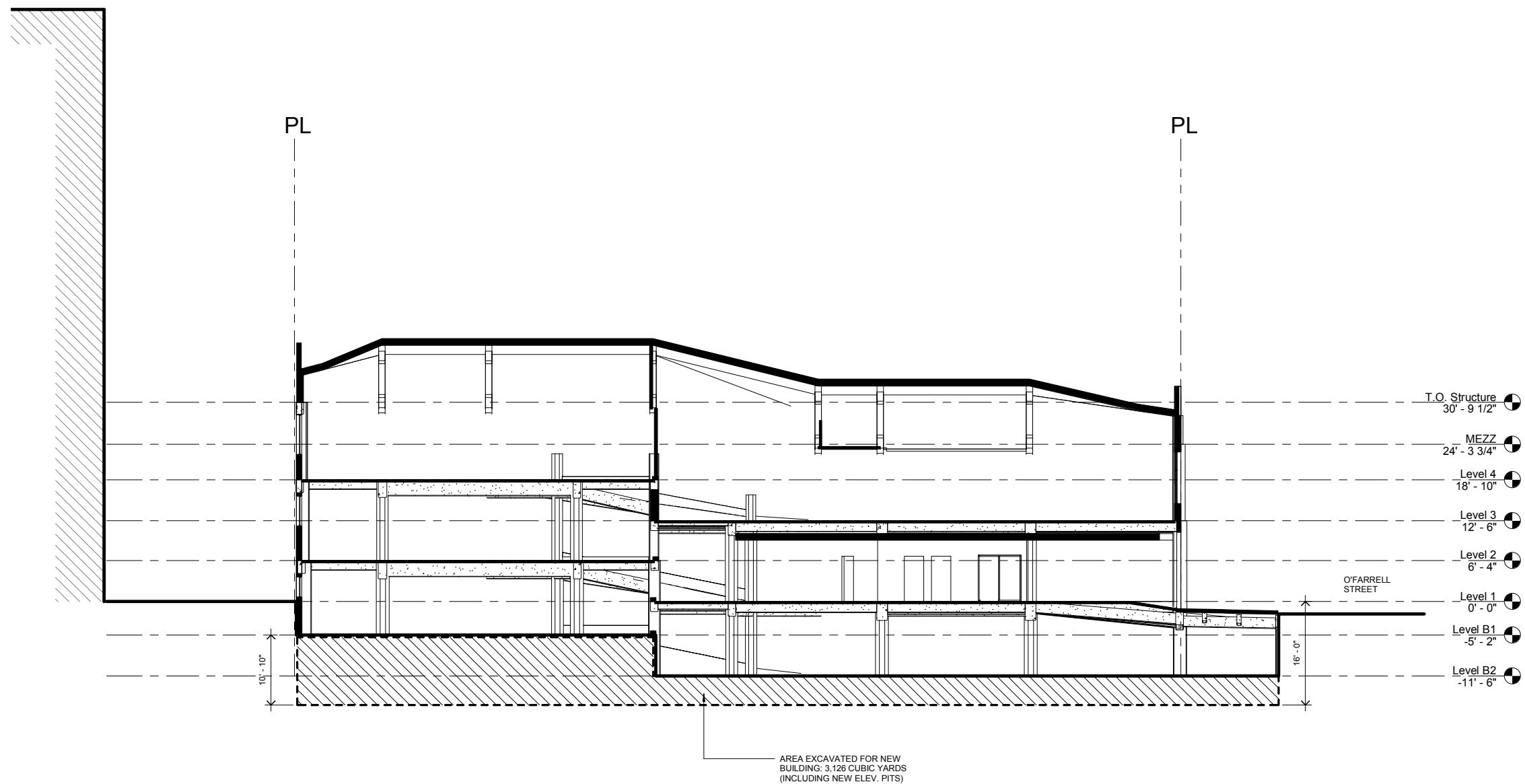


2 O'FARRELL VIEW AERIAL SOUTH

brick.

550 o'farrell
san francisco, ca



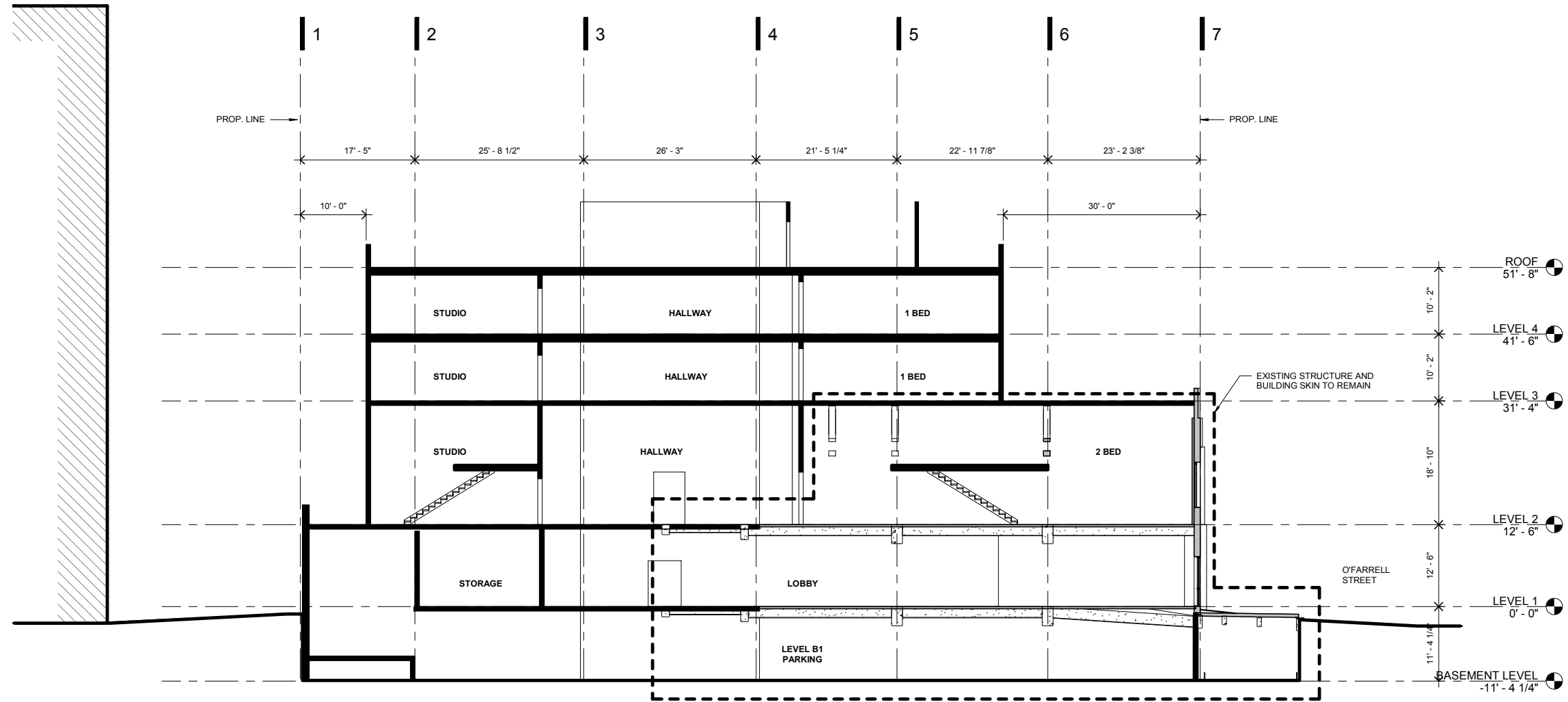


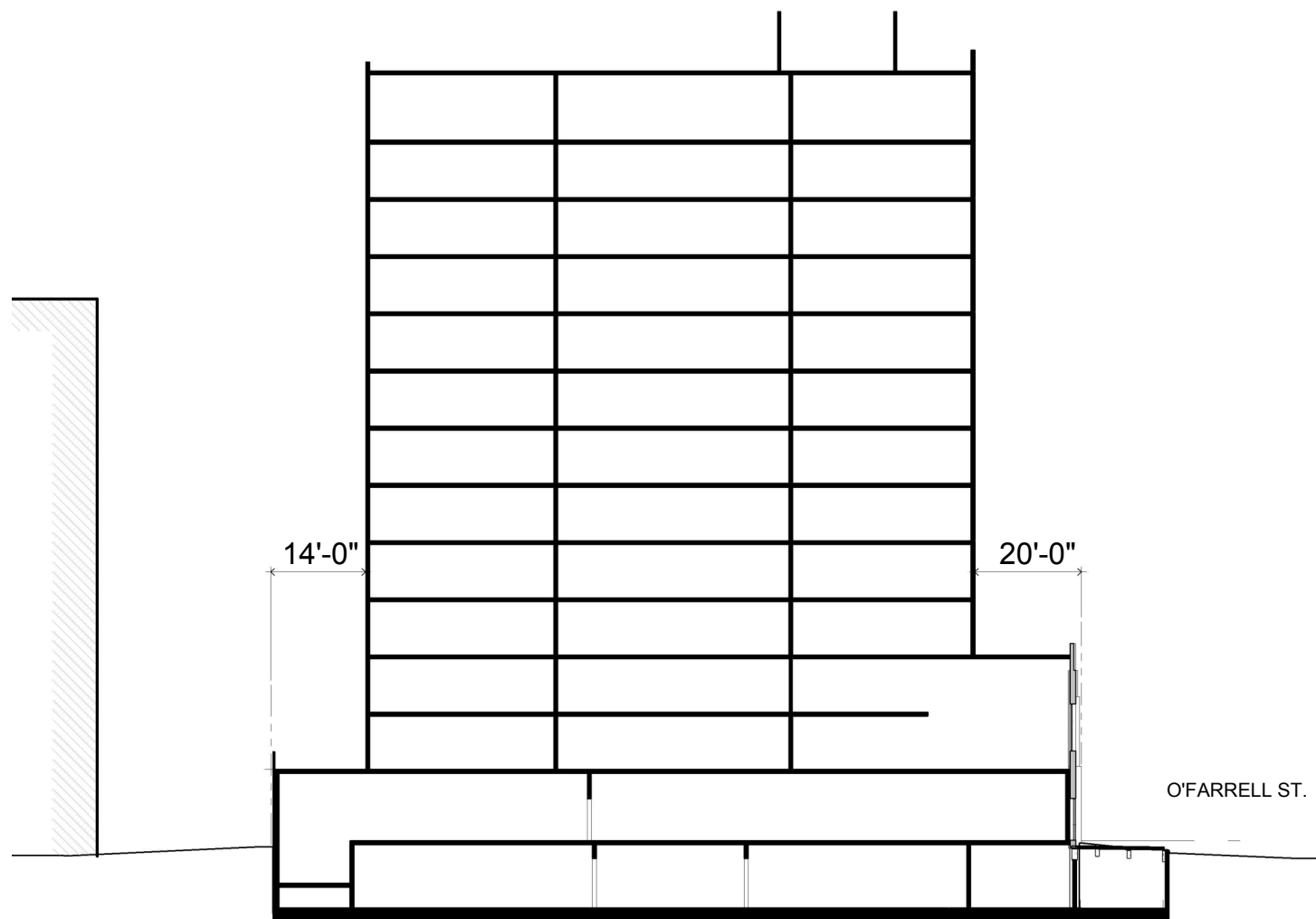
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550 o'farrell
san francisco, ca

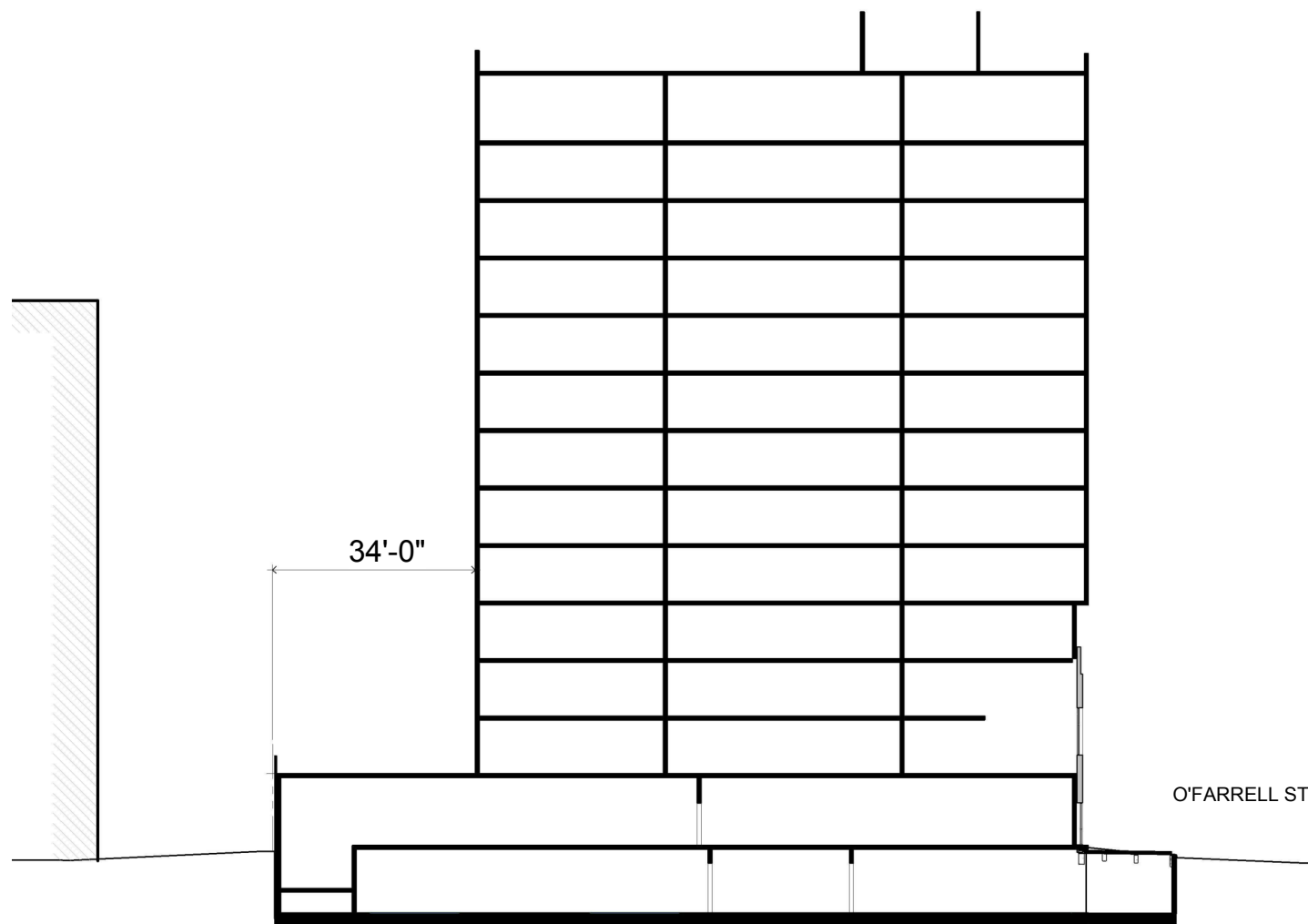


building section B - existing
03/15/2019
conditional use submittal
www.brick-inc.com


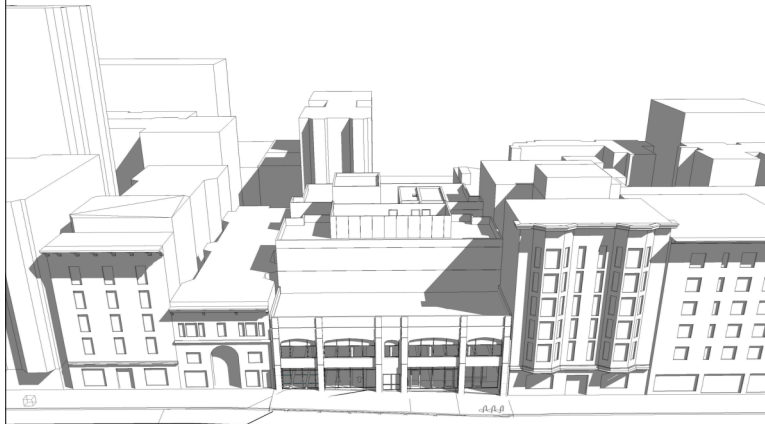






1 PARTIAL PRESERVATION ALT 1



2 PARTIAL PRESERVATION ALT 2

		PRESERVATION ALTERNATIVES SUMMARY																																																																			
PROPOSED PROJECT		FULL PRESERVATION ALTERNATIVE	PARTIAL PRESERVATION ALTERNATIVE 1	PARTIAL PRESERVATION ALTERNATIVE 2																																																																	
13 LEVELS OF TYPE I CONSTRUCTION. 		MAINTAIN FRONT HALF OF EXISTING BUILDING AND ADAPTIVELY RE-USE INTERIOR. 2 STORY ADDITION SETBACK 30 FEET 	MAINTAIN EXISTING FACADE WITH 13 LEVELS OF TYPE I CONSTRUCTION SET BACK 20 FEET 	MAINTAIN EXISTING FACADE WITH 13 LEVELS OF TYPE I CONSTRUCTION NO SET BACK 																																																																	
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FULL PRESERVATION ALTERNATIVE

MAINTAIN HALF OF EXISTING BUILDING AND ADAPTIVELY RE-USE
INTERIOR. 2 STORY ADDITION SETBACK 30 FEET

	FULL PRESERVATION ALTERNATIVE
UNITS	30
RESIDENTIAL SF *	31,255 SF
RETAIL SF	1,923
PARKING SPACES	17
NUMBER OF STORIES	4
BUILDING HEIGHT	51'-8"
HISTORIC BUILDING SF RETAINED**	16,200

* INCLUDES RESIDENTIAL COMMON & CIRCULATION AREAS
** EXISTING STRUCTURE INCLUDES 5,400 SF ON BASEMENT, LEVEL 1 AND LEVEL 2



1 PERSPECTIVE LOOKING EAST



2 PERSPECTIVE LOOKING WEST

brick.

550 o'farrell full preservation alt.
san francisco, ca



PARTIAL PRESERVATION ALTERNATIVE 1

MAINTAIN EXISTING FACADE WITH 13 LEVELS OF TYPE I CONSTRUCTION
SET BACK 20 FEET

	PARTIAL PRESERVATION ALTERNATIVE 1
UNITS	113
RESIDENTIAL SF *	96,811 SF
RETAIL SF	1,741 SF
PARKING SPACES	23
NUMBER OF STORIES	13
BUILDING HEIGHT	130'-0"
HISTORIC BUILDING SF RETAINED**	APPROX. 200 SF - O'FARRELL FACADE ONLY

* INCLUDES RESIDENTIAL COMMON & CIRCULATION AREAS
** EXISTING STRUCTURE INCLUDES 11,808 SF GROUND FLOOR AND 11,808 SF SECOND FLOOR



1 PERSPECTIVE LOOKING EAST



2 PERSPECTIVE LOOKING WEST

brick.

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san francisco, ca



PARTIAL PRESERVATION ALTERNATIVE 2

MAINTAIN EXISTING FACADE WITH NO SET BACK AND NEW 13 FLOOR CONSTRUCTION

	PARTIAL PRESERVATION ALTERNATIVE 2
UNITS	113
RESIDENTIAL SF *	97,680 SF
RETAIL SF	1,550 SF
PARKING SPACES	23
NUMBER OF STORIES	13
BUILDING HEIGHT	130'-0"
HISTORIC BUILDING SF RETAINED**	APPROX. 200 SF - O'FARRELL FACADE ONLY

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1 PERSPECTIVE LOOKING EAST



2 PERSPECTIVE LOOKING WEST

brick.

550 o'farrell partial preservation alt 2
san francisco, ca