



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: August 2, 2017
TO: Historic Preservation Commission
FROM: Justin Greving, Preservation Planner, 415-575-9169
REVIEWED BY: Timothy Frye, Historic Preservation Officer, 415-575-6822
RE: Façade Retention Policy Discussion Part 3

1650 Mission St.
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San Francisco,
CA 94103-2479

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On December 8, 2015, the Historic Preservation Commission discussed the issue of façade retention and explored a range of projects that featured some form of façade retention. At the end of the discussion, commissioners requested a follow-up presentation focusing on San Francisco-based façade retention projects with additional information about the process of design review and approval for these projects. On April 6, 2016, planning staff followed up with a brief presentation on various examples of façade retention projects in San Francisco with some additional context about the process of approvals for these projects. Commissioners requested that planning staff follow up with the presentation of a draft policy memo on the topic of façade retention.

The purpose of this discussion is to review and comment on the draft language of the policy memo on façade retention presented by planning staff. A draft of the memo will be presented to the HPC during the hearing. Packets for the previous HPC hearings on façade retention have been provided to the commissioners to give some background for this discussion.

Attachment A: December 2, 2015 Façade Retention Policy Discussion memo

Attachment B: April 6, 2016 Façade Retention Policy Discussion memo



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On March 18, 2015 The Historic Preservation Commission adopted Resolution No. 0746 to clarify expectations regarding the preparation of preservation alternatives in Environmental Impact Reports. This resolution specifically omitted language about façade retention to allow for a discussion of the topic from a historic preservation and urban design perspective at a later date. Planning Staff will provide a brief presentation on various examples of façade retention projects within the United States.

As background material on the subject of façade retention, Planning Staff have provided an excerpt from, *Architecture of Compromise: A History and Analysis of Facadism in Washington, D.C.*, a thesis prepared by Kerensa Sanford Wood in 2012 in partial fulfillment of a M.S. in Historic Preservation at Columbia University. This excerpt provides a brief history of façade retention in the United States, explores recent scholarship on the subject, and explains some definitions of the practice. The purpose of this background reading material is to examine the definition of façade retention and understand some of the more recent scholarship and architectural criticism on the subject. The following questions regarding façade retention as a preservation practice may be useful starting points for discussion among commissioners: When is it acceptable to preserve part of a building in one instance and the “whole” building in another? Are there instances when façade retention may be an acceptable practice from an urban design perspective? Can the issue of façade retention be addressed in the form of guidelines or written policy, or must it be dealt with on a case by case basis?

Planning Staff have also provided a photo attachment of buildings that feature varying forms of façade retention. Commissioners are invited to look at the projects and decide which ones, if any, are appropriate urban design or preservation alternatives.

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**ARCHITECTURE OF COMPROMISE:
A HISTORY AND ANALYSIS
OF FACADISM IN WASHINGTON, D.C.**


Kerensa Sanford Wood

**Submitted in partial fulfillment of the requirement for the degree
Master of Science in Historic Preservation
Master of Science in Urban Planning**

Graduate School of Architecture, Planning and Preservation

Columbia University

May 2012



LITERATURE REVIEW

There are few texts dedicated to the history and analysis of facadism. A thorough literature review was conducted on the theory, typology, and history of facadism. The three major texts on facadism were written by European conservators, architects, preservationists, and theorists. They include: Facadism by Jonathan Richard (1994), The Construction of New Buildings Behind Historic Facades by David Highfield (1991), and conference proceedings from the ICOMOS conference on Facadisme et Identite Urbaine (1999). British conservator John Earl's text Building Conservation Philosophy (2003) was also consulted. The European notion of preservation and heritage differs from that in the United States, as do histories and policies. Nonetheless, the following literature review provides a platform from which the parameters of what constitutes facadism can be defined; a list of motivations can be compiled; and series of themes and issues can be extracted.

The following texts by US preservationists were also reviewed: The Future of the Past by Steven W. Semes (2009), "Report on the State of Preservation in Washington, D.C." by Donovan Rypkema (2003). The discussion on facadism in American texts is predominantly relegated to a paragraph in texts on preservation theory and history. Lastly, in order to develop a snapshot into the history of the phenomenon, a number of articles from publications nationwide were reviewed.

5 Gutheim, Frederick and Antoinette J. Lee. Worthy of a Nation. Baltimore: Johns Hopkins Press. 2006.

6 Hilzenrath, David. "Mixing the Old With the New; Debate Rages Over Preserving Old Buildings as Facades" *The Washington Post*, 13 Aug 1988: e01.

In opening a conference on the subject of facadism and urban identity, Jean-Louis Luxen (ICOMOS Secretary General in 1999) said that facadism is a difficult subject to broach as, “there seems to be no consensus between us on the subject, [thus] how can we reach a clear viewpoint when we have to confront the most varied situations and consider each particular case within its context.”⁷ Facadism is defined in myriad ways by architects, architectural historians, preservationists, public historians, and the public. The analysis of its evolution, desirability, necessity, and impacts are largely opinion, with few to no objective studies.

British scholar Jonathan Richard literally “wrote the book” on facadism. His *Facadism* tracks the history of the phenomenon in a number of small to mid-size cities in England. In the introduction, Richard states that there is no universal definition of facadism, and further, there is not even a universal term for the typology that it encompasses. He says that some architects argue that facadism occurs when an emphasis is placed on the design of the façade, whereas façade retention is the preserved façade with new constructed behind. He concludes that both are facadism.⁸

Richard includes the following activities in his study of facadism: preservation of facades of historic buildings; construction of new buildings behind historic buildings; the reconstruction of demolished/destroyed historic buildings; and the imitation of generic historic facades.

David Highfield, who has conducted and written at length about the phenomenon in England from a technical perspective, calls this type of project, “façade retention” not “facadism.” In his book, he lists a “scale of [seven] redevelopment options,” which begins at full retention of the existing structure and ends with demolition and replacement. He considers three of the seven options a façade retention. His “facadism” typologies are as follows: retention of all facades and demolition of an interior; retention of two facades and demolition of the interior; and the retention of one façade.⁹


John Earl dedicates five pages in his text on conservation theory to what he calls “skin-deep preservation.” He does not define this term, but instead describes a number of types: in one instance of skin-deep preservation, one-tenth of a building is preserved in front of a modern addition and becomes a “souvenir”; in other instance, the front room of a historic building is preserved; and in yet another, the entire building is preserved and incorporated into a larger structure, “its fate being inextricably tied to that of a larger alien...structure.”¹⁰ He is the only author to discuss the retention of more than just the façade.

7 *Facadisme et Identite Urbaine*. International Conference. Paris 2001. pg 158.

8 Richards, Jonathan. *Facadism*. New York: Routledge, 1994. pg 7.

9 Highfield, David. *The Construction of New Buildings Behind Historic Facades*. Taylor & Francis, 1991. Chapter 1.

10 Earl, John. *Building Conservation Philosophy*. Donhead Publishing, 2003. pg 88.



The text *Facadisme et Identite Urbaine* (2001) is a collection of essays on facadism in Europe written by scholars who presented at colloquium in Paris held by ICOMOS. The thirty-six essays provide a glimpse into the various types of interventions defined almost uniquely by each author. In the introduction, however, the editor (Francois Barre, Director of the French Department of Architecture and Heritage) defines facadism as, essentially, the preservation of only the façade, and the destruction of the interior in order to provide modern space. Barre, in a similar fashion to Richard, includes the following types of intervention as facadism: the preservation of the original façade, two, a faithful reconstruction, and three, the dismantling and reconstruction of a façade elsewhere from its original location.¹¹ Barre adds the specification of moving a façade as facadism.

Causes

Barre asks, what are the causes of facadism and is it unavoidable? He states that there were and are a number of general motivations: cultural (the value of the time), economic (development pressures), legislative (preservation laws and zoning), and technical (functionality). Richard identifies a number of more nuanced reasons for facadism: retention of streetscape; functional obsolescence; and downtown revitalization.¹² Highfield identifies a number of reasons why facadism is chosen as a preservation approach. While he lists policies in England that do not pertain to the US, the following motivations do apply: demand for prestigious buildings with modern amenities; need for additional space by increasing additional floors; to preserve the historic value of the façade and/or streetscape; when the interior is dilapidated; when interior has been unrecognizably altered; in order to comply with building and fire codes; nonfunctional configuration of current internal layout; and in general, the economic viability.¹³

Compromise


Highfield writes about what he calls the ‘realist’s view’ and the ‘purist’s view’ on facadism. Purists believe, he says, that, “if a building is worth retaining, it should be retained in its entirety, and that using parts of a shell to conceal new accommodation is an extremely false solution,” while realists argue that it is a, “compromise [that] is necessary...some destruction and loss is inevitable if the needs of both the developer and the conservationist are to be satisfied.”¹⁴ Highfield says that in

11 *Facadisme et Identite Urbaine*. pg 18.

12 Ibid., p.16-22.

13 Highfield, David. *The Construction of New Buildings Behind Historic Facades*. Chapter 2.

14 Ibid., Chapter 3.



most cases, while conservationists will most often advocate for the preservation of the whole building, that they understand that façade retention may be a more “practicable and realistic solution.”

Earl asks in his text if façade preservation is ever acceptable, and answers that, “we should never say never” and cites examples of where the meticulous preservation of the elevation of a building was better than losing it altogether.¹⁵ He echoes similar sentiments that façade preservation is not preservation, but instead the “continuity in the townscape.”¹⁶

Jean-Louis Luxen raises a poignant paradox: preserving the interior of a building is important in telling the history of a building; however, emphasis has been continually placed on the exterior, and the context of a building in a greater urban space.¹⁷ Barre echoes his concerns: “we condemn facadism but only have laws that protect exterior.” He quickly asks, should we protect all interiors? No, is the answer, in general. He says, though “in either case, construction or conservation, the worst solution would be a reduction of architecture to the facades alone; to an existent that would consist of mere appearance, public space that becomes public image.”¹⁸

US Texts

Although there has not been a text produced on facadism in the United States, the issue has been discussed through a variety of means. Roberta Gratz wrote in her book *Cities Back from the Edge*, “...preservation has to be about more than bricks and mortar. Otherwise old buildings become only a façade, a costume, a cover-up for the erosion of citiness and historical continuity and a cover-up for the sameness engulfing the city and countryside alike.”¹⁹ While Gratz does not explicitly use the term “facadism” or “facedomy” or “facade preservation” she is observing a trend that compromises the historic integrity of cities.

Preservation economist Donovan Rypkema has written extensively about facadism, predominantly in the DC area. He writes in his “2003 Report on Preservation in DC” that “false history” is one of the major preservation issues in DC. He says façade projects (he uses the term “facadomy”) are projects in which the historic façade of a building (in some cases just four inches of brick) is preserved in front of new construction, or, “Halloween preservation...keeping the mask and throwing away the building.”²⁰ He says that motivations for preserving the façade are to achieve a “sense of

15 Earl, John. *Building Conservation Philosophy*. pg 88.


16 Ibid., pg. 89.

17 *Facadisme et Identite Urbaine*. pg 18.

18 Ibid., pg. 266.

19 Gratz, Roberta B. *Cities Back from the Edge: New Life for Downtown*. NY: John Wiley, 2000.

20 Rypkema, Donovan D. *Planning for the Future, Using the Past: The Role of Historic Preservation in Building Tomorrow's Washington, DC*. September 2003.



place” that “can rarely be created over night.” He admits that if “properly done” that a façade project can reinforce the urban form, the historic streetscape, and that even, it could be utilized “under the most limited of circumstances should be used as an urban design tool.” However, he makes blatantly clear that this is not a form of preservation, but a “Disneyesque imitation of historic preservation – historic preservation as movie set.”²¹

In the book *The Future of the Past* (2009), which focuses on how historic resources are manipulated, Steven Semes discusses facadism on one page of his 200+ page book. He says that there was a wave of “demolition of the interiors of protected buildings, leaving only their facades and incorporating them into new, larger, and more economically profitable buildings.”²² He calls these instances “travesties” that reduce the façade of historic buildings to “ornamental frontispieces, masks, or bases to massive new structures completely different in composition, materials, style, and scale.”²³ While he understands that facadism might be a necessary compromise in some situations, it is ultimately, “a betrayal of the fundamental aims of the preservation movement.”²⁴ He makes an interesting and worthy point that needs to be considered, and dealt with, within the fundamental theory of preservation: he says that facadism is a symbol of the “narrow focus” that preservationists take in regards to the historic structure...that a premium is placed on the material fabric, with a “disregard of a building’s formal design, structural integrity, use, interior space, or urban context.”²⁵ He, unlike the European academics, concludes his brief discussion by saying that in some cases, “preservationists must recognize that the meaningful life of a designated building has passed and open up the site for reasonable new development. But by insisting on the routine retention of historic facades in visually lobotomized form, preservationists have served the interest of neither historic buildings nor quality new ones. This is not preservation, but a crude form of architectural taxidermy.”²⁶

While there are varying definitions of the term, and varying names for the concept, the salient idea is in a façade project, the facade of the building no longer has an architectural, functional, and historical relationship with the rest of the building. This begs the question: what is a building, and what gives it its significance? Why is it deemed acceptable to preserve part of a building in one case, and the whole building in another? This type of inconsistency weakens the legitimacy of the historic preservation ordinance, and the historic preservation efforts of a city.

21 Ibid.

22 Semes, Steven W. *The Future of the Past: A Conservation Ethic for Architecture, Urbanism, and Historic Preservation*. NY: W.W. Norton. 2009. pg 238.

23 Ibid.

24 Ibid.

25 Ibid.

26 Ibid., pg. 239.

Numerous articles and books cite the earliest examples of facadism in ancient Rome recorded by Plutarch through Alberti's Sant'Andrea (1400s) in Rome.²⁷ These are not examples of the tension between developers, preservationists, and government. Instead, the following is a brief timeline of modern facadism in Europe and the United States.

Modern facadism in Europe emerged out of a series of conditions: destruction of the built environment during World War II, development pressures in built-up areas protected by heritage legislation, and tourism development. Early proliferation of this project typology is seen in Germany, France, Belgium, and Great Britain. In *Facadisme et Identite Urbaine*, Barre breaks down the waves of facadism in Europe. In the 17th and 18th centuries, facadism was employed to beautify cities; postwar, it was used to preserve what little historic material remained during rebuilding efforts; and in response to speculative development pressures later in the 20th century.²⁸

British author John Pendlebury attributes facadism to the promotion of mid-century downtown redevelopment that resulted in the demolition of swaths of the existing built environment. He writes that this had stopped in the 1980s with the emergence of an urgent need to preserve what remained after these government-driven efforts. The preservation movement was riddled with conflict: government embraced market principles that would lead to the demolition of buildings so that the sites could be reconfigured for their highest and best use. However, the government also established preservation policies that were in direct conflict with the market. Facadism was a result of this contradiction. Neither the developers, preservationists, nor government officials were content with this compromise.²⁹


While there are several facadism projects in the country that predate the 1980s, this is when facadism picks up pace in the United States. The US was not at the whims of Hausmann's urbanism, nor did it have to rebuild its cities after World War II. What it does have in common with the waves of facadism in Europe, though, is the hot real estate market in the 1980s.

In a 1985 *The Washington Post* article, architectural critic Benjamin Forgey described preservation and development in Washington, D.C. He called facadism the "city's second-favorite architectural game, Save a Façade," and stated that architects, developers, and preservationists disliked this type of compromise. Forgey used terms such as "theatrical" and "billboard" to the past. More importantly, he highlighted the crux of the issue: although this particular historic property

27 Schumacher, Thomas L. "Facadism" Returns, or the Advent of the "Duck-orated Shed" *Journal of Architectural Education*, 2010 Vol. 10. pg 128.

28 *Facadisme et Identite Urbaine*. pg 18.

29 Pendlebury, John. "Urban conservation and the shaping of the English city" *The Town Planning Review*, 2011 Vol. 82. pg 361.



was indeed historic, it did not receive landmark status until after the site was acquired for redevelopment. There was no funding to preserve the property, so, the only alternatives were demolition or preserving the façade. The architect working on the project said that preservation was “impossible” because of the high density zoning envelope.³⁰

Forgey’s article highlighted the different approaches that architects take to this type of project. Some architects have preserved parts of the building and have built additions and/or reconstructions in the exact style of the original, while others use a more contrasting approach so as to highlight the differences between the old and the new. Already, in the mid-1980s, journalists were asking: “How many building-billboards do we want?”³¹ A few years later, Forgey reflected on facadism in another article in *The Washington Post*. He said that it was “born of necessity” in the 1970s as the zoning in downtown allowed for much larger buildings than existed there at the time. He changed his opinion on the typology, saying that there a number of examples in DC that benefit the architecture of the city, calling them “wonderful deception[s]” as architects, developers, and preservationists have “become better at it.”³²

New York architectural critic Paul Goldberger discussed the emerging phenomenon in the 1980s as it began to appear, briefly, in New York City in his article “‘Facadism’ on the Rise: Preservation or Illusion” in *The New York Times*.³³ Goldberger described facadism in Washington, DC as serving, “as a frequent means of detente between preservationists and developers.” He agrees that facadism may be a quick and easy solution to the problem of preserving a historic property in a neighborhood zoned for a higher and best use, for example. However, “to save only the facade of a building is not to save its essence; it is to turn the building into a stage set, into a cute toy intended to make a skyscraper more palatable. And the street becomes a kind of Disneyland of false fronts.” Goldberger described a situation in which developers who had purchased a historic building had planned to demolish it to build a skyscraper. The city objected to this and designated the building a landmark. The architect working with the developer created a solution: maintain the façade and build a skyscraper at the rear. The Landmarks Preservation Commission approved the design in order to “appear flexible.” However, preservation groups declared that this was a breach of the spirit of the landmarks law. Goldberger said that, ultimately, these historic structures are buildings, not “sentimental objects” and, “to turn an older building of distinction into a fancy front door for a new tower is to respect neither the integrity of the new or that of the old, but to render

30 Forgey, Benjamin. “The State of the Capital” *The Washington Post*. 29 Aug 1987.

31 Forgey, Benjamin. “Our Town, Revisited; For the Architects’ Convention, a Look Back to 1974” *The Washington Post*. 18 May 1991: G.01.

32 Forgey, Benjamin. “History’s Fabulous Face Lift; Cast-Iron Facade Welcomes Visitors To Bygone Baltimore” *The Washington Post*. 10 Aug 1996: C.01.

33 Goldberger, Paul. “‘Facadism’ on the Rise: Preservation or Illusion?” *The New York Times*. 15 July 1985.

both buildings, in a sense, ridiculous.”

Christopher Swope, editor of *Governing*, discussed the emergence of facadism in Philadelphia in the 1970s.³⁴ These projects were controversial and he has found that, “usual politics of development and historic preservation [were] turned on their head.” In these cases, developers have argued for preserving the façade, while preservationists disapproved of the compromise, “afraid of setting many precedents with these hybrids.” In some cases, preservationists argued for demolition in the face of the facadism alternative. There has been a resurgence of facadism in Philadelphia as demand for housing increases in Center City.³⁵ Swope has witnessed the controversial nature of these projects even within the preservation community: some see it as a “suitable compromise between growth and preservation” while others disagree. Mary Oehrlein, a preservation architect in DC, states that this type of project is “sometimes the only way to balance the developer’s right to build a large amount of usable space with the desire to keep old appearance at street level.”³⁶ It is clear that even after over three decades of this type of project, even professionals within the field do not have a clear answer as embrace or advocate against facadism.

34 Swope, Christopher. “Nightmare on Pine St.? Melding historic facades with modern buildings can yield odd results,” *Governing*, 2005 Vol. 17 (8).

35 Swope refers to the York Row and St. James project, 2003.

36 Swope, Christopher. “Nightmare on Pine St.?”

37 Goldstein, Marilyn. “Some Call it Facadism” *Newsday*, 16 Nov 1985: 03.

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Façade Retention Policy Discussion



1. St. Paul's Cathedral, Macau. Constructed early 1600s, altered in the late 20th century.

(Image credit:

https://commons.wikimedia.org/wiki/File:20091003_Macau_Cathedral_of_Saint_Paul_6542.jpg)



2. Penn Mutual Life Insurance Company, 510 Walnut Street, Philadelphia, PA. Constructed 1838 and 1902, altered 1975. (Image credit: http://www.curatorscorner.com/2015_06_01_archive.html)



3. Second Branch Bank of the United States, originally located on Wall Street, New York City, NY, relocated to the New York Metropolitan Museum of Art. Constructed 1838, altered/relocated 1915. (Image credit: <http://www.chunhoetang.com/wp-content/uploads/2014/05/DSCF0005-2.jpg>)



4. Colombo Market, Front Street and Pacific Avenue, San Francisco, CA. Constructed 1874, altered 1965. (Image credit: <http://foundsf.org/index.php?title=File:Macarthur-park-gate-and-park4344.jpg>)



5. Chicago Stock Exchange, originally at the corner of Washington and LaSalle streets, Chicago, IL, relocated to E. Monroe Street and S. Columbus Drive, Chicago, IL. Constructed 1893, altered/relocated 1973. (Image credit: <https://commons.wikimedia.org/wiki/File:ChicagoStockExchange01.jpg>)



5. Maxwell Street, corner of W. Maxwell and S. Halstead streets, Chicago IL. Constructed in the early-nineteenth century, altered/relocated 1994. (Image credit: <https://www.pinterest.com/pin/194499277627948801/>)



6. International Spy Museum, 800 F Street, NW, Washington D.C. Constructed in the mid-nineteenth century, altered 2003.

(Image credit: <http://entertainmentdesigner.com/news/museum-design-news/the-international-spy-museum/>)



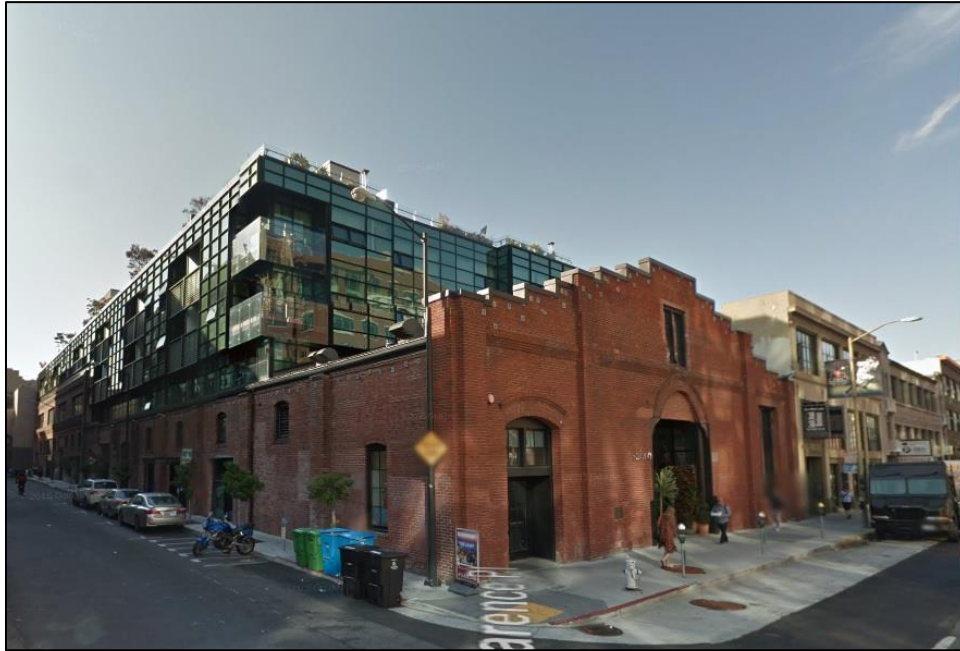
7. 1634-1690 Pine Street, San Francisco, CA. Constructed in the early-twentieth century, currently under construction. (Image Credit: Mike Buhler, San Francisco Heritage)



8. Jewelers Row, 60 E Monroe Street, Chicago, IL. Constructed mid-1870s, altered 2009.
(Image credit: <http://wibiti.com/images/hpmain/052/266052.jpg>)



9. Chronicle Building, 690 Market Street, San Francisco, CA. Constructed 1890, altered 2003.
(Image credit: https://en.wikipedia.org/wiki/Ritz-Carlton_Club_and_Residences#/media/File:Ritz-Carlton_Club_and_Residences,_San_Francisco.jpg)



10. California Electric Light Building, 178 Townsend Street, San Francisco, CA. Constructed 1908, altered 2012. (Image credit: Google street view)



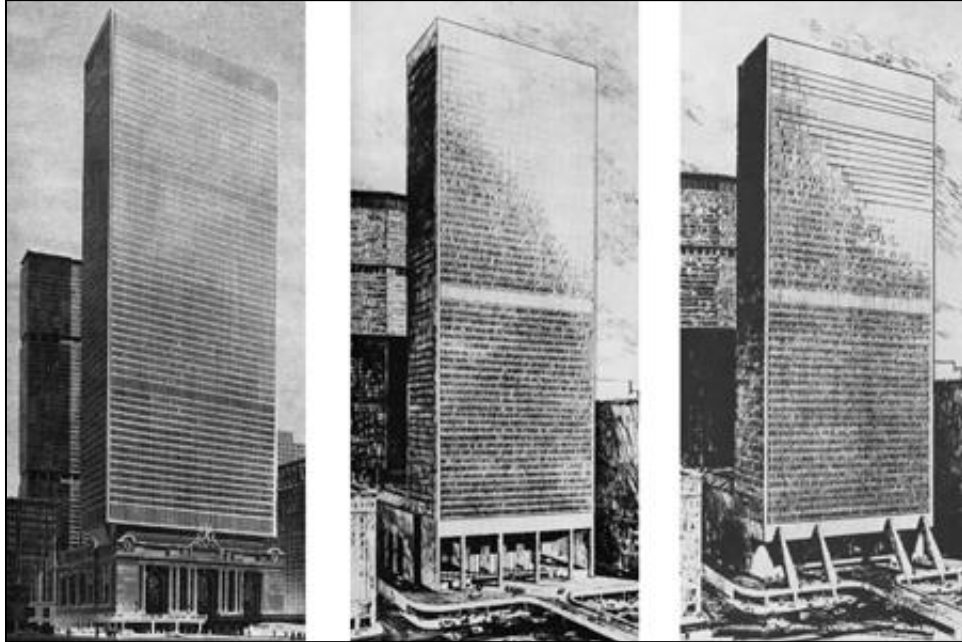
11. Sexauer Garage, 2656 N. Halsted Street, Chicago, IL, Constructed 1924, altered 2007. (Image credit: http://www.wbez.org/system/files/styles/original_image/llo/insert-images/3745195966_77dc25a776_z.jpg)



12. The Mission, 1625 14th Street, NW, Washington D.C. Constructed late-nineteenth and early twentieth century, altered 2014. (Image credit: Tim Frye, SF Planning Department)



13. McGraw Hill Building, 520 N Michigan Avenue, Chicago II. Constructed 1929, altered 2000. (Image credit: https://www.flickr.com/photos/anomalous_a/6746339749)



14. Grand Central Station, 89 E 42nd Street, New York City, NY. Constructed 1913, proposed alteration 1968. (Image credit: <http://www.architakes.com/?p=13036>)



15. 837 Washington Street, New York City, NY. Constructed 1938, altered 2014. (Image credit: http://ny.curbed.com/archives/2014/05/09/inside_morris_adjmis_twisty_and_sexy_high_line_neighbor.php#536d2d79f92ea14d270223a5)



16. Bank of California, 400 California Street, San Francisco, CA. Constructed 1908, altered 1967.
(Image credit: <http://www.sanfranciscodays.com/photos/large/bank-of-california.jpg>)



SAN FRANCISCO PLANNING DEPARTMENT

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To aid in the discussion, Planning Staff have provided drawings and photos of several of the projects scheduled for discussion.

Attachment A: Project photos (11 pages)

Attachment B: Project drawings (with corresponding page numbers)

<u>Project Address</u>	<u>Date Approved</u>	<u>Page Number</u>
1. 1 Sansome Street	1981	1-2
2. 1634 Pine Street	2014	3-4
3. 1314 Polk Street	2000	5-6
4. 690 Market Street	2004	7-9
5. 736 Mission Street	2001	(none)
6. 1800 Market Street	1998	11-14
7. 178 Townsend Street	2009	15-20
8. 421 Arguello Street	2004	21-22
9. 1335 Larkin Street	2015	23-26
10. 469 Eddy Street	2016	27-32
11. 39 Chattanooga Street	2008	33-36
12. 15 Baker Street	2014	37-41

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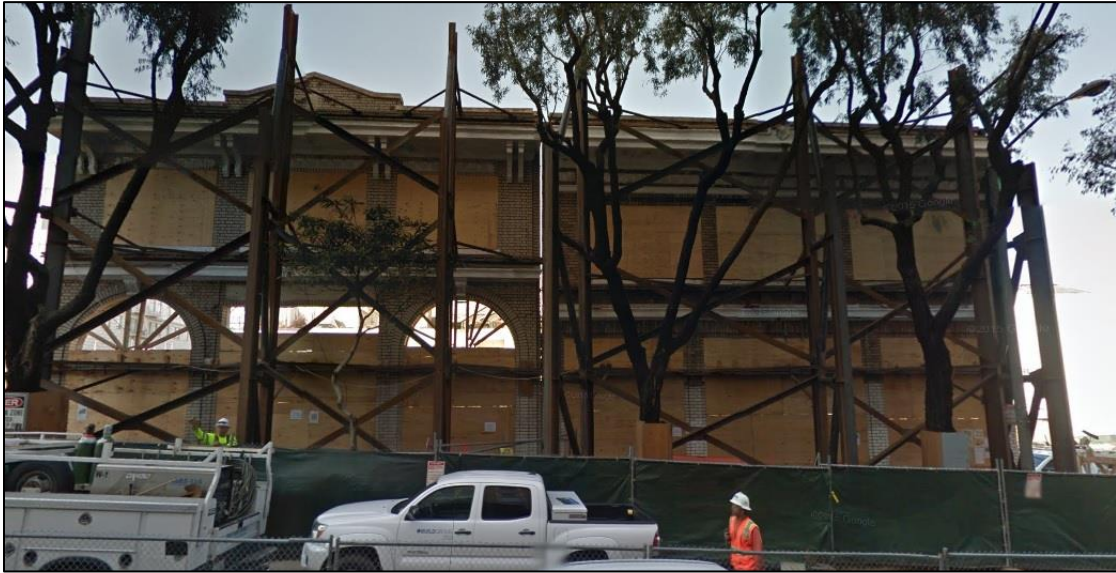
Façade Retention Policy Discussion Part 2
Attachment A: Project photos



1. 1 Sansome, photo taken pre-alteration (Image credit: SF Planning Department files)



2. 1 Sansome, photo taken after 1982 alteration (Image credit:
<http://barkerpacific.com/pages/projects.php?project=onesansome>)



3. 1634 Pine Street, under construction (Image credit: Google street view)



4. 1634 Pine Street, under construction (Image credit: SF Planning Department)



5. 1314 Polk Street, photo taken ca. 1980s (Image credit: SF Planning Department files)



6. 1314 Polk Street, current photo (Image credit: SF Planning Department)



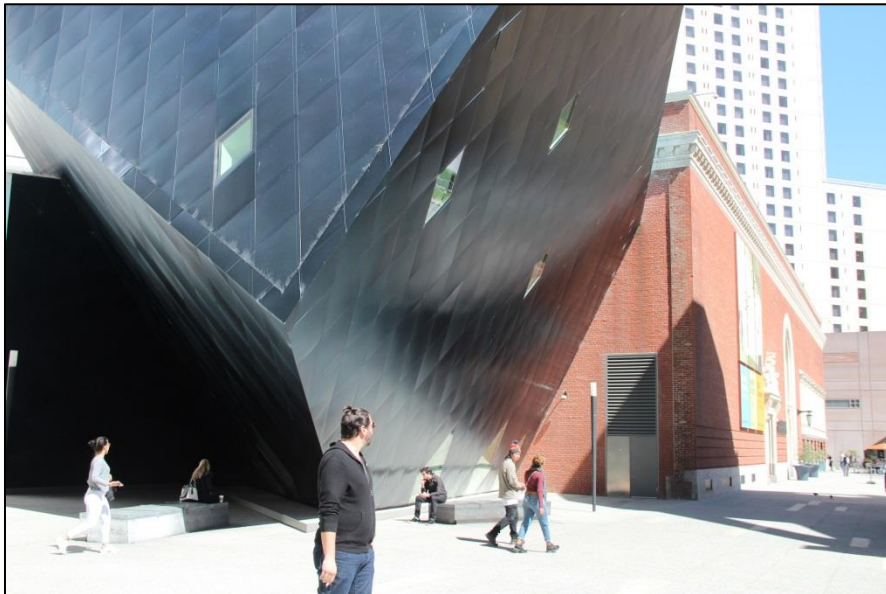
7. 690 Market Street, before removal of 1960s cladding (Image credit: SF City Guides)



8. 690 Market Street, current photo (Image Credit: SF Planning Department)



9. 736 Mission Street, before alterations (Image credit: SF Planning Department files)



10. 736 Mission Street, current photo (Image credit: SF Planning Department)



11. 1800 Market Street, before renovation (Image credit:
http://www.friendsof1800.org/HISTORY/grand/fallon99_600.jpg)



12. 1800 Market Street, after renovation
(Image credit: http://imgs.sfgate.com/inline/c/pxs/2004/04/11/cm_lgbt-3.jpg)



13. 178 Townsend Street, before alterations (Image credit: Google street view)



14. 178 Townsend Street, current photo (Image credit: SF Planning department)



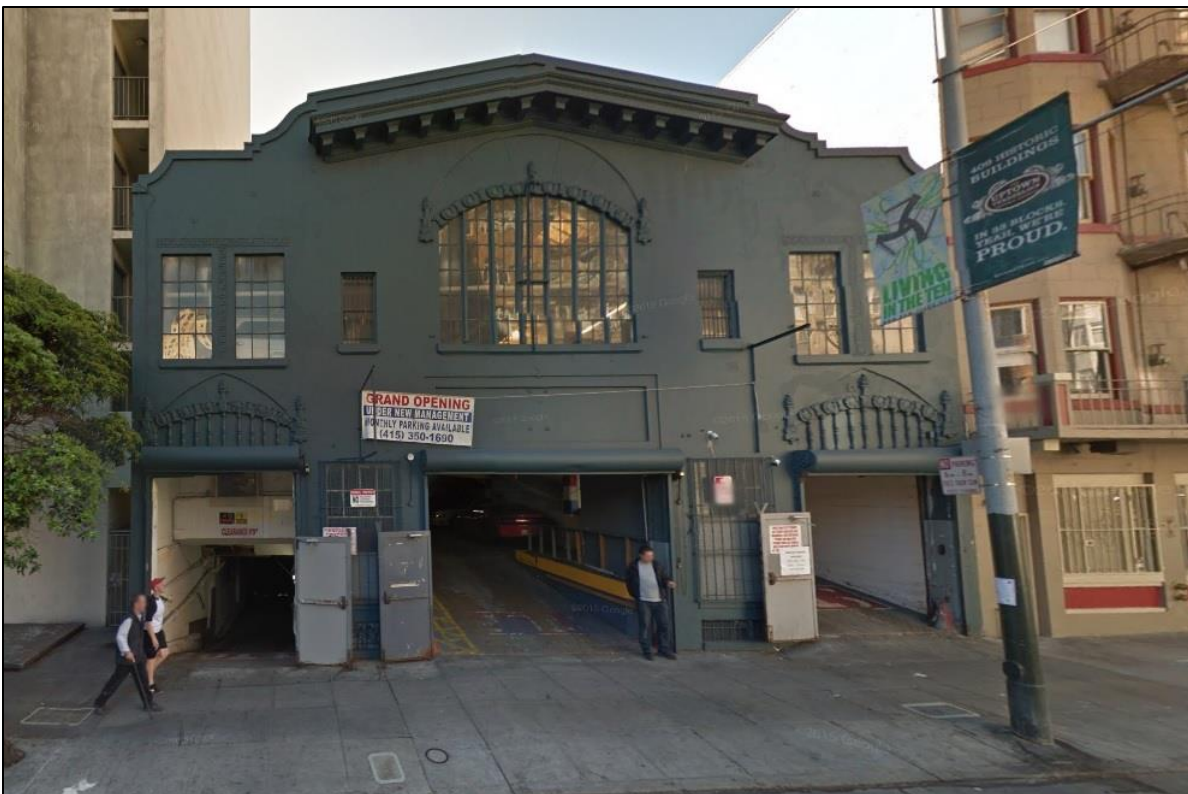
15. 421 Arguello Street, under construction (Image credit: Google street view)



16. 421 Arguello Street, current photo (Image credit: Google street view)



17. 1335 Larkin Street, current photo (Image credit: SF Planning Department)



18. 469 Eddy Street, current photo (Image credit: google street view)



19. 39 Chattanooga Street, current photo (Image credit: Bing maps)



20. 15 Baker Street, before alterations (Image credit: Google street view)



21. 15 Baker Street, current photo (Image credit: Google street view)

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Attachment B: Project drawings (with corresponding page numbers)

<u>Project Address</u>	<u>Date Approved</u>	<u>Page Number</u>
1. 1 Sansome Street	1981	1-2
2. 1634 Pine Street	2014	3-4
3. 1314 Polk Street	2000	5-6
4. 690 Market Street	2004	7-9
5. 736 Mission Street	2001	(none)
6. 1800 Market Street	1998	11-14
7. 178 Townsend Street	2009	15-20
8. 421 Arguello Street	2004	21-22
9. 1335 Larkin Street	2015	23-26
10. 469 Eddy Street	2016	27-32
11. 39 Chattanooga Street	2008	33-36
12. 15 Baker Street	2014	37-41

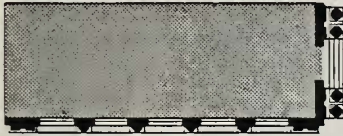
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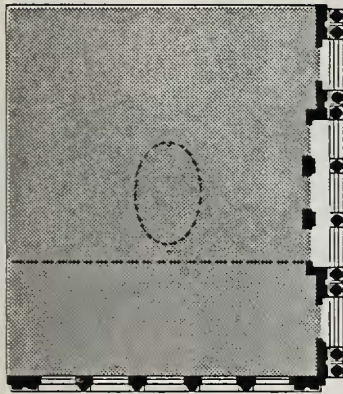
Source: WILLIAM L. PEREIRA ASSOCIATES
PLANNERS · ARCHITECTS · ENGINEERS

FACADE PRESERVATION

1908

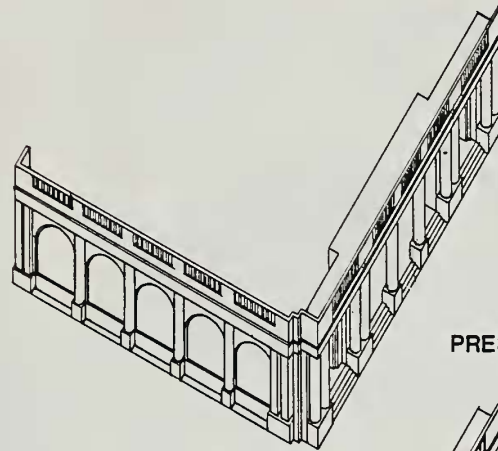
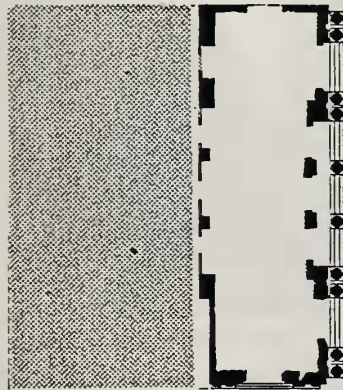


1923

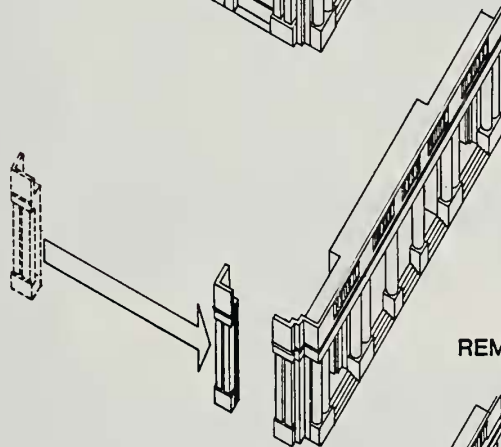


1981

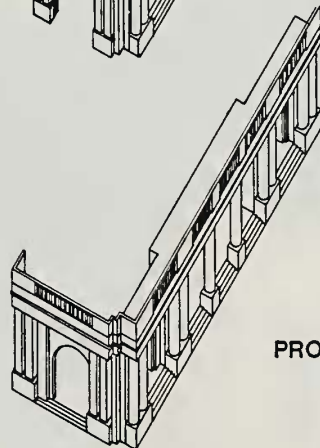
PROPOSED



PRESENT FACADE



REMOVAL AND RELOCATION



PROPOSED FACADE

PROPOSED PRESERVATION

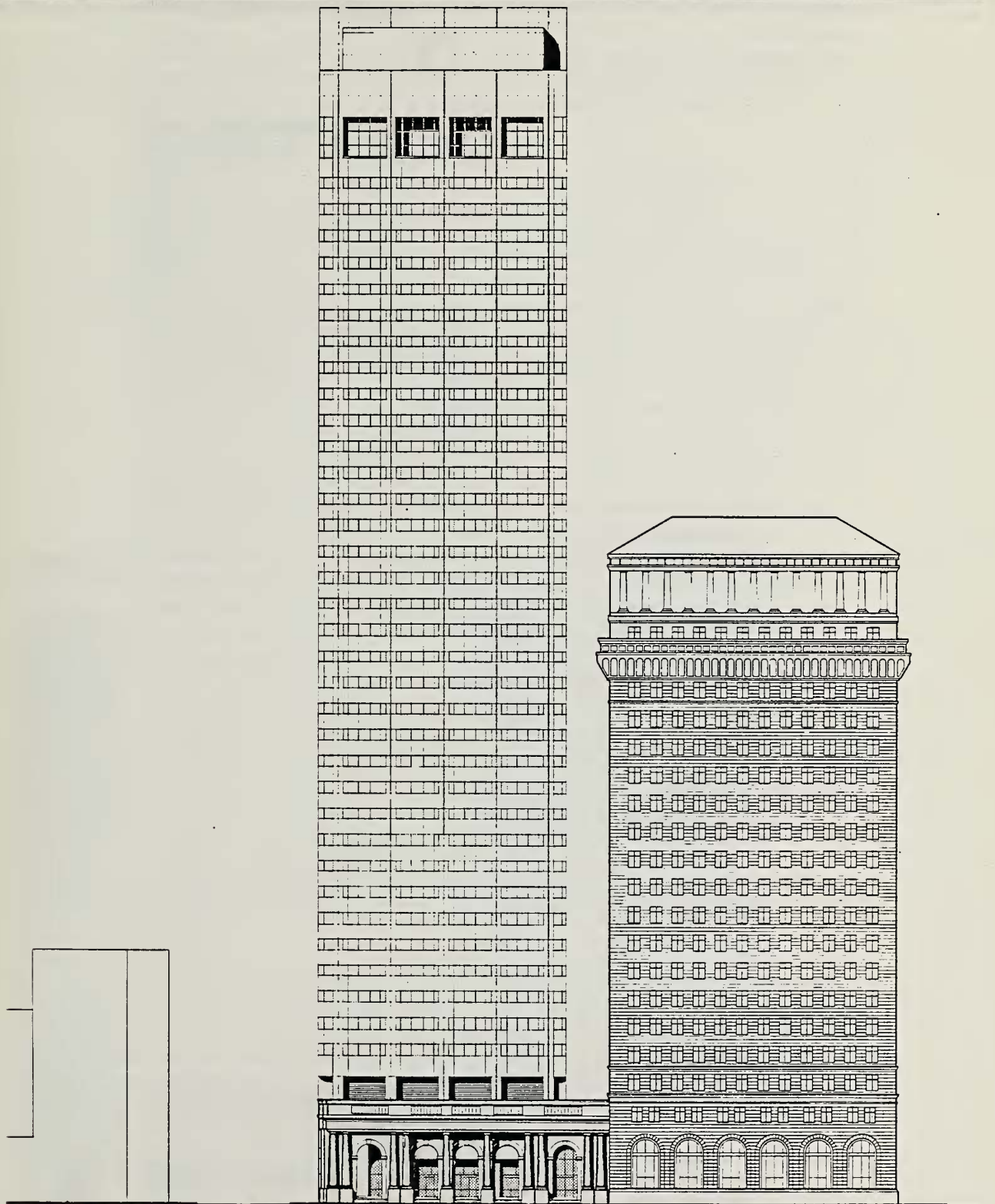
0 20 40 80 Feet

figure 7

PROPOSED ONE SANSOME PROJECT

Source: WILLIAM L PEREIRA ASSOCIATES
PLANNERS ARCHITECTS-ENGINEERS

SANSOME STREET ELEVATION



Sansome Street Elevation

0 20 40 80 Feet

1634

PINE ST



05 May 2014

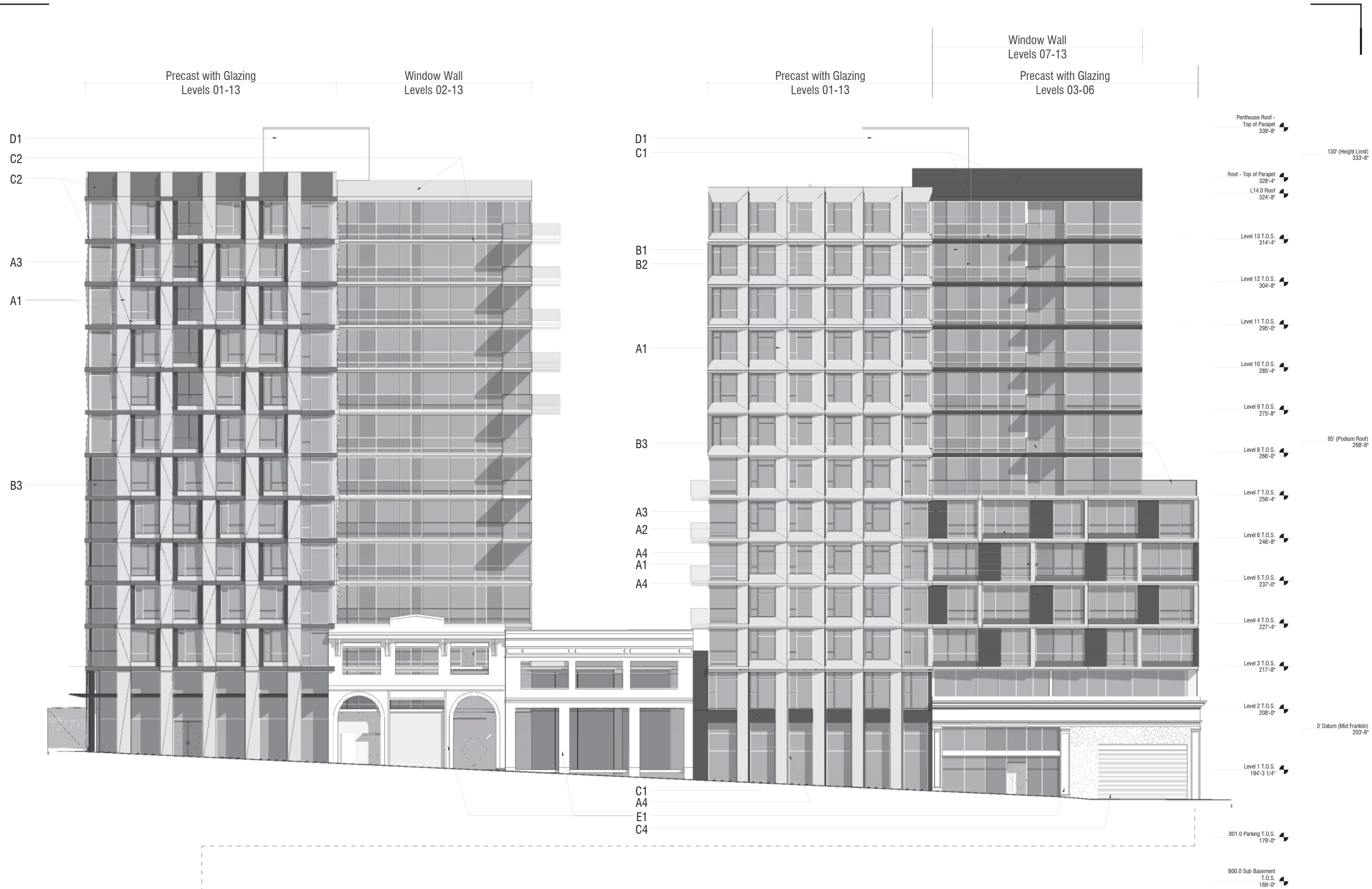
KH

Rendering - Pine Street

A5.2

1634

PINE ST



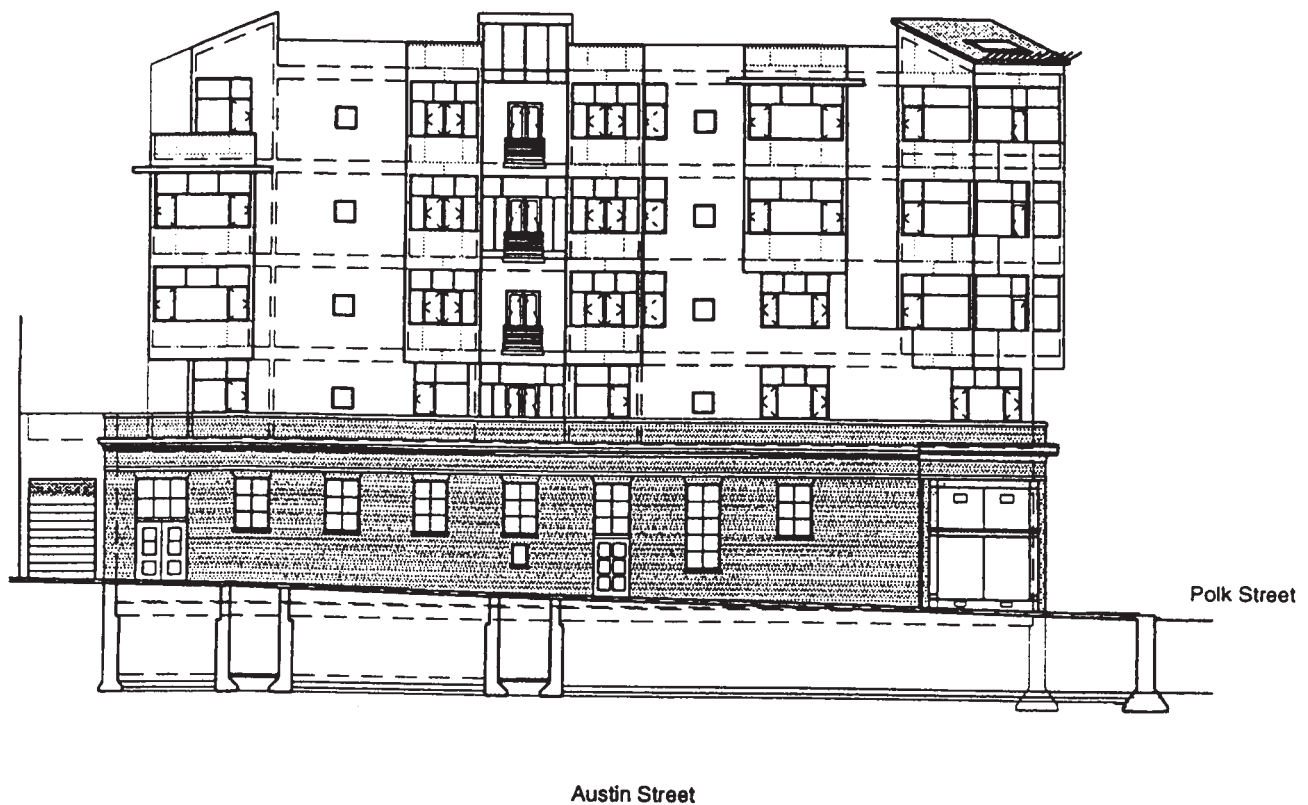
Keynotes (See A3.7 for Materials Palette)

A1	Precast - color 01	A5	Sealed structural concrete with climbing plants	C1	Metal panel - color 03	D1	Fiber cement panel cladding
A2	Precast - color 02	B1	Vision glazing	C2	Metal panel - white	E1	(E) facade to remain
A3	Precast - color 03	B2	Spandrel glazing	C3	Louver		
A4	Porcelain at return/oblique face	B3	Laminated glass guardrail	C4	Overhead coiling door		

05 May 2014

Elevation
- Pine

A3.1

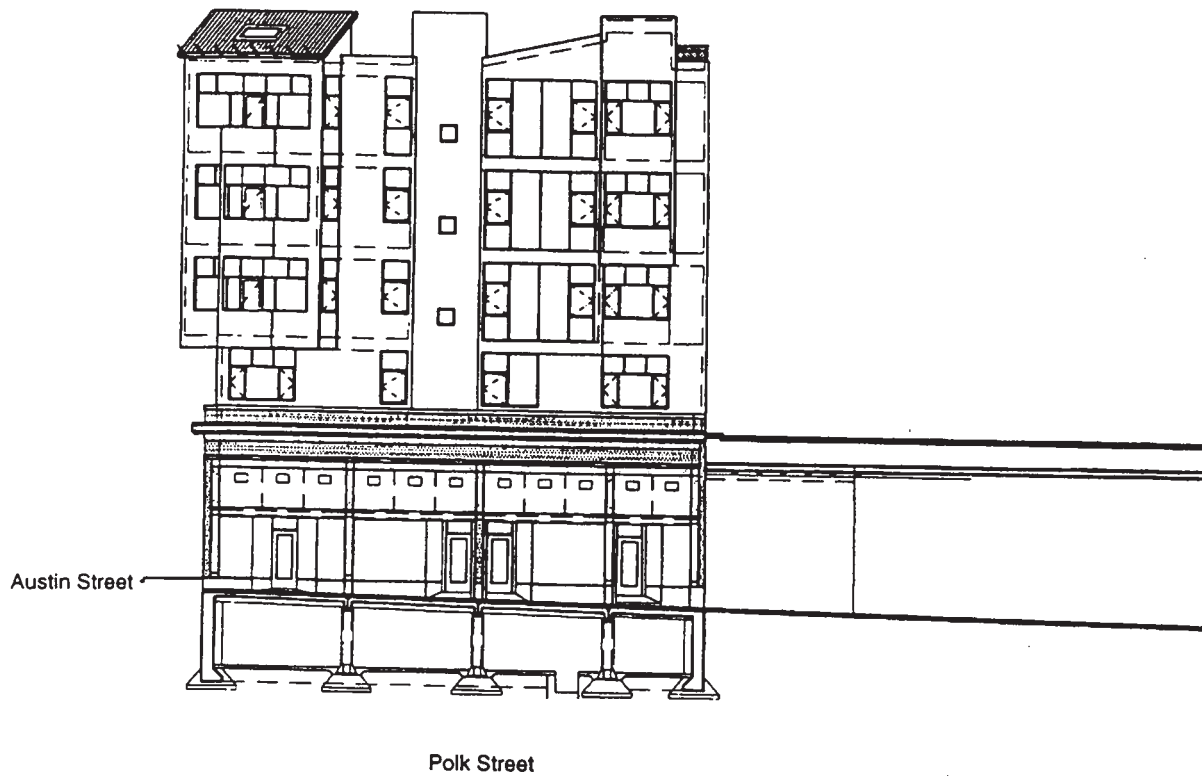


Source: Hauser Architects

NORTH ELEVATION FIGURE 5

Initial Study
December 1, 2000

2000.854E/1314 Polk Street
Page 7

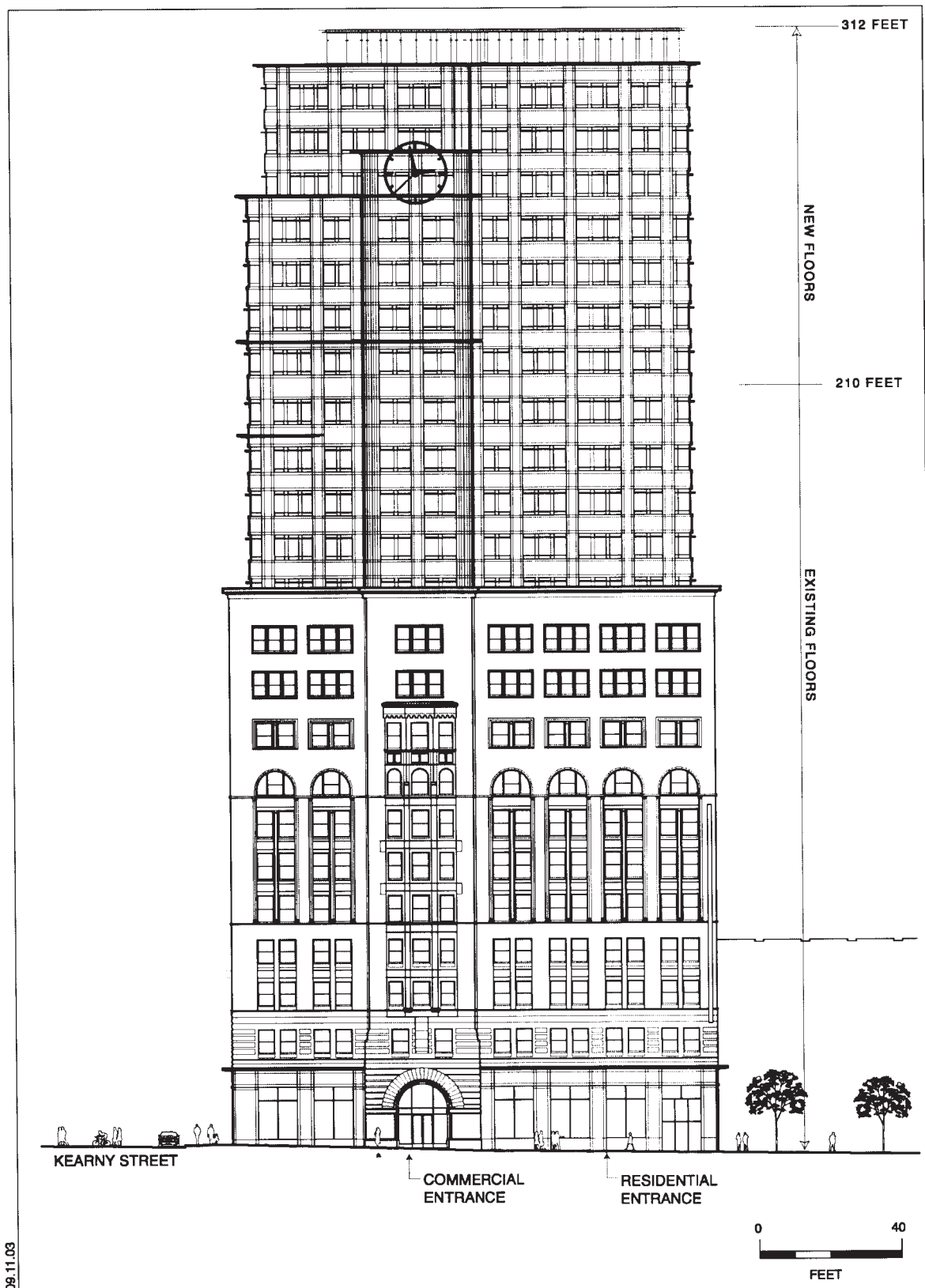


Source: Hauser Architects

WEST ELEVATION FIGURE 6

Initial Study
December 1, 2000

2000.854E/1314 Polk Street
Page 8

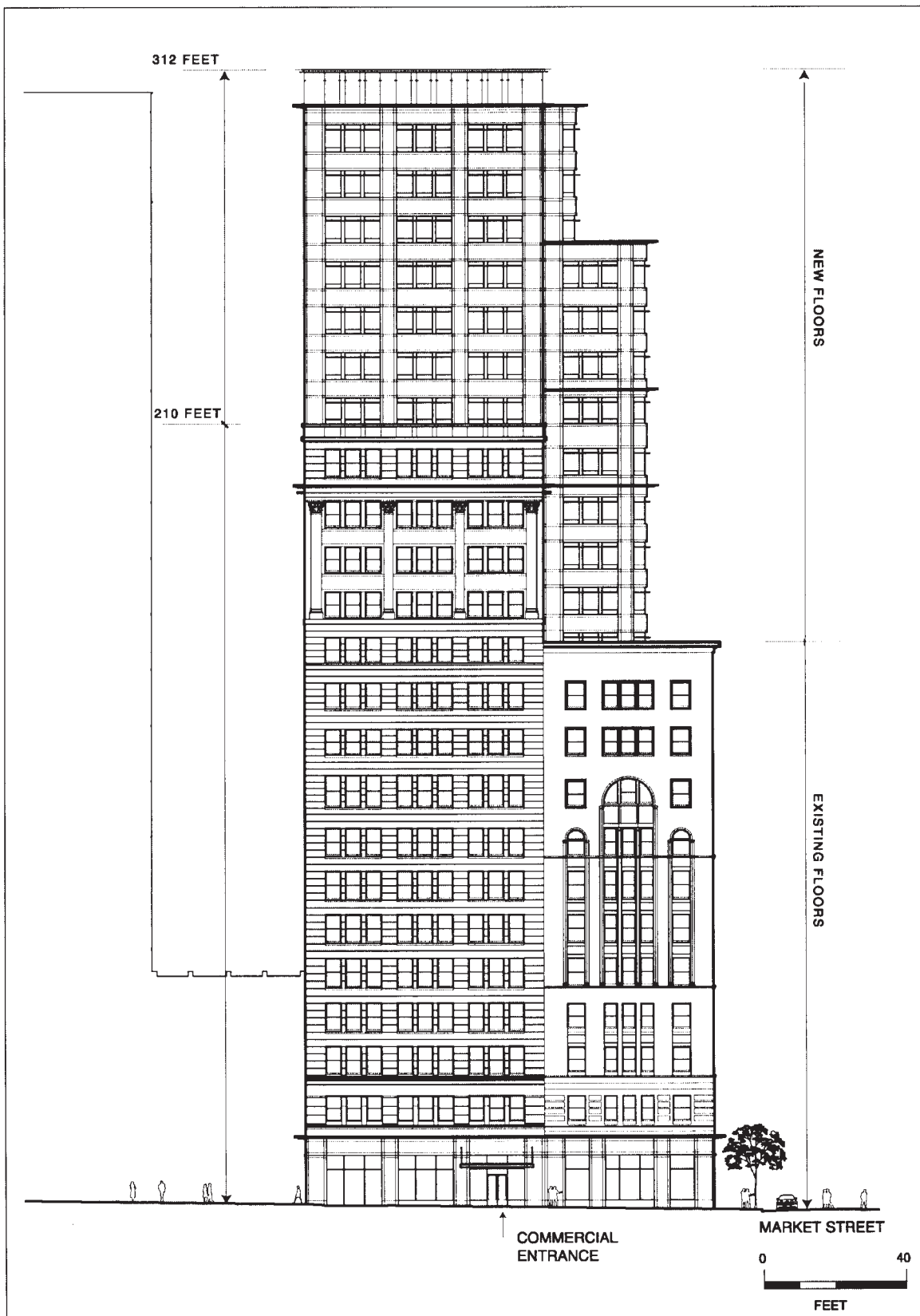


SOURCE: The Office of Charles F. Blasziels, Turnstone Consulting

690 MARKET STREET

2003.0584E

FIGURE 3: MARKET STREET ELEVATION

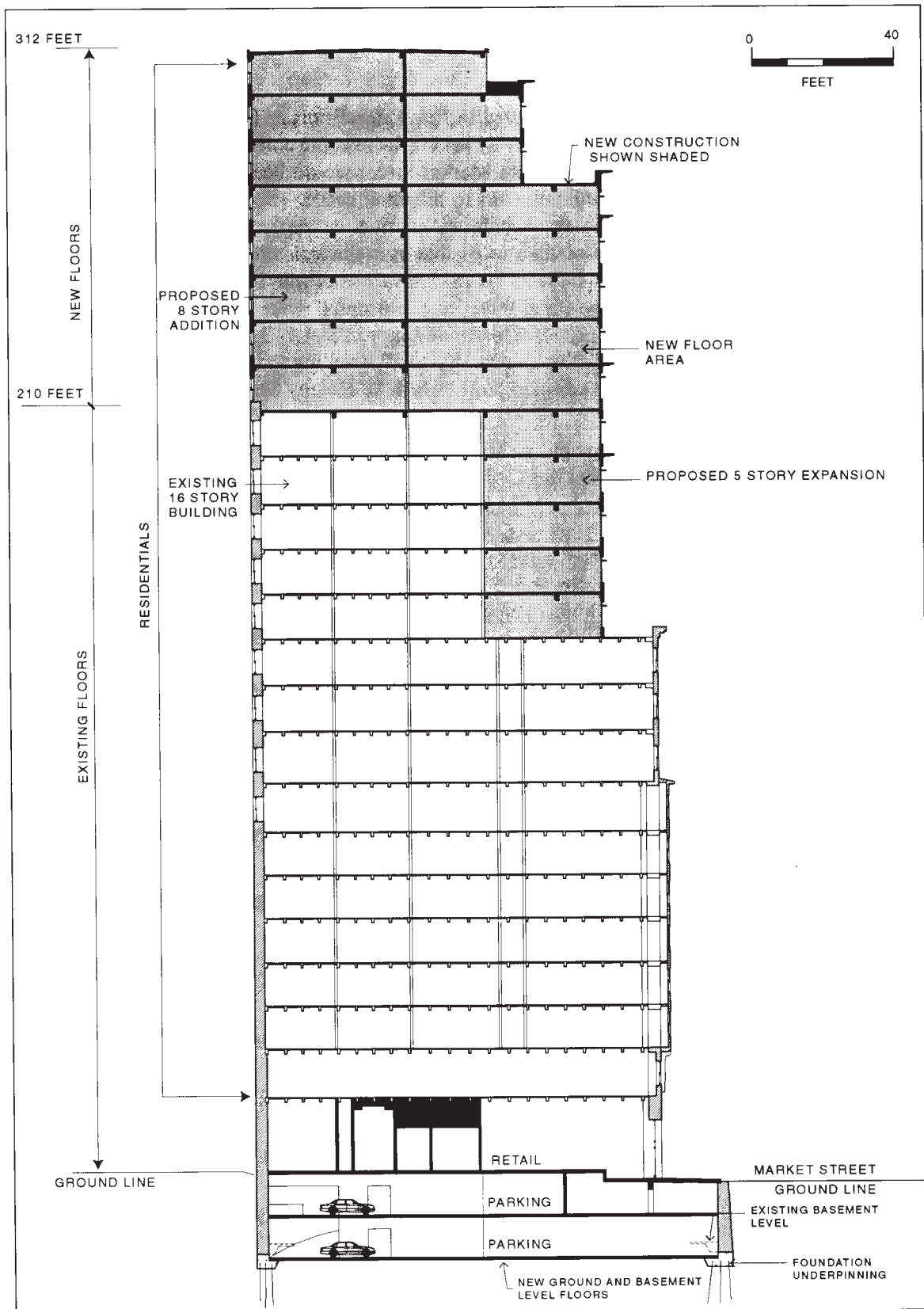


SOURCE: The Office of Charles F. Bloszles, Turnstone Consulting

690 MARKET STREET

2003.0584E

FIGURE 4: KEARNY STREET ELEVATION



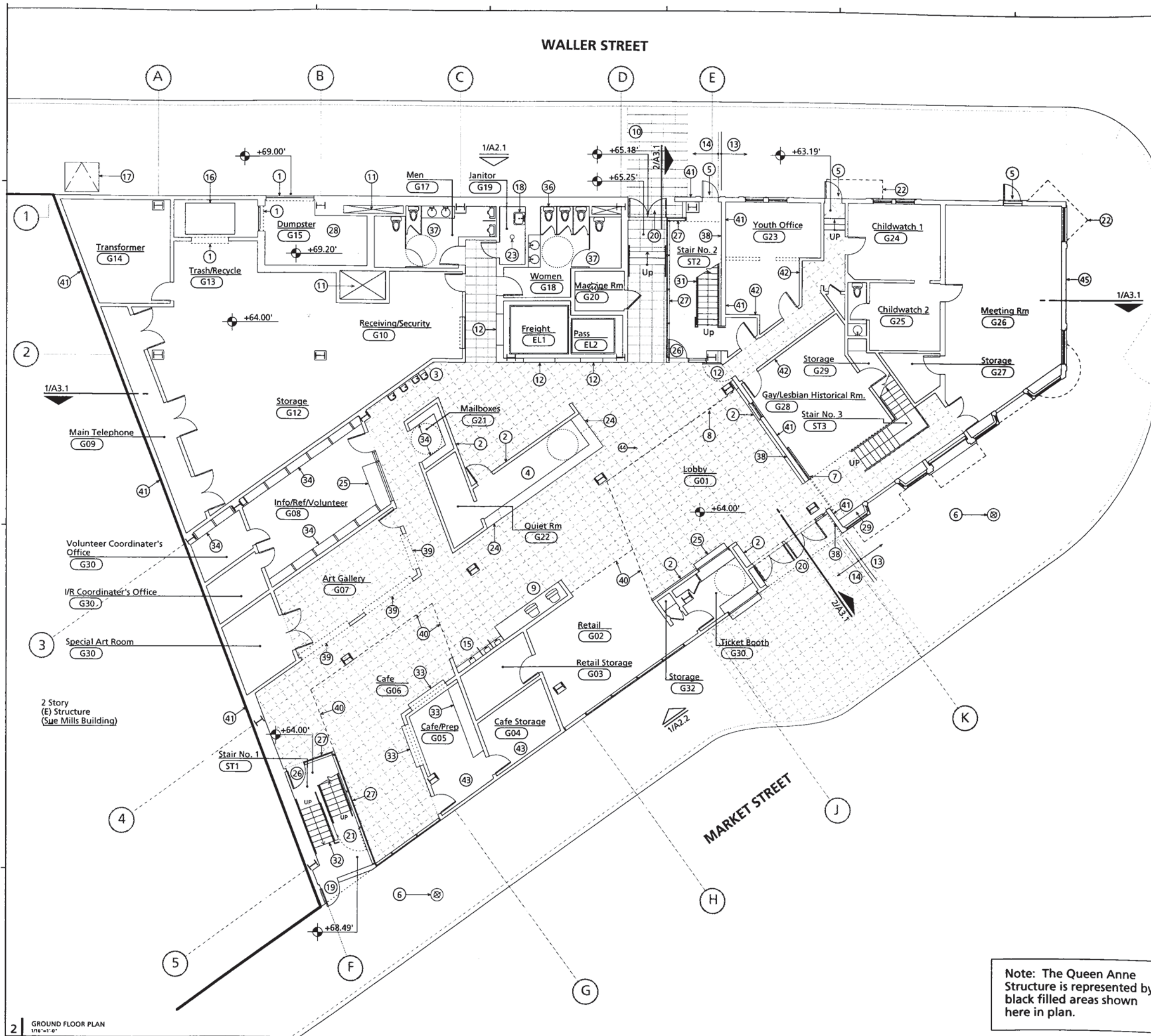
SOURCE: The Office of Charles F. Blossies, Turnstone Consulting

690 MARKET STREET

2003.0584E

FIGURE 5: BUILDING SECTION

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- GENERAL NOTES**
- All "hold open" doors, referred to in keynotes below are held in the open position by an electronic device. The doors will close automatically in the event of fire.
 - All doors at (N) construction are hollow metal doors, unless otherwise noted.
 - All doors at (E) Queen Anne structure are wood, restored/replaced as required, unless otherwise noted.
 - All floors are sealed concrete unless otherwise noted.
 - Key notes differ from sheet to sheet and are specific to this floor only.
- KEY NOTES**
- Exterior Roll-Up Door
 - Steel framed and homotite custom designed bulletin boards and information.
 - Drinking Fountains
 - Information and Referral Desk
 - Emergency Exit Only
 - Lightoller (street lamp)
 - Sliding fire door with hold open.
 - Line of Floor 2 Lobby above, shown dotted.
 - Computer terminals for visitor information.
 - Slate tile floor of Lobby area will be carried out to (E) sidewalk.
 - Vertical shaft space for mechanical, electrical and plumbing systems. Assume all shaft construction as 2hr fire resistive.
 - Swinging fire door with hold open at elevators and stair enclosures.
 - Extent of existing Queen Anne Structure, except at Waller St., (E) porch facade between D and E lines will be refurbished.
 - Start of new construction.
 - Pay Telephones.
 - Platform lift.
 - Access to Transformer Room from Waller Street.
 - Utility Sink
 - Entry to Cafe and Retail.
 - Aluminum door with full lite glass panel
 - Stair Gate.
 - Line of (E) Queen Anne structure above
 - Floor Drain at Janitor Closet. Janitor closets will have 42" wainscot with resilient materials.
 - Flip-Up Counter
 - 28" High Built-In Counter
 - Hollow metal door with full lite glass panel.
 - 2hr rated glass and steel stair enclosure.
 - Dumpster area is open to exterior. This area should be treated with materials which are resilient to weather and dirt.
 - "Reversible" Custom designed steel framed display at interior of store.
 - Kitchen Flooring, integral epoxy flooring.
 - Custom designed steel stairs with metal treads.
 - Metal stair with concrete filled pen treads.
 - Stainless steel counters.
 - Wood / Unistrut custom storage assembly with open shelving.
 - (N) Steel and glass rail stair
 - Wallhung fixture.
 - Vinyl composition tile flooring.
 - Channel siding to match (E) Queen Anne Structure.
 - Interior Roll-Up Shutter.
 - Interior Roller Gate.
 - 4 hour rated construction
 - (N) partitions in (E) Queen Anne Structure.
 - Integral epoxy flooring.
 - 6" seismic joint between (E) Queen Anne Structure and new construction
 - Location of "Reversible" building signage.
- LEGEND**
- 1/A4.1 Building Section: see, Drawing 1, Sheet A4.1
 - 1/A3.1 Elevation: see, Drawing 1, Sheet A3.1
 - G01 Room Number
 - Revision Number
 - Partition Type
 - Keynote
 - Indicates ADA accessible wheelchair turnaround
- NOTE: The Queen Anne Structure is represented by black filled areas shown here in plan.**
- NOTES AND LEGEND**

Community Center

Architect

Cee/Pfau Collaborative

2000 1st Street
San Francisco, CA 94103
415.222.7255
415.222.7264 (fax)

Design Consultants

Structural Design Engineers	Rabinovich Engineering
Lighting, Fire	Nigel Breit Acoustics
Lighting	Lighting by Design
Cost	Polytech Associates
Cost	Rolf Jensen Associates
Construction	Page & Turnbull, Inc.

Client Team

Owner	Community Center Project Inc.
Developer	Michael Simmons Property Development
Geotechnical	Trans Pacific Geotechnical Consultants, Inc.

Landmarks Preservation Advisory Board Presentation

No.	Date	Issues and Revisions	By	Check
08-08-98	50% Schematic Design Pricing Set			
08-09-98	Landmarks Submittal Set			
08-30-98	Landmarks Submittal Set			

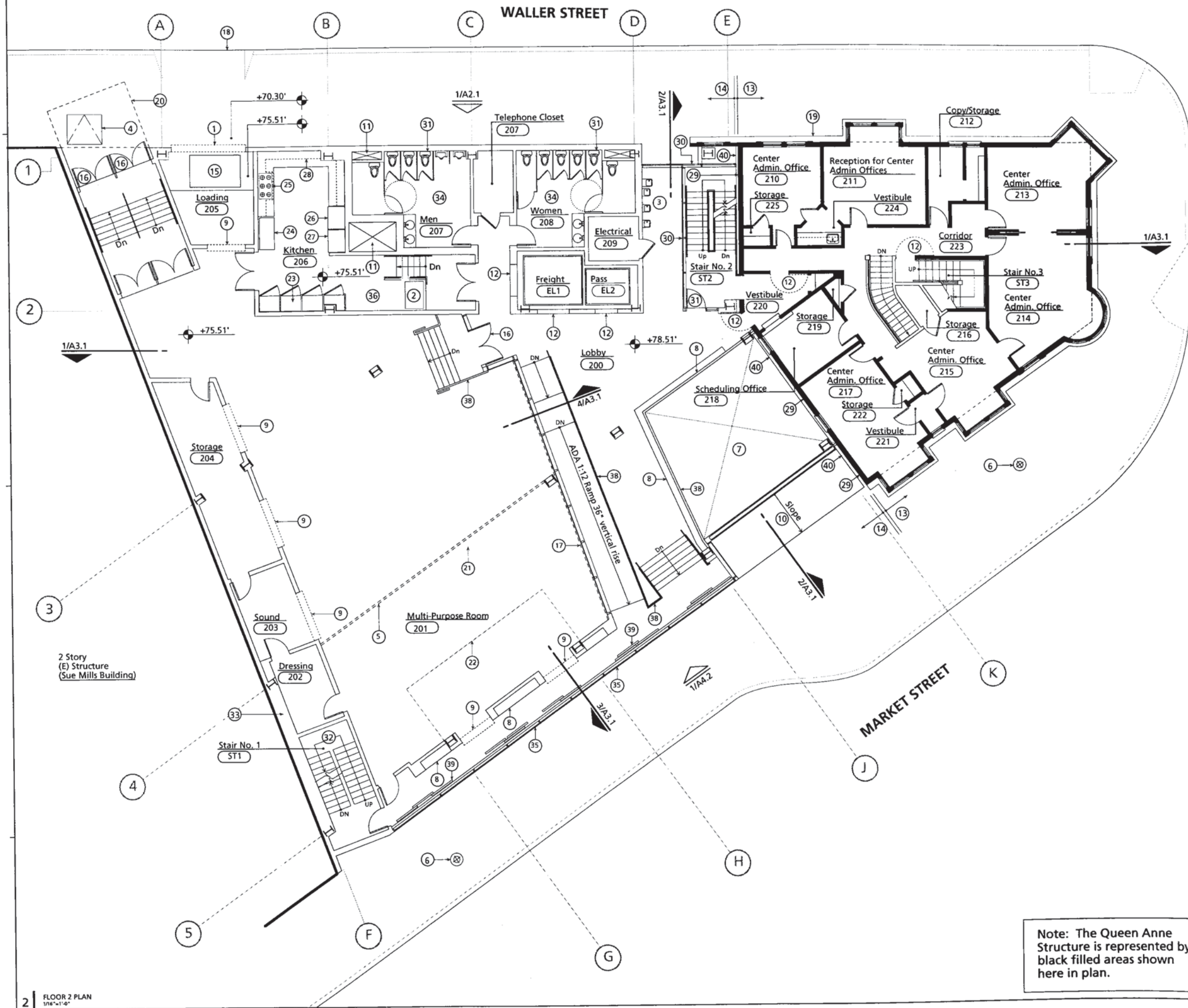
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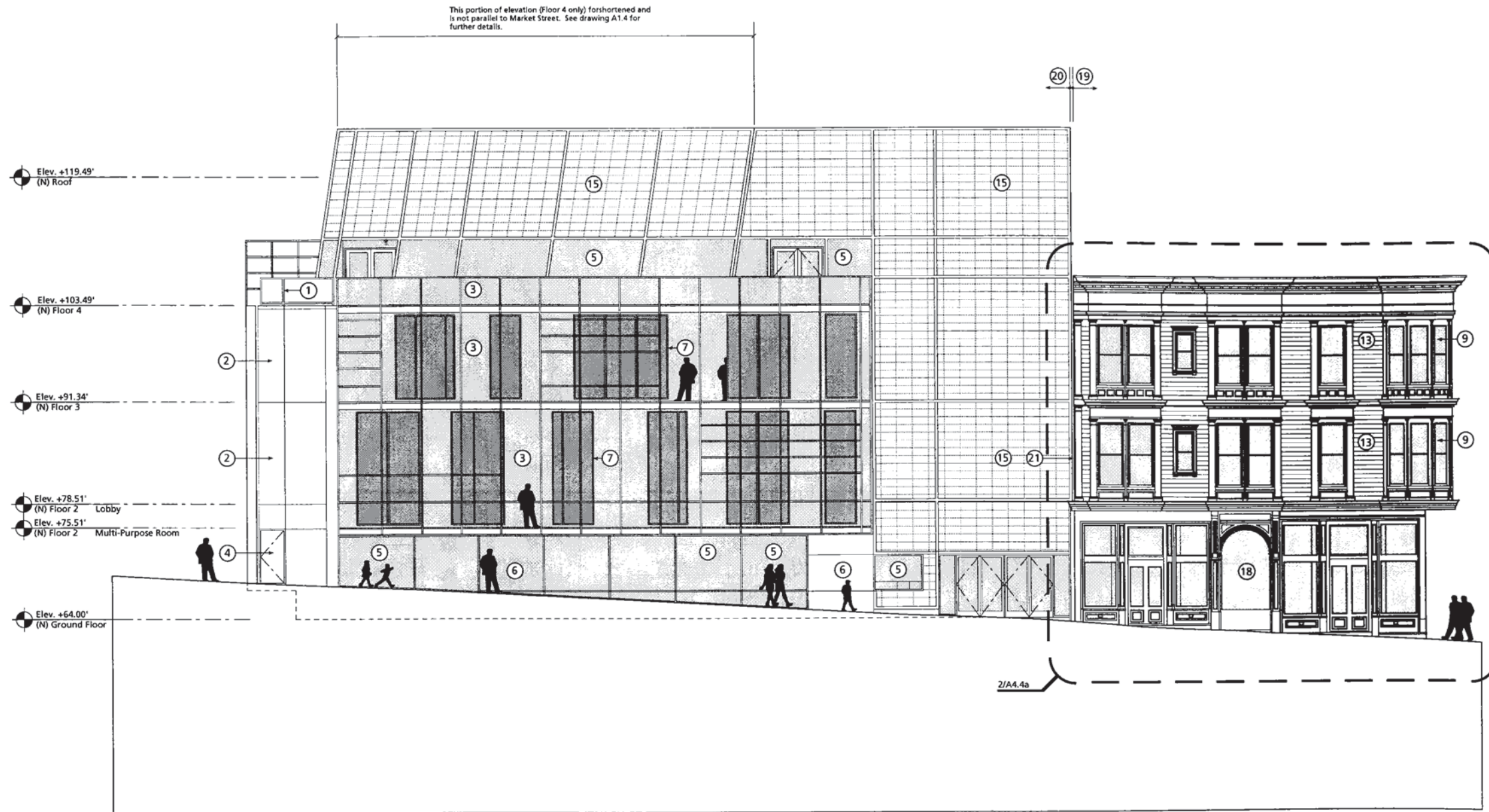
Project Name: Lesbian Gay Bisexual Transgender COMMUNITY CENTER PROJECT

Project Number: 9701

Description: GROUND FLOOR PLAN

Sheet: A1.1





Note: Glass areas are shown toned.

- KEY NOTES**
- ① 1 1/2" diameter steel railing assembly.
 - ② Cement plaster exterior wall
 - ③ Glass and aluminum curtain wall panels
 - ④ Fire exit and entry to cafe. Hollow metal exterior door with handicapped accessible hardware.
 - ⑤ Glass and aluminum framed window wall beyond.
 - ⑥ Neoparies cladding
 - ⑦ Sliding aluminum frame panels with translucent fabric scrim with graphics at interior face of glazed curtain wall. Track at top and bottom.
 - ⑧ Not used
 - ⑨ (E) double hung curved sash wood windows with curved glass
 - ⑩ Not used
 - ⑪ Not used
 - ⑫ Not used
 - ⑬ Refurbish (E) wood siding, remove all (E) damaged siding and replace with similar material and size. Sand, patch and prepare for paint and coating.
 - ⑭ Not used
 - ⑮ Sloping translucent panel in aluminum framework - "Kalwall" or similar.
 - ⑯ (E) Existing Queen Anne structure
 - ⑰ Door for roof access to (E) Queen Anne structure
 - ⑱ Please refer to drawing A4.4d for detailed information and keynotes concerning the Queen Anne Market Street storefront elevation
 - ⑲ Extent of (E) Queen Anne structure.
 - ⑳ Extent of (N) construction.
 - ㉑ 6" seismic joint between (E) Queen Anne Structure and new construction.

Community Center
entire project

Architect
Cee/Pfau Collaborative

2000 Market Street
San Francisco, CA 94103
415.512.7295 (local)
415.512.7295 (toll-free)

- Design Consultants**
- Structural Design Engineers**
 - Rabinovich Engineering**
 - Nigel Breitz Acoustics**
 - Lighting by Design**
 - Polytech Associates**
 - Rolf Jensen Associates**
 - Page & Turnbull, Inc.**

- Client Team**
- Community Center Project Inc.**
 - Michael Simmons Property Development**
 - Trans Pacific Geotechnical Consultants, Inc.**

**Landmarks Preservation
Advisory Board
Presentation**

No.	Date	Issues and Revisions	By	Check
09-06-98	50% Schematic Design Pricing Set			
09-09-98	Landmarks Submittal Set			
10-01-98	Landmarks Submittal Set			

Scale
1/16" = 1'-0"

Project Name
Lesbian Gay Bisexual Transgender
COMMUNITY CENTER PROJECT

Project Number
9701

Description
SOUTHEAST ELEVATIONS



- KEY NOTES**
- ② Cement plaster exterior wall
 - ③ Glass and aluminum curtain wall panels
 - ⑬ Translucent panel in aluminum framework, "Kalwall"
 - ⑮ Please refer to drawing A4.4c for detailed information and keynotes concerning the Queen Anne Waller Street elevation.
 - ⑰ Extent of (E) Queen Anne structure.
 - ⑲ Extent of (N) construction.
 - ⑳ Parapet line of adjacent building (Sue Mills).
 - ㉑ Dumpster area (open to exterior).
 - ㉒ Roll-up door, aluminum frame with glass inset.
 - ㉓ Aluminum doors with full lite glass panels.

Community Center Project

Architect
Cee/Pfau Collaborative
 19 Franklin Street
 San Francisco, California 94115
 415.222.7255 (Phone)
 415.222.7265 (Fax)

- Design Consultants**
- Structural Design Engineers**
 Structural Design Engineers
 1000 Broadway, Suite 1000
 San Francisco, CA 94133
 415.774.1100
- Rabinovich Engineering**
 Rabinovich Engineering
 1000 Broadway, Suite 1000
 San Francisco, CA 94133
 415.774.1100
- Nigel Breitz Acoustics**
 Nigel Breitz Acoustics
 1000 Broadway, Suite 1000
 San Francisco, CA 94133
 415.774.1100
- Lighting by Design**
 Lighting by Design
 1000 Broadway, Suite 1000
 San Francisco, CA 94133
 415.774.1100
- Polytech Associates**
 Polytech Associates
 1000 Broadway, Suite 1000
 San Francisco, CA 94133
 415.774.1100
- Rolf Jensen Associates**
 Rolf Jensen Associates
 1000 Broadway, Suite 1000
 San Francisco, CA 94133
 415.774.1100
- Page & Turnbull, Inc.**
 Page & Turnbull, Inc.
 1000 Broadway, Suite 1000
 San Francisco, CA 94133
 415.774.1100

- Client Team**
- Community Center Project Inc.**
 Community Center Project Inc.
 1000 Broadway, Suite 1000
 San Francisco, CA 94133
 415.774.1100
- Michael Simmons Property Development**
 Michael Simmons Property Development
 1000 Broadway, Suite 1000
 San Francisco, CA 94133
 415.774.1100
- Trans Pacific Geotechnical Consultants, Inc.**
 Trans Pacific Geotechnical Consultants, Inc.
 1000 Broadway, Suite 1000
 San Francisco, CA 94133
 415.774.1100

**Landmarks Preservation
Advisory Board
Presentation**

No.	Date	Issues and Revisions	By	Check
01	09-08-08	50% Schematic Design Pricing Set		
02	09-09-08	Landmarks Submittal Set		
03	10-01-08	Landmarks Submittal Set		

Scale
 1/16" = 1'-0"

Project Name
 Lesbian Gay Bisexual Transgender
 COMMUNITY CENTER PROJECT

Project Number
 9701

Description
 NORTH ELEVATION



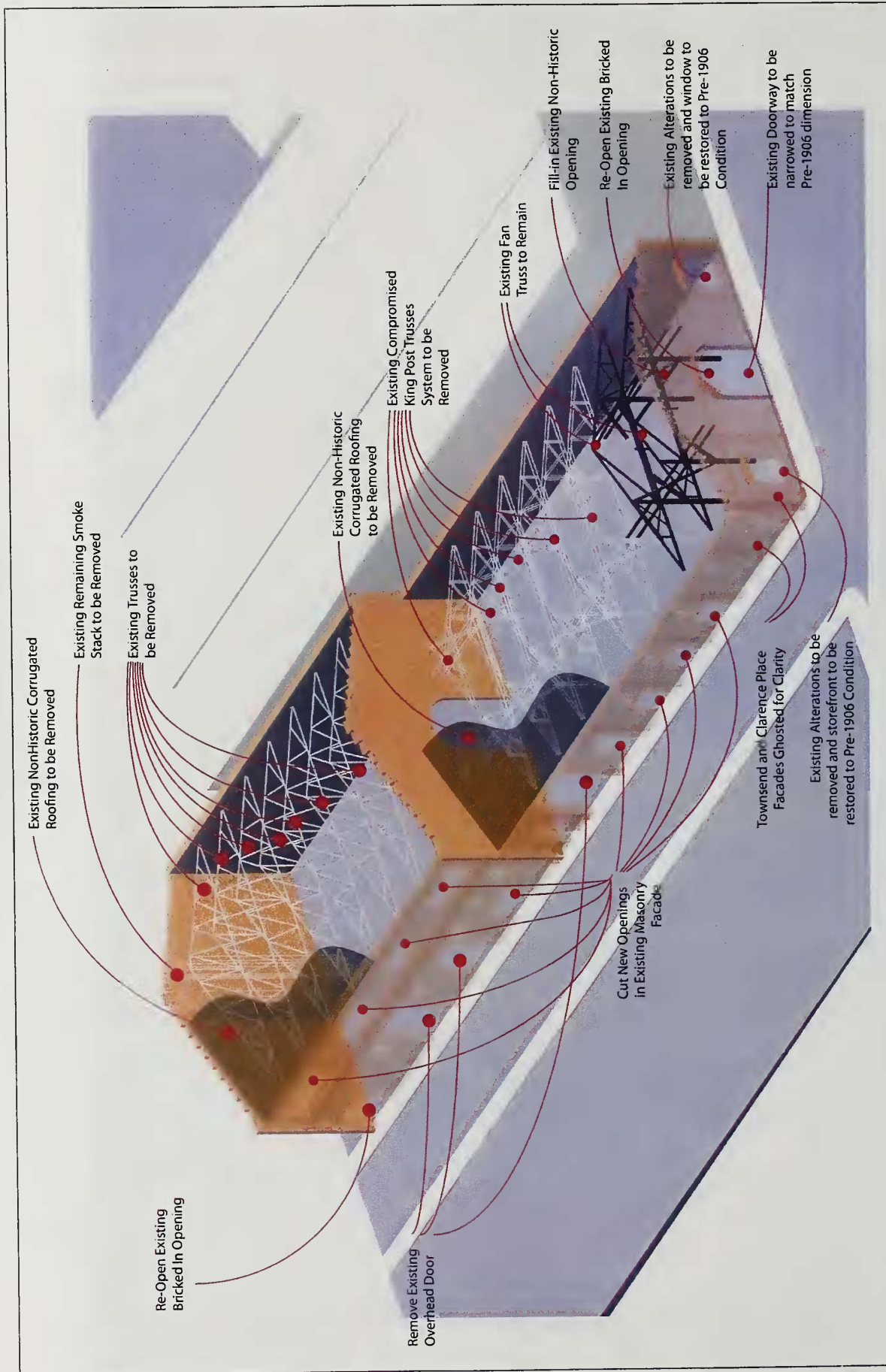


Townsend Street Perspective

**178 Townsend
 Properties LLC**

54 Mint Street, Fifth Floor
 San Francisco, CA 94103
 T: 415.442.4800

Date: 08/20/08



SOURCE: Martin Building Co.

178 TOWNSEND STREET PROJECT
FIGURE 8: PROPOSED MODIFICATIONS TO EXISTING STRUCTURE

178 Townsend Properties LLC

54 Mint Street, Fifth Floor
San Francisco, CA 94103
T: 415.442.4800

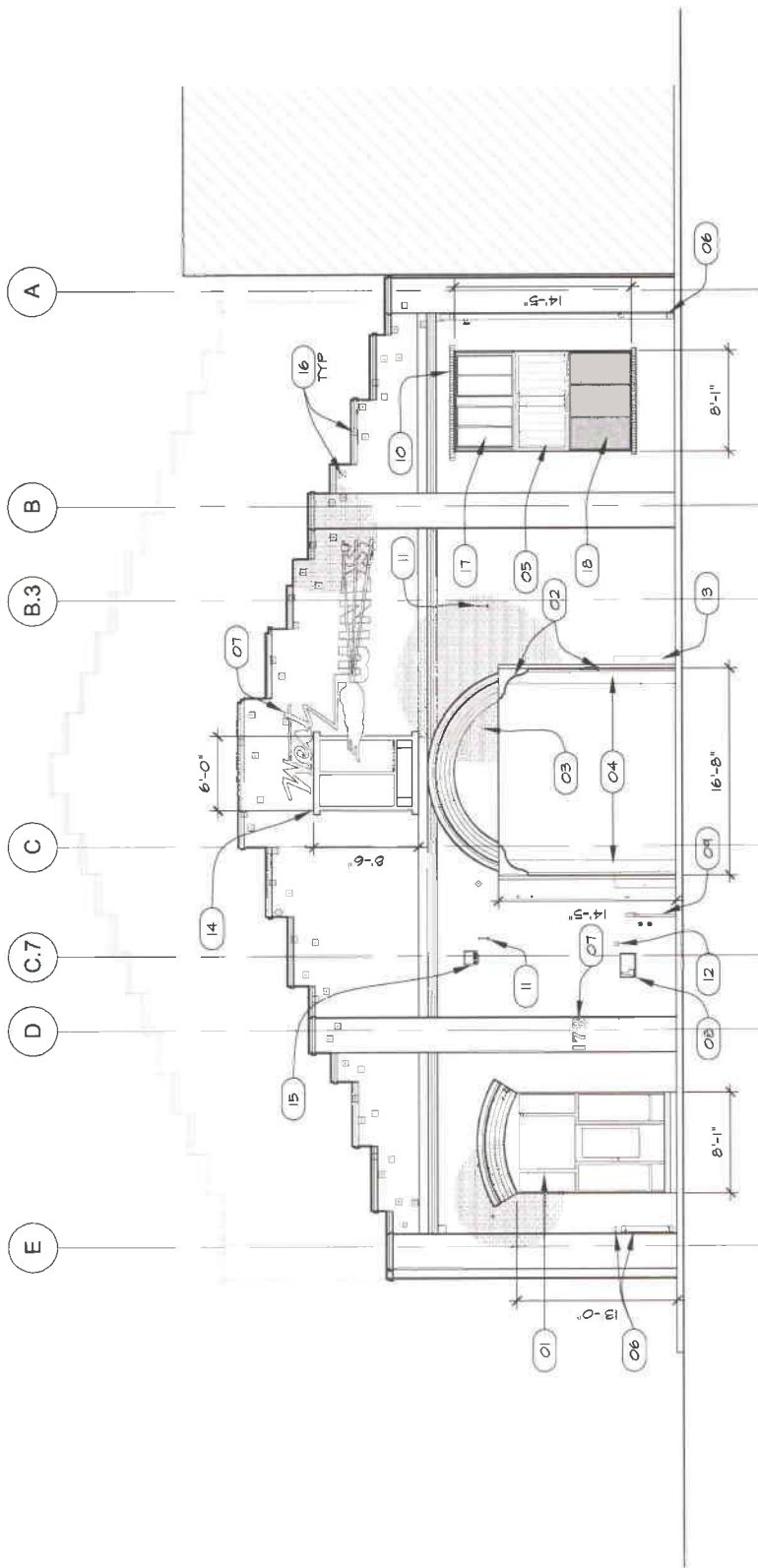
178 Townsend Elevation - Existing

t: 415.512.9660 f: 415.512.9663
www.ibadesign.com
project contact: William Duncan

ian birchall + associates
300 beale street, suite a
san francisco, ca. 94105



17

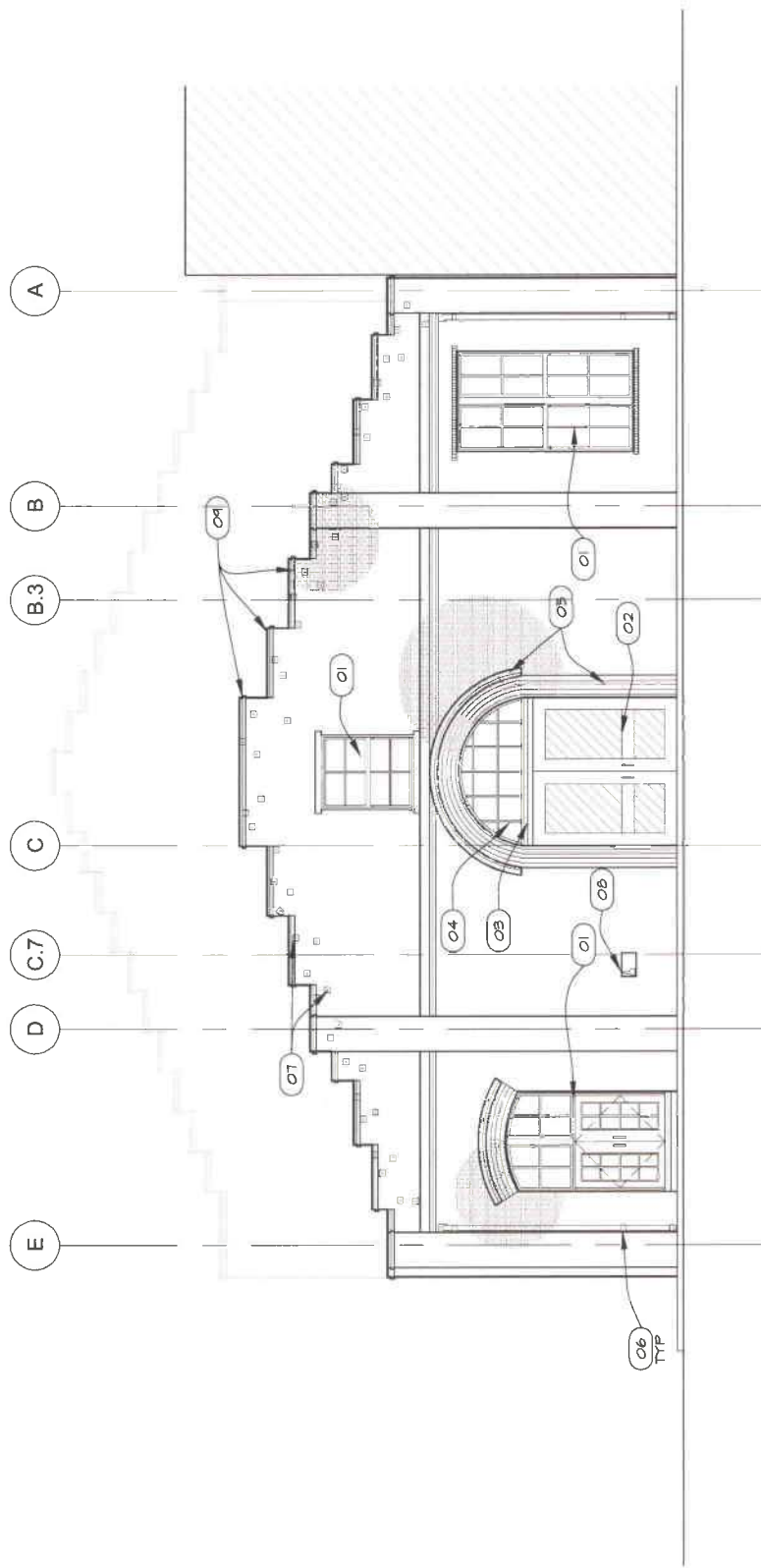


KEY NOTES

- | | | | | | |
|----|---|----|---|----|---|
| 01 | NON-HISTORIC STOREFRONT AND NON-HISTORIC ROUGH MASONRY OPENING AT ELL | 09 | NON-HISTORIC EXPOSED ELECTRIC SERVICE | 17 | NON-HISTORIC WINDOW SASH & FRAME |
| 02 | NON-HISTORIC STEEL FRAME AND LINTEL | 10 | NON-HISTORIC ROUGH MASONRY OPENING AT WINDOW HEAD | 18 | NON-HISTORIC STEEL FRAME & EXPANDED MESH SCREEN |
| 03 | NON-HISTORIC BRICK INFILL | 11 | NON-HISTORIC LIGHT FIXTURE | | |
| 04 | NON-HISTORIC STEEL COLUMN | 12 | NON-HISTORIC KEY BOX | | |
| 05 | NON-HISTORIC WOOD BLIND PANEL | 13 | NON-HISTORIC STEEL PLATE GUARD | | |
| 06 | NON-HISTORIC DOWNSPOUT | 14 | NON-HISTORIC METAL FRAMED WINDOW | | |
| 07 | NON-HISTORIC SIGNAGE | 15 | NON-HISTORIC METAL JUNCTION BOX | | |
| 08 | NON-HISTORIC LANDMARK PLAQUE | 16 | NON-HISTORIC STEEL TIE-BACKS | | |
- *PLEASE NOTE: ALL DIMENSIONS ARE ACCURATE TO PLUS-OR-MINUS 1/2"

178 Townsend
Properties LLC
54 Mint Street, Fifth Floor
San Francisco, CA 94103
T: 415.442.4800

178 Townsend Elevation - Proposed

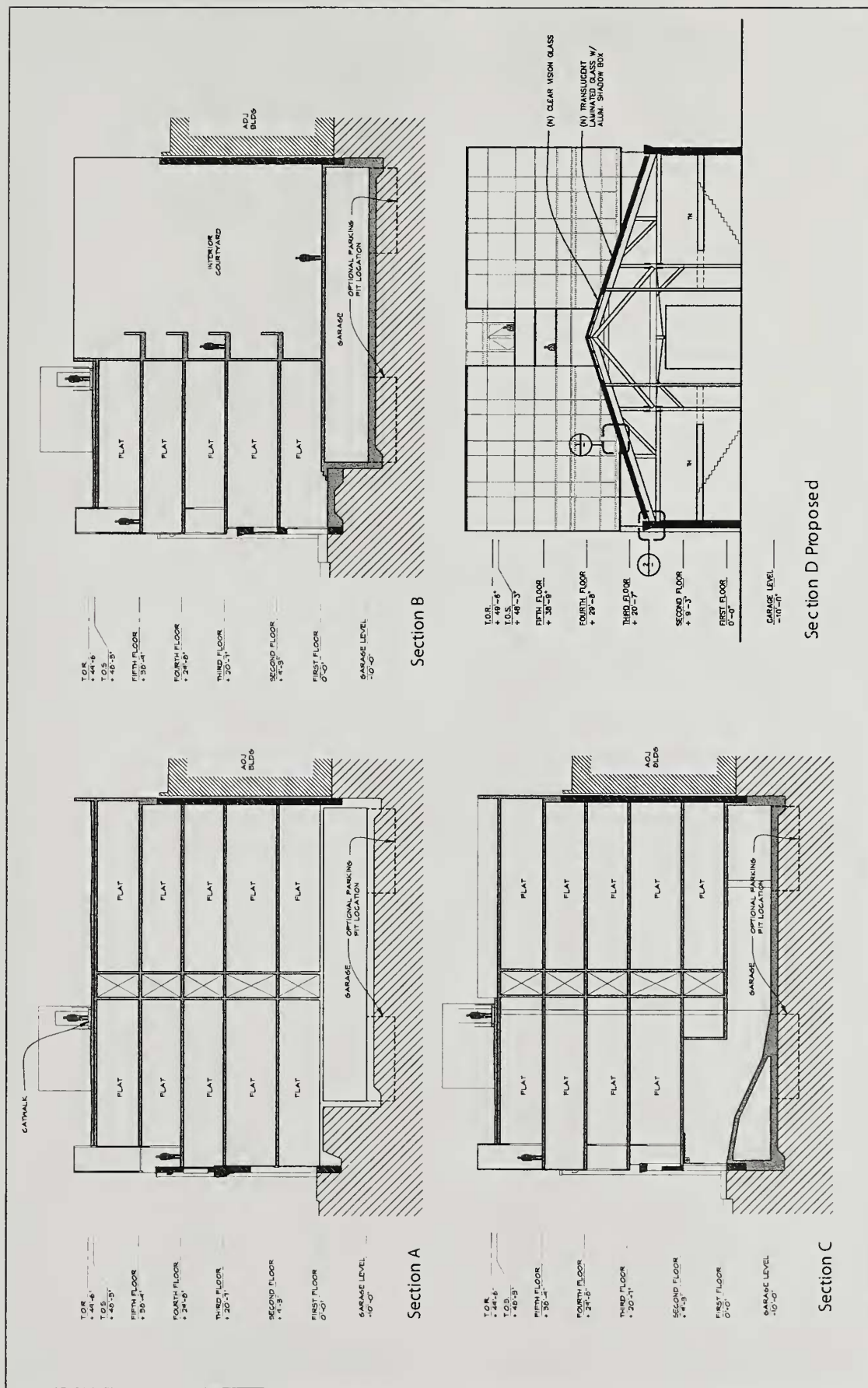


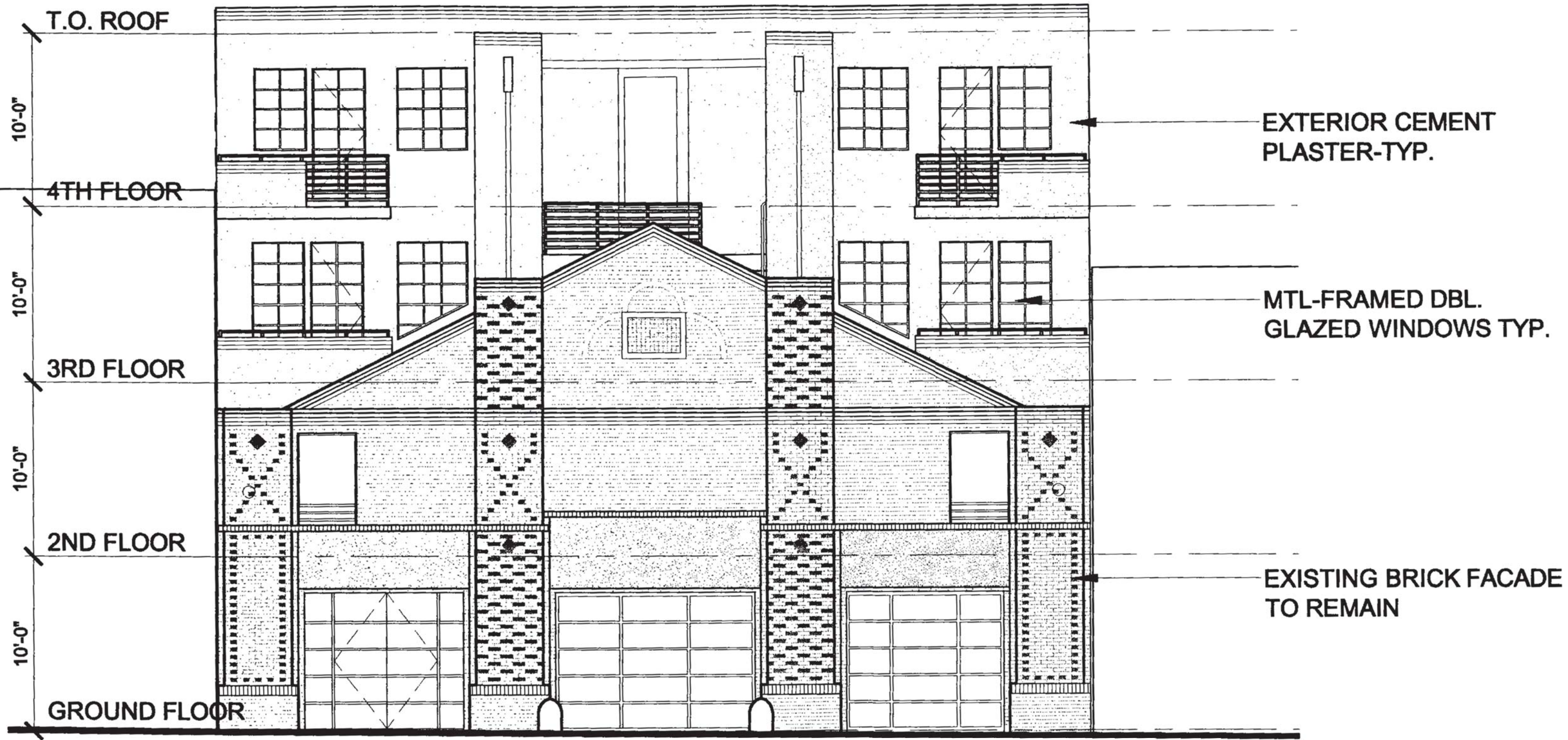
KEY NOTES

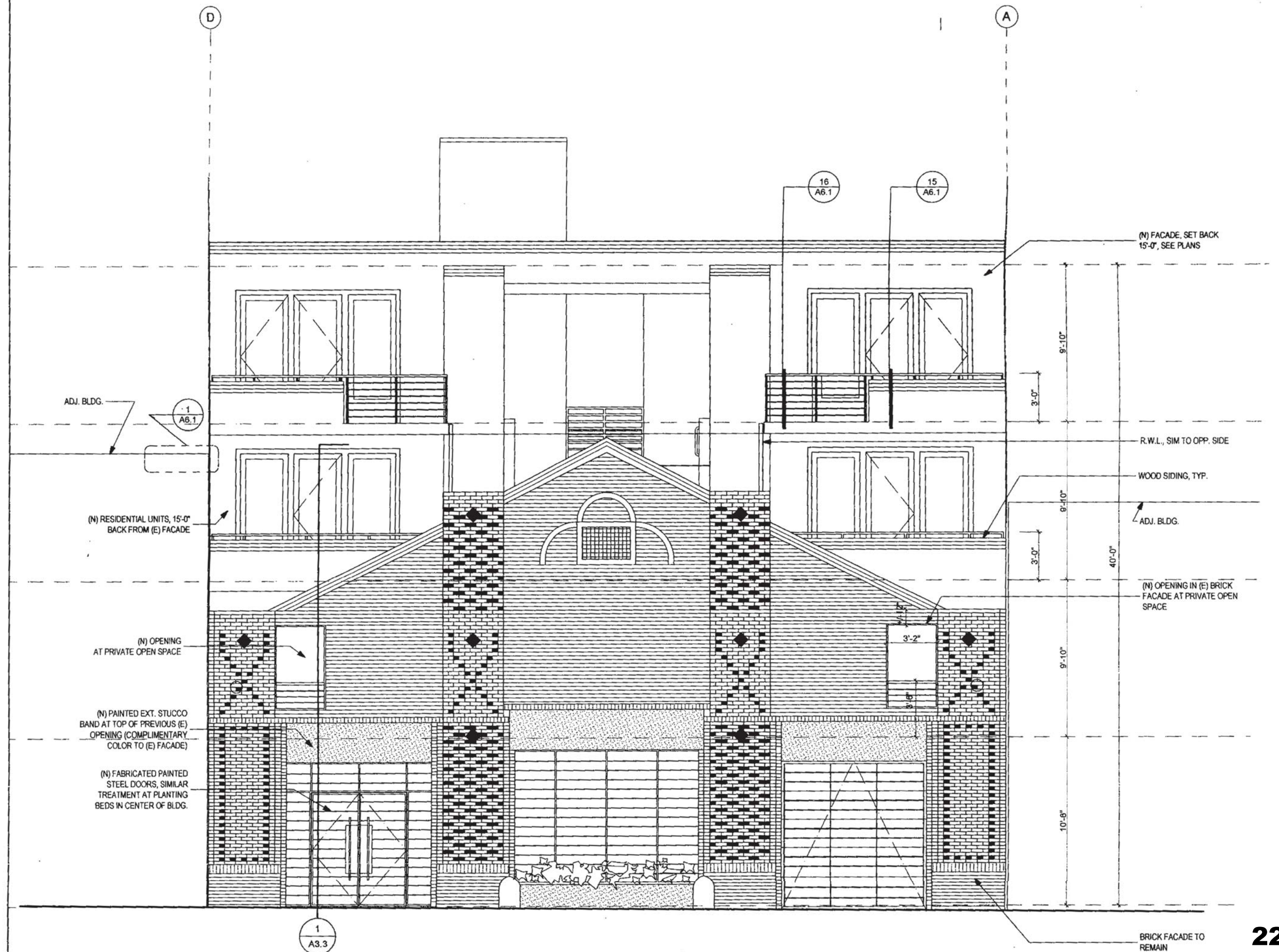
- | | | |
|---|--|---|
| (O1) (N) SINGLE-HUNG WOOD WINDOW TO APPROXIMATE HISTORIC, MULTI-PANE SASH AND MULLION PATTERN OBSERVED IN CIRCA 1849 PHOTO OF TOWNSEND STREET ELEVATION | (O4) (N) FIXED WINDOW FRAME AND SASH OVER (N) WOOD HEADER | (O8) (E) LANDMARK PLAQUE TO REMAIN |
| (O2) (N) WOOD BARK DOOR | (O5) (N) DOOR OPENING REDUCED AND (N) BRICKWORK EXTENDED FROM EXISTING ROMAN ARCH TO APPROXIMATE HISTORIC DOOR OPENING AND BRICKWORK OBSERVED IN CIRCA 1849 PHOTO OF TOWNSEND STREET ELEVATION | (O9) BRICKWORK AT PARAPET REPAIRED AND RESTORED TO MATCH EXISTING |
| (O3) (N) WOOD HEADER | (O6) (N) DOWNPOUTS | |
| | (O7) (N) NON-HISTORIC STEEL TE-BACKS TO REMAIN | |

- ① ALIGN NEW CURTAIN WALL BALCONIES WITH MAJOR ELEMENTS IN EXISTING BRICK BUILDING.
- ② LOCATE NEW WINDOWS IN BRICK WALL SO ALIGNMENT OCCURS WITH NEW CONSTRUCTION ABOVE OR EXISTING BELOW. THIS ENHANCES THE PERCEPTION OF ALIGNMENT BETWEEN EXISTING BRICK BUILDING AND NEW ADDITION.
- ③ AVOID ALIGNMENTS THAT WOULD MAKE THE NEW ADDITION APPEAR OUT OF BALANCE TO THE EXTENT THAT IT IS APPARENT AND ILL-PROPORTIONED. I.E. - THIS BALCONY BANK IS NOT ALIGNED BELOW TO PRESERVE BALANCE OF NEW ADDITION.
- ④ POTENTIAL ALIGNMENTS BETWEEN MINOR FEATURES










3-18-14
P3



SAN FRANCISCO FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

PLAN CHECK DIVISION/WATER FLOW

1660 MISSION STREET

SAN FRANCISCO CA 94103

FAX # (415) 575-6933

REQUEST FOR WATER FLOW INFORMATION

DATE: 03 / 06 / 14REQUEST IS FOR: ☒ FIRE FLOW
☐ SPRINKLER

CONTACT PERSON: Bruce BaumannADDRESS: 1221 Harrison St, Ste 22
PHONE NO. (415) 551-7884FAX NO. (415) 520-0454San Francisco CA 94103
OWNER'S NAME/PHONE # Dennis McMahon (415) 867-7646

ADDRESS FOR WATER FLOW INFORMATION: 1335 Larkin StPROVIDE SKETCH HERE:
CROSS STREETS (BOTH ARE REQUIRED): Pine Street / California Street
SPECIFY STREET FOR POINT OF CONNECTION: LARKIN
OCCUPANCY (CIRCLE ONE): R3 R2 LIVE/WORK COMMERCIAL Other
HAZARD CLASSIFICATION: LIGHT ORD 1 ORD 2 EXT 1 EXT 2 OTHER
NUMBER OF STORIES: 6HEIGHT OF BLDG.: 65 FT.

SUBMIT FORM WITH A \$115.00 CHECK MADE PAYABLE TO 'S.F.F.D.'

REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX AND AN ADDITIONAL FEE OF \$230.00 WILL BE NECESSARY

WATER FLOW INFORMATION WILL BE RETURNED BY FAX OR MAIL.

INCOMPLETE FORMS **WILL NOT** BE PROCESSED.

PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING

*****Official use only*****

Flow data provided by: R. BrownDate Forwarded: 3-18-14

Flow data: FIELD FLOW TESTSTATIC 74 PSI
RECORDS ANALYSIS XRESIDUAL 70 PSI
Gate Page 9FLOW 1150 GPM

12" MAIN on LARKIN ST.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT INSPECTOR BROWN @ (415) 558-6114

Bruce D. Baumann & Associates Acct# 114506

4 WaterFlowTest-03.18.14
SCALE: 1" = 1'-0"

3 Existing Longitudinal
SCALE: 1/8" = 1'-0"

2 Existing Section
SCALE: 1/8" = 1'-0"

1 Existing Street Elevation
SCALE: 1/8" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

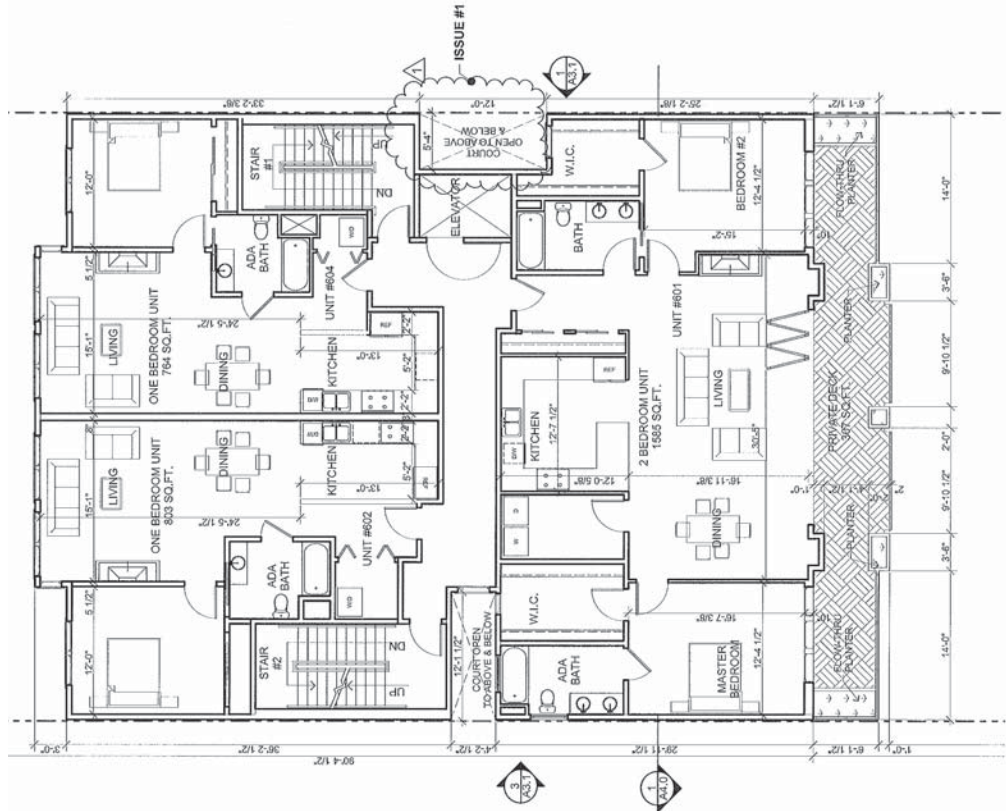
70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Site Permit Submittal 03.04.14	BM
Pre-App. Resolution 05.12.14	BM
Site Permit Update 05.13.14	BM
AB-005 Update 07.14.14	BM
Site Permit Update 01.19.15	BM
Pre-App Meeting 03.05.15	BM
Site Permit Update 04.01.15	BM

20 UNIT RESIDENTIAL
1335 LARKIN STREET
SAN FRANCISCO, CA

Sheet Title: Project Info: (E) ELEV, SECTIONS
Scale: As Noted
Date: 02.24.14
Drawn By: BM
Job Number: 2-1212
Sheet:

A1.2
23



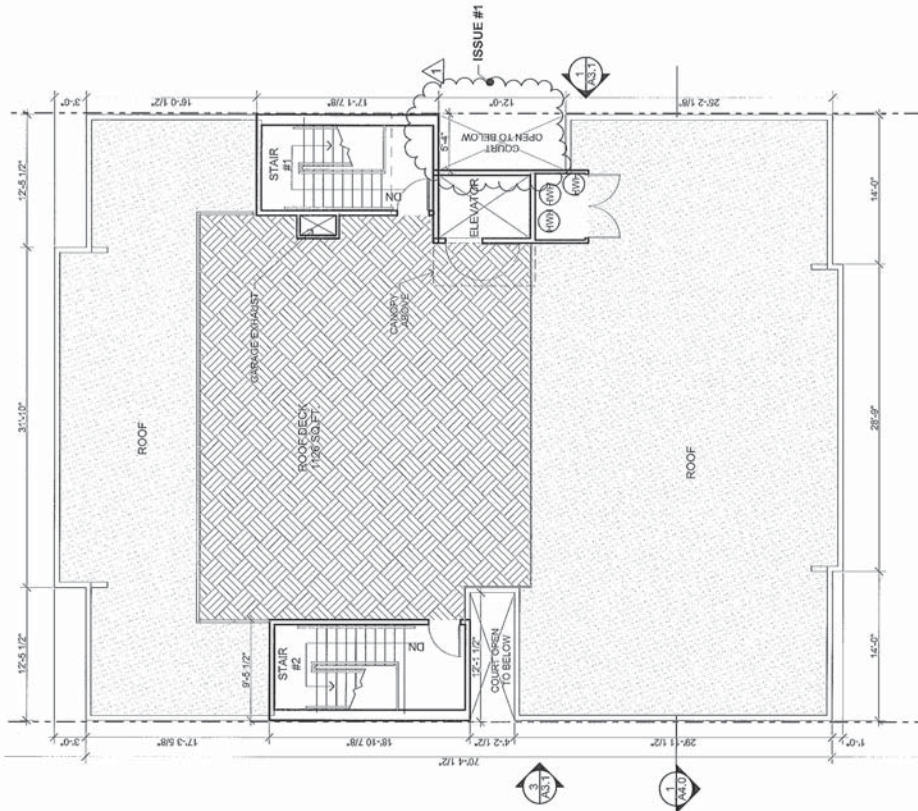
1 Proposed 6th Floor
SCALE: 1/8" = 1'-0"

SK-3

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP
70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

20 UNIT RESIDENTIAL
1335 LARKIN STREET
SAN FRANCISCO, CA



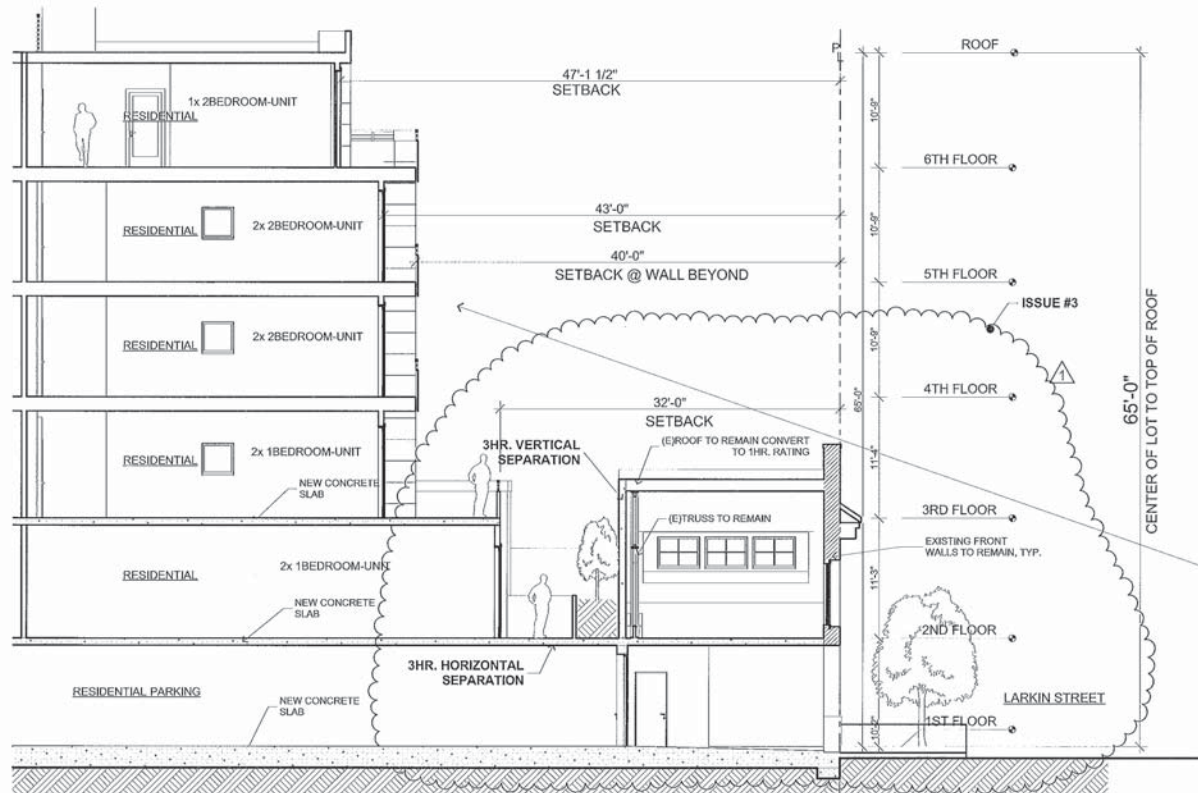
1 Proposed Roof Plan
SCALE: 1/8" = 1'-0"

SK-4

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP
70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

20 UNIT RESIDENTIAL
1335 LARKIN STREET
SAN FRANCISCO, CA



1 PROPOSED LONG SECTION
SCALE: 1/8" = 1'-0"

SK-5

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP
70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

20 UNIT RESIDENTIAL
1335 LARKIN STREET
SAN FRANCISCO, CA

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP
70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

20 UNIT RESIDENTIAL
1335 LARKIN STREET
SAN FRANCISCO, CA

Sheet Title:
Project Info:
PRE-APP RESOLUTIONS

Scale:
As Noted

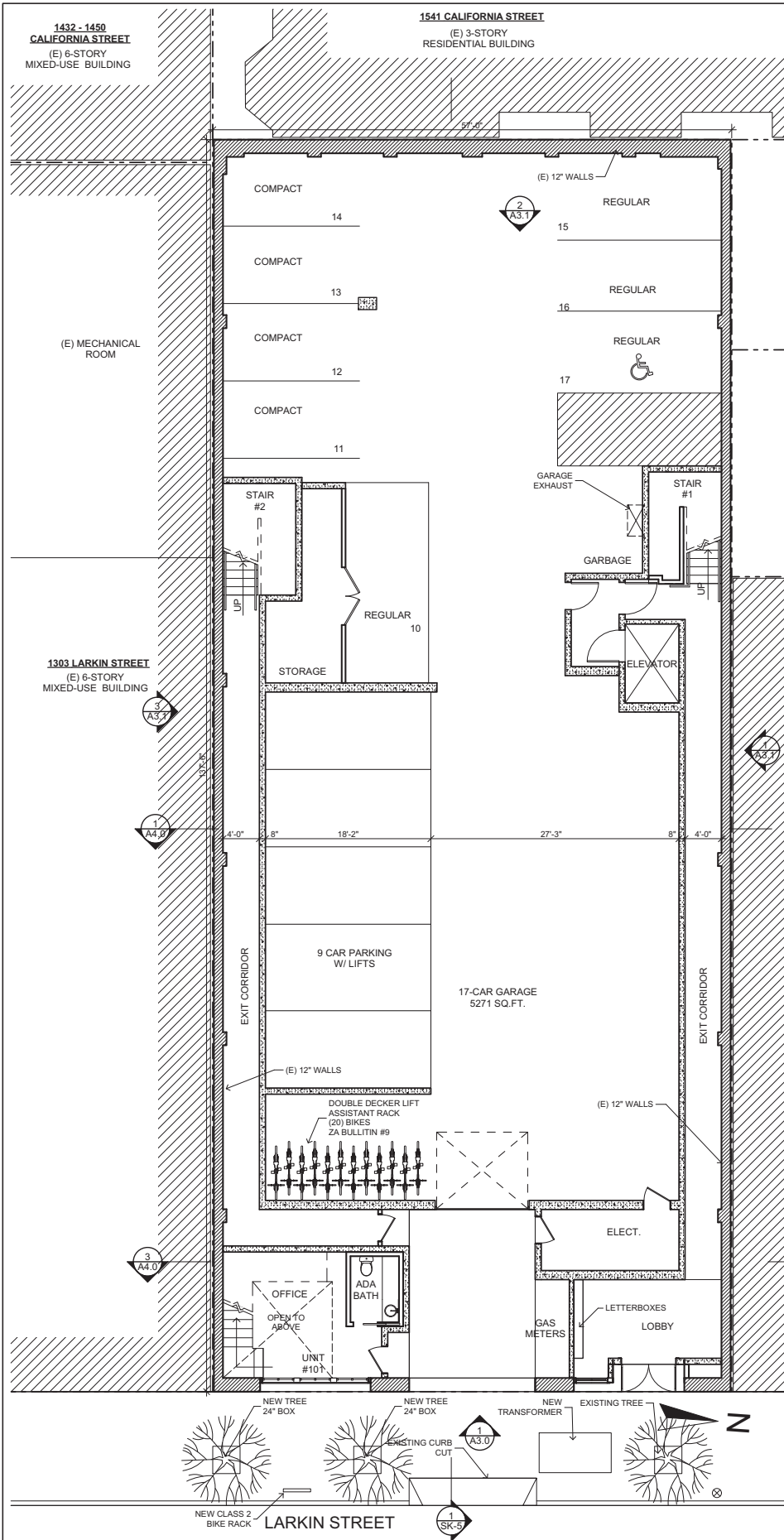
Date:
02.24.14

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BM

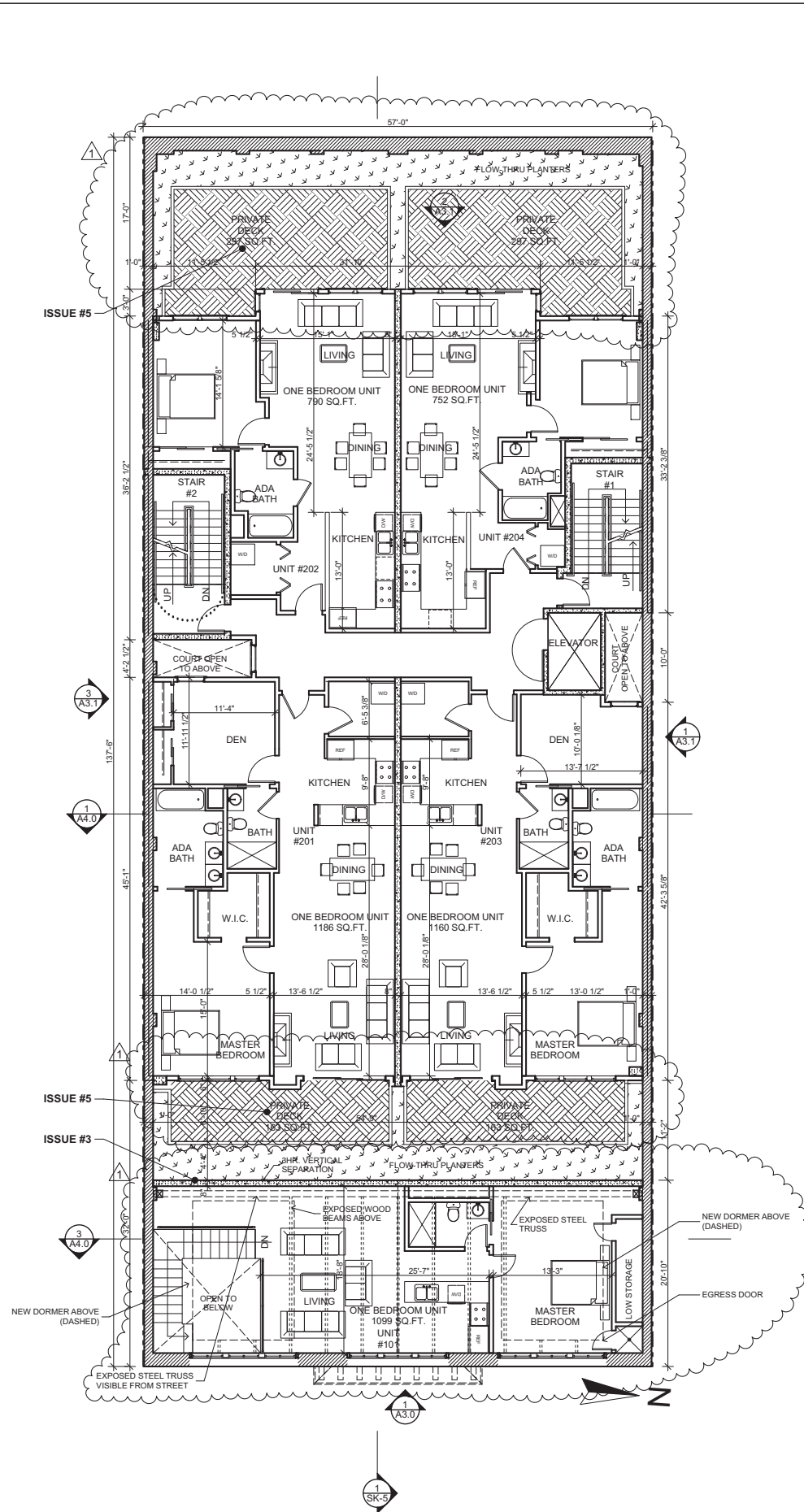
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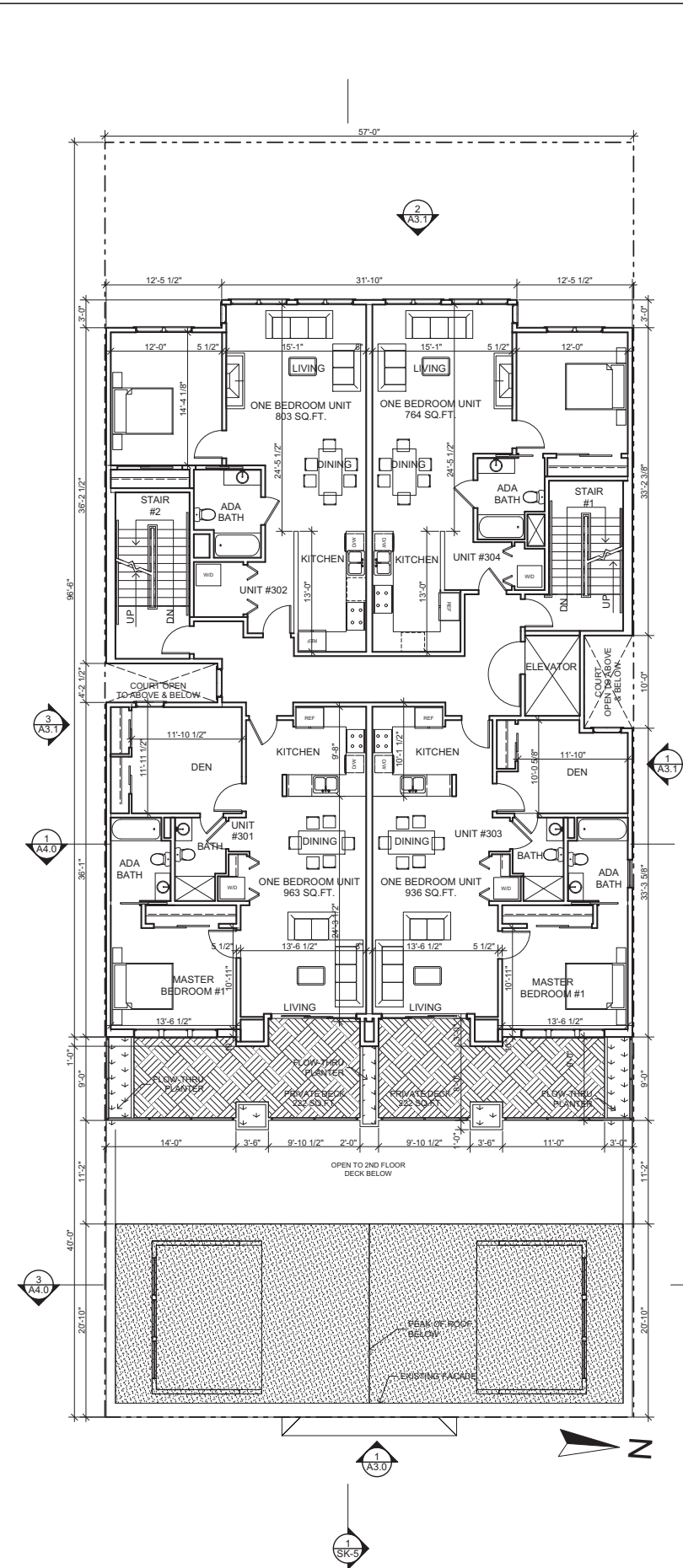
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24



1 Proposed 1st Floor
SCALE: 1/8" = 1'-0"



2 Proposed 2nd Floor
SCALE: 1/8" = 1'-0"



3 Proposed 3rd Floor
SCALE: 1/8" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP
70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 485 4051
f. 415 495 6885

Revisions	By
Site Permit Submittal 03.04.14	BM
Pre-App. Resolution 05.12.14	BM
Site Permit Update 05.13.14	BM
AB-005 Update 07.14.14	BM
Site Permit Update 01.19.15	BM
Pre-App Meeting 03.05.15	BM
Site Permit Update 04.01.15	BM

20 UNIT RESIDENTIAL
1335 LARKIN STREET
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
1ST, 2ND, 3RD

Scale:
As Noted

Date:
02.24.14

Drawn By:
BM

Job Number:
2-1212

Sheet:

A2.0
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Revisions	By
Site Permit Submittal 03.04.14	BM
Pre-App. Resolution 05.12.14	BM
Site Permit Update 05.13.14	BM
AB-005 Update 07.14.14	BM
Site Permit Update 01.19.15	BM
Pre-App Meeting 03.05.15	BM
Site Permit Update 04.01.15	BM

20 UNIT RESIDENTIAL
1335 LARKIN STREET
SAN FRANCISCO, CA

Sheet Title:
Exterior Elevs:
EAST

Scale:
As Noted

Date:
02.24.14

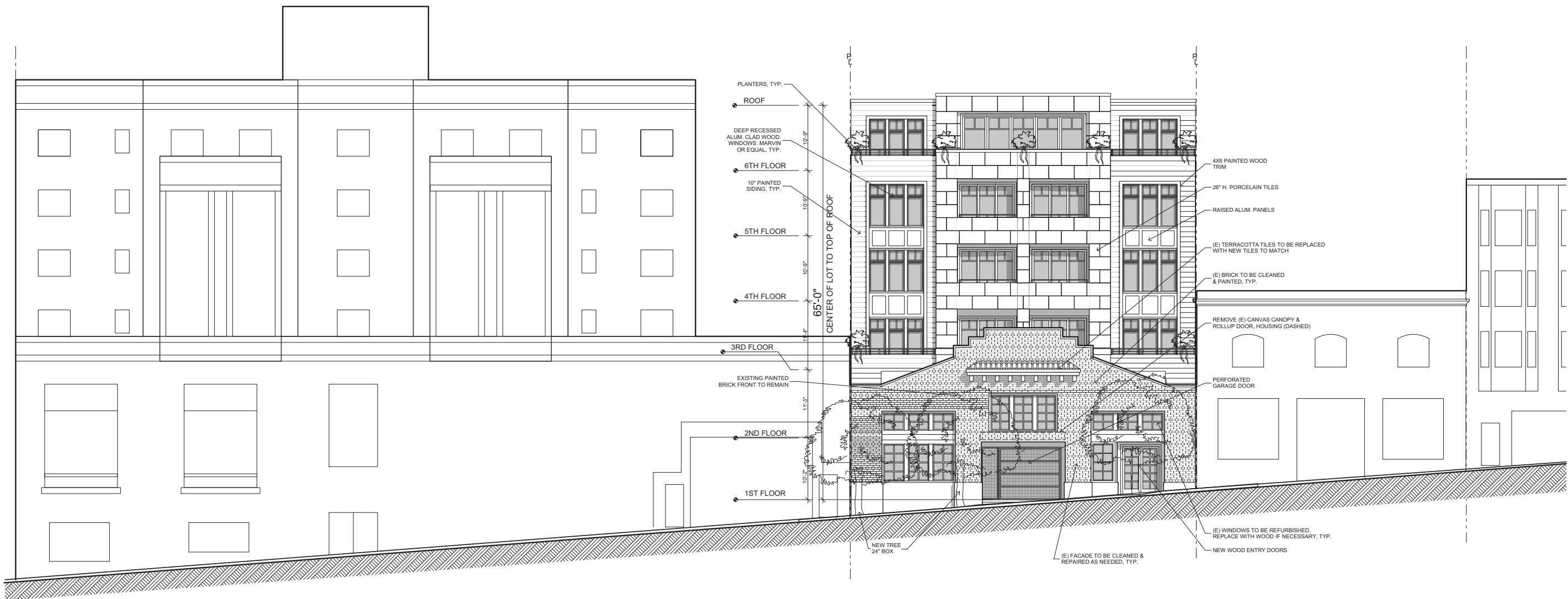
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BM

Job Number:
2-1212

Sheet:

A3.0

26



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



NORTHWEST STREET VIEW

1

REVISIONS	

OWNER:
JS SULLIVAN DEVELOPMENT
2044 FILLMORE STREET, 3RD FLOOR
SAN FRANCISCO, CA 94115

ARCHITECT:
STANLEY SAIKOWITZ |
NATOMA ARCHITECTS Inc.
1022 Natoma Street, No. 3
San Francisco, CA 94103
T 415.626.8977 F 415.626.8978

STORM WATER
BKF ENGINEERS
255 Shoreline Drive
Redwood City, Ca 94065
P 925.940.2218 C 925.357.7610

STRUCTURAL
NISHKIAN MENNINGER
600 Hammon Street #110
San Francisco, Ca 94107
P 415.836.9316

MEP
ACIES
111 West Evelyn Avenue
Sunnyvale, Ca 94086
P 408.552.5255 ex 142
P 408.307.6700



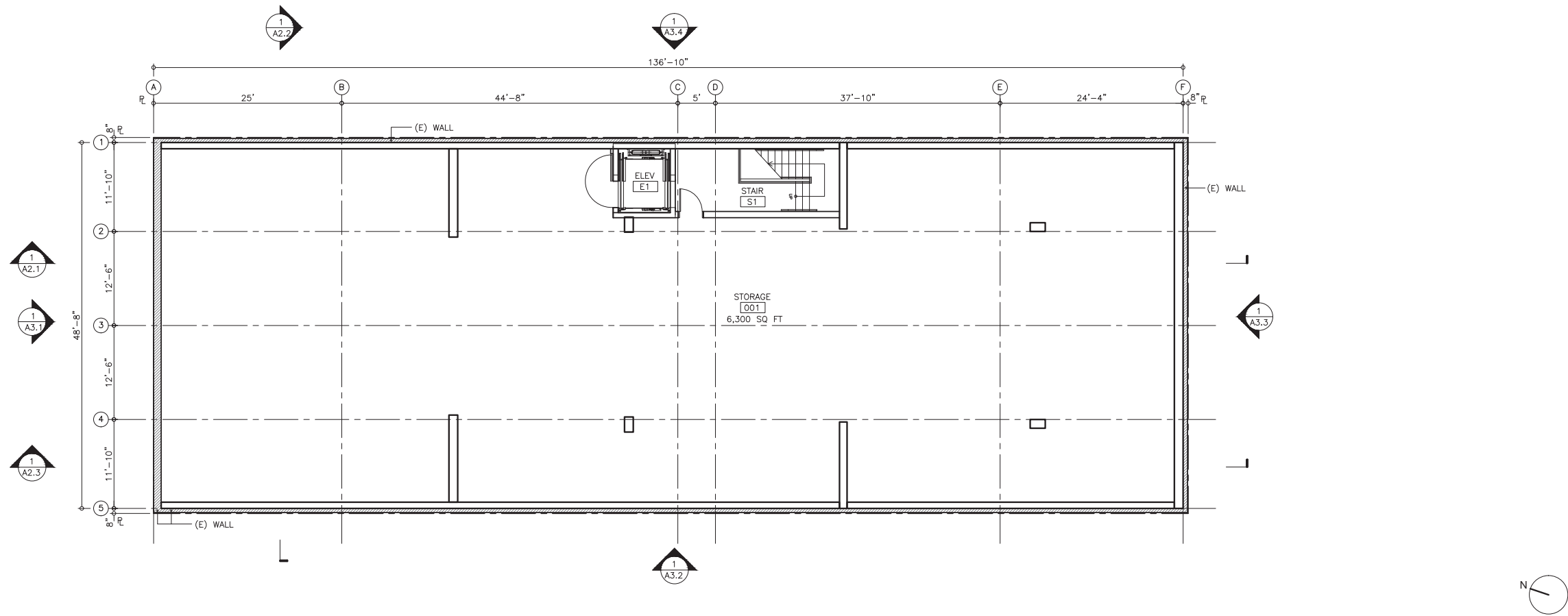
469 EDDY STREET, SAN FRANCISCO, CA

469 EDDY

TITLE:
STREET VIEW

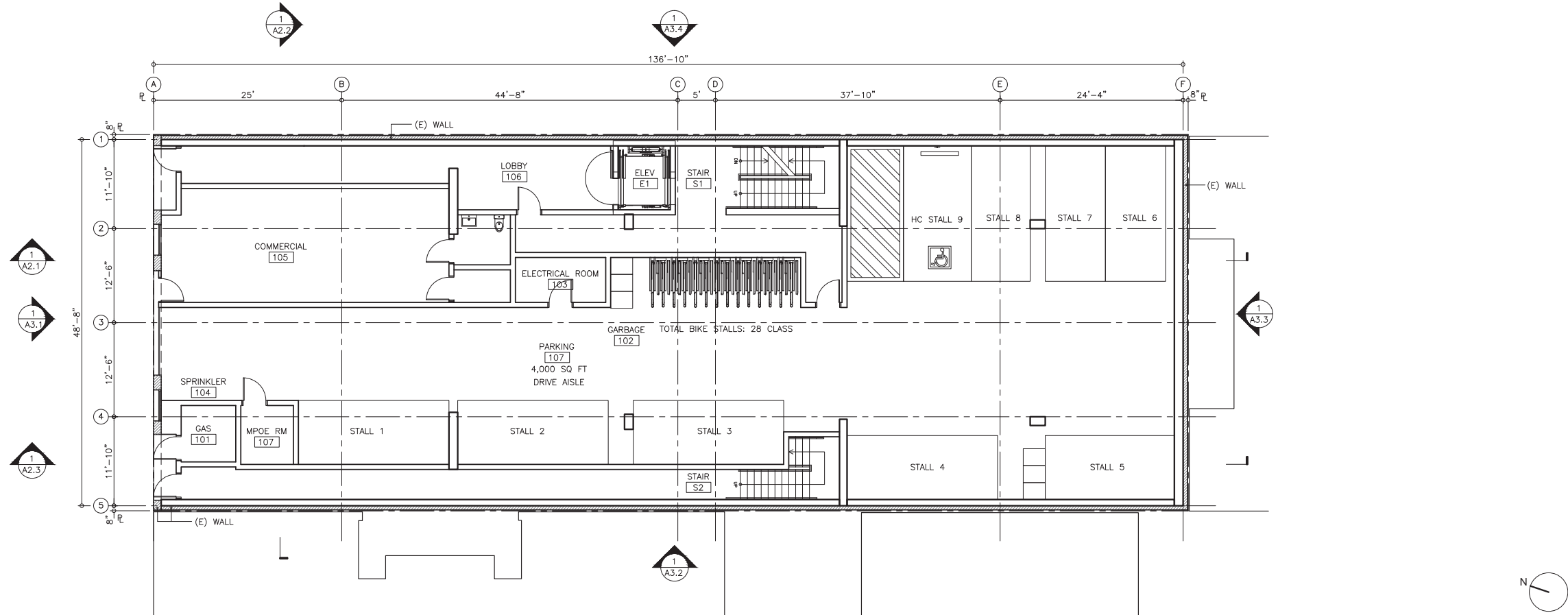
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DATE:	10-06-2015
SCALE:	N.T.S.
DRAWN:	SSINAI

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27



BASEMENT FLOOR PLAN

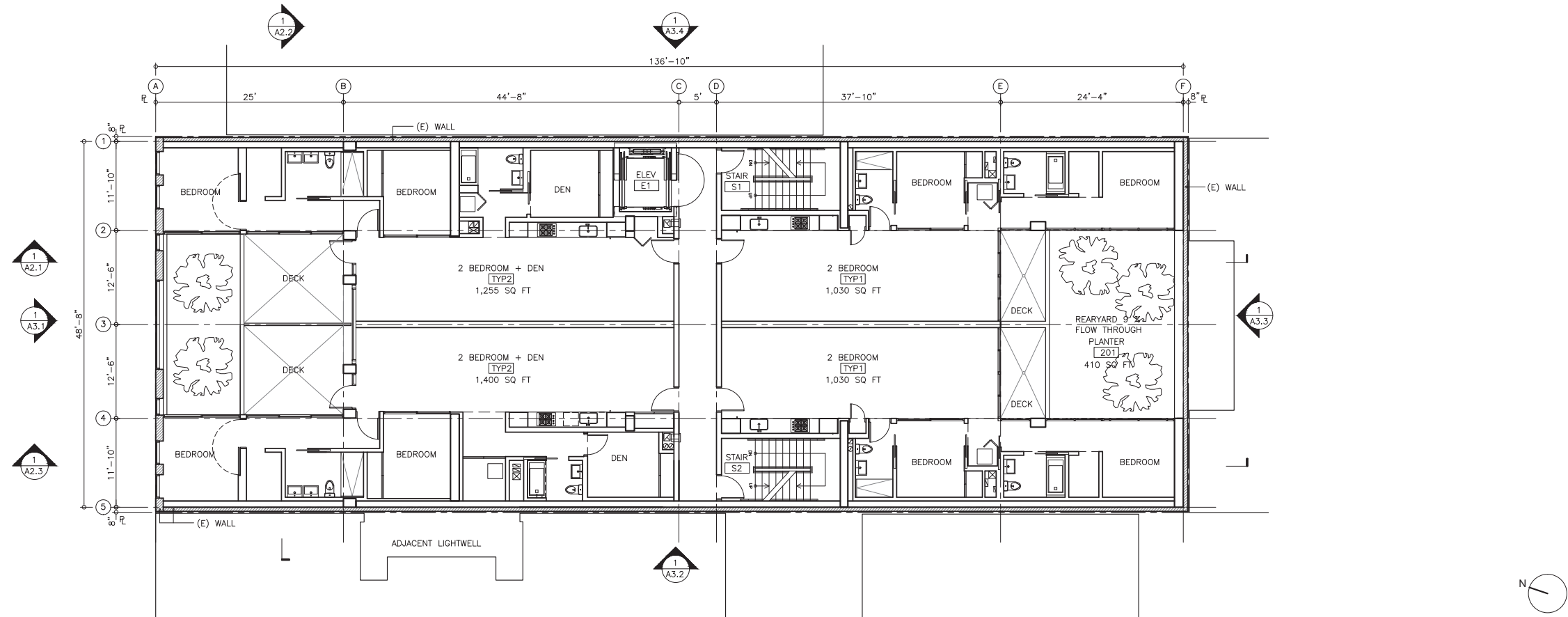
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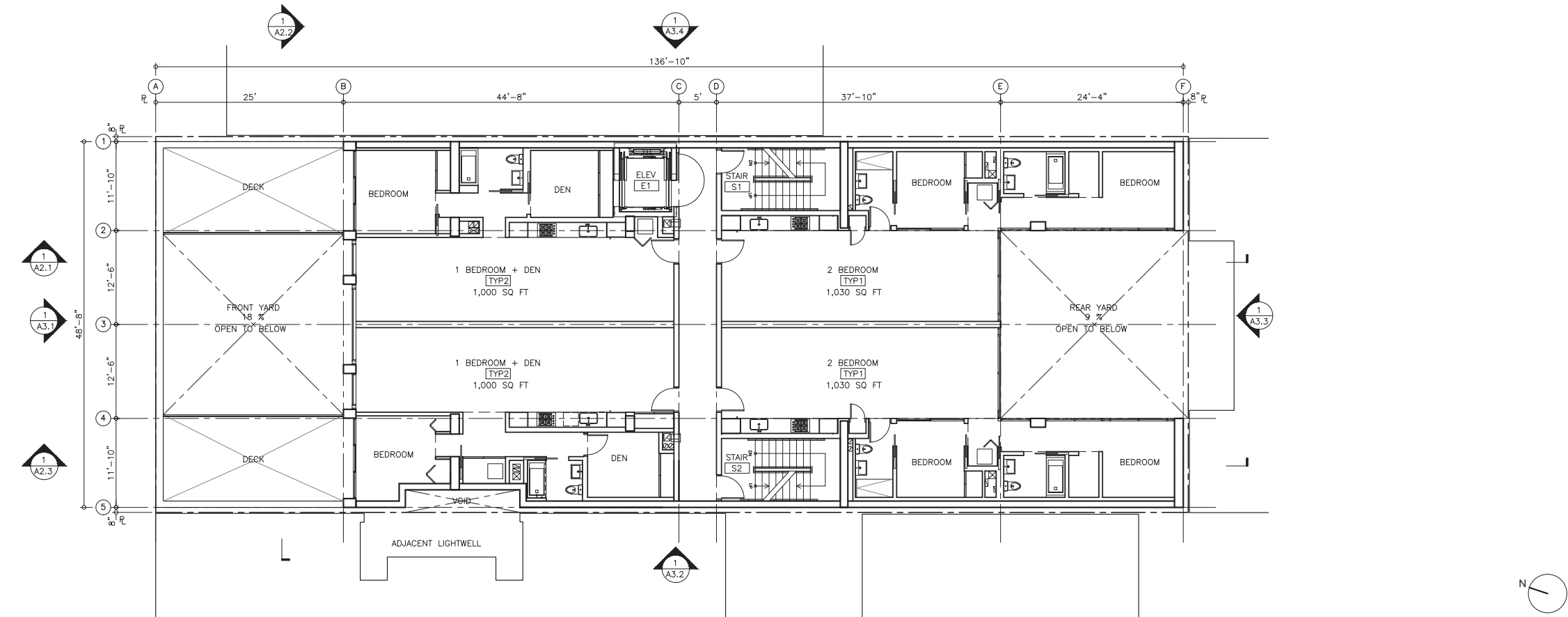
GROUND FLOOR PLAN

2

REVISIONS	
OWNER: JS SULLIVAN DEVELOPMENT 2044 FILLMORE STREET, 3RD FLOOR SAN FRANCISCO, CA 94115	
ARCHITECT: STANLEY SAIOWITZ NATOMA ARCHITECTS Inc. 1022 Natoma Street, No. 3 San Francisco, CA 94103 T: 415.626.8977 F: 415.626.8978	
STORM WATER BKF ENGINEERS 255 Shoreline Drive Redwood City, Ca 94065 P: 925.940.22.18 C: 925.357.7610	
STRUCTURAL NISHKIAN MENNINGER 600 Harrison Street #110 San Francisco, Ca 94107 P: 415.836.9316	
MEP: ACIES 111 West Evelyn Avenue Sunnyvale, Ca 94086 P: 408.552.5255 ex 142 P: 408.307.6700	
<div><div>LICENSED ARCHITECT</div><div>WILL B. KAYE</div><div>No. C 32794</div><div>EXP. 09/30/2017</div><div>STATE OF CALIFORNIA</div></div>	
TITLE: PLAN	
SET:	
DATE:	10-06-2015
SCALE:	1/8" = 1'-0"
DRAWN:	SSINAI <small>© 2015 STANLEY SAIOWITZ & ASSOCIATES NATOMA ARCHITECTS INC.</small>
SHEET NO: A128	



LEVEL 2 PLAN 1



LEVEL 3 PLAN 2

REVISIONS	

OWNER:
JS SULLIVAN DEVELOPMENT
2044 FILLMORE STREET, 3RD FLOOR
SAN FRANCISCO, CA 94115

ARCHITECT:
STANLEY SAIOWITZ |
NATOMA ARCHITECTS Inc.
1022 Natoma Street, No. 3
San Francisco, CA 94103
T 415.626.8977 F 415.626.8978

STORM WATER
BNF ENGINEERS
255 Shoreline Drive
Redwood City, Ca 94065
P 925.940.2218 C 925.357.7610

STRUCTURAL
NISHKIAN MENNINGER
600 Hamon Street #110
San Francisco, Ca 94107
P 415.836.9316

MEP
ACIES
111 West Evelyn Avenue
Sunnyvale, Ca 94086
P 408.552.5255 ex 142
P 408.307.6700

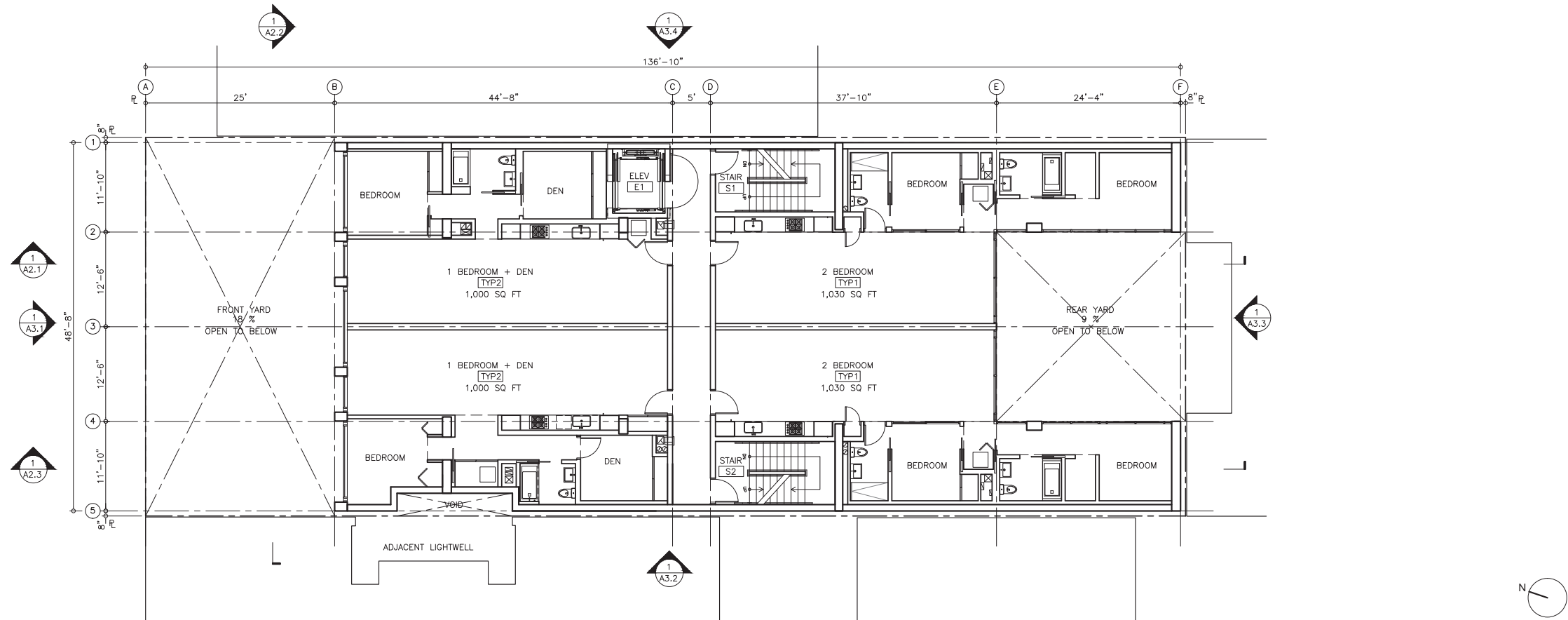


469 EDDY
469 EDDY STREET, SAN FRANCISCO, CA

TITLE:
PLAN

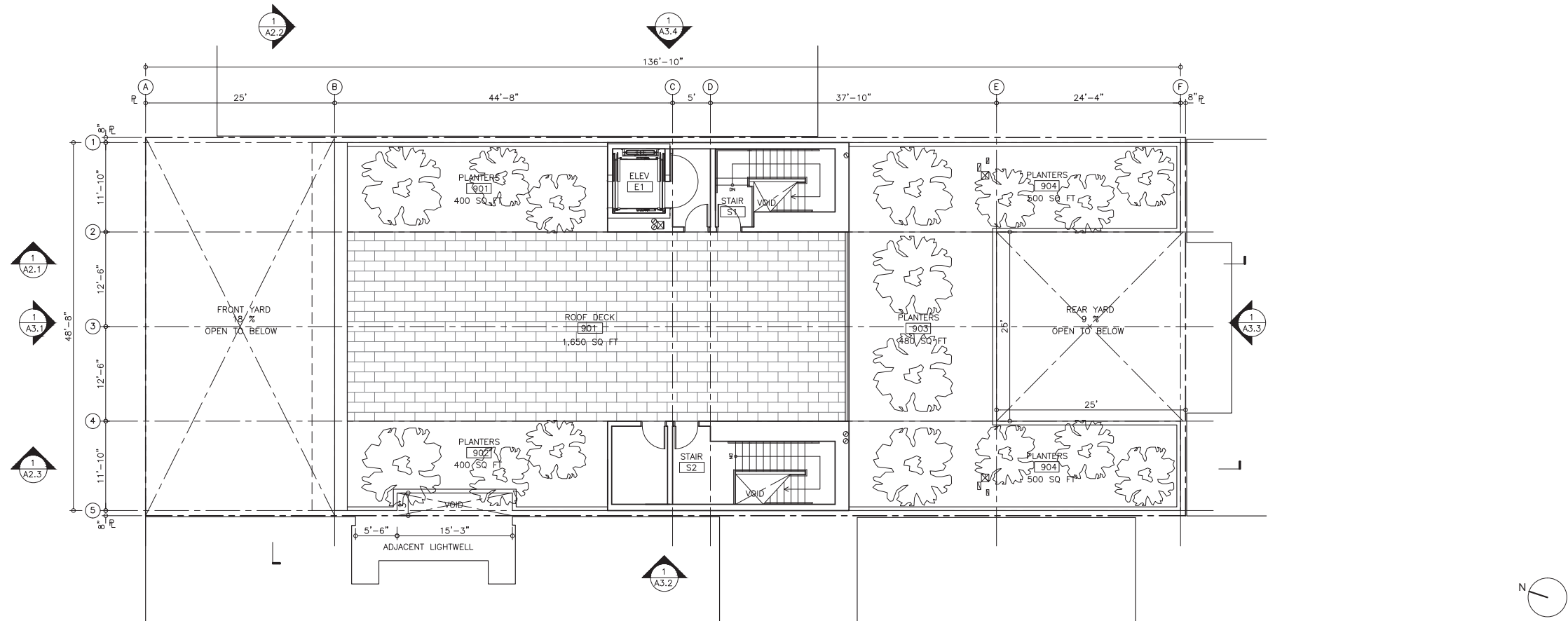
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SHEET NO:
A1.2
29



LEVEL 4 - 8 PLAN

1



ROOF PLAN

2

REVISIONS	

OWNER:
JS SULLIVAN DEVELOPMENT
2044 FILLMORE STREET, 3RD FLOOR
SAN FRANCISCO, CA 94115

ARCHITECT:
STANLEY SAIOWITZ |
NATOMA ARCHITECTS Inc.
1022 Natoma Street, No. 3
San Francisco, CA 94103
T 415.626.8977 F 415.626.8978

STORM WATER
BKF ENGINEERS
255 Shoreline Drive
Redwood City, Ca 94065
P 925.940.2218 C 925.357.7610

STRUCTURAL
NISHKIAN MENNINGER
600 Hamon Street #110
San Francisco, Ca 94107
P 415.836.9316

MEP
ACIES
111 West Evelyn Avenue
Sunnyvale, Ca 94086
P 408.552.5255 ex 142
P 408.307.6700



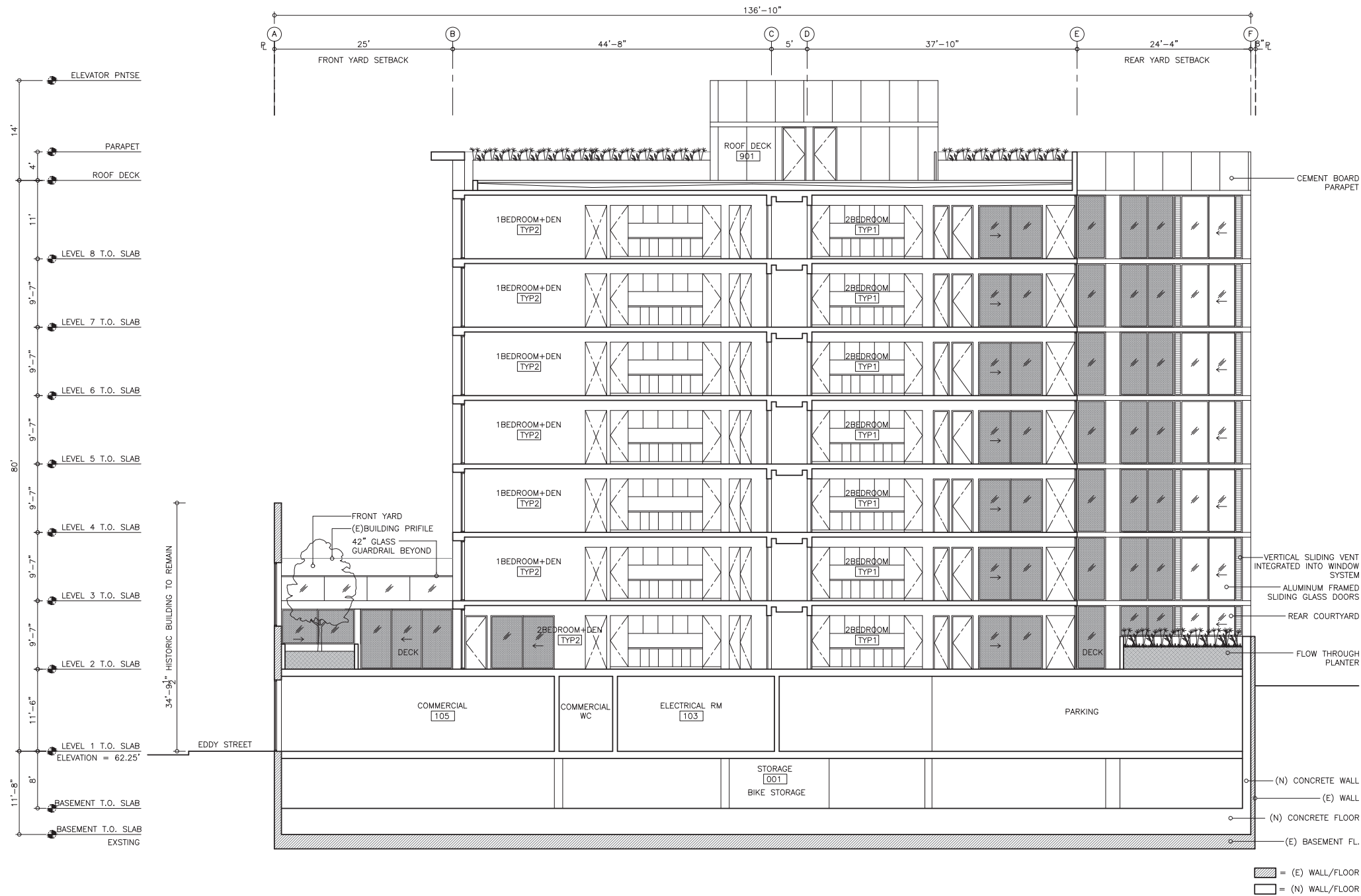
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469 EDDY STREET, SAN FRANCISCO, CA

TITLE:
PLAN

SET:
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DRAWN: SSINAI

SHEET NO:

A1.3
30



SECTION 1

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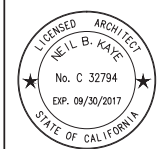
OWNER:
JS SULLIVAN DEVELOPMENT
2044 FILLMORE STREET, 3RD FLOOR
SAN FRANCISCO, CA 94115

ARCHITECT:
STANLEY SAIOWITZ |
NATOMA ARCHITECTS Inc.
1022 Natoma Street, No. 3
San Francisco, CA 94103
T 415.626.8977 F 415.626.8978

STORM WATER
BKF ENGINEERS
255 Shoreline Drive
Redwood City, Ca 94065
P 925.940.22.18 C 925.357.7610

STRUCTURAL
NISHKIAN MENNINGER
600 Hammon Street #110
San Francisco, Ca 94107
P 415.836.9316

MEP
ACIES
111 West Evelyn Avenue
Sunnyvale, Ca 94086
P 408.552.5255 ex 142
P 408.307.6700



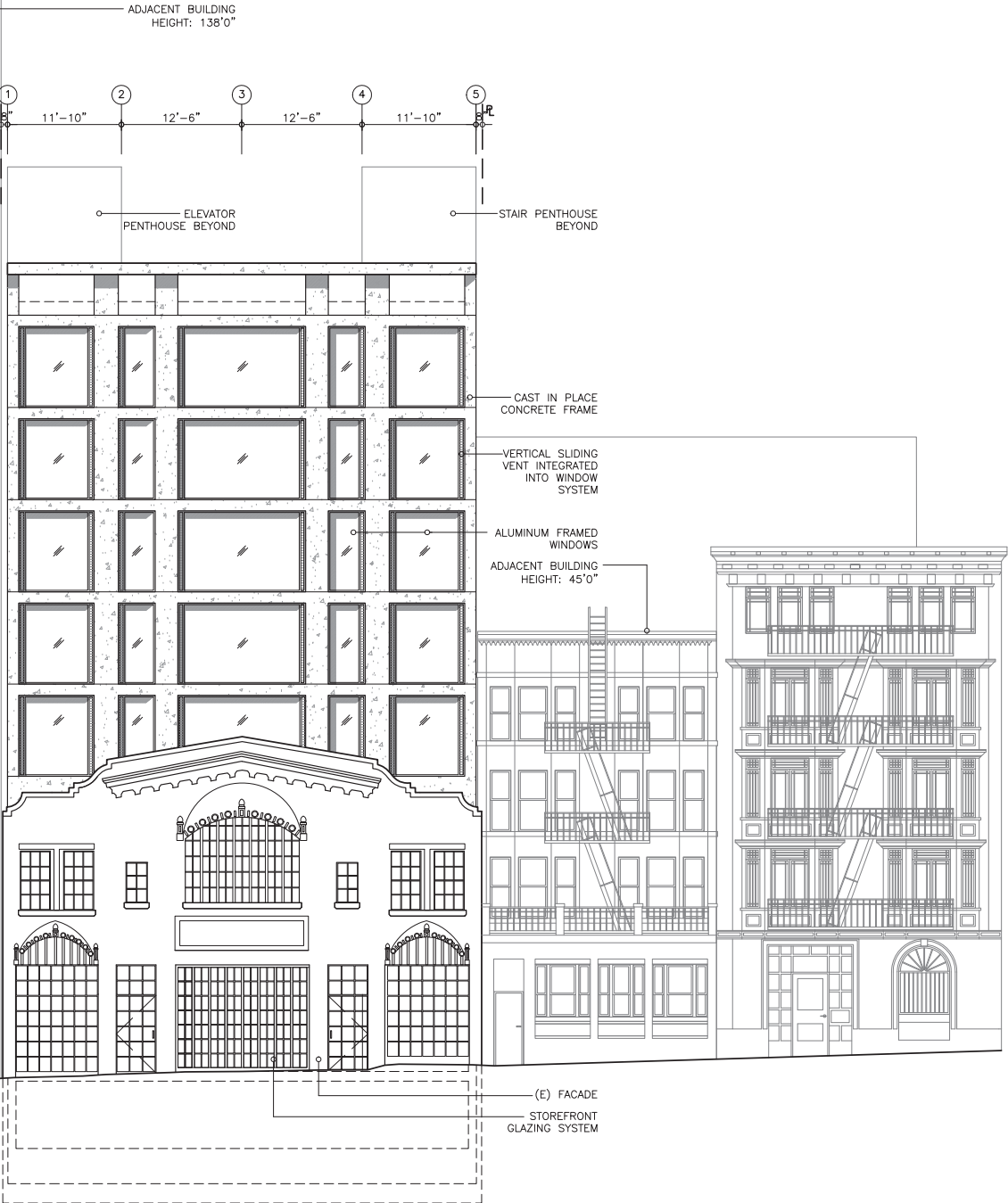
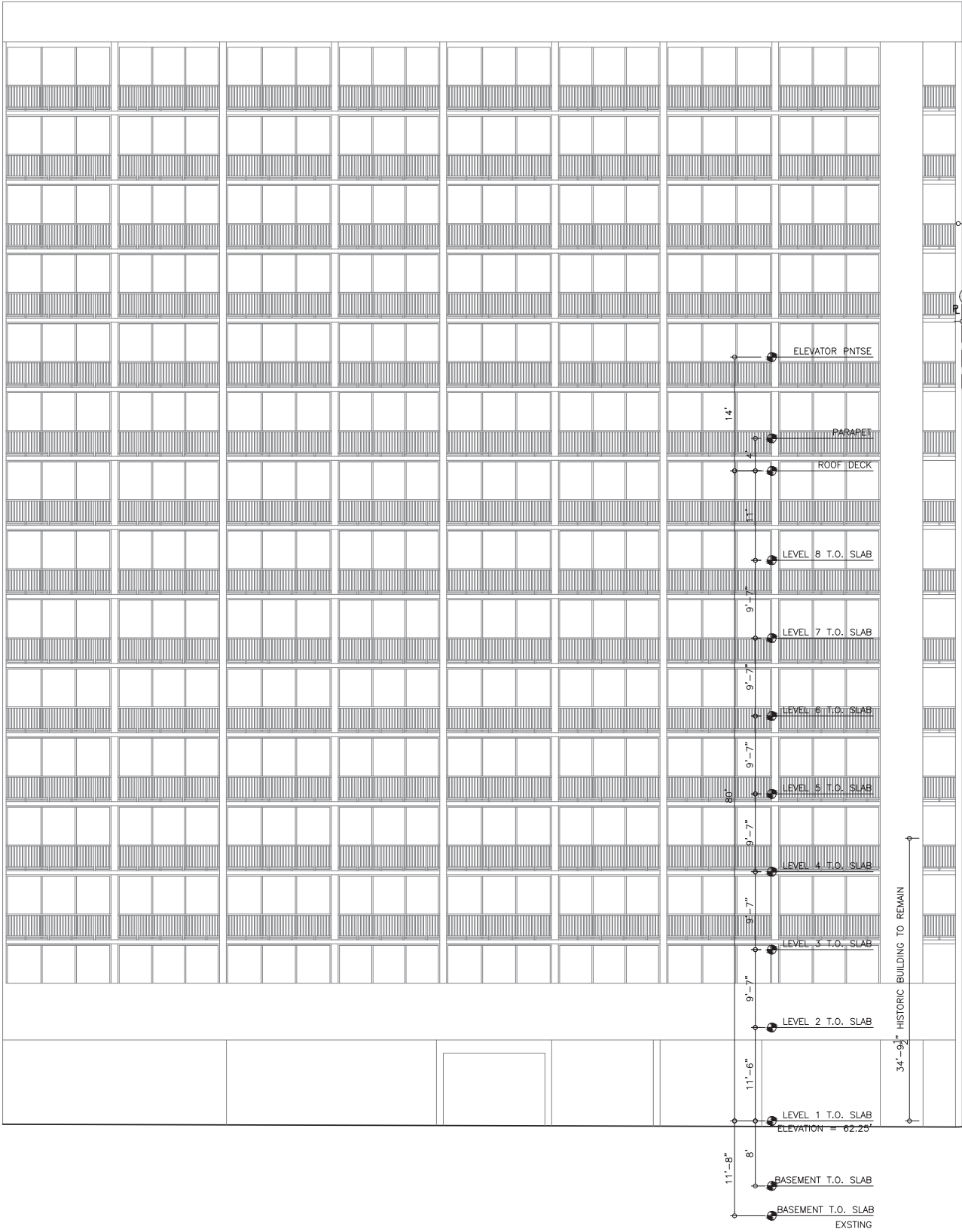
469 EDDY
469 EDDY STREET, SAN FRANCISCO, CA

TITLE:
SECTION

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DRAWN:	SSINAI

SHEET NO:

A2.1
31



NORTH ELEVATION

REVISIONS	

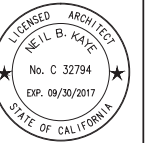
OWNER:
JS SULLIVAN DEVELOPMENT
2044 FILLMORE STREET, 3RD FLOOR
SAN FRANCISCO, CA 94115

ARCHITECT:
STANLEY SAIOWITZ |
NATOMA ARCHITECTS Inc.
1022 Natoma Street, No. 3
San Francisco, CA 94103
T: 415.626.8977 F: 415.626.8978

STORM WATER
BKF ENGINEERS
255 Shoreline Drive
Redwood City, Ca 94065
P: 925.940.2218 C: 925.357.7610

STRUCTURAL
NISHKIAN MENNINGER
600 Harrison Street #110
San Francisco, Ca 94107
P: 415.836.9316

MEP
ACIES
111 West Evelyn Avenue
Sunnyvale, Ca 94086
P: 408.552.5255 ex 142
P: 408.307.6700

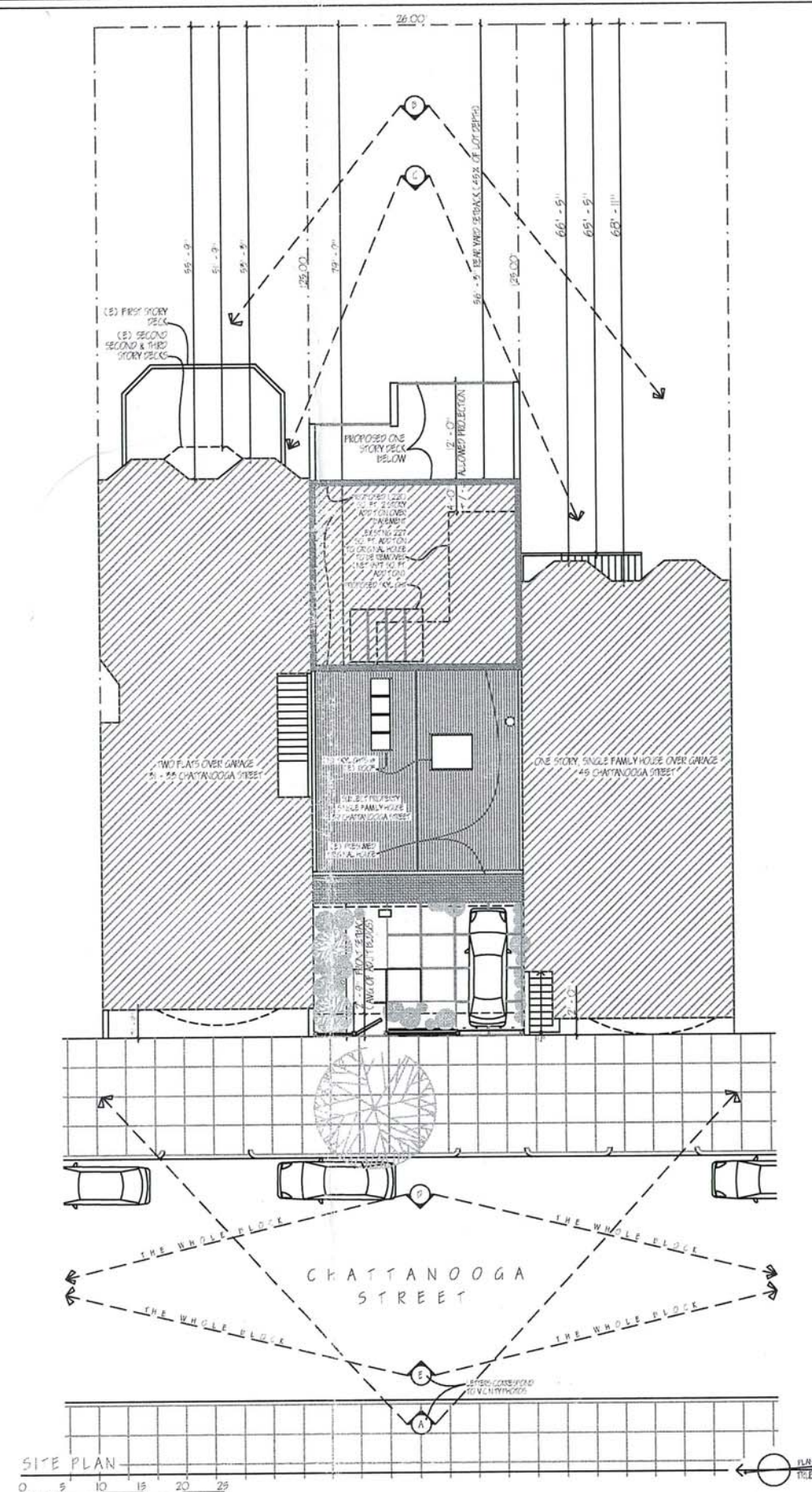


469 EDDY STREET, SAN FRANCISCO, CA

TITLE:
ELEVATION

SET:	
DATE:	10-06-2015
SCALE:	1/8" = 1'-0"
DRAWN:	SSINAI

SHEET NO:



PROJECT SUMMARY

OWNER / APPLICANT INFORMATION:

Property Owner's Name: Risa Schwartz
Property Owner's Address: 2051-A Melrose Street, Palo Alto, CA 94306
Property Owner's Telephone: 650-906-8517

Applicant's Name: Ken Martin
Applicant's Address: 5052 Blazeman Street, Berkeley, CA 94709
Applicant's Telephone: 415-271-8566

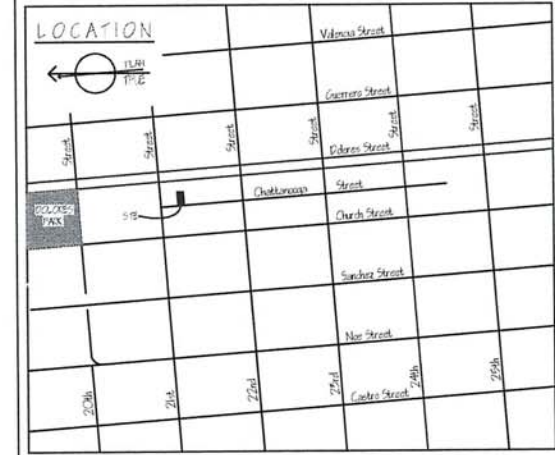
Contact's Name: Ken Martin
Contact's Address: 5052 Blazeman Street, Berkeley, CA 94709
Contact's Telephone: 510-846-4925

LOCATION and CLASSIFICATION:

Street Address of Project: 59 Chattanooga Street
Cross Street / Zoned Street: 2nd Street / 2nd Street
Parcel ID: 50-9177
Lot Area (Sq. Ft.): 26,000 ± 25,000
Zoned Area (Sq. Ft.): 5,250.00 Square Feet
Zoning District: RM-2
Neighborhood: 40-X

PROJECT DESCRIPTION:

Environmental Exception Application for proposed net 997 square foot addition to and remodel of existing 859 square foot house, pursuant to State Guidelines for the implementation of the California Environmental Quality Act (CEQA).



- SHEET INDEX**
- 1 SITE PLAN & COVER SHEET
 - 2 EXISTING BASEMENT & FIRST FLOOR FOOTPRINTS
 - 3 EXISTING EXTERIOR ELEVATIONS
 - 4 PROPOSED BASEMENT, FIRST & SECOND FLOOR FOOTPRINTS
 - 5 PROPOSED EXTERIOR ELEVATIONS

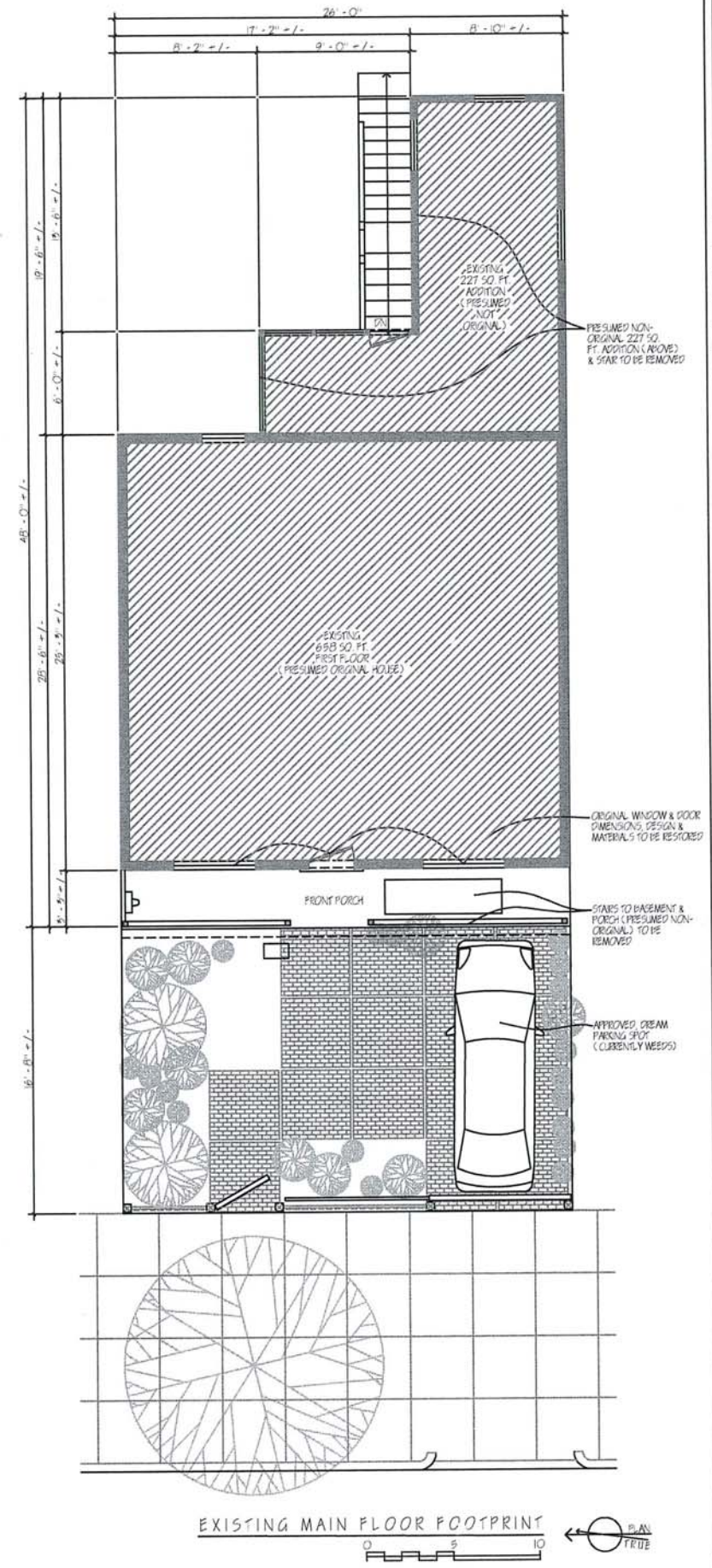
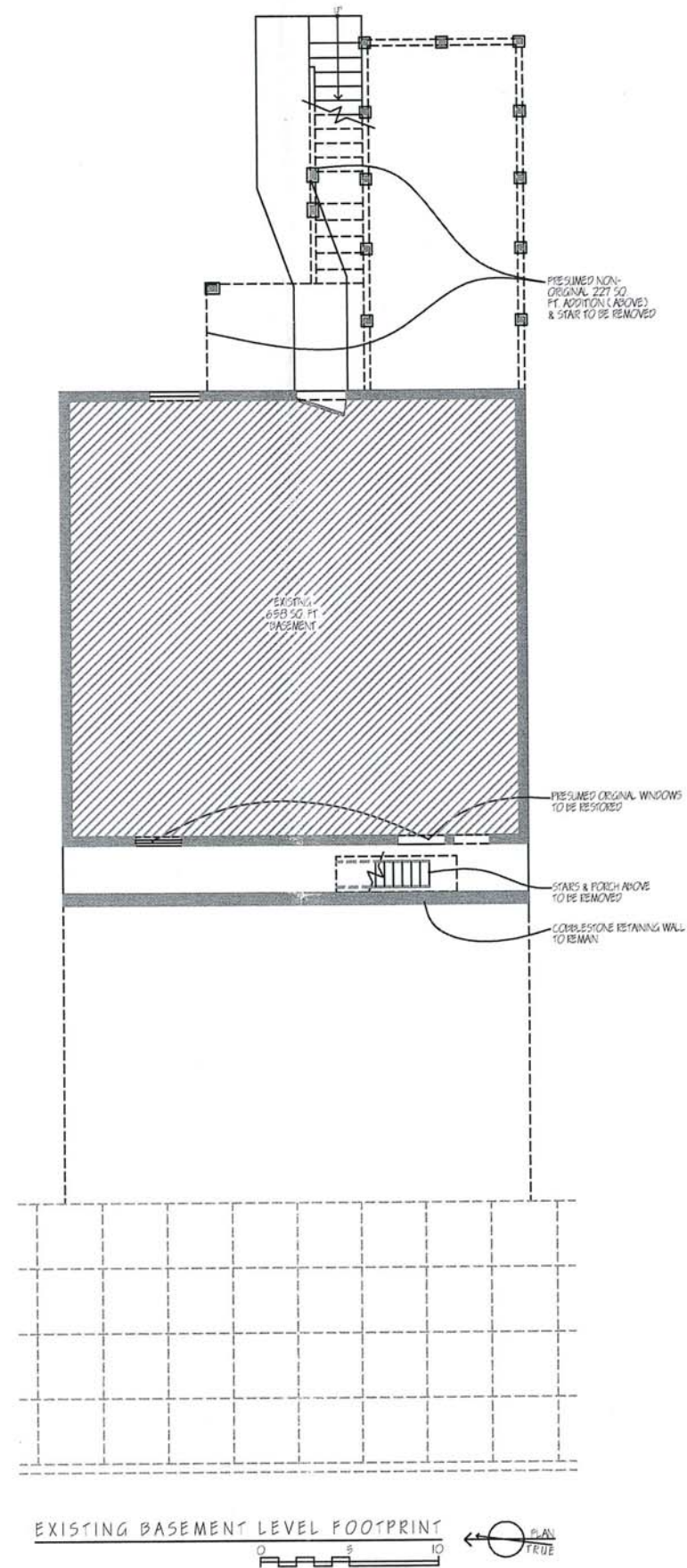
KEN MARTIN
A
E
C
H
T
A
R
C
H
I
T
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C
T
S
5052 BLAZEMAN STREET, BERKELEY, CA 94709
510-846-4925
ken@kenmartinarchitects.com

REVISIONS

SITE PLAN & COVER SHEET

ENVIRONMENTAL DOCUMENT
Risa Schwartz Residence
59 Chattanooga Street
Berkeley, CA 94704
REVISION 10, 2017

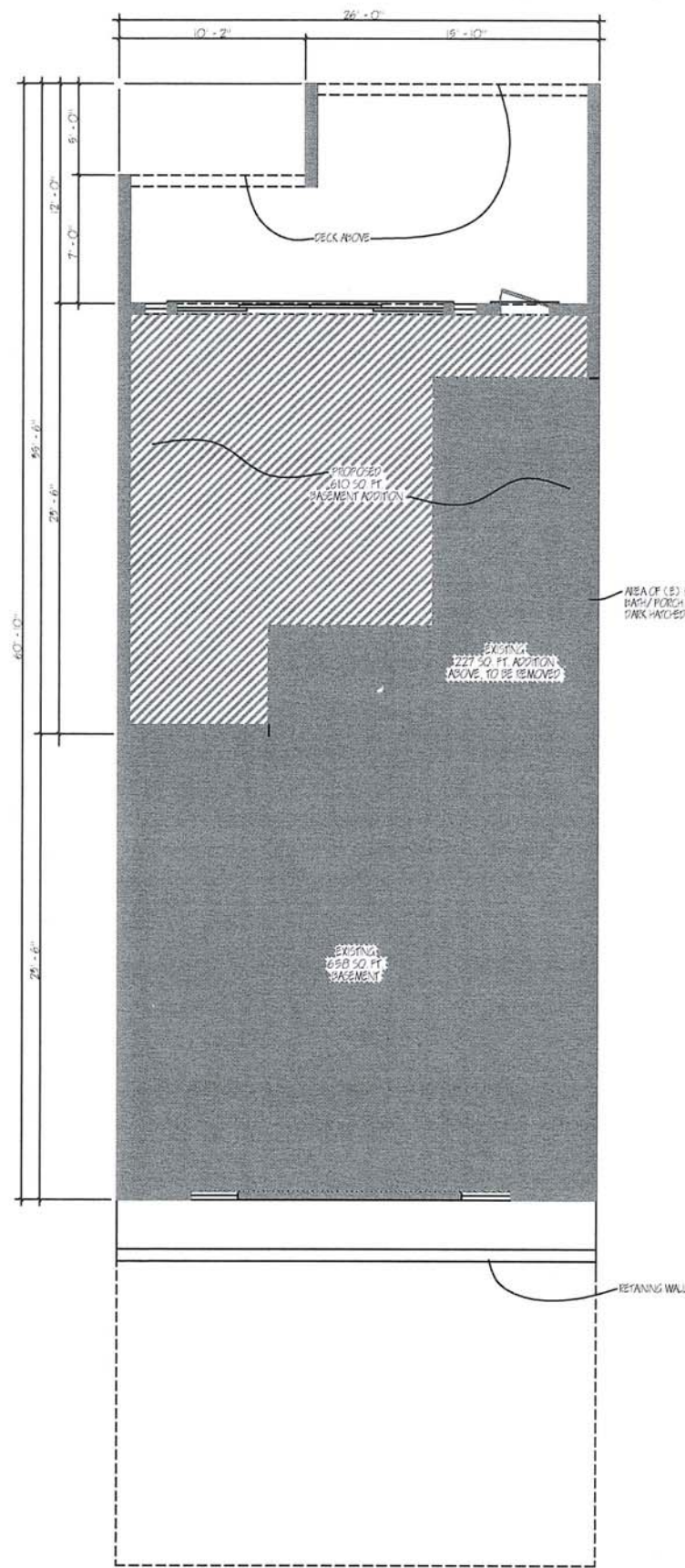
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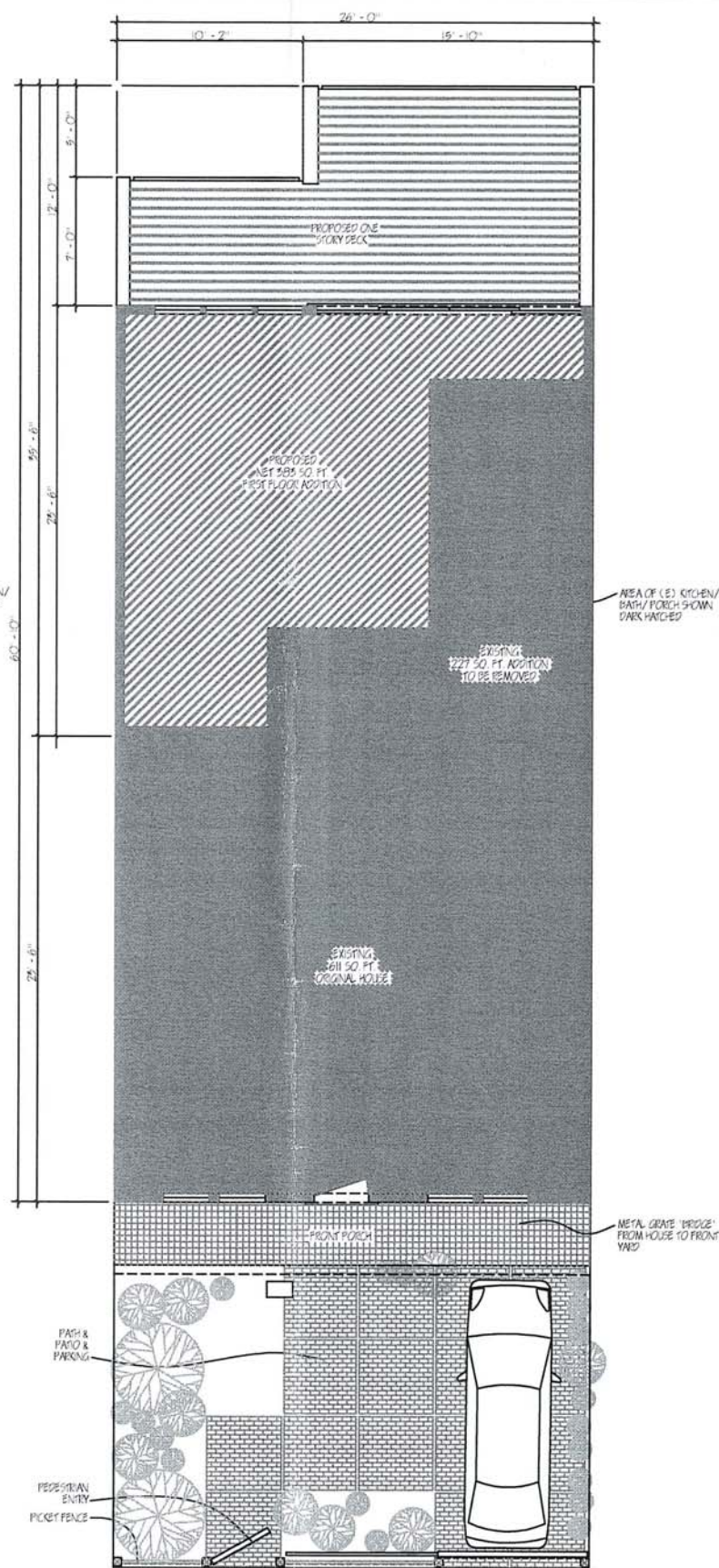
PROPOSED BASEMENT & FIRST FLOOR FOOTPRINTS

REVISIONS
 A B C D E F G H I J K L M N O P Q R S T
 KEN MARTIN
 5052 SATSUMA STREET, SUITE 2V, CA 94705
 510-648-4925 ktm@kenlabel.net

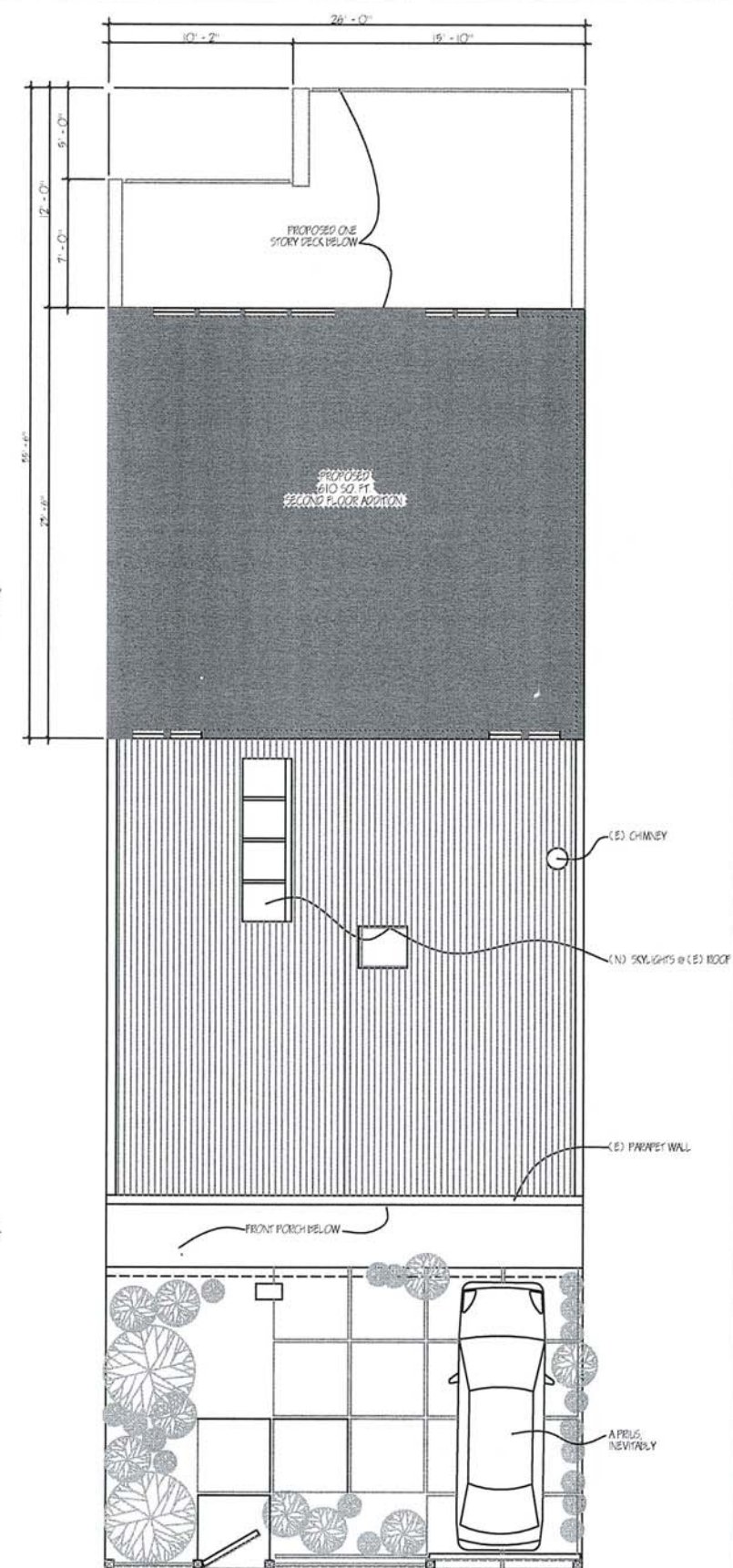
ENVIRONMENTAL EMERGENCY ACTION FOR THE
Risa Schwartz Residence
39 Chatswortha Street
San Francisco, CA 94114-5024
FEBRUARY 19, 2007



PROPOSED BASEMENT LEVEL FOOTPRINT
0 5 10
PLAN TRUE



PROPOSED FIRST FLOOR FOOTPRINT
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PLAN TRUE

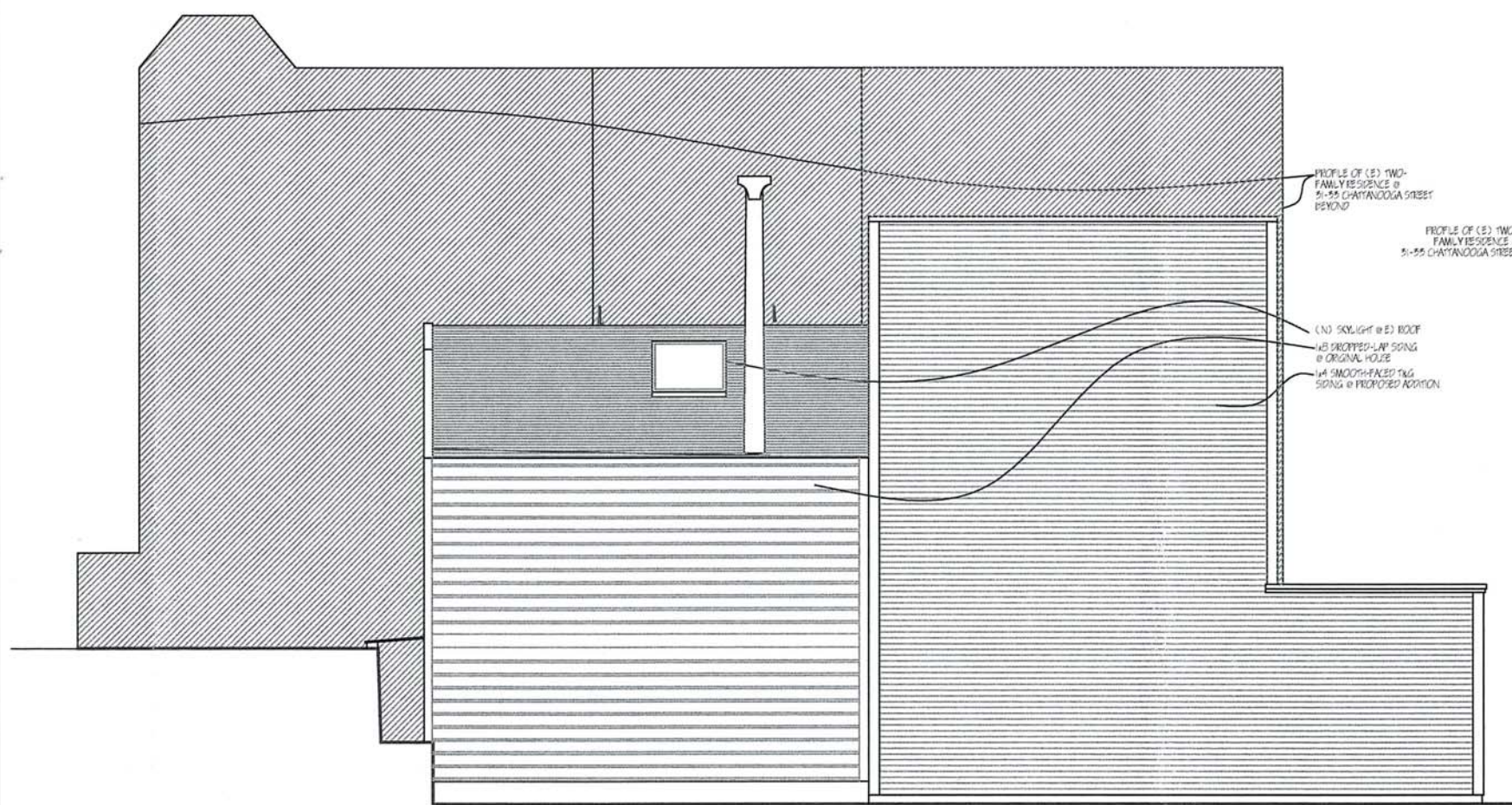


PROPOSED SECOND FLOOR FOOTPRINT
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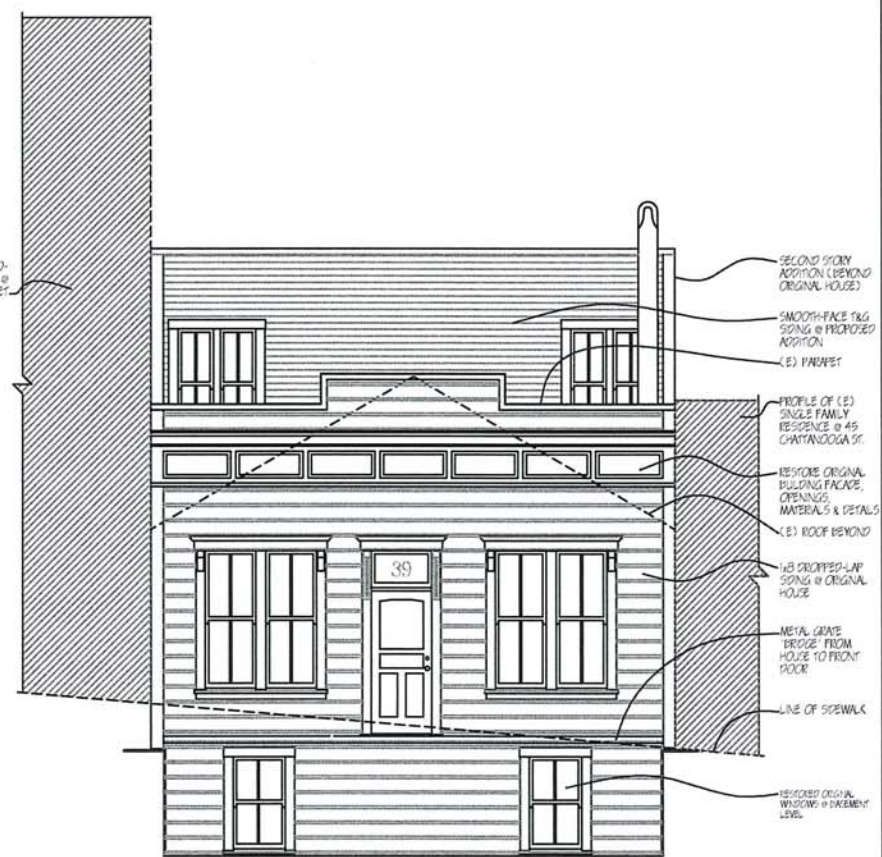
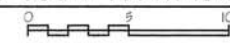
KEN MARTIN
ARCHITECT
4007 BAYVIEW STREET, SUITE 100, SAN FRANCISCO, CA 94134
415.774.4000

PROPOSED BASEMENT, FIRST & SECOND FLOOR FOOTPRINTS

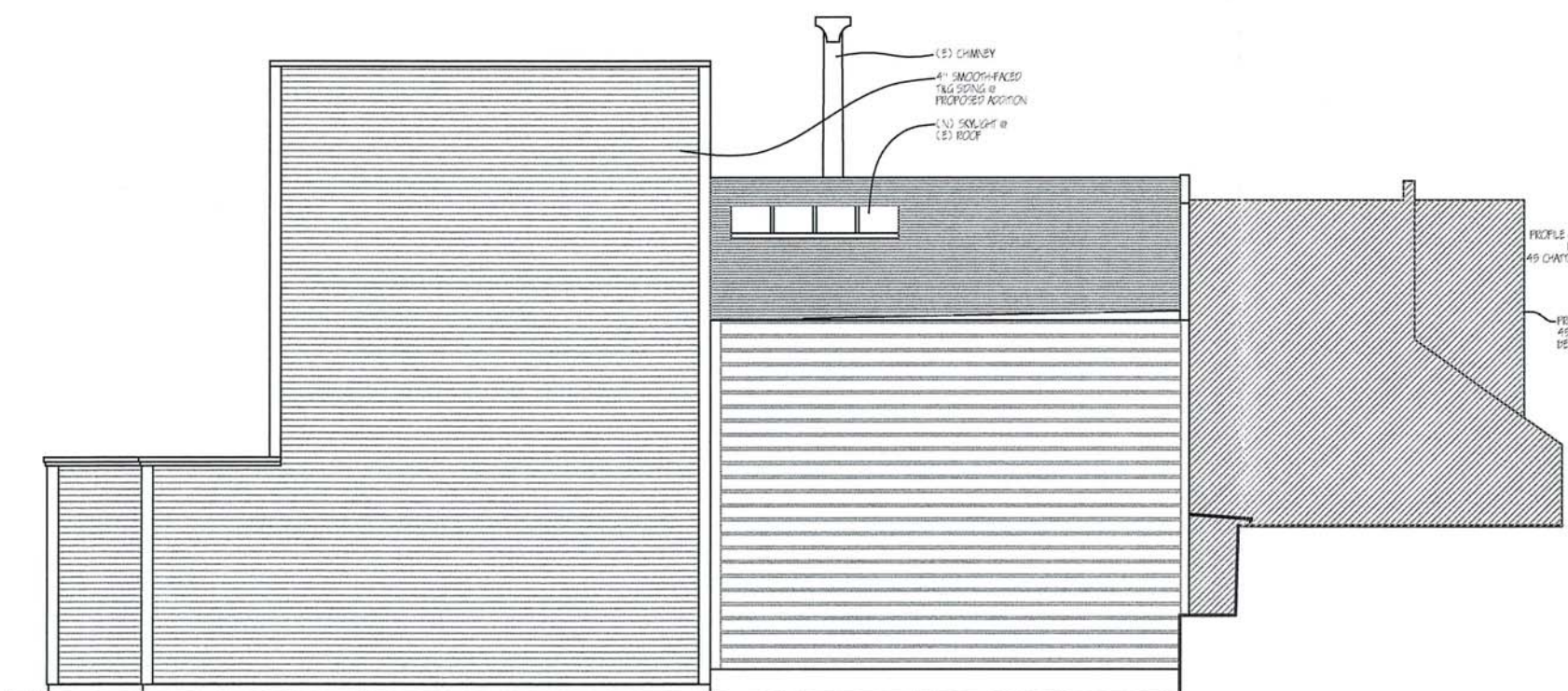
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Risa Schwartz Residence
29 Cantabria Street
San Francisco, CA 94114-5024
JANUARY 11, 2008



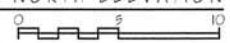
PROPOSED SOUTH ELEVATION



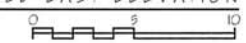
PROPOSED WEST ELEVATION, FROM FRONT YARD



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



KEN MARTIN
ARCHITECT
1013 BAYVIEW STREET, SUITE 301, CA 94133
415.774.1111

REVISIONS

PROPOSED EXTERIOR ELEVATIONS

PROJECT: Risa Schwartz Residence
39 Chestnut Street
San Francisco, CA 94104
FEBRUARY 18, 2024

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06/14/12 S.T.B. - ARCHITECTURAL PLANS
1/13/2014 11:16:12 AM



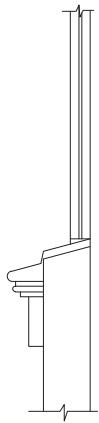
EXISTING



PROPOSED



EXISTING WINDOW TRIM



TRIM SECTION



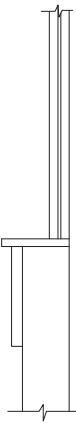
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1x4 HEAD CASING

SINGLE HUNG WINDOW

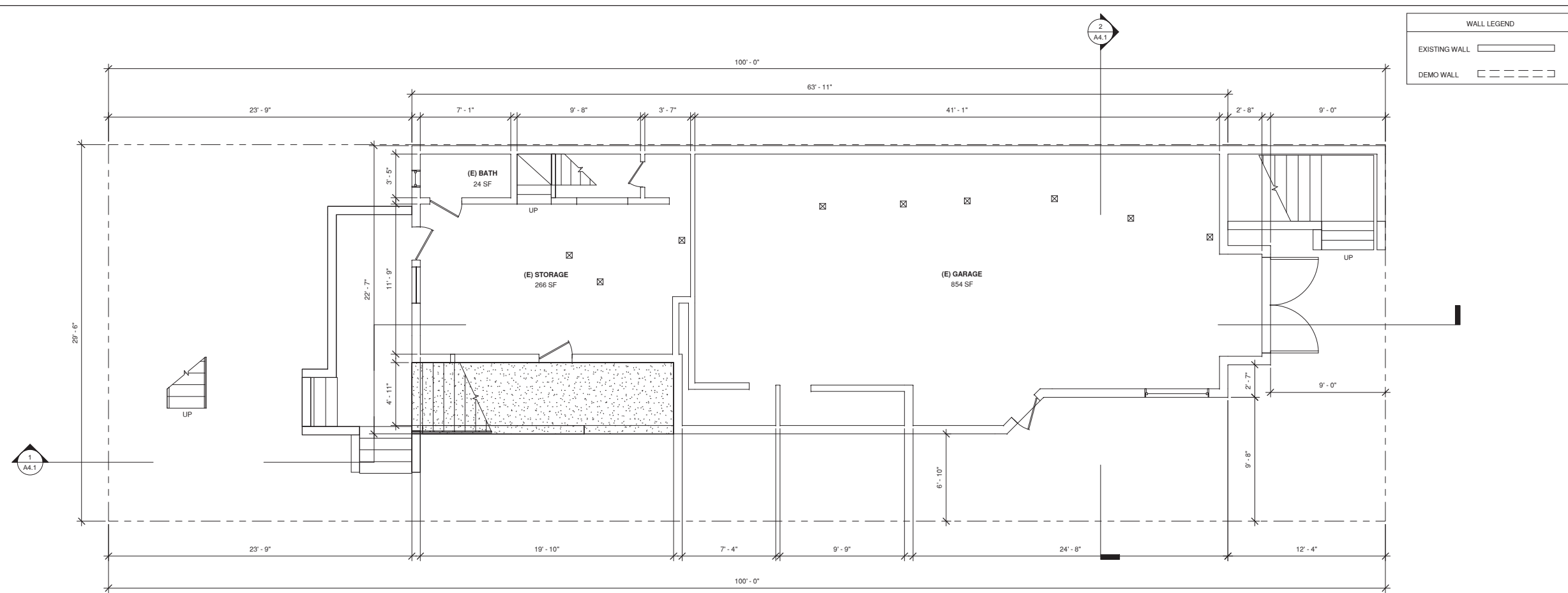
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1/2" SILL BOARD

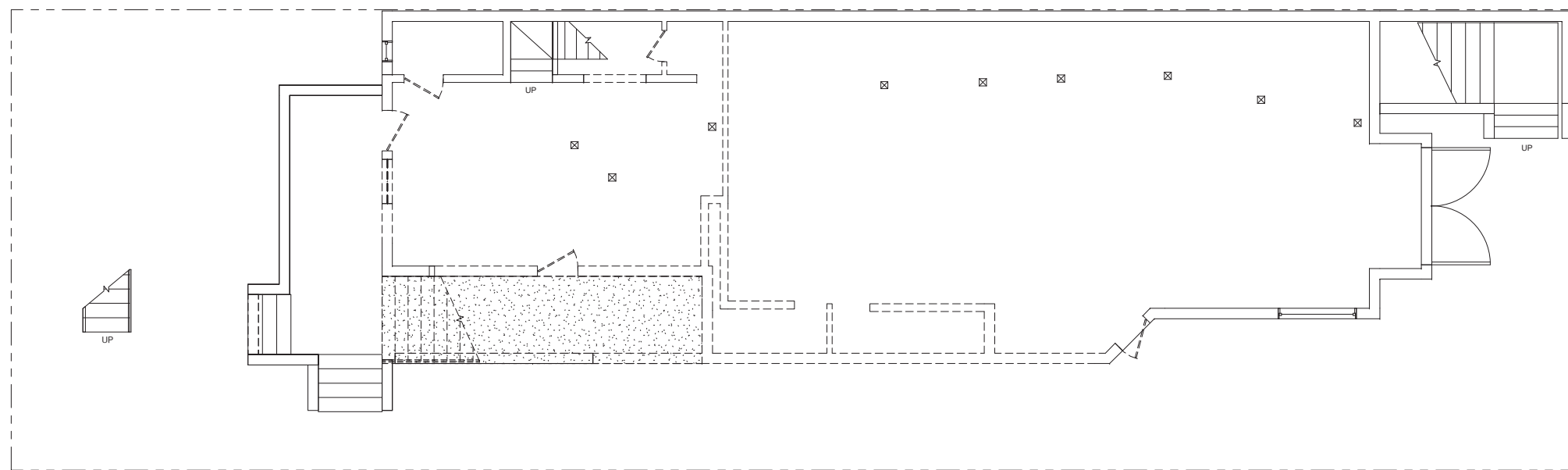


TRIM SECTION

REVISIONS		BY
SANTOS & URRUTIA REGISTERED PROFESSIONAL ENGINEERS 2451 HARRISON STREET SAN FRANCISCO, CA 94110 TELEPHONE (415) 642-7722 FAX (415) 642-7590		
EXISTING AND PROPOSED STREET VIEWS		
RESIDENTIAL REMODEL AND ADDITION 15 BAKER STREET SAN FRANCISCO, CALIFORNIA		
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Scale:		
Drawn By:	R.S.	
Job No:	8729	
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Of 20	Sheets	



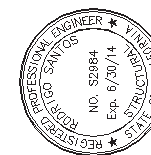
EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



DEMOLITION FIRST FLOOR PLAN
1/4" = 1'-0"

[illegible]

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590



EXISTING AND DEMOLITION FIRST FLOOR PLANS

**RESIDENTIAL REMODEL
AND ADDITION**

**15 BAKER STREET
SAN FRANCISCO, CALIFORNIA**

Date: 10/31/13

Scale: $1/4" = 1'-0"$

Drawn By: R.S.

Job No: 8729

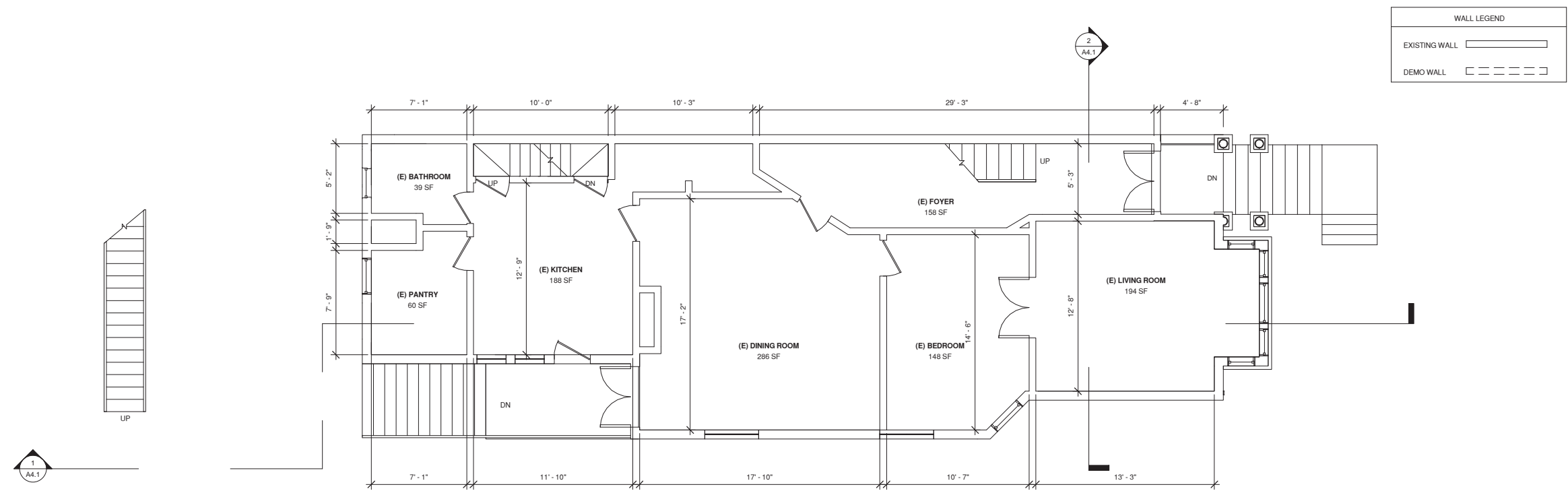
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A1.1

Of 20 Sheets

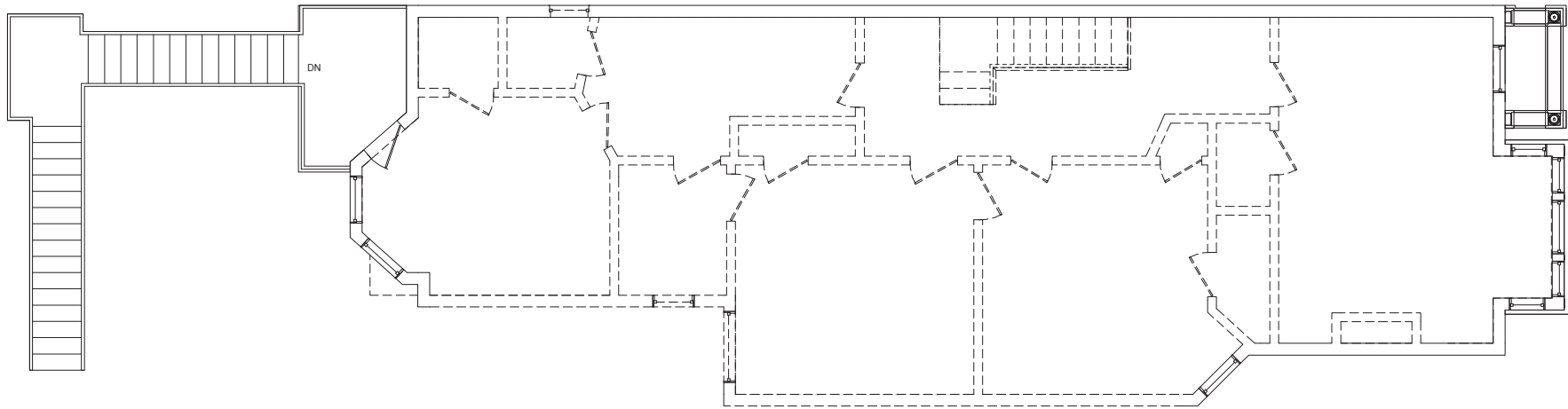
EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

DEMOLITION SECOND FLOOR PLAN
1/4" = 1'-0"

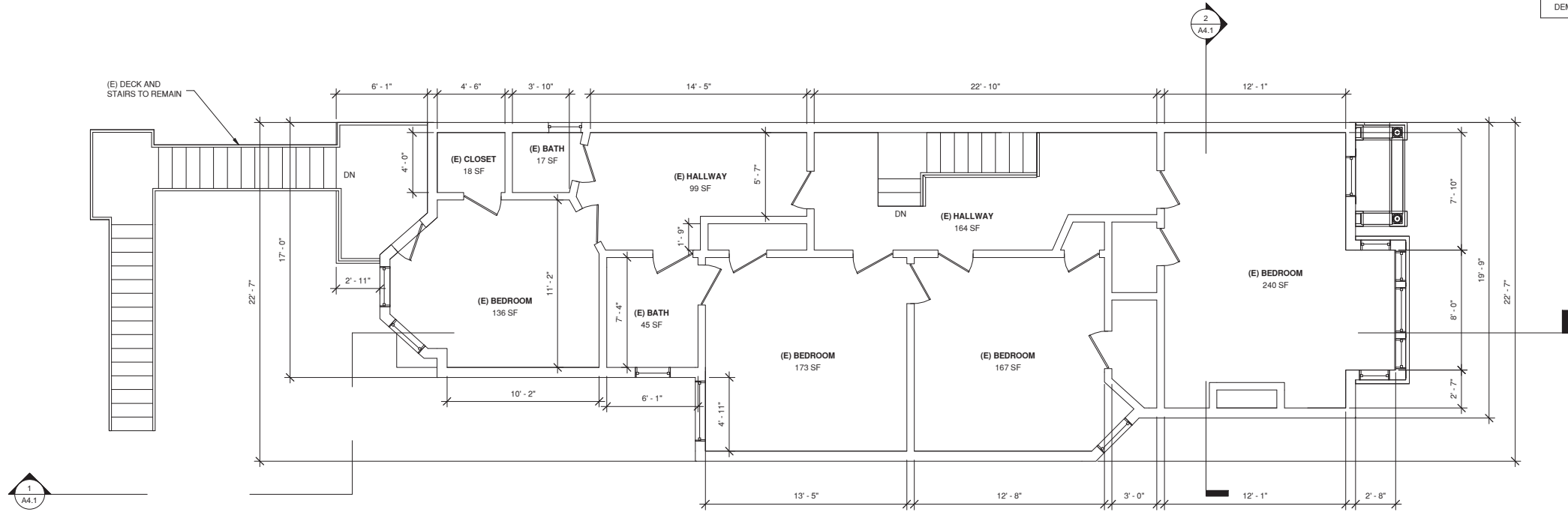


REVISIONS		BY
<div>SANTOS & URRUTIA ARCHITECTURAL ENGINEERS 2451 HARRISON STREET SAN FRANCISCO, CA 94110 TELEPHONE (415) 642-7722 FAX (415) 642-7590</div>		
<div>PROFESSIONAL ENGINEER REGISTERED NO. 52864 Exp. 6/30/14 STATE OF CALIFORNIA</div>		
<div>EXISTING AND DEMOLITION SECOND FLOOR PLANS</div>		
<div>RESIDENTIAL REMODEL AND ADDITION 15 BAKER STREET SAN FRANCISCO, CALIFORNIA</div>		
Date:	10/31/13	
Scale:	1/4" = 1'-0"	
Drawn By:	R.S.	
Job No:	8729	
Sheet	A1.2	
Of 20	Sheets	

DEMOLITION THIRD FLOOR PLAN
1/4" = 1'-0"



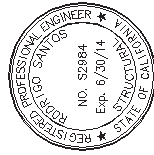
EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"



Date: 10/31/13
Scale: 1/4" = 1'-0"
Drawn By: R.S.
Job No: 8729
Sheet
A1.3
Of 20 Sheets

RESIDENTIAL REMODEL
AND ADDITION
15 BAKER STREET
SAN FRANCISCO, CALIFORNIA

EXISTING AND
DEMOLITION THIRD
FLOOR PLANS



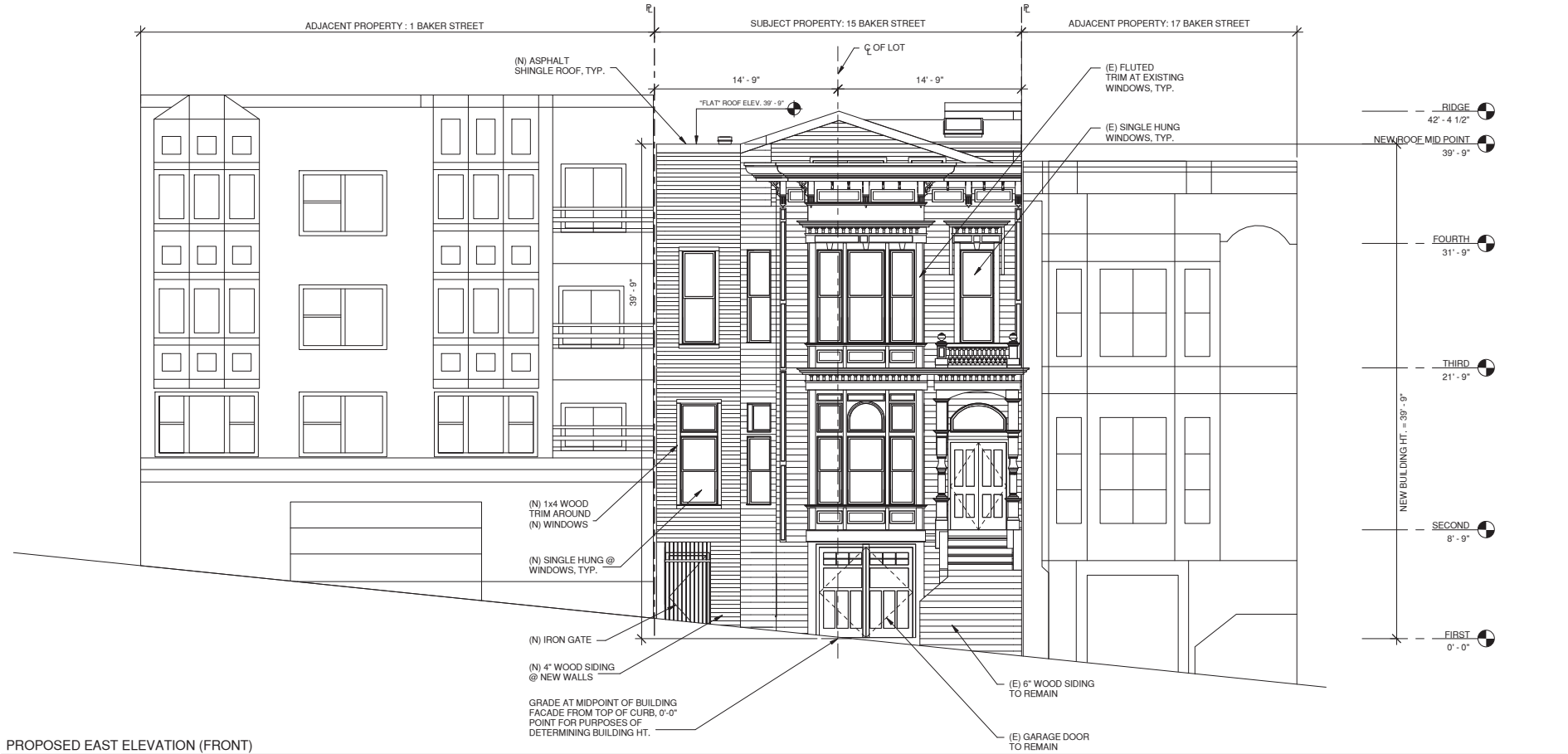
SANTOS & URRUTIA
SANTOS URRUTIA
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590

REVISIONS	BY

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06/14/12 S.T.B. - ARCHITECTURAL PLANS
1/13/2014 11:16:24 AM



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



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

REVISIONS	BY
<div>SANTOS & URRUTIA ARCHITECTURAL ENGINEERS 2451 HARRISON STREET SAN FRANCISCO, CA 94110 TELEPHONE (415) 642-7722 FAX (415) 642-7590</div>	
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Of 20	Sheets