

# 1525 PINE

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT  
IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

kerman  
morris  
architects LLP



## DESCRIPTION OF WORK

THE PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING SINGLE STORY COMMERCIAL STRUCTURE (CURRENTLY HOUSING THE “GRUBSTAKE DINER”) ON THE LOT UNDER SEPARATE PERMIT (BPA #2018-0208-0778) AND THE CONSTRUCTION OF A NEW MIXED-USE EIGHT (8) STORY OVER BASEMENT STRUCTURE (BPA #2018-0208-0768) CONSISTING OF: GROUND FLOOR COMMERCIAL (THE “GRUBSTAKE DINER” WILL RE-INHABIT THIS NEW SPACE) AND THE RESIDENTIAL ENTRY; SEVEN (7) STORIES OF RESIDENTIAL OCCUPANCY (21 DWELLING UNITS); ROOF TOP COMMON OPEN SPACE; AND BASEMENT LEVEL SPACES AUXILIARY TO THE COMMERCIAL AND RESIDENTIAL USES.

THE PROJECT EXERCISES THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM (S. 206.6) TO ACHIEVE GREATER DENSITY, HEIGHT AND AFFORDABILITY THAN ALLOWED UNDER THE BASE ZONING. CONDITIONAL USE APPROVAL, AND REVIEW/APPROVAL OF FINDINGS REGARDING WAIVERS AND INCENTIVES UNDER THE STATE DENSITY BONUS PROGRAM ARE REQUIRED BY THE SF PLANNING COMMISSION.

ALL WORK TO COMPLY WITH CURRENT LOCAL AND STATE CODES INCLUDING BUT NOT LIMITED TO: THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA FIRE CODE; THE CURRENT EDITION OF THE SAN FRANCISCO BUILDING AND PLANNING CODES; TITLE-24 ENERGY STANDARDS; GYPSUM FIRE RESISTANCE DESIGN MANUAL (20TH EDITION); ETC...

## APPROVALS BY SF PLANNING

(2015-009955-SDB):  
This Individually Requested State Density Bonus Mixed-use Project is proposed in the Polk Street NCD/65-A underlying zoning district.

CONDITIONAL USE APPROVAL IS ALSO SOUGHT FOR THE PROJECT

SDB waivers/concessions requested are to the following:

- Height and Bulk (s. 260)
- Open Space (T. 135A)
- Rear Yard (s. 134)
- Dwelling Unit Exposure (s. 140)
- Street Frontage (s. 145.1)
- Narrow Street Setbacks (s. 261)
- Projections (s. 136)
- Unit Mix (s. 207.6)

## PLANNING COMMISSION HEARING PACKET

JULY 22, 2021

1525 PINE STREET

BLOCK/LOT: 0667/020 PRJ: 2015-009955 BPA: 2018-02080768



ZONING INFORMATION AND SDB WAIVER REQUESTS													
ADDRESS : 1525 PINE STREET, SAN FRANCISCO, 94109										ORIGINAL FILING :			
BLOCK / LOT : 0667 / 020										HISTORIC STANDING : "B" – Unknown / Age Eligible			
LOT SIZE: 25'X120' = 3,000 SF										PLANNING DISTRICT: DISTRICT 3 NORTHEAST			
Topic		Code Section	Required / Allowed							Proposed			
ZONE/MAP		MAP ZN02	NCD - POLK STREET COMMERCIAL							COMMERCIAL AND RESIDENTIAL MIXED USE			
PERMITTED USE		SFPC 209	MIXED USE							COMMERCIAL AND RESIDENTIAL MIXED USE			
DENSITY		SFPC 207	PERMITTED UP TO 1 DWELLING UNIT PER 200 SF OF LOT AREA: 3,000 SF / 200 = 15 DWELLING UNITS PER NEAREST RESIDENTIAL DISTRICT - RC-4 DENSITY OF 1 DWELLING UNIT PER 200 SF LOT AREA.							PROJECT PROPOSES 21 DWELLING UNITS FOR OWNERSHIP USING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS, AND SFPC SEC. 206.6			
F.A.R		SFPC 124	2.5 TO 1 FOR NON-RESIDENTIAL USES							2.5 X 3,000 SF= 7,500 SF MAX. NON-RESIDENTIAL USES. PROJECT COMPLIES.			
HEIGHT		SFPC 260	65-A (65' MAXIMUM HEIGHT)							83' PROPOSED.WAIVER REQUIRED PER STATE DENSITY BONUS; SEE SHEET G1.50 FOR DIAGRAM			
BULK LIMIT		SFPC TABLE 270	110' MAXIMUM IN LENGTH, 125' MAXIMUM IN DIAGONAL DIMENSION							WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM			
FRONT YARD SETBACK		SFPC 132	NOT REQUIRED							N/A			
REAR YARD SETBACK		SFPC 134(a)(2)	25% OF THE LOT DEPTH, BUT IN NO CASE LESS THAN 15'							WAIVER REQUIRED PER SDB (NO REAR YARD PROPOSED); SEE SHEET G1.50 FOR DIAGRAM			
OPEN SPACE FOR DWELLING UNITS		SFPC TABLE 135(a)	36 sqft OF PRIVATE OR 48 sqft OF COMMON OPEN SPACE PER DWELLING UNIT IS REQUIRED. 21 UNITS X 48 sqft = 1008 SF MIN. COMMON OPEN SPACE REQUIRED.							749 SF COMMON OPEN SPACE PROPOSED; WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM			
OBSTRUCTIONS		SFPC 136	PERMITTED. OVER NARROW STREET WITH NARROW SIDEWALK PROJECTIONS,2' MAX PROJECTION ALLOWABLE.							AT PINE STREET FACADE PROJECT PROPOSES BAYS COMPLIANT WITH SEC.136. AT AUSTIN ST WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM			
DWELLING UNIT EXPOSURE		SFPC 140	EVERY UNIT TO FACEONTO PUBLIC WAY OR COMPLYING REAR YARD							UNIT 202 DOES NOT COMPLY; WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM			
HEIGHT / STREET FRONTAGE REVIEW		SFPC 145.1(c)(1)	OFF-STREET PARKING AT STREET GRADE MUST BE SET BACK AT LEAST 25'							N/A. NO PARKING PROPOSED			
		SFPC 145.1(c)(2)	NO MORE THAN 1/3 OF THE WIDTH OR 20' GIVEN TO PARKING INGRESS OR EGRESS							N/A			
		SFPC 145.1(c)(3)	ACTIVE USES REQUIRED							PROJECT COMPLIES			
		SFPC 145.1(c)(4)	GROUND FLOOR CEILING HEIGHT HAS A MIN. 14' FLOOR TO FLOOR FOR NON-RESIDENTIAL USES.							AT AUSTIN ST PROJECT COMPLIES. AT PINE ST WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM			
		SFPC 145.1(c)(5)	GROUND FLOOR SHALL BE AS CLOSE TO SIDEWALK ELEVATION AS POSSIBLE IN NC DISTRICT							PROJECT COMPLIES			
		SFPC 145.1(c)(6)	FRONTAGE WITH ACTIVE USES MUST BE FENESTRATED WITH TRANSPARENT WINDOW AND DOORWAYS FOR NO LESS THAN 60%							WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM			
BETTER ROOFS ALTERNATIVE		SFPC 149	PROVIDE A MIN. 15% OF ROOF AREA TO BE SOLAR PHOTOVOLTAIC OR 30% OF ROOF AREA TO BE GREEN OR REGITATED ROOF.							PROJECT COMPLIES			
OFF-STREET PARKING		SFPC 151	NOT REQUIRED. MAX. PERMITTED PER SEC. 151. BIKE PARKING REQUIRED PER SEC. 155.2. CAR SHARE SPACES REQUIRED WHEN PROJECT HAS 25 OR MORE PARKING SPACES. PER SEC. 166.							NO VEHICLE PARKING PROPOSED. PROJECT COMPLIES.			
BIKE PARK		SFPC 155.2	(1) CLASS 1 SPACE FOR EVERY DWELLING UNITS AND (1) CLASS 2 SPACE PER 20 UNITS.							A MIN. OF 21 CLASS 1 SPACES AND 2 CLASS 2 SPACES REQUIRED FOR 21 DWELLING UNITS. PROJECT COMPLIES.			
			EATING AND DRINKING USES REQUIRE (1) CLASS 1 SPACE FOR EVERY 7,500 SF. (1) CLASS 2 SPACE FOR EVERY 750 SF, 2 SPACES MIN. REQUIRED.							A MIN. OF 2 CLASS 1 SPACES AND 2 CLASS 2 SPACES FOR 1,008 SF OF FRONT OF HOUSE RESTAURANT. PROJECT COMPLIES.			
DWELLING UNIT MIX		SFPC 207.6	A MIN. OF 40% OF UNITS TO BE 2-BRs OR 30% TO BE 3-BRs.							(3) 2-BRs AND (3) 3-BRs PROVIDED. DOES NOT MEET MINIMUM. CONCESSION/INCENTIVE REQUIRED PER SDB..			
HEIGHT LIMITS: MEASUREMENT		SFPC 260	BUILDING HEIGHT IS MEASURED FROM ONE POINT ON THE STREET FRONTAGE FROM CURB TO TOP OF FLAT ROOF OR THE MIDPOINT OF A SLOPED ROOF.							PROJECT EXCEEDS 65' HEIGHT LIMIT OF NCD / 65-A ZONING. WAIVER REQUIRED PER INDIVIDUALLY REQUESTED STATE DENSITY BONUS (SFPC 206.6)			
		SFPC 260(b)	EXEMPTIONS: THE FOLLOWING FEATURES SHALL BE EXEMPT; PROVIDED THE LIMITATIONS INDICATED FOR EACH ARE OBSERVED; PROVIDED FURTHER THAT THE SUM OF THE HORIZONTAL AREAS OF ALL FEATURES LISTED IN THIS PARAGRAPH (B)(1) SHALL NOT EXCEED 20 PERCENT OF THE HORIZONTAL AREA OF THE ROOF ABOVE WHICH THEY ARE SITUATED. ANY SUCH SUM OF 20 PERCENT HERETOFORE DESCRIBED MAY BE INCREASED TO 30 PERCENT BY UNROOFED SCREENING DESIGNED EITHER TO OBSCURE THE FEATUERS LISTED UNDER (A) AND (B) BELOW OR TO PROVIDE A MORE BALANCED AND GRACEFUL SILHOUETTE FOR THE TOP FO THE BUILDING OR STRUCTURE. (A) MECHANICAL EQUIPMENT AND APPURTENANCES NECESSARY TO THE OPERATION OR MAINTENANCE OF THE BUILDING OR STRUCTURE ITSELF, INCLUDING CHIMNEYS, VENTILATORS, PLUMBING VENT STACKS, COOLING TOWER, WATER TANKS, AND PANELS OR DEVICES FOR THE COLLECION OF SOLAR OR WIND ENERGY. THIS EXEMPTION SHALL BE LIMITED TO THE TOP 10 FEET OF SUCH FEATURES WHERE THE HEIGHT LIMIT IS 65 FEET OR LESS.										
SETBACKS AT NARROW STREETS		SFPC 261.1	AUSTIN ST (35' WIDTH) FACADE SETBACK MINIMUM 10' ABOVE 1.25 * 35' = 43'-9"							PROJECT PROPOSES NO SETBACK OF STREET WALL. WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM			

PROJECT SUMMARY														
LEVEL	UNIT DISTRIBUTION				BUILDING INTERIOR AREA (NET)							TOTAL	EXTERIOR OPEN SPACE (NET)	
	STUDIO	2BR	3BR	TOTAL	RESIDENTIAL				OTHER				PRIVATE	COMMON
					DWELLING UNIT	COMMON	CIRCULATION	SUBTOTAL	STORAGE	UTILITY	COMMERCIAL			
BASEMENT -1	0	0	0	0	0 SF	0 SF	595 SF	595 SF	605 SF	129 SF	1096 SF	2426 SF	0 SF	0 SF
LEVEL 01 (AUSTIN)	0	0	0	0	0 SF	514 SF	322 SF	322 SF	0 SF	205 SF	0 SF	1041 SF	0 SF	0 SF
LEVEL 01 (PINE)	0	0	0	0	0 SF	0 SF	152 SF	152 SF	0 SF	0 SF	1110 SF	1261 SF	0 SF	0 SF
LEVEL 02	3	0	0	3	1289 SF	0 SF	477 SF	1766 SF	0 SF	0 SF	267 SF	2033 SF	0 SF	0 SF
LEVEL 03	4	0	0	4	1763 SF	0 SF	528 SF	2291 SF	0 SF	0 SF	0 SF	2291 SF	0 SF	0 SF
LEVEL 04	4	0	0	4	1763 SF	0 SF	528 SF	2291 SF	0 SF	0 SF	0 SF	2291 SF	0 SF	0 SF
LEVEL 05	4	0	0	4	1763 SF	0 SF	528 SF	2291 SF	0 SF	0 SF	0 SF	2291 SF	0 SF	0 SF
LEVEL 06	0	1	1	2	1878 SF	0 SF	481 SF	2360 SF	0 SF	0 SF	0 SF	2360 SF	0 SF	0 SF
LEVEL 07	0	1	1	2	1885 SF	0 SF	481 SF	2366 SF	0 SF	0 SF	0 SF	2366 SF	0 SF	0 SF
LEVEL 08	0	1	1	2	1878 SF	0 SF	481 SF	2360 SF	0 SF	0 SF	0 SF	2360 SF	0 SF	0 SF
ROOF	0	0	0	0	0 SF	0 SF	513 SF	513 SF	0 SF	0 SF	0 SF	513 SF	0 SF	720 SF
	15	3	3	21	12220 SF	514 SF	5084 SF	17305 SF	605 SF	334 SF	2473 SF	21231 SF	0 SF	720 SF
PERCENTAGE:	72%	14%	14%	100%										

PLANNING COMMISSION HEARING PACKET

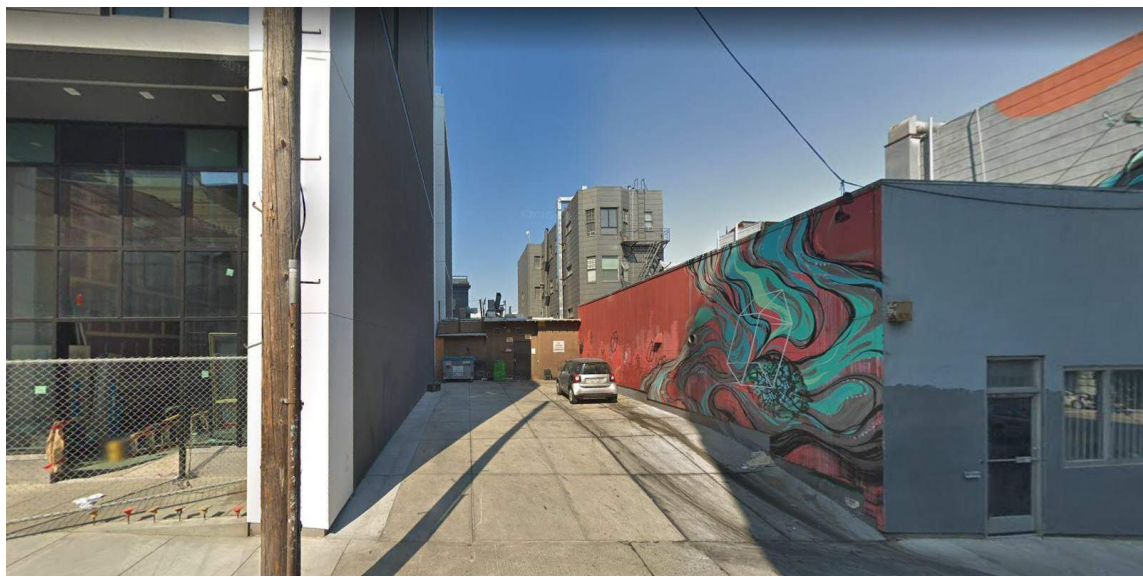
JULY 22, 2021

1525 PINE STREET

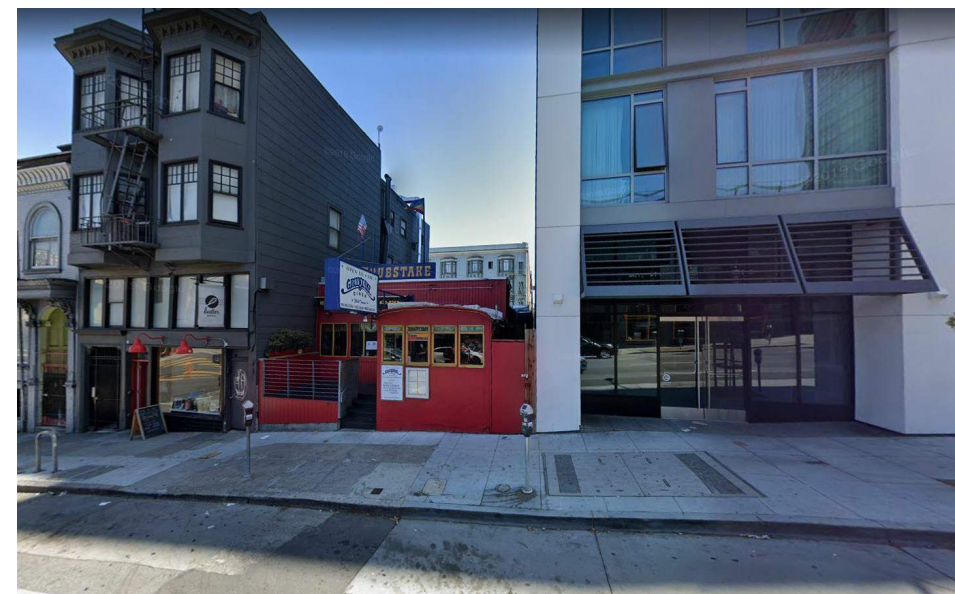
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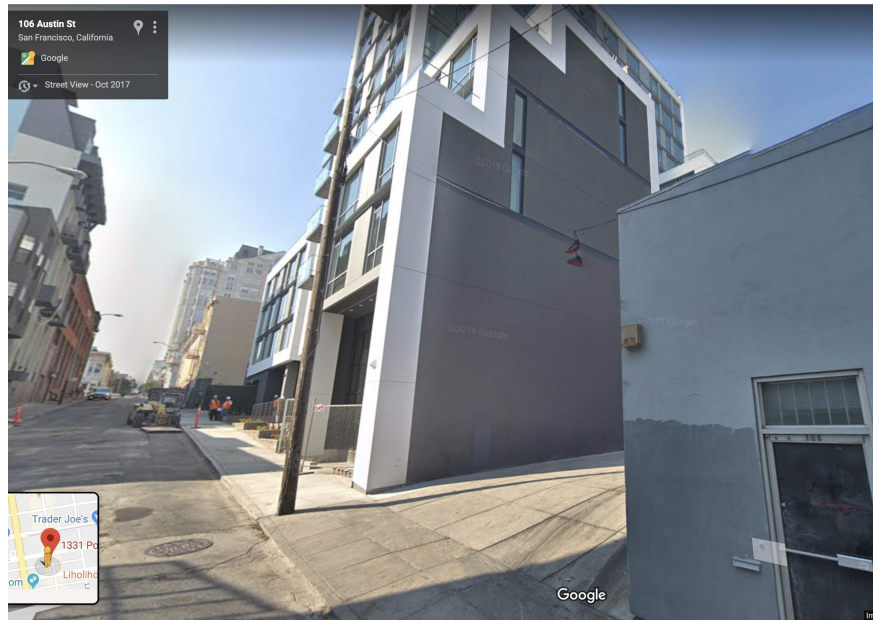




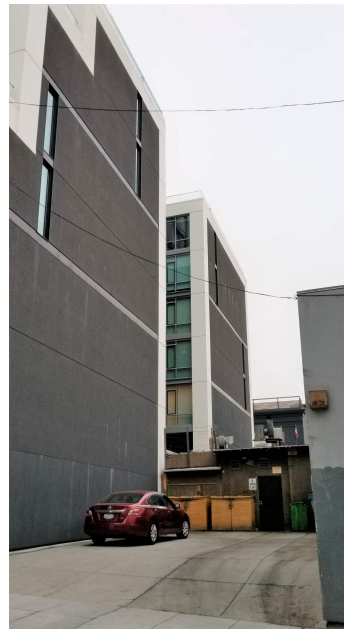
← ADJACENT PROPERTY 1545 PINE ST | SUBJECT PROPERTY 1525 PINE ST | ADJACENT PROPERTY 106 AUSTIN ST →  
**BUILDING ON THE SAME SIDE OF AUSTIN STREET**



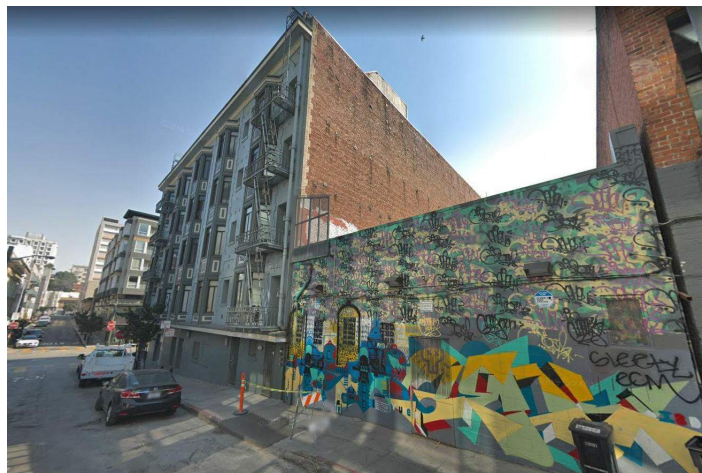
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**BUILDING ON THE SAME SIDE OF PINE STREET**



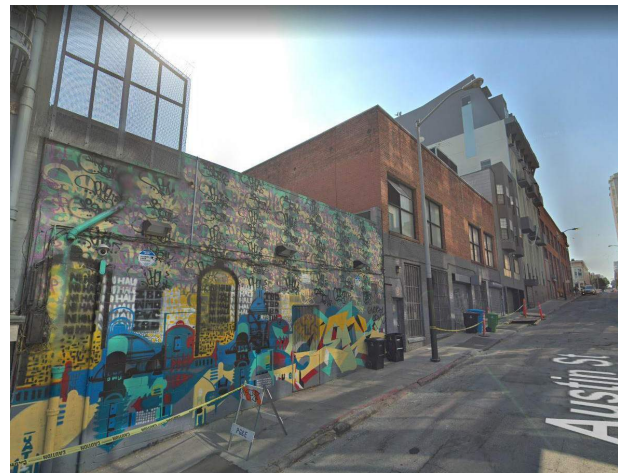
**EXPANDED VIEW OF BUILDINGS ON THE SAME SIDE OF AUSTIN STREET**



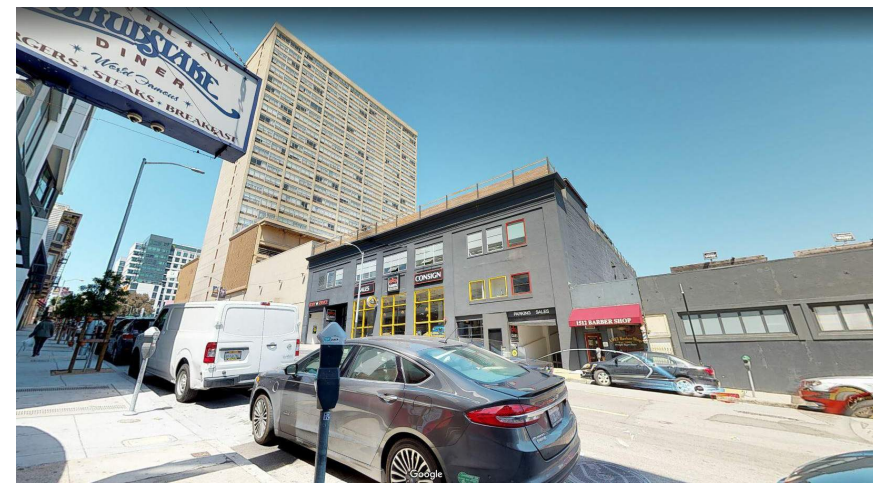
**EXPANDED VIEW OF BUILDINGS ON THE SAME SIDE OF PINE STREET**



← 1301-1327 POLK ST | 1424 & 1428 BUSH ST →



← 1424 & 1428 BUSH ST | 1430 BUSH ST →  
**BUILDING ON THE OPPOSITE SIDE OF AUSTIN STREET**



← 1500 VAN NESS AVE | 1528 & 1540 PINE ST | 1401 & 1409 POLK ST →  
**BUILDING ON THE OPPOSITE SIDE OF PINE STREET**

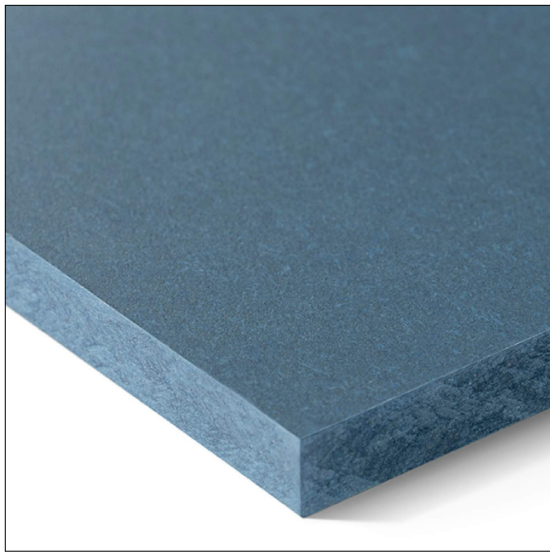
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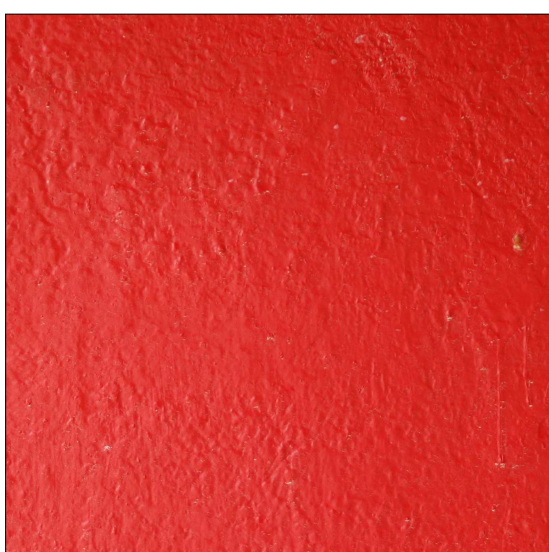




CEMENTITIOUS PANEL - COLOR A



CEMENTITIOUS PANEL - COLOR B



CEMENT PLASTER / GRUBSTAKE



GRUBSTAKE YELLOW DOOR - TO BE RECREATED



CEMENTITIOUS PANEL OR STUCCO WITH REVEALS - EAST AND WEST PROPERTY LINE WALLS



ALUMINUM OR VPI DOORS / WINDOWS



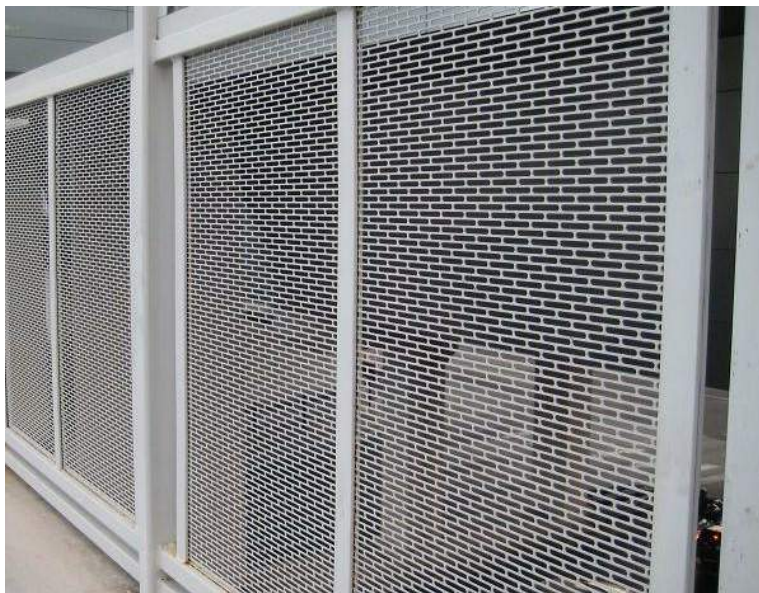
EXISTING GRUBSTAKE BLADE SIGN - TO BE REUSED



EXISTING GRUBSTAKE SIGN - TO BE REUSED



EXISTING GRUBSTAKE WINDOWS - TO BE REUSED



PERFORATED METAL PANEL / GUARDRAIL





PINE STREET CONTEXT



AUSTIN STREET CONTEXT



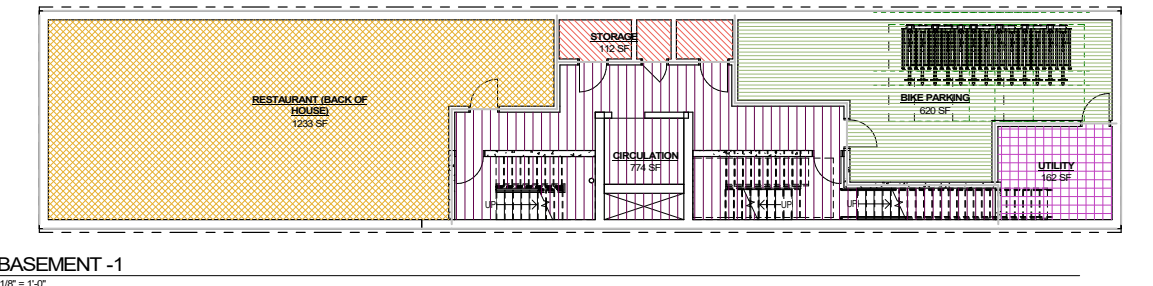
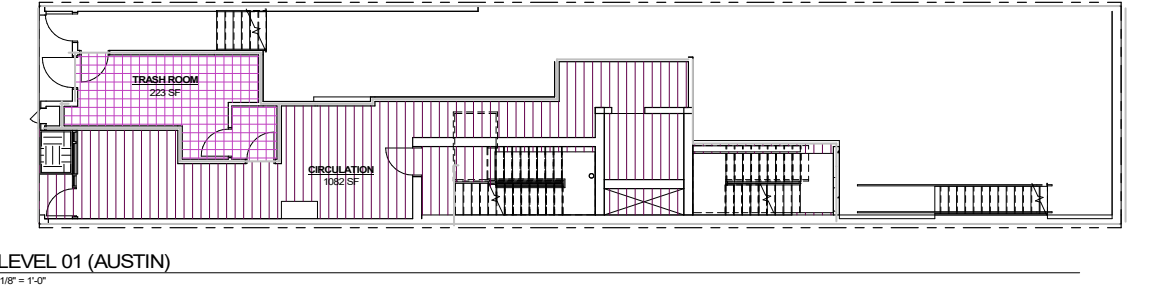
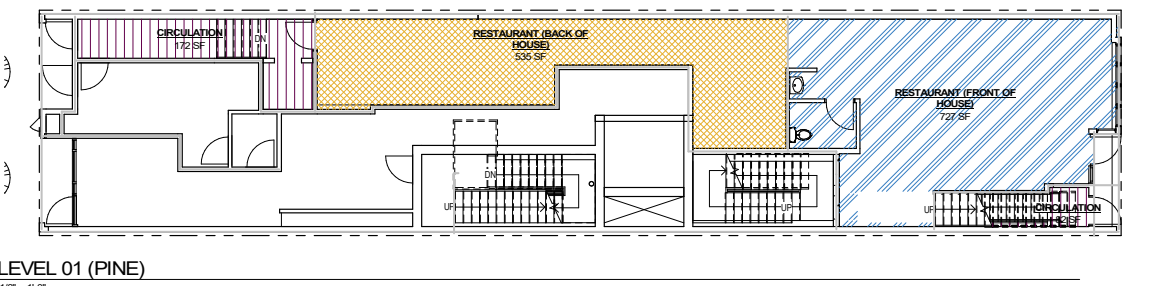
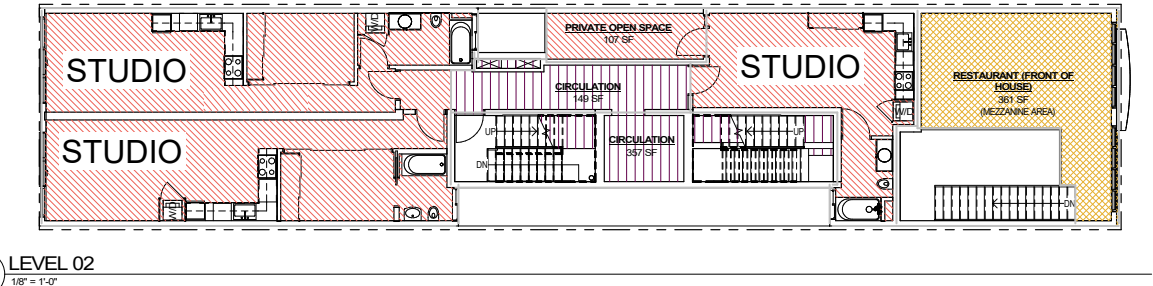
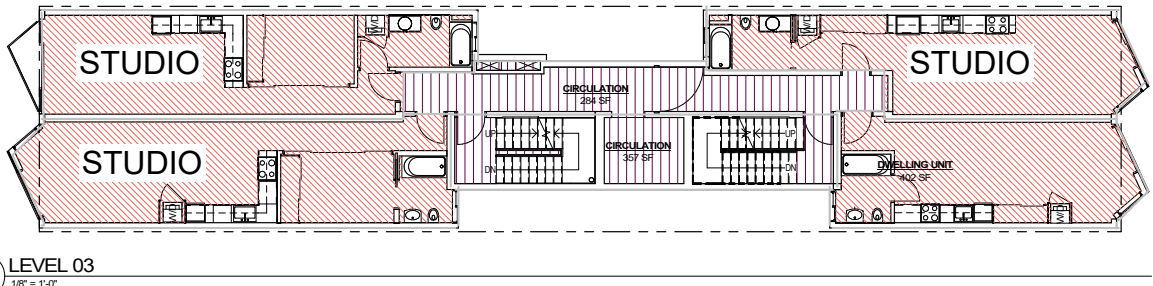
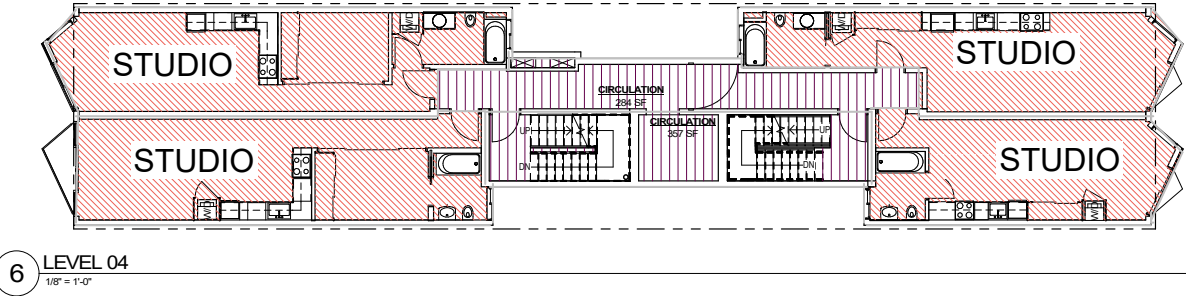
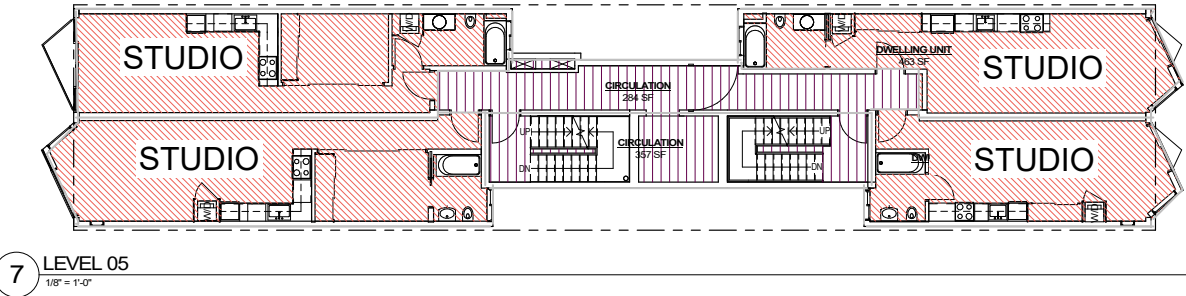
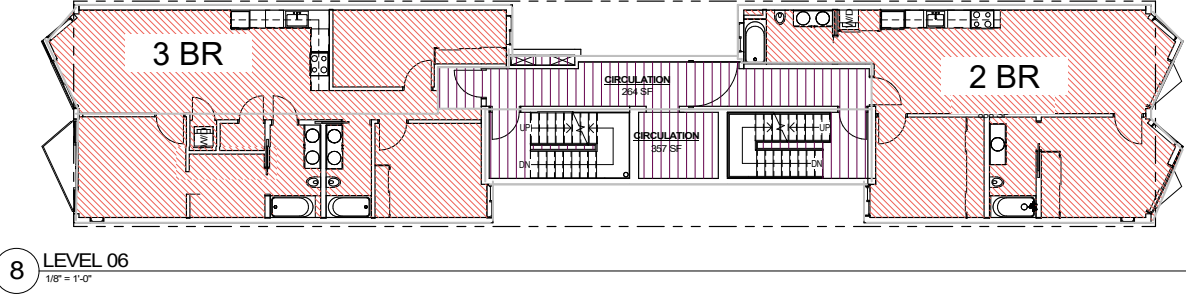
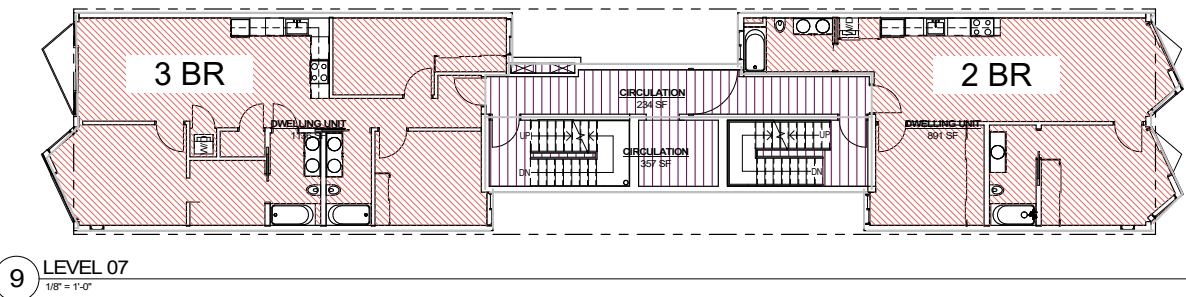
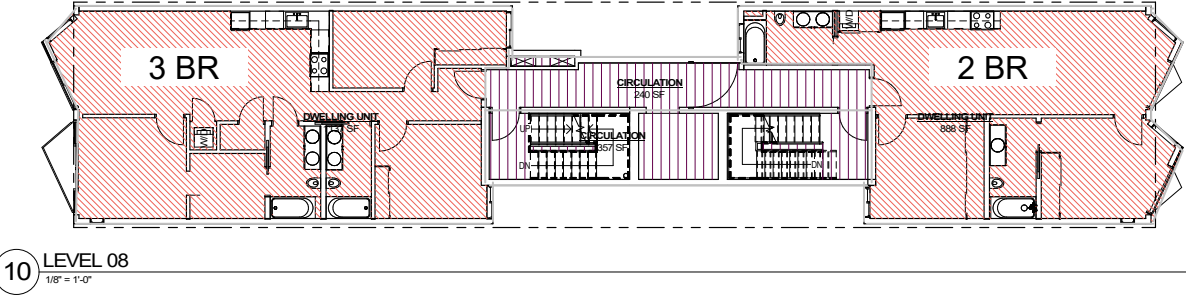
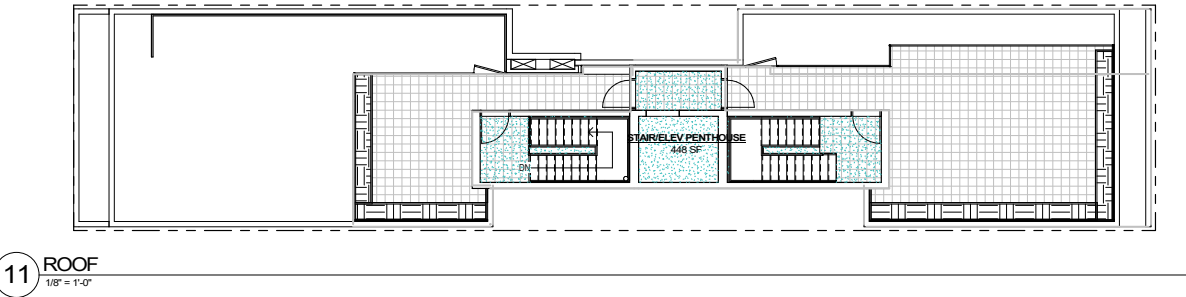


PINE STREET - GRUBSTAKE ENTRY



AUSTIN STREET - RESIDENTIAL ENTRY





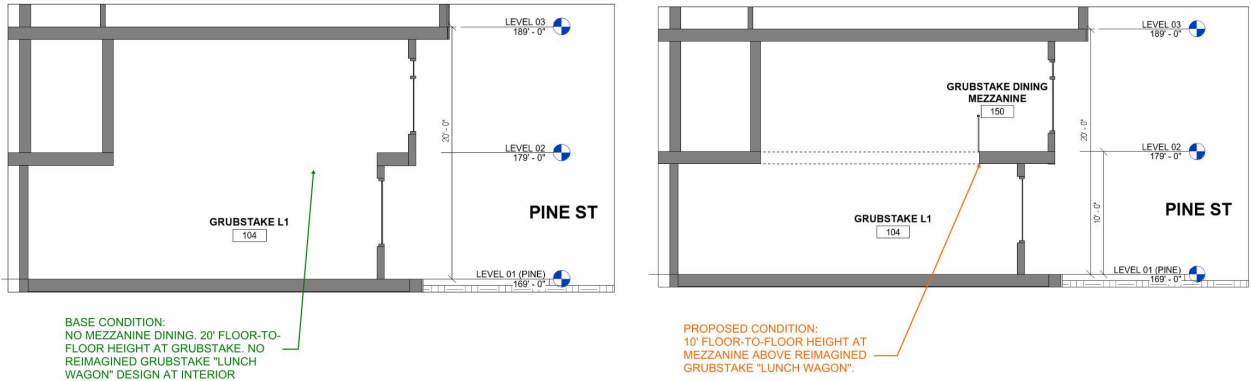
.UNIT TYPES						
LEVEL	UNIT	UNIT TYPE	BEDROOMS	BATHROOMS	UNIT AREA	BALCONY
LEVEL 02	201	A-1A	0	1	474 SF	No
LEVEL 02	202	A-1B	0	1	502 SF	No
LEVEL 02	203	P-1C	0	1	314 SF	Yes - 90SF
LEVEL 03	301	A-1A	0	1	479 SF	Yes - 19SF
LEVEL 03	302	A-1B	0	1	520 SF	No
LEVEL 03	303	P-1A	0	1	408 SF	No
LEVEL 03	304	P-1B	0	1	356 SF	No
LEVEL 04	401	A-1A	0	1	492 SF	No
LEVEL 04	402	A-1B	0	1	507 SF	Yes - 19SF
LEVEL 04	403	P-1A	0	1	408 SF	No
LEVEL 04	404	P-1B	0	1	356 SF	No
LEVEL 05	501	A-1A	0	1	479 SF	Yes - 19SF
LEVEL 05	502	A-1B	0	1	520 SF	No
LEVEL 05	503	P-1A	0	1	408 SF	No
LEVEL 05	504	P-1B	0	1	356 SF	No
LEVEL 06	601	A-3	3	2	1066 SF	Yes - 19SF
LEVEL 06	603	P-2	2	2	813 SF	No
LEVEL 07	701	A-3	3	2	1068 SF	Yes - 19SF
LEVEL 07	702	P-2	2	2	817 SF	No
LEVEL 08	801	A-3	3	2	1066 SF	Yes - 19SF
LEVEL 08	802	P-2	2	2	813 SF	No
Grand total: 21						

NOTE: PRIVATE OPEN SPACE DOES NOT MEET PLANNING CODE MINIMUMS. COMMON OPEN SPACE PROVIDED ON THE ROOF = 749 SQ FT (1680 SQ FT REQUIRED FOR 21 UNITS: WAIVER REQUIRED)



PER CODE SECTION 145.1(c)(4): GROUND FLOOR  
CEILING HEIGHT HAS MIN. 14' FLOOR TO FLOOR  
HEIGHT FOR NON-RESIDENTIAL USES

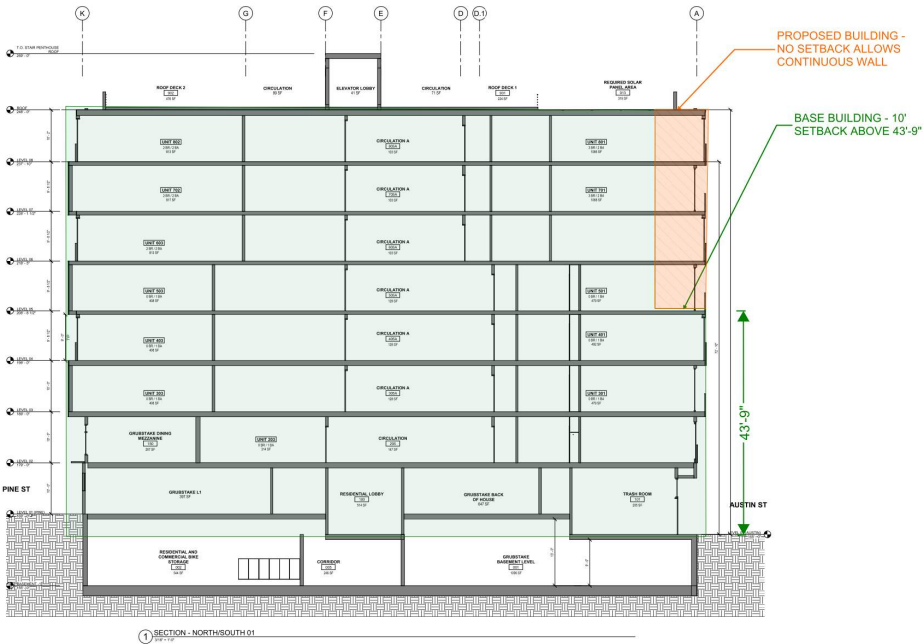
SDB REQUEST: 10' FLOOR TO FLOOR HEIGHT AT  
MEZZANINE ABOVE REIMAGINED GRUBSTAKE "LUNCH  
WAGON".



1525 PINE STREET (2015-009955PRJ): NON-RESIDENTIAL GROUND FLOOR HEIGHT

PER CODE SECTION 261.1: AUSTIN ST (35' WIDTH) -  
FACADE SET BACK MIN 10' ABOVE: 1.25 \* 35' = 43'-9"

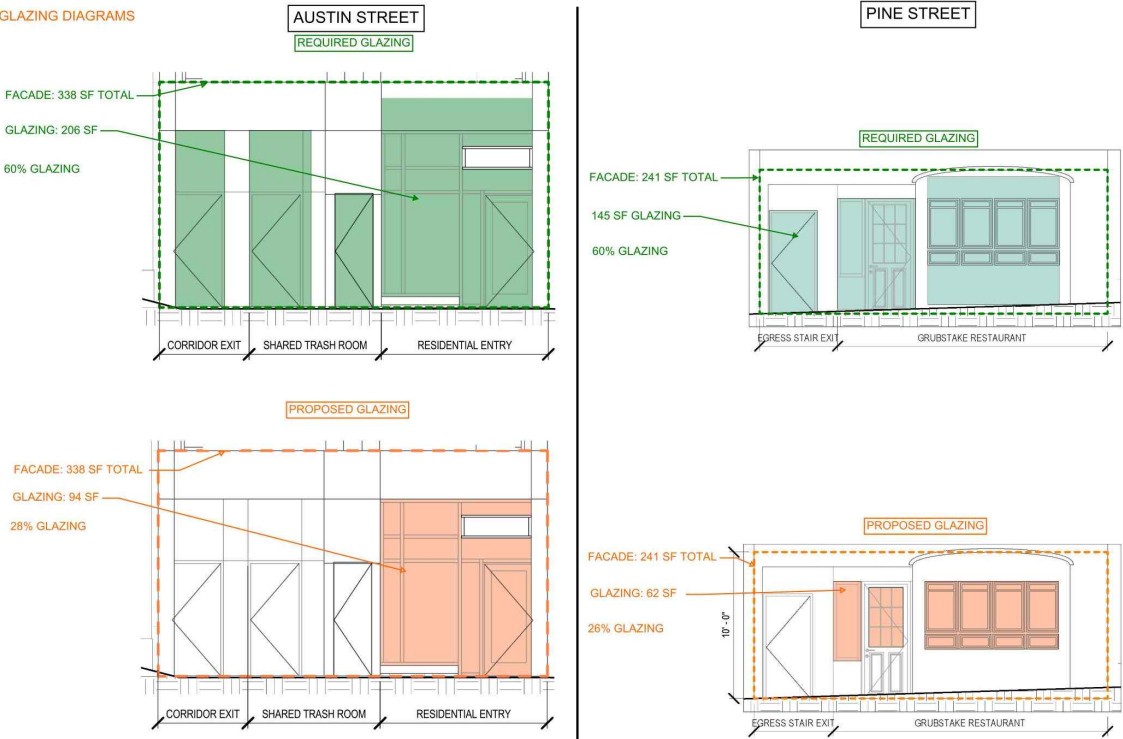
SDB REQUEST: NO SETBACK OF STREET WALL  
ABOVE 43'-9"



1525 PINE STREET (2015-009955PRJ): SETBACKS FOR NARROW STREETS

PER CODE SECTION 145.1(c)(6): FRONTAGES WITH  
ACTIVE USES THAT ARE NOT PDR MUST BE  
FENESTRATED WITH TRANSPARENT WINDOWS AND  
DOORWAYS FOR NO LESS THAN 60% OF THE STREET  
FRONTAGE AT GROUND LEVEL.

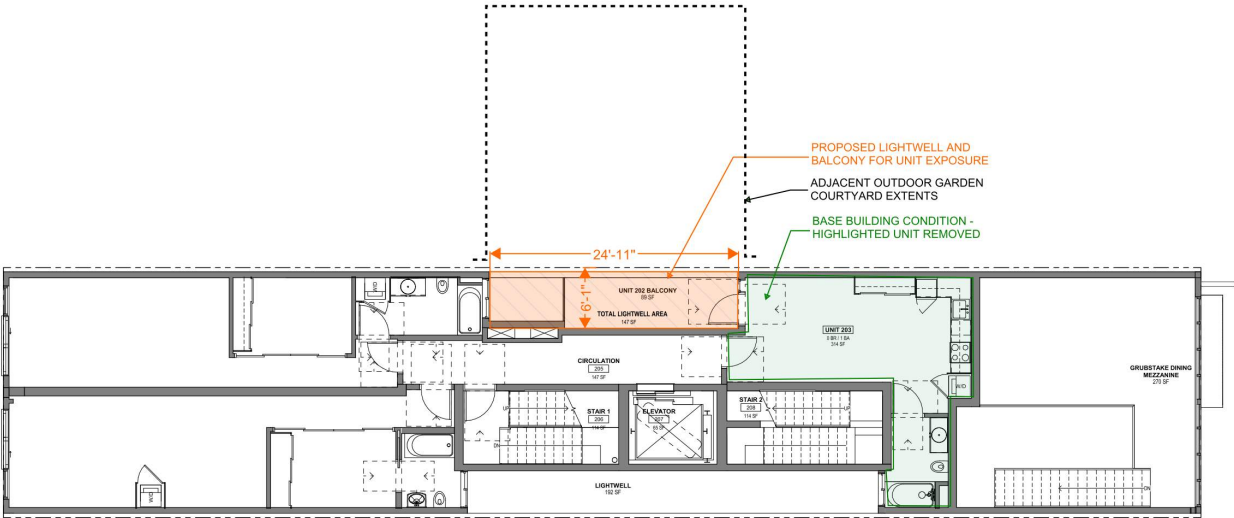
SDB REQUEST: SEE PROPOSED GLAZING DIAGRAMS



1525 PINE STREET (2015-009955PRJ): TRANSPARENCY MINIMUM

PER CODE SECTION 140: EVERY UNIT TO OPEN  
ONTO PUBLIC WAY , COMPLYING REAR YARD, OR  
OPEN SPACE OF MIN. 25' IN ANY DIRECTION

SDB REQUEST: ALLOW STUDIO 202 EXPOSURE  
VIA LIGHTWELL AND BALCONY



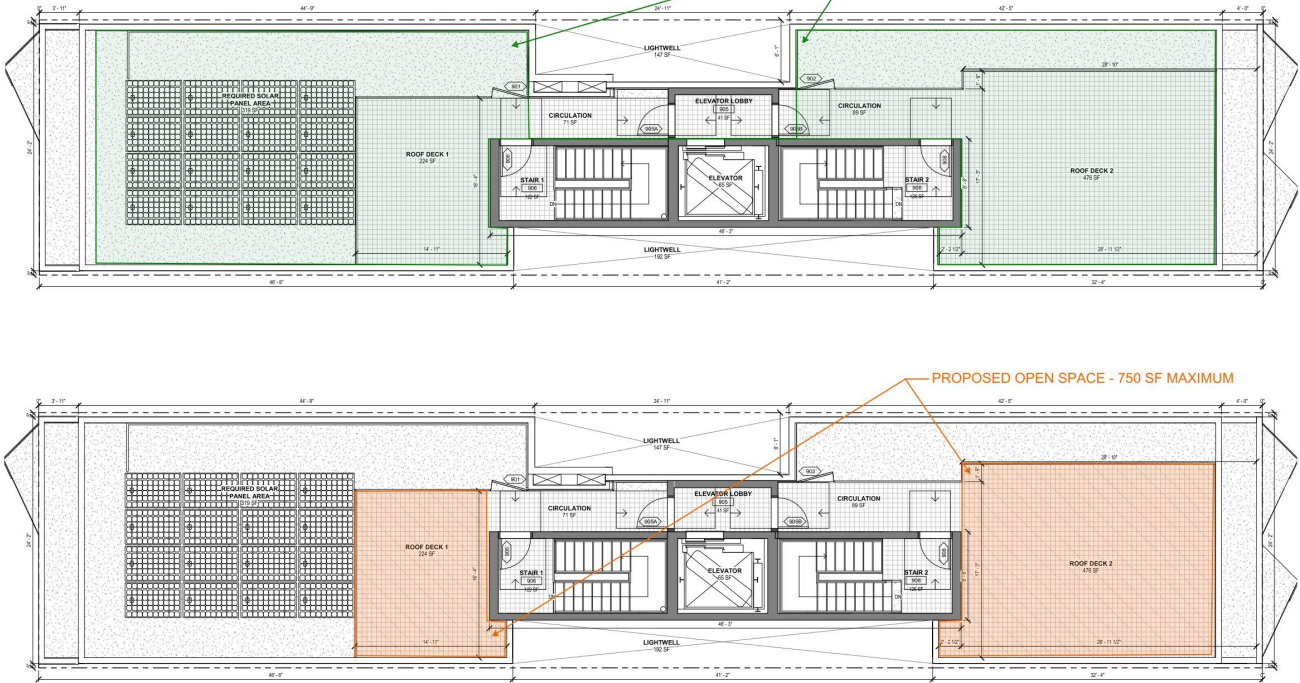
1525 PINE STREET (2015-009955PRJ): DWELLING UNIT EXPOSURE



PER CODE SECTION 135: 80 SF OPEN SPACE  
PER UNIT = 1680 SF

SDB WAIVER REQUEST: PROVIDE MAX 750  
SF OF COMMON OPEN SPACE

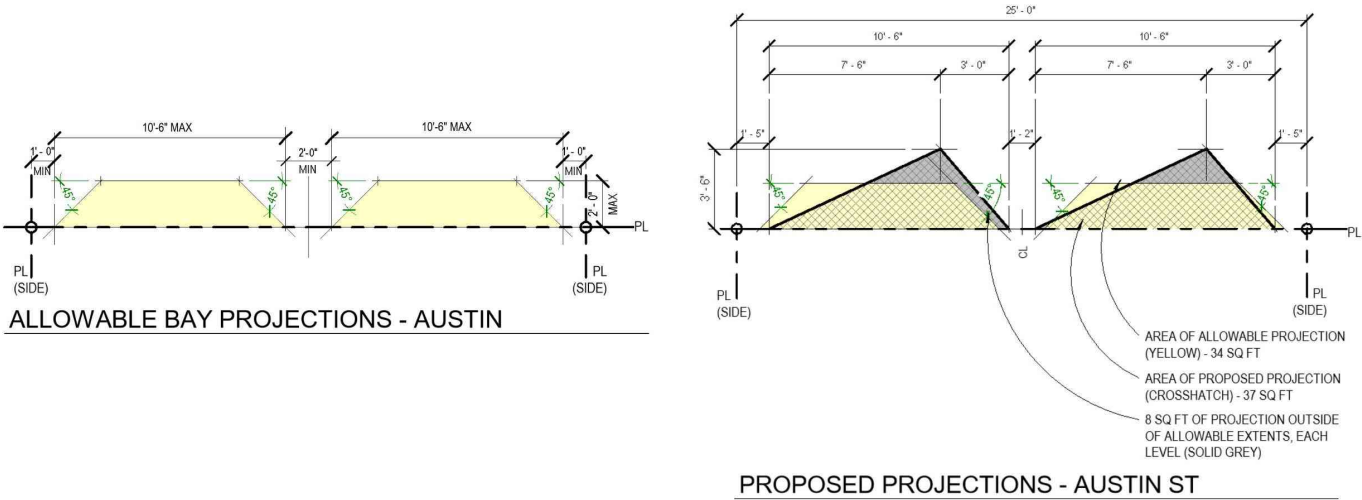
BASE BUILDING OPEN SPACE - 1680 SF



1525 PINE STREET (2015-009955PRJ): USABLE OPEN SPACE

PER CODE SECTION 136: OVER NARROW STREET  
WITH NARROW SIDEWALK PROJECTIONS  
CONSTRAINED TO 2' OVERHANG, SEE "ALLOWABLE  
BAY PROJECTIONS - AUSTIN" DIAGRAM BELOW

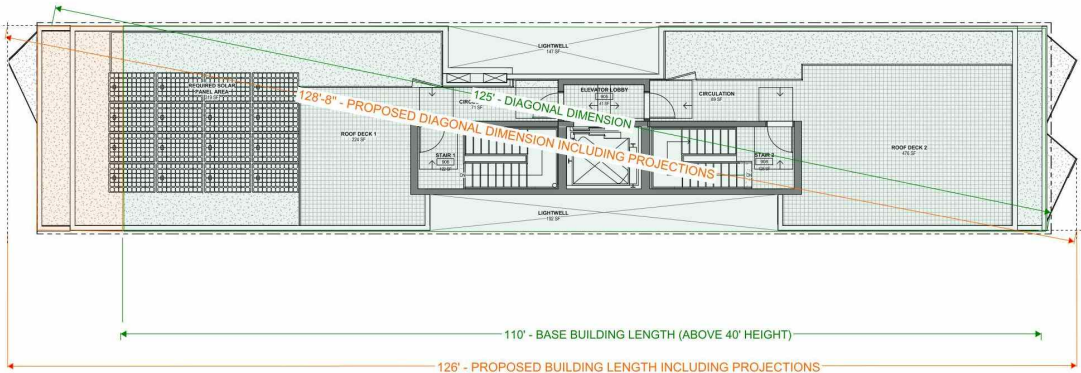
SDB REQUEST: SEE "PROPOSED PROJECTION  
EXTENTS - AUSTIN STREET" DIAGRAM



1525 PINE STREET (2015-009955PRJ): BAY PROJECTION

PER CODE SECTION 270:  
MAX BUILDING LENGTH - 110' (APPLICABLE OVER 40' HEIGHT)  
MAX DIAGONAL DIMENSION - 125'

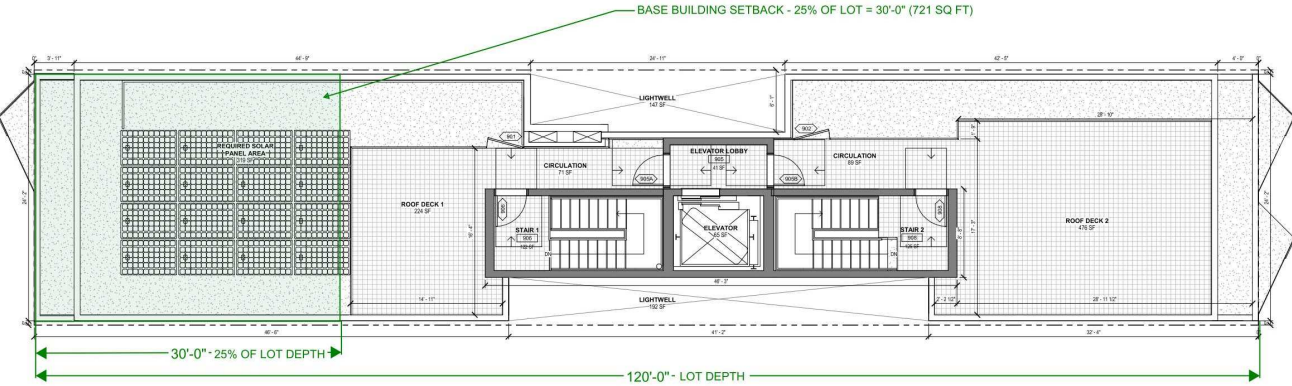
SDB REQUEST:  
BUILDING LENGTH - 120'  
DIAGONAL DIMENSION - 128'-8"



1525 PINE STREET (2015-009955PRJ): BULK

PER CODE SECTION 134: 25% OF LOT SETBACK  
FOR REAR YARD

SDB REQUEST: NO REAR YARD SETBACK



1525 PINE STREET (2015-009955PRJ): REAR YARD REQUIREMENT

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REQUESTED HEIGHT INCREASE: 18



SDB REQUEST: PROVIDE 29% 2-BR AND 3-BR UNITS

(3) 2-BR UNITS = 14.3%	
(3) 3-BR UNITS = 14.3%	
TOTAL = 29%	



BPA: 2018-02080768



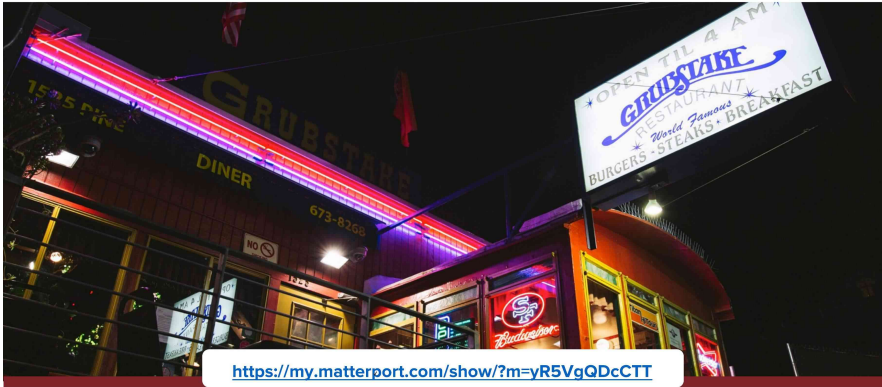
PRESERVATION MEASURES

(Non-physical)



- Grubstake will continue to serve local Polk Gulch residents and visitors
- Retain menu items & design, condiments and silverware with some enhancements
- Apply to operate late night hours in conditional use application
- Register for legacy business
- Open pop-up dining during construction
- Use good faith efforts to keep existing staff in new restaurant
- Document photos of the original Grubstake as well as interpretive materials and display them in the new space
- Exhibit virtual tour of the original Grubstake in the new space & on the internet

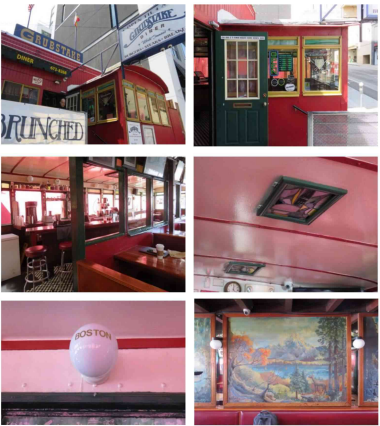
VIRTUAL MUSEUM



PRESERVATION SURVEY

Recommendations:

- A Photographic Documentation
  - B Historic Resource Interpretation
    - Permanent Display and/or
    - Salvage/Replicate Architectural Features
- 1) Match footprint/orientation of lunch wagon
  - 2) Match existing scale and proportion of lunch wagon
  - 3) Replicate metal barrel vault ceiling
  - 4) Define interior/exterior relationship with windows
  - 5) Reuse existing windows
  - 6) Reuse/replicate globe lights
  - 7) Reuse/replicate tile, counters, and stools
  - 8) Salvage and restore murals



PRESERVATION MEASURES

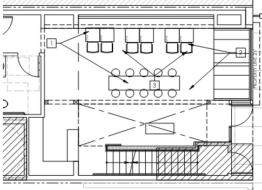
- 1 Match footprint/orientation of lunch wagon



The lunch wagon façade was relocated to the ground floor in the exact footprint of the existing. As lunch wagons were originally conceived as movable structures, locating the volume at ground level is important for interpretation.

PRESERVATION MEASURES

- 2 Match existing scale and proportion of lunch wagon



The scale and proportion of the lunch wagon matches existing and is defined on the interior with changes in finish and ceiling height.

PRESERVATION MEASURES

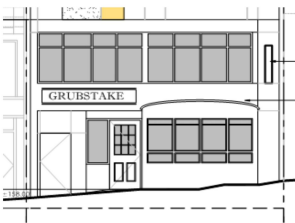
- 3 Replicate metal barrel vault ceiling
- 6 Reuse/replicate globe lights
- 7 Reuse/replicate tile, counters, and stools



The barrel vault ceiling, symmetrical globe lights, and replica black and white floor tile define the original lunch wagon footprint. The lunch wagon has a unique material palette and color scheme that contrasts with the adjacent restaurant space.

PRESERVATION MEASURES

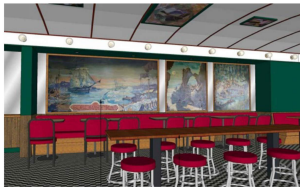
- 4 Define interior/exterior relationship with windows
- 5 Reuse existing windows



Existing windows including green toplites are being salvaged for reinstallation in the lunch wagon façade

PRESERVATION MEASURES

- 8 Salvage and restore murals



Murals are salvaged for reinstallation in the lunch wagon. Murals are placed above banquette seating, similar to the existing condition.

PLANNING COMMISSION HEARING PACKET

JULY 22, 2021

1525 PINE STREET



Features on Existing Grubstake Restaurant Which Will be Incorporated into the New Grubstake Restaurant Space

The work to remove existing physical features listed below, and to reinstall, will be done by a team of historic preservation conservators and art movers. For example, as to the large mural to be preserved, historic preservation conservators will manage the art movers and coordinate with the demolition contractor prior to the removal. The team will remove, crate, and package the mural. After removal, the mural will be transported to a secure art storage facility where conservation work on the mural will occur.

Conservation work on the mural will be performed in accordance with the *Guidelines for Practice and Code of Ethics* of the American Institute for Conservation.

**Photo Documentation** – Prior to demolition, the subject property, materials, and surrounding context will be photographed in accordance with Historic American Building Survey ("HABS") standards. Photograph views shall include: (a) contextual views, (b) views of each side of the building and interior views, where possible, (c) oblique views of the building, and (d) detail views of character-defining features.

**Historic Resource Interpretation** – Permanent display of interpretive materials concerning the history and significance of 1525 Pine Street will be provided. The historic interpretation shall be supervised by a preservation architect and architectural historian and conducted in consultation with an exhibit designer. The interpretive materials shall be placed in a prominent public setting in the new building or in another appropriate public setting.

**Virtual Tour** -- The Grubstake owners have used a virtual reality technology implemented by Matterport Technology to create a lasting 3D tour of the space that will be made available on the restaurant's website. <https://matterport.com/industries/>. The owners have worked directly with Matterport to conduct this state-of-the-art exhibit.

Features on Existing Grubstake Restaurant Which Will be Incorporated into the New Grubstake Restaurant Space

- Salvage, restore and reinstall portions of the mural and wood framing which includes (under the direction of original artist Jason Phillips) the following:
  - Cleaning surfaces
  - Removal of graffiti
  - Re-adhering and consolidating paint
  - Filling cracks
  - Color integration
  - Applying protective clear coating
- Replicate red vinyl booth seating
- Replicate train car façade
- Replicate vaulted, curved ceiling
- Reuse light box signage and neon lights
- Replicate wooden bar
- Reuse or replicate decorative lights and side globe lights
- Retain or replicate tile floor, chrome accents, linear counter and backless stools
- Attempt to retain "windows" separating original space from newer space
- Retain menu style
- Condiments and silverware will remain the same with some enhancements
- Retain most liked traditional dishes
- Commit to applying for late night hours (potentially up to 4:00 a.m.) in the conditional use application and extended hours with the entertainment commission and will attempt to operate during those hours
- Pop-up dining during construction
- Will use good faith efforts to keep existing staff (who are in good standing with the restaurant ownership) employed in the new restaurant.



Architectural  
Resources Group

Pier 9, The Embarcadero, Suite 107  
San Francisco, California 94111

[argf.com](http://argf.com)

Architects,  
Planners &  
Conservators

Memorandum

To: Nick Pigott  
Managing Partner  
Pine Street Development

Project: Grubstake  
ARG Project No:  
Date: May 24, 2018  
Via: Email  
From: Lisa Yergovich

Re: 1525 Pine Street, Grubstake Diner

Background

Architectural Resources Group (ARG) was retained by Pine Street Development to provide historic preservation consulting for Grubstake Diner, located at 1525 Pine Street in San Francisco. There are plans to demolish the existing building and develop the site as a seven story mixed use building. The existing restaurant will be relocated in the new building on the ground floor and second floor mezzanine. ARG was asked to provide feedback regarding the feasibility of incorporating existing features of the restaurant into the new construction.

Assessment

ARG representatives visited the site on April 3 and again on April 17 to survey existing materials. The original lunch wagon structure at 1525 Pine Street has features commonly characteristic of the building type that are still intact:

- Small rectilinear layout
- Simple linear single-story massing
- Curved roofline
- Prominent signage
- Metal sash perimeter windows
- Decorative glazing
- Interior layout defined by lunch counter with limited seating

Alterations to the original lunch wagon structure include:

- Replacement of original linear counter with angled wood counter
- Removal of glazing at eastern windows
- Replacement of fixed stools with freestanding stools

Features of interest in the 1975 addition include the murals, which were painted by Jason Phillips in 1976. The murals cover the length of the east wall and are painted directly on ½" sheet rock over a layer of thick fuchsia pink paint.

Recommendations

- Photo Documentation – Prior to demolition, the subject property, materials, and surrounding context be photographed in accordance with Historic American Building Survey (HABS) standards. Photograph views shall include (a) contextual views; (b) views of each side of the building and interior views, where possible; (c) oblique views of the building; and (d) detail views of character-defining features.
- Historic Resource Interpretation – Provide a permanent display of interpretive materials concerning the history and significance of 1525 Pine Street. The historic interpretation shall be supervised by a preservation architect and architectural historian and conducted in consultation with an exhibit designer. The interpretive materials shall be placed in a prominent public setting in the new building or in another appropriate public setting like a community center.

One option for interpretation is salvaging select architectural features for reuse or replication in the new building. Design considerations include:

- Incorporate the lunch wagon in a way that respects the original footprint, orientation, and relationship to the street. Locating the "lunch wagon" on the ground floor is preferable.
- Match the existing scale and proportion of original wagon as closely as possible. The limits of the "lunch wagon" can be defined by physical barriers, such as windows, or change in material, such as floor finish.
- Replicate metal barrel vault ceiling to create a sense of enclosure.
- Define the interior/exterior relationship of the "lunch wagon" using windows.
- Reuse existing windows including green colored toplites where possible. The windows are in good to fair condition and can be restored.
- Reuse or replicate side globe lights.
- Retain or recreate characteristic diner features such as the tile floor, linear counter, and backless stools.
- Salvage, restore, and reinstall murals. Should all the panels not be needed, select murals, like the southernmost "San Francisco" mural, can be salvaged. Contact artist regarding permissions for relocation and potential restoration of murals. Removal would include protecting the murals before cutting out the sheet rock.



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Conservators

March 20, 2019

Summary of Grubstake Redesign

In April 2018, Architectural Resources Group (ARG) was retained by Pine Street Development to survey the Grubstake Diner at 1525 Pine Street and make recommendations regarding architectural features that could be salvaged for reuse or replicated in the new development. In October, ARG was asked to provide design consultation services to identify opportunities for better incorporating these features into the design. Below is list of ARG's eight recommendations, and detail about how the design was adapted to address them.

- Incorporate the lunch wagon in a way that respects the original footprint, orientation, and relationship to the street.

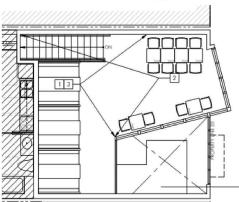


Original: The original design had the arched lunch wagon facade located on the second floor. The facade was at an angle to the property line and did not match the existing footprint.

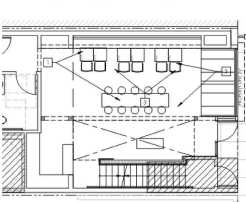


Revised: The lunch wagon facade was relocated to the ground floor in the exact footprint of the existing. As lunch wagons were originally conceived as movable structures, locating the volume at ground level is important for interpretation.

- Match the existing scale and proportion of original wagon as closely as possible. The limits of the "lunch wagon" can be defined by physical barriers, such as windows, or change in material, such as floor finish.



Original: The scale of the lunch wagon is not clearly defined on the interior.



Revised: The scale and proportion of the lunch wagon matches existing and is defined on the interior with changes in finish and ceiling height.

- Replicate metal barrel vault ceiling to create a sense of enclosure.
- Reuse or replicate side globe lights.
- Retain or recreate characteristic diner features such as the tile floor, linear counter, and backless stools.
- Define the interior/exterior relationship of the lunch wagon using windows.



Original: The barrel vault ceiling is not symmetrically defined. The globe lights are inconsistently placed and located on walls outside the barrel vault. The lunch wagon is not defined by unique finishes or colors.



Revised: The barrel vault ceiling, symmetrical globe lights, and replica black and white floor tile define the original lunch wagon footprint. The lunch wagon has a unique material palette and color scheme that contrasts with the adjacent restaurant space.

- Reuse existing windows including green colored toplites where possible.

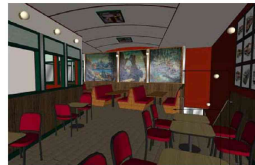


Original: New windows had a similar style to existing but did not match in size or location.

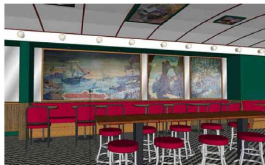


Revised: Existing windows including green toplites are being salvaged for reinstallation in the lunch wagon facade.

- Salvage, restore, and reinstall murals.



Original: Murals were salvaged for reinstallation throughout the restaurant space.

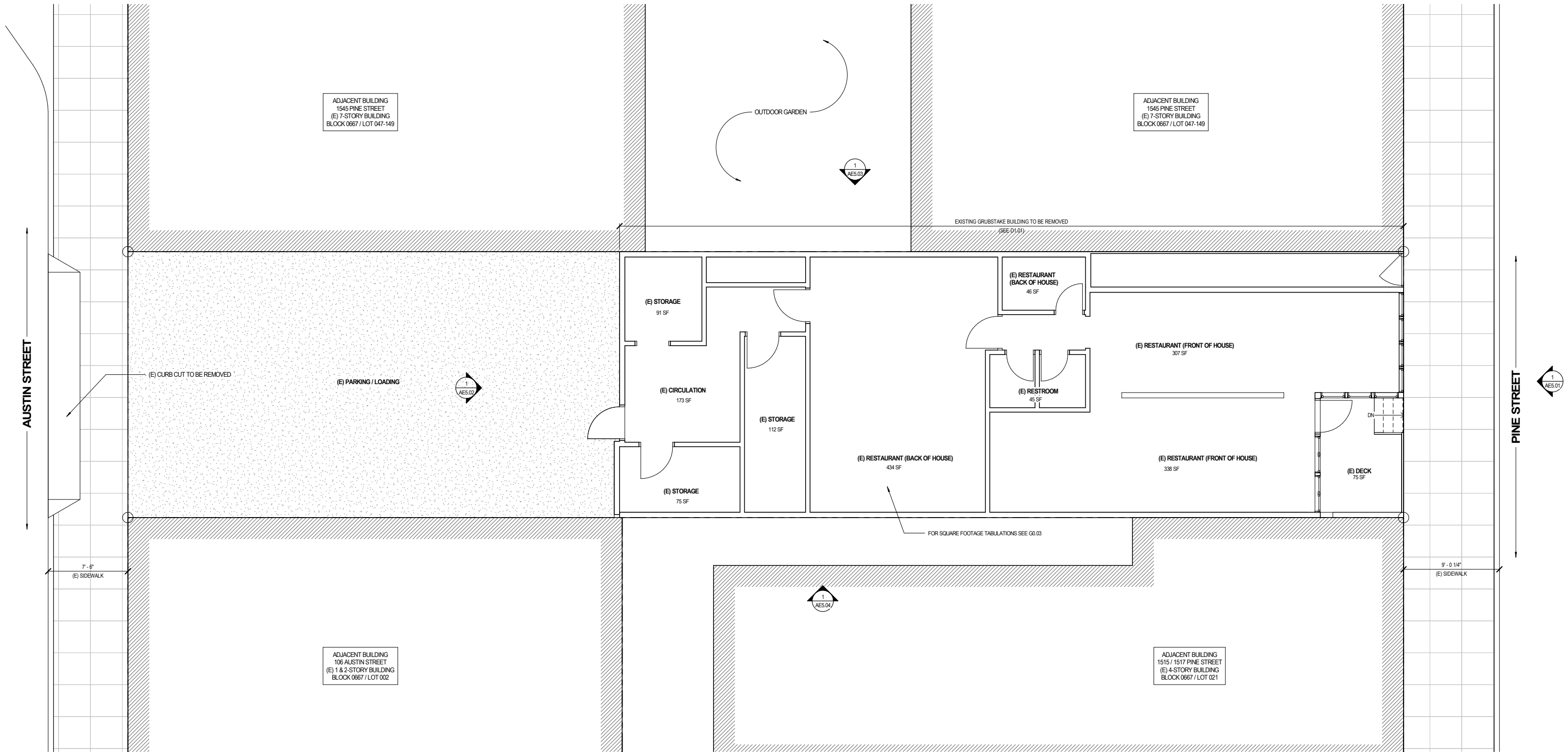


Revised: Murals are salvaged for reinstallation in the lunch wagon. Murals are placed above banquet seating, similar to the existing condition.

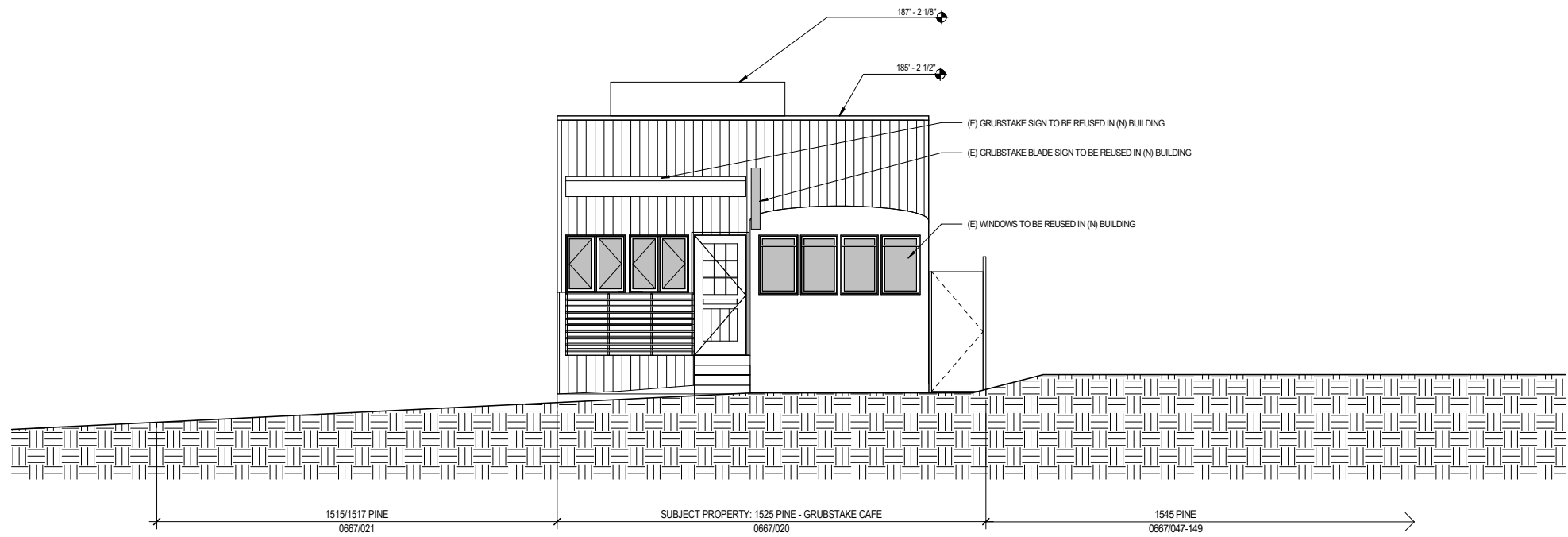




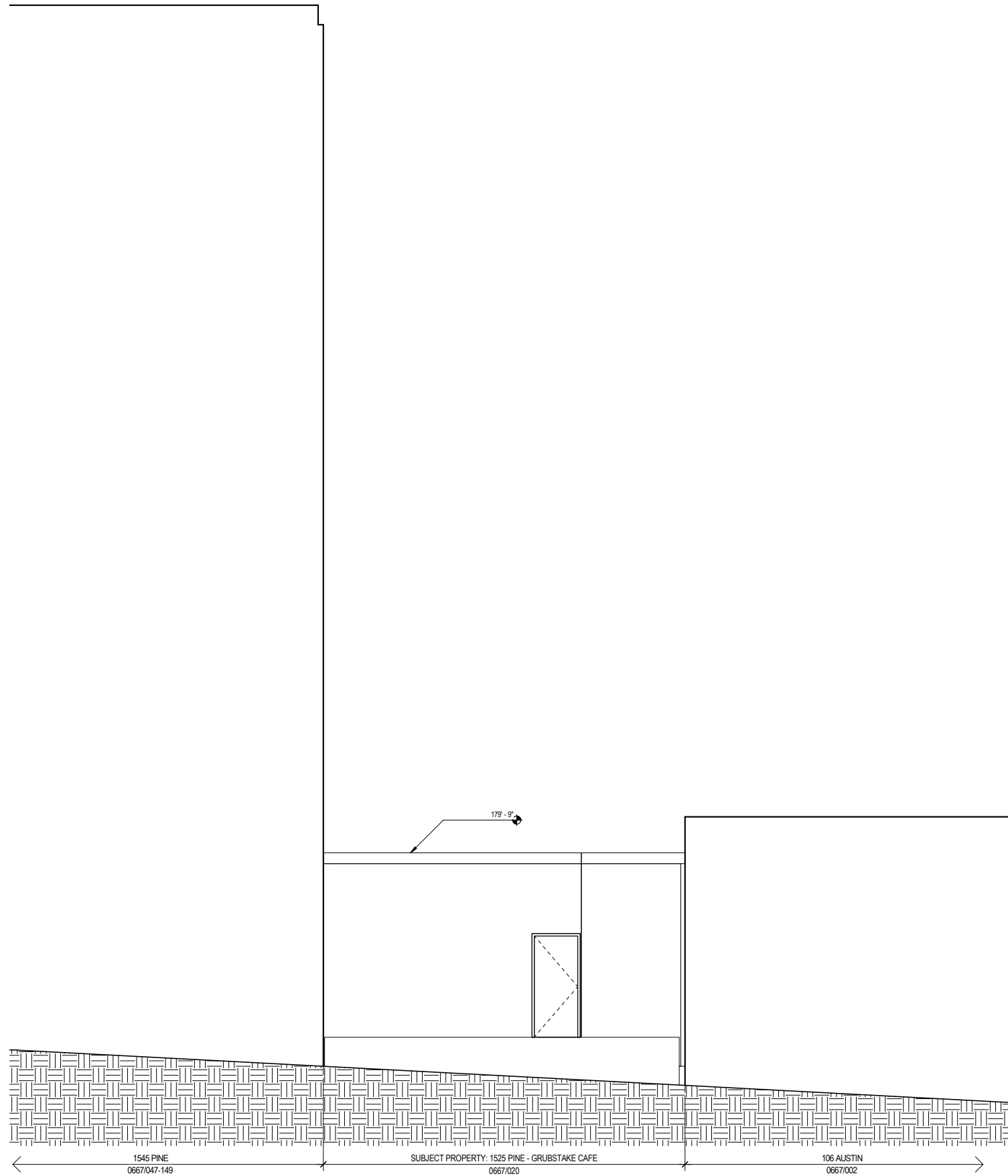












PLANNING COMMISSION HEARING PACKET

JULY 22, 2021

1525 PINE STREET

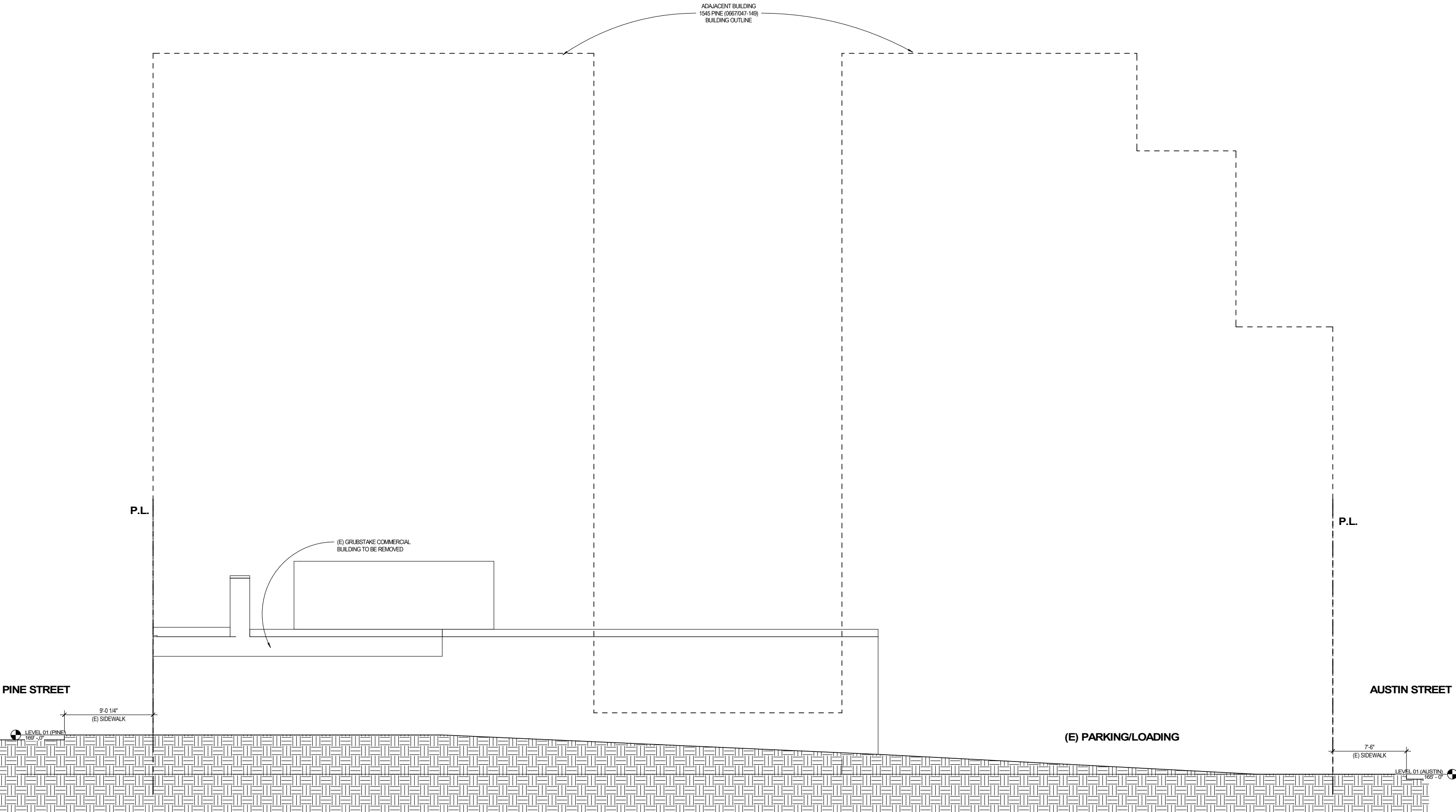
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BLOCK/LOT: 0667/020 PRJ: 2015-009955

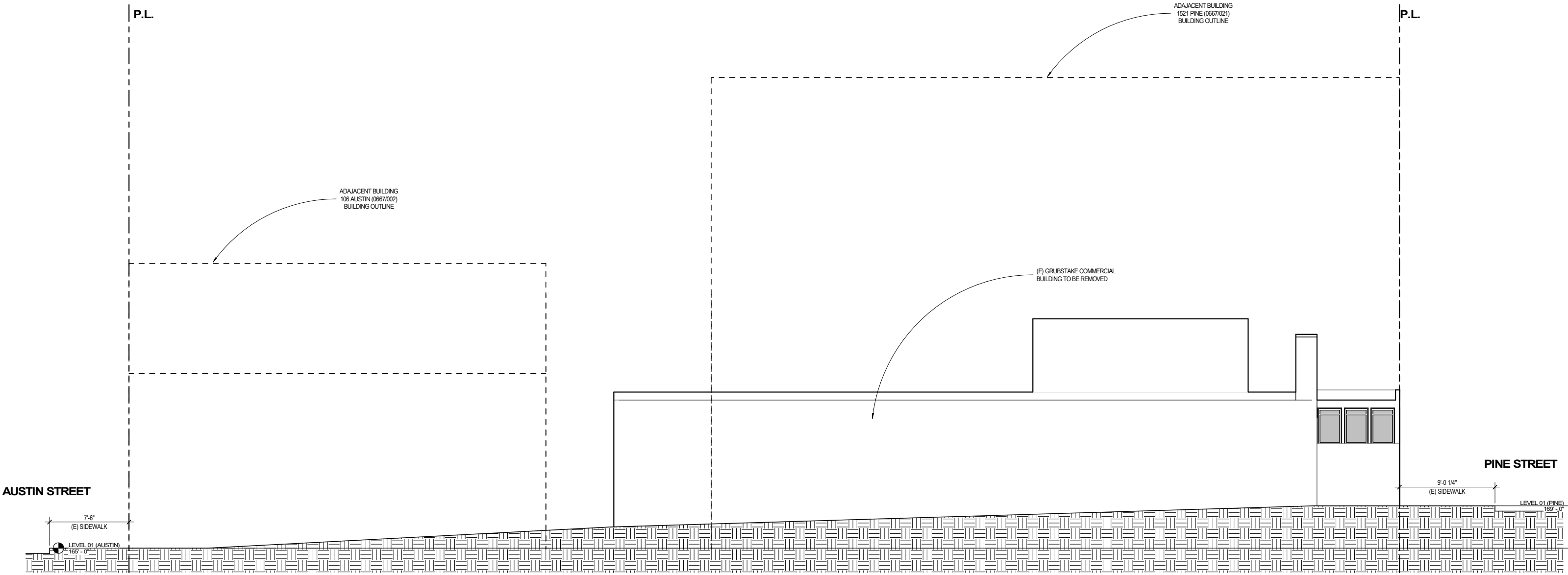
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EXISTING SOUTH ELEVATION (ASUTIN ST) - REFERENCE ONLY



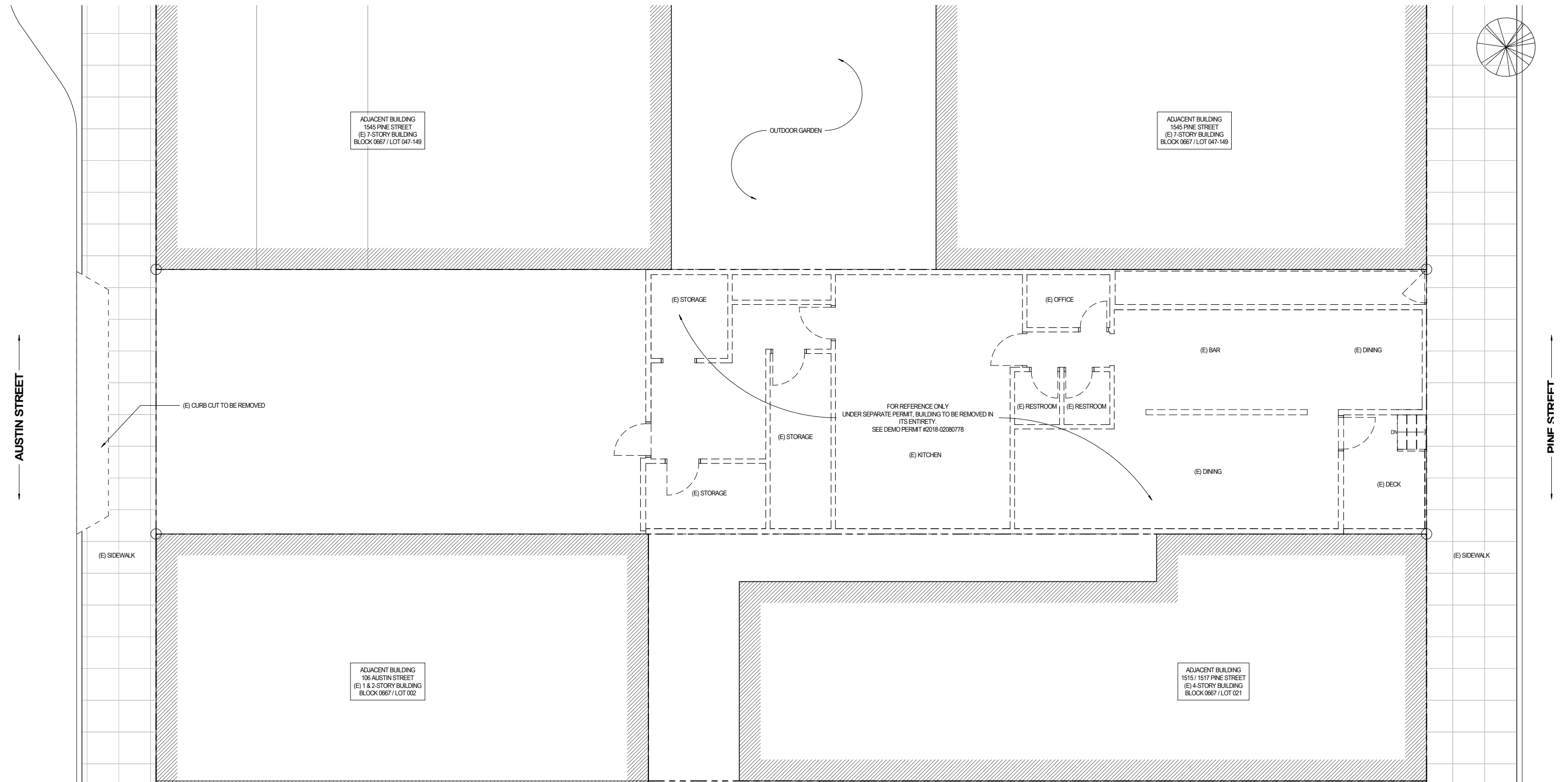




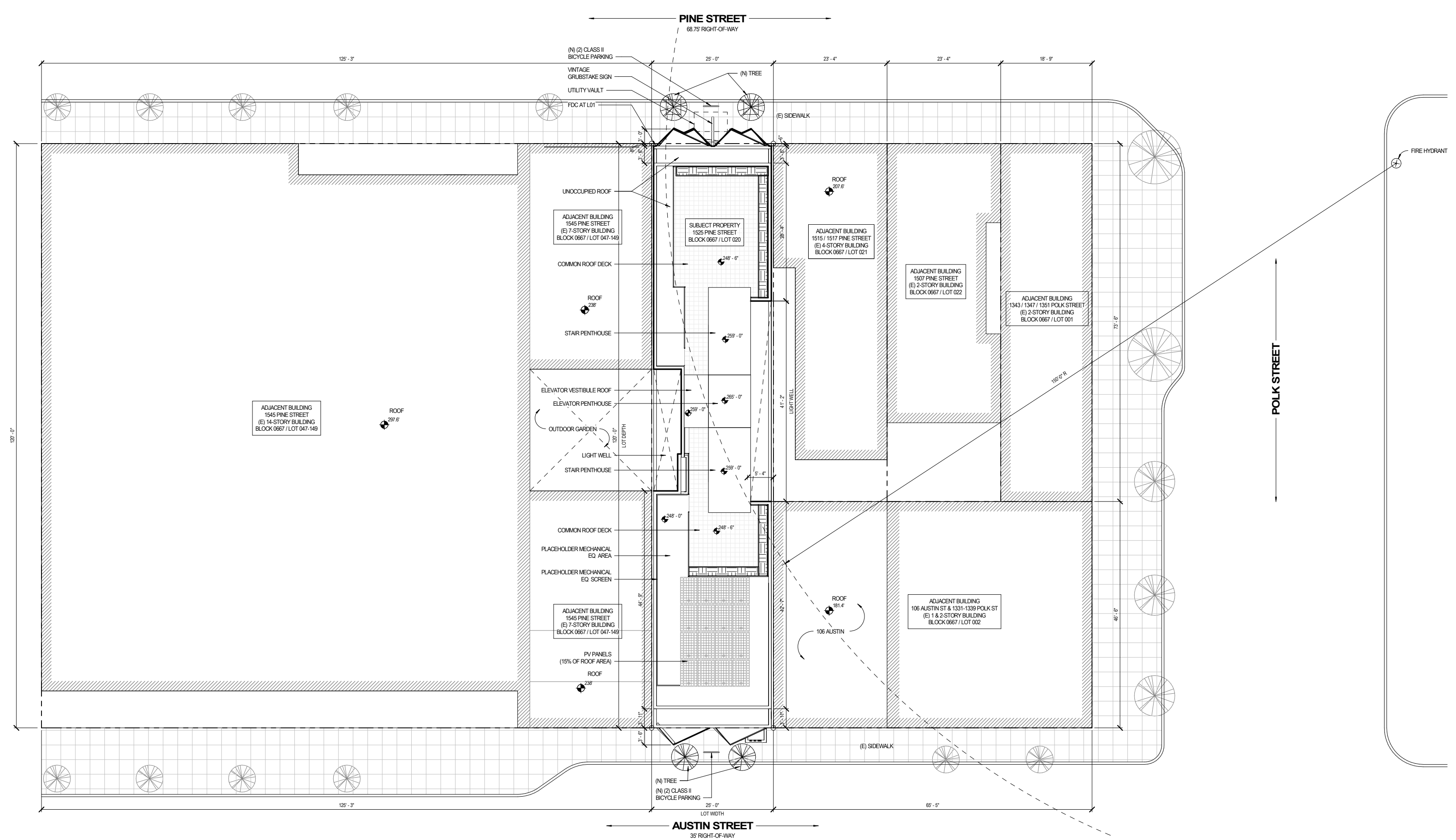


EXISTING EAST ELEVATION - REFERENCE ONLY

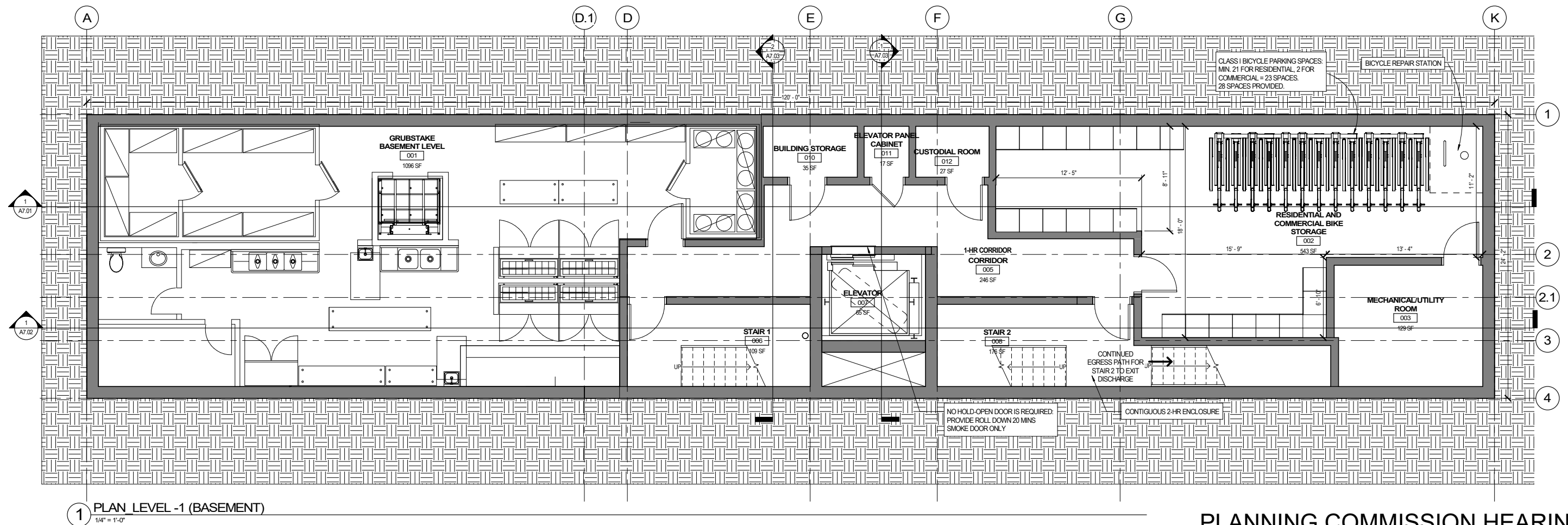
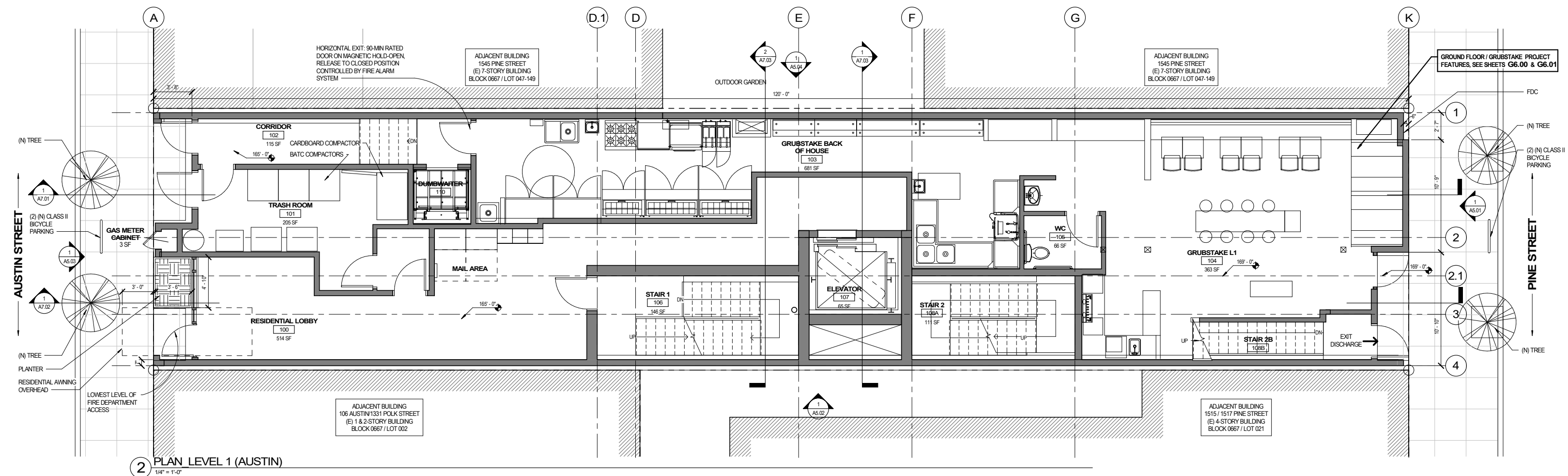












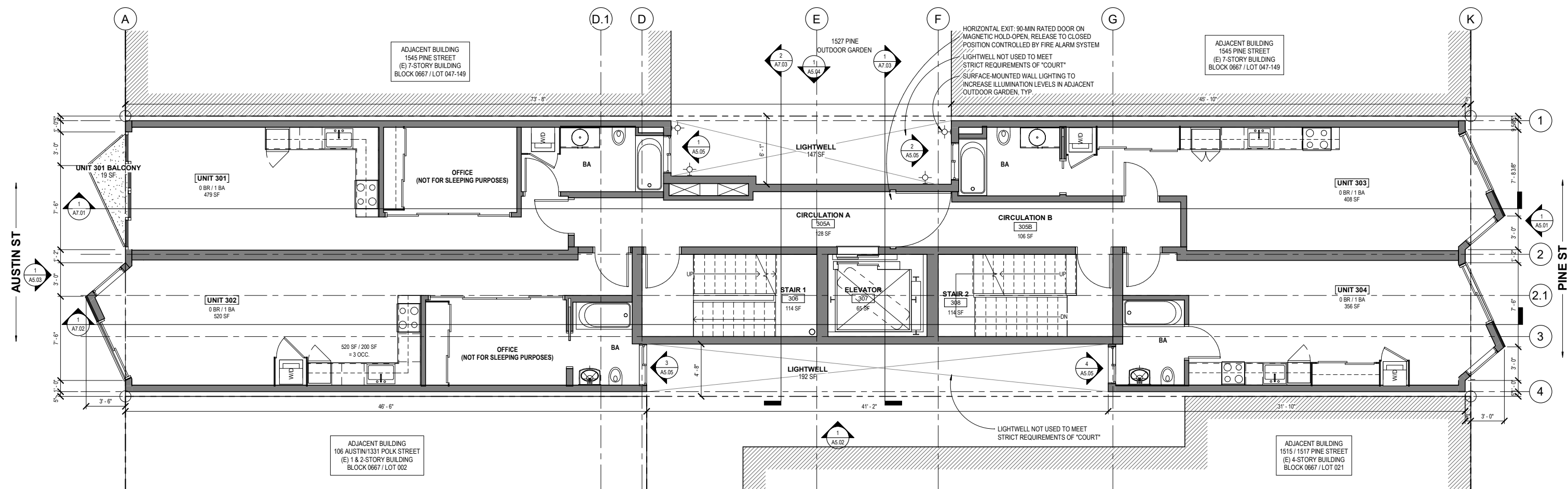
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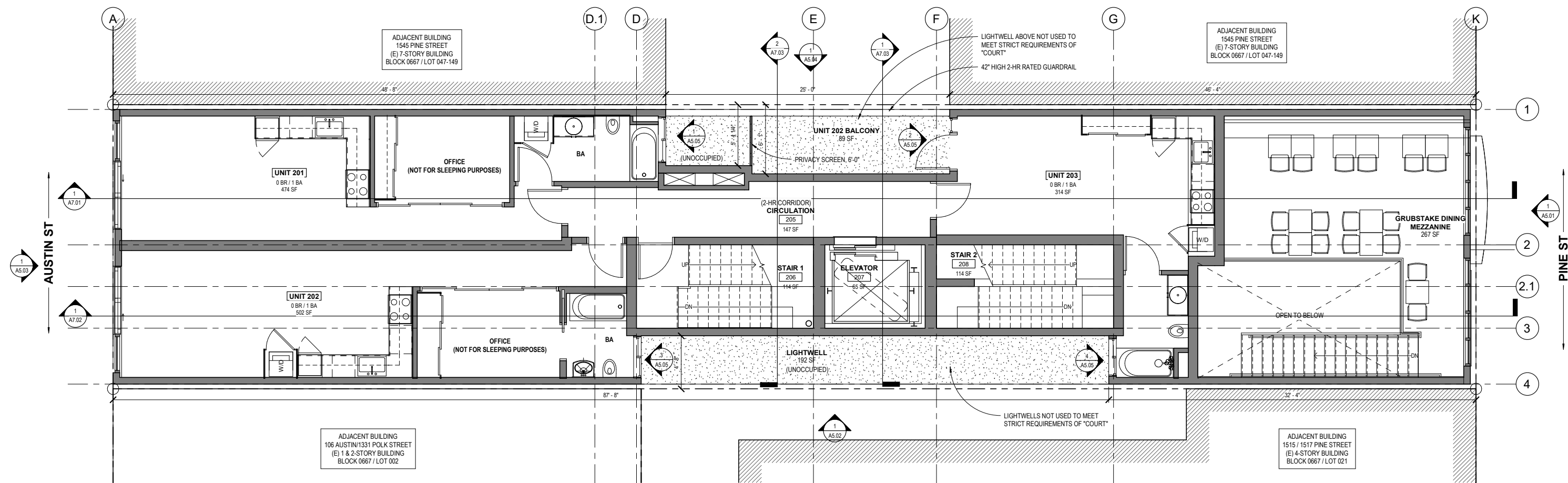
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2 PLAN LEVEL 3  
1/4" = 1'-0"



1 PLAN LEVEL 2  
1/4" = 1'-0"

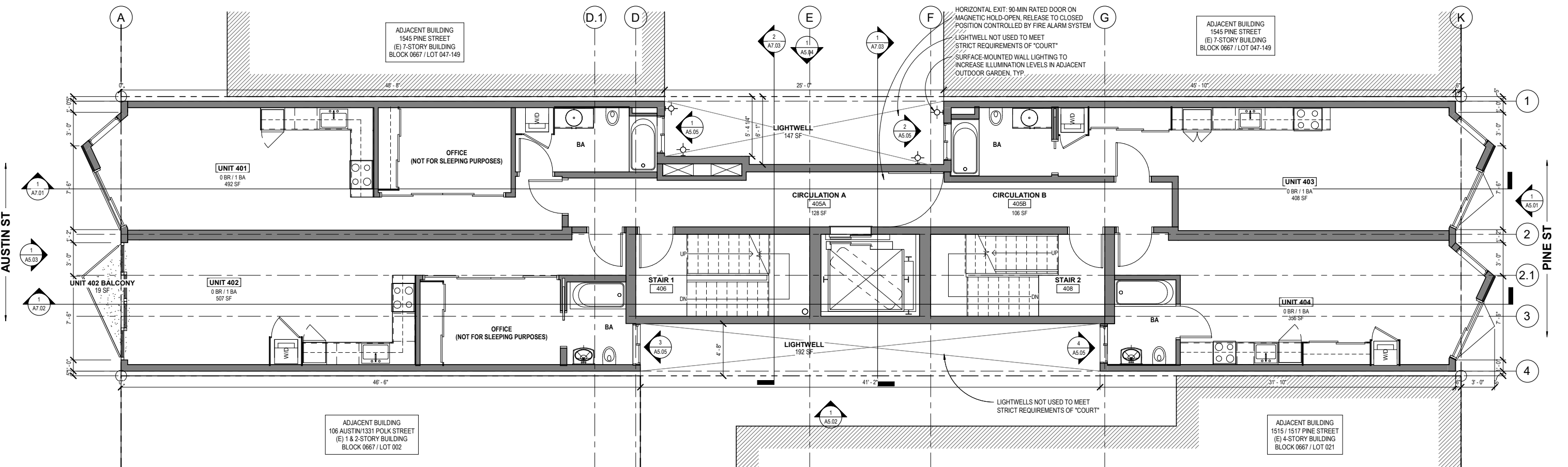
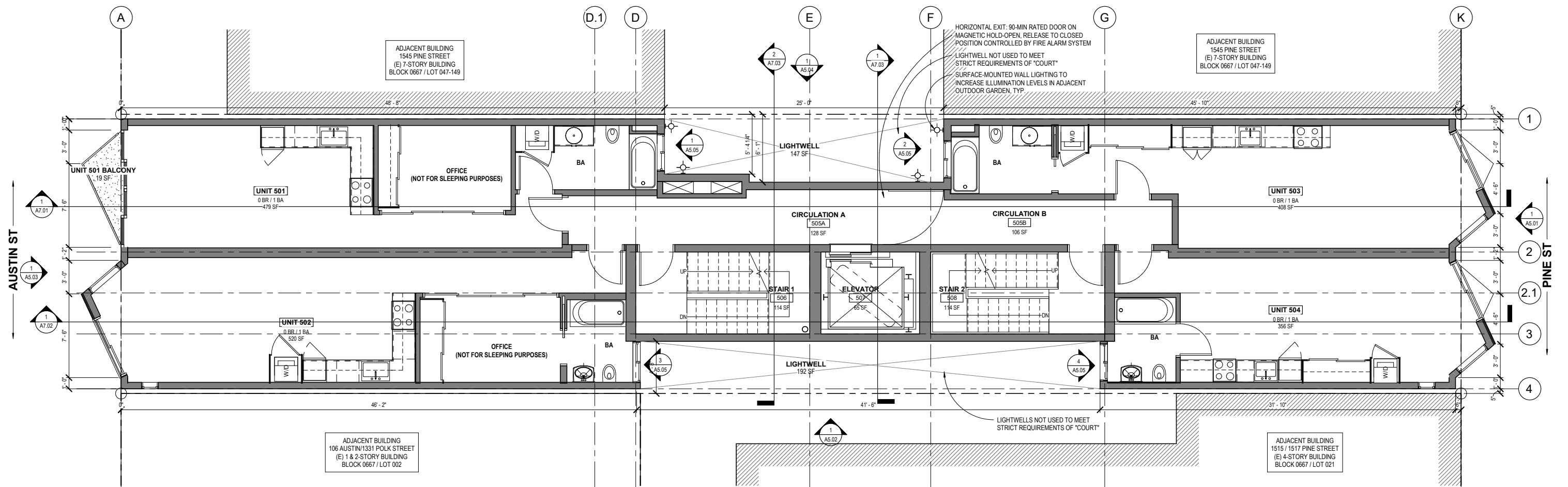
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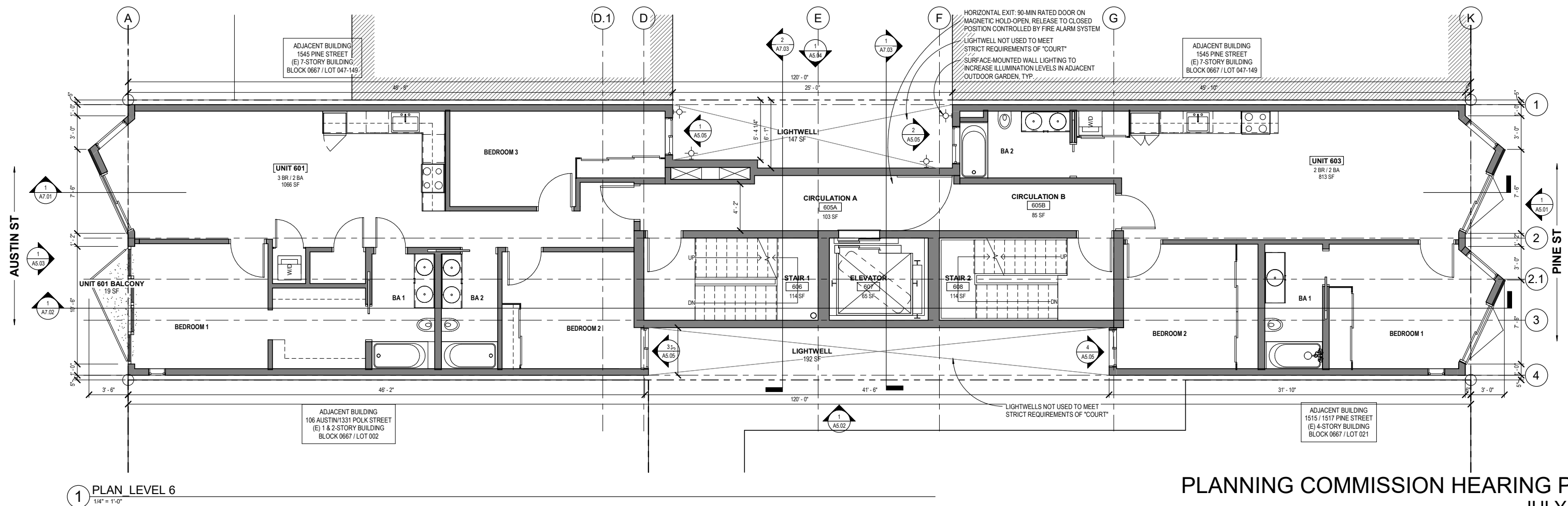
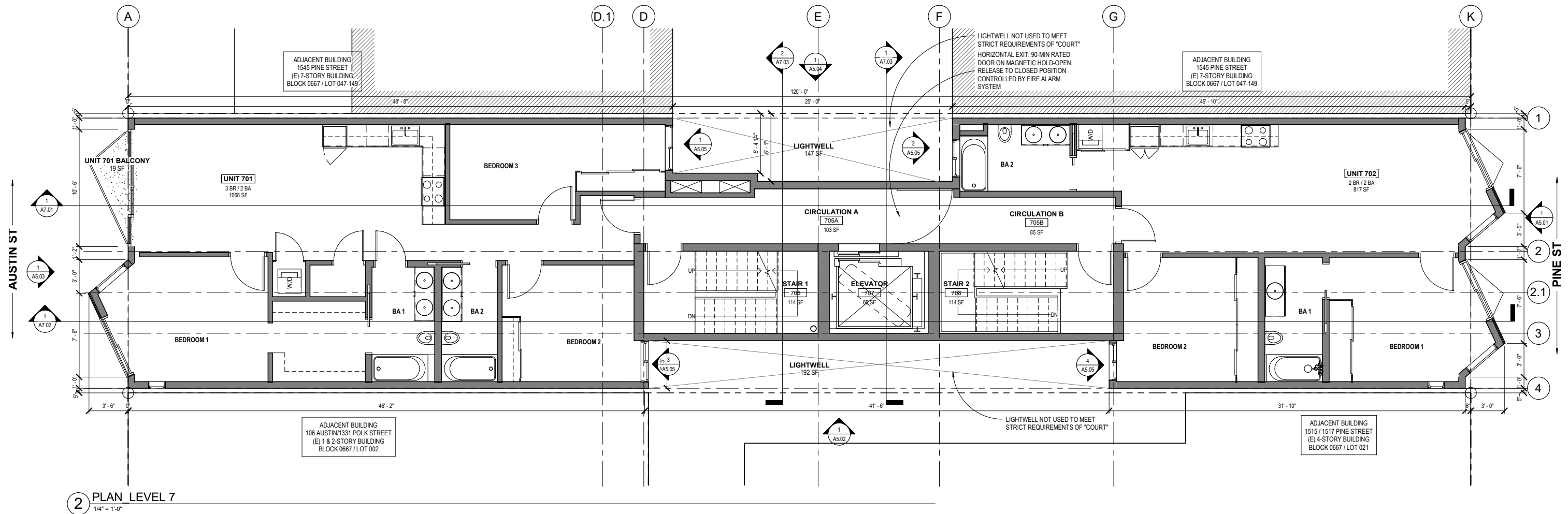
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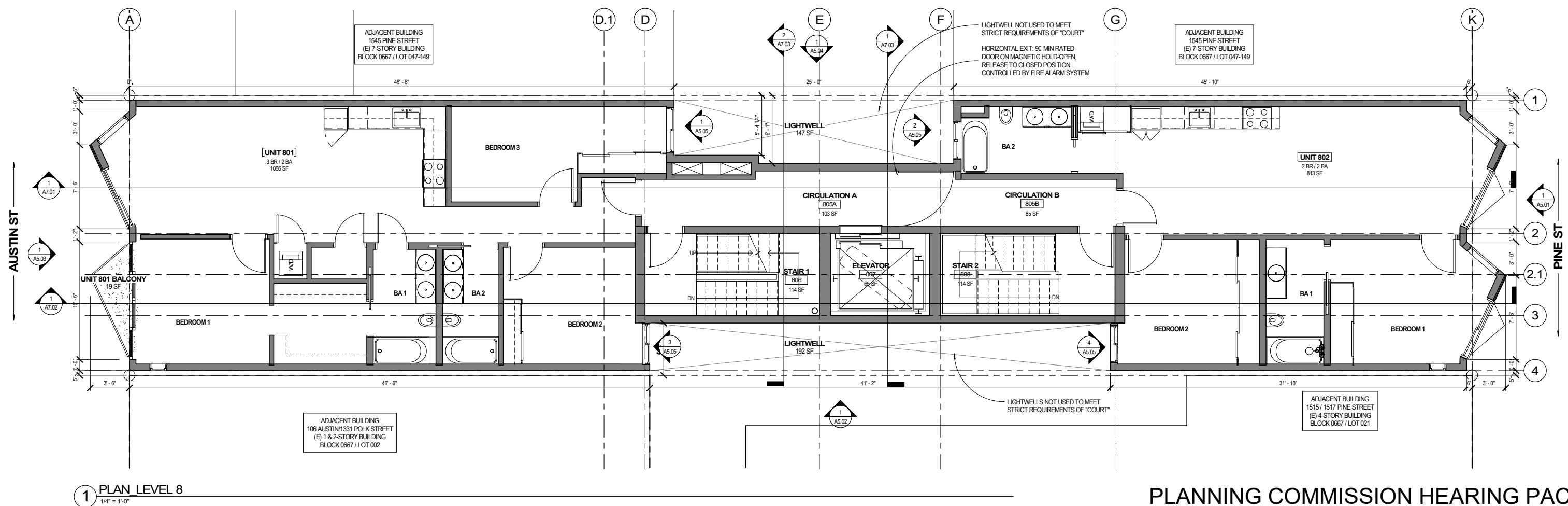
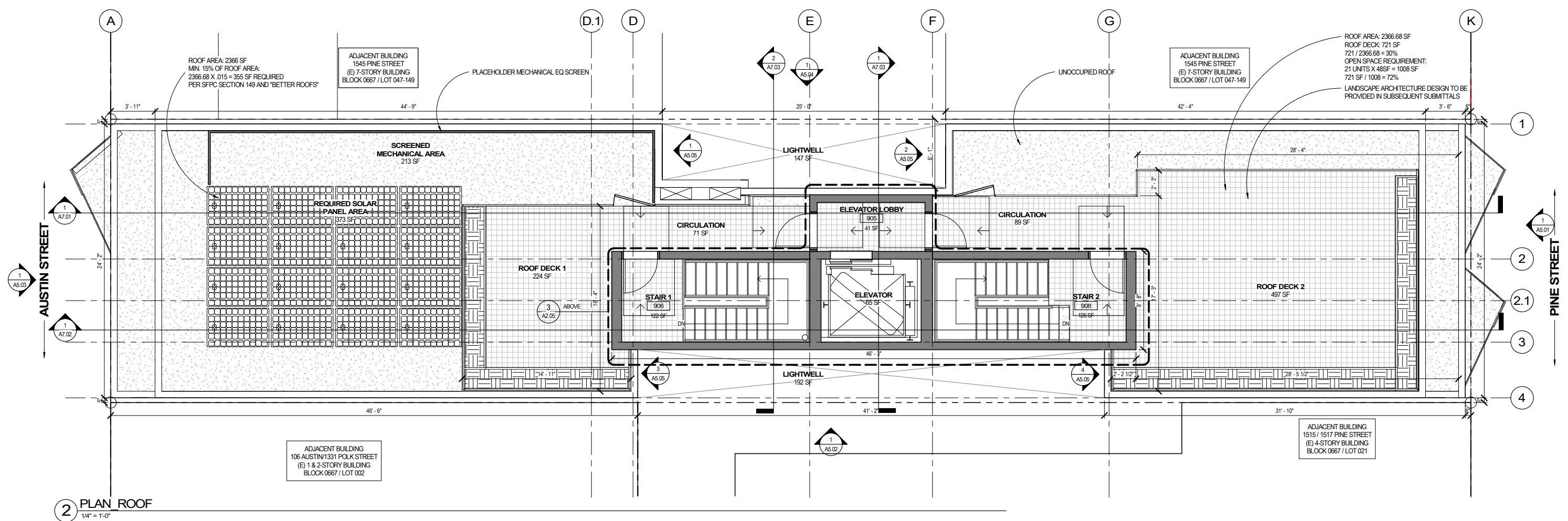
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FLOOR PLANS







PLANNING COMMISSION HEARING PACKET

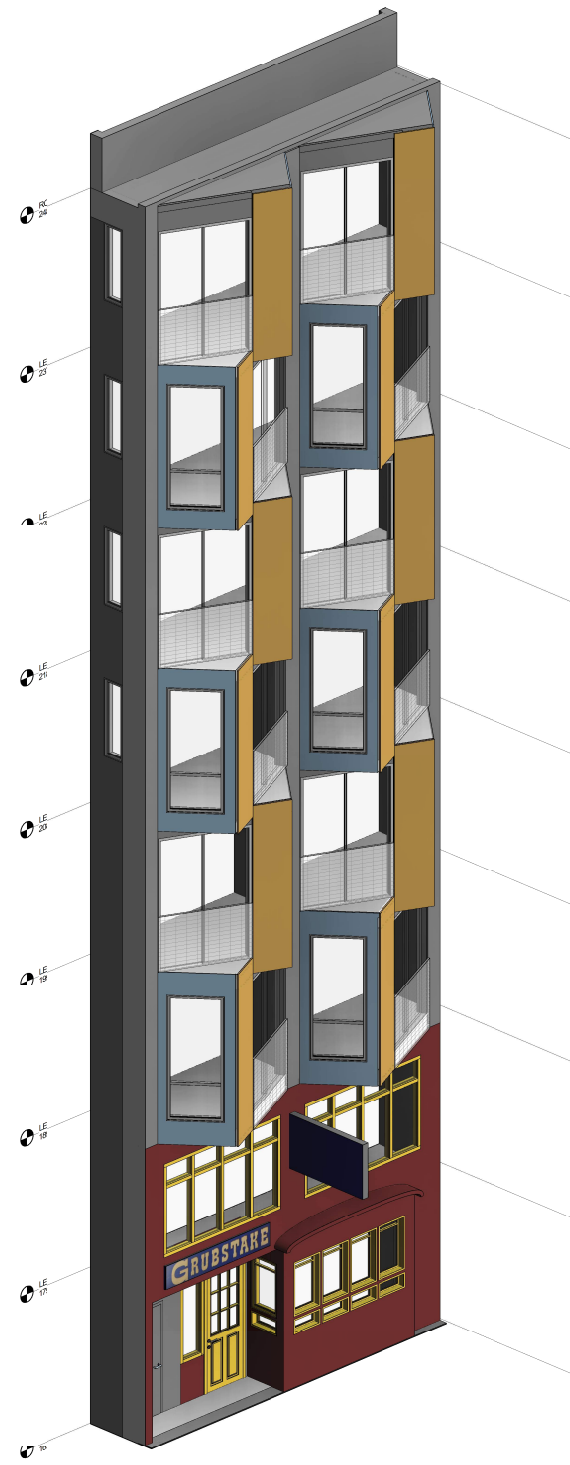
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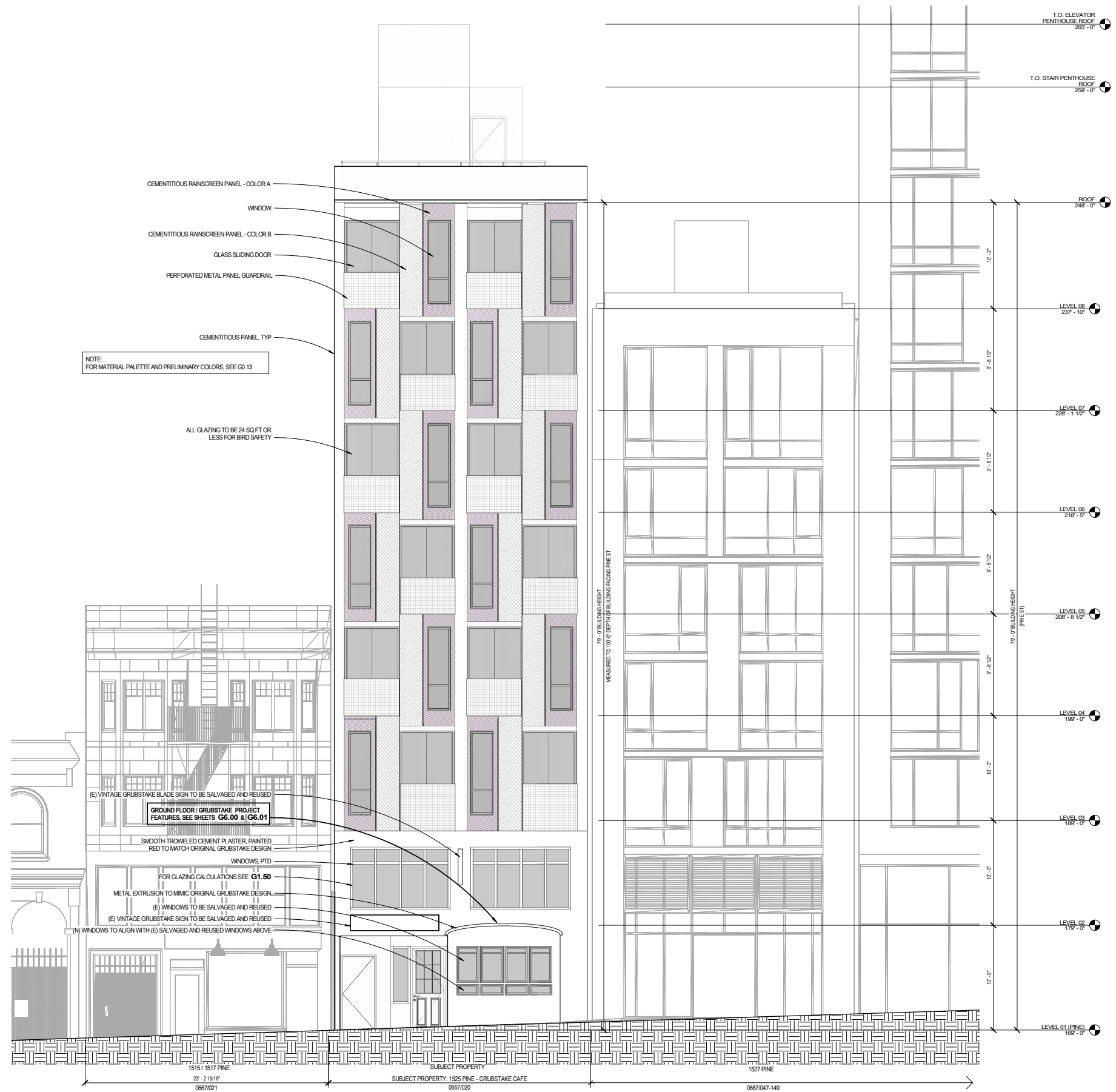
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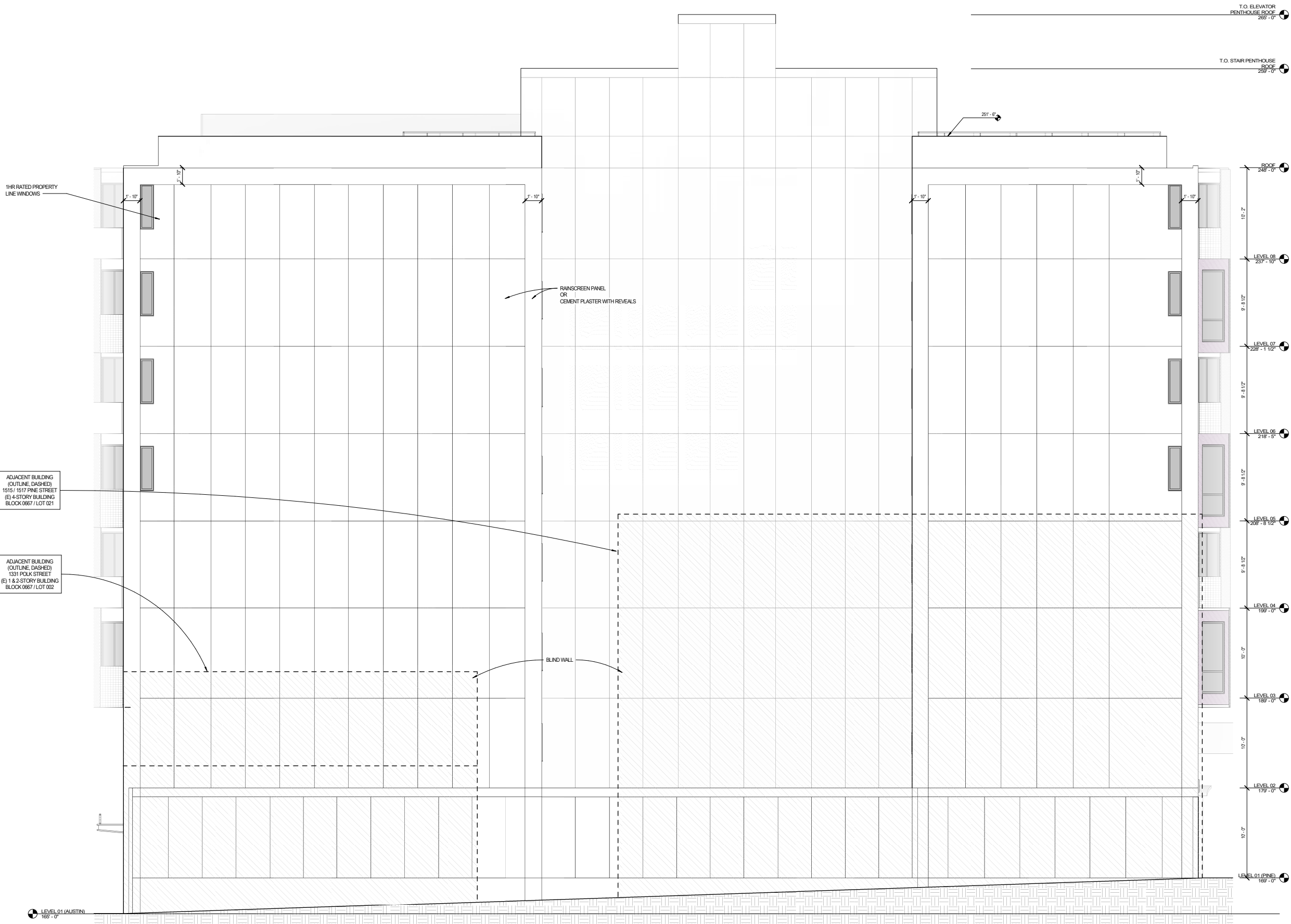
FLOOR PLANS



2 PINE ST FACADE PERSPECTIVE









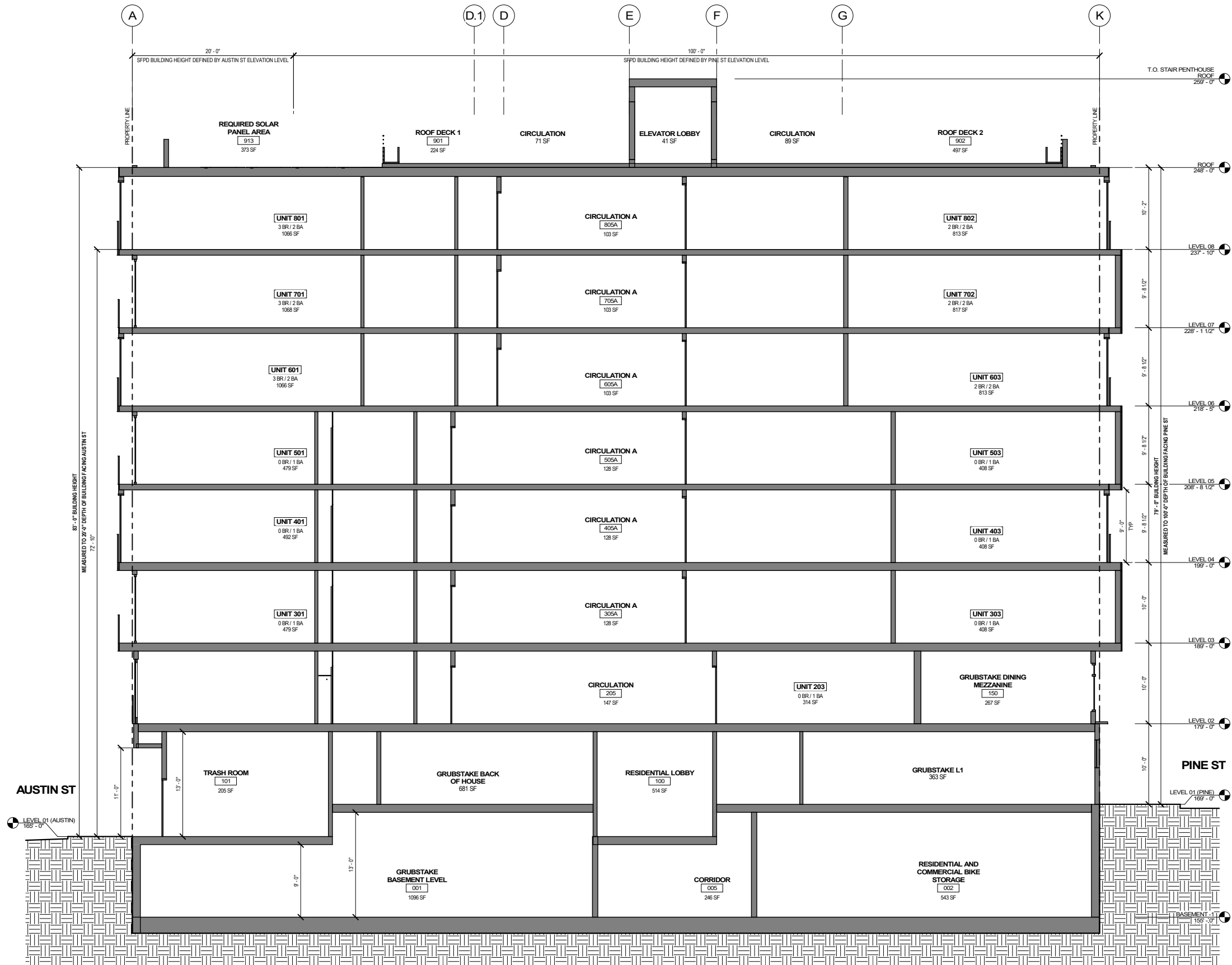
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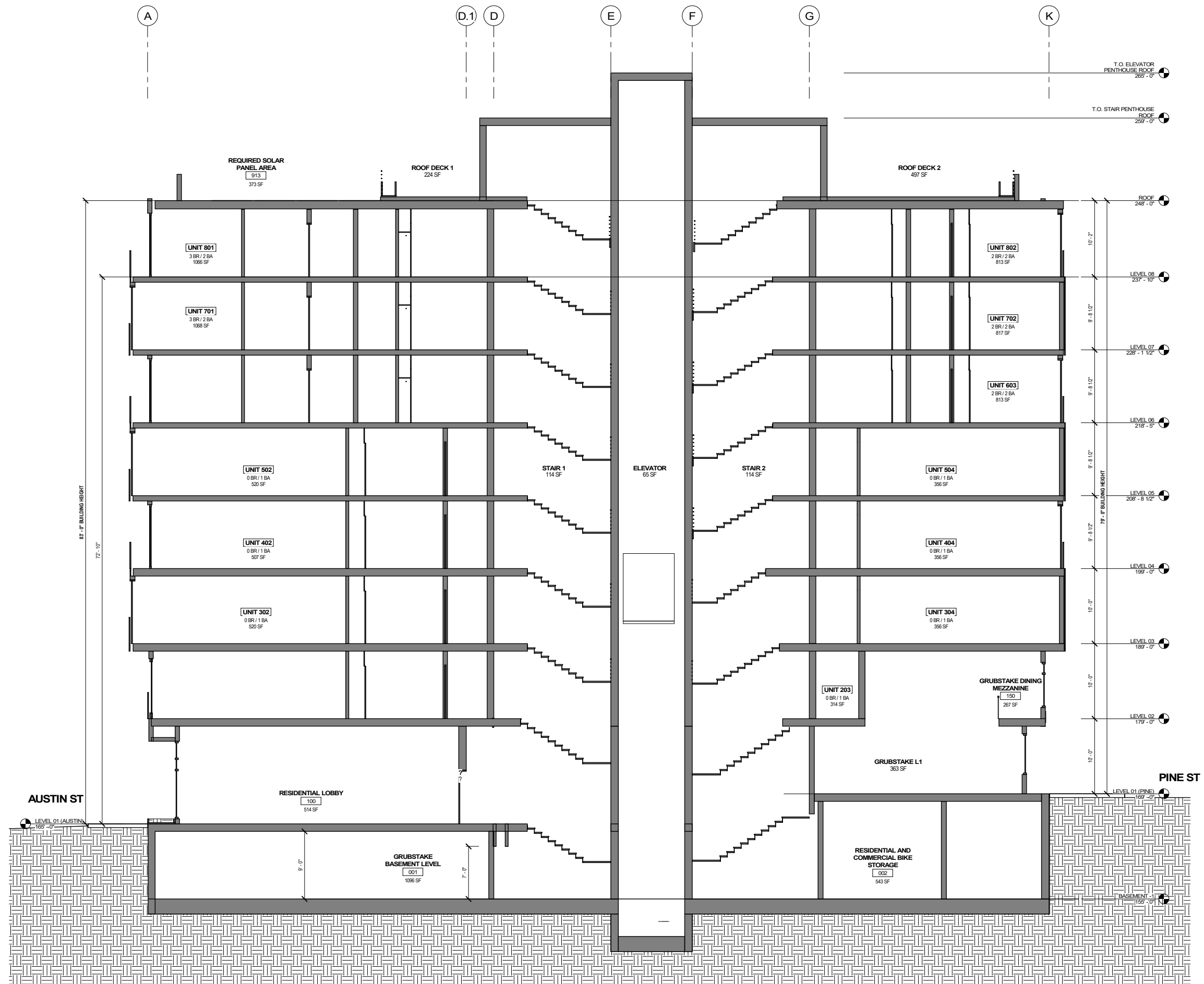
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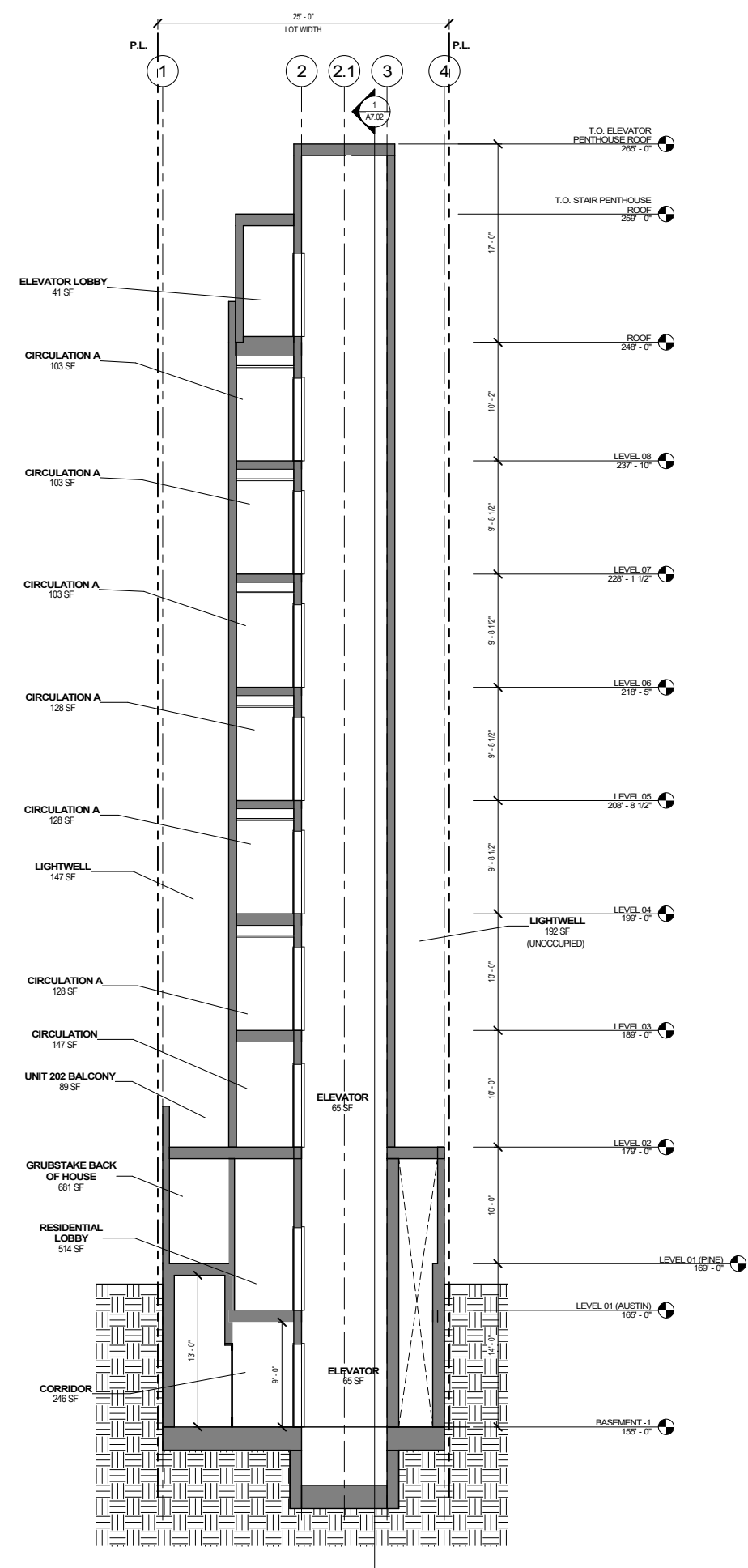
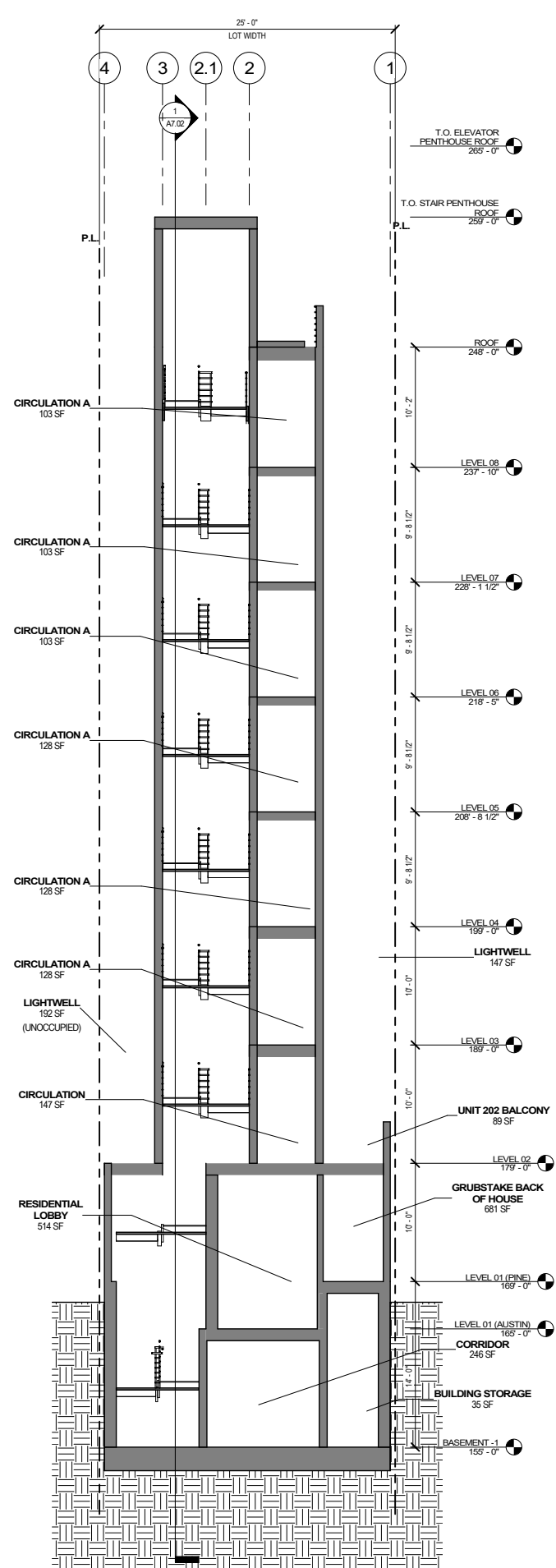
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PROPOSED SECTION - NORTH/SOUTH THROUGH CIRCULATION



PLANNING COMMISSION HEARING PACKET

JULY 22, 2021

1525 PINE STREET

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SECTIONS - EAST/WEST THROUGH CIRCULATION