DATE: January 9, 2017
TO: Historic Preservation Commission
FROM: Rich Sucré, Historic Preservation Technical Specialist, (415) 575-9108
REVIEWED BY: Tim Frye, Preservation Coordinator, (415) 575-6822
RE: Review and Comment on Conditional Use Authorization
1076 Howard Street (aka 575 Natoma Street)
Case No. 2015-015152CUA

BACKGROUND

The Planning Department seeks the advice of the Historic Preservation Commission on the proposed project at 1076 Howard Street (aka 575 Natoma Street). 1076 Howard Street is located within the RED (Residential Enclave) and MUG (Mixed-Use General) Zoning Districts and a 45-X & 85-X Height and Bulk District.

The proposed project entails a change in use from Production, Distribution and Repair (PDR) to office use. Within the RED Zoning District, office use is only permitted in qualified historic properties with Conditional Use Authorization from the Planning Commission, pursuant to Planning Code Section 803.9(b). In the MUG Zoning District, office use is principally permitted on the ground floor only when primarily open to the general public on a client-oriented basis. As is similar to the RED Zoning District, office use may be permitted on all levels in qualified historic properties with Conditional Use Authorization from the Planning Commission, pursuant to Planning Code Section 803.9(b).

As stated in Planning Code Section 803.9(b):

(1) This subsection applies only to buildings in SPD, MUG, MUO, or MUR Districts that are designated landmark buildings or contributory buildings within a designated historic district per Article 10 of the Planning Code, or buildings listed on or determined eligible for the California Register of Historical Resources by the State Office of Historic Preservation.

(A) All uses are principally permitted, provided that:

(i) The project does not contain any nighttime entertainment use.

(ii) Prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Historic Preservation Commission, determines that allowing the use will enhance the feasibility of preserving the building.

(iii) Residential uses meet the affordability requirements of the Residential Inclusionary Affordable Housing Program set forth in Section 415 through 415.9.
(2) This subsection applies only to buildings in RED and RED-MX Districts that are a designated landmark building per Article 10 of the Planning Code, buildings designated as Category I-IV pursuant to Article 11 of this Code and located within the Extended Preservation District, or a building listed in or determined individually eligible for the National Register of Historic Places or the California Register of Historical Resources by the State Office of Historic Preservation.

(A) Retail and office uses, as defined in Planning Code Sections 890.104 and 890.70, respectively, are permitted only with conditional use authorization, pursuant to Planning Code Section 303, provided that:

(i) The project does not contain any nighttime entertainment use.

(ii) Prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Historic Preservation Commission, determines that allowing the use will enhance the feasibility of preserving the building.

The proposed project qualifies for use of Planning Code Section 803.9(b), since the subject building at 1076 Howard Street has been determined to be individually eligible for listing in the California Register of Historical Resources. As adopted by the Historic Preservation Commission in February 2011, the subject building was assigned a California Historic Resource Status Code (CHRSC) of “3B,” which designates it as “appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.”

PROPERTY DESCRIPTION

Constructed in 1923, 1076 Howard Street is a two-story former warehouse designed in a Spanish Colonial Revival architectural style, as evidenced by Classical Revival capitals and clay tile pent roof. The building features arched multi-lite windows, a non-historic corrugated aluminum roll-up garage door, a stucco-clad exterior, and a saw-tooth clerestory.

PROPOSED PROJECT DESCRIPTION

The proposed project entails a change in use of 14,643 square feet from PDR to office use. As part of the project, the existing mezzanine would be expanded and a new roof deck would be constructed with new rooftop stair and elevator penthouses.

In addition, the Project Sponsor would remove non-historic features and would restore important exterior elements. On Howard Street, the project would insert new ground floor aluminum-sash, storefront windows and would repair and maintain the arched, multi-lite wood-sash windows on the second floor. The project would remove the corrugated aluminum-roll-up door and add a new aluminum storefront system and entryway. On the Natoma Street, the project adds new steel-sash windows on the exterior and adds a new aluminum-sash storefront. Finally, the project would also construct a new roof deck and new stair and elevator penthouses, which will be setback from the front façade.
To further support the preservation of the subject building, the Project Sponsor has also submitted a Historic Building Maintenance Plan, which outlines a program for regular maintenance and repair of the board-formed concrete exterior, wood-sash windows, steel-sash windows, clay tile, and roof.

**STAFF ANALYSIS**

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

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

Based upon a review of the proposed project per the Secretary of the Interior’s Standards for Rehabilitation (Rehabilitation Standards), the change in use from PDR to office would be considered a compatible use with the former warehouse. As noted in Rehabilitation Standard 1, “A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.” This new use requires minimal change to the defining characteristics of 1076 Howard Street, and the property would maintain its status as an individually-eligible historic resource. Further, the Historic Building Maintenance Plan proposed by the Project Sponsor appropriately addresses a cyclical maintenance program for 1076 Howard Street, and seeks to proactively correct any material deficiencies with exterior walls, windows, and roof.

**RECOMMENDATIONS**

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

**REQUESTED ACTION**

The Department is requesting adoption of a resolution from the Historic Preservation Commission regarding the proposed project and its ability to enhance the feasibility of preserving the historic building, in order to assist the determination by the Planning Commission pursuant to Planning Code Section 803.9(b). In addition, the Department seeks confirmation on the project’s compliance with the Secretary of the Interior’s Standards for Rehabilitation.
ATTACHMENTS

- Exhibits, including Parcel Map, 1998 Sanborn Fire Insurance Map, Zoning Map, Height & Bulk Map, Aerial Photograph, and Site Photos

- Draft Resolution

- Project Sponsor Package, including Proposed Plans & Historic Building Maintenance Plan for the Proposed Project at 1076 Howard Street

- DPR 523A Form, 1076 Howard Street
ADOPTING FINDINGS PURSUANT TO PLANNING CODE SECTION 803.9(B) REGARDING THE FEASIBILITY OF PRESERVING A HISTORIC BUILDING AS ASSOCIATED WITH THE PROPOSED PROJECT AT 1076 HOWARD STREET/575 NATOMA STREET (ASSESSOR’S BLOCK 3726, LOT 026), LOCATED WITHIN THE RED (RESIDENTIAL ENCLAVE) AND MUG (MIXED-USE GENERAL) ZONING DISTRICTS AND A 45-X & 85-X HEIGHT AND BULK DISTRICT.

PREAMBLE

1. WHEREAS, on November 17, 2015, the Project Sponsor (Rueben & Junius) filed a Conditional Use Authorization Application with the San Francisco Planning Department for 1076 Howard Street (Block 3726, Lot 026).

2. WHEREAS, the proposed project intends to utilize Planning Code Section 803.9(b) to allow a change in use of 14,643 square feet from PDR to office at 1076 Howard Street. Pursuant to Planning Code Section 803.9(b), the following provision is intended to support the economic viability of buildings of historic importance within an Eastern Neighborhoods Mixed Use District:

   This subsection applies only to buildings in SPD, MUG, MUO, or MUR Districts that are designated landmark buildings or contributory buildings within a designated historic district per Article 10 of the Planning Code, or buildings listed on or determined eligible for the California Register of Historical Resources by the State Office of Historic Preservation.

   (A) All uses are principally permitted, provided that:

   (i) The project does not contain any nighttime entertainment use.
(ii) Prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Historic Preservation Commission, determines that allowing the use will enhance the feasibility of preserving the building.

Residential uses meet the affordability requirements of the Residential Inclusionary Affordable Housing Program set forth in Section 415 through 415.9.

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

(A) Retail and office uses, as defined in Planning Code Sections 890.104 and 890.70, respectively, are permitted only with conditional use authorization, pursuant to Planning Code Section 303, provided that:

(i) The project does not contain any nighttime entertainment use.

(ii) Prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Historic Preservation Commission, determines that allowing the use will enhance the feasibility of preserving the building.

3. WHEREAS, on January 18, 2017, the Department presented the proposed project to the Historic Preservation Commission. The Commission’s comments on the compliance of the proposed project with the Secretary of the Interior’s Standards for Rehabilitation and the ability of the proposed project to enhance the feasibility of the historic resource would be forwarded to the Planning Commission for consideration under Planning Code Section 803.9(b).

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed project at 1076 Howard Street, on Lot 026 in Assessor’s Block 3726, and this Commission has provided the following comments:

- The proposed project is compliant with the Secretary of the Interior’s Standards of Rehabilitation.

- The Historic Building Maintenance Plan appropriately outlines a program for cyclical maintenance, repair and restoration, and proactively seeks to rectify inappropriate alterations to the subject property, thus reinforcing the building’s historic character.

- The proposed project/change in use enhances the feasibility of preserving the historic building.

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2015-015152CUA to the Planning Commission.
I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on January 18, 2017.

Jonas P. Ionin  
Commission Secretary

PRESENT: 
ABSENT:  
ADOPTED:  January 18, 2017
Parcel Map

SUBJECT PROPERTY

Case Number 2015-015152CUA
1076 Howard Street
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.
Height and Bulk Map

Case Number 2015-015152CUA
1076 Howard Street
1067 Howard Street, View along Howard Street, May 2016  (Source: Google Maps)
Site Photo

1067 Howard Street, View along Natoma Street, May 2016  (Source: Google Maps)

Review and Comment
Case Number 2015-015152CUA
1076 Howard Street
P1. Other Identifier: 1072 - 1074 Howard Street

*P2. Location: ☑ Unrestricted
   *a. County: San Francisco
   *b. USGS Quad: San Francisco North, CA Date: 1995
   c. Address: 575 NATOMA ST City: San Francisco
   d. UTM Zone: Northing:
   e. Other Locational Data: Assessor's Parcel Number 3726 026

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

1072 - 1074 Howard Street (also 575 Natoma Street) is located on an 8,285 square foot rectangular through lot on the north side of Natoma Street, between Russ and 7th streets. Built in 1923, 1072 - 1074 Howard Street is a 2-story, reinforced concrete industrial building designed in an eclectic style with Classical Revival and Spanish Colonial Revival influences. The rectangular-plan building, clad in textured stucco on the primary facade, is capped by a combination flat and sawtooth roof. The foundation is concrete. The primary façade faces south and includes 4 structural bays. Entrances include a recessed, partially-glazed wood door with a molded door surround, flush metal garage doors, and a roll-up metal garage door with a flush metal pedestrian door set within it. Typical fenestration consists of fixed divided-light wood-sash windows with arched surrounds, colonnettes, and dentils. Architectural details include Ionic columns, and a cornice topped by a pent roof parapet clad in clay tiles. (continued)

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building

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

P5a. Photo

View of south façade on Howard Street. 2/20/2008

*P6. Date Constructed/Age:
   ☑ Historic ☐ Prehistoric ☐ Both

1923 SF Assessor's Office

*P7. Owner and Address
   CHAN HENRY
   P.O. BOX 26189
   SAN FRANCISCO CA 94126

*P8. Recorded By:
   Page & Turnbull, Inc. (ER/CD)
   724 Pine Street
   San Francisco, CA 94108

*P9. Date Recorded: 2/20/2008

*P10. Survey Type: Reconnaissance

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

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record
   ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
   ☐ Artifact Record ☐ Photograph Record ☐ Other (list):
The secondary façade is clad in concrete and features a metal flush door, a metal roll-up garage door, and fixed divided-light aluminum-sash industrial windows.

The building appears to be in good condition.
CONDITIONAL USE APPLICATION
REVISION 1  RESPONSE TO THE SFPD COMMENTS
# TABLE OF CONTENTS

I. PLANNING AND ZONING INFORMATION ................................................................. 4
II. URBAN CONTEXT ............................................................................................... 5
III. HISTORIC & CURRENT STREET PHOTOGRAPHS ............................................... 6
IV. HISTORIC EVALUATION ................................................................................... 8
    CHARACTER-DEFINING FEATURES ................................................................... 9
V. HISTORIC SIGNIFICANCE DIAGRAMS .............................................................. 10
VI. EXISTING AND PROPOSED DRAWINGS - SITE PLAN ...................................... 12
VII. EXISTING AND PROPOSED DRAWINGS - FIRST FLOOR PLAN ....................... 14
VII. EXISTING AND PROPOSED DRAWINGS - SECOND FLOOR PLAN .................... 16
VII. EXISTING AND PROPOSED DRAWINGS - ROOF PLAN ................................... 18
VII. EXISTING AND PROPOSED DRAWINGS - ELEVATION - HOWARD ............... 20
VII. EXISTING AND PROPOSED DRAWINGS - ELEVATION - NATOMA ................... 22
VII. EXISTING AND PROPOSED DRAWINGS - LONGITUDINAL SECTION .......... 24
VIII. STREET PRESENCE AND VISIBILITY DIAGRAM .......................................... 26
VIII. VIEW OF PROPOSED DESIGN ..................................................................... 27
    LINE DRAWING OF HOWARD STREET FACADE .............................................. 27
    RENDERING OF HOWARD STREET FACADE .................................................. 28
    RENDERING OF NATOMA STREET FACADE .................................................. 29
IX. COLOR AND MATERIAL PALETTE .................................................................... 30
X. CONCEPT IMAGES ........................................................................................... 32
XI. APPENDIX ...................................................................................................... 35
    PRE-APPLICATION MEETING OVERVIEW & DOCUMENTATION .................... 36
    PROJECT AREAS .............................................................................................. 40
    HISTORIC BUILDING MAINTENANCE PLAN .................................................. 42
    ORIGINAL DRAWINGS .................................................................................... 46
I. PLANNING AND ZONING INFORMATION

Parcel (Block and Lot): 3726/026
Addresses: 1076 Howard Street, San Francisco, 94103
575 Natoma Street, San Francisco, 94103
Year Built: 1923
Existing Square Footage: Floor 1: 8,223 s.f. Mezzanine: 3,534 s.f. Total existing: 11,757 s.f.
Proposed Square Footage: Floor 1: 8,223 s.f. Floor 2: 6,420 s.f. Total proposed: 14,643 s.f.
Occupied Roof: 845 s.f. (453 s.f. access walkways)
Neighborhood: South of Market
Planning Team: SE Team
Zoning District: RED - Residential Enclave
MUD - Mixed Use - General
Current Use: PDR - Production, Distribution and Repair
Proposed Use: Business - Office Space
Special Use Districts: Youth and Family Zone
Within 1/4 mile of the Fringe Financial Services RUD
Within 1/4 mile of the Existing Fringe Financial Services
Height: Bulk District: 85-x (Howard) 45-x (Natoma)
Special Sign Districts: South of Market Mixed Use District
Code Section 607.2
Prohibits GA signs (effective January 1, 2001)
Legislative Setbacks: None
Limited and Non-conforming Uses: None
Neighborhood-Specific Impact Fee Area: Eastern Neighborhood Infrastructure Impact Fee-Tier 3
Added 3/20/13: Planning Code Sec. 261.1(b): Height Limits for Narrow Streets and Alleys in RTO and NCT Districts
Added 7/15/2013: Planning Code Sec. 155.1-155.5: Bicycle parking requirements for an addition of > 20%
  One Class 1 space/5,000 occupied s.f. and two Class 2 for office > 5,000 s.f.
  One Class 2 for each additional 30,000 occupied s.f. + one shower and 6 lockers.
Planning Code 138 and Public Works Code Article 16: Required to add one tree (3 existing trees on the property sidewalk)
Historic Survey: See page 7
II. URBAN CONTEXT
III. HISTORIC & CURRENT STREET

VIEW 1: Howard Street at Ross Street, looking Northeast, 1926

VIEW 1: Howard Street at Ross Street, looking Northeast, 2015

San Francisco Public Library Historic Photograph Collection, AAB-3988
VIEW 2: Howard Street at 7th Street, looking Northeast, 1926

VIEW 2: Howard Street at 7th Street, looking Northeast, 2015

San Francisco Public Library Historic Photograph Collection, AAB-3988
**IV. HISTORIC EVALUATION**

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<td><strong>c. Address:</strong></td>
<td>575 NATOMA ST</td>
<td></td>
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<td><strong>City:</strong></td>
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<tr>
<td>1072 - 1074 Howard Street also 575 Natoma Street</td>
<td>Located on a 6,285 square foot rectangular lot on the north side of Natoma Street, between Rues and 7th streets. Built in 1923, 1072 - 1074 Howard Street is a 2-story, reinforced concrete industrial building designed in an eclectic style with Classical Revival and Spanish Colonial Revival influences. The rectangular-plan building, clad in textured stucco on the primary facade, is capped by a combination flat and sawtooth roof. The foundation is concrete. The primary facade faces south and includes 4 structural bays. Entrances include a recessed, partially-glazed door surround, flush metal garage doors, and a roll-up metal garage door with a flush metal pedestrian door set within it. Typical fenestration consists of fixed divided-light wood-sash windows with arched surrounds, cornices, and dentils. Architectural details include Ionic columns, and a cornice topped by a pent roof parapet clad in clay tiles.</td>
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<th>View of south façade on Howard Street. 2/20/2008</th>
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<td>CHAN HENRY</td>
<td></td>
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<td><strong>P8. Recorded By:</strong></td>
<td>Page &amp; Turnbull, Inc. (ERCD) 724 Pine Street San Francisco, CA 94108</td>
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<td>The secondary façade is clad in concrete and features a metal flush door, a metal roll-up garage door, and fixed divided-light aluminum-sash industrial windows. The building appears to be in good condition.</td>
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| **Note:** | |

View of north façade on Natoma Street. Source: Page and Turnbull | View of south façade on Howard Street. 2/20/2008
CHARACTER-DEFINING FEATURES

For a property to be eligible for national or state designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

The character-defining features of 1076 Howard Street/575 Natoma Street include:

Overall:
- Rectangular, two-story/double-height one-story massing;
- Sawtooth roof with six-lit steel wire sash windows (four windows per sawtooth).

Howard Street Façade:
- Textured stucco over concrete;
- Clay tile shed roof at front;
- Two arched windows with fixed and casement wood sash (west arch replaced by rectangular opening after the period of significance);
- Turned wood ornament around windows, wood dentils below, and wood spandrel panels (currently boarded over);
- Engaged columns and pilasters with composite capitals;
- Glazed wood door in molded door frame with centered cartouche;
- Low stucco bulkhead at east arch.

Natoma Street Façade:
- Board-formed concrete construction;
- Two door openings, at center and at left (doors are not historic);
- Four multi-lite steel fixed and pivot sash windows with textured wired glass (most glass lites have been replaced with textured safety glass).

Building Permits:
Only three building permits are on file at the Department of Building Inspection (DBI). Two were to “install Chinese ranges, hoop, duct, and exhaust system” in the mid-1980s and one was to re-roof the building in 1989. Copies of the original drawings were recently found in the Records Department at SFDBI. These are included in the Appendix.

Historic Surveys:
- Parcel: 3726026
- Survey Name: South of Market Area Historic Resource Survey
- CEQA Category: A - Historic Resource Present
- Evaluation Date: 1/1/2011
- Survey Rating: 3B
- Rating Description: Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.

South of Market Historic Resource Survey:
- Resource Attribute: Commercial
- Year Built: 1923
- Plan Area: Eastern SOMA
- Retention of Historic Architecture: Medium
- CHRSC: 3B
- Historic District: West SOMA Light Industrial and Residential
V. HISTORIC SIGNIFICANCE DIAGRAMS

LEGEND

- **SIGNIFICANT**
- **NOT SIGNIFICANT**

- (E) FIREWALL AT PROPERTY LINE, TYP.
- (E) SURFACE MOUNT CONDUIT
- (E) TEXTURED STUCCO CLADDING
- (E) OPENING W/ METAL ROLL-UP DOOR
- (E) CLAY TILE SHED ROOF
- (E) WOOD ARCHED WINDOWS W/ CASEMENT SASH AND TURNED WOOD ORNAMENT, WOOD DENTALS AND SPANDREL PANELS
- (E) ENGAGED COLUMNS AND PILASTERS, TYP. FOR (3).
- (E) OPENING W/ (E) METAL STOREFRONT GLAZING SYSTEM, COVERED W/ PLY BOARDS, TYP. FOR (2)
- (E) MOLDED DOOR W/ CENTERED CARTOUCHE
VI. EXISTING SITE PLAN
VI. PROPOSED SITE PLAN

- Scale 1:300
- Howard ST
- NATOMA ST.
- 50'-0" to 20'-0"
- 26'-6"

- NOTE: SIDEWALK TO BE REPLACED, BOTH SIDES OF BUILDING.
- (N) TREE TO BE REPLACED AND MOVED IF POSSIBLE.
- (N) TREE TO BE ADDED AS PER SF PLANING CODE 138.1

- TWO BICYCLE CLASS 2 PARKING (4 SPOTS), FOUR CLASS 1 BICYCLE PARKING IN LOBBY AREA
VII. EXISTING AND PROPOSED DRAWINGS
VII. EXISTING AND PROPOSED DRAWINGS

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Page & Turnbull   CONDITIONAL USE APPLICATION - Revision 1 Response to SFPD Comments - January 3, 2017

AS BUILT - SECOND FLOOR PLAN

Scale: 1/16" = 1'-0"
VII. EXISTING AND PROPOSED DRAWINGS
VII. EXISTING AND PROPOSED DRAWINGS

AS BUILT - EXTERIOR ELEVATION - HOWARD

Scale: 1/8" = 1'-0"
PROPOSED - EXTERIOR ELEVATION - HOWARD

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

1076 Howard

1076 Howard / 575 Natoma, San Francisco, California
VII. EXISTING AND PROPOSED DRAWINGS
PROPOSED - EXTERIOR ELEVATION - NATOMA

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

ADJACENT BUILDING ON NATOMA

(N) STEEL MULTI-LIGHT WINDOW TO MATCH (E)

(N) ENLARGED OPENING WITH (N) STEEL MULTI-LIGHT WINDOW TO MATCH (E)

(N) PAINTED ALUMINUM WINDOW SYSTEM

(N) STAIR PENTHOUSE BEYOND (@HOWARD)

ADJACENT BUILDING ON NATOMA

(E) SAWTOOTH CLERESTORY

(E) BOARD FORMED CONCRETE EXT. WALL TO BE NEWLY PAINTED

(E) STEEL MULTI-LIGHT WINDOW TO REMAIN

(E) STEEL MULTI-LIGHT WINDOW TO REMAIN

(N) OPENING FOR (N) EXIT DOOR

(E) TREE, TYP.

(E) STREET LEVEL

31'-14.1/8"

(N) EXIT STAIR PENTHOUSE (@ NATOMA)

1076 Howard / 575 Natoma, San Francisco, California
VII. EXISTING AND PROPOSED DRAWINGS
PROPOSED LONGITUDINAL BUILDING SECTION A - LOOKING NORTH-EAST

Scale: 1/16" = 1'-0"
VII. EXISTING AND PROPOSED DRAWINGS
VIEW OF PROPOSED HOWARD FACADE LOOKING FROM ACROSS HOWARD ST.
Scale: NTS
VIII. EXTERIOR RENDERINGS

EXTERIOR RENDERING AT HOWARD ST.
IX. COLOR AND MATERIAL PALETTE

1. Standing Seam/Flat Seam Metal Roofing  
2. Metal Railings/Metal Windows/Door Frames Color  
3. White-Gray Painted Stucco/Concrete  
4. Accent Metal Sign at Main Entry  
5. Bleached Oak Interior Flooring & Ceiling
Accurate Perforating - Perforated Aluminum

Kawneer - Aluminum Storefront System

Light Metal w/ Wood Handrail

Pac-Clad - Red-Roof Standing Seam

NanaWall - Folding Glass Wall

Steel and Wood Stairs w/ Feeney Cable Railing

(E) Terra Cotta Roof

(E) Historic Windows

(E) Concrete Walls

(E) Stucco Walls
X. CONCEPT IMAGES

EXTERIOR CONCEPT
INTERIOR CONCEPT
XI. APPENDIX

PRE-APPLICATION MEETING OVERVIEW & DOCUMENTATION ................................. 36
PROJECT AREAS........................................................................................................ 40
HISTORIC BUILDING MAINTENANCE PLAN ......................................................... 42
ORIGINAL DRAWINGS.............................................................................................. 46
Notice of Pre-Application Meeting

Dear Neighbor,

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 1100-1200 Block/Loft (Cross street(s) [Block/Loft:(Cross street(s) [Block/Loft:]), in accordance with the San Francisco Planning Department’s Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submission of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department’s review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/bsh.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 331 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PD H-9, Section 313;
- Community Business Priority Processing Program (CBPP).

The development proposal is to: Renovate and change the use of an existing 11,871 square foot 1923-era historic light industrial building into office space, adding 7,200 square feet and one additional story. Building will be brought up to modern code standards for ADA accessibility, and earthquake fry safety, while preserving the historic facade.

Existing if dwelling units: 16
Proposed: 16
Permitted: 16

Existing bldg square footage: 11,871
Proposed: 18,000
Permitted: 18,000

Existing if stories: 2
Proposed: 3
Permitted: 3

Existing bldg height: 30F
Proposed: 30F
Permitted: 30F

Existing bldg depth: 225F
Proposed: 225F
Permitted: 225F

MEETING INFORMATION:
- Property Owner(s) name(s): 12&120th House LLC
- Project Sponsor(s): 12&120th House LLC
- Contact information (email/phone): 12&120th House LLC
- Meeting Address: 12&120th House LLC
- Date of meeting: November 10th, 2016
- Time of meeting**: 6:00 p.m.

**The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1550 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-554-6278, or contact the Planning Department via email at p@sfplanning.org. You may also find information about the San Francisco Planning Department and ongoing planning efforts at www.sfgov.org.
### Pre-Application Meeting Sign-in Sheet

- **Meeting Date:** November 10th, 2015
- **Meeting Time:** 6:00 pm
- **Meeting Address:** 1076 Howard St.
- **Project Address:** 1076 Howard St.
- **Property Owner Name:** 1076 Howard Street LLC
- **Project Sponsor/Representative:** Russell Gould, Vantage Property Investors

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

<table>
<thead>
<tr>
<th>NAME/ORGANIZATION</th>
<th>ADDRESS</th>
<th>PHONE #</th>
<th>EMAIL</th>
<th>SEND PLANS</th>
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<tbody>
<tr>
<td>Norman Philips</td>
<td>1078 Howard St</td>
<td>415-552-0631</td>
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### Summary of discussion from the Pre-Application Meeting

- **Meeting Date:** November 10th, 2015
- **Meeting Time:** 6:00 pm
- **Meeting Address:** 1076 Howard St.
- **Project Address:** 1076 Howard St.
- **Property Owner Name:** 1076 Howard Street LLC
- **Project Sponsor/Representative:** Russell Gould, Vantage Property Investors

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

**Question/Concern #1:** Is the building going to be demolished?

**Project Sponsor Response:**
The existing façades will remain and the interior will be rebuilt.

**Question/Concern #2:**
Norman Philips: Are you going to keep the existing exterior walls on the sides of the building? We noticed concern about the structural impact on adjacent buildings?

**Project Sponsor Response:**
All perimeter walls of the existing building will remain and there will be significant structural strengthening of the building due to a new third floor addition.

**Question/Concern #3:**
Norman Philips: Will the new addition be set back from the street?

**Project Sponsor Response:**
Yes, renderings were presented that indicated a set back of approximately 30' on Howard and 12' on Natoma.

**Question/Concern #4:**
Norman Philips: He noted that he really likes the project, specifically the stepping back of the new addition and that the Natoma Street facade was big improvement from the “eyesore” that it is now.

**Project Sponsor Response:**
<table>
<thead>
<tr>
<th>BLOCK</th>
<th>LOT</th>
<th>OFFICE ADDRESS</th>
<th>STREET</th>
<th>SUITE</th>
<th>CITY</th>
<th>STATE</th>
<th>ZIP</th>
</tr>
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<tbody>
<tr>
<td>0001</td>
<td>001</td>
<td>1070 HOWARD ST</td>
<td>1070 HOWARD ST</td>
<td>1070 HOWARD ST</td>
<td>SAN FRANCISCO</td>
<td>CA</td>
<td>94102</td>
</tr>
<tr>
<td>0001</td>
<td>002</td>
<td>1070 HIGHLAND ST LLC</td>
<td>1212 HIGHLAND ST</td>
<td>1212 HIGHLAND ST</td>
<td>SAN FRANCISCO</td>
<td>CA</td>
<td>94102</td>
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The information contained herein while not guaranteed has been secured from sources deemed reliable.

Page 38
Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

1. Andy Fox, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.

2. The meeting was conducted at 1076 Howard Street, (location/address) on (date) (time).

3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issues/ response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.

4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECDUTED ON THIS DAY, November 10, 2015, IN SAN FRANCISCO.

Andy Fox
Owner

Relationship to Project: Owner, General Contractor

1076 Howard Street
APPENDIX - PROJECT AREAS

PROJECT AREAS - EXISTING

ROOF GROSS AREA: 0
SECOND FLOOR GROSS AREA: 3,545 SQ. FT.
FIRST FLOOR GROSS AREA: 8,303 SQ. FT.
TOTAL GROSS AREA: 11,848 SF. FT.

PROJECT AREAS - PROPOSED

ROOF GROSS AREA: 0
SECOND FLOOR GROSS AREA: 6,420 SQ. FT.
FIRST FLOOR GROSS AREA: 8,153 SQ. FT.
TOTAL GROSS AREA: 14,573 SQ. FT.
GROSS LOT AREA: 8,288 SQ. FT.
2,725 SQ. FT. INCREASE OVER THE EXISTING.
### ARTICLE 10 DEMOLITION - SUMMARY

**Criteria for Permit to Demolish**

(Planning Code § 1005(i) - applicable to project per proposed Planning Code § 1110(i))

<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>CRITERION</th>
<th>DOES THE PROJECT SATISFY THIS CRITERION</th>
<th>PROJECT PERCENTAGE</th>
<th>ELEMENTS INCLUDED</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Removal of more than 25% of the surface of all external walls facing a public street; or</td>
<td>NO</td>
<td>APPROX. 16%</td>
<td>[INCLUDES HOWARD AND NATOMA STREET FRONTAGES] AS INDICATED IN DIAGRAM: AREAS AROUND DOORS AND WINDOWS TO ENLARGE OPENINGS AND VEHICULAR GUARD</td>
</tr>
<tr>
<td>2</td>
<td>Removal of more than 50% of all external walls from their function as all external walls; or</td>
<td>NO</td>
<td>APPROX. 16%</td>
<td>[INCLUDES HOWARD AND NATOMA STREET FRONTAGES] AS INDICATED IN DIAGRAM: AREAS AROUND DOORS AND WINDOWS TO ENLARGE OPENINGS</td>
</tr>
<tr>
<td>3</td>
<td>Removal of more than 25% of external walls from function as either external or internal walls; or</td>
<td>NO</td>
<td>APPROX. 2%</td>
<td>[INCLUDES HOWARD AND NATOMA STREET FRONTAGES AND LONGITUDINAL SIDE WALLS] AS INDICATED IN DIAGRAM: AREAS AROUND DOORS AND WINDOWS TO ENLARGE OPENINGS; NOTE: LONGITUDINAL WALLS UNCHANGED.</td>
</tr>
<tr>
<td>4</td>
<td>Removal of more than 75% of the building's existing internal structural framework or floor plates unless the City determines that such removal is the only feasible means to meet the standards for seismic load and forces of the latest adopted version of the San Francisco Building Code.</td>
<td>NO</td>
<td>APPROX. 46%</td>
<td>[INCLUDES ROOF, FLOORS, AND STRUCTURAL PERIMETER WALLS] AS INDICATED IN DIAGRAM: FIRST FLOOR FOR GEOTECHNICAL WORK, MEZZANINES AND NEW ROOF OPENINGS</td>
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</table>

**ITEM #1-2**

| TOTAL REMOVED SURFACE OF PUBLIC EXTERNAL WALL ON PUBLIC PROPERTY: | 218 SQ. FT. |
| TOTAL SURFACE OF PUBLIC EXTERNAL WALL: | 394 SQ. FT. |

**PERCENT REMOVED TOTAL SURFACE REMOVED:** 56%

(1: 109% < 50%, 2: 105% < 50%)

**ITEM #3**

| HOWARD STREET (BELOW 7 FT.) WALL REMOVED |
| NATOMA STREET (BELOW 7 FT.) WALL REMOVED |
| LONGITUDINAL WALL, 53 SQ. FT. EACH | UNCHANGED |

**TOTAL REMOVED WALL:** 218 SQ. FT.

**TOTAL EXTERIOR WALL AREA:** 647 SQ. FT.

**PERCENT TOTAL EXTERIOR WALLS REMOVED:** 34%

**ITEM #4**

| TOTAL ROOF REMOVED AREA: | 717 SQ. FT. |
| TOTAL GROSS FLOOR STRUCTURE AREA: | 10,672 SQ. FT. |
| TOTAL STRUCTURAL WALL AREA: | 5,887 SQ. FT. |
| TOTAL GROSS FLOOR AND STRUCTURE AREA: | 16,559 SQ. FT. |

**FIRST FLOOR REMOVED AREA:** 7,785 SQ. FT.

**REMOVED FLOOR AREAS:** 11,705 SQ. FT.

**REMOVED WALL AREAS:** 1,038 SQ. FT.

**TOTAL REMOVED STRUCTURAL AREAS:** 11,143 SQ. FT.

**PERCENT STRUCTURE REMOVED:** 51.25% (4.46% + 97%)

### ARTICLE 10 DEMOLITION - DIAGRAMS
APPENDIX - HISTORIC BUILDING MAINTENANCE PLAN

HISTORIC BUILDING MAINTENANCE PLAN

This document serves as the Historic Building Maintenance Plan for 1076 Howard Street. The plan addresses annual as well as long-term cycles of maintenance for the historic building at this address. Regular inspections are required to confirm the need for the outlined maintenance work, and should be undertaken regularly.

The property has been determined to contain a historic resource that is contributing to the West SOMA Light Industrial and Residential district. Further, it is considered eligible for the National Register both individually and as a contributor to a National Register-eligible district by the South of Market Area Historic Resource Survey (2011). Department of Parks and Recreation (DPR) 523A (Primary Record) forms for the property and DPR 523D (District Record) for the identified historic district were completed for the survey. In February 2011, San Francisco’s Historic Preservation Commission adopted the survey findings, and therefore 1076 Howard Street is a qualified historic resource for the purposes of review under the California Environmental Quality Act (CEQA).

The property is being rehabilitated and converted to office use in accordance with San Francisco Planning Code Section 803.9. Per San Francisco Planning Department requirements, qualified historic buildings in the Western SOMA district that are to be converted to office use are to submit an Historic Building Maintenance Plan (HBMB) for the property for review by the San Francisco Historic Preservation Commission (SFHPC).

CHARACTER-DEFINING FEATURES

The character-defining features of 1076 Howard Street/575 Natoma Street exterior include the features listed below:

Overall:
- Rectangular, two-story/double-height one-story massing;
- Sawtooth roof with six-lite steel wire sash windows (four windows per sawtooth).

Howard Street Façade:
- Textured stucco over concrete;
- Clay tile shed roof at front;
- Two arched windows with fixed and casement wood sash (west arch replaced by rectangular opening in a subsequent period);
- Turned wood ornament around windows, wood dentils below, and wood spandrel panels (currently boarded over);
- Engaged columns and pilasters with Composite capitals;

Natoma Street Façade:
- Board-formed concrete construction;
- Two door openings, at center and at left (doors are not historic);
- Four multi-lite steel fixed and pivot sash windows with textured wired glass (most glass lites have been replaced with textured safety glass).

MAINTENANCE PLAN APPROACH

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

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

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

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

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

**Reconstruction:** The Standards for Reconstruction “establish a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.”
Typically, one set of standards is chosen for a project based on the project scope. The expected scope of work for 1076 Howard is most appropriately guided by the Standards for Rehabilitation. The repair work includes the removal of features that are not character-defining, compatible alterations, and additions to the historic resource.

The Secretary of the Interior’s Standards for Rehabilitation:

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

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

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

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

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

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

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
board-form concrete walls is unpainted and exposed throughout. It carries expected holes and anchors as a hidden wall behind other interior finishes.

Overall, the building is generally in good to fair condition. The envelope is water-tight and the character-defining features largely intact.

EXPECTED SCOPE OF WORK FOR REHABILITATION PROJECT
Guidelines for the maintenance of the structure assume as a baseline the completed rehabilitation work anticipated for the property. The scope of this work includes:
- Rehabilitation of the board-form concrete exterior, including repairing cracks and spalls in the walls (or in the stucco coat, where it covers the concrete), removing abandoned anchors and/or bumpers, and cleaning and repainting the surface with a compatible, breathable coating.
- Rehabilitation of existing, character-defining wood windows on the south façade, including sill replacement and infill or dutchman repairs to damaged components as needed.
- Rehabilitation of existing steel windows on the north façade, including paint removal using the gentlest mean possible, cleaning existing minor corrosion, evaluating the connection between the window and the opening in the concrete, and reglazing with code-required glazing.
- Rehabilitation of existing steel windows on the roof, including paint removal using the gentlest means possible, cleaning existing corrosion, evaluating the connection between the window and its opening, and reglazing with code-required glazing. Corrugated panels covering windows will be removed.
- Repair of broken or modified clay tiles at south façade.
- Installation of new compatible openings and storefronts to accommodate entries and egress for the building reuse. New elements will be differentiated from the historic in material, and should keep with the character and scale of the building and facade.
- Repairs to the existing asphalt roof and to the structural bracing system at the parapet.

MAINTENANCE GUIDELINES
ROOF
The roof should be inspected annually to remove collected debris and verify seals and flashing to prevent any water intrusion.

Security of the installed steel parapet stabilization framing should be confirmed annually during the inspection. Consult a structural engineer to evaluate bracing and to confirm the appropriateness of all structural through-wall ties. Any areas of corrosion or damage should be cleaned and repainted or replaced as required. All upgrades should attempt to utilize existing holes in façade or eliminate through penetrations where possible.

SKYLIGHTS
Skylights will be repaired in the anticipated rehabilitation. After this point, skylights should be inspected annually for leakage or for any glazing cracks or damage. At this time, skylights should be cleaned or resealed as needed. Check sealant at perimeter of frame and glazing putty, and replace as required. Cracked or broken panes should be replaced as needed.

WINDOWS
With the anticipated rehabilitation of 1076 Howard, all windows will be repaired and brought up to code. Any new glazing at this time will be compatible with the surrounding or any remaining historic glazing, if the building code allows.

After this point, any cracked or broken planes should be replaced as they occur. Glazing should be replaced to match the adjacent glass types.

Window frames, sashes, and casing should be inspected every 5 years, and as new painting campaigns are expected. Check sealant at perimeter of frame and glazing putty, and replace as required (note that it’s possible abatement may be required for the removal of window putty). Clean and lubricate all operable windows, doors, and their respective hardware as needed to ensure continuation of proper operation. Any repairs to windows should occur prior to any repainting.

New windows that are to be installed on both street-facing facades will similarly require inspection to ensure proper performance.

DOORS
A single, character-defining wood door will remain after the rehabilitation. New door systems are expected to be aluminum in an aesthetically-compatible style.

The glazed wood door should be inspected every 5.7 years or prior to any repainting. The hardware, leaf, casing, and frame are to be inspected. Glazing breakage should be repaired immediately as needed. Other damage or vandalism should be cleaned or repaired promptly as required. Historic hardware should remain on the door if operability is changed or alternate hardware is additionally used.
CONCRETE EXTERIOR
Full exterior cleaning should be undertaken every 7-10 years to remove build-up of soiling and deposits and to prepare for paint if the concrete will be painted using the gentlest means possible. The type of dirt or paint on the surface should be identified and the expectations for cleaning results should be established before beginning cleaning work. Clean concrete using gentlest means possible to remove build-up of soiling, biological growth, flaking paint and graffiti.

The exterior should be repainted approximately every 5-20 years, depending upon the selected paint system during the rehabilitation. The proper timeline should coordinate with the system’s expected warranty and performance standards.

The concrete exterior should be surveyed prior to any repainting campaigns, and after cleanings, approximately every 5 years, to identify any new areas of cracks or spalls. Consult a structural engineer to evaluate cracking. Repairs should follow industry standards, patch the surrounding concrete finish, and be completed before any repainting. For additional information, refer to the National Park Service’s Preservation Brief 15: Preservation of Historic Concrete.

Graffiti or other vandalism should be cleaned on an as needed basis. All graffiti should be removed within two weeks of application on the building using the gentlest means possible. (Especially non-paint graffiti such as posters, etc.) Any ‘ghosting’ or remaining surface damage should be treated by reapplying surface finish at this location. Surface finish should be applied in a way that minimizes visual disturbance. Restoration of original finish should be considered; use breathable, non-sealing coatings only if painting. Retain preservation architect to review cleaning, finishes and mockups.

INTERIOR – STRUCTURAL ROOF FRAMING
As a feature, the wood roof and rafter system are part of the original design and construction. As the space is used going forward, these wood trusses should be maintained. Ideally the trusses would remain exposed, however, if tenants require enclosing the ceilings, every care should be taken to secure any new ceiling elements without causing irreversible damage to the existing framing or wood plank sheathing.

A structural engineer should undertake assessment of the roof system to recommend any upgrades required over time. This system should be inspected every 3 years or after any major seismic event. The sheathing should be evaluated annually, as the rest of the roof is evaluated, to look for areas of water penetration (assuming the sheathing is left exposed).