



SAN FRANCISCO PLANNING DEPARTMENT

Major Permit to Alter Case Report

HEARING DATE: FEBRUARY 7, 2018
CONSENT CALENDAR

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Filing Date: December 6, 2017
Case No.: **2017-014443PTA-02**
Project Address: **335 Powell Street**
Category: Category I (Significant Building, No Alterations)
Zoning: C-3-R (Downtown-Retail)
80-130-F Height and Bulk District
Block/Lot: 0307/001
Applicant: Lawrence Badiner
Badiner Urban Planning, Inc.
95 Brady Street
San Francisco, CA 94103
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Reviewed By Tim Frye - (415) 558-6625
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PROPERTY DESCRIPTION

335 POWELL STREET is located on the west side of Powell Street between Post Street and Geary Street (Assessor's Block 0307; Lot 001). The subject building is a Category I (Significant Building, No Alterations) building and locally designated under Article 11, Appendix E of the Planning Code. It is located within a C-3-R (Downtown-Retail) Zoning District with a 80-130-F Height and Bulk limit.

335 Powell Street, historically known as the St. Francis Hotel, was initially constructed between 1904 and 1913. The property received major additions in 1924 and 1972.

PROJECT DESCRIPTION

The proposed project is to reduce the property's overall building envelope area by approximately 600 square feet through the removal of a non-historic one-story addition located at the third floor in a light well at a 1924 addition to the property. The proposed project also includes the rehabilitation of three (3) remaining historic wood one-over-one double hung window openings and glazed brick façade cladding at the light well facades at the third floor, which are currently obscured by the non-historic addition to be removed. The proposed work also includes the installation of two (2) new window openings, one each at the north and south facades of the light well, and the installation of new brick veneer façade cladding that is compatible with the historic glazed brick cladding at select areas of the light well facades where historic fabric no longer remains. The proposed work also includes the installation of a mechanical unit on the flat roof of the 1924 addition.

Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

The proposed project will require a Building Permit.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11

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

SECTION 1111.6 OF THE PLANNING CODE

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

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

The proposed project is consistent with Article 11. The work will remove a non-historic addition from the property and bring the property closer to its historic appearance.

- (d) For Significant Buildings - Categories I and II, and for Contributory Buildings - Categories III and IV, proposed alterations of structural elements and exterior features shall be consistent with the architectural character of the building.

The proposed project includes the removal of an unsympathetic, non-historic addition at the third floor of a light well in a 1924 addition to the original hotel complex. The proposed project's rehabilitation of the remaining historic window openings and façade cladding that were previously covered by the non-historic addition at the light well facades at the third floor, and installation of compatible new windows and façade cladding at the light well facades in areas where historic fabric no longer remains, will be consistent with the architectural character of the building and the district.

ARTICLE 11 – Appendix E – Kearny-Market-Mason-Sutter Conservation District

In reviewing an application for a Permit to Alter, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Conservation District as

described in Appendix E of Article 11 of the Planning Code and the character-defining features specifically outlined in the designating ordinance. In pertinent part, Appendix E states:

1. **Massing and Composition.** The compositions of the building facades reflect the different architectural functions of the building. For the most part, building facades in the district are two- or three-part vertical compositions consisting either of a base and a shaft, or a base, a shaft and a capital. In more elaborate designs, transitional stories create a stacked composition, but the design effect is similar.

In addition, the facade of a building is often divided into bays expressing the structure (commonly steel and reinforced concrete) beneath the façade. This was accomplished through fenestration, structural articulation or other detailing that serves to break the facade into discrete segments. A common compositional device in the District is an emphasis placed upon either the end bays or the central bay.

Not applicable to this project.

2. **Scale.** The buildings are of small to medium scale. The bay width is generally from 20 feet to 30 feet. Heights generally range from four to eight stories, although a number of taller buildings exist. The wider frontages are often broken up by articulation of the facade, making the buildings appear narrower. The base is generally delineated from the rest of the building giving the District an intimate scale at the street.

The proposed work at the light well and at the roof of the 1924 will not significantly affect the overall massing, composition, and scale of the historic building, beyond bringing the building closer to its historic appearance through the removal of a non-historic one-story addition. The work will not be visible from a public right-of-way.

3. **Materials and Colors.** Buildings are usually clad in masonry materials over a supporting structure. The cladding materials include terra cotta, brick, stone and stucco. Wood, metal and metal panels are not facade materials, although painted wood and metal are sometimes used for window sash and ornament.

The materials are generally colored light or medium earth tones, including white, cream, buff, yellow, and brown. Individual buildings generally use a few different tones of one color.

To express the mass and weight of the structure, masonry materials are used on multidimensional wall surfaces with texture and depth, which simulates the qualities necessary to support the weight of a load-bearing wall.

The proposed work primarily involves removing non-historic materials from the historic circa 1924 light well at the property, and restoring any remaining historic materials at the light well facades. Any new materials to be used at the light well facades, including new window openings and new facade cladding at areas where historic cladding no longer exists or is too damaged to be restored, will consist

of contemporary materials that are compatible with the surrounding historic materials in a manner that appropriately references the District.

4. **Detailing and Ornamentation.** Buildings use the expression of texture and depth on masonry material (e.g., rustication, deep window reveals) to simulate the appearance of load-bearing walls. The buildings are not constructed in a single style, but with ornament drawn from a variety of historical sources, primarily Classical and Renaissance. Gothic detailing is also well represented. Popular details include arches, columns, pilasters, projecting bracketed cornices, multiple belt-courses, elaborate lintels and pediments, and decorated spandrels. Details were used to relate buildings to their neighbors by repeating and varying the ornament used in the surrounding structures.

The proposed new window openings at the north and south facades of the light well will be compatible with existing historic window openings at the light well in terms of the opening size and basic detailing of the sill and lintel, but will be differentiated from the historic window openings through their different window material, operation, and configuration (which will match existing non-historic windows in historic window openings at the adjacent circa 1913 light well). The simple and contemporary design of the proposed work appears compatible with the District.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

- Standard 1:** A property 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.

The proposed project does not involve a change in use of the property. Therefore, the proposed project complies with Rehabilitation Standard 1.

- Standard 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The project will not involve the removal of any historic fabric at the subject property. Instead, the proposed work will remove unsympathetic non-historic fabric that is currently obscuring historic fabric at the circa 1924 light well, bringing this space closer to its historic appearance. The proposed work will also not be visible from a public right-of-way. Therefore, the proposed project complies with Rehabilitation Standard 2.

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

The project does not propose to add conjectural features or changes that create a false sense of historical development. The new window openings at the north and south light well facades, while similar in appearance to the historic window openings found at the light well, will be recognizable as non-historic features due to the use of a new brick veneer cladding around the openings and the differentiation of the new windows' material, operation, and configuration from the historic windows. Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to changes to the property that have acquired significance in their own right. The one-story addition to be removed is of indeterminate age, but appears to date from the past 30 years based on a site visit to the addition. The one-story addition is utilitarian in design, and does not exhibit any significant character-defining features. In addition, the existing one-story addition obscures the historic cladding and window openings of the circa-1924 addition to the main hotel property. Therefore, the proposed project complies with Rehabilitation Standard 4.

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

The proposed work involves the rehabilitation of the previously obscured third-floor facades of the light well of the hotel's 1924 addition. The project will maintain all extant historic fabric at the light well facades, including glazed brick cladding and three wood double-hung windows, that is not damaged beyond repair. Therefore, the proposed project complies with Rehabilitation Standard 5.

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

The proposed project does not call for the replacement or repair of deteriorated historic features. Should repairs to the historic glazed brick cladding be necessary, depending on the condition of the cladding when the non-historic addition is removed, these repairs will be done under the guidance of Planning staff. Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project will not involve the use of chemical or physical treatments to the historic fabric of the light well facades. The non-historic one-story addition will be removed with care to

avoid damaging underlying historic fabric at the light well facades. Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not involve any excavation work. Therefore, the proposed project complies with Rehabilitation Standard 8.

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

The proposed work will not destroy historic materials or features that characterize the building. The new window openings proposed at the north and south facades of the light well will be compatible with the historic windows at the light well, in that they will share similar opening sizes and sill and lintel details, while also being differentiated from the historic windows due to their different materials, operation, and configuration, which will match those of other non-historic windows found at the light well. The new brick cladding to be used at areas of the light well facades where historic cladding is no longer extant will closely match the historic glazed brick cladding, but will also be slightly differentiated to protect the integrity of the property.

In addition, the proposed rooftop mechanical unit will not obscure or destroy any historic materials or features that characterize the building. Therefore, the proposed project complies with Rehabilitation Standard 9.

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

The proposed project would not affect the essential form and integrity of the historic building, since the project only proposes to remove a non-historic addition from the circa 1924 light well of the property, and does not propose a new addition. The proposed new rooftop mechanical unit could be removed in the future without affecting the form of the historic property. Therefore, the proposed project complies with Rehabilitation Standard 10.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 11 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building.

The proposed work is compatible with the character of the Conservation District as described in Appendix E of Article 11 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

The proposed project would retain the existing hotel use of the building and would cause minimal changes to the form of the building.

Work at Light Well

Staff finds that the project will remove a non-historic one-story addition that is currently obscuring historic fabric at the circa 1924 light well, bringing this space closer to its historic appearance. None of the proposed work at the light well will be visible from a public right-of-way.

Staff finds that the one-story addition to be removed is of indeterminate age, but appears to date from the past 30 years based on a site visit to the addition. The one-story addition is utilitarian in design, and does not exhibit any significant character-defining features. In addition, the existing one-story addition obscures the historic cladding and window openings of the circa-1924 addition to the main hotel property.

Staff finds that the proposed work involves the rehabilitation of the previously obscured third-floor facades of the light well of the hotel's 1924 addition. The non-historic one-story addition will be removed with care to avoid damaging underlying historic fabric at the light well facades. The project will maintain all extant historic fabric at the light well facades—including glazed brick cladding and three wood double-hung windows—that is not damaged beyond repair. Any necessary repairs to or replacement of damaged historic fabric will be done under the guidance of Planning staff.

Staff finds that the two new window openings proposed at the north and south facades of the light well will be compatible with the historic windows at the light well, in that they will share similar opening sizes and sill and lintel details, while also being differentiated from the historic windows due to their different materials, operation, and configuration, which will match those of other non-historic windows found at the light well. The new brick cladding to be used at areas of the light well facades where historic cladding is no longer extant will closely match the historic glazed brick cladding, but will also be slightly differentiated to protect the integrity of the property.

Rooftop Mechanical Unit

The proposed rooftop mechanical unit will not damage or obscure any significant historic fabric at the subject property. The proposed rooftop mechanical unit will not be visible from a public right-of-way, and could be removed in the future without affecting the form of the historic property.

Overall, the project appears to meet the provisions of Article 11 of the Planning Code.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the provisions of Article 11 of the Planning Code and the *Secretary of the Interior Standards for Rehabilitation*.

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Major Permit to Alter, staff recommends the following conditions:

1. As part of the Building Permit, the Project Sponsor will notify Planning Department staff once the non-historic one-story addition has been removed to set up a site visit for staff to review and approve the areas where new cladding is proposed to be installed and to clarify areas where repair or replacement of deteriorated historic fabric is anticipated, if any.
2. As part of the Building Permit, the Project Sponsor shall provide to staff a physical sample of the proposed new brick veneer cladding to be used at limited areas of the light well facades.
3. As part of the Building Permit, if any repairs or replacement of existing damaged historic fabric are sought, the Project Sponsor shall provide relevant specifications to Planning Department staff for review and approval.

ATTACHMENTS

Draft Motion

Exhibits:

- Parcel Map
- District Map
- Sanborn Maps
- Aerial Photos
- Site Photos

Project Sponsor submittal, including:

- Existing Conditions Photographs
- Reduced Plans, Elevations, and Details



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion Permit to Alter MAJOR ALTERATION

HEARING DATE: FEBRUARY 7, 2018

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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE CATEGORY I (SIGNIFICANT) PROPERTY LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 0307. THE SUBJECT PROPERTY IS WITHIN A C-3-R (DOWNTOWN-RETAIL) ZONING DISTRICT AND A 80-130-F HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on December 6, 2017, Lawrence Badiner of Badiner Urban Planning, Inc. ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter for work at a circa 1924 addition to the subject property. The subject building is located on Lot 001 in Assessor's block 0304, a Category I (Significant) building locally designated under Article 11, Appendix E of the Planning Code.

Specifically, the proposal is to reduce the property's overall building envelope area by approximately 600 square feet through the removal of a non-historic one-story addition located at the third floor in a light well at a 1924 addition to the property. The proposed project also includes the rehabilitation of three (3) remaining historic wood one-over-one double hung window openings and glazed brick façade cladding at the light well facades at the third floor, which are currently obscured by the non-historic addition to be removed. The proposed work also includes the installation of two (2) new window openings, one each at

the north and south facades of the light well, and the installation of new brick veneer façade cladding that is compatible with the historic glazed brick cladding at select areas of the light well facades where historic fabric no longer remains. The proposed work also includes the installation of a mechanical unit on the flat roof of the 1924 addition.

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

WHEREAS, on February 7, 2018, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2017-014443PTA-02 (“Project”).

WHEREAS, in reviewing the application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, and has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby **APPROVES WITH CONDITIONS** the Permit to Alter, in conformance with the architectural plans dated January 8, 2018, and labeled Exhibit A on file in the docket for Case No. 2017-014443PTA-02 based on the following findings:

CONDITIONS OF APPROVAL

1. As part of the Building Permit, the Project Sponsor will notify Planning Department staff once the non-historic one-story addition has been removed to set up a site visit for staff to review and approve the areas where new cladding is proposed to be installed and to clarify areas where repair or replacement of deteriorated historic fabric is anticipated, if any.
2. As part of the Building Permit, the Project Sponsor shall provide to staff a physical sample of the proposed new brick veneer cladding to be used at limited areas of the light well facades.
3. As part of the Building Permit, if any repairs or replacement of existing damaged historic fabric are sought, the Project Sponsor shall provide relevant specifications to Planning Department staff for review and approval.

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 11:

The Commission has determined that the proposed work is compatible with the character of the Conservation District as described in Appendix E of Article 11 of the Planning Code and the character-defining features specifically outlined in the designating ordinance:

- The proposed project would retain the existing hotel use of the building and would cause minimal changes to the form of the building;
- The proposed work will not be visible from a public right-of-way;
- The project will remove a non-historic one-story addition that is currently obscuring historic fabric at the circa 1924 light well, bringing this space closer to its historic appearance;
- The one-story addition to be removed is of indeterminate age, but appears to date from the past 30 years based on a site visit to the addition. The one-story addition is utilitarian in design, and does not exhibit any significant character-defining features;
- The proposed work involves the rehabilitation of the previously obscured third-floor facades of the light well of the hotel's 1924 addition. The non-historic one-story addition will be removed with care to avoid damaging underlying historic fabric at the light well facades. The project will maintain all extant historic fabric at the light well facades—including glazed brick cladding and three wood double-hung windows—that is not damaged beyond repair. Any necessary repairs to or replacement of damaged historic fabric will be done under the guidance of Planning staff;
- The two new window openings proposed at the north and south facades of the light well will be compatible with the historic windows at the light well, in that they will share similar opening sizes and sill and lintel details, while also being differentiated from the historic windows due to their different materials, operation, and configuration, which will match those of other non-historic windows found at the light well. The new brick cladding to be used at areas of the light well facades where historic cladding is no longer extant will closely match the historic glazed brick cladding, but will also be slightly differentiated to protect the integrity of the property;
- The proposed rooftop mechanical unit will not damage or obscure any significant historic fabric at the subject property. The proposed rooftop mechanical unit will not be visible from a public right-of-way, and could be removed in the future without affecting the form of the historic property; and,
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

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

Standard 4.

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

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 6:

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 9.

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

Standard 10.

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

For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code, and complies with the *Secretary of the Interior's Standards for Rehabilitation*.

3. **General Plan Compliance.** The proposed Permit to Alter is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

The proposed project qualifies for a Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have an impact on neighborhood serving retail uses.

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

The proposed project will strengthen neighborhood character by respecting the character-defining features of the building and the district in conformance with the Secretary of the Interior's Standards

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project will not have a direct impact on the displacement of industrial and service sectors.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

All construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 11 of the Planning Code and the Secretary of the Interior's Standards.

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

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 11 of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES WITH CONDITIONS a Permit to Alter** for the property located at Lot 001 in Assessor's Block 0307 for proposed work in conformance with the architectural submittal dated January 8, 2018, and labeled Exhibit A on file in the docket for Case No. 2017-014443PTA-02.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXX. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

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

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

I hereby certify that the Historical Preservation Commission APPROVES the foregoing Motion on February 7, 2018.

Jonas P. Ionin
Commission Secretary

AYES: X

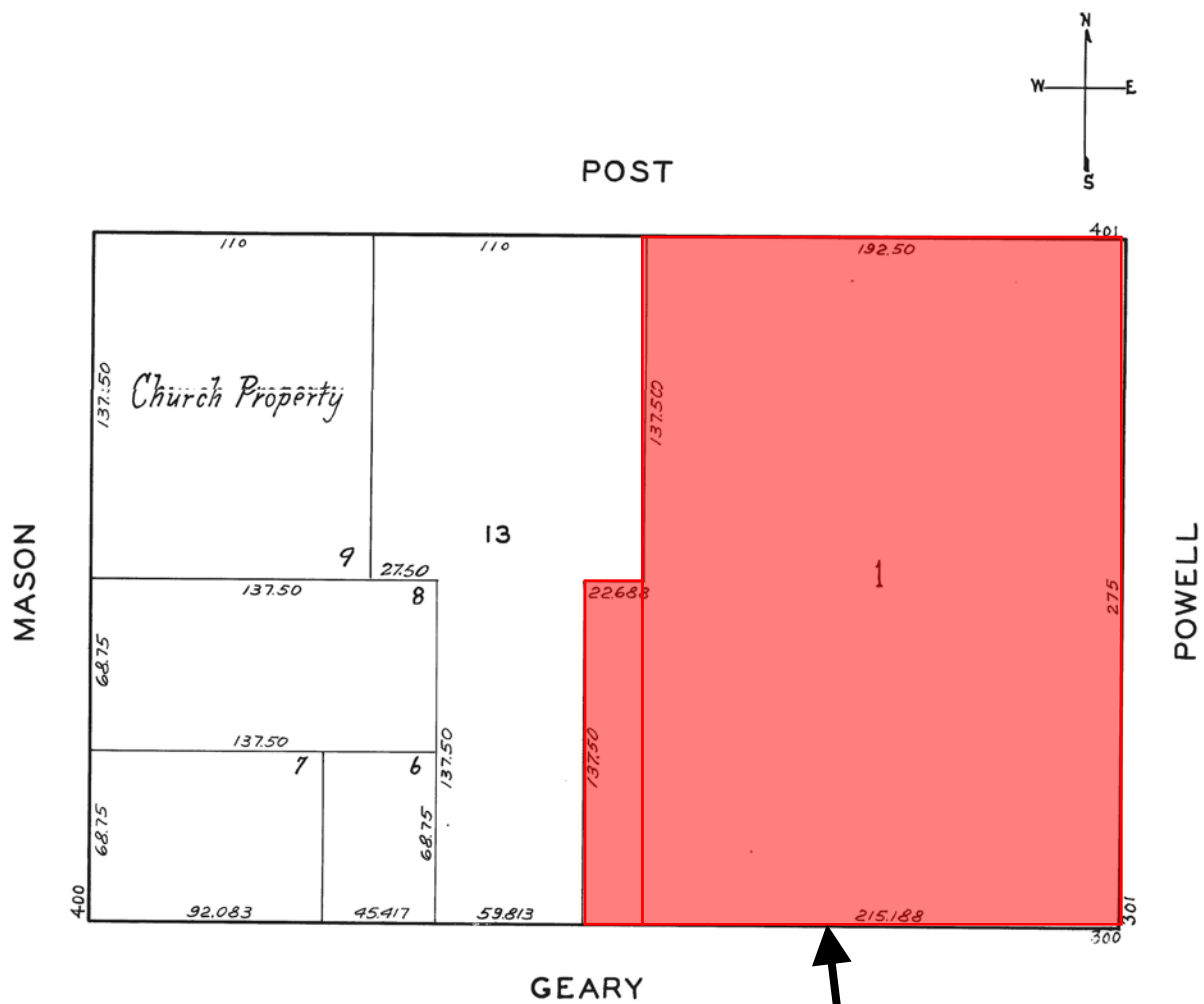
NAYS: X

RECUSED: X

ABSENT: X

ADOPTED: February 7, 2018

Parcel Map

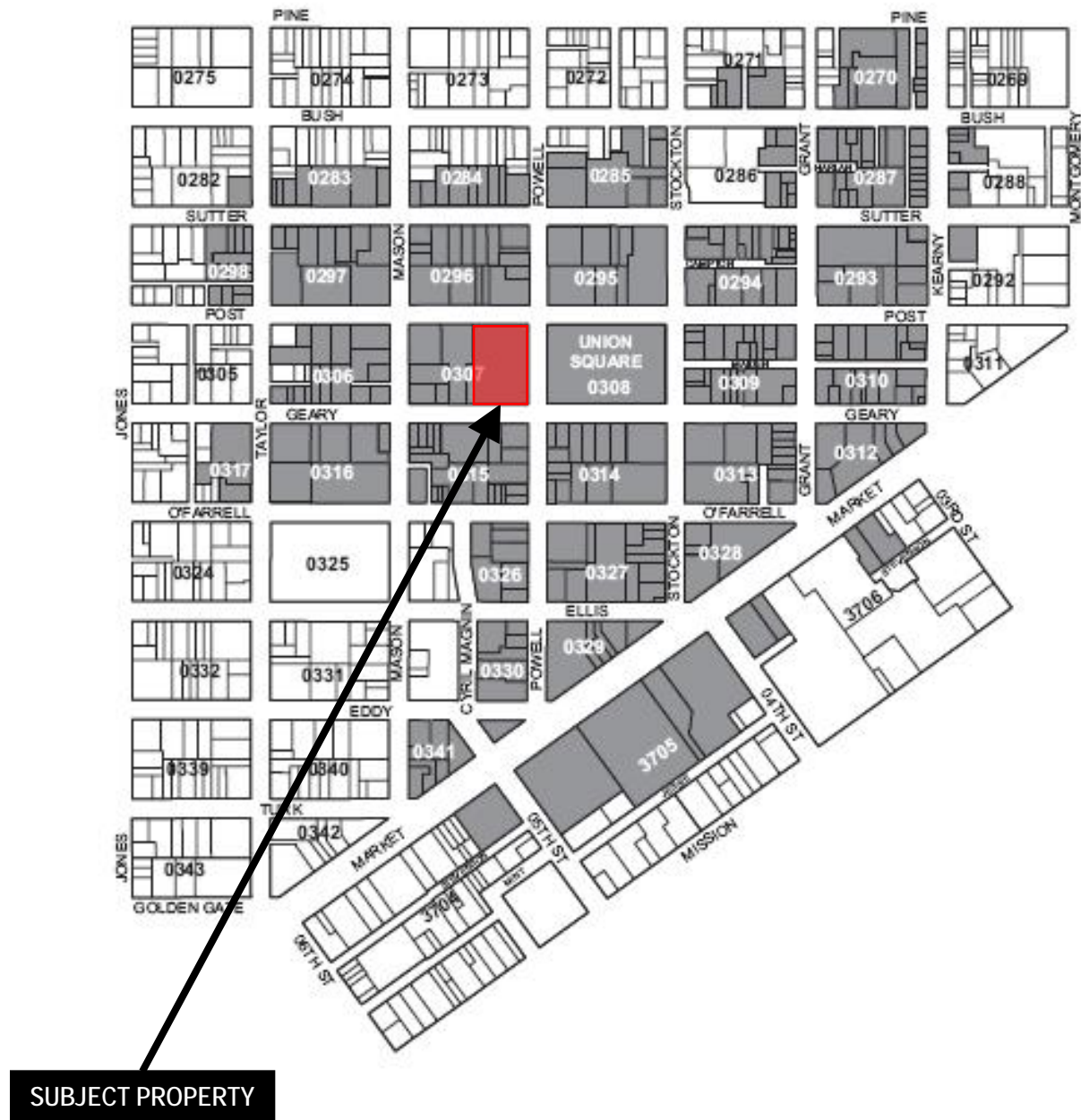


SUBJECT PROPERTY

Major Permit to Alter
Case Number 2017-014443PTA-02
Westin St. Francis Hotel
335 Powell Street

District Map

KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT

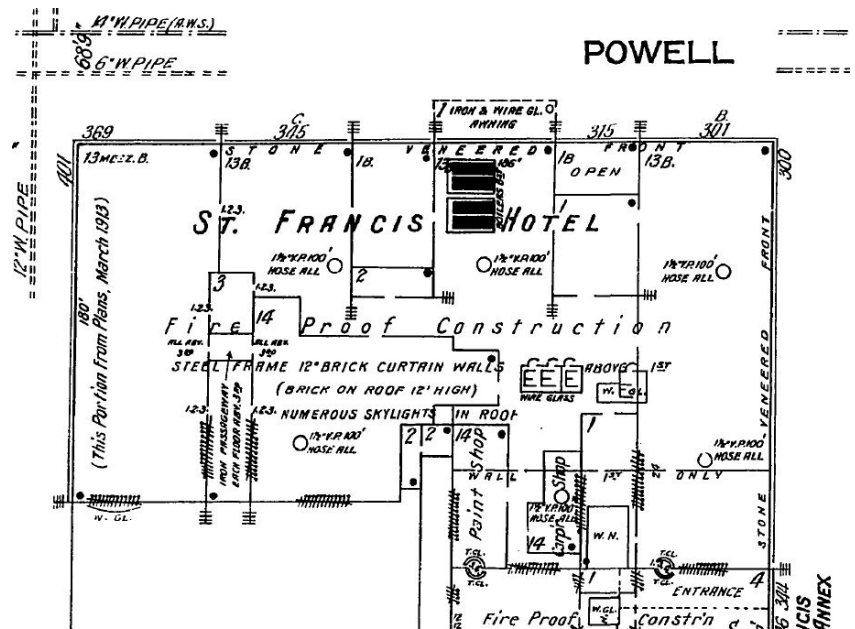


Major Permit to Alter
Case Number 2017-014443PTA-02
Westin St. Francis Hotel
335 Powell Street

Historic Sanborn Maps

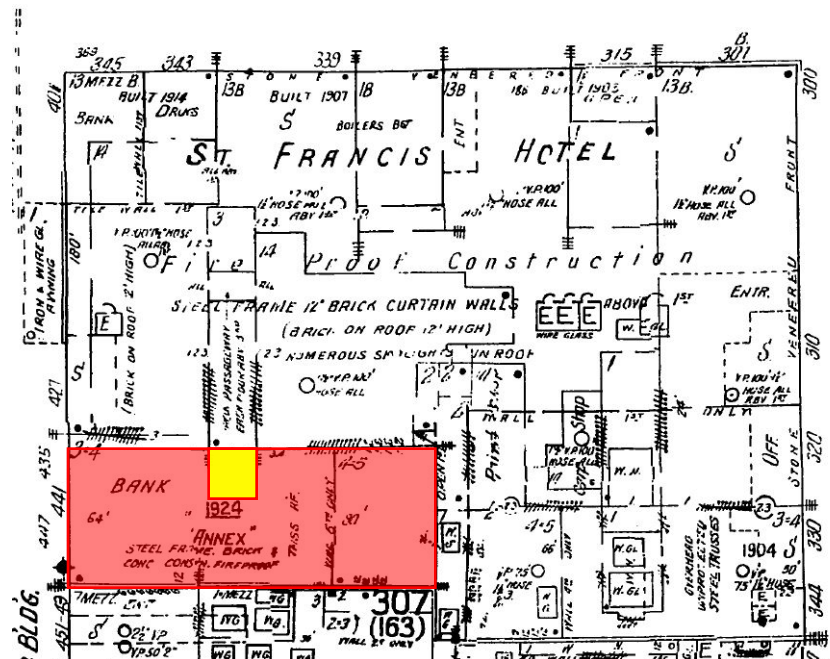
1913 Map

(Area where work is proposed not yet constructed)



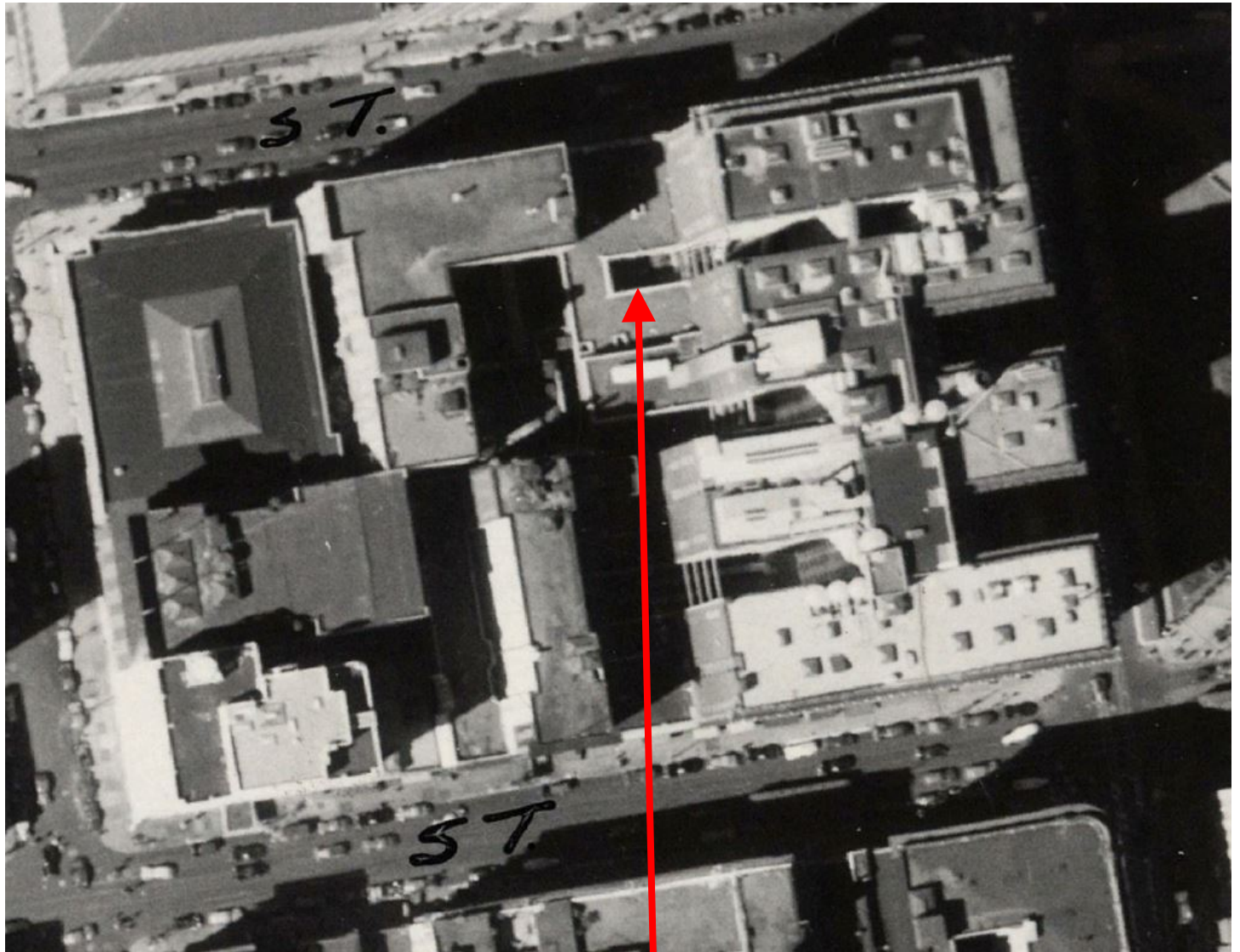
1948 Map

(1924 addition to hotel where current work is proposed highlighted in red, area of proposed work highlighted in yellow)



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1938 Aerial Photo



AREA OF PROPOSED WORK



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2014 Pictometry View (Looking South)



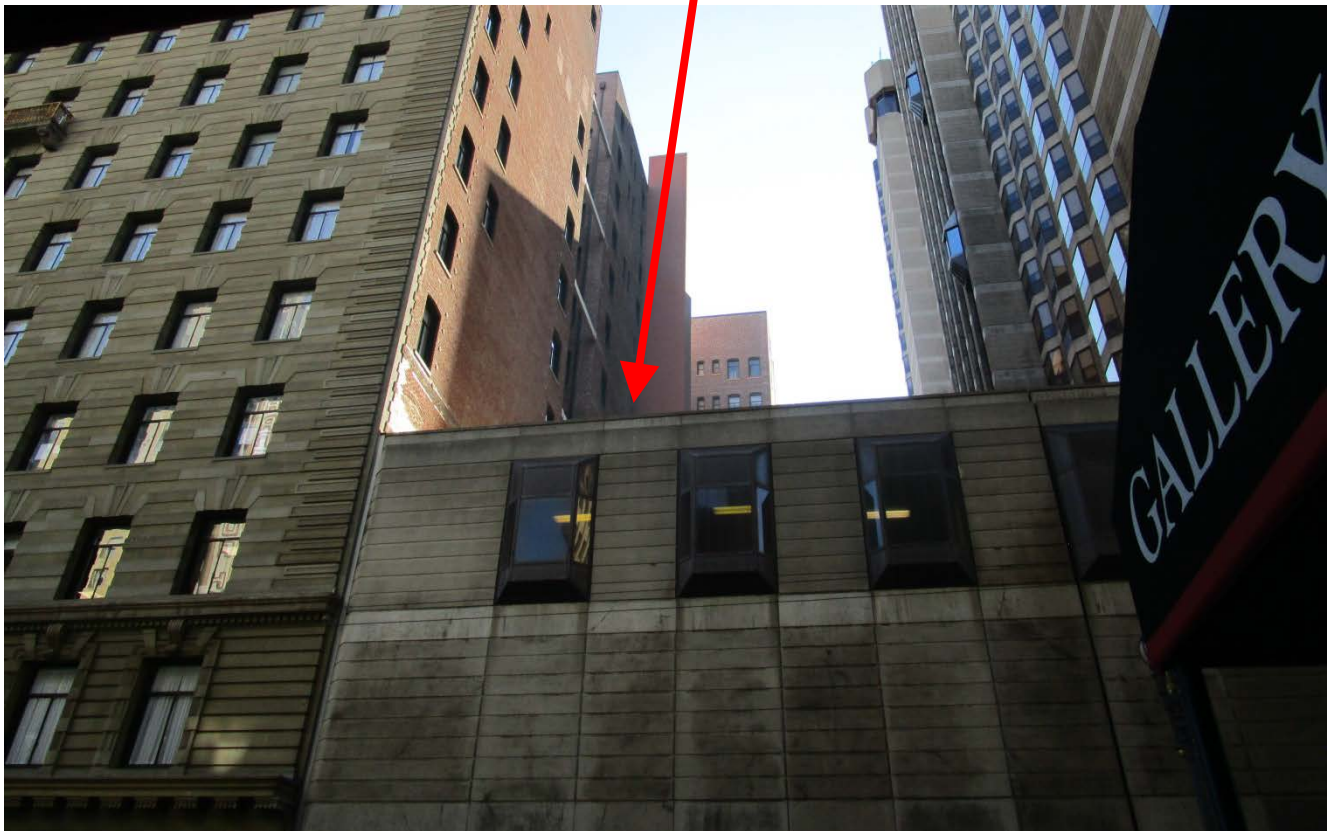
AREA OF PROPOSED WORK

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Case Number 2017-014443PTA-02
Westin St. Francis Hotel
335 Powell Street

Site Photo

View from Post Street Toward Area of Proposed Work

AREA OF PROPOSED WORK (NOT VISIBLE FROM STREET)



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Case Number 2017-014443PTA-02
Westin St. Francis Hotel
335 Powell Street

Site Photo

View of Non-Historic Addition to Be Removed

NON-HISTORIC ONE-STORY ADDITION



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Site Photo

View of Non-Historic Addition to Be Removed

NON-HISTORIC ONE-STORY ADDITION



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Westin St. Francis Hotel
335 Powell Street

Site Photo

**Historic Circa-1924 Window Opening Currently Covered by
Non-Historic Addition, to be Rehabilitated**



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Case Number 2017-014443PTA-02
Westin St. Francis Hotel
335 Powell Street

Site Photo

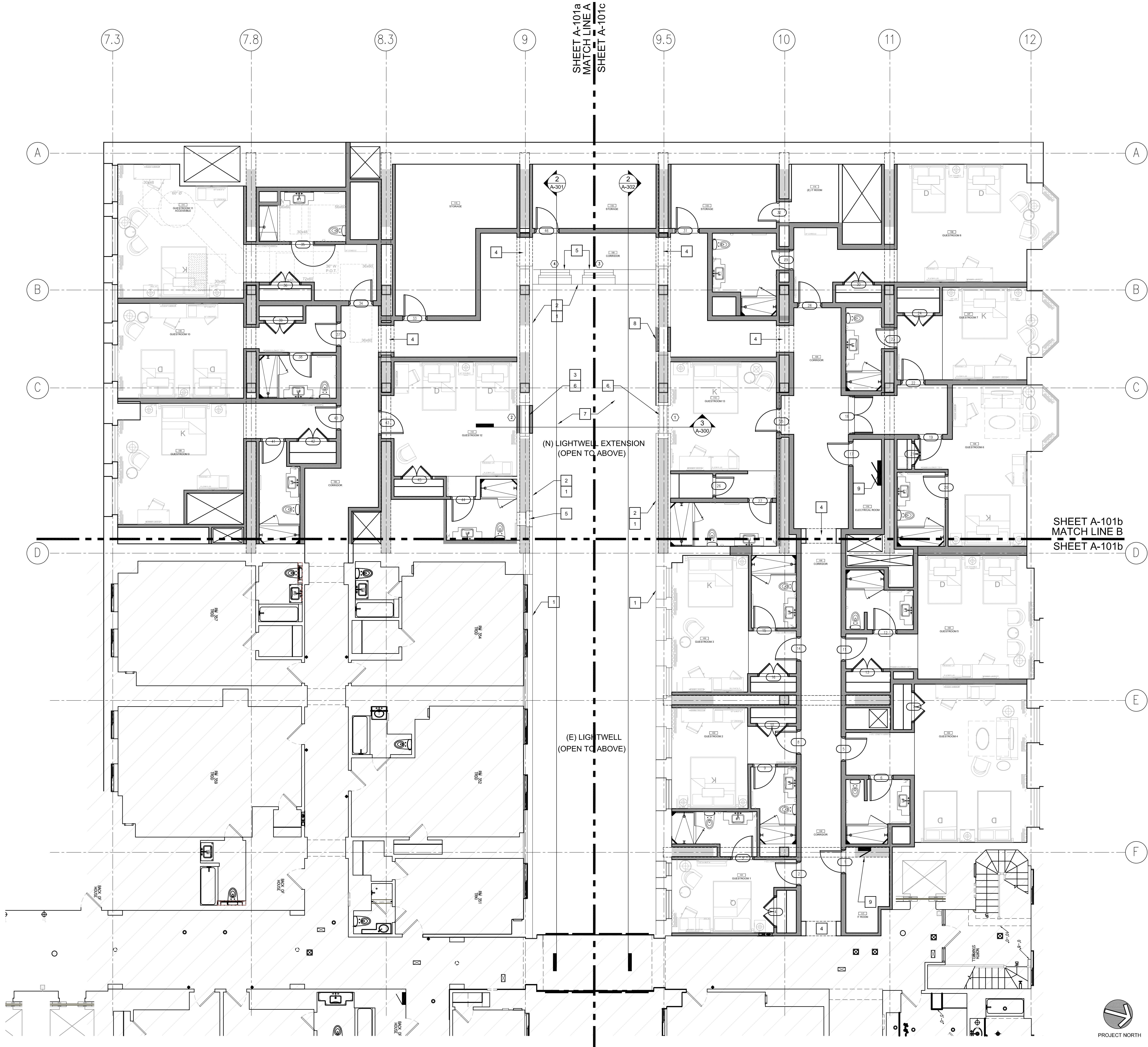
**Historic Circa-1924 Window Opening Currently Covered by
Non-Historic Addition, to be Rehabilitated**



Major Permit to Alter
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Westin St. Francis Hotel
335 Powell Street



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FLOOR PLAN - LEVEL 3

3/16"=1'-0" 1

KEYNOTES

- 1 (E) CAVITY WALL
- 2 (N) EXTERIOR BRICK VENEER FINISH TO MATCH ADJACENT FINISH WHERE NECESSARY*. PROVIDE WATERPROOFING AND AS REQUIRED.
- 3 INFILL (E) WALL OPENING AND PREPARE FOR NEW WINDOW.
- 4 TYPICAL PORTAL CORRIDOR
- 5 (E) HISTORIC WINDOW TO REMAIN. RESTORE/REPAIR AS NECESSARY
- 6 ALUMINUM CASEMENT WINDOWS TO MATCH EXISTING WINDOW PROFILE AND FINISH
- 7 MODIFIED BITUMEN ROOFING ON TAPERED INSULATION ON EXISTING CONCRETE SLAB
- 8 INFILL (E) WALL OPENING. PATCH AND MATCH ADJACENT HISTORIC WALL* PROVIDE WATERPROOFING AND AS REQUIRED.
- 9 NEW LOCATION OF RELOCATED ELECTRIC PANEL

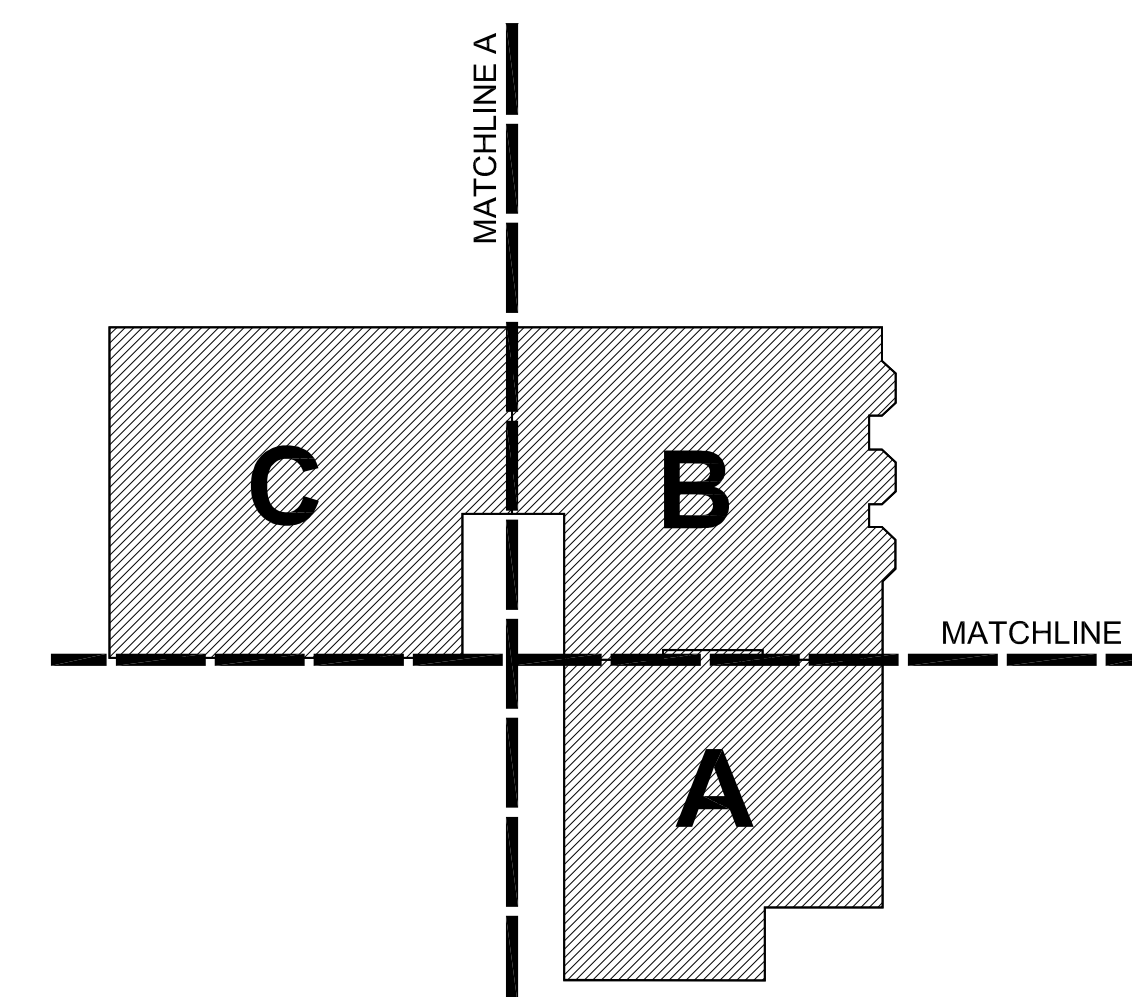
* NON-HISTORIC MATERIALS ADJACENT TO THE HISTORIC LIGHTWELL ELEVATIONS TO BE REMOVED WITH CARE. IN THE EVENT THAT HISTORIC FACADE CLADDING IS STILL EXTANT UNDERNEATH, UPON REMOVAL OF THE NON-HISTORIC MATERIALS, THE PROJECT TEAM WILL CONSULT WITH PLANNING DEPARTMENT STAFF TO DETERMINE WHETHER ANY EXISTING HISTORIC MATERIAL AT THE LIGHTWELL ELEVATIONS CAN BE RESTORED, AND TO MAKE A FINAL DETERMINATION ON CLADDING MATERIALS FOR THE REMAINING AREAS OF THE NEWLY EXPOSED LIGHTWELL ELEVATIONS.

GENERAL NOTES

- REFER TO SHEETS G-100 TO G-103 FOR GENERAL AND CONTRACTOR NOTES.
- SEE STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR FULL EXTENT OF SCOPE REQUIRED.
- REFER TO INTERIOR DESIGN SPECIFICATIONS FOR FF&E EQUIPMENTS AND FURNISHINGS.
- REFER TO INTERIOR DESIGN SPECIFICATIONS FOR ALL WALL, FLOOR, AND CEILING FINISHES.
- REFER TO INTERIOR DESIGN DRAWINGS FOR FURNITURE AND FLOOR FINISH PLAN.
- CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE W/ TABLE 1018.1. THE WALLS SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS (CBC 1018.1).

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- N.I.C.
- NEW DOOR TAG. SEE DOOR SCHEDULE
- WALL TYPE. SEE A-700 FOR DETAILS
- WINDOW SYMBOL



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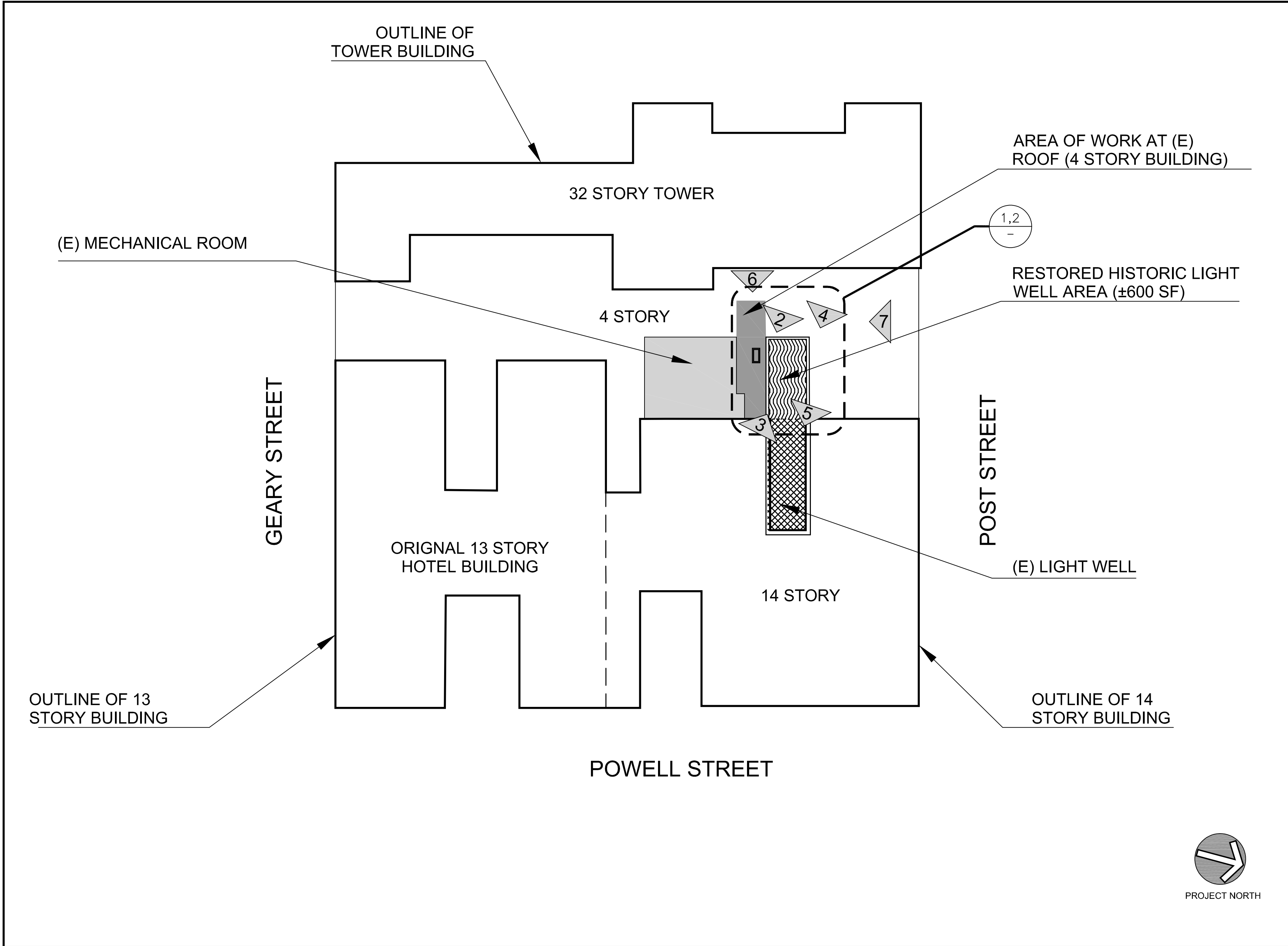
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3rd Floor Conversion
WESTIN
HOTELS & RESORTS
335 POWELL STREET, SAN FRANCISCO, CA 94102

Project:
Job Number:
2016-56
Date:
06-06-2017
Sheet Name:
LEVEL 3
FLOOR PLAN
Sheet Number:

A 100

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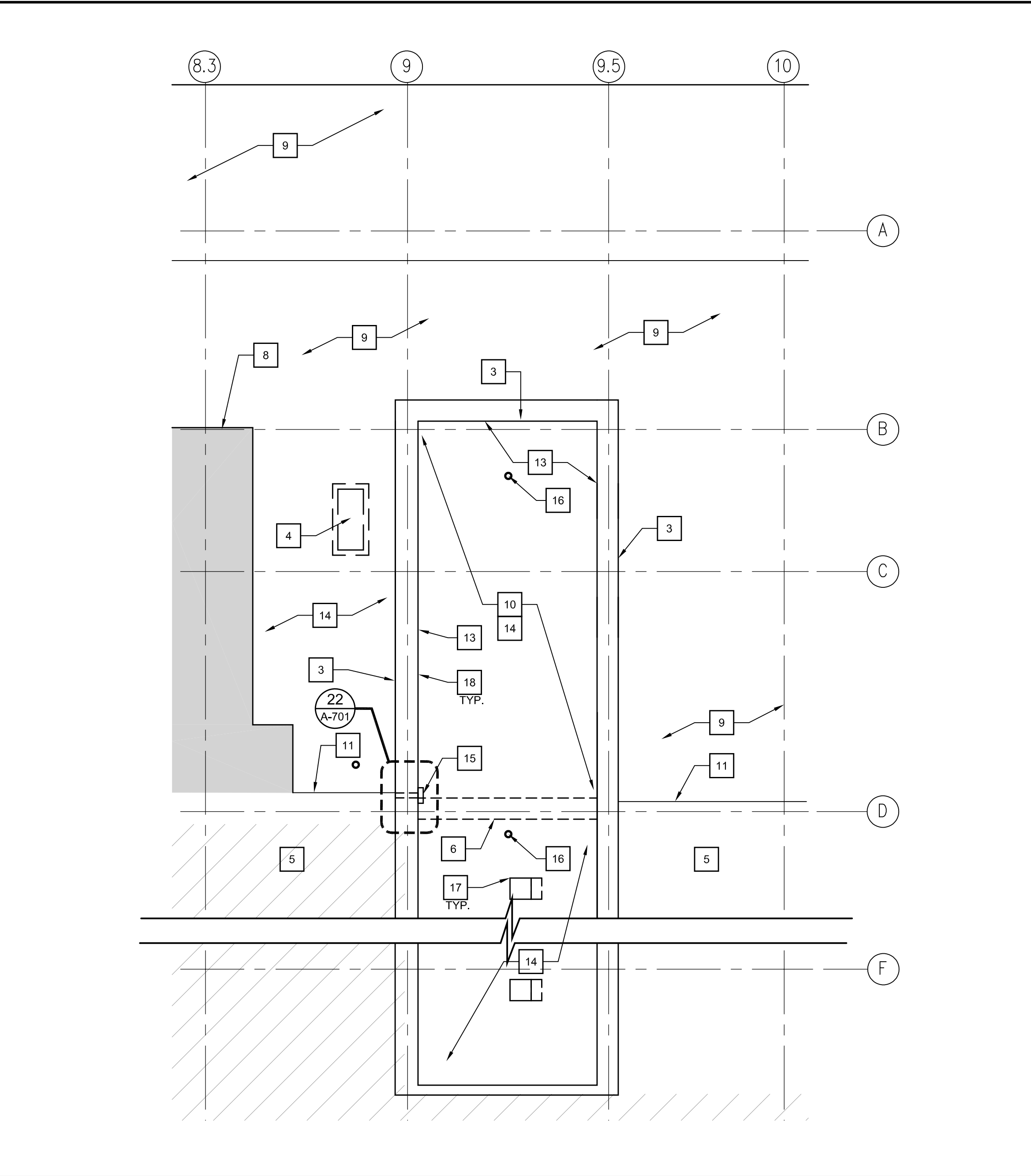
REFERENCE ROOF PLAN

1/32"=1'-0" 3



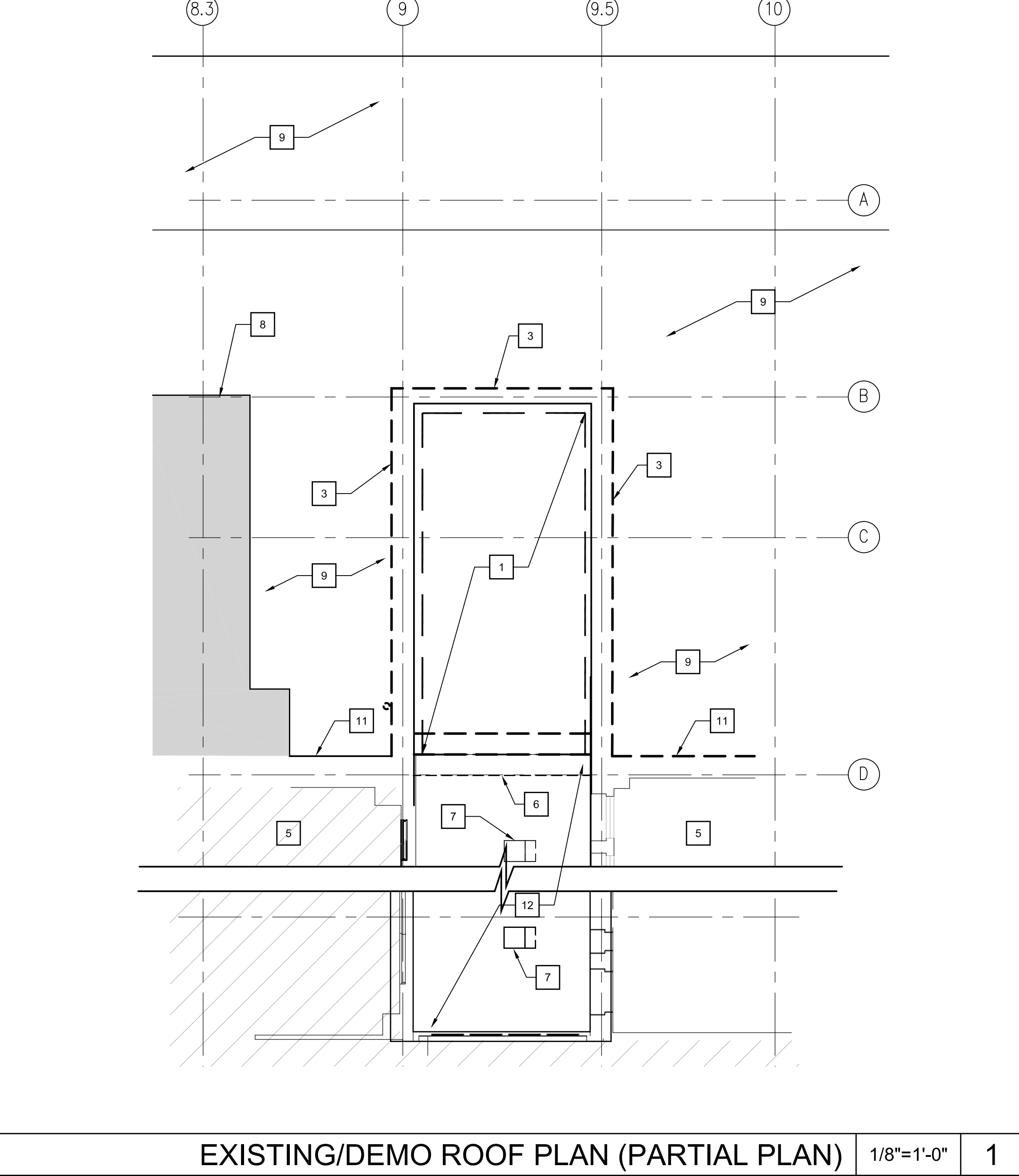
EXISTING PHOTOS

NTS 4



PROPOSED ROOF PLAN (PARTIAL PLAN)

1/8"=1'-0" 2



EXISTING/DEMO ROOF PLAN (PARTIAL PLAN)

1/8"=1'-0" 1

KEY NOTES

- 1 REMOVE (E) INFILL ROOF TO RESTORE (E) HISTORIC LIGHT WELL. REMOVE ROOF TO EXISTING PARAPET SURROUNDING THE INFILL.
- 2 (E) BUTTRESS AT LIGHTWELL TO REMAIN
- 3 EXISTING PARAPET WALL TO BE REPAIRED AS REQUIRED. PROVIDE FLASHING AS REQUIRED.
- 4 PROPOSED LOCATION FOR MECHANICAL UNIT. PROVIDE CURB AND PLATFORM 8" ABOVE ROOF. PROVIDE FLASHING AS REQUIRED.
- 5 INTERIOR OF BUILDING
- 6 (E) EXTERIOR STRUCTURAL BRACING ABOVE 4th FLOOR
- 7 NOT USED
- 8 OUTLINE (E) MECHANICAL ROOM
- 9 (E) ROOF AREA TO REMAIN
- 10 RESTORED (E) HISTORICAL LIGHTWELL. OPEN TO BELOW
- 11 (E) 4TH LEVEL WALL
- 12 REMOVE (E) ROOFING AND PREPARE FOR REPLACEMENT. RE-SLOPE AS NECESSARY TO CORRECT DRAINAGE
- 13 NEW BRICK VENEER TO MATCH EXISTING *
- 14 REPLACEMENT ROOFING. PROVIDE NEW ROOF AND OVERFLOW DRAIN AS NECESSARY.
- 15 THROUGH WALL SCUPPER, LEADER BOX, AND DOWNSPOUT
- 16 NEW ROOF DRAIN.
- 17 NEW ROOF FLASHING AT EXISTING BUTTRESSES.
- 18 ALL EXISTING FLASHING TO BE RAISED AS NECESSARY TO MATCH NEW FLASHING HEIGHT

GENERAL NOTES

- 1. REFER TO G-100 AND G-101 FOR DEMOLITION AND CONSTRUCTION GENERAL NOTES

LEGEND

- AREA TO BE RESTORED (NON-HISTORIC ELEMENTS TO BE DEMOLISHED)
- (E) LIGHTWELL AREA
- N.I.C.
- EXISTING WALL TO REMAIN
- DASHED LINE INDICATES WALLS AND/OR ITEMS TO BE REMOVED COMPLETELY BY CONTRACTOR
- NEW WALL
- INDICATES PHOTO LOCATION AND DIRECTION

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Project: 3rd Floor Conversion
Job Number: 2016-56
Date: 06-06-2017
Sheet Name: LEVEL 3 - ROOF DEMO AND ROOF PLAN
Sheet Number:

A102



1 - (E) LIGHT WELL - LOOKING AT WALL TO BE DEMOLISHED



2 - (E) LIGHT WELL



3 - (E) LIGHT WELL WINDOW TO REMAIN



4 - (E) LIGHT WELL



5 - (E) LIGHT WELL - LOOKING UP

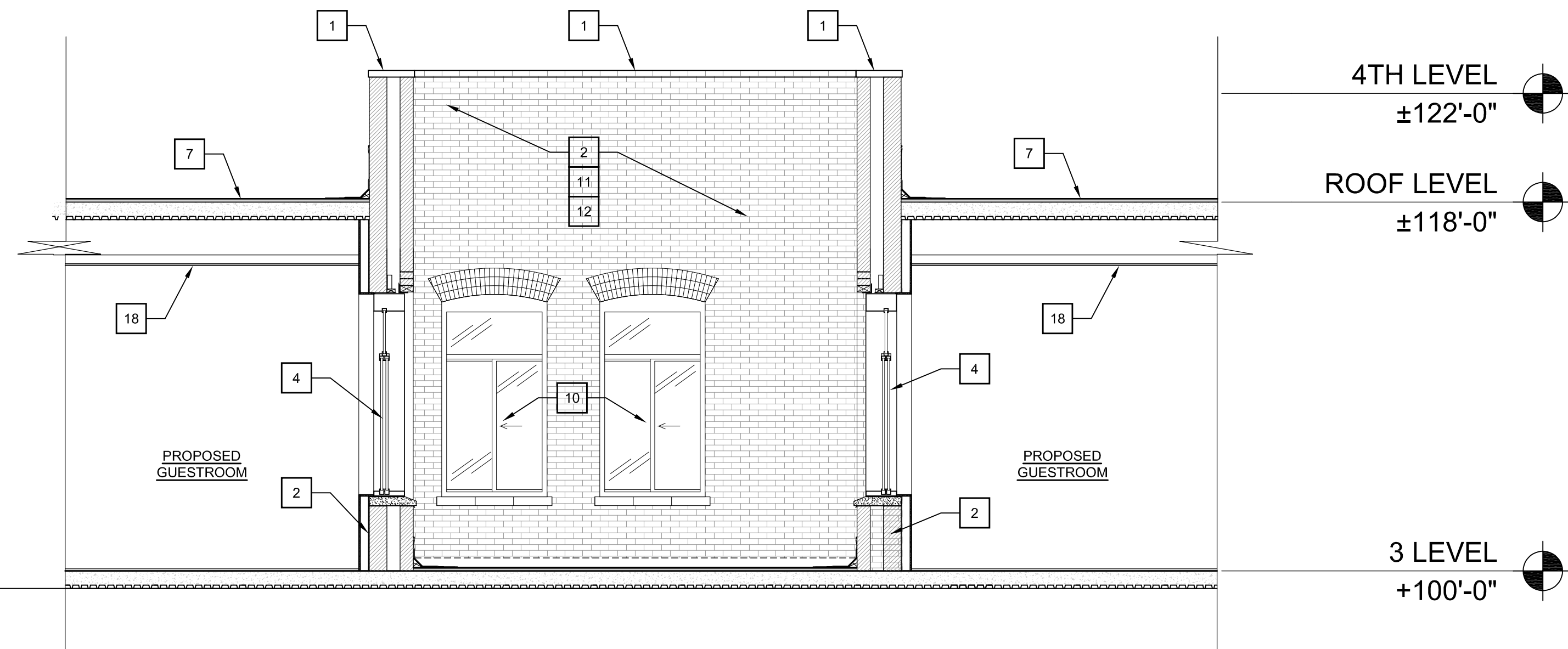


6 - (E) LIGHT WELL - LOOKING UP

EXISTING PHOTOS

NTS

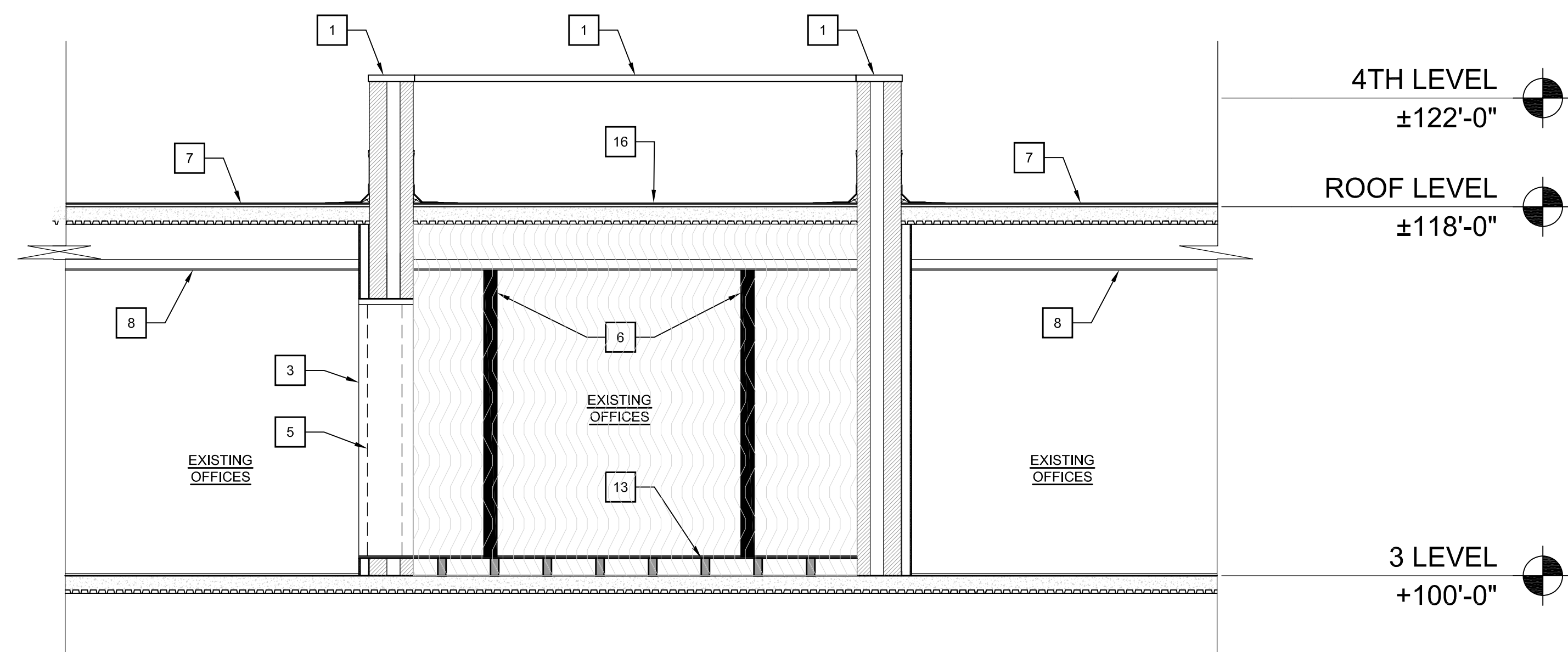
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SECTION 1 (PROPOSED)

1/4"=1'-0"

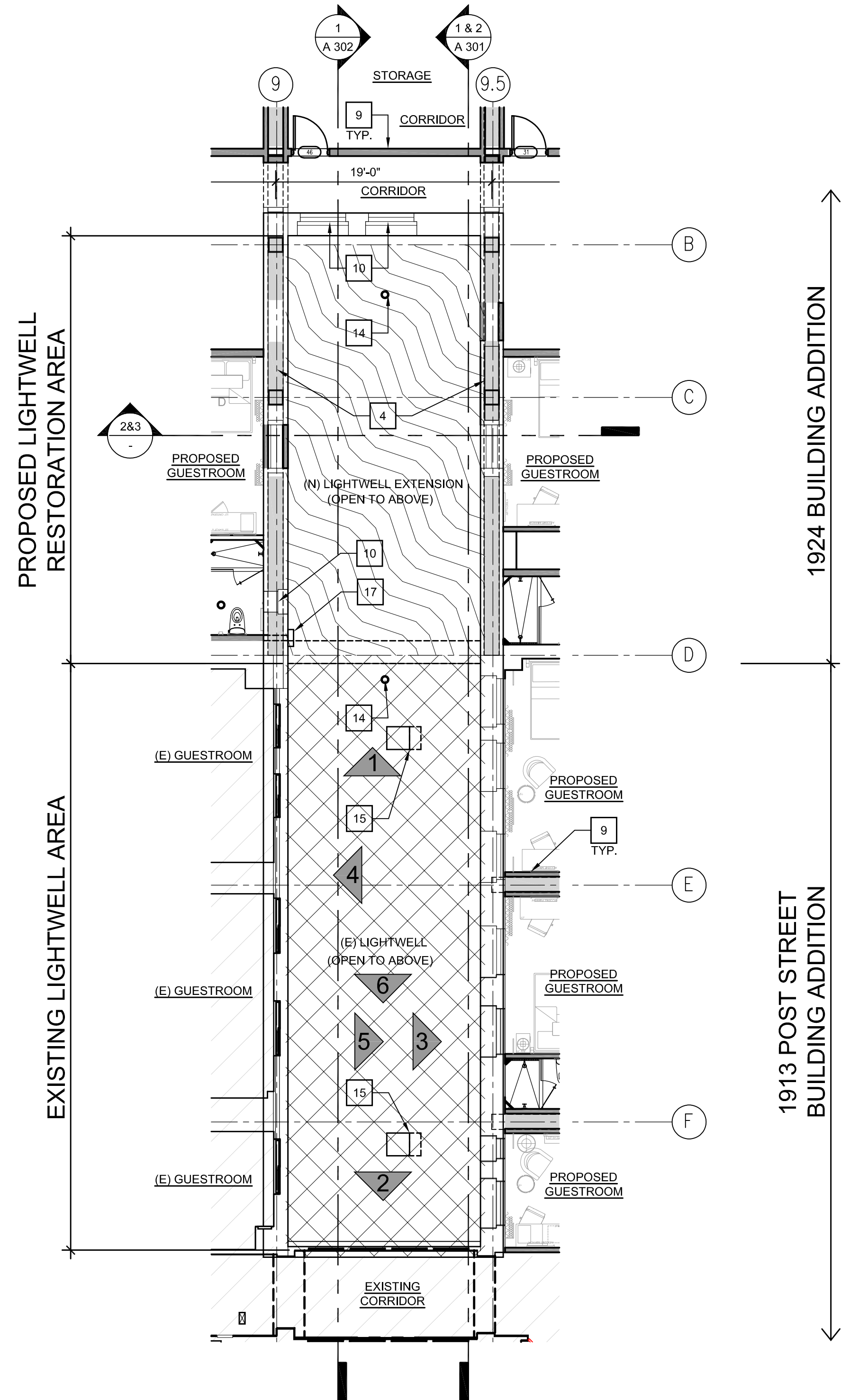
3



SECTION 1 (EXISTING)

1/4"=1'-0"

2



LIGHTWELL PLAN

1/4"=1'-0"

1

KEYNOTES

- (E) PARAPET WALL TO REMAIN
- RESTORED HISTORICAL EXTERIOR WALL
- (E) OPENING AT WALL
- (N) WINDOW
- (E) COLUMN (BEYOND) TO REMAIN
- (E) OFFICES OFFICE PARTITION WALLS (NON-HISTORICAL)
- (E) ROOF TO REMAIN. REPAIR/REPLACE AS NECESSARY
- (E) CEILING
- NEW INTERIOR WALL
- (E) RESTORED HISTORICAL WINDOWS (BEYOND)
- (E) BRICK VENEER TO REMAIN
- NEW BRICK VENEER TO MATCH EXISTING WHERE NECESSARY *
- (E) RAISED FLOOR
- NEW ROOF DRAIN
- (E) BUTTRESS AT LIGHTWELL TO REMAIN
- (E) OFFICE ROOF
- THROUGH WALL SCUPPER, LEADER BOX & DOWNSPOUT
- (N) CEILING

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LEGEND

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- (E) LIGHTWELL AREA
- N.I.C.
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- DASHED LINE INDICATES WALLS AND/OR ITEMS TO BE REMOVED COMPLETELY BY CONTRACTOR
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| 2 | 01/08/18 REV. |
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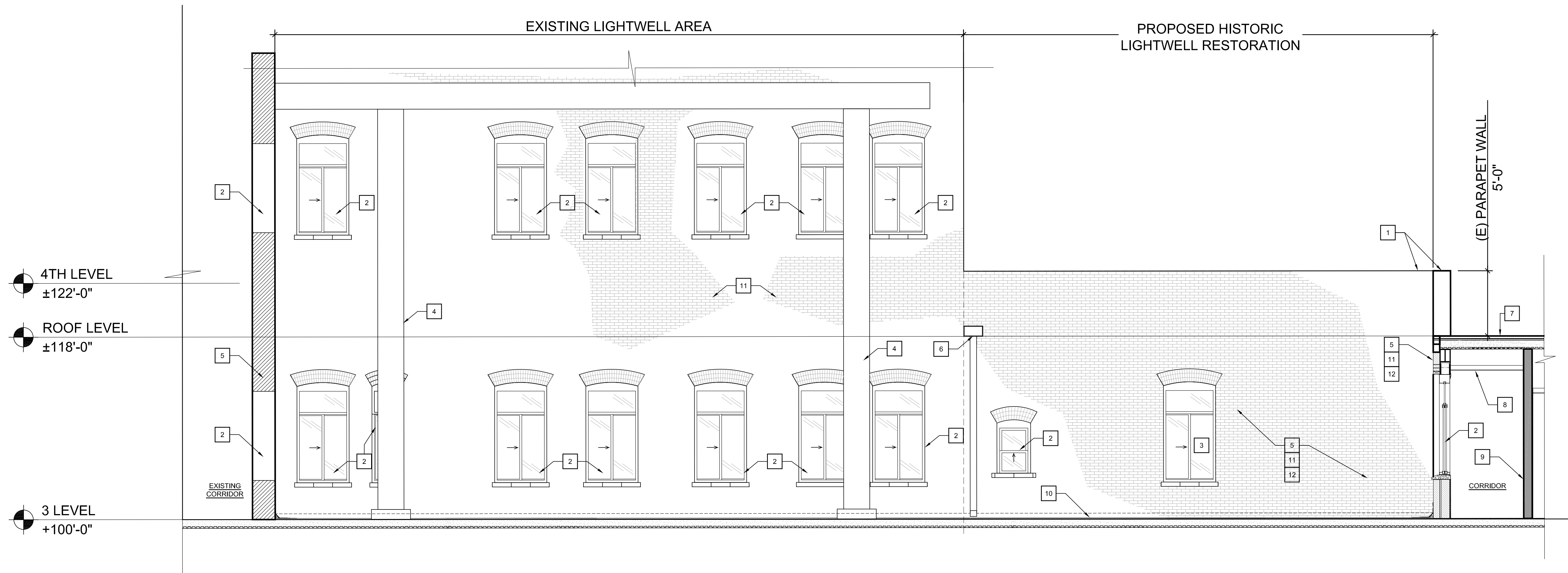
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Sheet Name:
LIGHT WELL
SECTIONS & ELEVATIONS
Sheet Number:

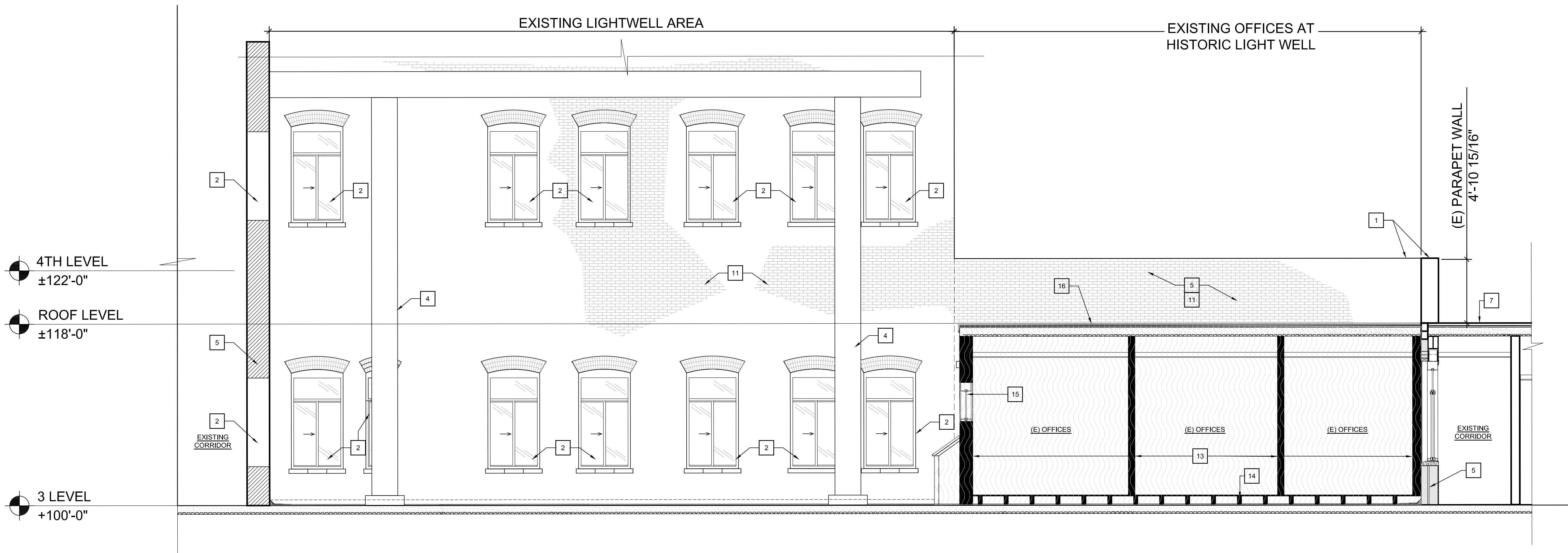
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LIGHTWELL ELEVATION - SOUTH

1/4"=1'-0" 2



LIGHTWELL ELEVATION - SOUTH (EXISTING)

1/4"=1'-0" 1

KEYNOTES

- 1 (E) PARAPET WALL TO REMAIN
- 2 (E) WINDOW TO REMAIN
- 3 NEW WINDOW (BEYOND)
- 4 (E) BUTTRESS AT LIGHTWELL TO REMAIN
- 5 (E) HISTORIC WALL TO REMAIN. REPAIR/RESTORE AS NECESSARY
- 6 THROUGH WALL SCUPPER, LEADER BOX & DOWNSPOUT
- 7 (E) ROOF TO REMAIN. REPAIR AS NECESSARY
- 8 (N) CEILING
- 9 NEW INTERIOR WALL
- 10 NEW ROOFING AT (E) ROOF DECK
- 11 (E) BRICK VENEER TO REMAIN
- 12 NEW BRICK VENEER TO MATCH EXISTING *
- 13 (E) OFFICES OFFICE PARTITION WALLS (NON-HISTORICAL)
- 14 (E) RAISED FLOOR AT OFFICES
- 15 (E) WINDOW (NON-HISTORICAL)
- 16 (E) ROOF AT OFFICES

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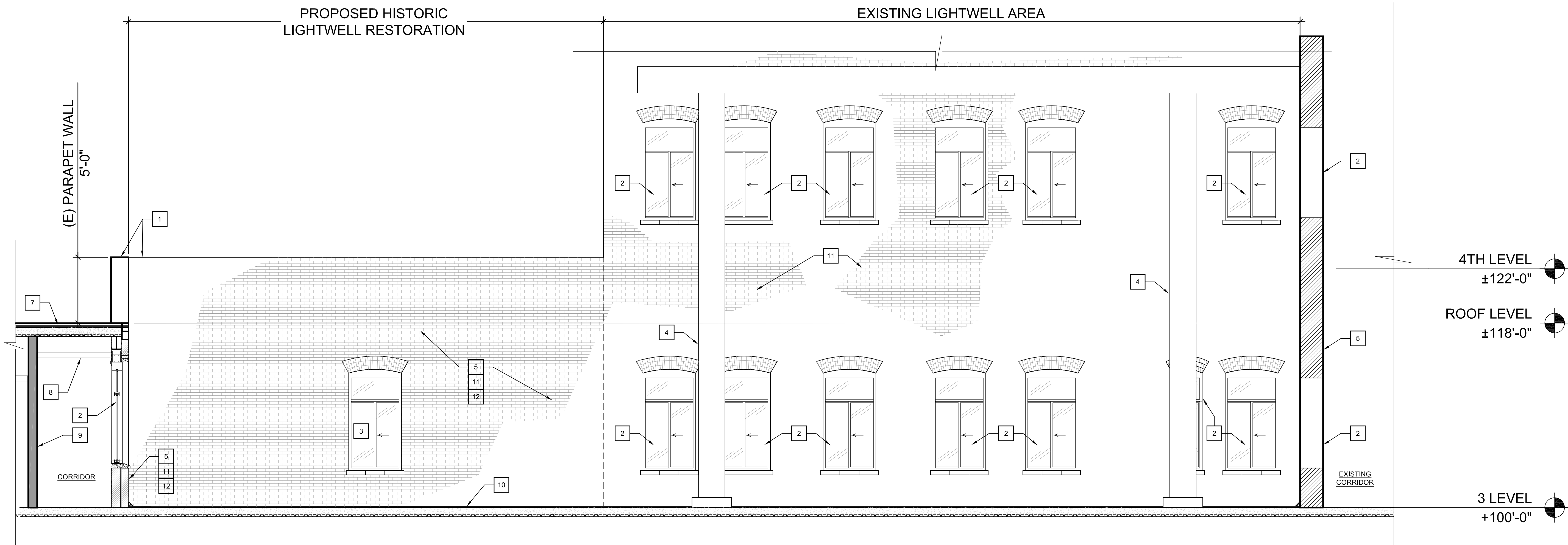
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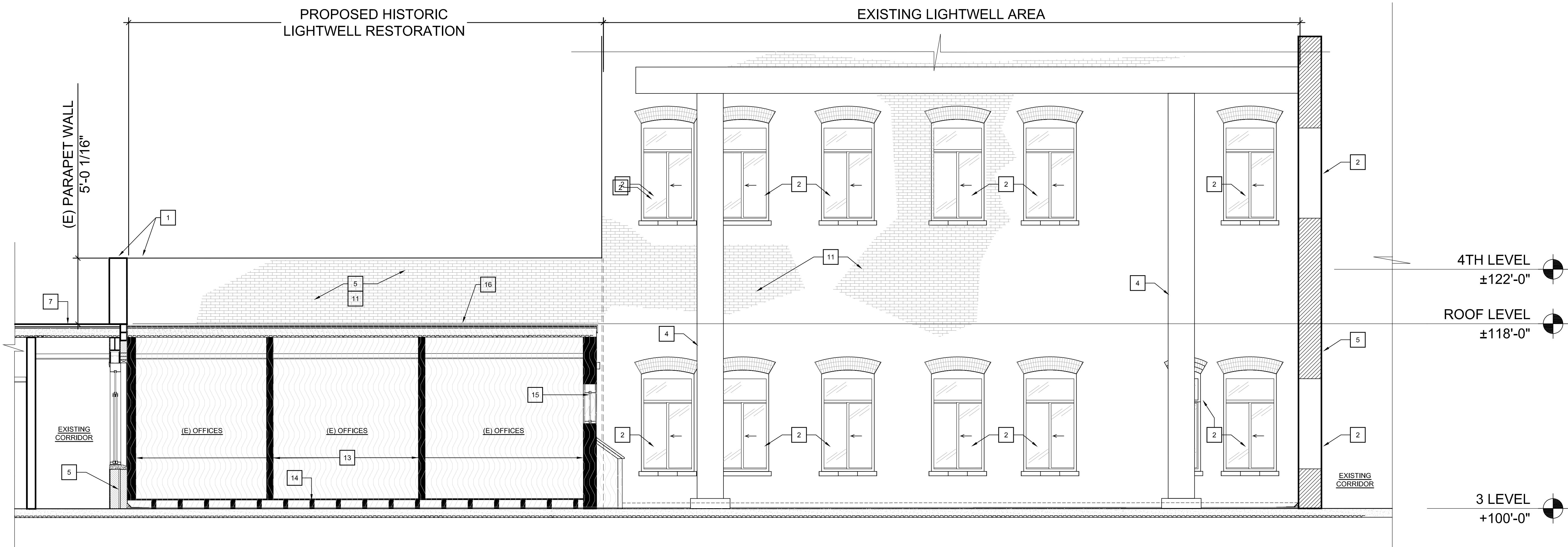
A 301



LIGHTWELL ELEVATION - NORTH

1/4"=1'-0"

2



LIGHTWELL ELEVATION - NORTH (EXISTING)

1/4"=1'-0"

1

KEYNOTES

- 1 (E) PARAPET WALL TO REMAIN
- 2 (E) WINDOW TO REMAIN
- 3 NEW WINDOW (BEYOND)
- 4 (E) BUTTRESS AT LIGHTWELL TO REMAIN
- 5 (E) HISTORIC WALL TO REMAIN. REPAIR/RESTORE AS NECESSARY
- 6 NOT USED
- 7 (E) ROOF TO REMAIN. REPAIR AS NECESSARY
- 8 (N) CEILING
- 9 NEW INTERIOR WALL
- 10 NEW ROOFING AT (E) ROOF DECK
- 11 (E) BRICK VENEER TO REMAIN
- 12 NEW BRICK VENEER TO MATCH EXISTING *
- 13 (E) OFFICES OFFICE PARTITION WALLS (NON-HISTORICAL)
- 14 (E) RAISED FLOOR AT OFFICES
- 15 (E) WINDOW (NON-HISTORICAL)
- 16 (E) ROOF AT OFFICES

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LEGEND

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