



MEMO TO THE ARCHITECTURAL REVIEW COMMITTEE

September 16, 2020

Case Number: 2019-023623COA
Project Address: 130 TOWNSEND ST
Zoning: CMUO (CENTRAL SOMA-MIXED USE OFFICE)

Block/Lot: 3788/008
Project Sponsor: John Kevlin
One Bush Street, Suite 600

Staff Contact: Alex Westhoff – 628-652-7314
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Background

The Planning Department (Department) requests review and comment before the Architectural Review Committee (ARC) of the Historic Preservation Commission regarding a proposal for 130 Townsend Street (subject property, Assessor's Block No. 3788, Lot No. 008) to build a four-story vertical addition to the existing double-height, one-story brick building, which is a contributing resource to the South End Landmark District. The project also includes new construction of an adjacent five-story building on the same lot on an existing surface parking lot.

Property Description

130 Townsend Street is located on the north side of Townsend Street at the intersection with Stanford Street in the South of Market neighborhood. The subject property includes 80 feet of frontage along Townsend Street and 275 feet of frontage along Stanford Street. The lot includes the subject historic resource for the full length of the Townsend Street frontage and extending roughly 125 feet deep along Stanford Street. The remainder of the lot is devoted to surface parking, with a lot for the restaurant which occupies the subject property, plus a private lot.

Constructed in 1906, 130 Townsend Street was originally constructed for Inglenook Vineyard Agency. While the architect is unknown, both the subject building and its predecessor housed the distribution center for Inglenook, an early Napa Valley winery established in 1879. The subject property was owned by Finnish Sea Captain Gustave Niebaum who founded Inglenook Winery and is credited as being a pioneer in Napa Valley wine production. Subsequent uses of the property have included an auto repair shop, plumbing supply company and restaurant (current). 130 Townsend Street is located in the CMUO (Central SoMa-Mixed Use Office) Zoning District and a 65-X Height and Bulk District.

The subject historic resource is a contributor to the South End Historic District pursuant to the San Francisco Planning Code Article 10. The concentrated District includes 55 contributing buildings including one- to multi-story masonry and reinforced concrete warehouses and light industrial structures. The District has also been determined eligible for the National Register by the Keeper.

Project Description

The proposed project includes a four-story vertical addition to the historic resource (the Townsend Building), as well as a new five-story building on the existing parking lots (the Stanford Building). Both buildings will largely be devoted to office use. The projects will be designed and constructed as separate buildings. Specifically, the project includes:

- **Townsend Building.** The Townsend Building includes a four-story vertical addition to an existing double-height one-story brick building, which will be fully devoted to office use. The ground floor, currently occupied by Tres Restaurant, will remain retail for the first 25 feet from the Townsend Street frontage, with the remainder also proposed for office use.
 - **Façade Changes.** Exterior changes to the existing historic facades are relatively minimal. While the front and visible side fenestration will remain as is, compatible new window frames and glazing are proposed to replace the existing non-original wood windows along both facades, including the metal garage door near the rear of the Stanford Street façade. Most of the Townsend Building's rear façade will be covered by the proposed Stanford Building. However, an entry niche, to be shared by both buildings, is proposed at the rear of the Townsend Building. New glass entry doors are proposed for the Townsend Building at this location, where a historic punched opening currently exists.
 - **Vertical Addition.** The four-story vertical addition, cubic in appearance, largely consists of clear insulated glazing bound by a terra cotta sunscreen. A second-floor hyphen provides a 25-foot front setback and a 6'8" side setback. Floors three through five are setback 14'10" from the front façade and five feet from the side façade with larger 4th and 5th floor setbacks near the rear of the building. Setbacks along floors two thru five, along with the roof, are largely devoted to exterior terraces and green roof areas.
 - **Interior.** Project Sponsors provided a technical memo, dated July 17, 2020, from DCI engineers, stating the vertical addition cannot be supported by existing wood roof trusses and wood columns. Thus the removal of interior wood framing and construction of concrete columns is proposed.
- **Stanford Building.** The Stanford Building includes new construction of a five-story building on the project site's existing surface parking lot. The new building will consist mainly of office use, with some PDR on the ground floor. The first two stories will be built to the property lines, with increasing setbacks along Stanford street from floors three to five. Setbacks, as well as the roof, will be largely devoted to exterior terraces and green roofs. Exterior elements include glazed terra cotta and exposed concrete, with clear insulated glazing particularly dominant in floors 3-5.

Other Actions Required

Pursuant to Planning Code Section 1006.1, the Historic Preservation Commission (HPC) shall review the application for a Certificate of Appropriateness for compliance with Article 10 of the Planning Code, the Secretary of Interior's Standards, and any applicable provisions of the Planning Code at a future date. The project also requires:

- **Large Project Authorization** - Given new construction of more than 50,000 gross square feet is proposed within the Central SOMA Special Use District, Large Project Authorization is required under Planning Code Section 329.
- **Office Allocation** - As 25,000+ gross square feet of office space is proposed for each of the two buildings, two Office Development Authorizations are required pursuant to Planning Code Section 321.
- **Variance** - Pursuant to Planning Code Section 305, a Variance is required, as per Section 249.78(c)(1)(E), the first 10 feet of building depth fronting Stanford needs to be occupied by an active use. Currently, the project proposes office use on the ground floor. Offices uses are not considered active uses in the Central SoMa Special Use District, pursuant to Planning Code Section 249.78(c)(1)(B).

Environmental Review

The proposed project is undergoing environmental review pursuant to the California Environmental Quality Act (CEQA) and a determination will be published prior to a Historic Preservation Commission hearing.

Public/Neighborhood Input

To date, the Department has not received any public comment about the proposed project.

Character Defining Features of the Landmark District

The subject property is a contributor to the South End Historic District, which is designated in Article 10 of the San Francisco Planning Code. This district has a period of significance from 1867 to 1935, an era during which this stretch of San Francisco's waterfront became a vital part of the City's and nation's maritime commerce. While a few of the district's contributing buildings were erected prior to the 1906 Great Earthquake and fires, most of them were built between 1906-1929. The district's contributing buildings represent a diverse cross section of San Francisco-based prominent architects and builders contemporary to that time period. Pursuant to Appendix I of Article 10, character defining features of the district are summarized as follows:

- **Overall Form and Continuity.** Building heights range from 1 to 6 stories
- **Scale and Proportion.** Typical of warehouses, contributing buildings are bulky, and often designed with large arches and openings for vehicular access.
- **Fenestration.** Earlier structures had few windows, though larger industrial sash windows are common in buildings from 1920s onward.
- **Materials.** Brick masonry and reinforced concrete are the most commonly used materials.
- **Color.** Red brick is typical, with some yellow and painted brick. Muted earth tones predominate in shades of red, brown, green, gray and blue.
- **Texture.** Rough textured surfaces dominate the district's buildings' facades.
- **Detail.** Arches are common at the ground floor and are frequently repeated on upper floors with flattened arches for window treatment. Cornices are simple. Most of the surfaces of the later buildings are plain and simple reflecting their function.

Staff Analysis

The Department seeks feedback from the ARC regarding the compatibility of the project, specifically massing, materials, and design with Appendix I to Article 10 of the Planning Code. The Department would like the ARC to consider the following information:

In accordance with Planning Code Article 10, Appendix I:

SEC 7. Additional Provisions for Certificates of Appropriateness

(d) Alterations. It is recognized that certain alterations to the exteriors of buildings within the Historic District may be necessary in order to accommodate adaptive reuse of, and to provide sufficient light and air in, such buildings. Substantial alterations to Principal Facades, as defined in Planning Code Section 102, should be discouraged. Substantial alterations to non-principal facades, not originally intended to be viewed from the street, may be appropriate, provided such alterations maintain the character of the historic district.

SEC. 10. Addition

Additions to existing buildings and new infill construction proposed within the South End Historic District must reflect an understanding of the relationship of the proposal with the contributing buildings within the district. Additions shall be reviewed for compatibility with the historic building and the district while infill construction shall be reviewed for compatibility with the overall district. Neither should directly imitate nor replicate existing features. For additions, every effort should be made to minimize the visibility of the new structure within the district. Infill construction should reflect the character of the district, including the prevailing heights of contributing buildings without creating a false sense of history. Property owners should consult early in the process with a Planning Department Historic Preservation Technical Specialist when developing a proposal.

Additions will be reviewed on a case-by-case basis and any proposed addition should be located in an inconspicuous location and not result in a radical change to the form or character of the historic building. A vertical addition may be approved, depending on how the addition impacts the building and its relative visibility from the surrounding public rights-of-way within the district. The Planning Department evaluates all proposals for properties identified under Article 10 of the Planning Code for compliance with the Secretary of the Interior's Standards (36 C.F.R. § 67.7 (2001)). Based on these Standards, Department staff uses the following criteria when reviewing proposals for vertical additions:

- The structure respects the general size, shape, and scale of the features associated with the property and the district and the structure is connected to the property in a manner that does not alter, change, obscure, damage, or destroy any of the character-defining features of the property and the district.*
- The design respects the general historic and architectural characteristics associated with the property and the district without replicating historic styles or elements that will result in creating a false sense of history.*
- The materials are compatible with the property or district in general character, color and texture.*

As part of the Planning Department review process, the project sponsor shall conduct and submit an analysis that illustrates the relative visibility of a proposed vertical addition from within the district. As part of this analysis, sightline cross-sections and perspective drawings illustrating the proportionality and scale, as well as the visible extent of the addition from prescribed locations should be submitted.

- When a district provides an opportunity for new construction through existing vacant parcels or by replacing non-contributing buildings, a sensitive design is of critical importance. Historic buildings within the district should be utilized and referenced for design context. Contemporary design that respects the District's existing character-defining features without replicating historic designs is encouraged. The Department uses the following criteria when reviewing proposals for infill construction:*
- The structure respects the general size, shape, and scale of the character-defining features associated with the district and its relationship to the character-defining features of the immediate neighbors and the district.*
- The site plan respects the general site characteristics associated with the district.*
- The design respects the general character-defining features associated with the district.*
- The materials are compatible with the district in general character, color, and texture.*

Recommendations

Staff is requesting review and comment from the ARC regarding conformity with Appendix I to Article 10 of the Planning Code and the Secretary of the Interior's Standards for the proposed project and its effect on the character-defining features of the subject historic district. Additionally, while Article 10 does not call out specific character defining features for each of the contributing buildings, Staff find that the district's character defining features are all associated with the subject property. Thus the same set of character defining features are assessed both for the historic district and subject historic building.

- 1) ***Overall Form and Continuity*** The proposed new addition to the historic resource, and the new adjacent building, both total five stories, thus not exceeding the district's characteristic height range of 1-6 stories.
 - **Staff Analysis/Recommendation:** As the historic resource is only one story with increased visual prominence on a corner lot, the vertical addition must be carefully sited to avoid dwarfing the resource and ensure a sensitive transition between the old and the new. Staff requests ARC input on appropriate setbacks or other design modifications to ensure the proposed five story addition respects the one-story historic resource by not visually dominating the resource.
- 2) ***Scale and Proportion*** Typical of district contributing warehouse and light industrial buildings, the subject resource is a bulkier structure built up to the south and east property lines. Few façade changes are proposed, and the fenestration patterns of large arched openings will be retained.
 - **Staff Analysis/Recommendation.** Staff requests ARC input on appropriate setbacks or other design modifications to ensure the bulky character of the resource is retained and the new addition does not visually dominate the resource.
- 3) ***Fenestration*** Few changes are proposed to the existing fenestration patterns, and the large arched openings on the primary south and east elevations will be retained. A new entry is proposed which would remove a characteristic arched window, though inconspicuously sited along the non-primary north façade. Compatible new window frames and glazing are proposed to replace existing non original windows in select locations along the street facing north and east facades.
 - **Staff Analysis/Recommendation.** Staff believe the few proposed façade changes to the historic resource respect the historic fenestration patterns and materials, and have no recommended changes to these elements of the proposed project.
- 4) ***Materials*** The historic resource's brick masonry façade will remain intact, with the exception of the new entryway proposed for the rear north non-primary facing façade. The new vertical addition consists of clear insulated glazing, largely enveloped by terra cotta sunscreen on stories 3-5. The first two stories of the new Stanford building are clad with glazed terra cotta and fenestrated with glazed vertical pivot windows, plus entryways on the more northerly portion of the east facing façade. Exposed concrete as well as ground level metal panels are also proposed for the Stanford building.
 - **Staff Analysis/Recommendation.** Materials proposed for the vertical addition are obviously contemporary which ensure the addition is not replicating existing features or creating a false

sense of history. Staff find the heavy use of glazing provides clear distinction between the addition and the historic resource, thus avoiding any ambiguity between what is historic and what is not, helping the historic resource to continue to read as a historic resource. Staff finds the terracotta sunscreen surrounding the glazing helps reduce the appearance of excessive glazing, while incorporating a material whose textures and colors gives a nod to the historic district in a contemporary way. So long as appropriate setback or other modifications are incorporated into the design to ensure the historic brick masonry building retains its visual prominence, Staff find the proposed materials of the vertical addition to be appropriate.

Staff finds materials proposed for the Stanford Building to be appropriate. Staff find the amount of glazing helps ensure the new building to read as contemporary, and thus avoiding false historicism. Though through the incorporation of other materials such as exposed concrete, metal panels, and glazed terracotta, the building is designed in a thoughtful way which is sensitive and compatible with the historic district.

5) ***Color*** While glazing is proposed for much of both buildings, both designs also introduce solid materials. A terracotta sunscreen is proposed to envelope the glassy vertical addition of the Townsend building, and glazed terracotta, exposed concrete and metal are proposed for the Stanford building.

- **Staff Recommendation.** Staff find colors introduced for both buildings to be compatible with both the historic resource and the historic district. The orange-brown color of the Townsend building's terracotta sunscreen is compatible with the color of the subject property's brick masonry façade, as well as other brick masonry buildings found throughout the district. Similarly the glazed terracotta, exposed concrete and metal proposed for the Stanford building offer architectural details whose colors align with the muted earth tones which dominate the district, thus offering a nod to the historic district, though expressed in a contemporary way to avoid creating a false sense of history.

6) ***Texture*** Both the proposed Townsend Street addition and the new Stanford building include copious amounts of glazing. Additionally, both the Townsend Street addition and Stanford building include glazed terracotta features and the Stanford building includes exposed concrete.

- **Staff Analysis/Recommendation.** The smooth texture of glazing varies from the rough texture of brick and concrete which is prominent throughout the historic district though staff do not find this variation in texture to be incompatible. Furthermore the varying textures allow the new addition and new building to read as contemporary and avoid false sense of historicism, while allowing the historic resource's rough brick texture to pop. The proposed terracotta on both buildings will be glazed, thus ensuring compatibility with the new addition and building, and differentiation with the rough facades of the historic building and other buildings throughout the district. Furthermore, the exposed concrete of the Stanford Building provides a reference to the rough textures prominent throughout the historic district, though in a modern context.

7) ***Detail:** As few façade changes are proposed, the project will have little impact on the architectural details of the historic resource. The new vertical addition and new building are designed in contemporary ways and do not include any architectural details that create a sense of false historicism.*

- **Staff Analysis/Recommendation.** Staff find the project design to respect the subject historic resource's architectural details.

Requested Action

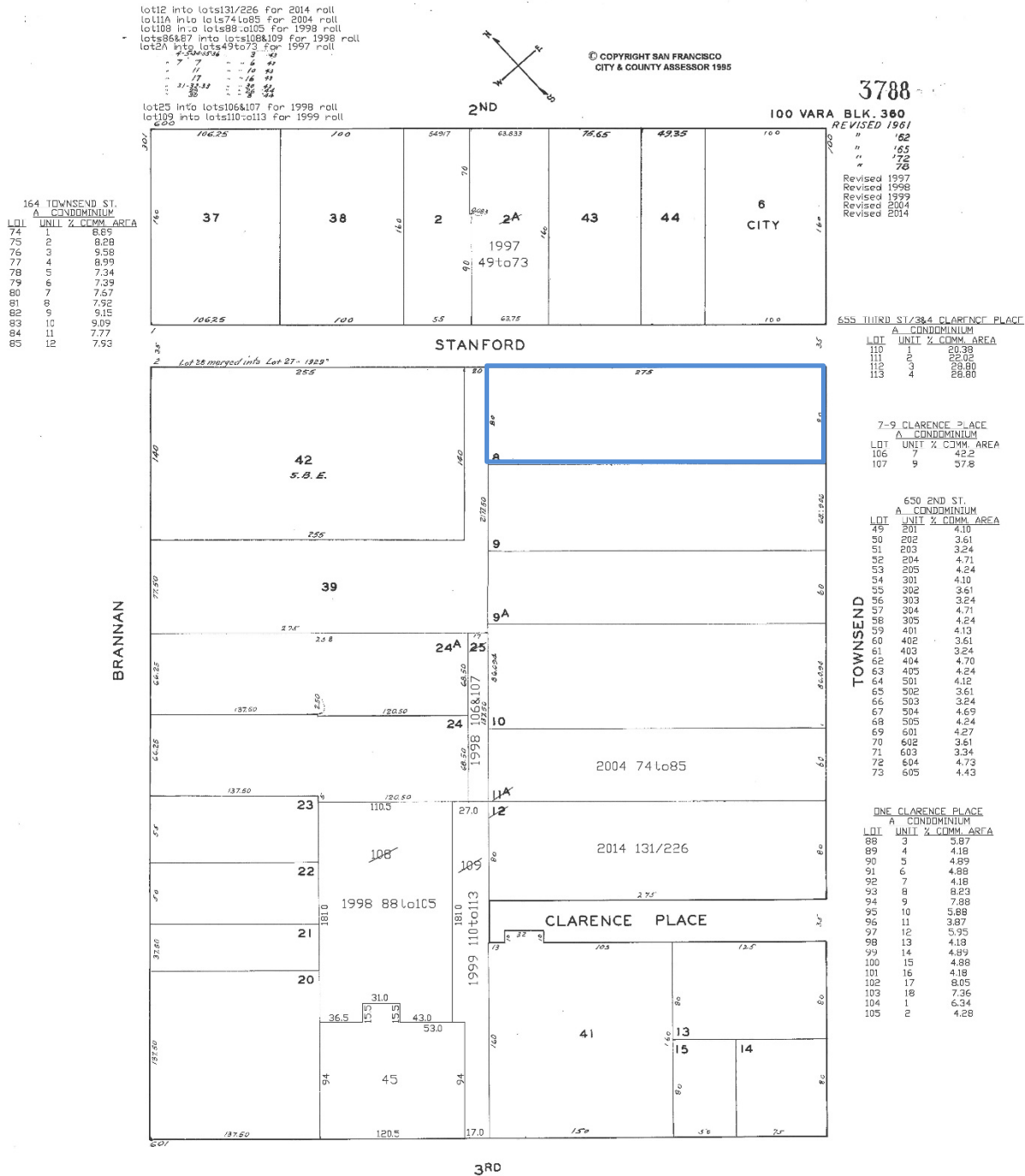
The Department seeks comments on:

- Compatibility of the proposal with the character defining features of the landmark district and subject contributing property;
- Recommendations for overall form and continuity of the proposal;
- Recommendations for scale and proportion of the proposal;
- Other project recommendations proposed by staff

Attachments:

- Exhibits including:
 - Parcel Map
 - Zoning Map
 - Aerial Photo
 - Sanborn Map
 - Exterior Site Photos
- Designating Ordinance (Appendix I to Article 10)
- Architectural and Conceptual Plans dated July 15, 2020

Parcel Map

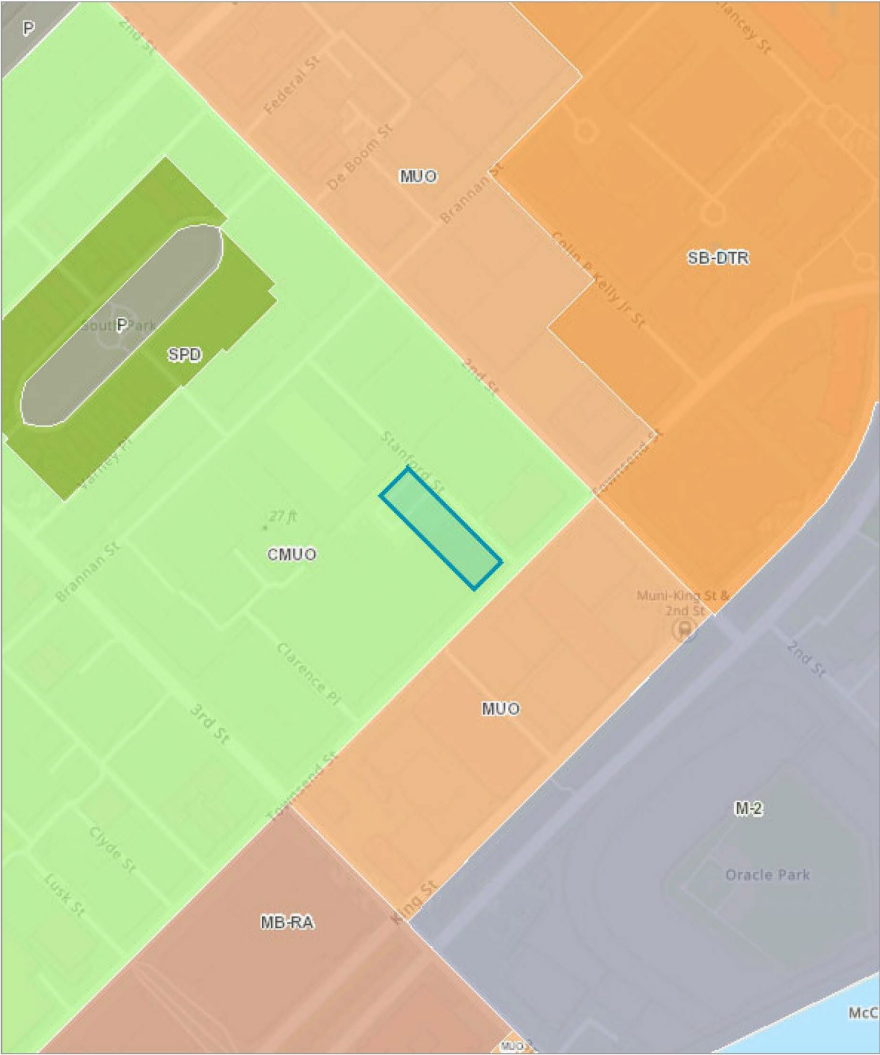


Subject property outlined in blue

Zoning Map



Map for: 130 TOWNSEND ST



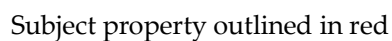
Subject property outlined in blue

Aerial Photo



Subject property outlined in red

THESE SANBORN MAPS ARE DATED TO THE MID 1990's
USE ONLY FOR HISTORICAL CONTEXT



Exterior Site Photo



Front Façade

Exterior Site Photo



East Elevation Facade

Exterior Site Photos



Rear Facade

[Print](#)

San Francisco Planning Code

APPENDIX I TO ARTICLE 10 - SOUTH END HISTORIC DISTRICT

SEC. 1. FINDINGS AND PURPOSES.

The Board of Supervisors hereby finds that the area known and described in this ordinance as the South End Historic District has a special character and special historical, architectural and aesthetic interest and value and constitutes a distinct section of the City. The Board of Supervisors further finds that designation of this area as an Historic District will further and conform to the purposes and standards of Article 10 of the City Planning Code and the standards set forth therein, and that preservation on an area basis rather than on the basis of individual structures alone is in order. This ordinance is intended to further the general purpose of historic preservation legislation as set forth in Section 1001 of the City Planning Code and to promote the public health, safety and general welfare.

(Added by Ord. 104-90, App. 3/23/90)

SEC. 2. DESIGNATION.

Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, the South End is hereby designated as an Historic District, this designation having been duly approved by Resolution No. 11869 of the City Planning Commission.

(Added by Ord. 104-90, App. 3/23/90)

SEC. 3. LOCATION AND BOUNDARIES.

The location and boundaries of the South End Historic District shall be as designated on the South End Historic District Map, the original of which is on file with the Clerk of the Board of Supervisors under File No. 115-90-3, which Map is hereby incorporated as though fully set forth.

(Added by Ord. 104-90, App. 3/23/90)

SEC. 4. RELATION TO CITY PLANNING CODE AND REDEVELOPMENT PLAN FOR THE RINCON POINT-SOUTH BEACH PROJECT AREA.

(a) Article 10 of the City Planning Code is the basic law governing historic preservation in the City and County of San Francisco. This ordinance, being a specific application of Article 10, is both subject to and in addition to the provisions thereof.

(b) Except as may be specifically provided to the contrary in the ordinance, nothing in this ordinance shall supersede, impair or modify any City Planning Code provisions applicable to property in the South End Historic District, including but not limited to existing and future regulations controlling uses, height, bulk, coverage, floor area ratio, required open space, off-street parking and signs.

(c) Nothing in this ordinance shall supersede, impair or modify any provisions of the Redevelopment Plan (including the Design for Development), for the Rincon Point-South Beach Project Area which are applicable to property located in such Redevelopment Project Area and designated part of this South End Historic District.

(Added by Ord. 104-90, App. 3/23/90)

SEC. 5. STATEMENT OF SIGNIFICANCE.

(a) History of the area: For decades after the 1849 Gold Rush, San Francisco was the principal seaport and connection with the outside world for California and the West Coast. San Francisco's expansion and transformation into one of the most important cities in North America is attributable to the eminence of its port which, because of its sheltered location and deep water, became one of the best-suited on the Pacific Ocean.

The development of warehouses over a 120-year period along the southern waterfront provides a benchmark from which to view architectural and technological responses to the rapid changes of growing industrial nation state and city. The interdependence of architecture and history can be seen from a look at the evolution of warehouse forms along the southern waterfront. Unlike most other areas of the San Francisco waterfront, the South End District contains an extraordinary concentration of buildings from almost every period of San Francisco's maritime history. Several street fronts - such as Second, Third and Townsend - are characterized by solid walls of brick and reinforced concrete warehouses. With this harmony of scale and materials, the South End Historic District is clearly a visually recognizable place.

One-story warehouses were common in the nineteenth century but rare in the early twentieth due to the increasing cost of land. Two of the oldest warehouses in the historic district are one story in height: Hooper's Warehouse (1874) and the California Warehouse (1882). Their horizontal orientation is accentuated through the use of strong cornice lines with decorative brick patterns.

Multi-story buildings have been more common along the southern waterfront since the turn of the century. After 1906, almost all new warehouses were constructed to be at least three stories in height, and several warehouses on Second and Townsend Streets reached six stories. The invention of the forklift in the 1930s eliminated advantages which multi-story buildings enjoyed over single-story structures. Since 1945, almost all warehouses constructed in the United States have been one story in height. Many multi-story warehouses and industrial buildings have been converted to other uses or are vacant because they have become obsolete for most warehouse or industrial functions.

South End's period of historical significance, 1867 to 1935, comprises the era during which the waterfront became a vital part of the City's and nation's maritime commerce. The buildings of the South End Historic District represent a rich and varied cross-section of the prominent local architects and builders of the period. Four buildings remain from the nineteenth century; another four were constructed in the six-year interval preceding the 1906 earthquake. The majority of the buildings were erected between 1906 and 1929, a period during which trade along the waterfront increased dramatically.

Several events shaped this part of San Francisco. The building of Long Bridge in 1865 on the line of Fourth Street south to Point San Quentin or the Potrero district, opened up opportunities for new industrial development in the southern part of the city. The Second Street cut of 1869, through fashionable Rincon Hill, allowed access from downtown to the southern waterfront. The completion of the transcontinental railroad in 1869 (and the eventual extension of railway lines into the area) was the single most important event to impact the district. The fire of 1906 and the opening of the Panama Canal in 1914 were further impetuses to warehouse construction in this area, as were the seawall and the Belt Line Railway.

Prominent figures in San Francisco history have been associated with the district. William Ralston, founder of the Bank of California, builder of the Palace Hotel, and financier of San Francisco and the West, owned property in the district and was a major force in politically engineering the Second Street cut in 1869. William Sharon, a U.S. Senator from Nevada in 1875 - 1881, acquired much of Ralston's estate and also co-owned and built the California Warehouse on the corner of Second and Townsend for Haslett and Bailey in 1882.

William P. Aspinwall founded the internationally important Oriental Warehouse (Pacific Mail Steamship Company) in this district during the Gold Rush. John Hooper built Hooper's South End Grain Warehouse at Japan and Townsend Streets in 1874 for California's lucrative grain trade. Hooper was a member of a family known particularly for its lumber trade, with large land holdings just south of the South End Historic District.

The leading warehouse firms in San Francisco were those of the Haslett and Lamb families. Samuel Haslett, a native of Ireland, came to San Francisco in the 1870s and became a partner with J.W. Cox at the Humboldt Warehouse on Rincon Point. Haslett's sons continued the business after his death, and Samuel Haslett IV is now president of the firm. Once nationally known in warehousing, the Hasletts built or are associated with seven warehouses in the district. George Lamb founded the South End Warehouse Company in 1905, and later co-founded the drayage and hauling firm of King and Company. South End operated six warehouses in the area at various times.

Charles Lee Tilden (1857 - 1950) built 111 - 113 Townsend, a Haslett warehouse, and the Overland warehouse at Third and Townsend Streets. Tilden, a highly successful business entrepreneur, also founded the East Bay Regional Park system in 1934. Charles Norton Felton (1828 - 1914), Senator, Congressman, and early developer of oil in California, is associated with warehouses at 275 Brannan Street and 601 Second Street.

The proposed historic district is an important visual landmark for the City as a whole. The large number of intact masonry warehouses which remain to this day are reminders of the maritime and rail activities which helped to make San Francisco a great Turn-of-the-Century Port City. The warehouse district, because of its distinct building forms, is identifiable from many parts of San Francisco and the greater Bay Area. Additional historical information may be found in the South End Historic District Case Report No. 89.065L.

(Added by Ord. 104-90, App. 3/23/90)

SEC. 6. FEATURES.

(a) Features of Existing Buildings.

1. **Overall Form and Continuity.** Building height is generally within a six-story range, and many of the oldest structures are one or two stories in height.
2. **Scale and Proportion.** The buildings are of typical warehouse design, large in bulk, often with large arches and openings originally designed for easy vehicular access. There is a regularity of overall form. The earlier brick structures blend easily with the scaled-down Beaux Arts forms of the turn of the century and the plain reinforced concrete structures characteristic of twentieth-century industrial architecture.
3. **Fenestration.** The earliest structures have few windows, expressing their warehouse function. They are varied in size, rhythmically spaced, deeply recessed, produce a strong shadow line, and relate in shape and proportion to those in nearby buildings. Larger industrial sash windows began to be incorporated in structures built from the 1920s and onward. Door openings are often massive to facilitate easy access of bulk materials.
4. **Materials.** Standard brick masonry is predominant for the oldest buildings in the district, with reinforced concrete introduced after the 1906 fire, although its widespread use did not occur until the 1920s. Brick and stone paving treatments on Federal and First and De Boom Streets respectively are extant as well as Beltline Railroad Tracks which run throughout the District.
5. **Color.** Red brick is typical, with some yellow and painted brick. Muted earth tones predominate

in shades of red, brown, green, gray and blue.

6. **Texture.** Typical facing materials give a rough textured appearance. The overall texture of the facades is rough grained.

7. **Detail.** Arches are common at the ground floor, and are frequently repeated on upper floors. Flattened arches for window treatment are typical. Cornices are simple and generally tend to be abstract versions of the more elaborate cornices found in downtown commercial structures from the nineteenth century. Most of the surfaces of the later buildings are plain and simple reflecting their function. Some of the earlier brick work contains suggestions of pilasters, again highly abstracted. Where detail occurs, it is often found surrounding entryways.

(b) **Standards for New Construction and Alterations.**

1. **Facade Line Continuity.** Facade line continuity is historically appropriate. Therefore, setbacks at lower floors and arcades, not generally being features of the South End Historic District, are generally not acceptable.

2. **Fenestration and Design Elements for New Construction.** In areas with a concentration of buildings characterized by a high proportion of mass to void and deeply recessed openings, vertical orientation and limited fenestration, the design of new construction should relate to those elements. In areas characterized by buildings with industrial style fenestration, new construction should relate to those design elements.

3. **Signs.**

(A) **Principal Signs.** Only one sign will be allowed per establishment per street frontage. A flush sign with lettering intended to be read from across the street is permitted. On brick surfaces, signs should be mounted with a minimum number of penetrations of the wall, and those penetrations only in the mortar joints.

(B) **Secondary Signs.** One per establishment per street frontage. A secondary sign is intended to be viewed close-up and consists of: (a) Lettering on a door or window which contains only the name and nature of the establishment, hours of operation and other pertinent information. (b) A projecting sign not exceeding two square feet in area used in conjunction with a principal flush sign.

(c) **Exterior Changes Requiring Approval.** Any exterior change within the South End Historic District shall require a Certificate of Appropriateness pursuant to the provisions of Article 10 when such work requires a city permit. In addition, a Certificate of Appropriateness shall be required for cleaning masonry surfaces with abrasives and/or treatment of such surfaces with waterproofing chemicals. Sandblasting and certain chemical treatments detrimental to older brick will not be approved.

(Added by Ord. 104-90, App. 3/23/90)

SEC. 7. ADDITIONAL PROVISIONS FOR CERTIFICATES OF APPROPRIATENESS.

The procedures, requirements, controls and standards in Sections 1006 through 1006.8 of Article 10 of the Planning Code shall apply to all applications for Certificates of Appropriateness in the South End Historic District. In addition, the following provisions shall apply to all such applications; in the event of any conflict or inconsistency between the following provisions and Article 10, those procedures, requirements, controls, and standards affording stricter protection to landmarks, landmark sites, and the Historic District shall prevail.

(a) **Character of the Historic District.** The standards for review of all applications for the

Certificate of Appropriateness are set forth in Section 1006.7 of Article 10. For purposes of review pursuant to these standards, the character of the historic district shall mean the exterior architectural features as well as the historic brick and stone paving materials described in Section 6 of this ordinance.

(b) **New Construction.** New construction on vacant sites should conform to the general profile of the District, especially as to scale, sculptural qualities of facade and entrance detailing, fenestration patterns and materials described in Section 6 of this ordinance.

(c) **Masonry, Brickwork and Stonework.** A Certificate of Appropriateness shall be required for painting previously unpainted masonry, brick or stone exterior surfaces, for cleaning such surfaces with abrasives and/or treatment of such surfaces with waterproofing chemicals. Sandblasting and certain chemical treatment detrimental to masonry will not be approved.

(d) **Alterations.** It is recognized that certain alterations to the exteriors of buildings within the Historic District may be necessary in order to accommodate adaptive reuse of, and to provide sufficient light and air in, such buildings. Substantial alterations to Principal Facades, as defined in Planning Code Section 102, should be discouraged. Substantial alterations to non-principal facades, not originally intended to be viewed from the street, may be appropriate, provided such alterations maintain the character of the historic district.

(e) 200 Brannan Street, Lot 24 within Assessor's Block 3774 is a site proposed for high-density mixed-income housing within the Rincon Point-South Beach Redevelopment Project Area Plan. The subject property is a donut-shaped group of buildings of different dates behind a single unifying wall and the continuous facade wall which runs along the First and Brannan Streets is the contributory element of the site and adaptive reuse of the subject property is acceptable.

(Added by Ord. 104-90, App. 3/23/90; amended by Ord. [202-18](#), File No. 180557, App. 8/10/2018, Eff. 9/10/2018)

AMENDMENT HISTORY

Undesignated introductory paragraph and division (d) amended; Ord. [202-18](#), Eff. 9/10/2018.

SEC. 8. SIGNIFICANCE OF INDIVIDUAL BUILDINGS TO THE HISTORIC DISTRICT.

The history of each parcel within the Historic District is documented on the survey worksheets (Appendix A to the South End Historic District Case Report No. 89.065L). This classification of buildings in the South End Historic District is delineated in Case Report No. 89.065L. Each building is designated as one of the following:

1. **Contributory.** This category identifies buildings which date from the Historic District's period of significance and retain their historic integrity. These structures are of the highest importance in maintaining the character of the Historic District.

2. **Contributory - Altered.** This category identifies buildings which date from the historic district's period of significance but have had their historic integrity compromised by inappropriate alterations. Appropriate restoration of such buildings is encouraged. If a building in this category were to be appropriately restored, the category designation may be amended by the L.P.A.B. to "Contributory."

3. **Noncontributory.** This category identifies buildings which are outside the Historic District's period of significance or are so significantly altered that they have lost their integrity. A Certificate of Appropriateness shall not be required for demolition of a noncontributory building. Construction of new buildings on a demolished building site, additions to, and major alterations of noncontributory buildings should be compatible with the character of the Historic District, and would require a Certificate of Appropriateness in order to ensure compatibility with the character of the historic district.

(Added by Ord. 104-90, App. 3/23/90)

SEC. 9. PAINT COLOR.

Nothing in this legislation shall be construed as authorization to regulate paint colors used within the District.

(Added by Ord. 104-90, App. 3/23/90)

SEC. 10. ADDITIONS.

Additions to existing buildings and new infill construction proposed within the South End Historic District must reflect an understanding of the relationship of the proposal with the contributing buildings within the district. Additions shall be reviewed for compatibility with the historic building and the district while infill construction shall be reviewed for compatibility with the overall district. Neither should directly imitate nor replicate existing features. For additions, every effort should be made to minimize the visibility of the new structure within the district. Infill construction should reflect the character of the district, including the prevailing heights of contributing buildings without creating a false sense of history. Property owners should consult early in the process with a Planning Department Historic Preservation Technical Specialist when developing a proposal.

Additions will be reviewed on a case-by-case basis and any proposed addition should be located in an inconspicuous location and not result in a radical change to the form or character of the historic building. A vertical addition may be approved, depending on how the addition impacts the building and its relative visibility from the surrounding public rights-of-way within the district. The Planning Department evaluates all proposals for properties identified under Article 10 of the Planning Code for compliance with the Secretary of the Interior's Standards (36 C.F.R. § 67.7 (2001)). Based on these Standards, Department staff uses the following criteria when reviewing proposals for vertical additions:

- The structure respects the general size, shape, and scale of the features associated with the property and the district and the structure is connected to the property in a manner that does not alter, change, obscure, damage, or destroy any of the character-defining features of the property and the district.
- The design respects the general historic and architectural characteristics associated with the property and the district without replicating historic styles or elements that will result in creating a false sense of history.
- The materials are compatible with the property or district in general character, color and texture.

As part of the Planning Department review process, the project sponsor shall conduct and submit an analysis that illustrates the relative visibility of a proposed vertical addition from within the district. As part of this analysis, sightline cross-sections and perspective drawings illustrating the proportionality and scale, as well as the visible extent of the addition from prescribed locations should be submitted.

When a district provides an opportunity for new construction through existing vacant parcels or by replacing non-contributing buildings, a sensitive design is of critical importance. Historic buildings within the district should be utilized and referenced for design context. Contemporary design that respects the District's existing character-defining features without replicating historic designs is encouraged. The Department uses the following criteria when reviewing proposals for infill construction:

- The structure respects the general size, shape, and scale of the character-defining features associated with the district and its relationship to the character-defining features of the immediate

neighbors and the district.

- The site plan respects the general site characteristics associated with the district.
- The design respects the general character-defining features associated with the district
- The materials are compatible with the district in general character, color, and texture.

(Added by Ord. 298-08, File No. 081153, App. 12/19/2008)



PARCEL ADDRESS	
PARCEL:	BLOCK 3788 / LOT 008
ADDRESS:	130 TOWNSEND STREET SAN FRANCISCO, CA, 94107
ZONING DISTRICTS	
CMUO:	CENTRAL SOMA MIXED USE OFFICE
	CENTRAL SOMA MIXED USE - OFFICE DISTRICT CONTROLS
SPECIAL USE DISTRICTS	CENTRAL SOMA
OCCUPANCY	
EXISTING USE:	A (RESTAURANT)
PROPOSED USE:	B (OFFICE)
HEIGHT & BULK DISTRICT	
CURRENT ZONING:	65-X
PROPOSED HEIGHT:	65'-0"
PARCEL SIZE	
LOT AREA:	22,000 SF
HISTORIC RESOURCE STATUS	A
FAR RATIO	NONE

SITE ZONING INFORMATION

9

A00	COVER, CODE
A01	SITE PHOTOGRAPHS
A02	PROGRAM - BLDG 1 & 2
A03	SITE SURVEY
A04	SITE PLAN
A05	EXISTING PLAN
A05.1	DEMOLITION PLAN
A06	EXISTING ELEVATIONS
A07	STREETSCAPE IMPROVEMENTS
A08	ACTIVE SPACE DIAGRAM REQUIRED
A09	ACTIVE SPACE DIAGRAM PROPOSED
A10	TOWNSEND BLDG - BASEMENT
A11	TOWNSEND BLDG - LEVEL 1
A12	TOWNSEND BLDG - LEVEL 2
A13	TOWNSEND BLDG - LEVEL 3
A14	TOWNSEND BLDG - LEVEL 4
A15	TOWNSEND BLDG - LEVEL 5
A16	TOWNSEND BLDG - ROOF
A17	TOWNSEND BLDG - UPPER ROOF
A18	TOWNSEND BLDG - NORTH/SOUTH ELEVATIONS
A19	TOWNSEND BLDG - EAST/WEST ELEVATIONS
A20	TOWNSEND BLDG - SECTIONS
A21	TOWNSEND BLDG - SECTIONS
A22	TOWNSEND BLDG - RENDERING
A23	TOWNSEND BLDG - RENDERING
A24	TOWNSEND BLDG - RENDERING
A30	STANFORD BLDG - BASEMENT
A31	STANFORD BLDG - LEVEL 1
A32	STANFORD BLDG - LEVEL 2
A33	STANFORD BLDG - LEVEL 3
A34	STANFORD BLDG - LEVEL 4
A35	STANFORD BLDG - LEVEL 5
A36	STANFORD BLDG - ROOF
A37	STANFORD BLDG - UPPER ROOF
A38	STANFORD BLDG - NORTH ELEVATION
A39	STANFORD BLDG - EAST/WEST ELEVATIONS
A40	STANFORD BLDG - SECTIONS
A41	STANFORD BLDG - SECTIONS
A42	STANFORD BLDG - RENDERING
A43	STANFORD BLDG - RENDERING
A44	STANFORD BLDG - RENDERING
A50	STREET ELEVATIONS
A60	WALL SECTIONS
A61	WALL SECTIONS

SHEET LIST

10

EXCAVATION DETAILS:	
MAX DEPTH OF EXCAVATION:	APPROXIMATELY 15 FEET
AREA OF EXCAVATION:	3133 SF
AMOUNT OF EXCAVATION IN CUBIC YARDS:	1741 CY
USABLE OPEN SPACE REQUIREMENTS (SECTION 135.3):	
OFFICE USE:	1 SF PER 50 SF OF GROSS FLOOR AREA
REQUIRED:	47175 SF / 50 SF = 944 SF
PROPOSED:	6021 SF
POPOS REQUIREMENTS (SECTION 138):	
NONE	
PARKING REQUIREMENTS:	
NONE	
BIKE PARKING (SECTION 155.2):	
OFFICE USE:	
CLASS I:	1 SPACE PER 5000 SF OF OCCUPIED FLOOR AREA
REQUIRED PARKING:	46464 SF / 5000 SF = 10 SPOTS
PROPOSED PARKING:	10 CLASS I SPOTS
CLASS II: MINIMUM OF 2 SPACES PER 5000 SF. 1 SPACE PER ADDITIONAL 50,000 SF.	
REQUIRED PARKING:	(46464 SF / 5000 SF) X 2 = 20 SPOTS
PROPOSED PARKING:	20 CLASS II SPOTS
PDR USE (INDUSTRIAL):	
CLASS I:	1 SPACE PER 12000 SF OF OCCUIED FLOOR AREA.
REQUIRED PARKING:	NONE (PDR SPACE BELOW 12000 SF)
CLASS II: MINIMUM 2 SPOTS. 4 SPOTS FOR SPACES LARGER THAN 50000 SF	
REQUIRED PARKING:	2 SPOTS
PROPOSED:	2 CLASS II SPOTS
SHOWERS AND LOCKERS (SECTION 155.4)	
REQUIRED FACILITIES:	4 SHOWERS AND 24 LOCKERS
PROPOSED FACILITIES:	4 SHOWERS AND 24 LOCKERS

CODE SUMMARY - STANFORD BUILDING

8

EXCAVATION DETAILS:	
MAX DEPTH OF EXCAVATION:	APPROXIMATELY 15 FEET
AREA OF EXCAVATION:	3339 SF
AMOUNT OF EXCAVATION IN CUBIC YARDS:	1855 CY
USEABLE OPEN SPACE REQUIREMENTS (SECTION 135.3):	
OFFICE USE:	1 SF PER 50 SF OF GROSS FLOOR AREA
REQUIRED:	36473 SF / 50 SF = 730 SF
PROPOSED:	7665 SF
POPOS REQUIREMENTS (SECTION 138)	
NONE (ADDITION IS UNDER 50,000 SF)	
PARKING REQUIREMENTS	
NONE	
BIKE PARKING (SECTION 155.2)	
OFFICE USE:	
CLASS I:	1 SPACE PER 5000 SF OF OCCUPIED FLOOR AREA
REQUIRED PARKING:	34714 SF / 5000 SF = 7 SPOTS
PROPOSED PARKING:	7 CLASS I SPOTS
CLASS II: MINIMUM OF 2 SPACES FOR EVERY 5000 SF. 1 SPACE PER ADDITIONAL 50,000 SF.	
REQUIRED PARKING:	(34714 SF / 5000 SF) X 2 = 14 SPOTS
PROPOSED PARKING:	14 CLASS II SPOTS
RETAIL USE:	
CLASS I:	1 SPACE PER 7500 SF OF OCCUPIED FLOOR AREA
REQUIRED PARKING:	NONE (RETAIL SPACE BELOW 7500 SF)
CLASS II: MINIMUM 2 SPACES. 1 PER 750 SF.	
REQUIRED PARKING:	1759 SF / 750 = 3
PROPOSED PARKING:	3 CLASS II SPOTS
SHOWERS AND LOCKERS (SECTION 155.4)	
REQUIRED FACILITIES:	2 SHOWERS AND 12 LOCKERS
PROPOSED FACILITIES:	2 SHOWERS AND 12 LOCKERS

CODE SUMMARY - TOWNSEND BUILDING

7



RENDERING

2

PROJECT NARRATIVE

THE PROPOSED PROJECT WILL CREATE A VERTICAL ADDITION TO AN EXISTING BUILDING, RESULTING IN AN OFFICE BUILDING WITH GROUND FLOOR RETAIL AND WILL ALSO CONSTRUCT A SECOND NEW, 5 LEVEL OFFICE BUILDING ON THE EXISTING SURFACE PARKING ON THE NORTH SIDE OF THE PROPERTY. THE EXISTING BUILDING IS A HISTORIC RESOURCE, AND THE PROPOSED DESIGN INCORPORATES THE STREET FACING FACADES OF THE EXISTING STRUCTURE.

THE SITE IS A CORNER LOT WITH 80'-0" OF FRONTAGE ALONG TOWNSEND STREET AND 275'-0" OF FRONTAGE ALONG STANFORD STREET. THE SITE IS LOCATED WITH CLOSE PROXIMITY TO TRANSIT HUBS.

THE PROPOSED OFFICE PROJECT WILL BE DESIGNED AND CONSTRUCTED AS TWO SEPARATE BUILDINGS, EACH UNDER THE LIMIT OF THE SMALL OFFICE ALLOCATION OF 49,999 SF. THE BUILDINGS WILL BE DESIGNED AND BUILT TO BE ENTIRELY AUTONOMOUS. AS SUCH, THEY WILL EACH HAVE SEPARATE MEP SYSTEMS, STRUCTURAL SYSTEMS, ENTRANCES AND EGRESS, WALLS, AND DESIGNS. THE BUILDINGS WILL BE CONSTRUCTED CONCURRENTLY, WITH AN OVERALL CONSTRUCTION ESTATION OF 16 MONTHS FOR THE ENTIRE PROPERTY.

THESE BUILDINGS ARE ADDRESSED INDIVIDUALLY IN THIS APPLICATION PACKAGE, REFERRED TO AS THE TOWNSEND BUILDING OR BUILDING 1 (FRONTING TOWNSEND STREET), AND THE STANFORD BUILDING OR BUILDING 2 (FRONTING STANFORD STREET).

PROJECT NARRATIVE

4



VICINITY MAP

1



VIEW ALONG TOWNSEND STREET - LOOKING EAST

4



VIEW ALONG TOWNSEND STREET - LOOKING AT FACADE

1



VIEW ALONG TOWNSEND STREET - LOOKING WEST

3



VIEW ALONG STANFORD STREET - LOOKING SOUTH

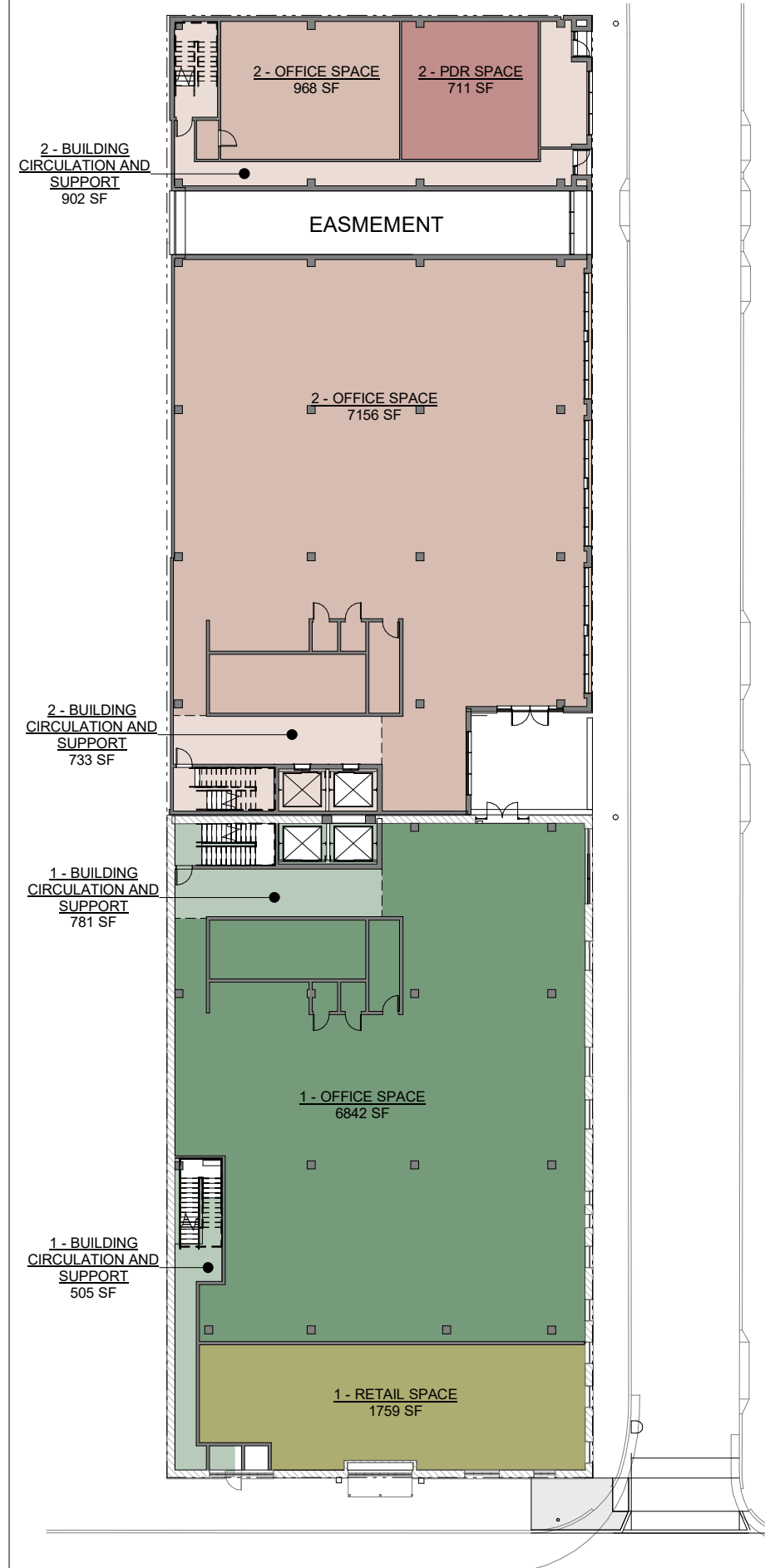
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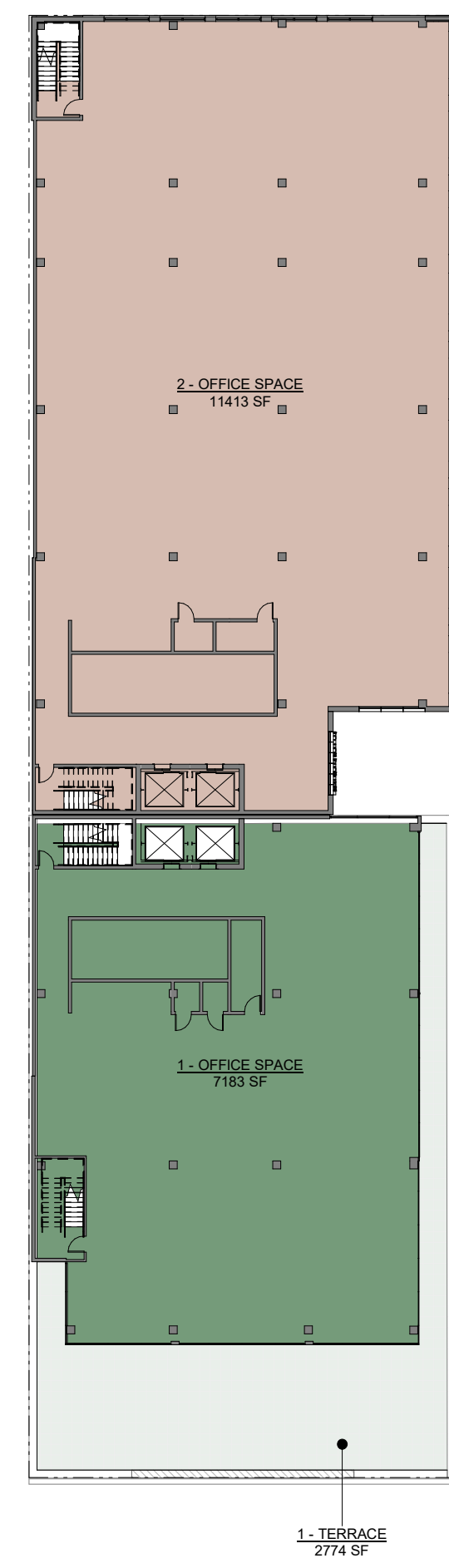
KEY MAP

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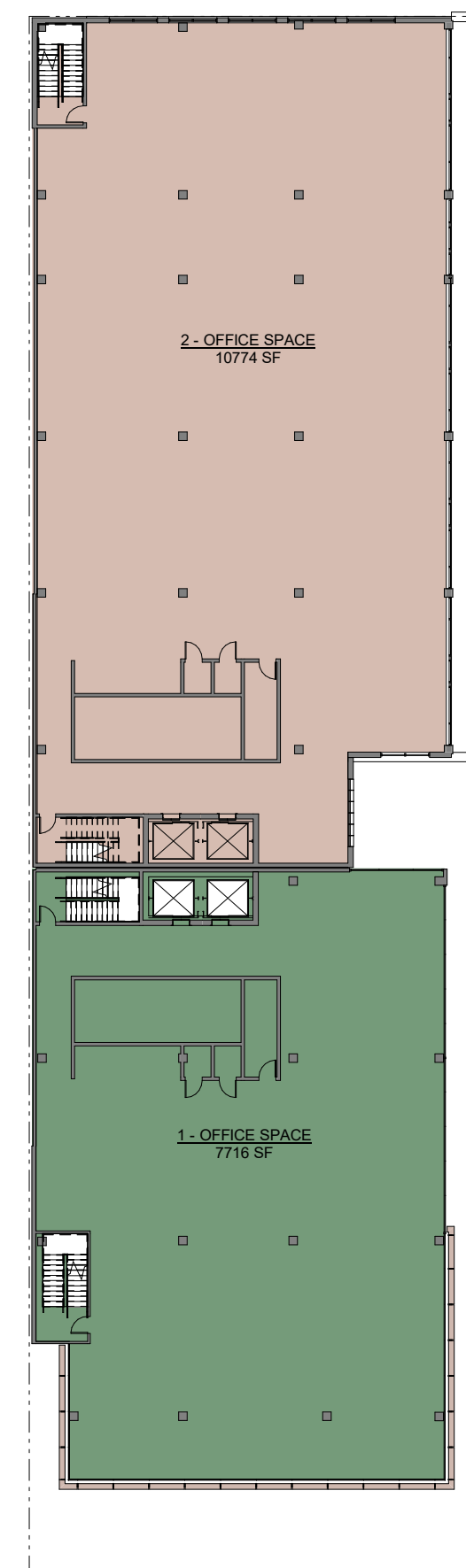




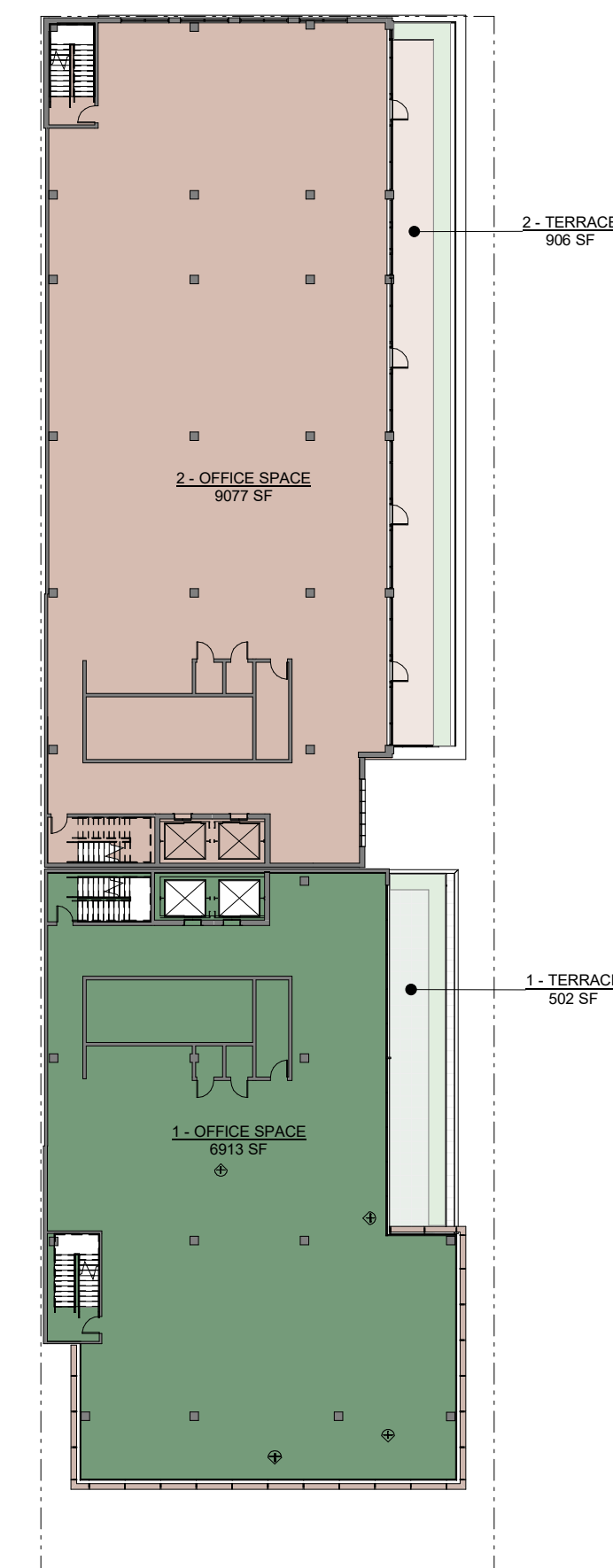
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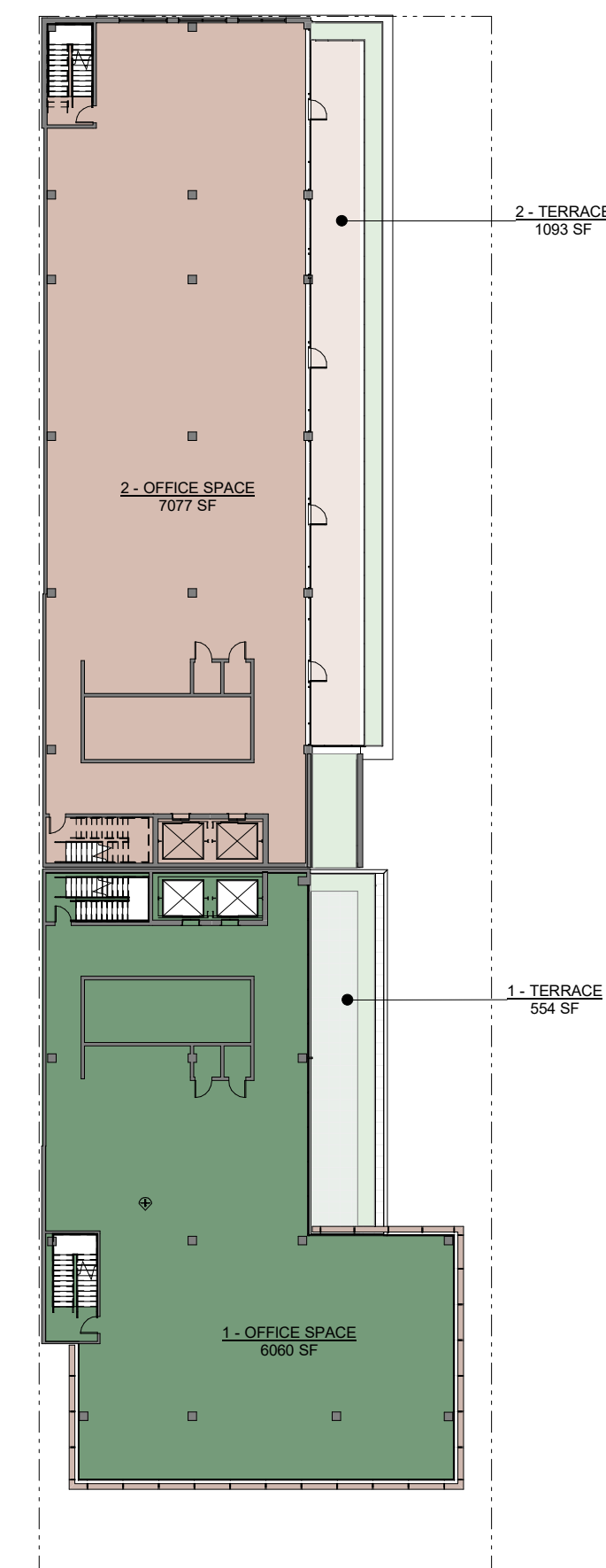
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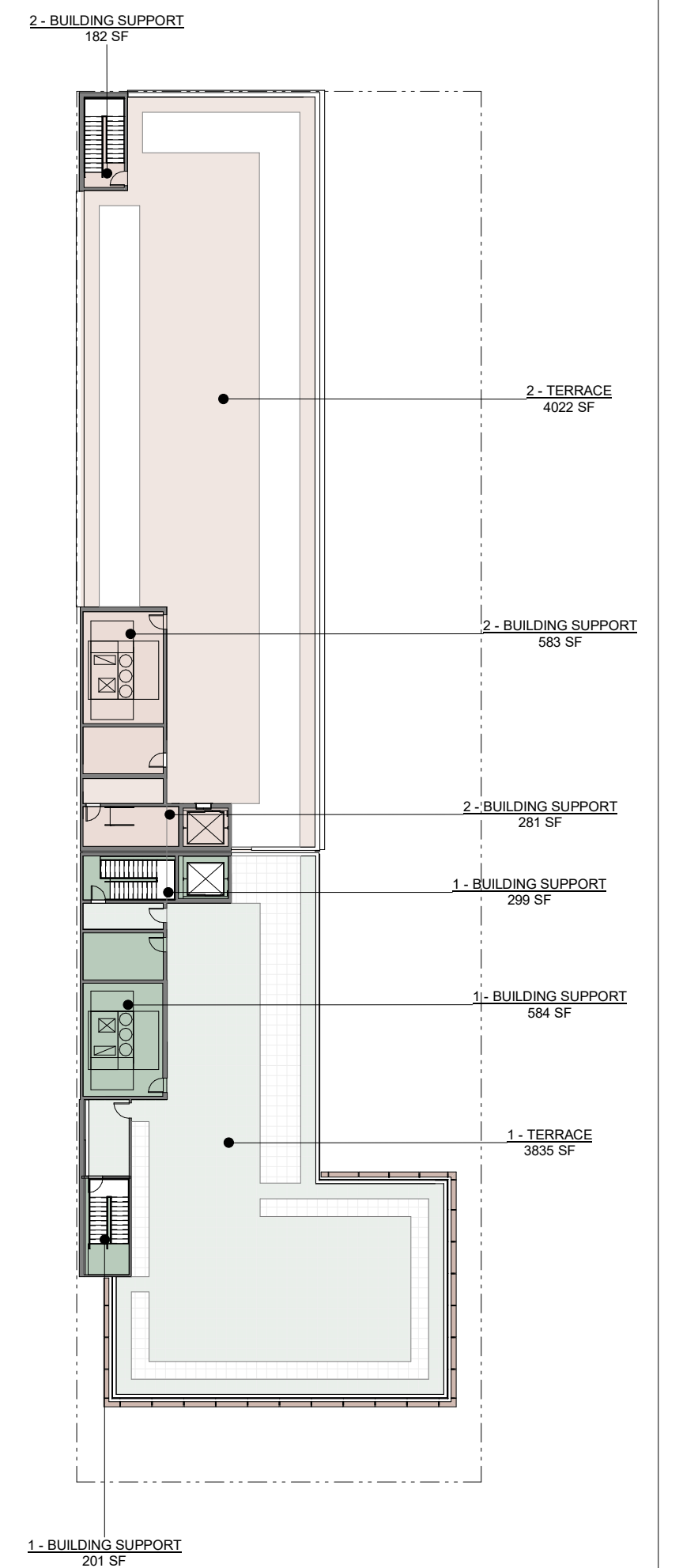
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4



5



6

BASEMENT	1 - BIKE PARKING AND SUPPORT	980 SF
BASEMENT	1 - BUILDING CIRCULATION AND SUPPORT	2342 SF
LEVEL 1	1 - OFFICE SPACE	6842 SF
LEVEL 1	1 - RETAIL SPACE	1759 SF
LEVEL 1	1 - BUILDING CIRCULATION AND SUPPORT	781 SF
LEVEL 1	1 - BUILDING CIRCULATION AND SUPPORT	505 SF
LEVEL 2	1 - OFFICE SPACE	7183 SF
LEVEL 3	1 - OFFICE SPACE	7716 SF
LEVEL 4	1 - OFFICE SPACE	6913 SF
LEVEL 5	1 - OFFICE SPACE	6060 SF
ROOF	1 - BUILDING SUPPORT	299 SF
ROOF	1 - BUILDING SUPPORT	201 SF
ROOF	1 - BUILDING SUPPORT	584 SF
		42165 SF

LEVEL 2	1 - TERRACE	2774 SF
LEVEL 4	1 - TERRACE	502 SF
LEVEL 5	1 - TERRACE	554 SF
ROOF	1 - TERRACE	3835 SF
		7665 SF

LEVEL 1	1 - OFFICE SPACE	6842 SF
LEVEL 1	1 - RETAIL SPACE	1759 SF
LEVEL 2	1 - OFFICE SPACE	7183 SF
LEVEL 3	1 - OFFICE SPACE	7716 SF
LEVEL 4	1 - OFFICE SPACE	6913 SF
LEVEL 5	1 - OFFICE SPACE	6060 SF
		36473 SF

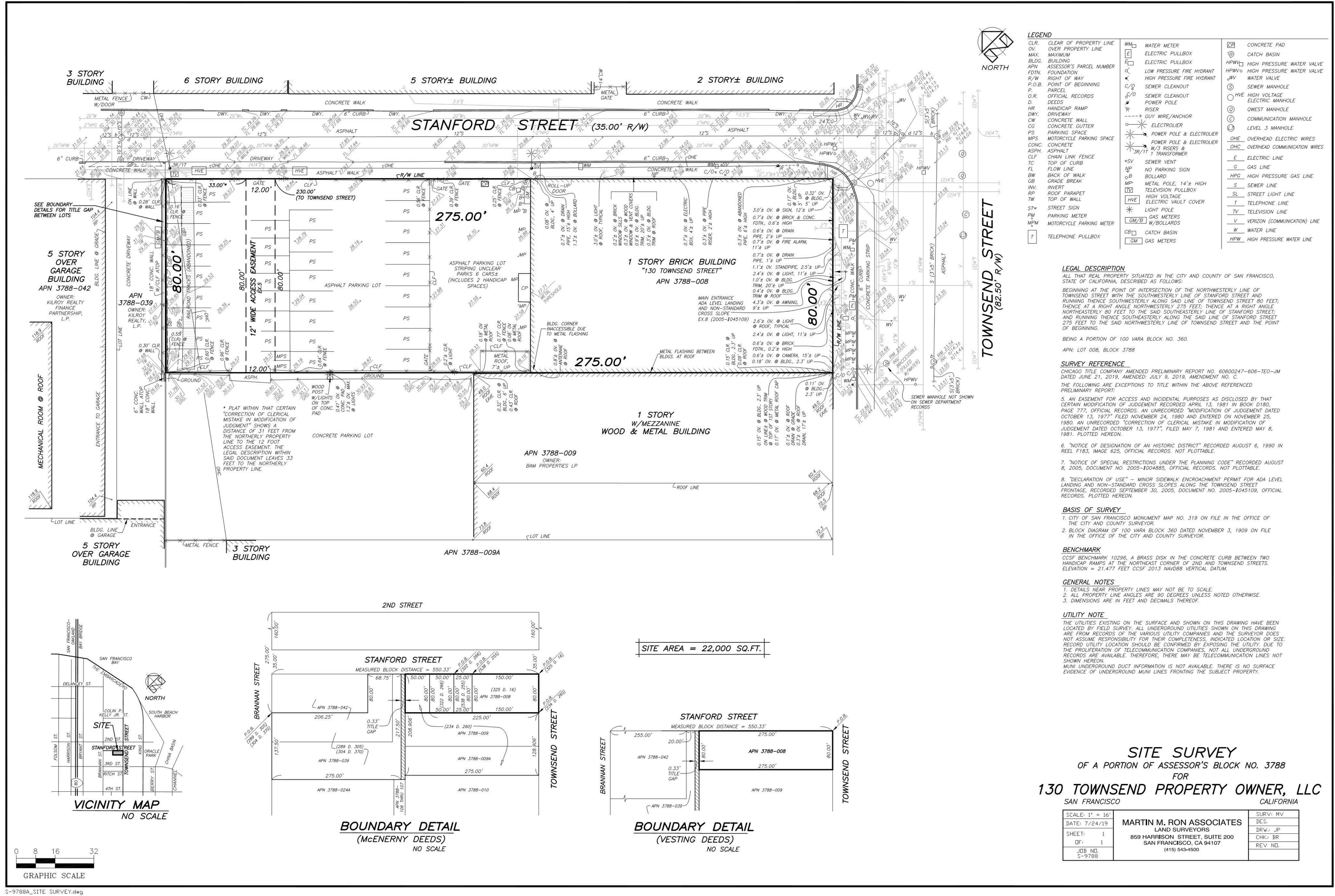
BASEMENT	2 - BIKE PARKING AND SUPPORT	964 SF
BASEMENT	2 - BUILDING CIRCULATION AND SUPPORT	2164 SF
LEVEL 1	2 - OFFICE SPACE	7156 SF
LEVEL 1	2 - OFFICE SPACE	968 SF
LEVEL 1	2 - BUILDING CIRCULATION AND SUPPORT	902 SF
LEVEL 1	2 - BUILDING CIRCULATION AND SUPPORT	733 SF
LEVEL 1	2 - PDR SPACE	711 SF
LEVEL 2	2 - OFFICE SPACE	11413 SF
LEVEL 3	2 - OFFICE SPACE	10774 SF
LEVEL 4	2 - OFFICE SPACE	9077 SF
LEVEL 5	2 - OFFICE SPACE	7077 SF
ROOF	2 - BUILDING SUPPORT	182 SF
ROOF	2 - BUILDING SUPPORT	583 SF
ROOF	2 - BUILDING SUPPORT	281 SF
		52985 SF

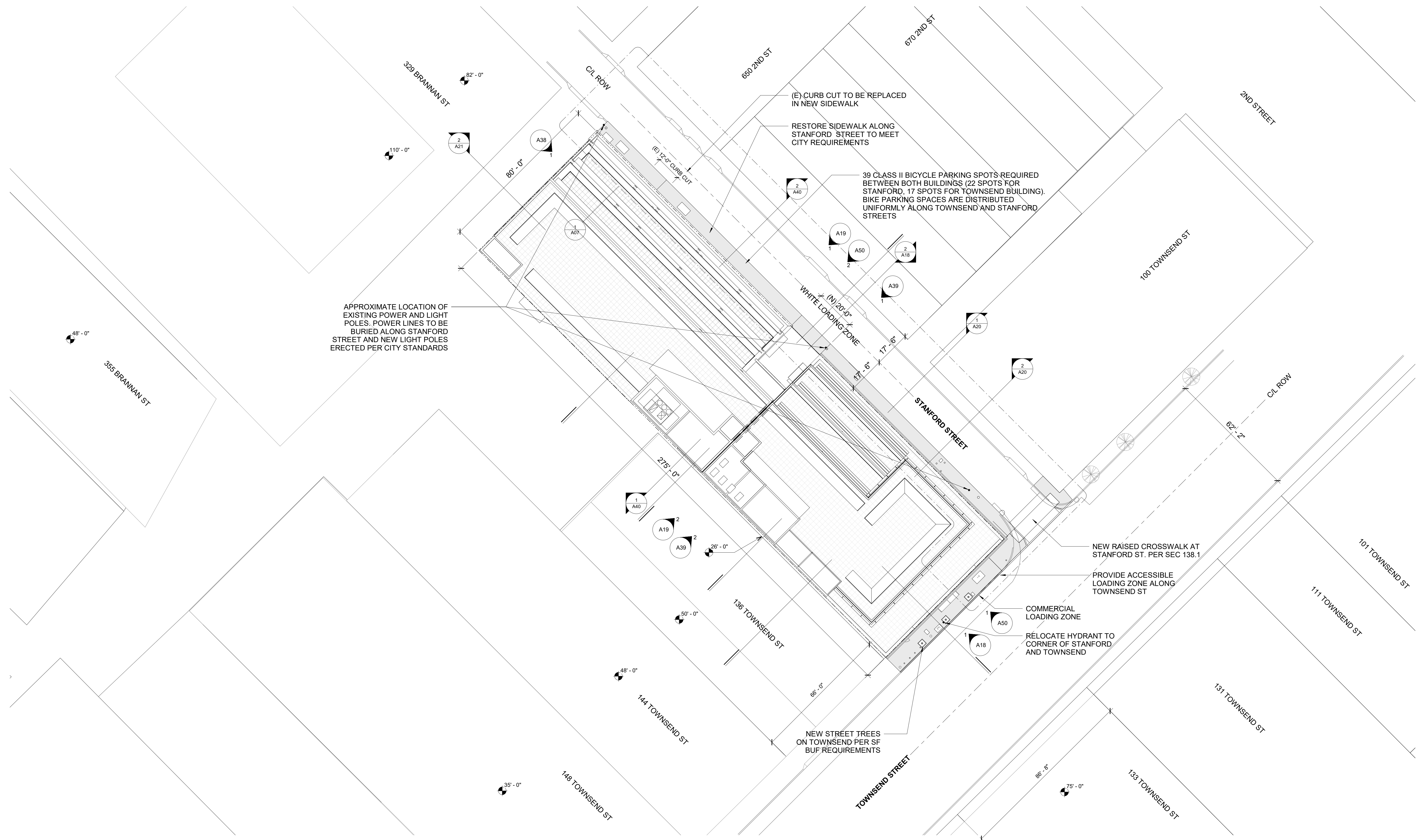
LEVEL 4	2 - TERRACE	906 SF
LEVEL 5	2 - TERRACE	1093 SF
ROOF	2 - TERRACE	4022 SF
		6021 SF

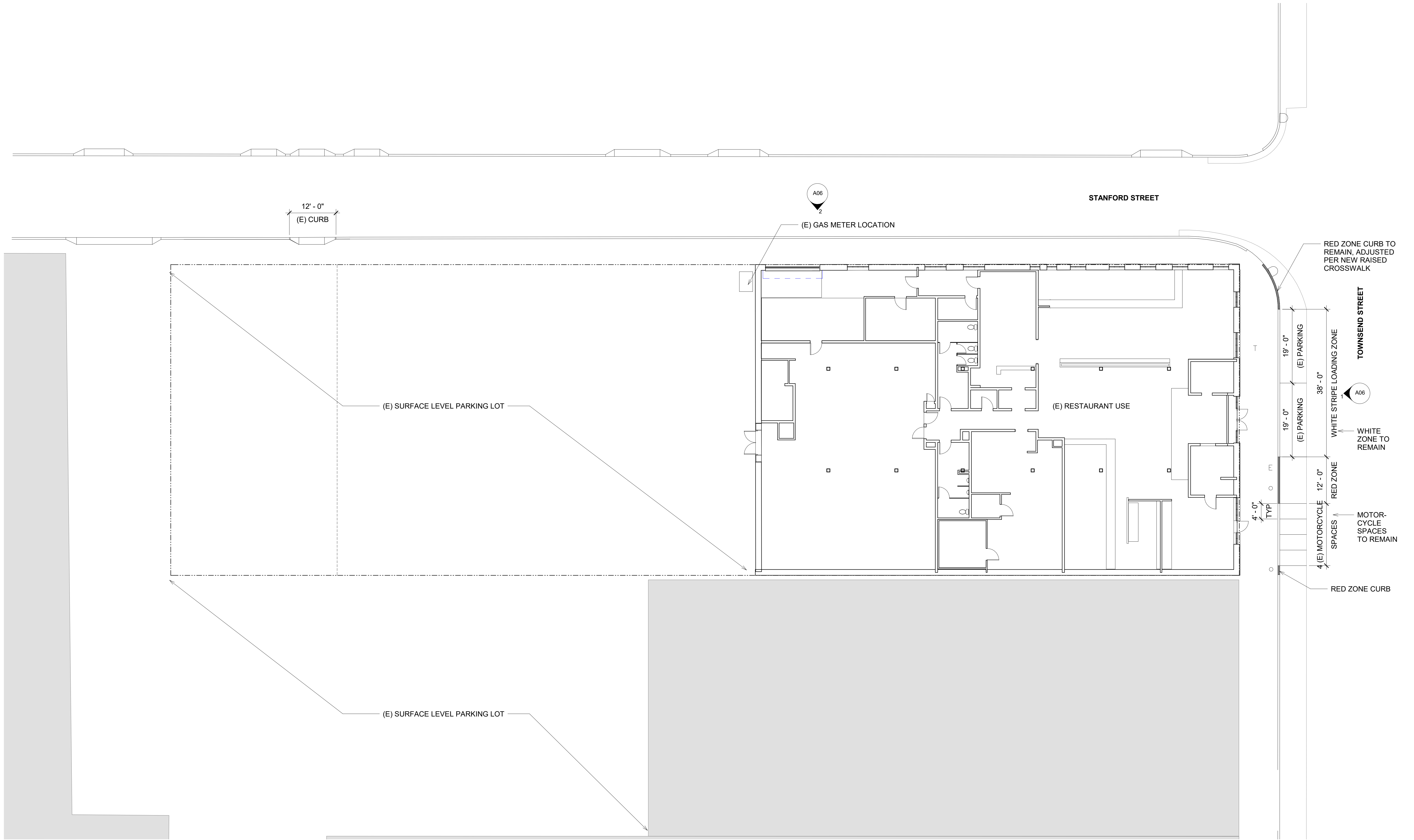
LEVEL 1	2 - OFFICE SPACE	7156 SF
LEVEL 1	2 - OFFICE SPACE	968 SF
LEVEL 1	2 - PDR SPACE	711 SF
LEVEL 2	2 - OFFICE SPACE	11413 SF
LEVEL 3	2 - OFFICE SPACE	10774 SF
LEVEL 4	2 - OFFICE SPACE	9077 SF
LEVEL 5	2 - OFFICE SPACE	7077 SF
		47175 SF

2

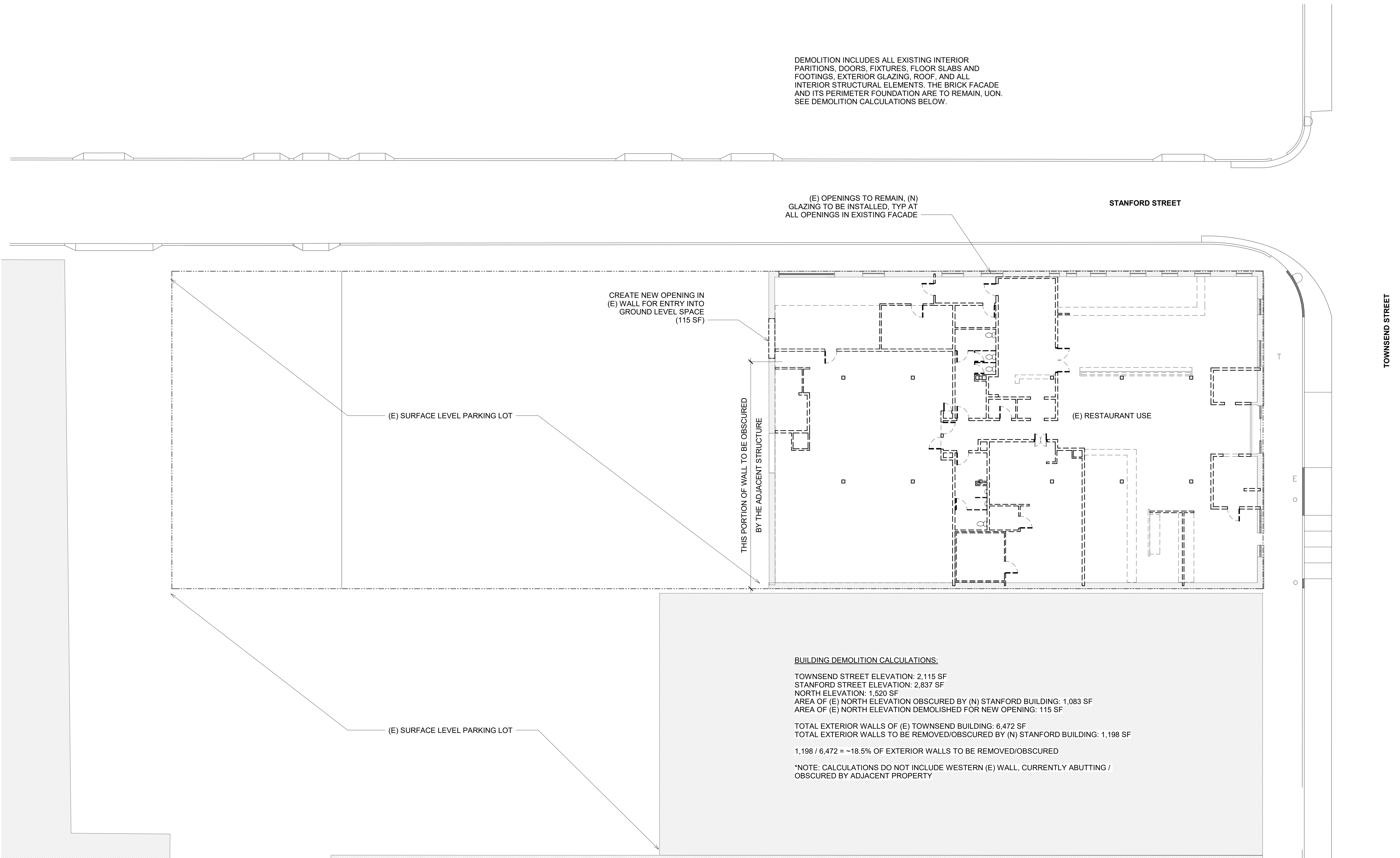
[illegible]







DEMOLITION INCLUDES ALL EXISTING INTERIOR PARTITIONS, DOORS, FIXTURES, FLOOR SLABS AND FOOTINGS, EXTERIOR GLAZING, ROOF, AND ALL INTERIOR STRUCTURAL ELEMENTS. THE BRICK FACADE AND ITS PERIMETER FOUNDATION ARE TO REMAIN, UON. SEE DEMOLITION CALCULATIONS BELOW.



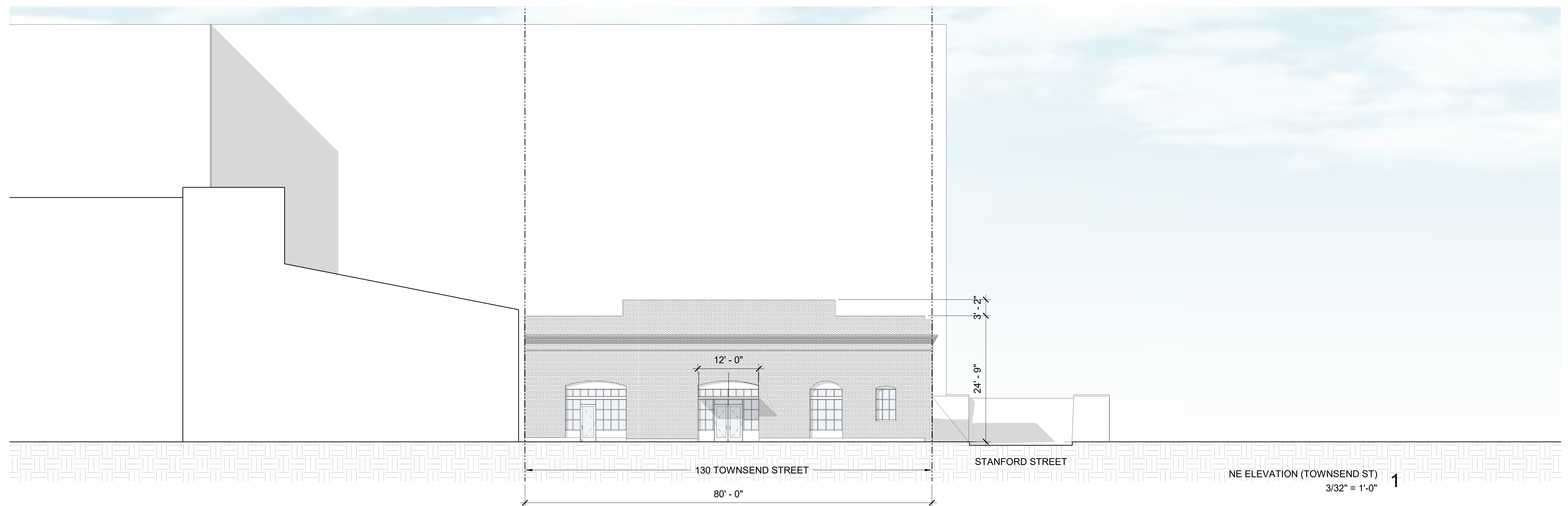
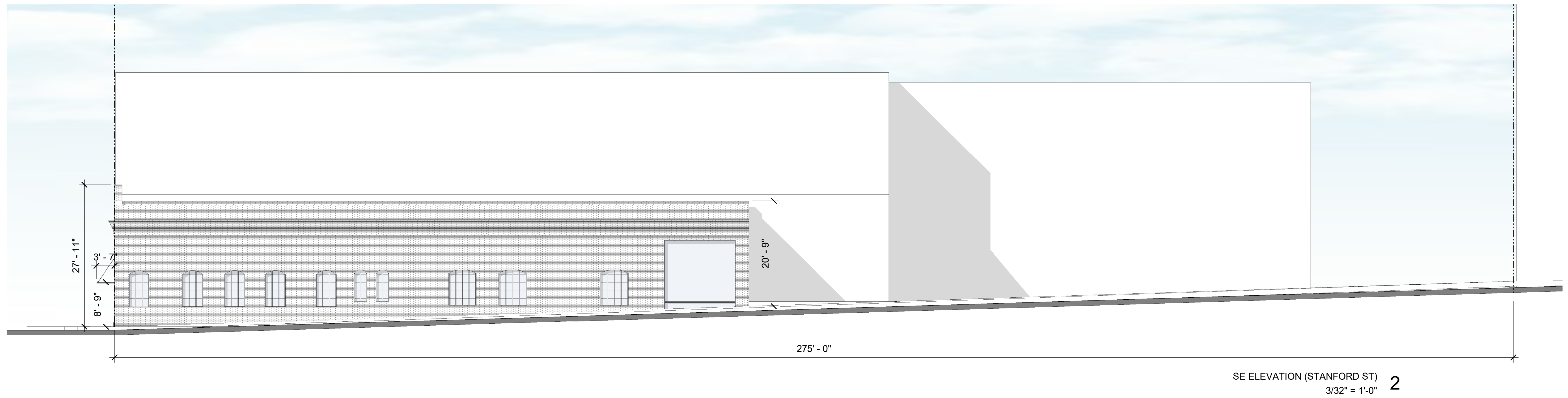
BUILDING DEMOLITION CALCULATIONS:

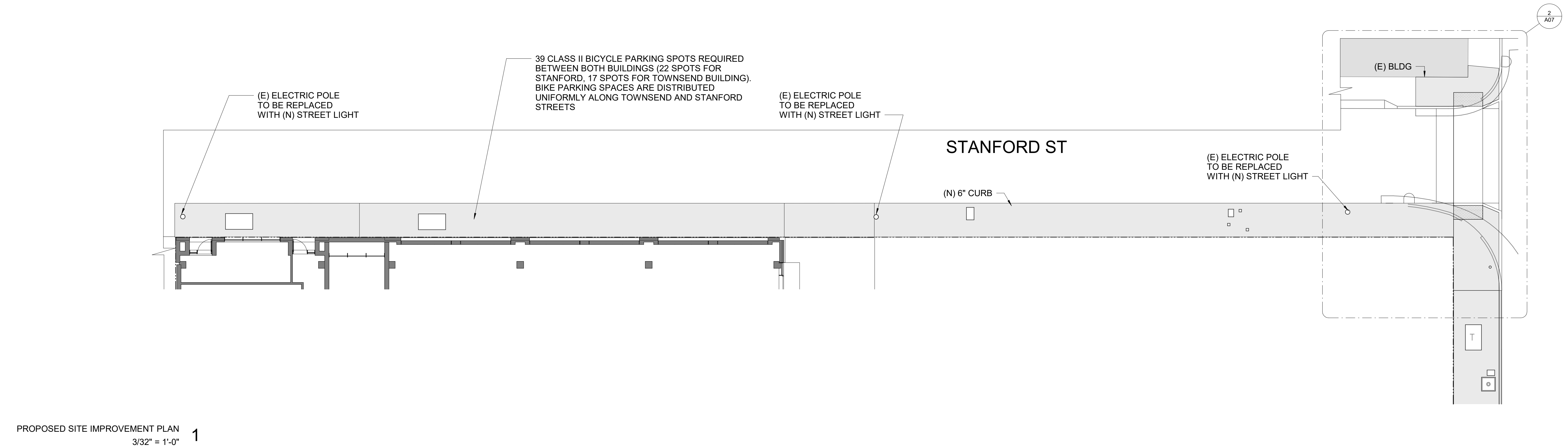
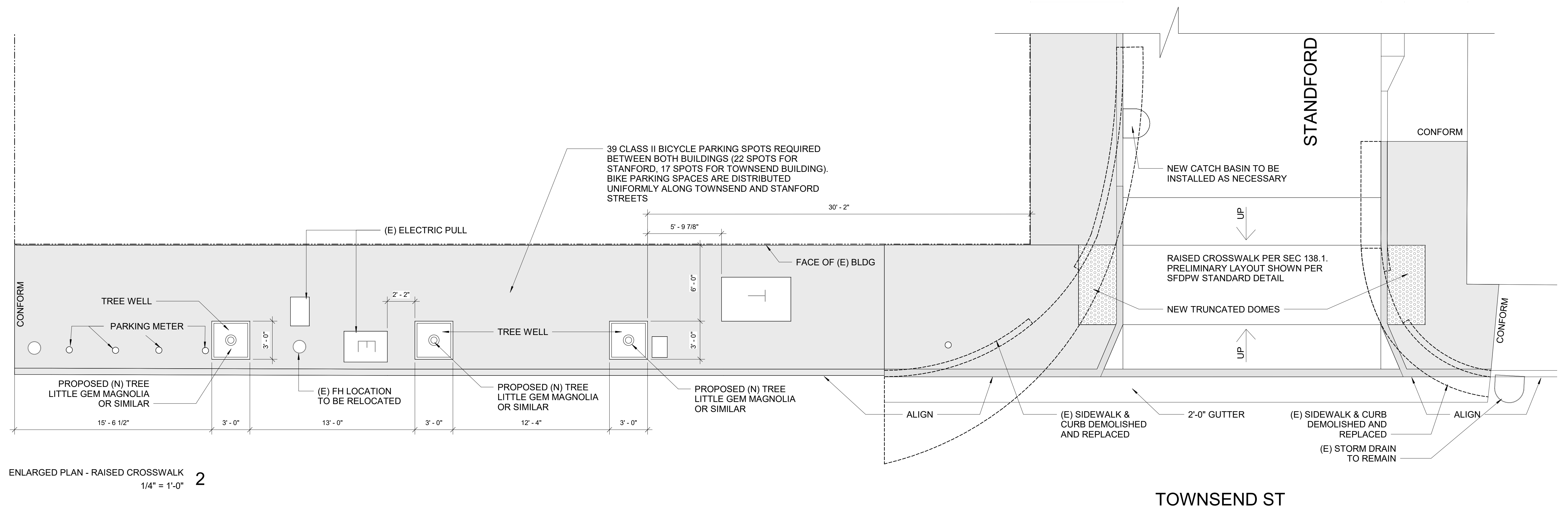
TOWNSEND STREET ELEVATION: 2,115 SF
STANFORD STREET ELEVATION: 2,837 SF
NORTH ELEVATION: 1,520 SF
AREA OF (E) NORTH ELEVATION OBSCURED BY (N) STANFORD BUILDING: 1,083 SF
AREA OF (E) NORTH ELEVATION DEMOLISHED FOR NEW OPENING: 115 SF

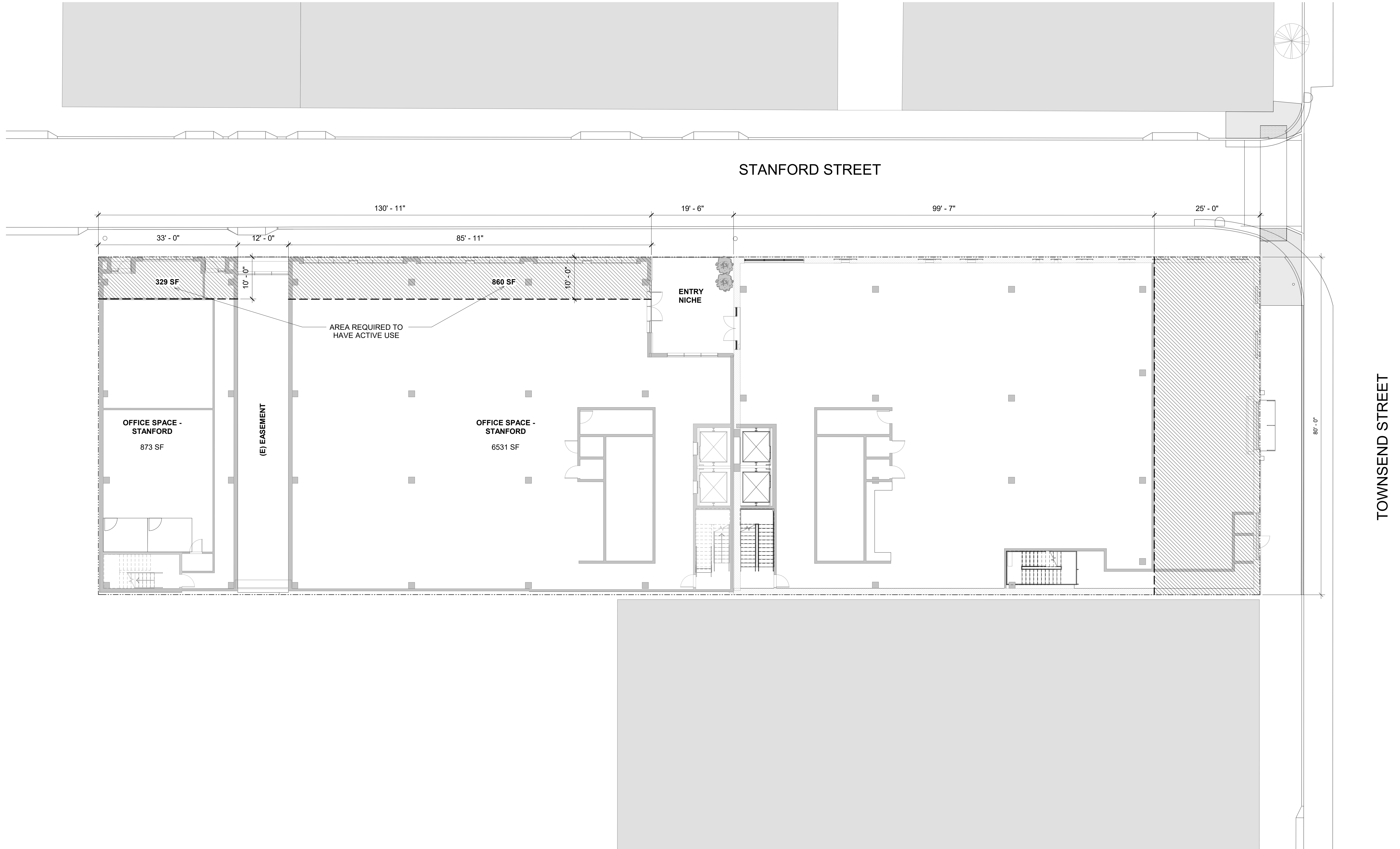
TOTAL EXTERIOR WALLS OF (E) TOWNSEND BUILDING: 6,472 SF
TOTAL EXTERIOR WALLS TO BE REMOVED/OBSCURED BY (N) STANFORD BUILDING: 1,198 SF

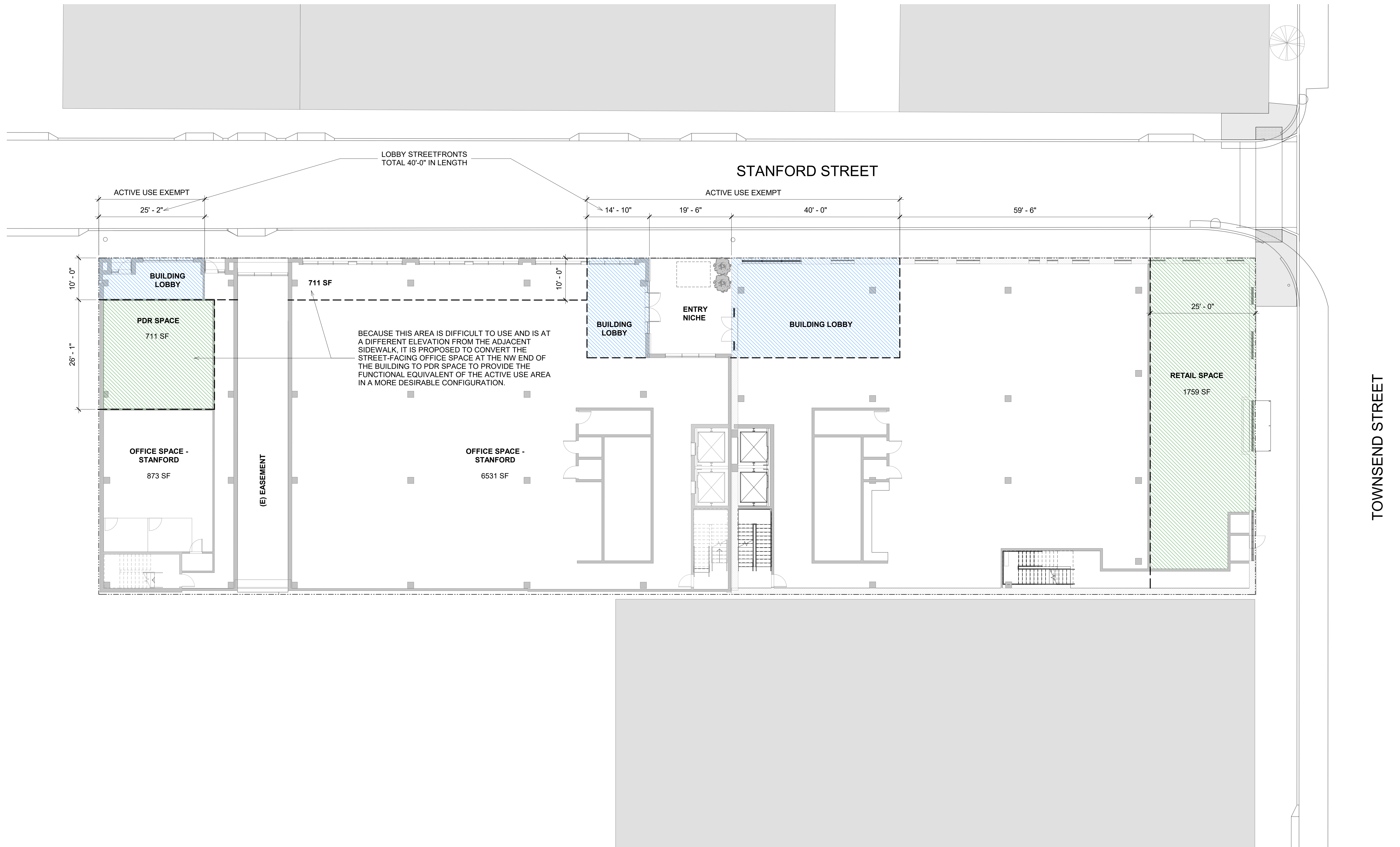
$1,198 / 6,472 = \sim 18.5\%$ OF EXTERIOR WALLS TO BE REMOVED/OBSCURED

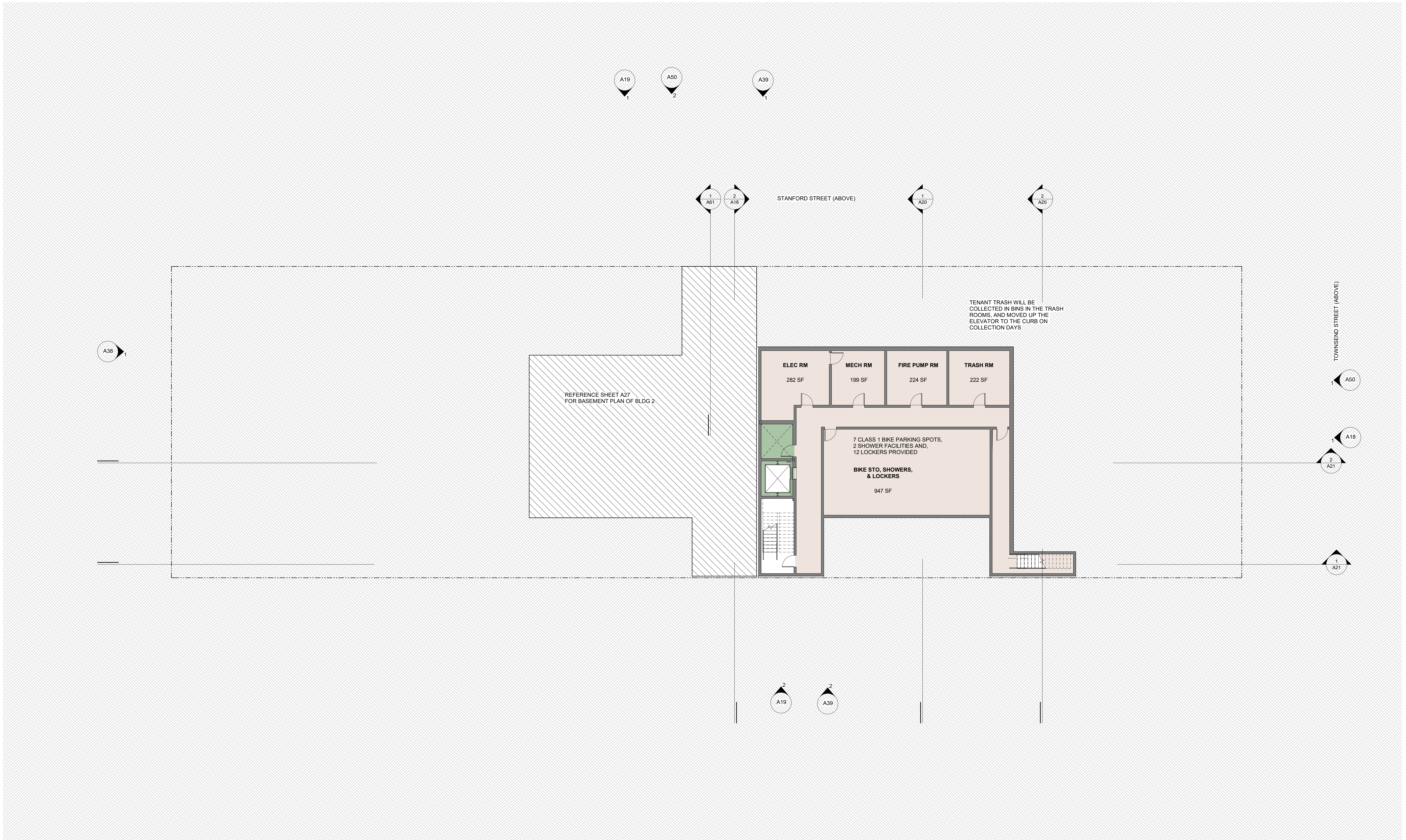
*NOTE: CALCULATIONS DO NOT INCLUDE WESTERN (E) WALL, CURRENTLY ABUTTING / OBSCURED BY ADJACENT PROPERTY

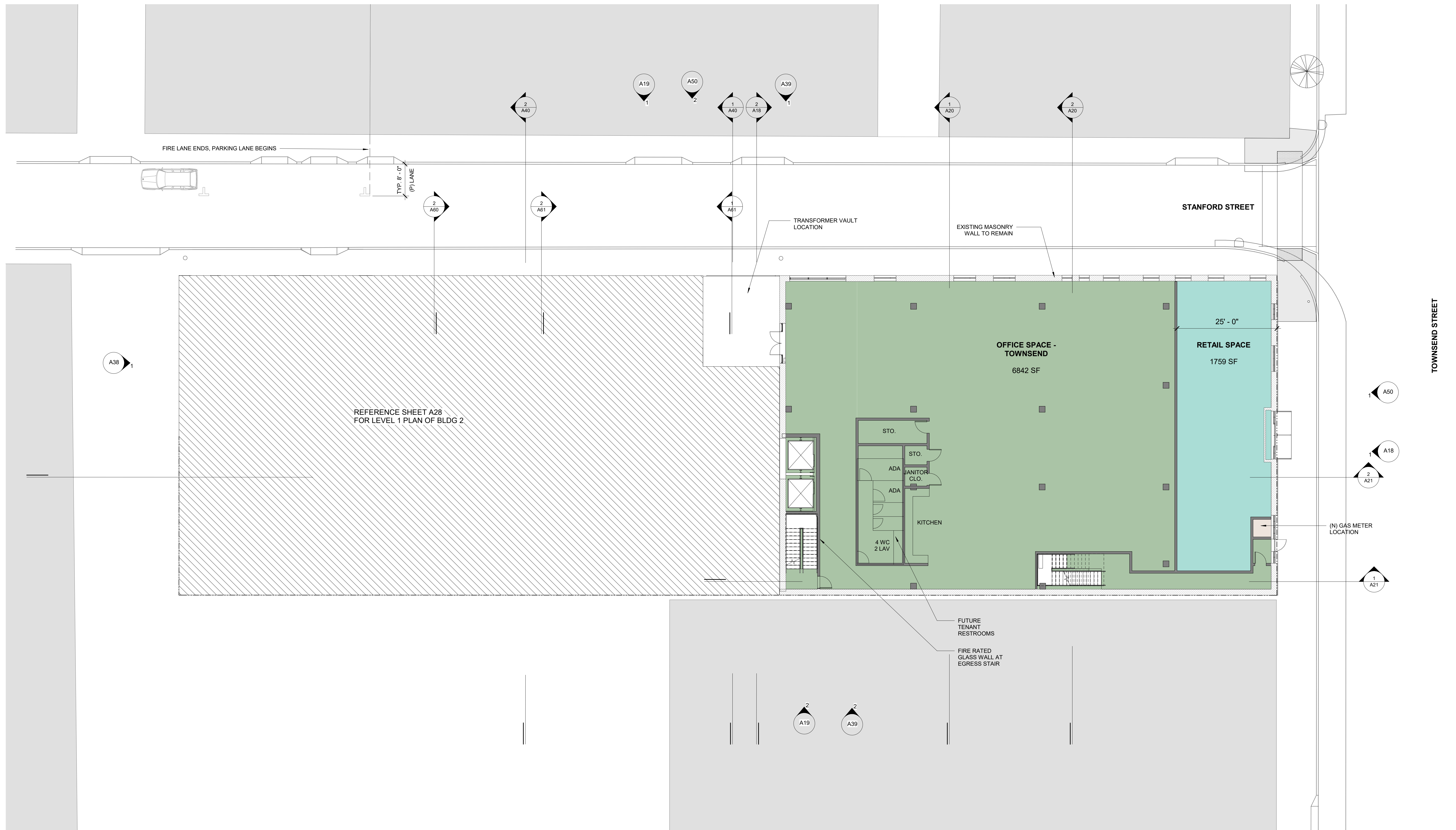


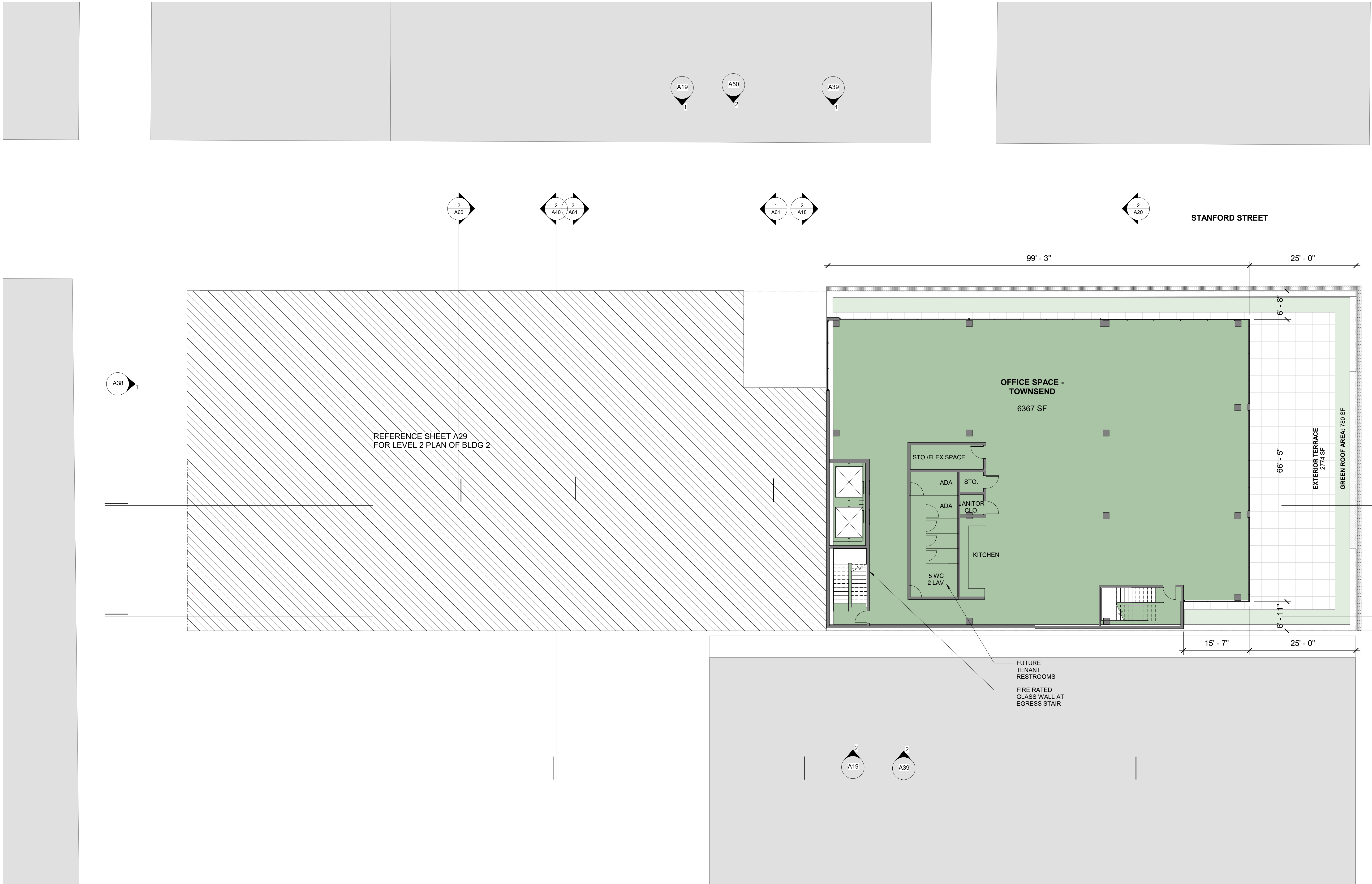


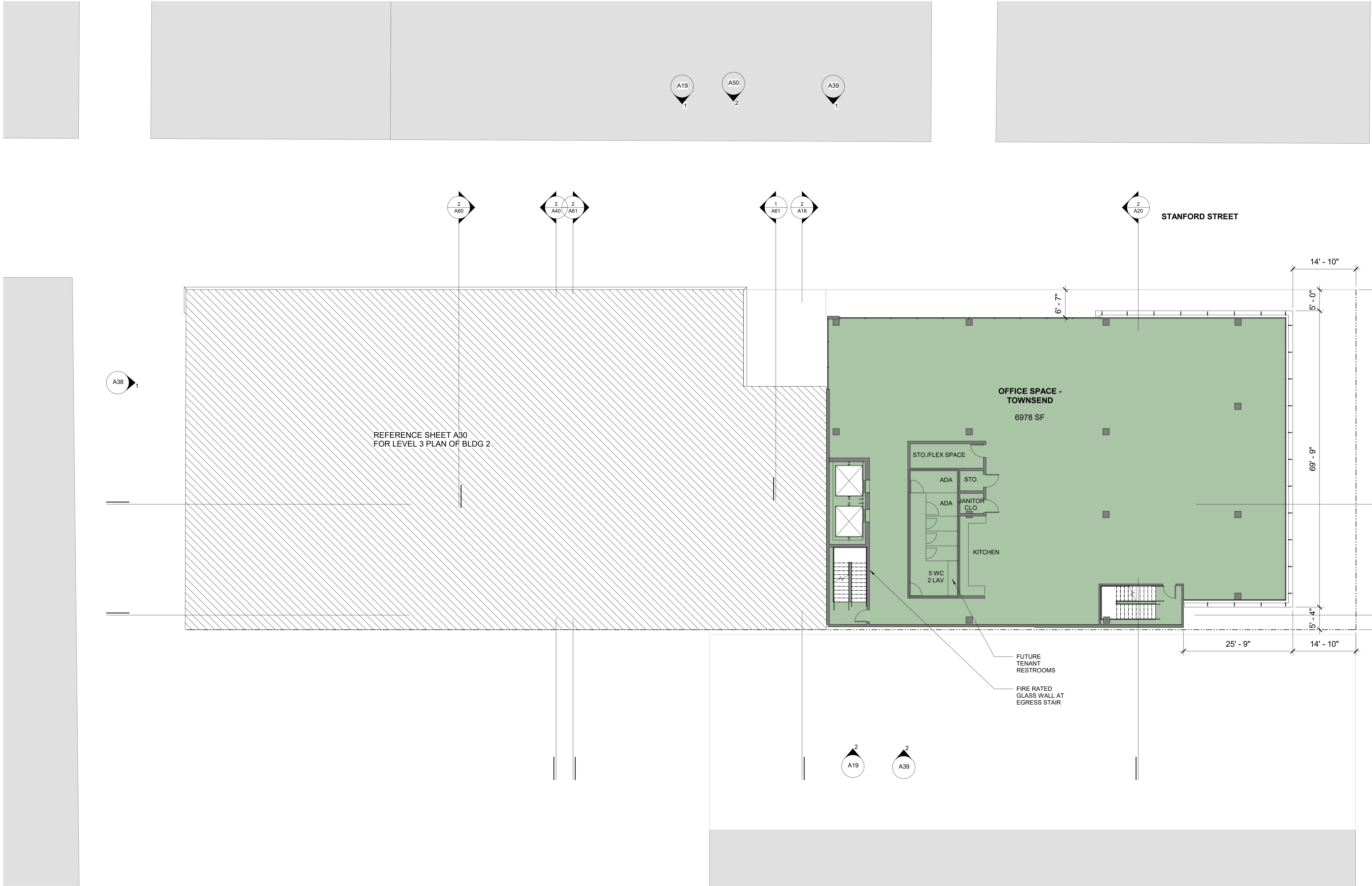


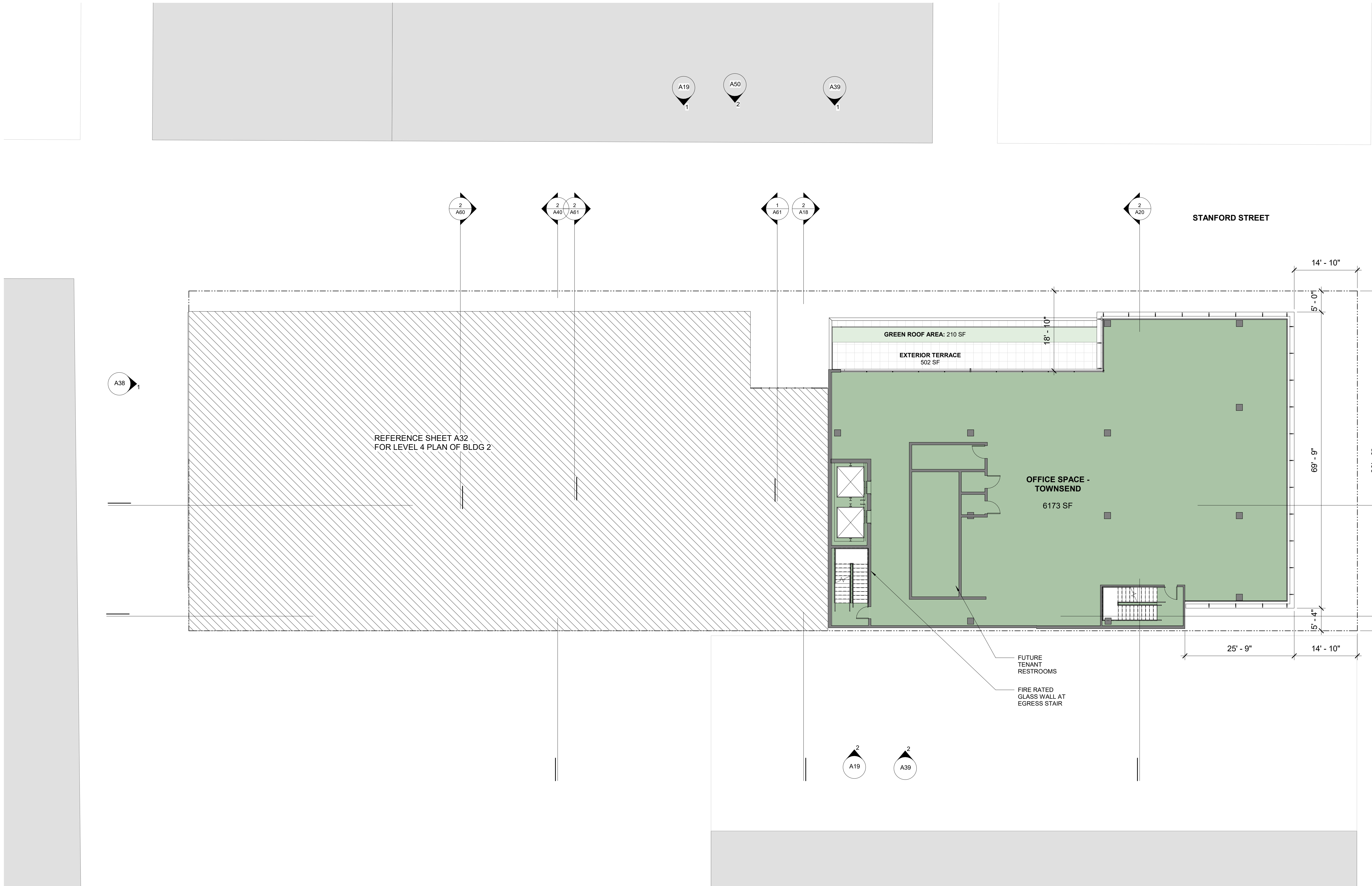


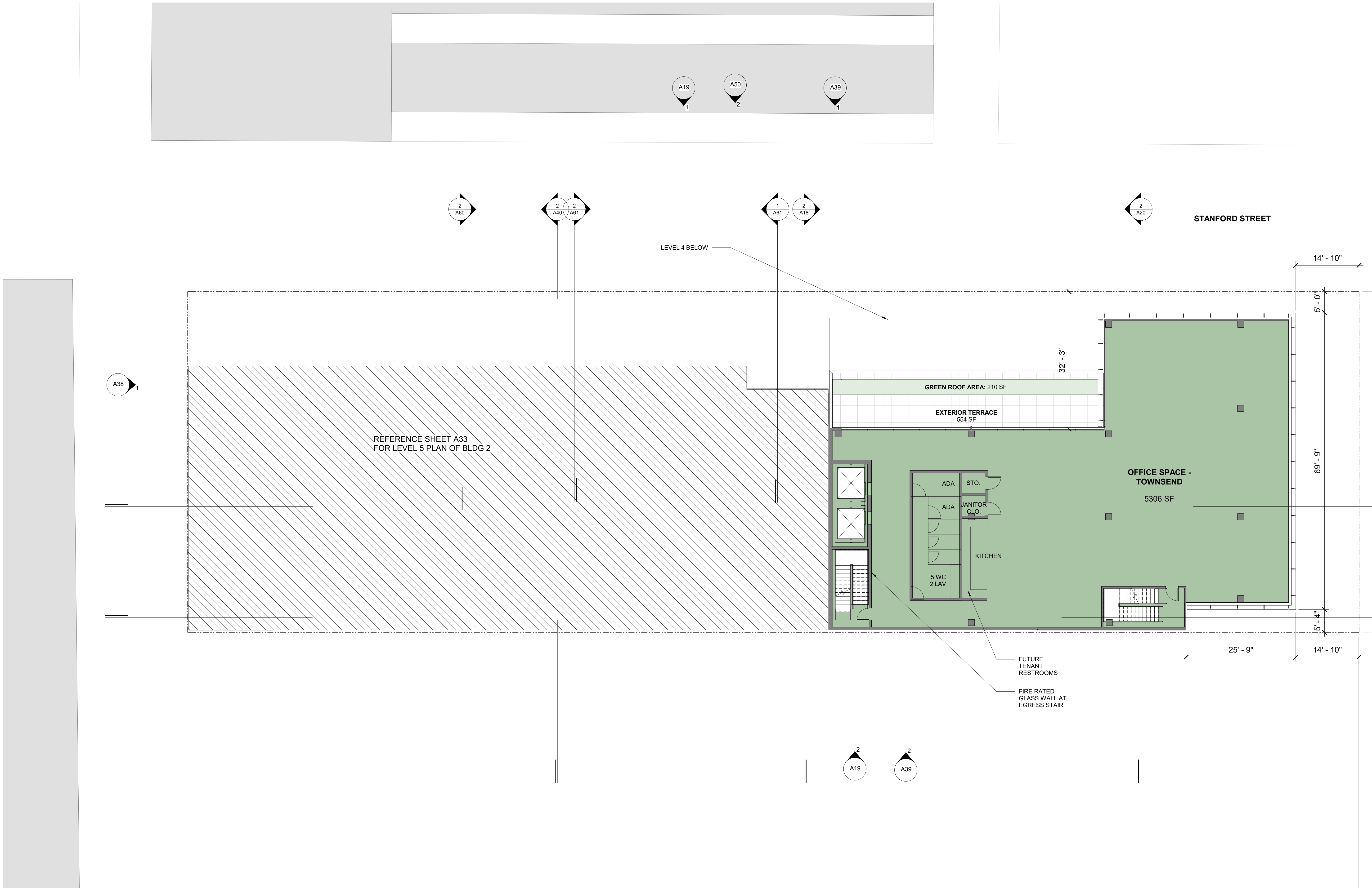


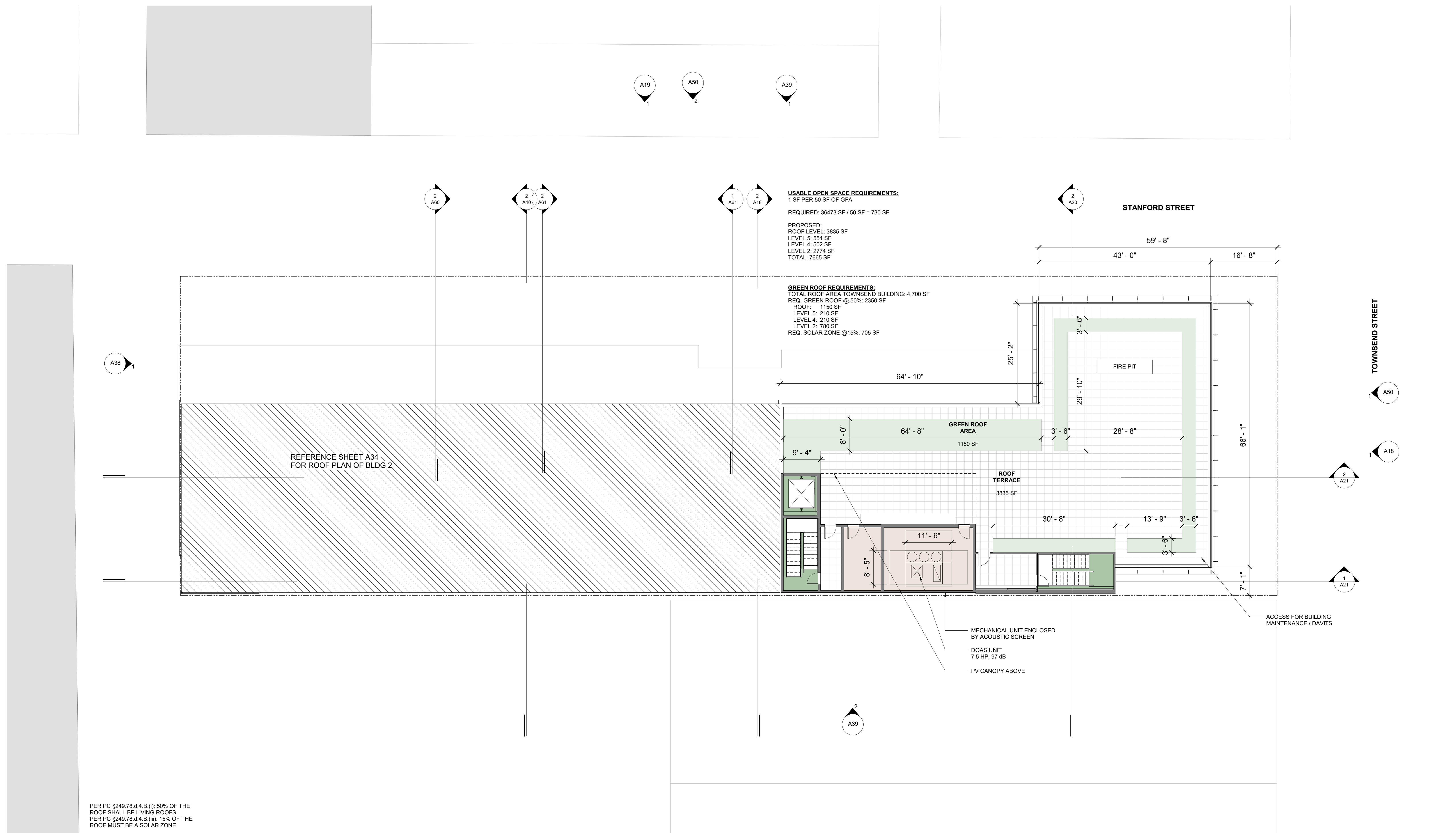


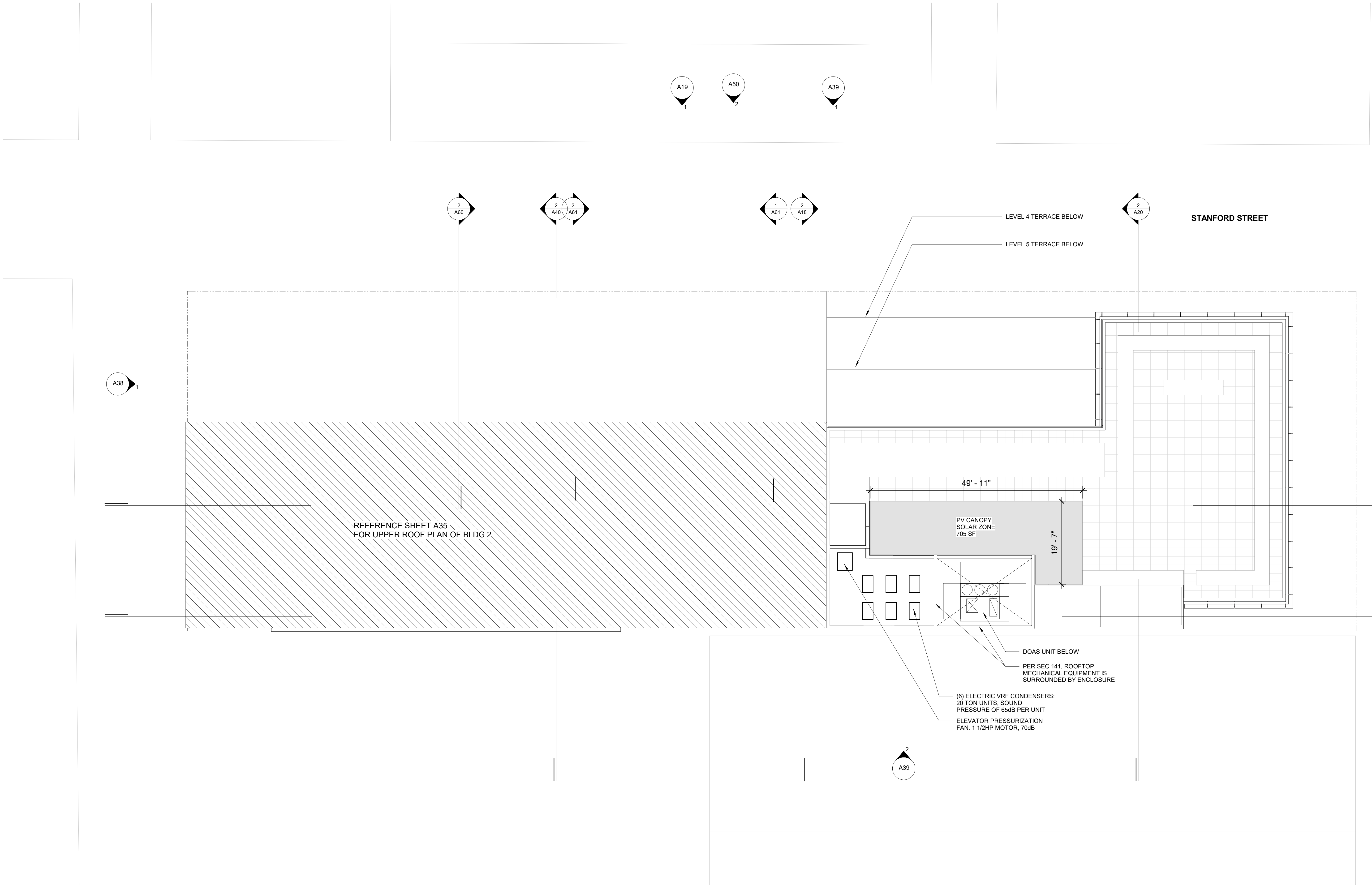


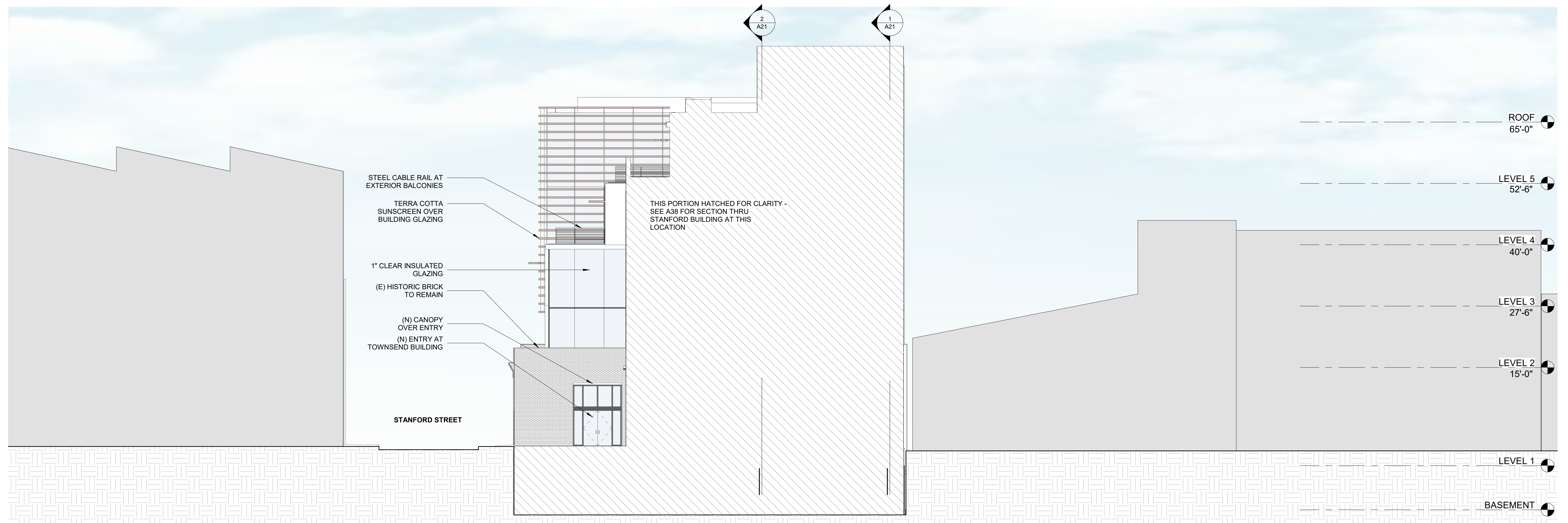






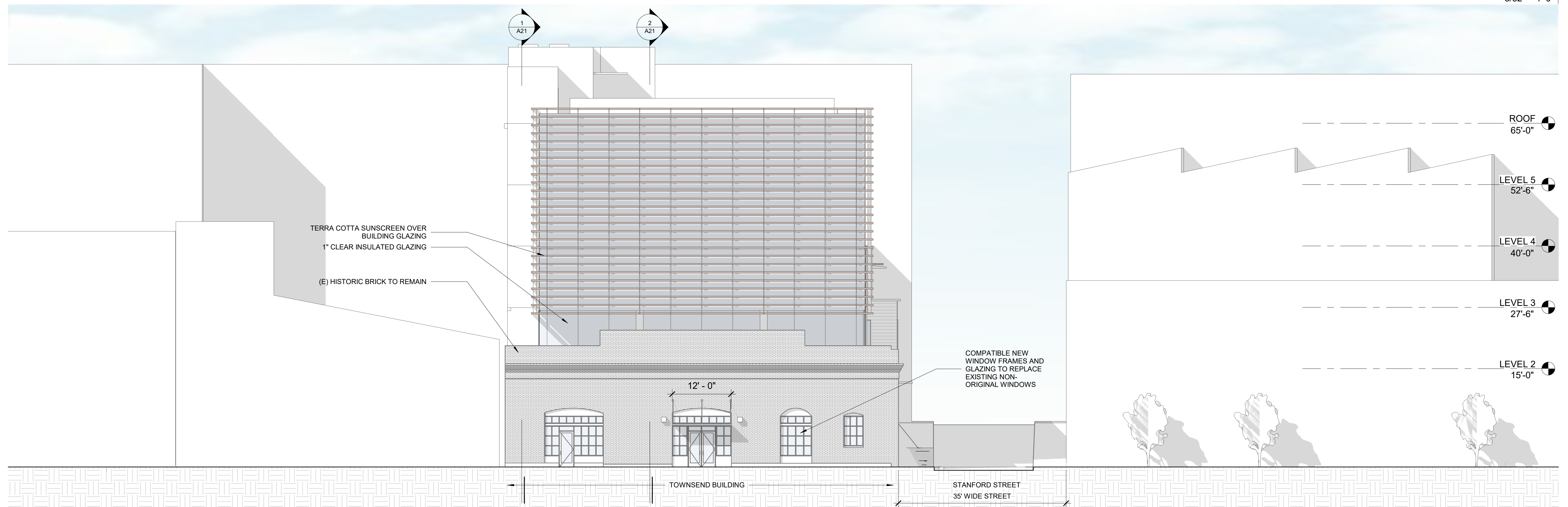






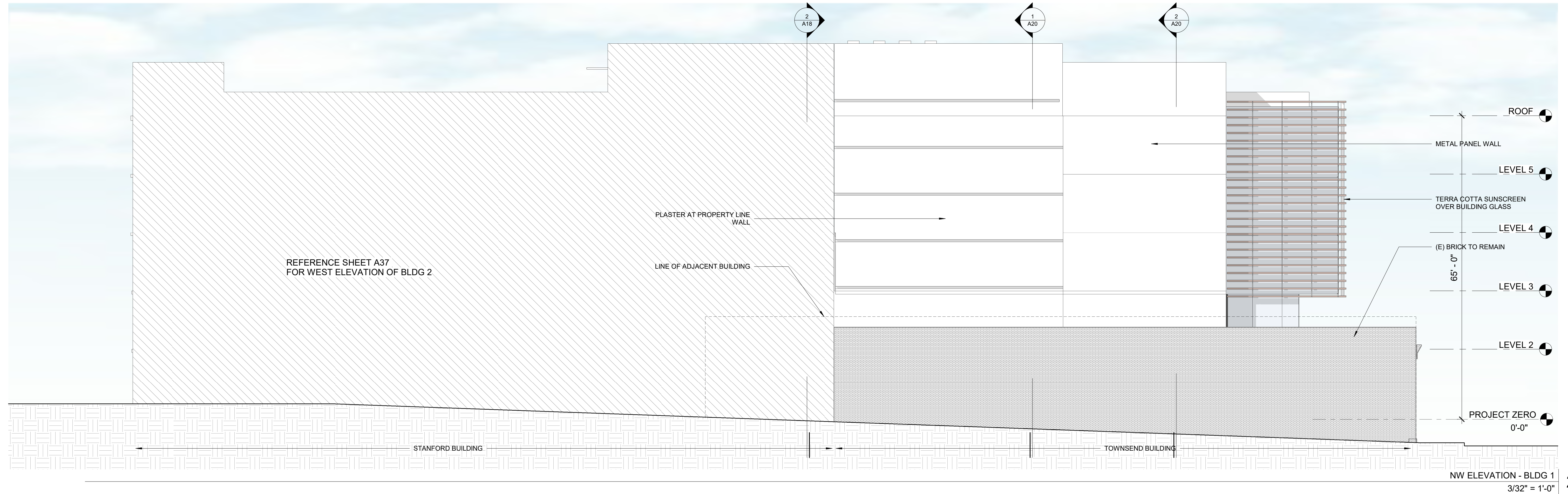
NW ELEVATION - THRU ENTRY
3/32" = 1'-0"

2

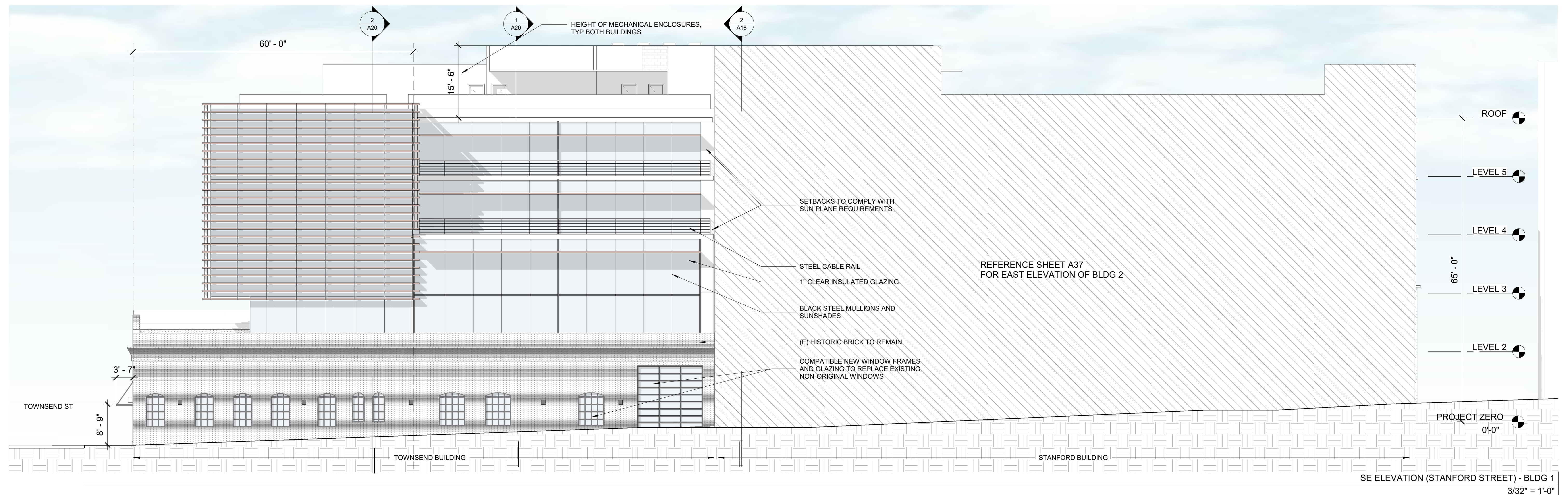


SE ELEVATION (TOWNSEND STREET) - BLDG 1
3/32" = 1'-0"

1



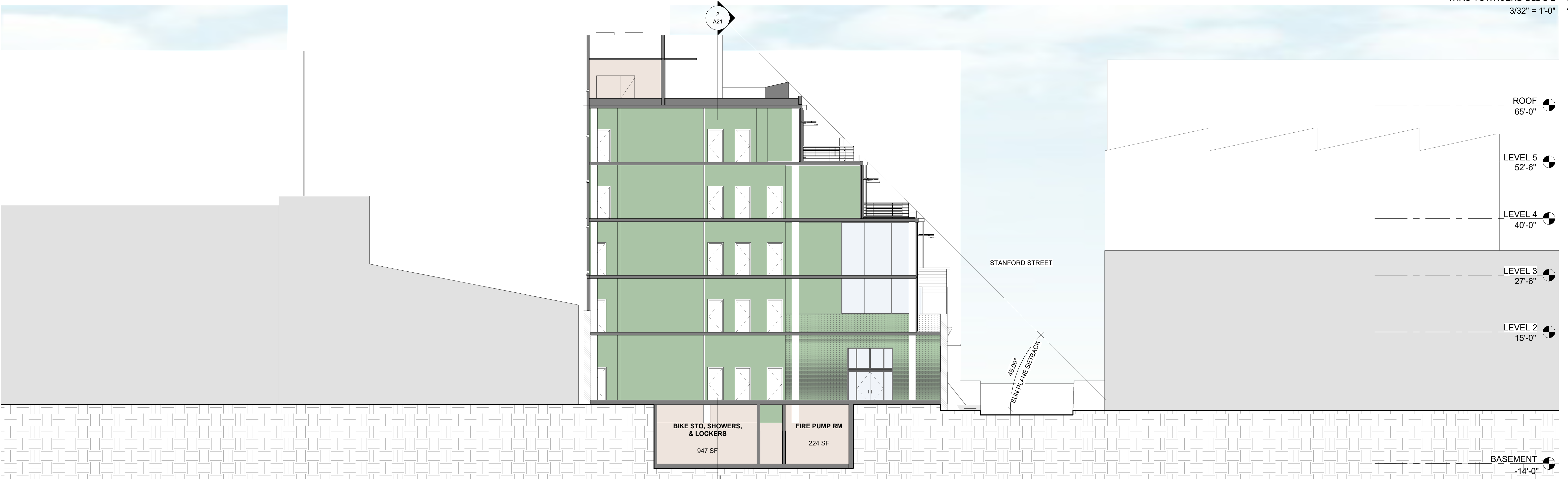
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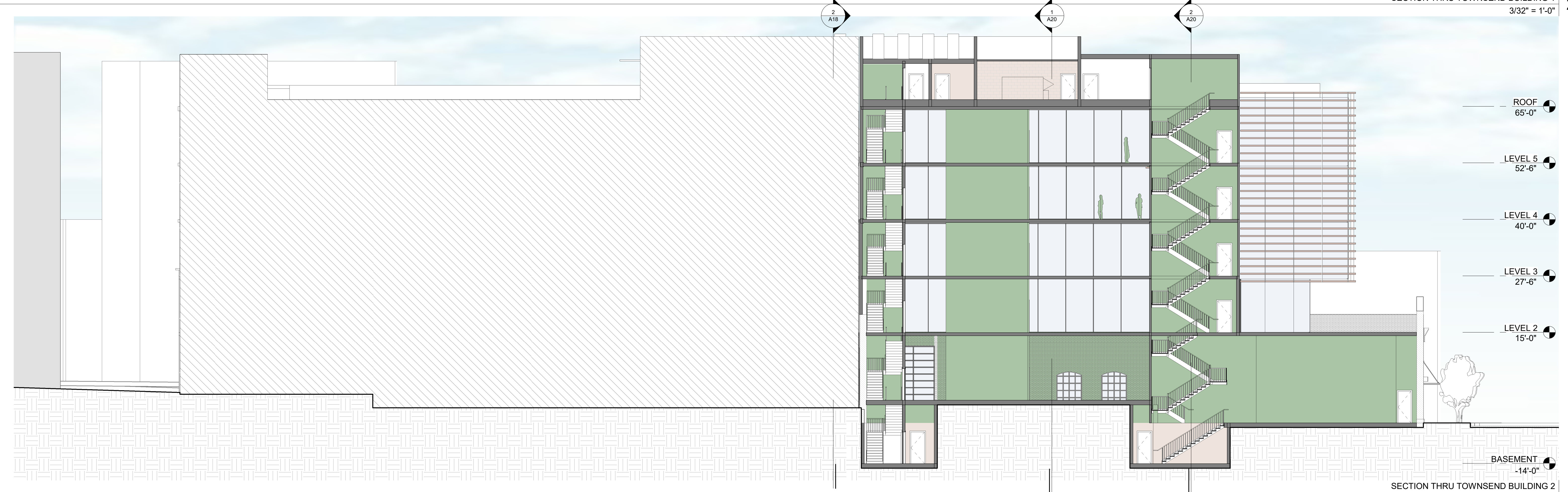
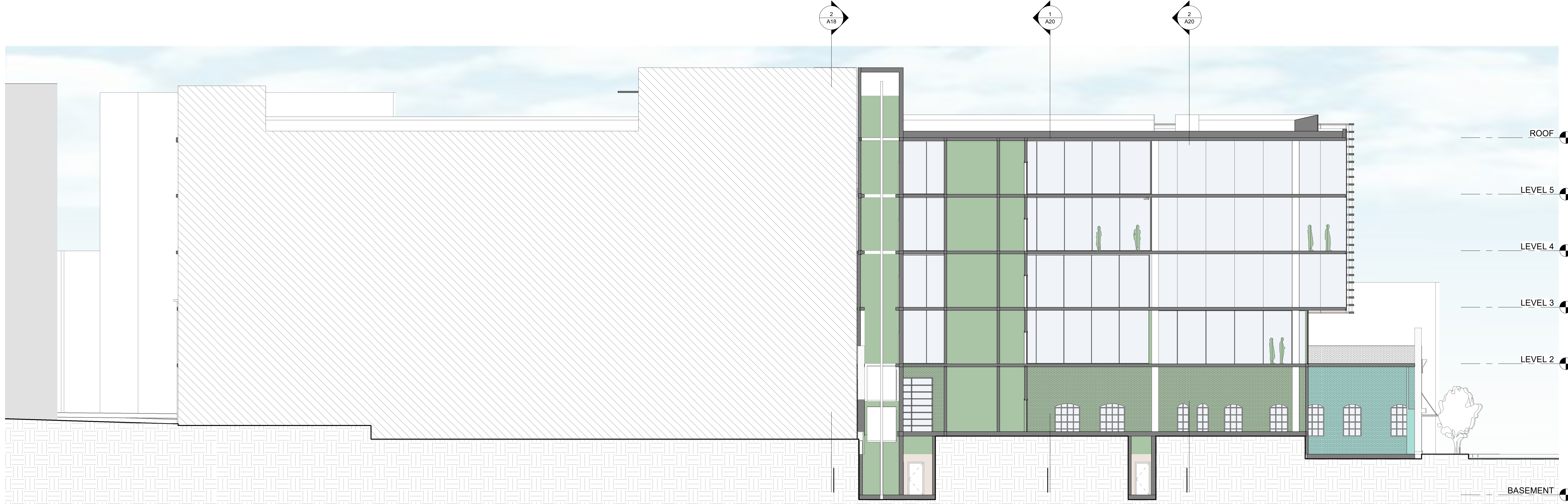
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2



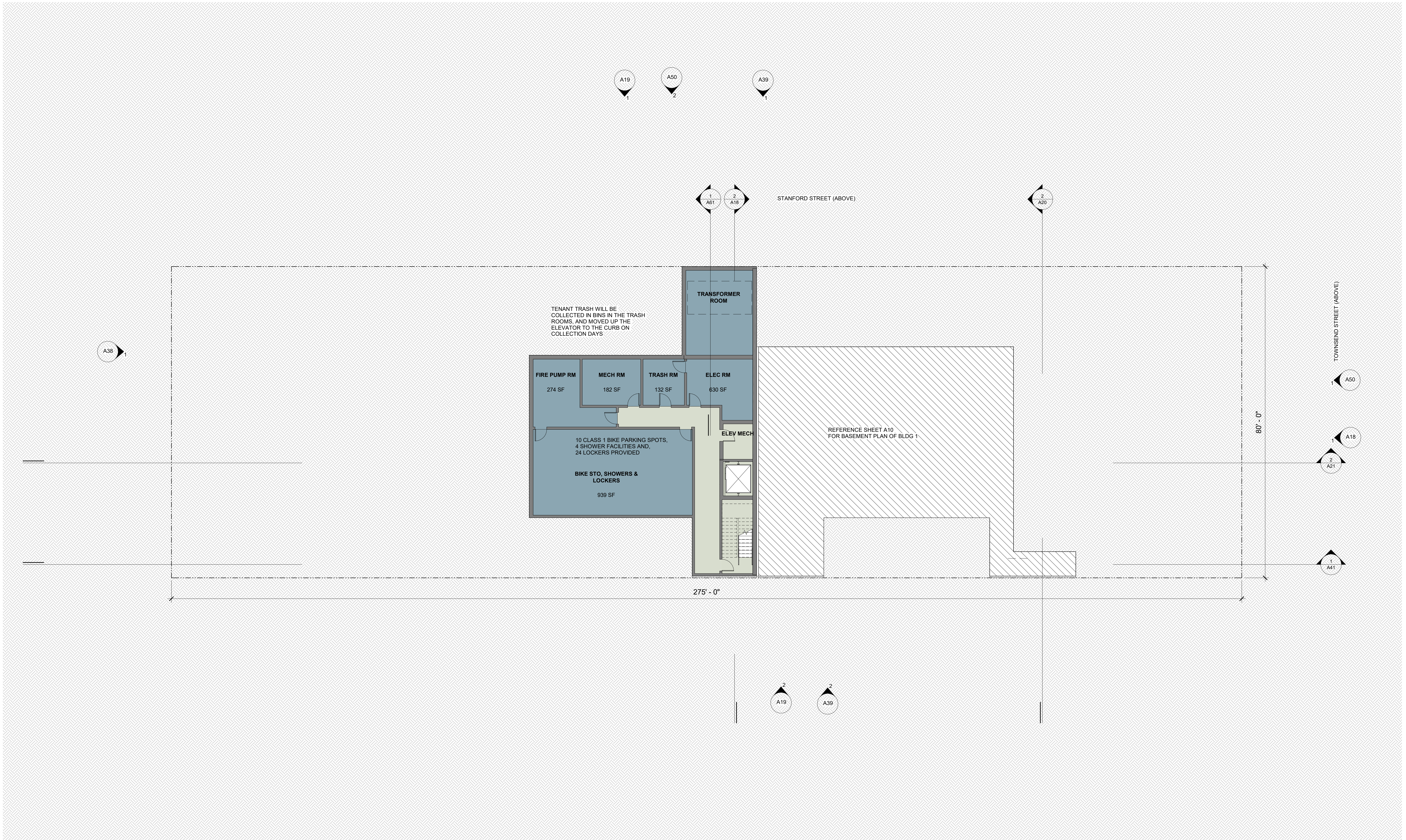
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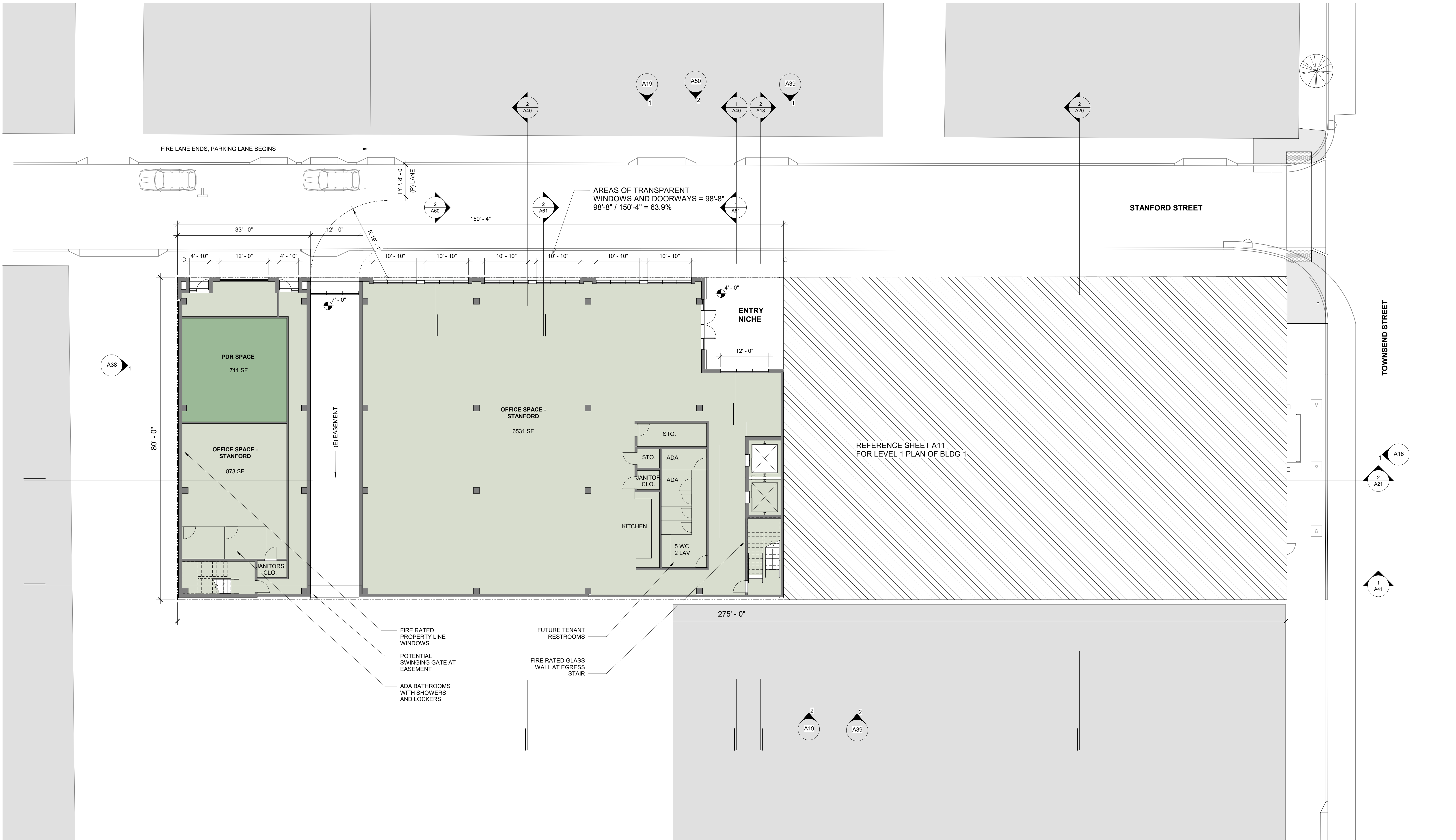


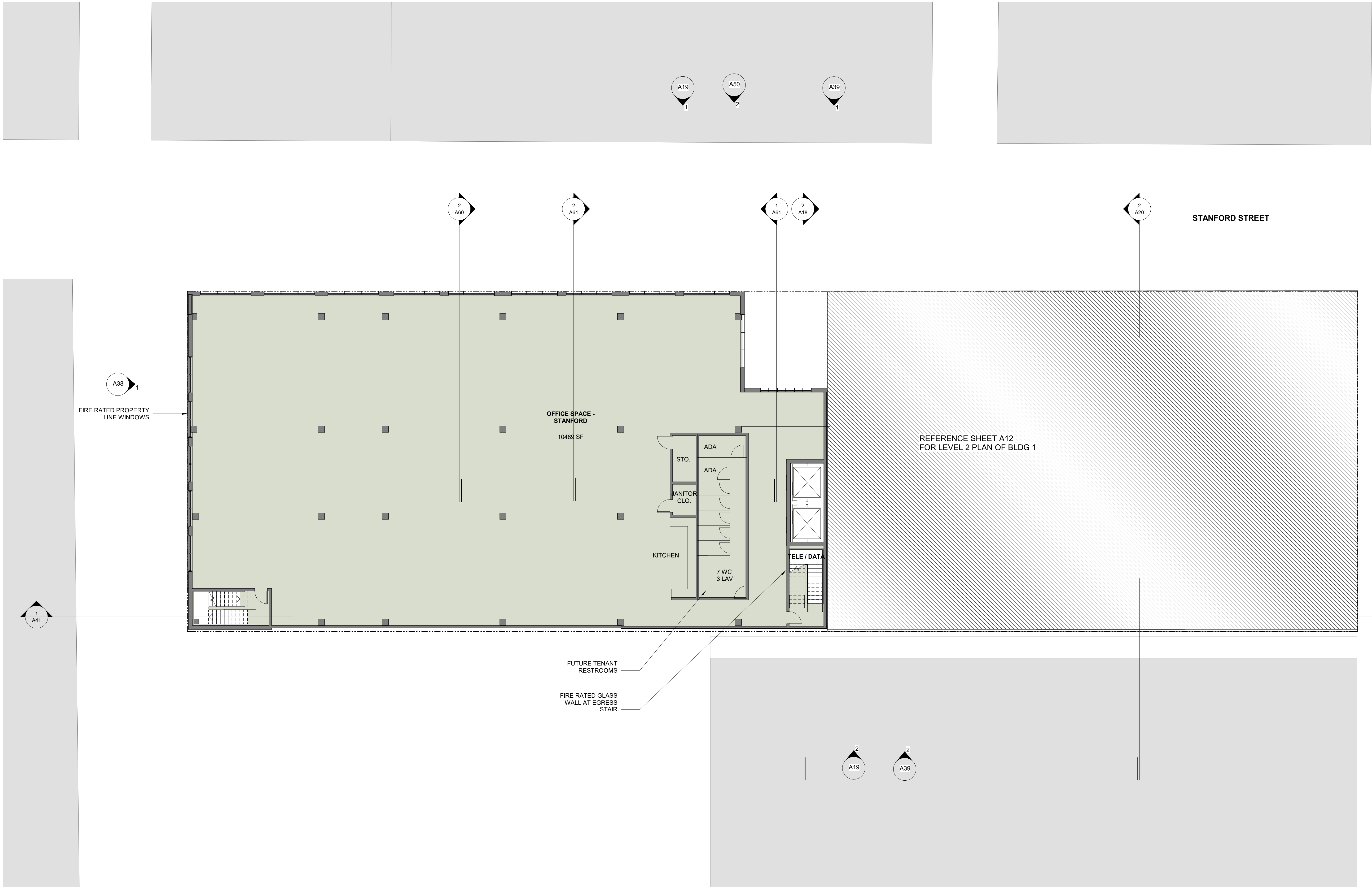


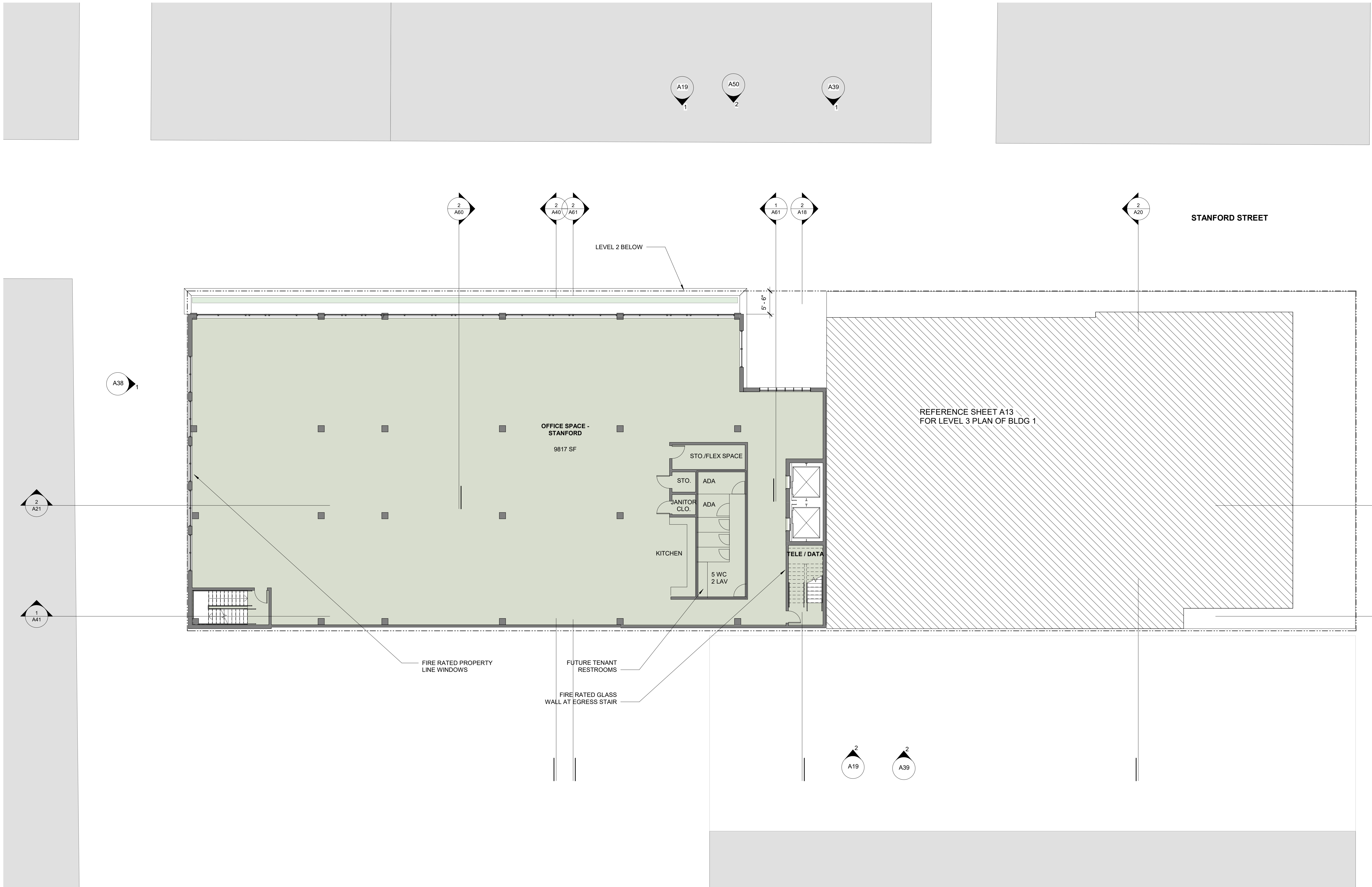


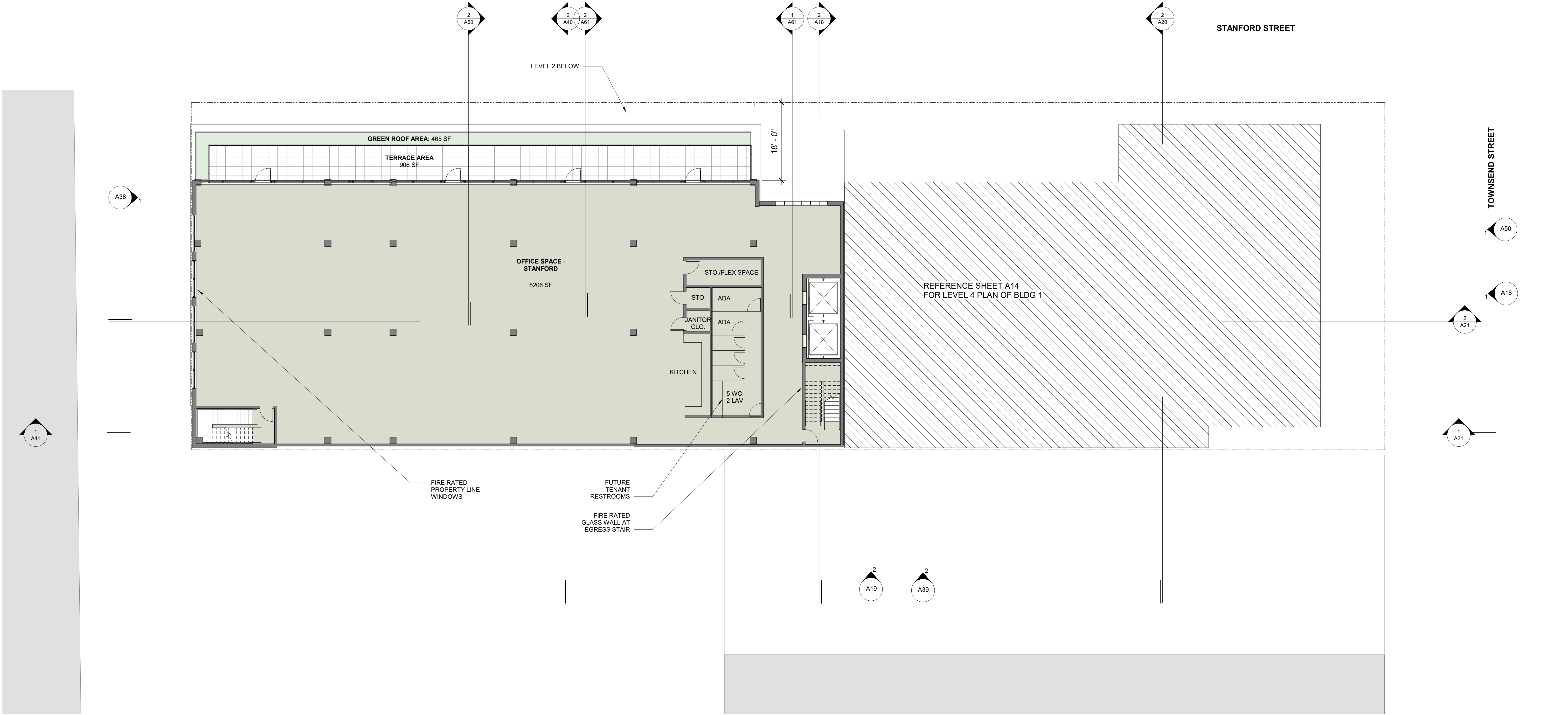


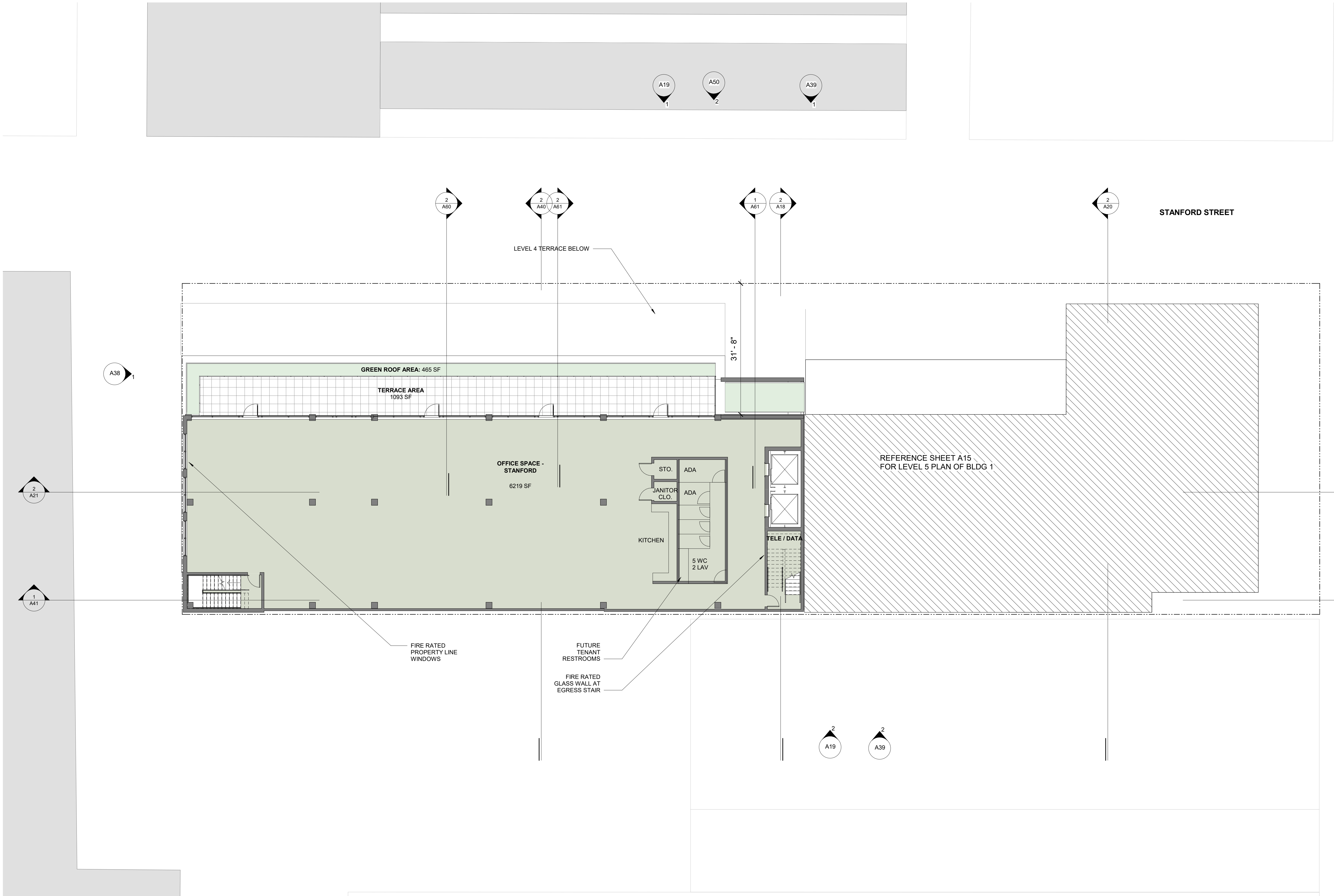












USABLE OPEN SPACE REQUIREMENTS:

1 SF PER 50 SF OF GFA

REQUIRED: 47175 SF / 50 SF = 944 SF

PROPOSED:
ROOF LEVEL: 4022 SF
LEVEL 5: 1093 SF
LEVEL 4: 906 SF

TOTAL: 6021 SF

GREEN ROOF REQUIREMENTS:

TOTAL ROOF AREA STANFORD BUILDING: 5,930 SF

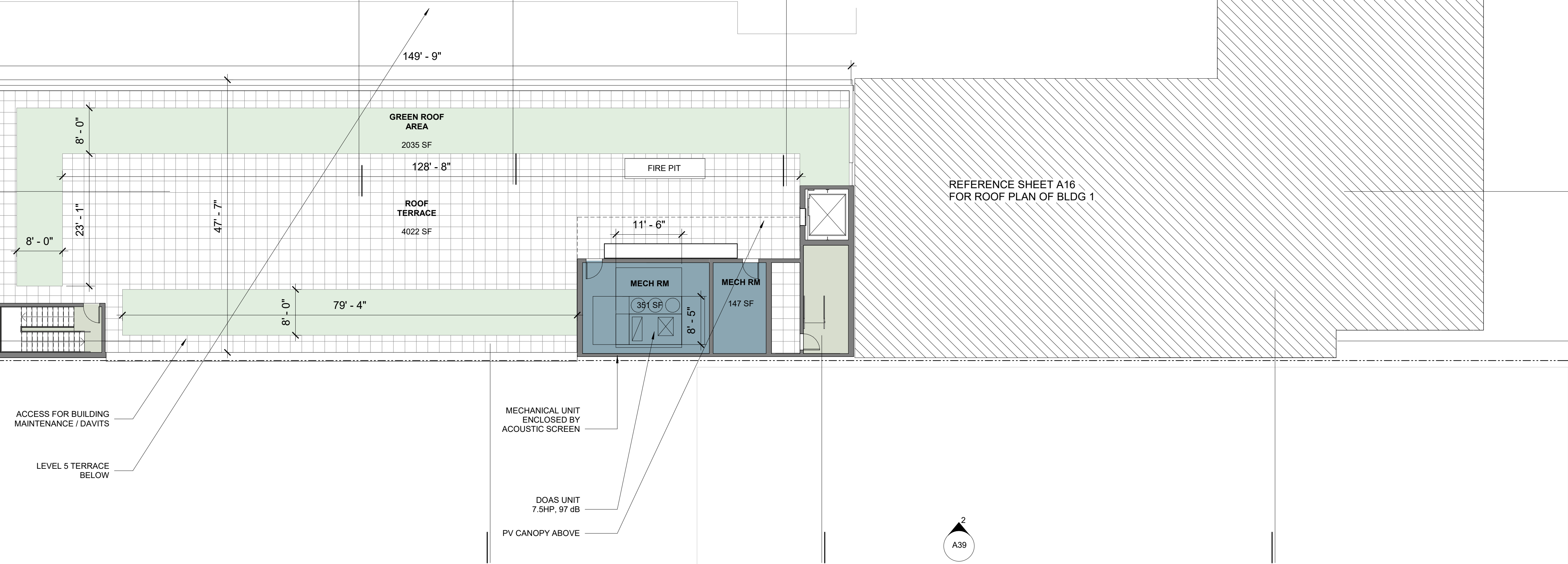
REQ. GREEN ROOF @50%: 2965 SF

ROOF: 2035 SF

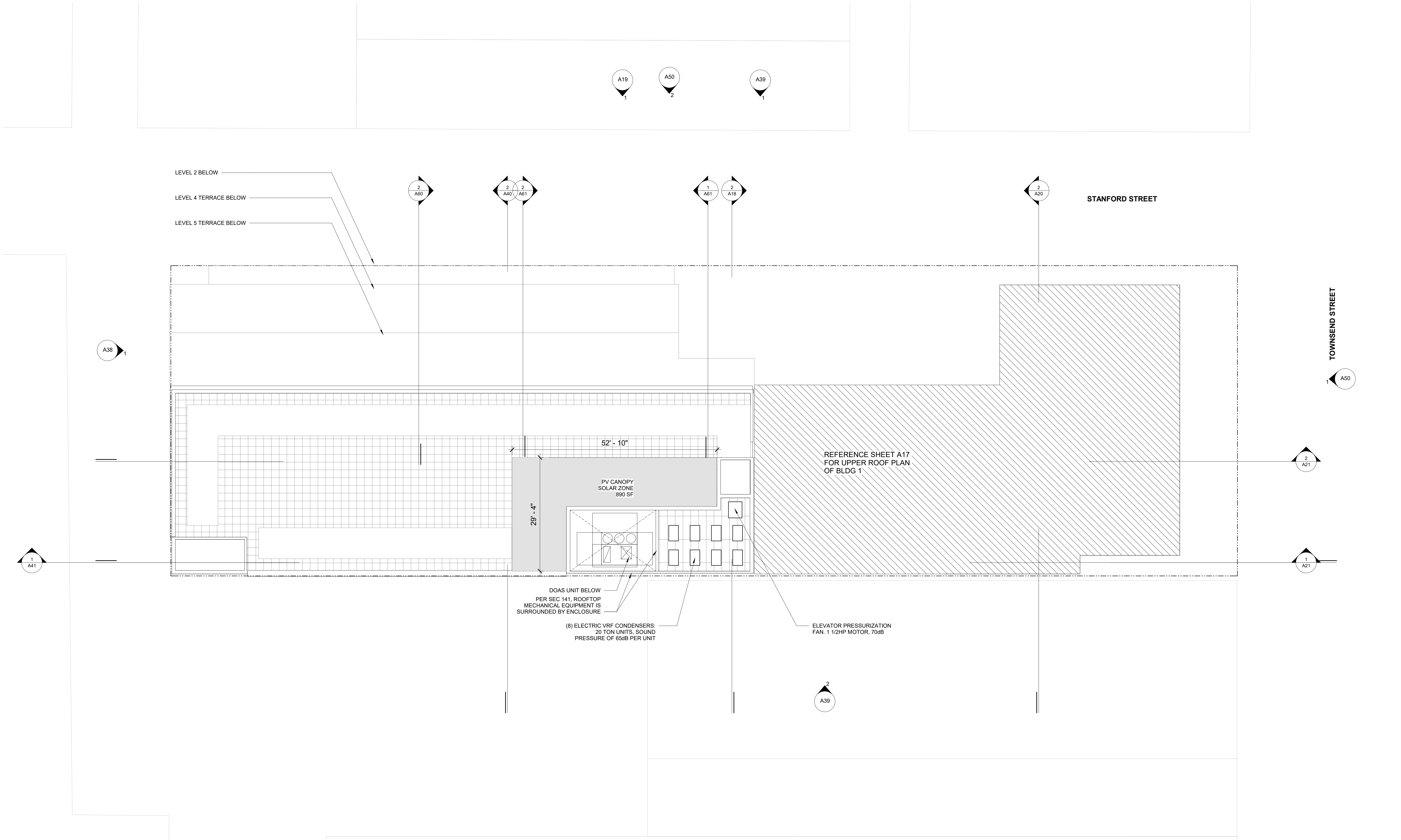
LEVEL 5: 465 SF

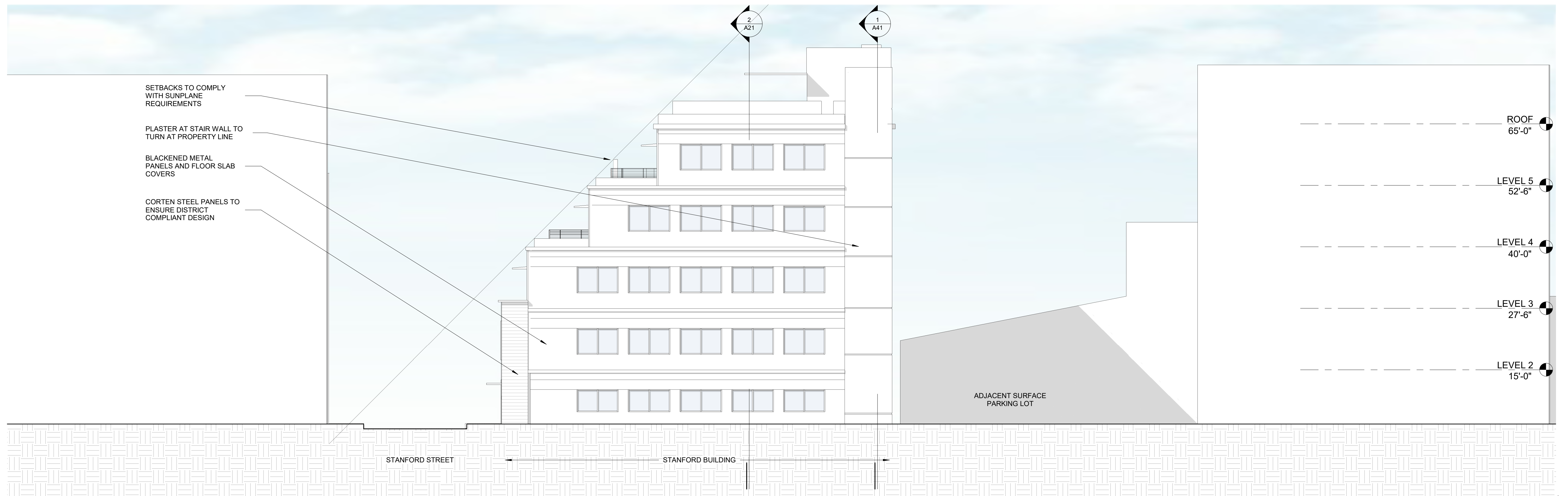
LEVEL 4: 465 SF

REQ. SOLAR ZONE @15%: 890 SF



PER PC §249.78.d.4.B.(i): 50% OF THE
ROOF SHALL BE LIVING ROOFS
PER PC §249.78.d.4.B.(iii): 15% OF THE
ROOF MUST BE A SOLAR ZONE

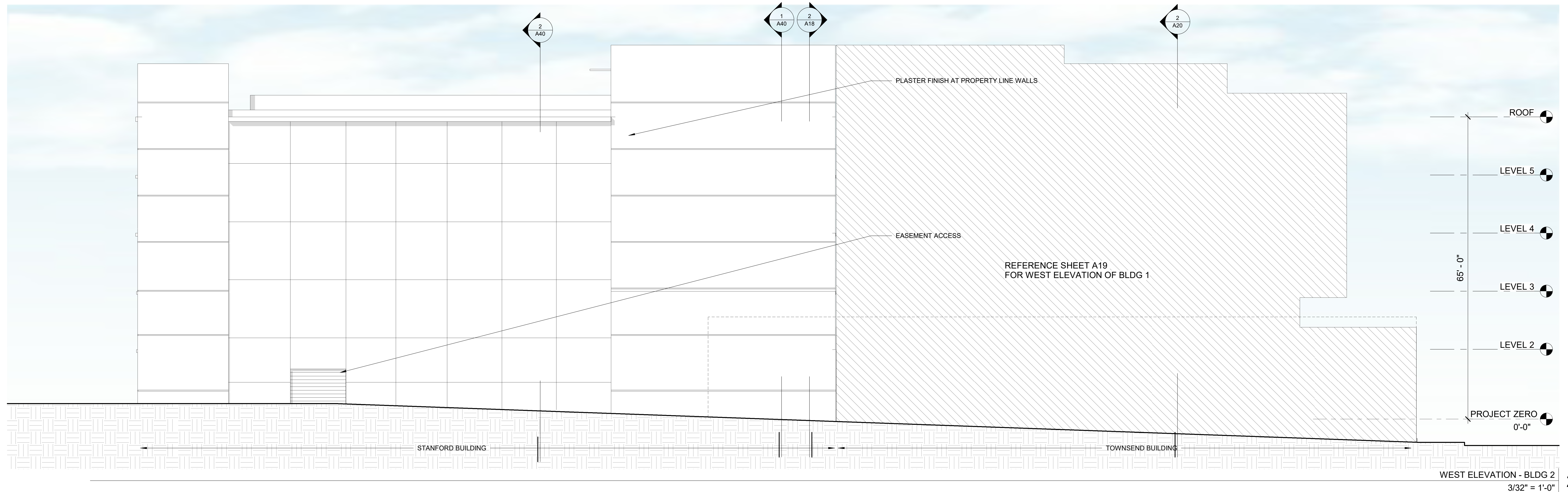




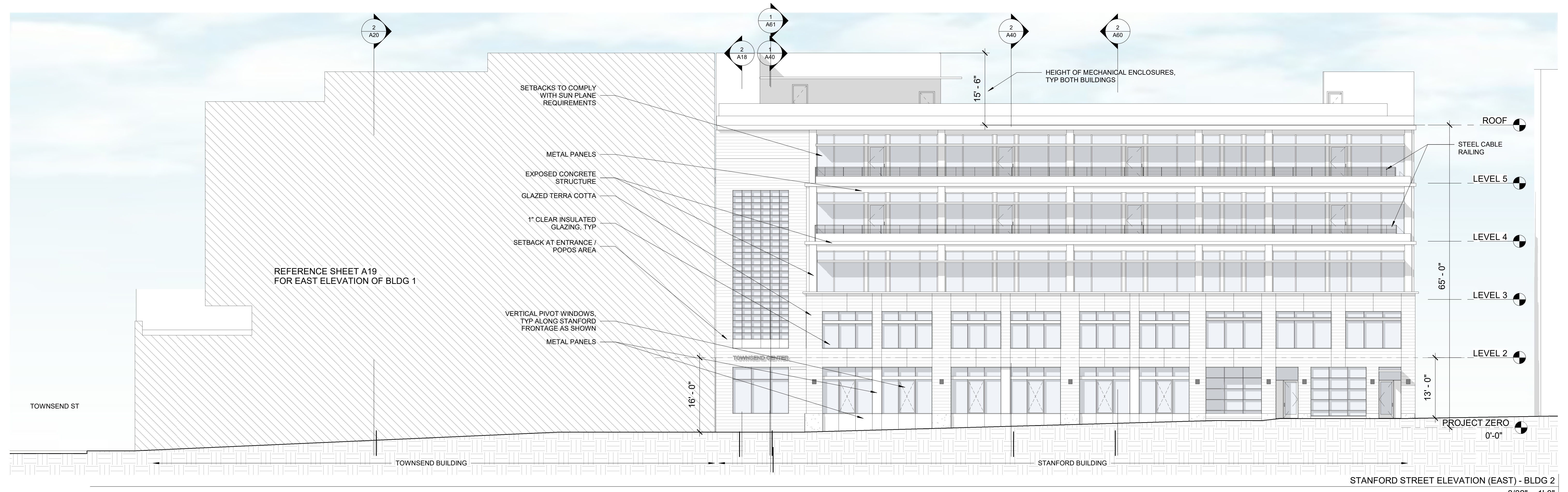
NORTH ELEVATION - BLDG 2
3/32" = 1'-0"



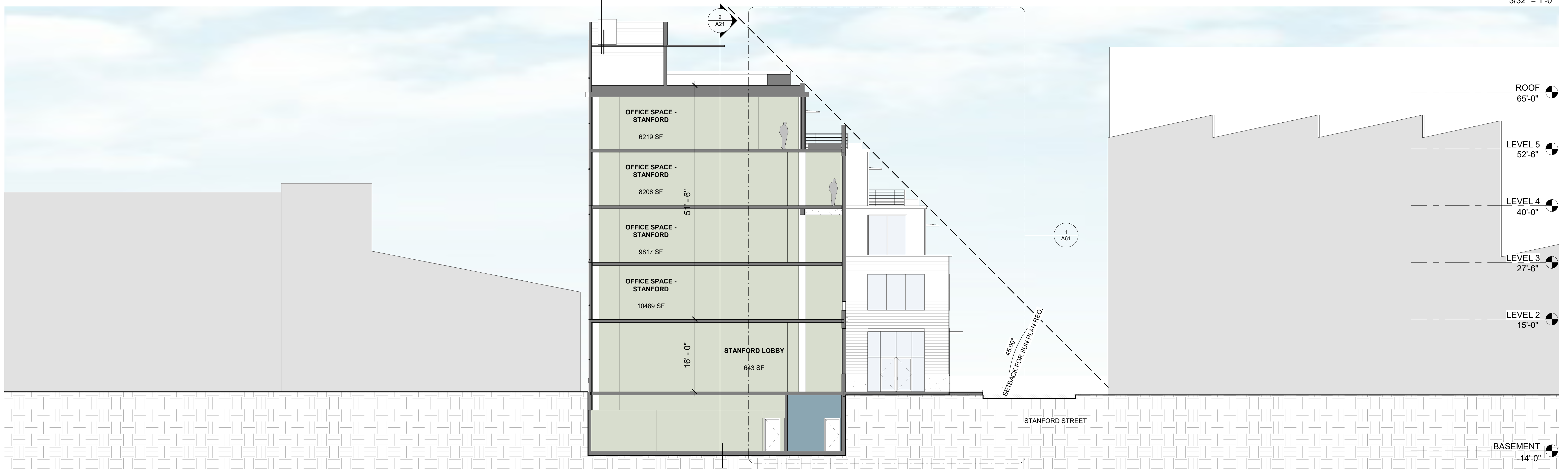
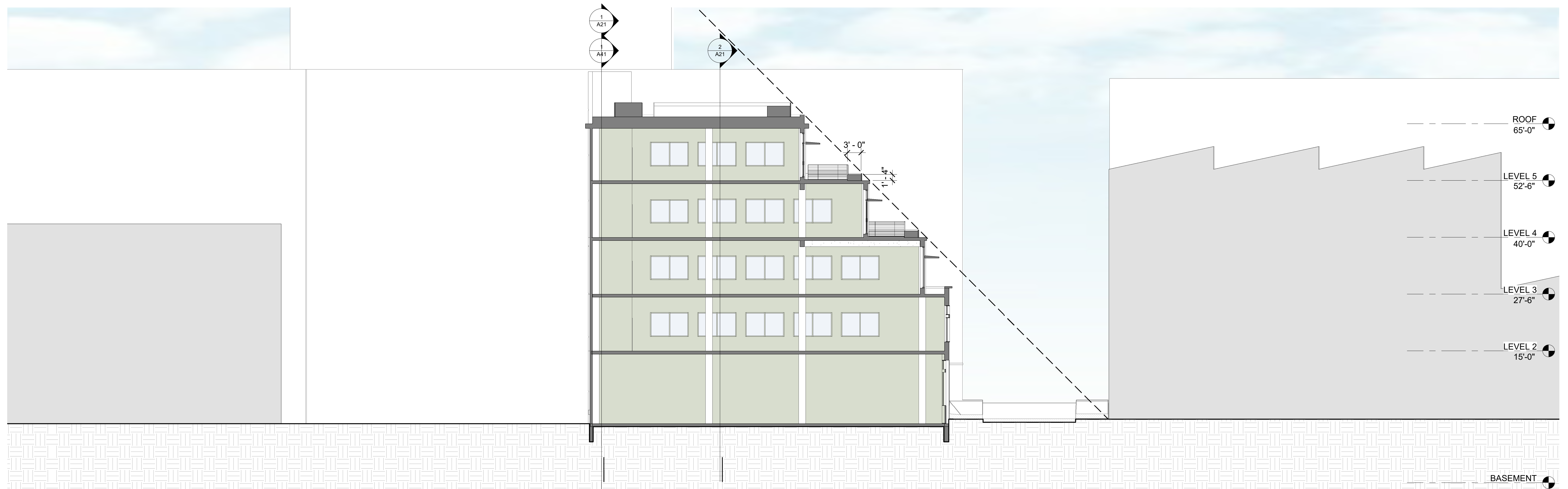
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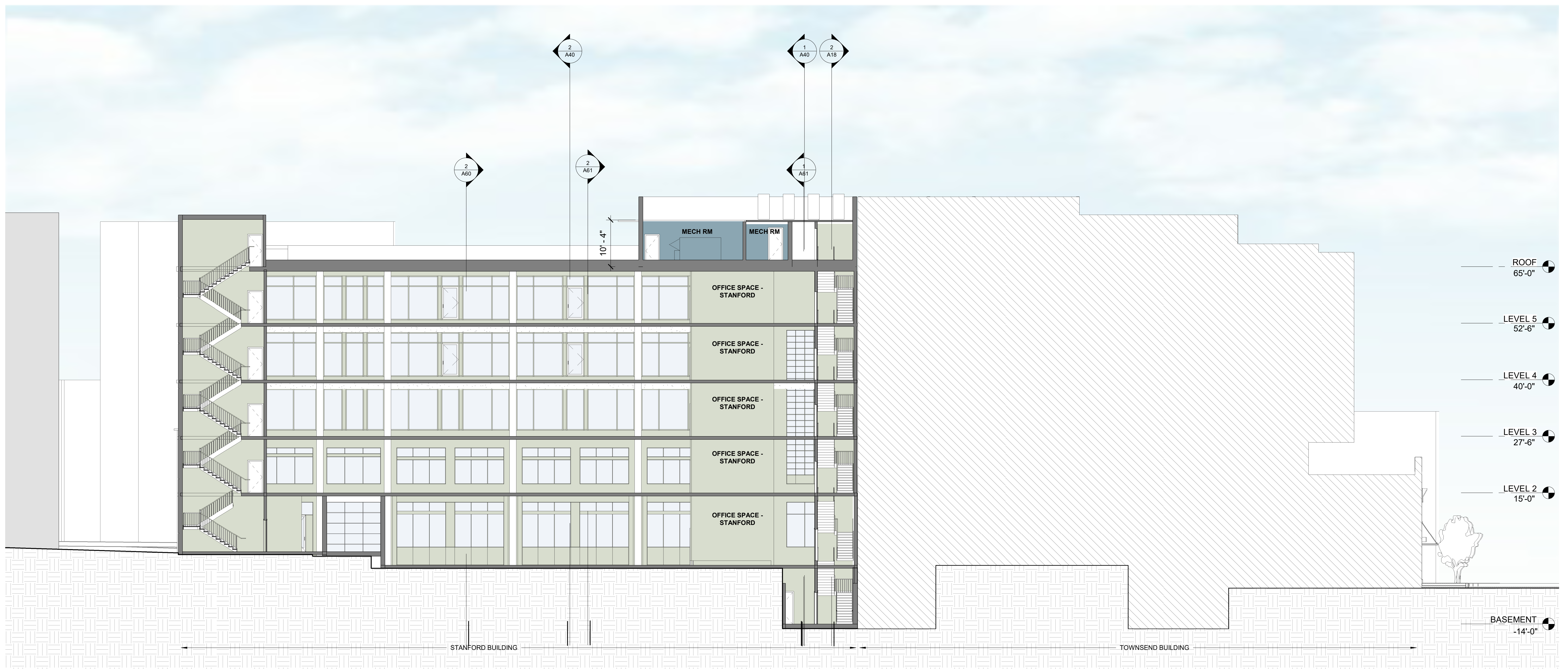


2



1

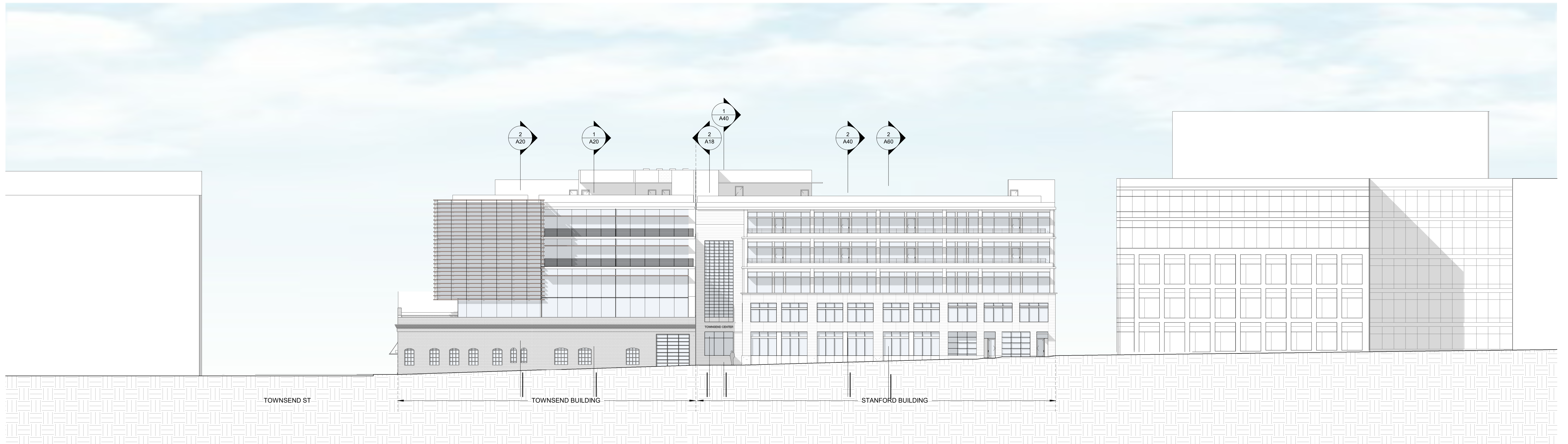












STANFORD STREET CONTEXT
1" = 20'-0"

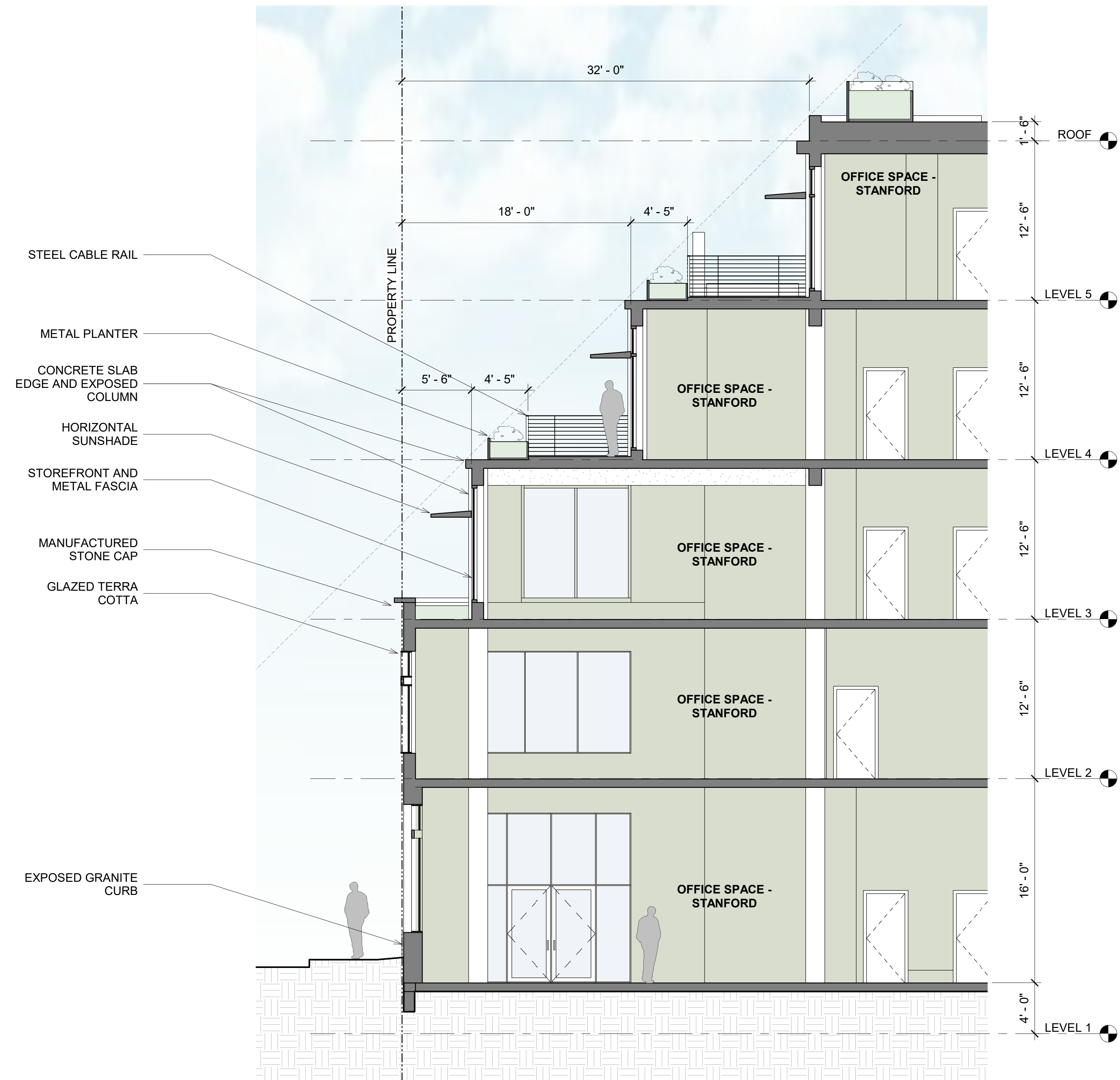
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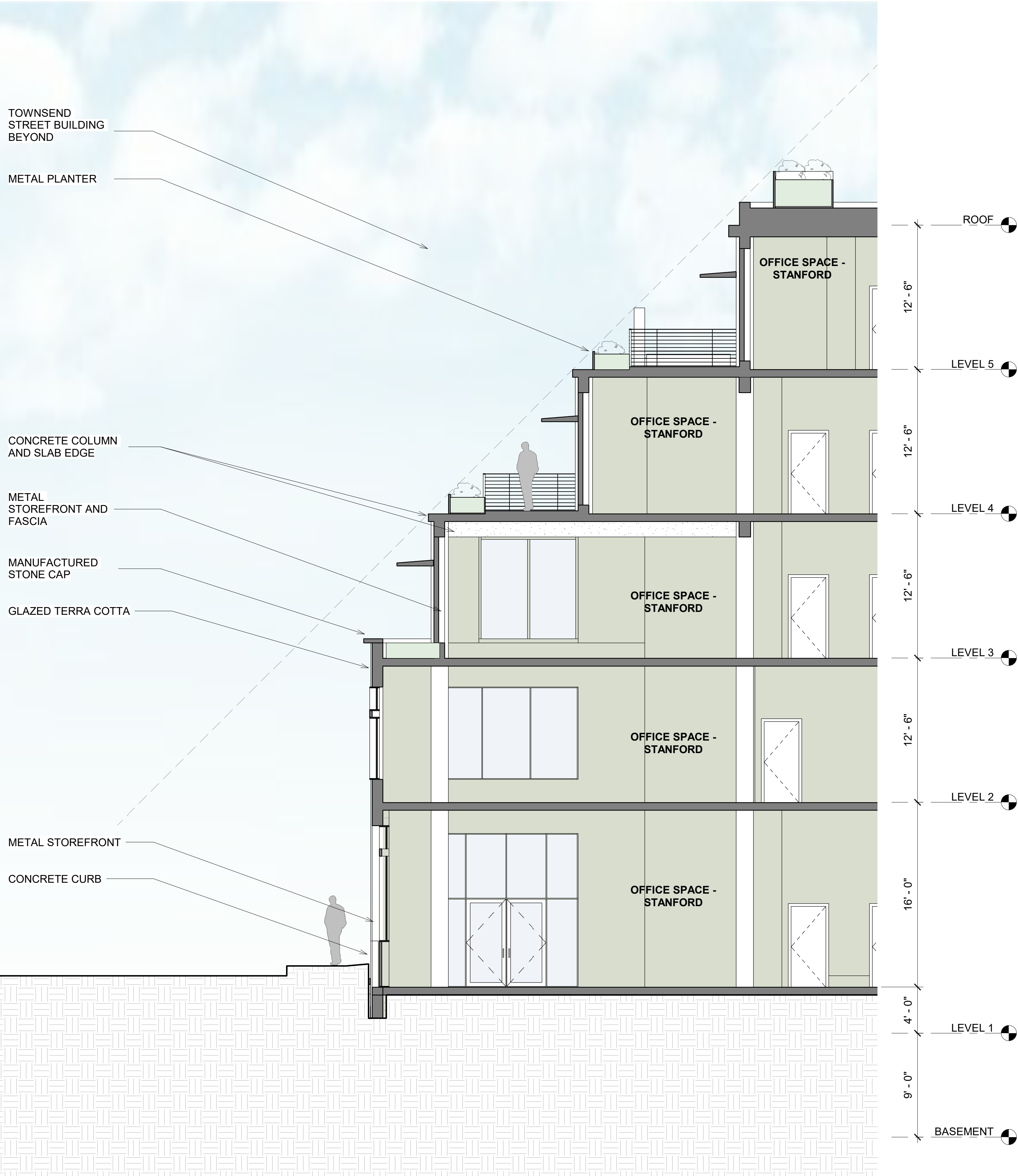
TOWNSEND STREET CONTEXT
1" = 20'-0"

1

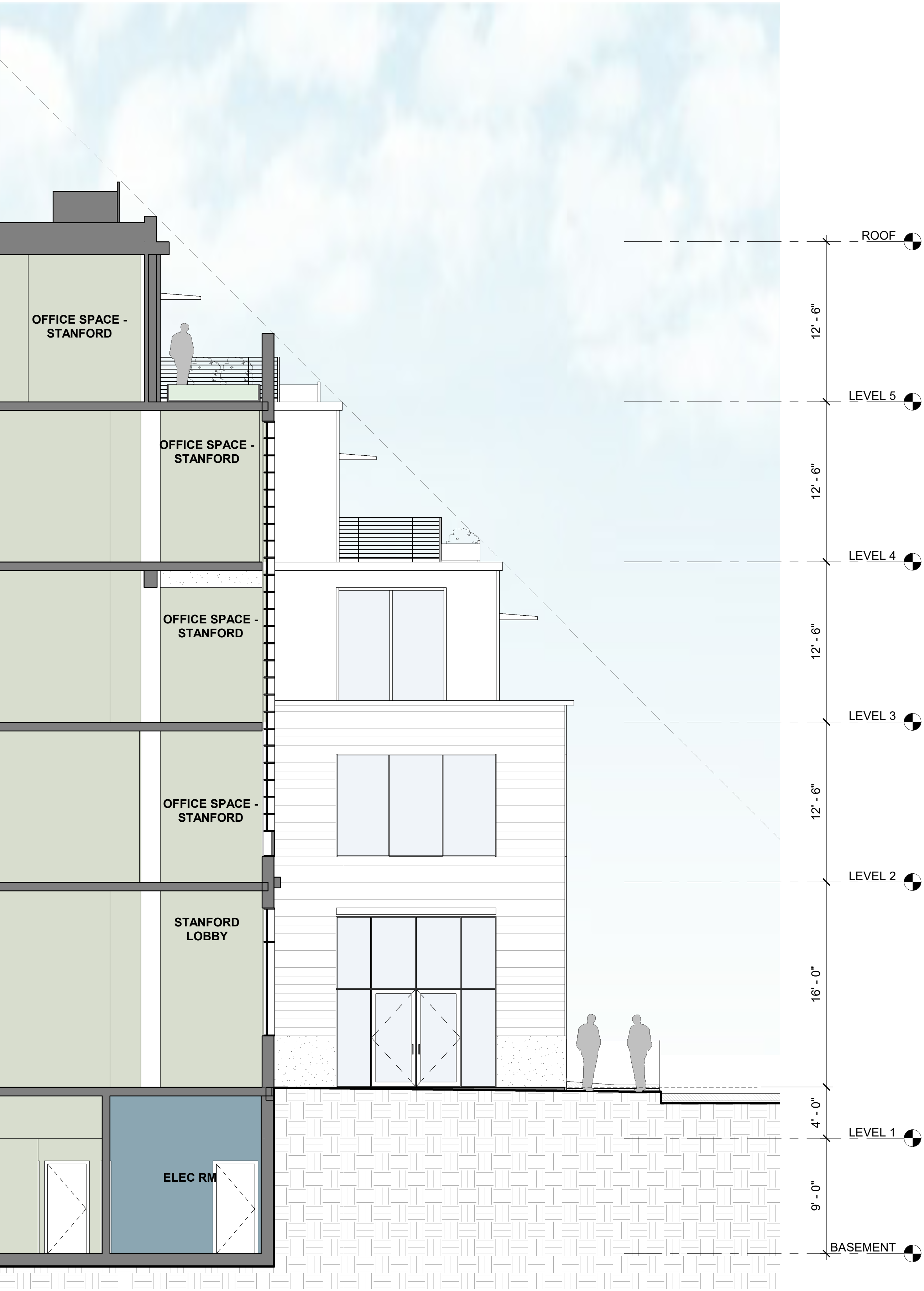




STANDFORD WALL SECTION THRU
RECESS
② 3/16" = 1'-0"



② STANDFORD WALL SECTION THRU BAY
3/16" = 1'-0"



STANDFORD WALL SECTION - THRU
ENTRANCE
① 3/16" = 1'-0"