



CERTIFICATE OF APPROPRIATENESS EXECUTIVE SUMMARY

HEARING DATE: MARCH 3, 2021

CONSENT CALENDAR

Record No.: 2021-000208COA
Project Address: 1800 Mission Street
Landmark: No. 108—State Armory and Arsenal
Zoning: UMU (Urban Mixed Use) Zoning District
68-X/45-X Height and Bulk District
Block/Lot: 3547/001
Project Sponsor: Justin Blinn, TEF Design
1420 Sutter Street, Second Floor
San Francisco, CA 94109
Staff Contact: Rebecca Salgado – 628.652.7332
rebecca.salgado@sfgov.org

Recommendation: Approval

Property Description

1800 Mission Street is located on the west side of Mission Street between 14th and 15th Streets (Assessor's Block 3547; Lot 001). The subject building, also known as the State Armory and Arsenal, was designated as City Landmark No. 108 in February 1980.

The State Armory and Arsenal was initially constructed between 1912 and 1914. The Fortress-style four-story, reinforced-concrete building has a clinker brick exterior with limestone and plaster details.

Project Description

The proposed project involves increasing the height of two existing vehicular entrances at the Julian Street façade and replacing the existing overhead rolling security gates in these openings with new rolling security gates. Please see photographs and plans for details.

Compliance with Planning Code

PLANNING CODE DEVELOPMENT STANDARDS.

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

In order to proceed, a building permit from the Department of Building Inspection is required.

APPLICABLE PRESERVATION STANDARDS.

The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the *Secretary of the Interior's Standards for Rehabilitation*, in that:

- the proposal respects the character-defining features of the subject building;
- the architectural character of the subject building will be maintained and that replacement elements will not affect the building's overall appearance;
- the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- the modifications to the existing openings, as well as the new overhead rolling security gates, have been determined to be compatible with the historic property, and will not create a false sense of historical development.
- although a small amount of historic clinker brick and plaster trim will be removed to enlarge the entrances, this removal will not have a significant impact on the appearance of the Julian Avenue façade;

The Department has determined that the proposed work will be in conformance with the requirements of Article 10 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 overall proposal includes increasing the height of two existing vehicular entrances at the Julian Street façade and replacing the existing overhead rolling security gates in these openings with new rolling security gates. The Department finds that the historic character of the building will be retained and preserved and will not result in the removal of historic fabric.

Public/Neighborhood Input

The Department has not received any public inquiries for general information about the proposed project.

Environmental Review Status

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

Basis for Recommendation

The Department recommends approval of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to an Individual Landmark and the *Secretary of the Interior Standards for Rehabilitation*.

Attachments

Draft Motion – Certificate of Appropriateness
Exhibit A – Conditions of Approval (as applicable)
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination



CERTIFICATE OF APPROPRIATENESS DRAFT MOTION

HEARING DATE: MARCH 3, 2021

CONSENT CALENDAR

Record No.: 2021-000208COA
Project Address: 1800 Mission Street
Landmark: No. 108—State Armory and Arsenal
Zoning: UMU (Urban Mixed Use) Zoning District
68X/45X Height and Bulk District
Block/Lot: 3547/001
Project Sponsor: Justin Blinn, TEF Design
1420 Sutter Street, Second Floor
San Francisco, CA 94109
Staff Contact: Rebecca Salgado – 628.652.7332
rebecca.salgado@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001 IN ASSESSOR’S BLOCK 3547 IN A UMU (URBAN MIXED USE) ZONING DISTRICT AND A 68-X/45-X HEIGHT AND BULK DISTRICT.

Preamble

On January 5, 2021, Justin Blinn of TEF Design (hereinafter “Project Sponsor”) filed Application No. 2021-000208COA (hereinafter “Application”) with the San Francisco Planning Department (hereinafter “Department”) for a Certificate of Appropriateness for work at a subject building located on Lot 001 in Assessor’s Block 3547, which is Landmark No. 108, the State Armory and Arsenal, and locally designated under Article 10 of the Planning Code.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter “Commission”) has reviewed and concurs with said determination.

On March 3, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2021-000208COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2021-000208COA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby **APPROVES** the Certificate of Appropriateness, as requested in Application No. 2021-000208COA in conformance with the architectural plans dated December 24, 2020, and labeled Exhibit A based on the following findings:

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. Project Description.** The proposed project involves increasing the height of two existing vehicular entrances at the Julian Street façade and replacing the existing overhead rolling security gates in these openings with new rolling security gates.
- 3. Property Description.** 1800 Mission Street is located on the west side of Mission Street between 14th and 15th Streets (Assessor's Block 3547; Lot 001). The subject building, also known as the State Armory and Arsenal, was designated as City Landmark No. 108 in February 1980. The State Armory and Arsenal was initially constructed between 1912 and 1914. The Fortress-style four-story, reinforced-concrete building has a clinker brick exterior with limestone and plaster details.
- 4. Surrounding Properties and Neighborhood.** The surrounding neighborhood is characterized by small-scale residential buildings and commercial/mixed use buildings between two and five stories tall.
- 5. Public Outreach and Comments.** At the date of publication, the Department has received no public correspondence in support of or opposition to the project.
- 6. Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:

- A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

The proposed project is consistent with Article 10 of the Planning Code.

- B. **Secretary of the Interior's Standards.** Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. 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):

- (1) **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.

Not applicable.

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

While the proposed project involves the removal of a small amount of historic clinker brick and plaster trim from the Julian Avenue façade to allow for the vertical enlargement of the existing vehicular openings, this removal will not have a significant impact on this facade. These changes will not irreversibly alter features that characterize the building.

- (3) **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, shall not be undertaken.

Not applicable.

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

Not applicable.

- (5) **Standard 5:** Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property shall be preserved.

Although the proposed project involves the removal of a small amount of historic clinker brick and plaster trim from the Julian Avenue façade, the removal of historic fabric will be limited to the smallest amount possible. At the modified north entry, only clinker brick will be removed, and the

amount of brick to be removed is just a small percentage of the clinker brick found at this façade. At the modified south entry, clinker brick will be removed and the profiled plaster band will be notched into at a height that aligns with the lower section of the profiled band, to minimize the negative impact of this alteration.

- (6) **Standard 6:** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall 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.

Not applicable.

- (7) **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.

Not applicable.

- (8) **Standard 8:** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Not applicable.

- (9) **Standard 9:** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the [property](#). The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the [property](#) and its environment.

The new rolling security gates to be installed in the modified openings will be differentiated from the old in physical material properties and will be compatible in materials, features, size, scale, and finish. Their finish color will match the dark gray finish color of the building's base.

- (10) **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.

Not applicable.

- C. **Landmarks** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.

Landmarks

1. Pursuant to Section 1006.6(c) of the Planning Code, for applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance pursuant to Section 1004(c), its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases.

The project is in conformance with Article 10, and as outlined in Appendix A, as the work shall not adversely affect the Landmark site.

- 7. General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT concerns the physical character and order of the city, and the relationship between people and their environment.

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 Certificate of Appropriateness 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 Certificate of Appropriateness 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.

8. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies 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 in conformance with the Secretary of the Interior's Standards.

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

The proposed 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. It will provide sufficient off-street parking for the proposed units.

- 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. The project does not include commercial office development.

- 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 10 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.

9. For these reasons, the proposal overall, appears to meet the Secretary of the Interior's Standards and the provisions of Article 10 of the Planning Code regarding Major Alterations.

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 a Certificate of Appropriateness** for the subject property located at Lot **001** in Assessor's Block **3547** for proposed work in conformance with the architectural submittal dated December 24, 2020, and labeled Exhibit B on file in the docket for Record No. **2021-000208COA**.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXXXX. 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 49 South Van Ness Ave, Suite 1475 or call (628) 652-1150.

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 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 ADOPTED the foregoing Motion on March 3, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: March 3, 2021

EXHIBIT A

Authorization Update

This authorization is for a Certificate of Appropriateness to allow Alterations located at 1800 Mission Street, Block 3547, Lot 001, pursuant to Planning Code Sections 1006.6(c) within the UMU District and a 68X/45X Height and Bulk District; in general conformance with plans, dated December 24, 2020, and stamped “EXHIBIT B” included in the docket for Record No. 2021-000208COA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on March 3, 2021, under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Certificate of Appropriateness and any subsequent amendments or modifications.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

Exhibit B:

Plans

Certificate of Appropriateness
Case Number 2021-000208COA
1800 Mission Street



MISSION ARMORY VEHICULAR ENTRY MODIFICATIONS

CERTIFICATE OF APPROPRIATENESS

1800 MISSION STREET | SAN FRANCISCO

December 24, 2020



ADVENTUROUS
JOURNEYS

TABLE OF CONTENTS

PAGE

1. PROJECT OVERVIEW	2
BUILDING INFORMATION	
PROJECT SCOPE OF WORK	
APPLICABLE CODES	
2. HISTORICAL DATA	3
SITE HISTORY	
HISTORIC PHOTOGRAPHY	
3. EXISTING CONDITIONS	7
4. DRAWINGS	9
SITE PLAN	
FIRST FLOOR PLAN	
WEST ELEVATIONS (JULIAN AVE)	
NORTH ENTRY MODIFICATIONS	
PLANS, ELEVATIONS, SECTIONS	
DETAILS	
SOUTH ENTRY MODIFICATIONS	
PLANS, ELEVATIONS, SECTIONS	
DETAILS	
5. DOOR CUT SHEETS	16

BUILDING INFORMATION

MISSION ARMORY
1800 MISSION STREET
SAN FRANCISCO, CA 94103

BLOCK/LOT:
3547 / 001

ZONING DISTRICT:
UMU - URBAN MIXED USE

HEIGHT & BULK DISTRICTS:
68-X & 45-X

HISTORIC STATUS:
A - HISTORIC RESOURCE PRESENT
LANDMARK NO. 108

SPECIAL USE DISTRICTS:
MISSION ALCOHOL RESTRICT
WITHIN 1/4 MILE OF EXISTING FRINGE FINANCIAL SERVICE
FRINGE FINANCIAL SERVICES RUD

CONSTRUCTION TYPE:
TYPE III

YEAR BUILT:
1912 (DRILL COURT ROOF: 1927)

NO. STORIES:
4 STORIES + BASEMENT

FULLY SPRINKLERED:
FULLY SPRINKLERED PER NFPA13

EXISTING GROSS AREA*:
177,990 SF

PROPOSED GROSS AREA*:
177,990 SF (NO CHANGE)

EXISTING OCCUPANCY:
MIXED OCCUPANCY
(SEE BELOW)

PROPOSED OCCUPANCY:
MIXED OCCUPANCY
(NO CHANGE - SEE BELOW)

FLOOR	PLANNING CODE
B	PDR
1	PDR + NIGHTTIME ENTERTAINMENT
2	PDR + ACCESSORY OFFICE
3	PDR + ACCESSORY OFFICE
4	PDR + ACCESSORY OFFICE

* PER SECTION 202 DEFINITIONS: GROSS LEASABLE AREA. THE TOTAL FLOOR AREA DESIGNED FOR TENANT OCCUPANCY AND EXCLUSIVE USE. THE AREA OF TENANT OCCUPANCY IS MEASURED FROM THE CENTERLINES OF JOINT PARTITIONS TO THE OUTSIDE OF THE TENANT WALLS. ALL TENANT AREAS, INCLUDING AREAS USED FOR STORAGE, SHALL BE INCLUDED IN CALCULATING GROSS LEASABLE AREA.

PROJECT SCOPE OF WORK

THE PROJECT PROPOSES TO VERTICALLY ENLARGE TWO EXISTING VEHICULAR DOOR OPENINGS ALONG JULIAN AVENUE. THE EXISTING OPENINGS DO NOT CURRENTLY ACCOMMODATE A STANDARD BOX TRUCK ACCESS TO THE BUILDING'S INTERIOR. THE OPENINGS ARE PROPOSED TO BE INCREASED BY APPROXIMATELY 48" VERTICALLY AT THE NORTH OPENING AND 31" VERTICALLY AT THE SOUTH OPENING.

APPLICABLE CODES

2019 SAN FRANCISCO BUILDING CODE

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE (CAL GREEN)
2019 CALIFORNIA EXISTING BUILDING CODE
2019 CALIFORNIA FIRE CODE

2019 CALIFORNIA STATE HISTORIC BUILDING CODE

NFPA 1
NFPA 101
NFPA 13

HISTORY & USE

The San Francisco State Armory and Arsenal is located at 1800 Mission Street. It is bordered by 14th & 15th Streets to the north and south and Julian Avenue to the west. The Armory opened its doors in 1914 and was home to San Francisco National Guard units for 58 years.

The San Francisco National Guard was originally stationed at an Armory on Page & Gough Streets, but this building was destroyed by fire in 1906. Initially, a new armory was proposed at Van Ness Avenue & Bay Street, but the governor wanted a more centrally located site, so the current location at Mission & 14th was chosen.

The Armory was designed by the firm Woollett & Woollett in a revivalist style with a reinforced concrete structure. The Armory consists of two main elements: the four-story Administrative Building and the Drill Court, which was enclosed using a steel truss structure in 1927. A large basement spans underneath these two structures.

According to the Armory's landmark document, the Armory's original purpose was "to house the California National Guard Coastal Artillery, the Naval Militia, and to act as a social center for the city for recruiting purposes." Over the years, the building housed various companies of the Coastal Artillery and divisions of the naval militia. It also provided quarters for engineers and the corps bands.

The Armory's basement originally contained a variety of functions including an arsenal, gynasium, natatorium, kitchens, and banquet room. The first floor contained the main lobby, receptions rooms, and a dance hall. The three upper floors had space for the various units headquartered in the building. The Drill Court was mainly used for National Guard training, though from the mid-1920s on, it was frequently used for popular sporting events like Tuesday and Friday night prizefights.

After the National Guard vacated the building in 1974, the Armory was used for a variety of functions, including corporate and private events, scenic construction and theater rehearsals for the San Francisco Opera, and film production - a portion of Star Wars: Episode V - The Empire Strikes Back was filmed in the Drill Court in 1976. From 2006 - 2018, Kink.com owned and operated the Armory using it for film production in the majority of the building with entertainment and nighttime events in the Drill Court.

HISTORIC STATUS & ARCHITECTURE

The Armory was listed as an individual resource in the National Register of Historic Places in 1978 (NRHP Reference # 78000758). In 1980, the Armory was listed on the California Register of Historical Resources and in Article 10 of the San Francisco Planning Code as Landmark No. 108.

Statement of Significance from San Francisco Planning Department Historic Resource Survey (Mission District) Property Summary Report:

"This military building is individually significant under California Register of Historical Resources Criterion 1 (Events), because it is associated with the broad patterns of military history, activity, and presence in San Francisco's Mission District; and Criterion 3 (Architecture/Design), because it exhibits physical designs, features, materials, and/or craftsmanship that embody the distinctive characteristics and high artistic expression of "Medieval" fortress-like architecture."

Character-defining features of the Administrative Building include:

- dark rusticated clinker brick facade
- four octagonal turrets
- pilaster-like elements topped with carved insets of eagles
- limestone parapet with a crenelated pattern

Character-defining features of the Drill Court include:

- curved roof - showing the shape of the supporting trusses
- clinker brick facade with limestone accents
- series of stacked windows at each facade

TEXT SOURCES:

San Francisco Planning Department, "Landmark No. 108," January 11, 1980
San Francisco Planning Department, "Historic Resource Survey"
San Francisco Armory, "History," www.sfarmory.com, accessed March 1, 2018
San Francisco Examiner, "Armory Sold for \$1.25 Million," July 24, 1996



TOP: Rendering of State Armory San Francisco
BOTTOM: 250th Coast Artillery Loading a Gun, 1934
IMAGE SOURCE: www.sfarmory.com



LEFT: View from Mission Street, c. 1970s
TOP: View from Mission & 14th Street, c. 1970s
BOTTOM: View from 15th Street, 1928
IMAGE SOURCE: www.sfpl.org

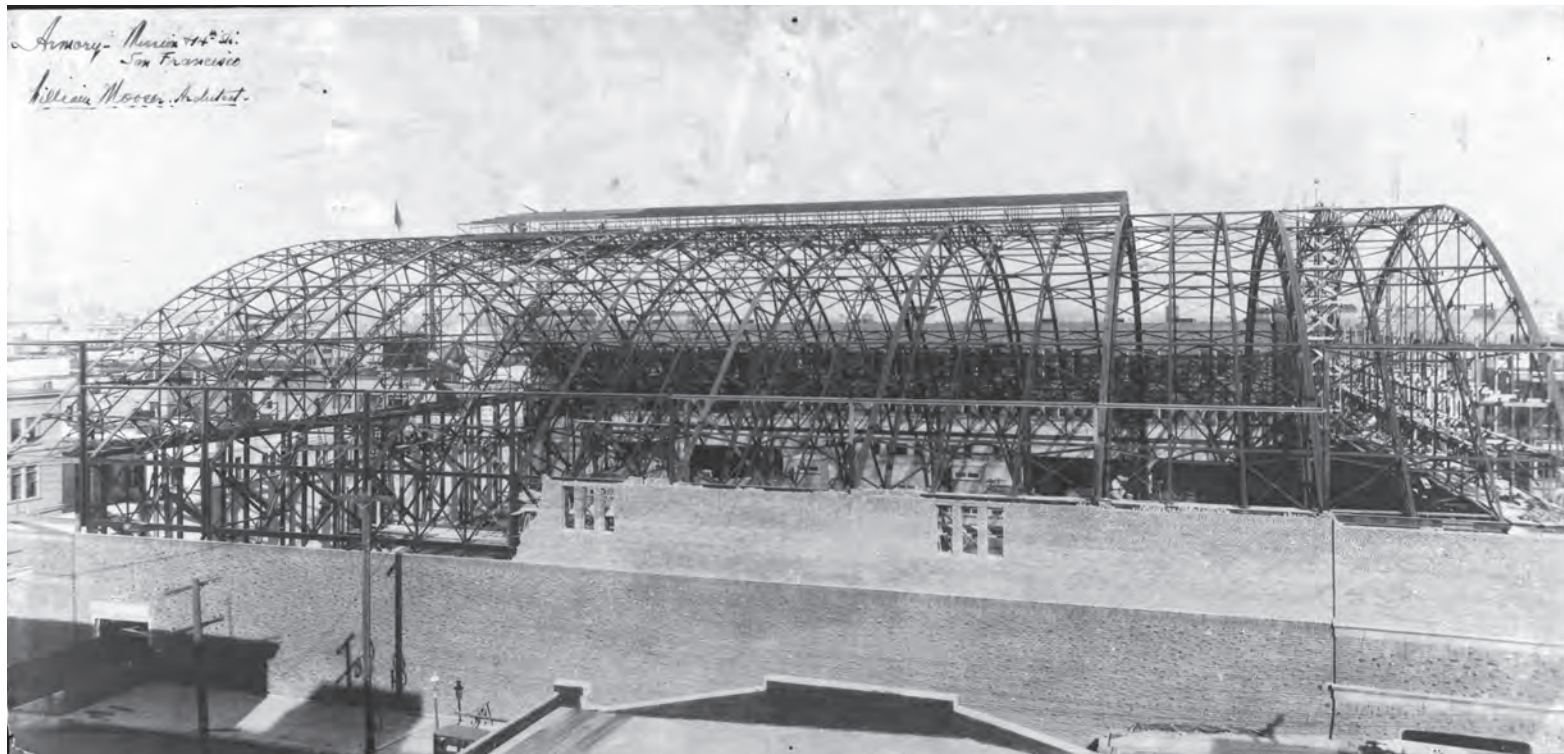
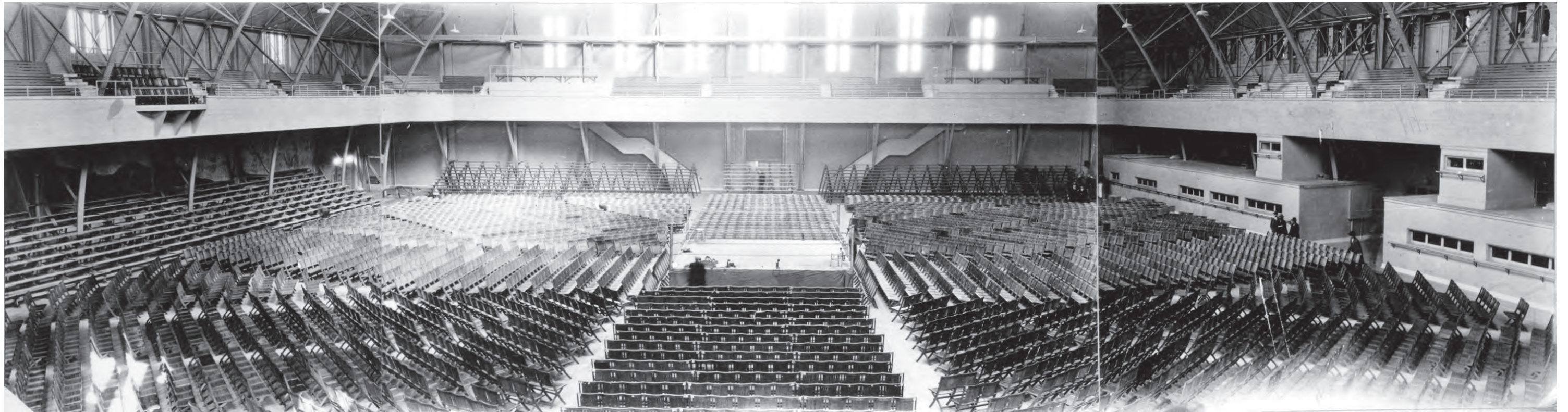
STATE ARMORY, 14th & MISSION Sts SAN FRANCISCO.

Rear view showing uncovered drill court and exposed
artillery emplacements for which a roof is a vital necessity.

Size of court 170 by 235 feet.



LEFT: View of uncovered Drill Court, c. 1912-1914
TOP: View of covered Drill Court from Woodward Street, c. 1970
BOTTOM: View of covered Drill Court from Julian Avenue, c. 1970s
IMAGE SOURCE: www.sfarmory.com



TOP: View of Drill Court set up for a boxing match, c. 1928
 LEFT: View of Drill Court roof under construction, c.1927
 IMAGE SOURCE: www.sfarmory.com



EXISTING CONDITIONS

TOP PHOTOGRAPH:

Overall view of building from corner of Mission Street and 14th Street, showing north and east facades showing major character-defining elements:

BOTTOM LEFT PHOTOGRAPH:

View of Mission Street east facade showing major character-defining elements:

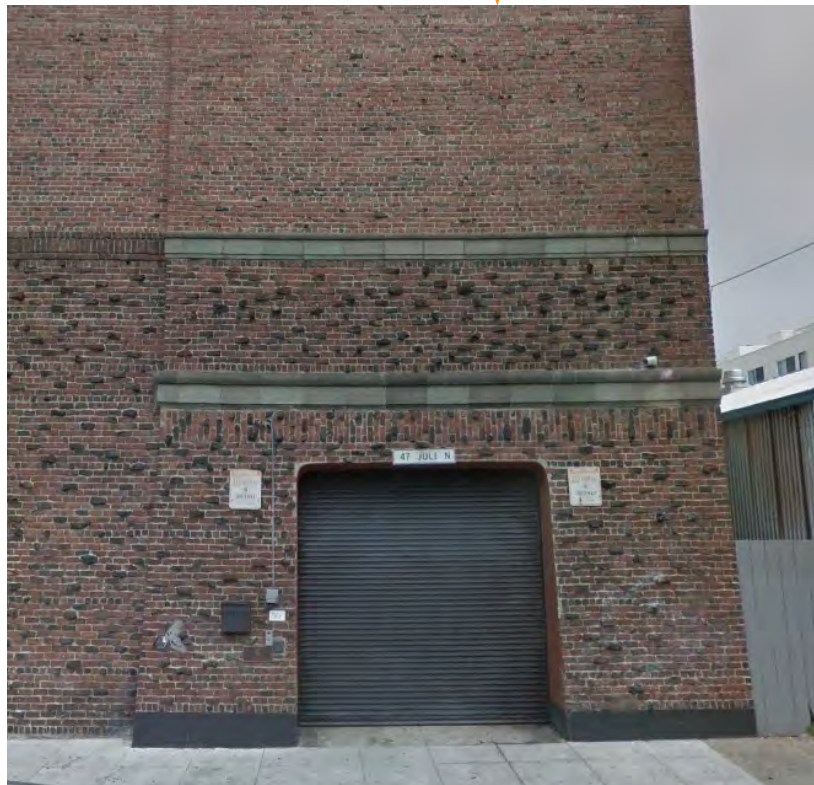
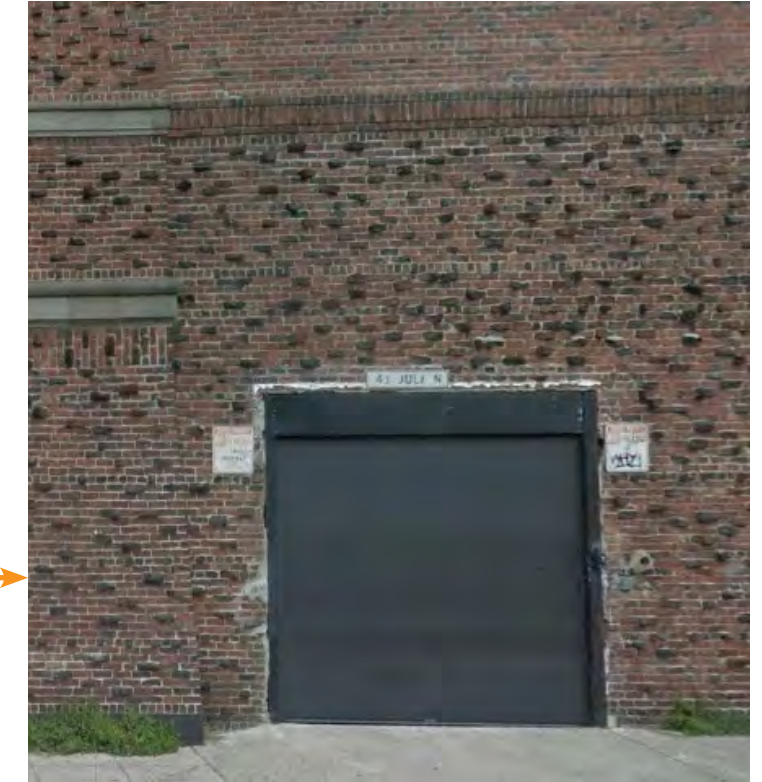
- dark rusticated clinker brick
- octagonal turrets
- pilaster-like elements topped with carved insets of eagles
- limestone parapet with a crenelated pattern

BOTTOM RIGHT PHOTOGRAPH:

View of north facade of Drill Court showing major character-defining features:

- curved roof - showing the shape of the supporting trusses
- clinker brick facade with limestone accents
- series of stacked windows at each facade





EXISTING CONDITIONS

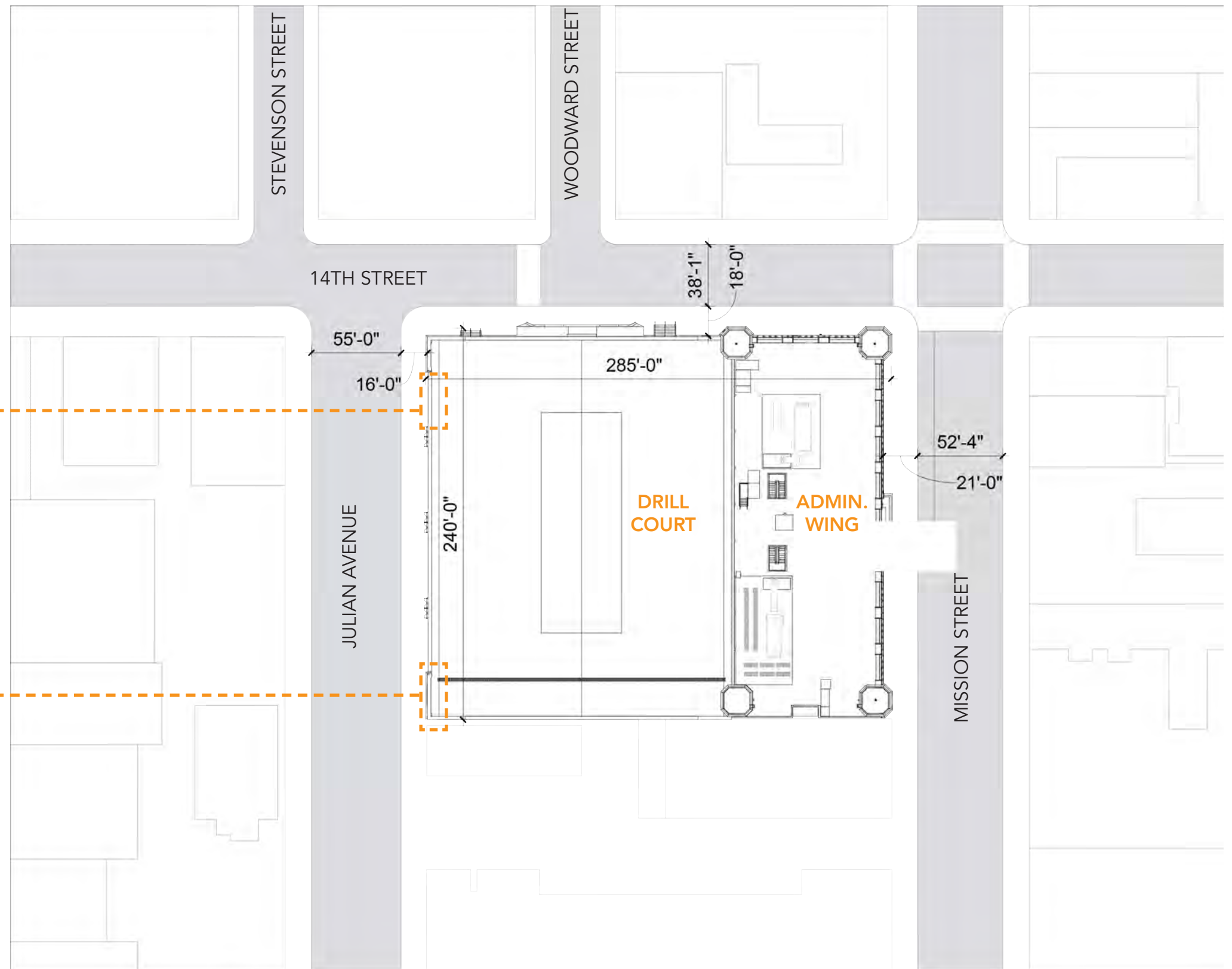
TOP LEFT PHOTOGRAPH:
View from the south of Julian Avenue west facade of Drill Court

TOP CENTER PHOTOGRAPH:
View from the north of Julian Avenue west facade of Drill Court

TOP RIGHT PHOTOGRAPH:
North vehicular entry proposed to be enlarged

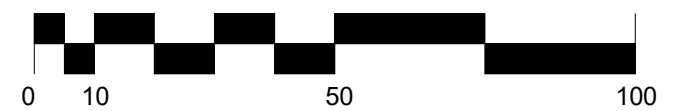
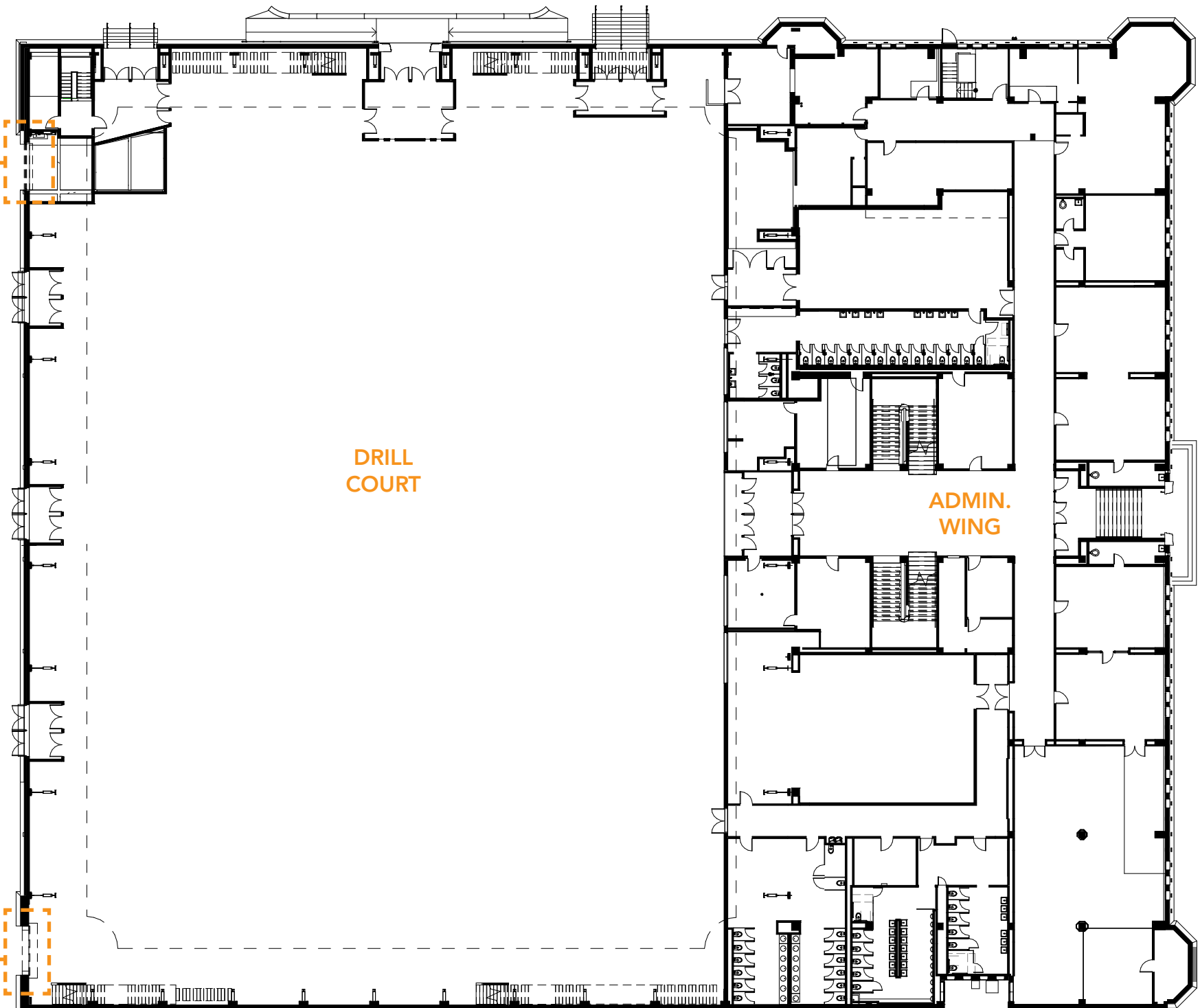
BOTTOM LEFT PHOTOGRAPH:
South vehicular entry proposed to be enlarged.

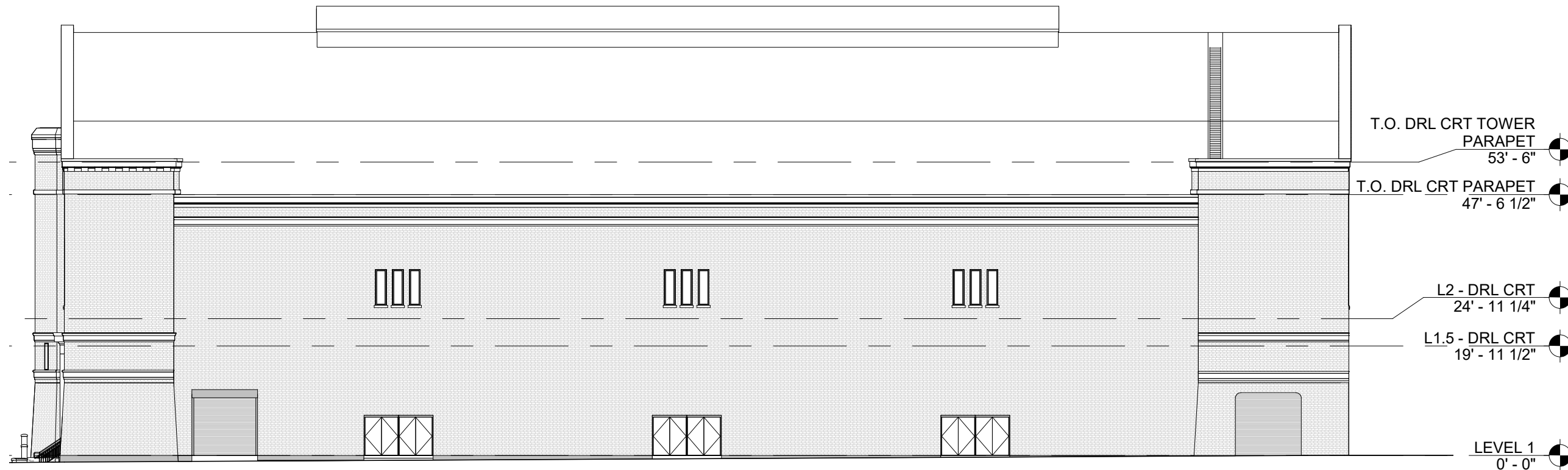
AREAS OF WORK
(AT GRADE LEVEL)



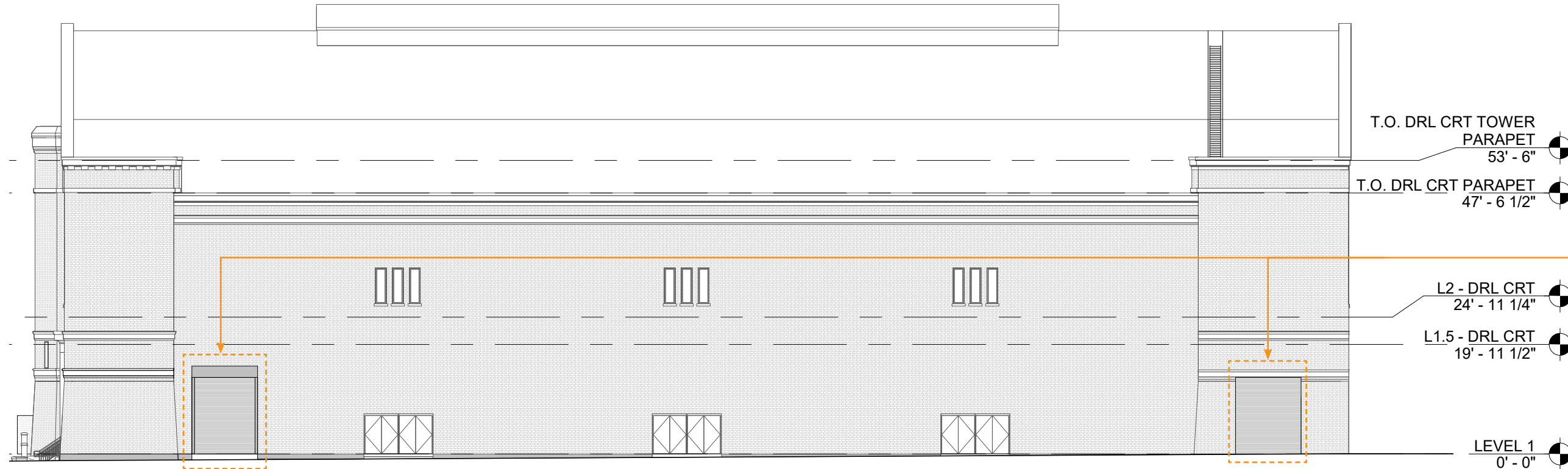
INCREASE OPENING HEIGHT
BY APPROXIMATELY 48" AND
REPLACE (E) OVERHEAD
ROLLING DOOR WITH (N)
OVERHEAD ROLLING DOOR

INCREASE OPENING HEIGHT
BY APPROXIMATELY 31" AND
REPLACE (E) OVERHEAD
ROLLING DOOR WITH (N)
OVERHEAD ROLLING DOOR



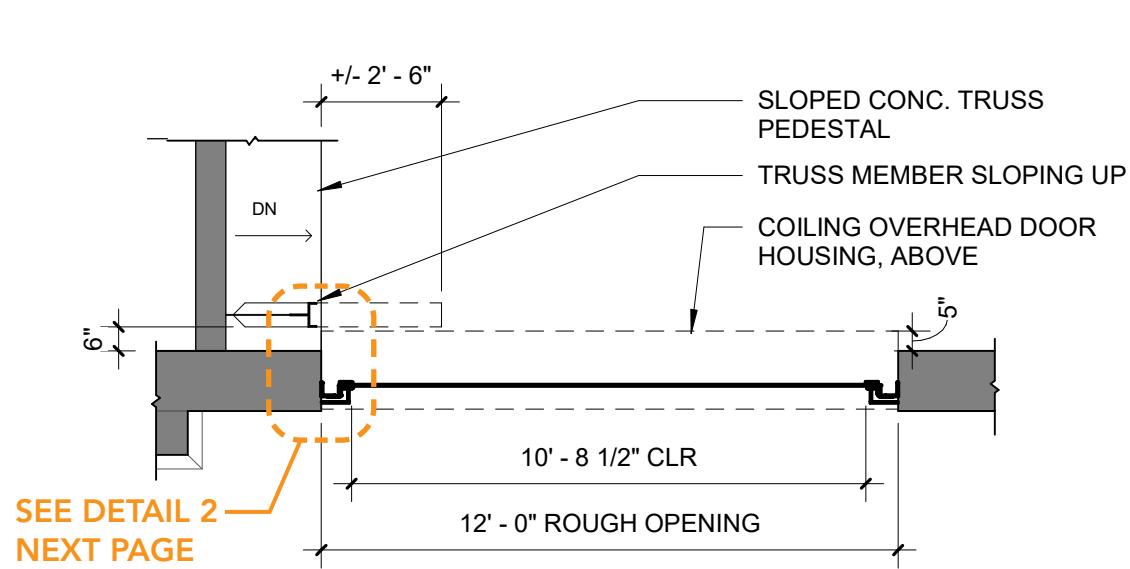


A EXISTING WEST ELEVATION
SCALE = 3/64" = 1'-0"

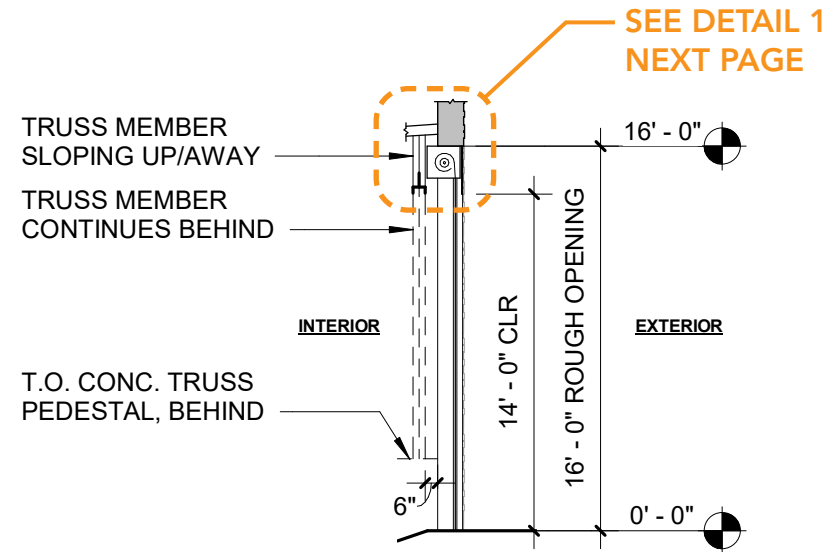


B PROPOSED WEST ELEVATION
SCALE = 1" = 30'-0"

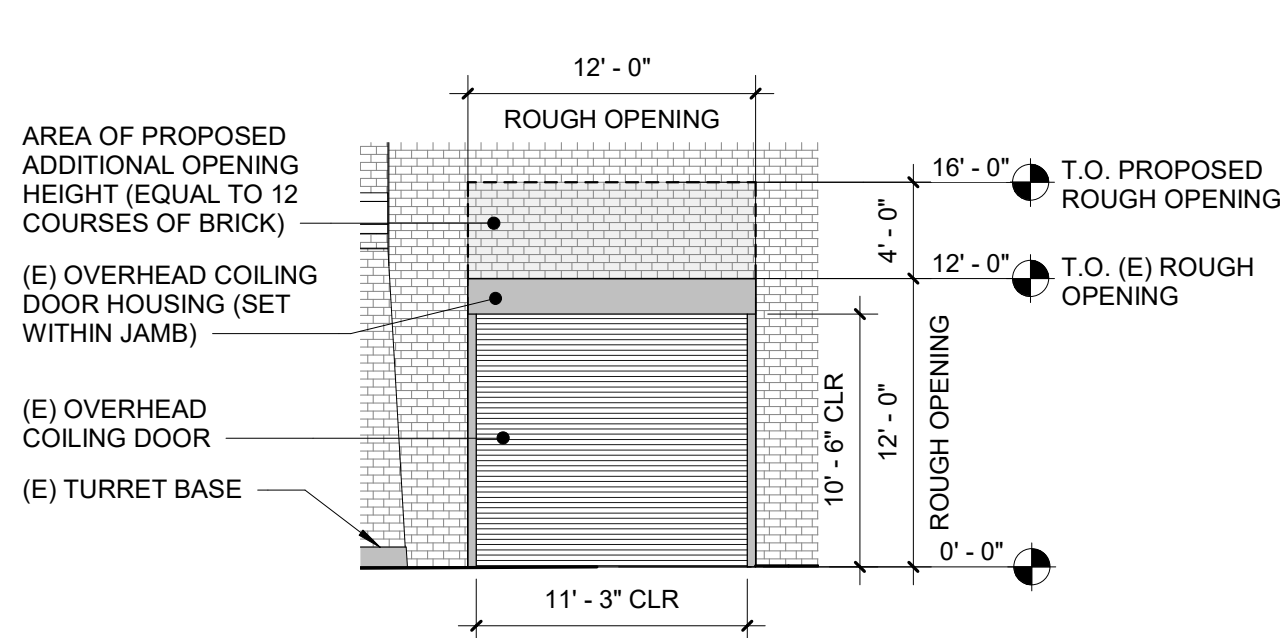
ENLARGE (E) VEHICULAR ACCESS DOOR OPENINGS APPROXIMATELY 48" VERTICALLY AT NORTH OPENING AND 31" VERTICALLY AT SOUTH OPENING AND REPLACE (E) OVERHEAD ROLLING DOORS WITH (N) OVERHEAD ROLLING DOORS.



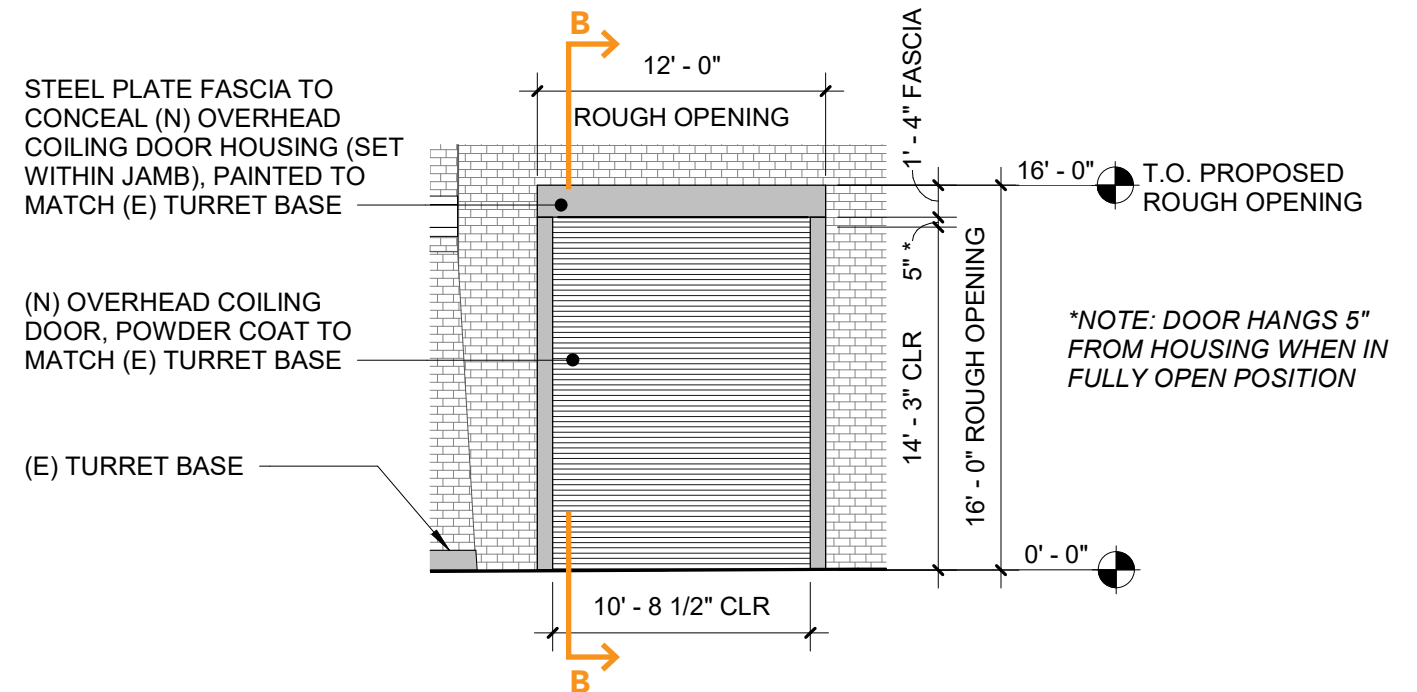
A ENLARGED PLAN - PROPOSED NORTH ENTRY
SCALE = 1/4" = 1'-0"



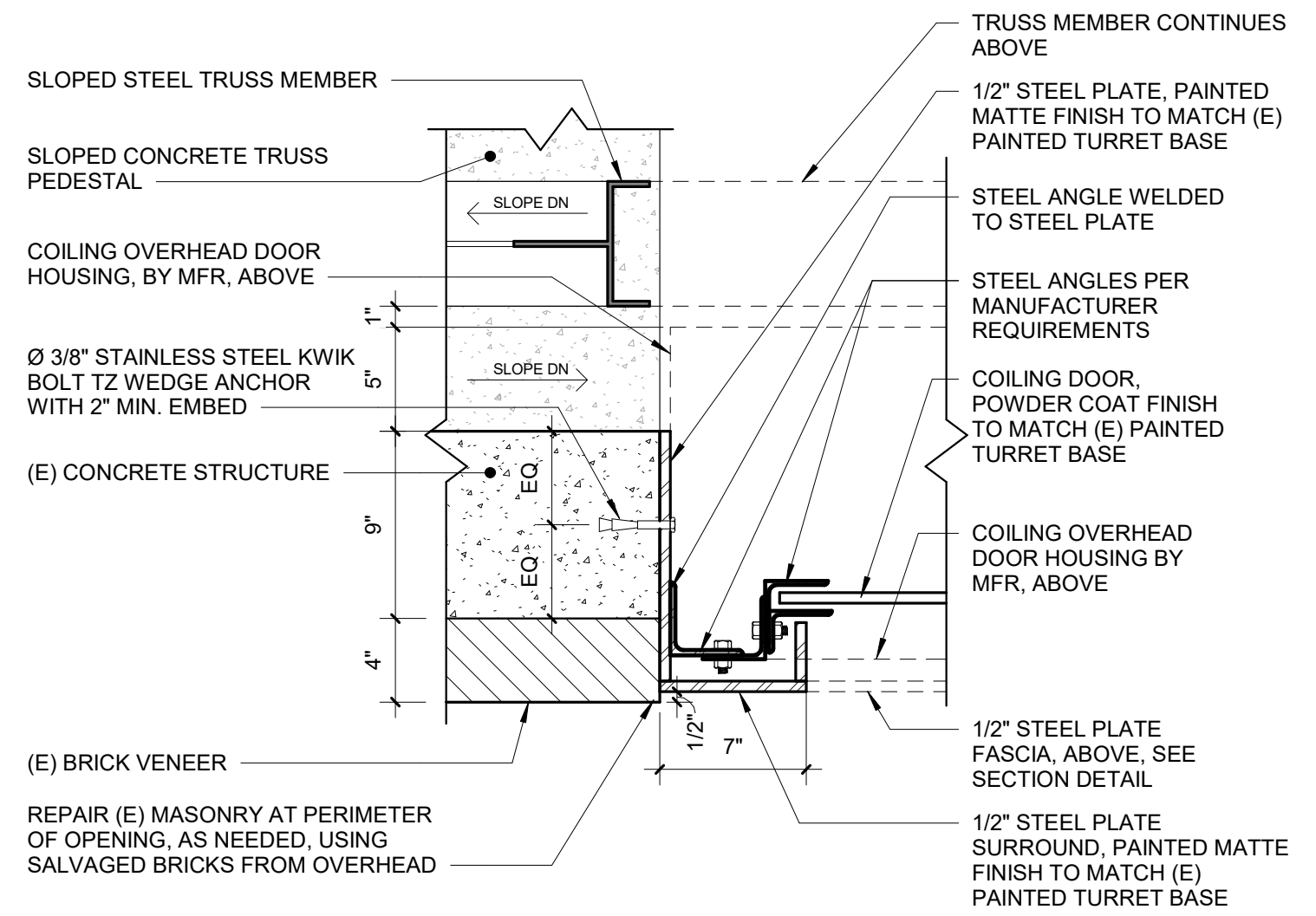
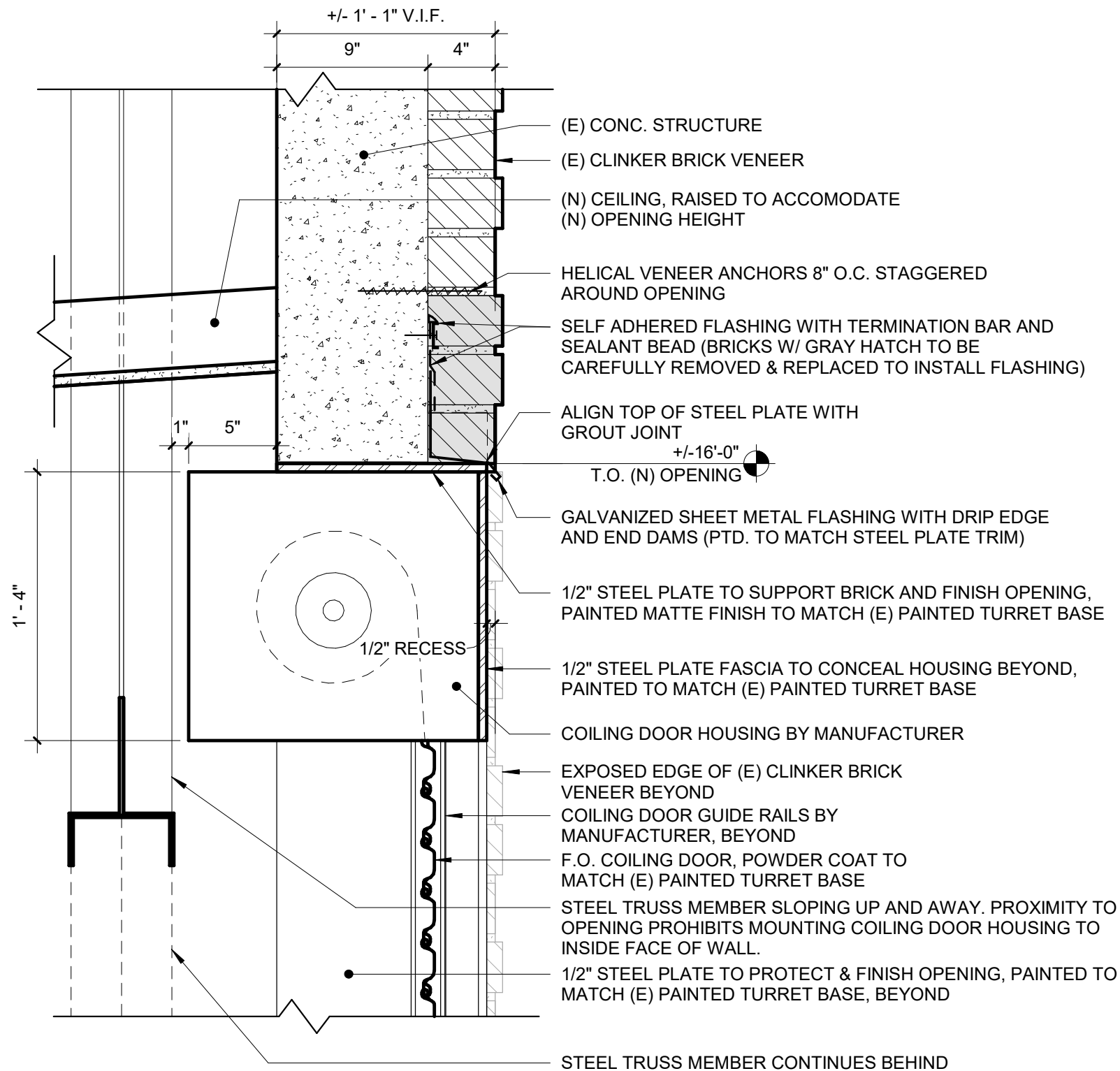
B ENLARGED SECTION - PROPOSED NORTH ENTRY
SCALE = 1/8" = 1'-0"



C ENLARGED ELEVATION - EXISTING NORTH ENTRY
SCALE = 1/8" = 1'-0"

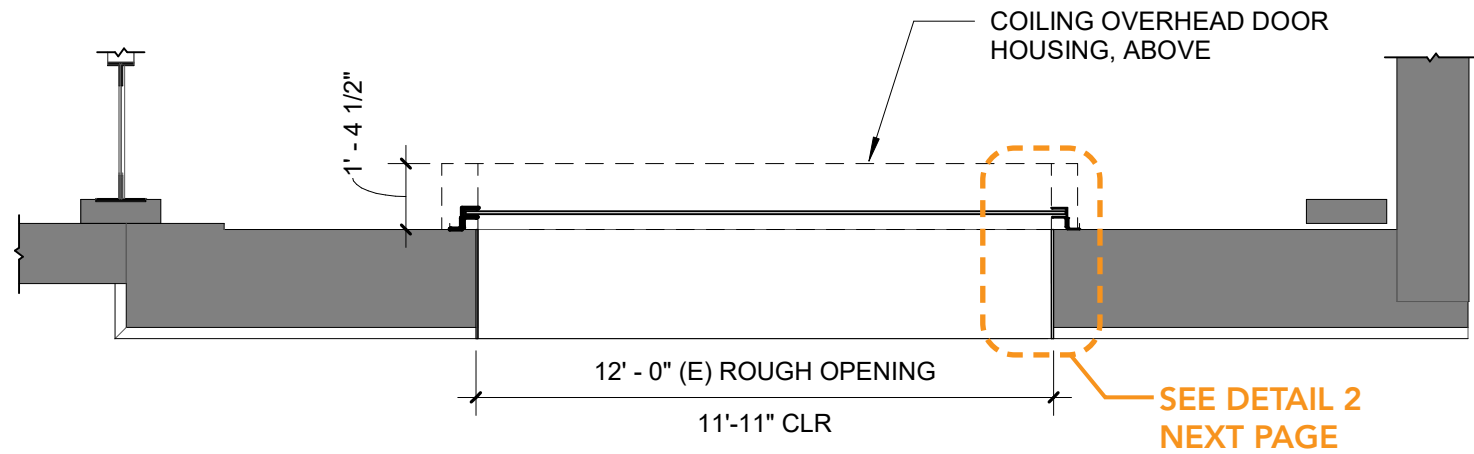


D ENLARGED ELEVATION - PROPOSED NORTH ENTRY
SCALE = 1/8" = 1'-0"

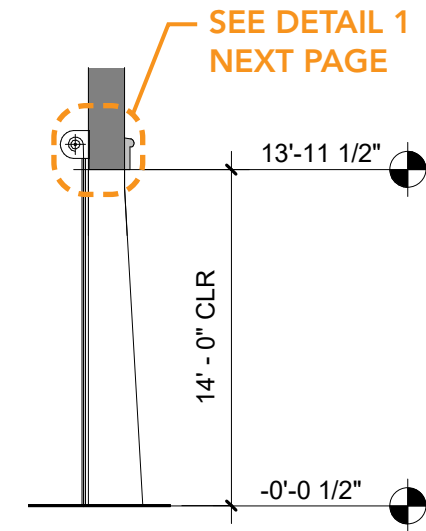


1 SECTION DETAIL - DOOR HEADER AT NORTH ENTRY
 SCALE = 1-1/2" = 1'-0"

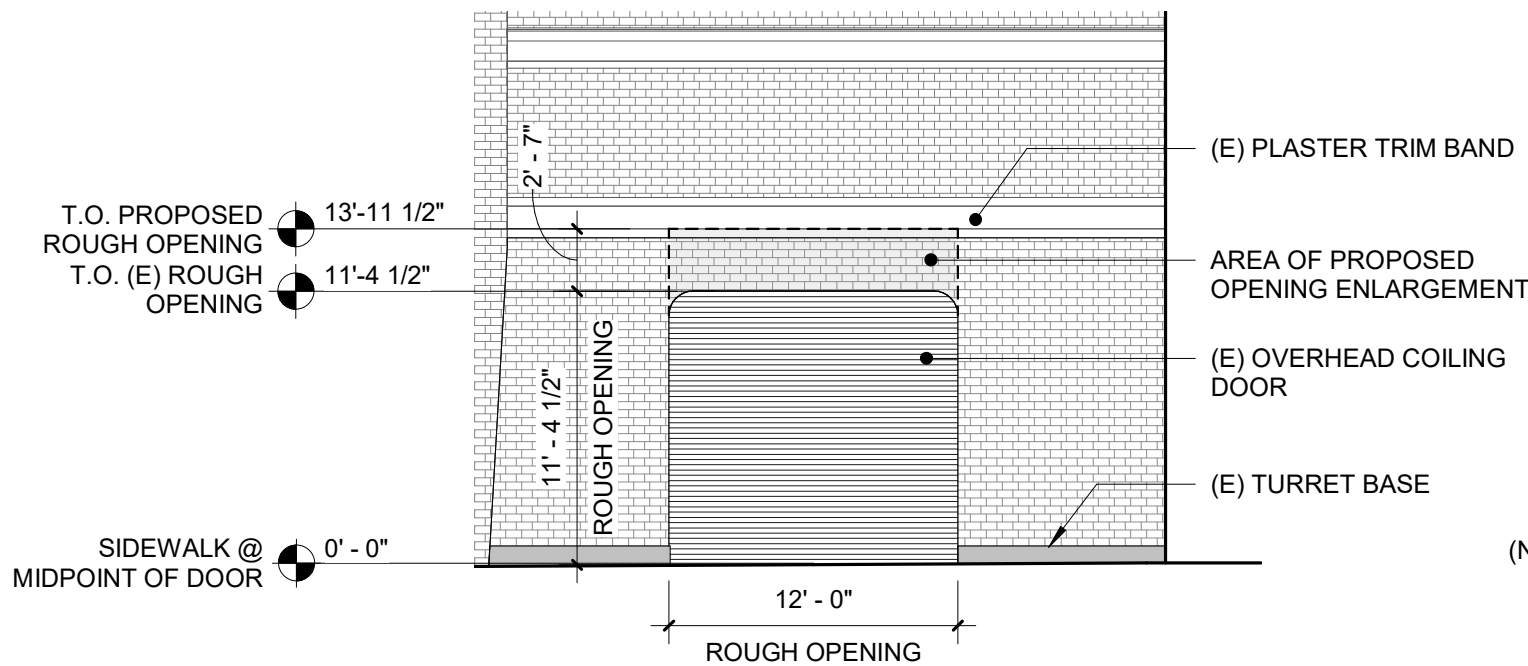
2 PLAN DETAIL - JAMB DETAIL AT NORTH ENTRY
 SCALE = 1-1/2" = 1'-0"



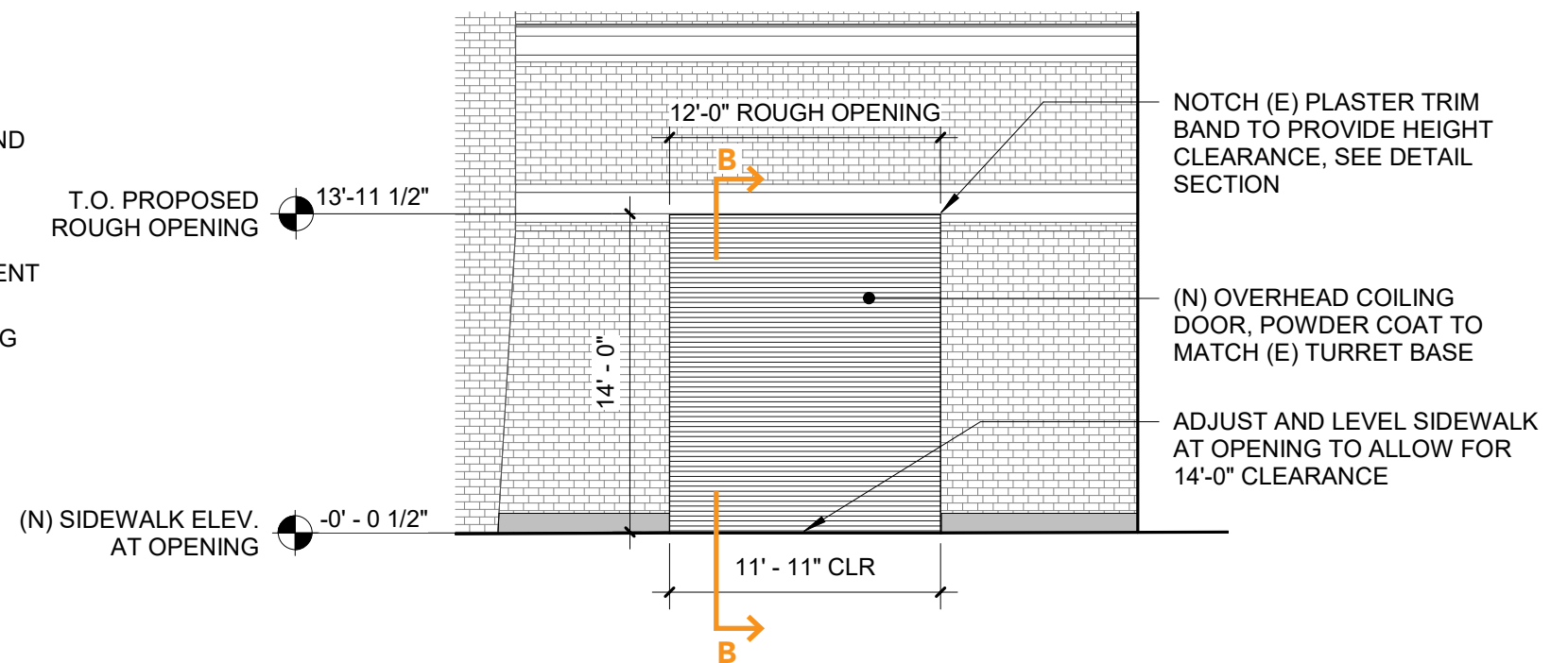
A ENLARGED PLAN - PROPOSED SOUTH ENTRY
SCALE = 1/4" = 1'-0"



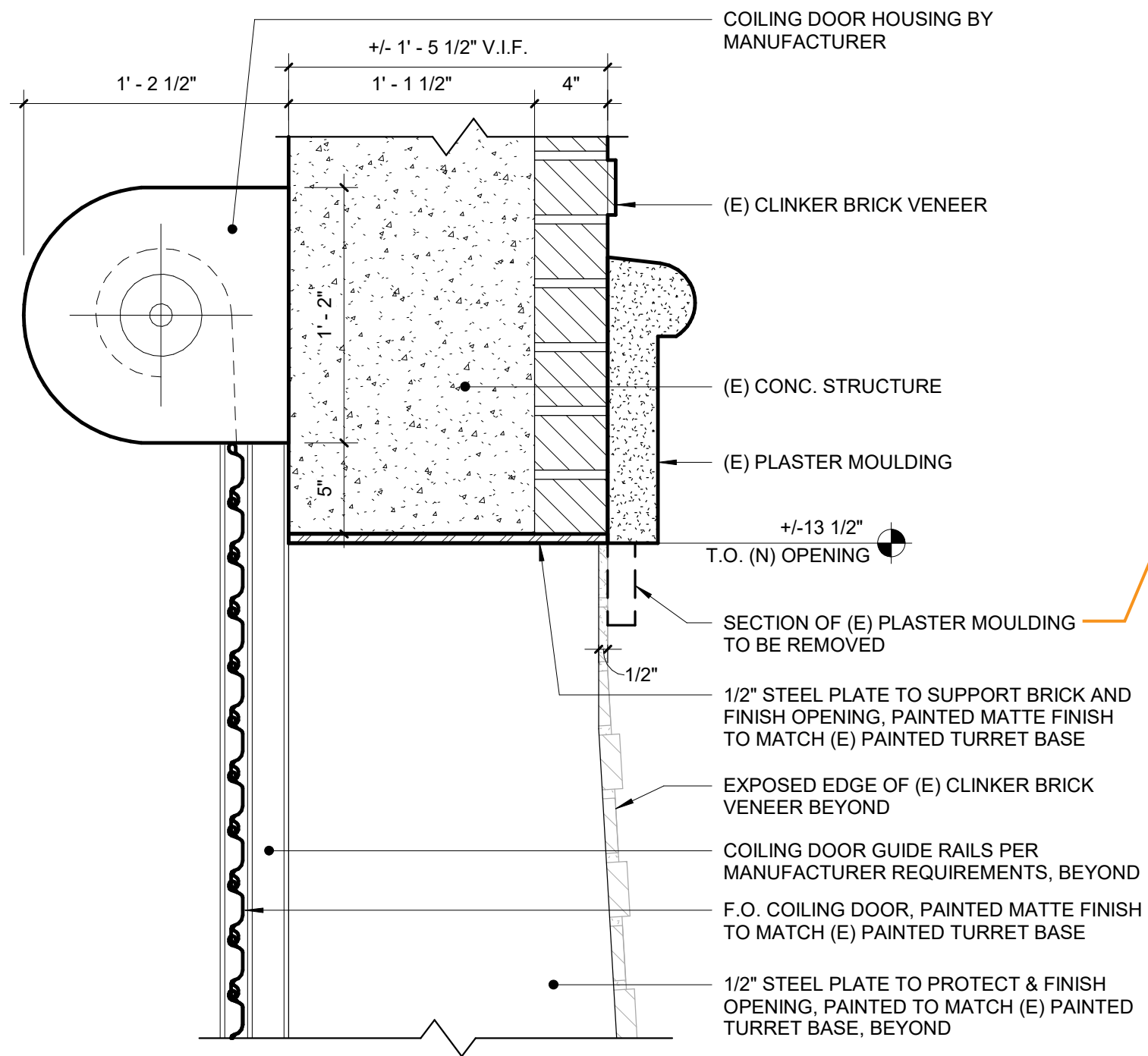
B ENLARGED SECTION - PROPOSED SOUTH ENTRY
SCALE = 1/8" = 1'-0"



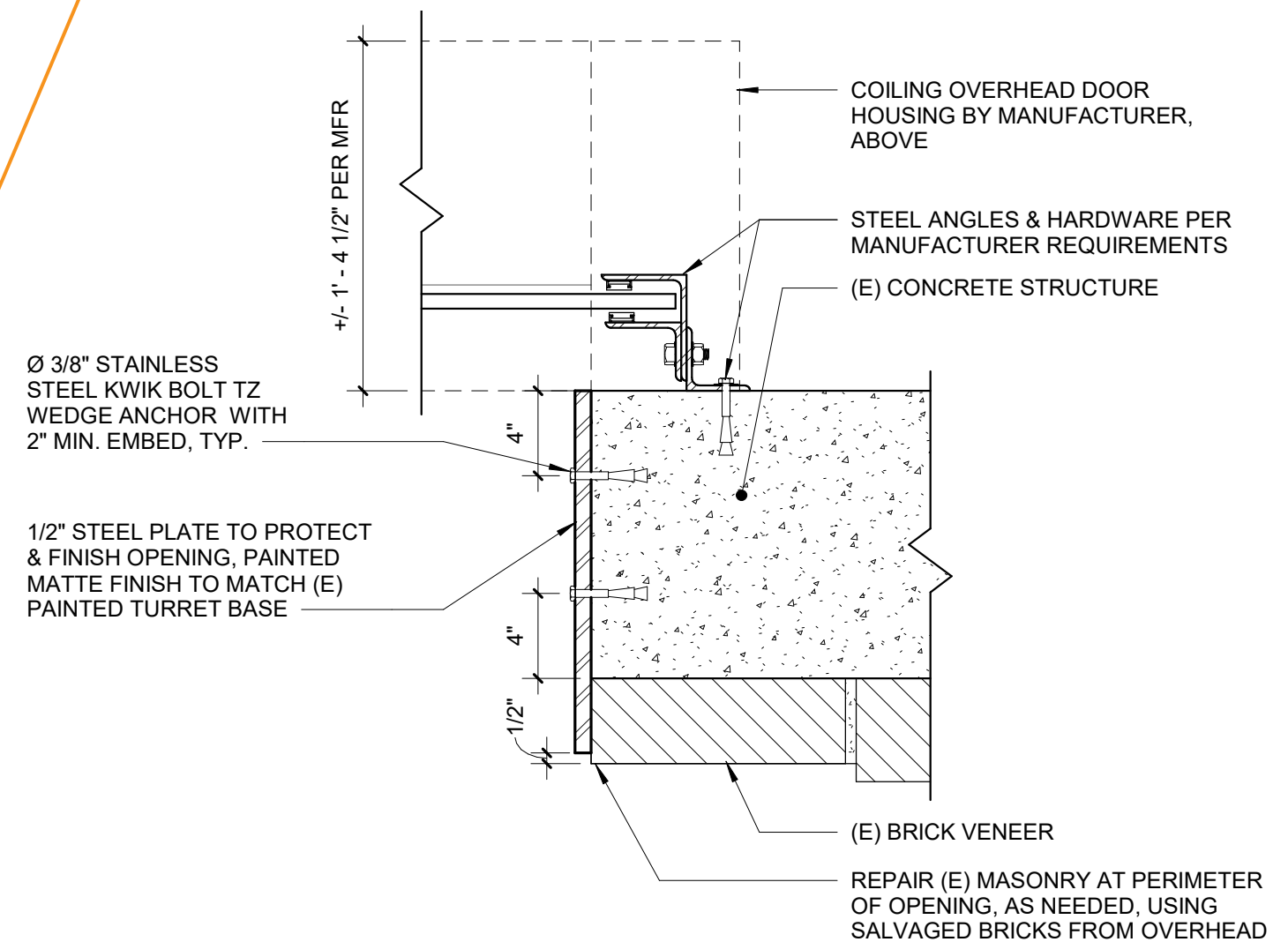
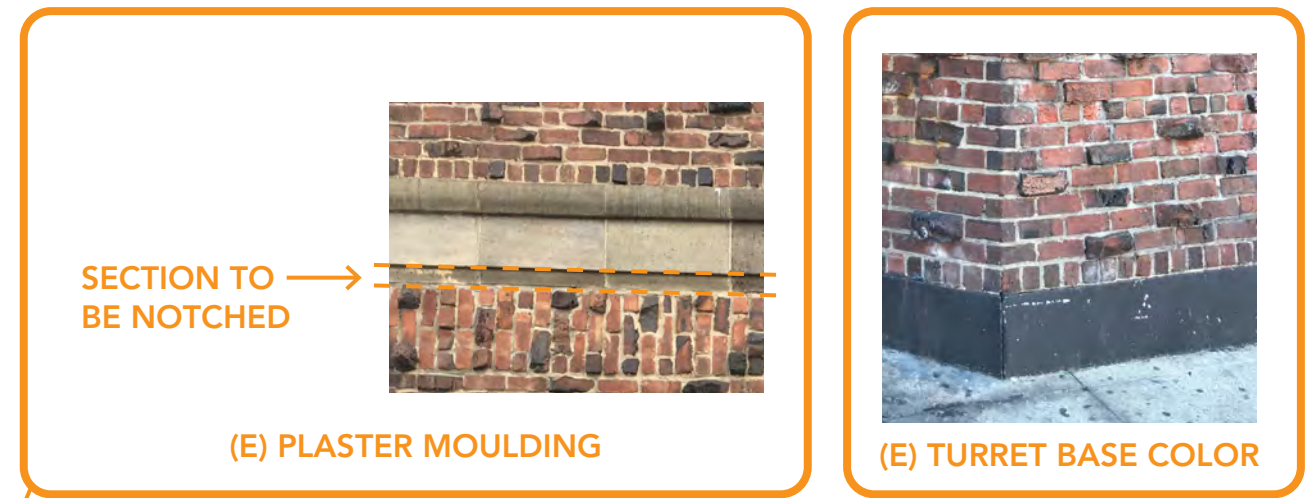
C ENLARGED ELEVATION - EXISTING SOUTH ENTRY
SCALE = 1/8" = 1'-0"



D ENLARGED ELEVATION - PROPOSED SOUTH ENTRY
SCALE = 1/8" = 1'-0"



1 SECTION DETAIL - DOOR HEADER AT SOUTH ENTRY
SCALE = 1-1/2" = 1'-0"



2 PLAN DETAIL - JAMB DETAIL AT SOUTH ENTRY
SCALE = 1-1/2" = 1'-0"

ROLLING DOOR

SERVICE DOOR

Models ESD10 & ESD10W



THE STANDARD OFFERING THAT'S ANYTHING BUT...

FLEXIBILITY

Each door is built to meet your exact specifications. We offer many options - from custom graphics to perforated slats - to help you create a product that's uniquely yours.

PERFORMANCE

Our doors can be configured to withstand the full range of wind load requirements, including Miami-Dade, Texas Department of Insurance, ANSI/DASMA-108 and operational wind load of up to 20 PSF. We can also supply seismic calculations, missile impact ratings and much more.

RELIABILITY

Rugged, commercial-grade construction requires little to no maintenance for the lifetime of the door.

SECURITY

Rolling steel doors are significantly more secure than traditional garage or dock doors.

DURABILITY

Our standard Service Door is constructed to withstand daily use and warranted up to 50,000 cycles (more than twice the amount of many competitive brands).

MAXIMUM CLEARANCE

Ideal for areas with limited overhead room, Service Door curtains store in an overhead coil fully supported by the side guides.

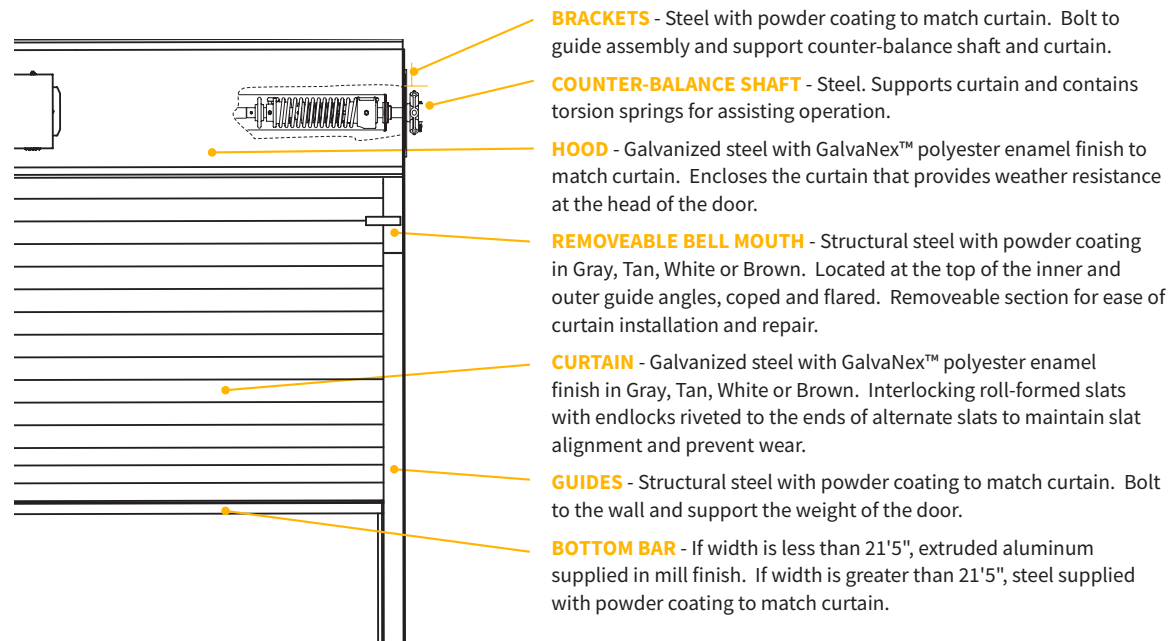
800.233.8366 | cornelliron.com

CornellCookson, LLC. is an ISO 9001:2015 registered company
11.2020



ROLLING DOOR SERVICE DOOR Models ESD10 & ESD10W (operational wind-load)

STANDARD COMPONENT MATERIALS AND FINISHES



OPERATION AND STRUCTURAL REQUIREMENTS

Hand-chain, Hand-crank, push-up and a variety of motor options are available.

This product is supported by a guide assembly attached to the jamb construction. No additional header support is required unless hood supports are mandated by a larger opening width.

OPTIONAL MATERIALS AND FINISHES

- ▶ Aluminum in mill, clear or color anodized
- ▶ Stainless Steel - 300 series in #4 finish.
- ▶ **SpectraShield® Powder Coating in more than 180 colors**
- Hand-crank, push-up and motor operation is available.**
- ▶ Hot-dip galvanizing on steel components
- ▶ Zinc-enriched, corrosion-resistant powder coating in Gray

POWDER COAT FINISH TO MATCH (E) TURRET BASE COLOR
MOTOR OPERATED



CUSTOM-DESIGNED SOLUTIONS

Contact our experienced Architectural Design Support Team for help in customizing our products to fit your specific application.

877.537.4567 | arch@cornellcookson.com

800.233.8366 | cornelliron.com

CornellCookson, LLC. is an ISO 9001:2015 registered company
11.2020



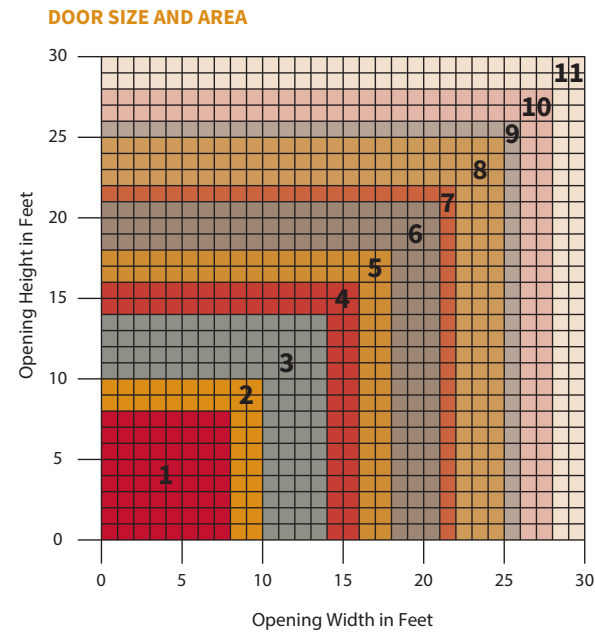
ADVENTUROUS JOURNEYS

OVERHEAD COILING DOOR | PRODUCT FEATURES

MISSION ARMORY - CERTIFICATE OF APPROPRIATENESS | 12.24.2020 | 16

ROLLING DOORS
SERVICE DOOR
Model ESD10

MEASURE THE WIDTH AND HEIGHT OF THE DOOR OPENING



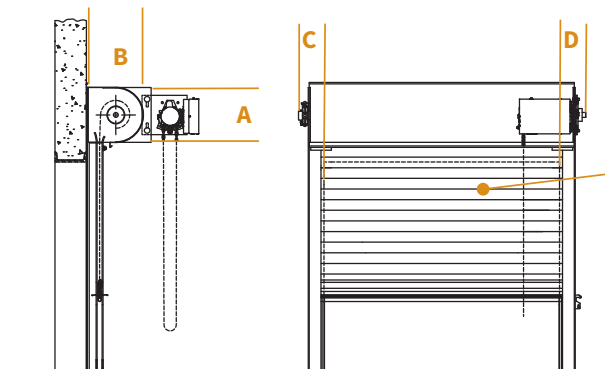
COMPONENT DIMENSIONS
Reference the zone number to view component dimensions for motorized doors.

1	14	16	5	7
2	15	17	5	7
3	16	18	5	7
4	17	19	5	9
5	18	20	5	9
6	19	21	5	9
7	20	22	7	9
8	21	23	7	9
9	22	24	7	11
10	23	25	7	11
11	24	26	7	11

Dimensions in Inches

Zone A B C D

The dimensions featured on this sheet are provided as a guide. Please visit our website at www.cornelliron.com/drawings to generate drawings on demand with exact dimensions.



800.233.8366 | cornelliron.com
CornellCookson, Inc. is an ISO 9001:2008 registered company
6.2017



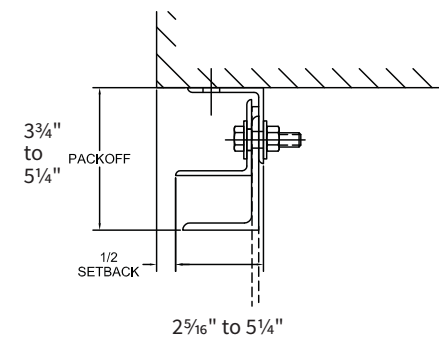
ROLLING DOORS **SERVICE DOOR Model ESD10**

GUIDE CONSTRUCTION OPTIONS

Remember, three main factors when choosing a guide assembly are:
1. Wall construction
2. Operation
3. Side clearance

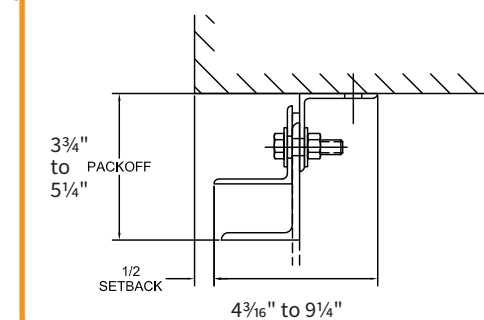
FACE OF WALL

E GUIDE
Typically used with steel jamb



Z GUIDE

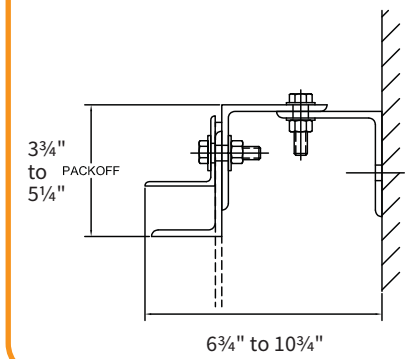
Typically used with masonry wall construction



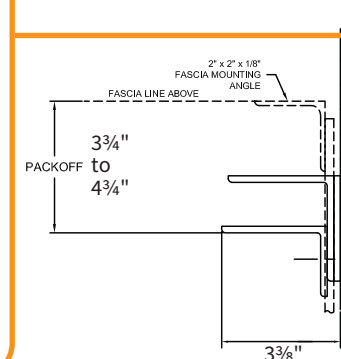
SOUTH ENTRY MFR. DETAIL - FACE OF WALL MOUNTING

BETWEEN JAMBS

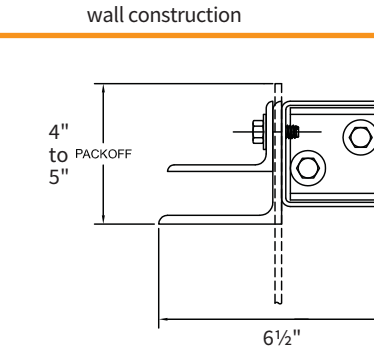
4 ANGLE
Most common for doors with chain/crank/motor operation



2 ANGLE
Typically used for small push-up doors that can utilize an inside spring adjustor



2 ANGLE - TUBES
Typically used if there's no wall support, or tubes and guides need to be recessed within the wall construction



NORTH ENTRY MFR. DETAIL - BETWEEN JAMBS MOUNTING

The dimensions featured on this sheet are provided as a guide. Please visit our website at www.cornelliron.com/drawings to generate drawings on demand with exact dimensions.

CUSTOM-DESIGNED SOLUTIONS

Our experienced Architectural Design Support Team can customize our products to fit your specific application.
Call 800.233.8366 ext. 4551 • ads@cornelliron.com

800.233.8366 | cornelliron.com
CornellCookson, Inc. is an ISO 9001:2008 registered company
6.2017



Exhibit C:

Environmental Determination

Certificate of Appropriateness
Case Number 2021-000208COA
1800 Mission Street



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1800 Mission Street		3547001
Case No.		Permit No.
2021-000208PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The project proposes to vertically enlarge two existing vehicular door openings along Julian Avenue. The existing openings do not currently accommodate a standard box truck access to the building's interior. The openings are proposed to be increased by approximately 48" vertically at the North opening and 31" vertically at the South opening.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment . FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>) If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (refer to <i>The Environmental Planning tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to <i>The Environmental tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Rebecca Salgado</p>	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Property Information Map)</i>	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify)</i> : <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i>
<input type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Rebecca Salgado	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Rebecca Salgado
		02/09/2021
<p>Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.

Planner Name:

Date: