

1101-1123 SUTTER STREET DRAFT PRESERVATION ALTERNATIVES

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Senior Preservation Planner / February 3, 2021 / Historic Preservation Commission

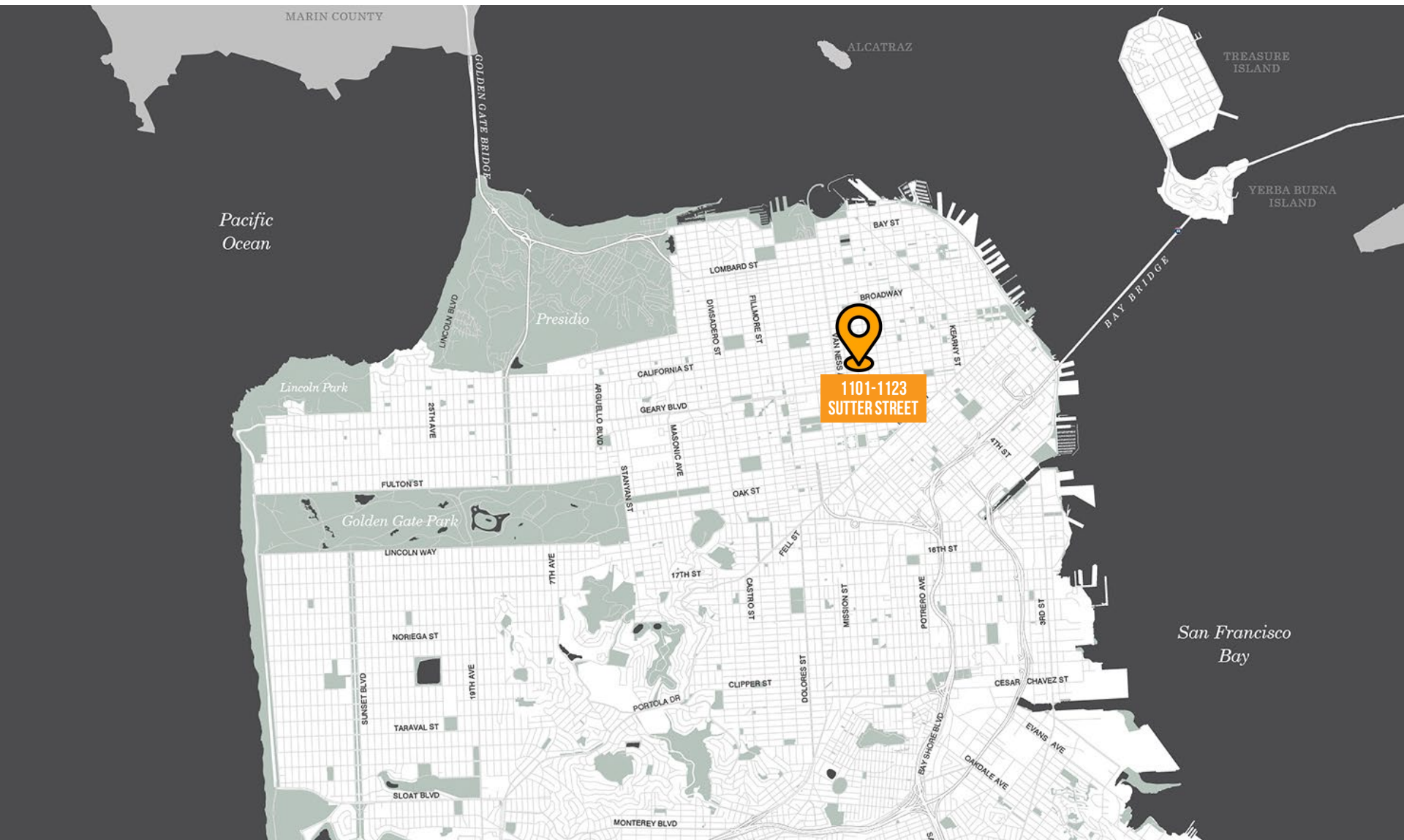


San Francisco
Planning

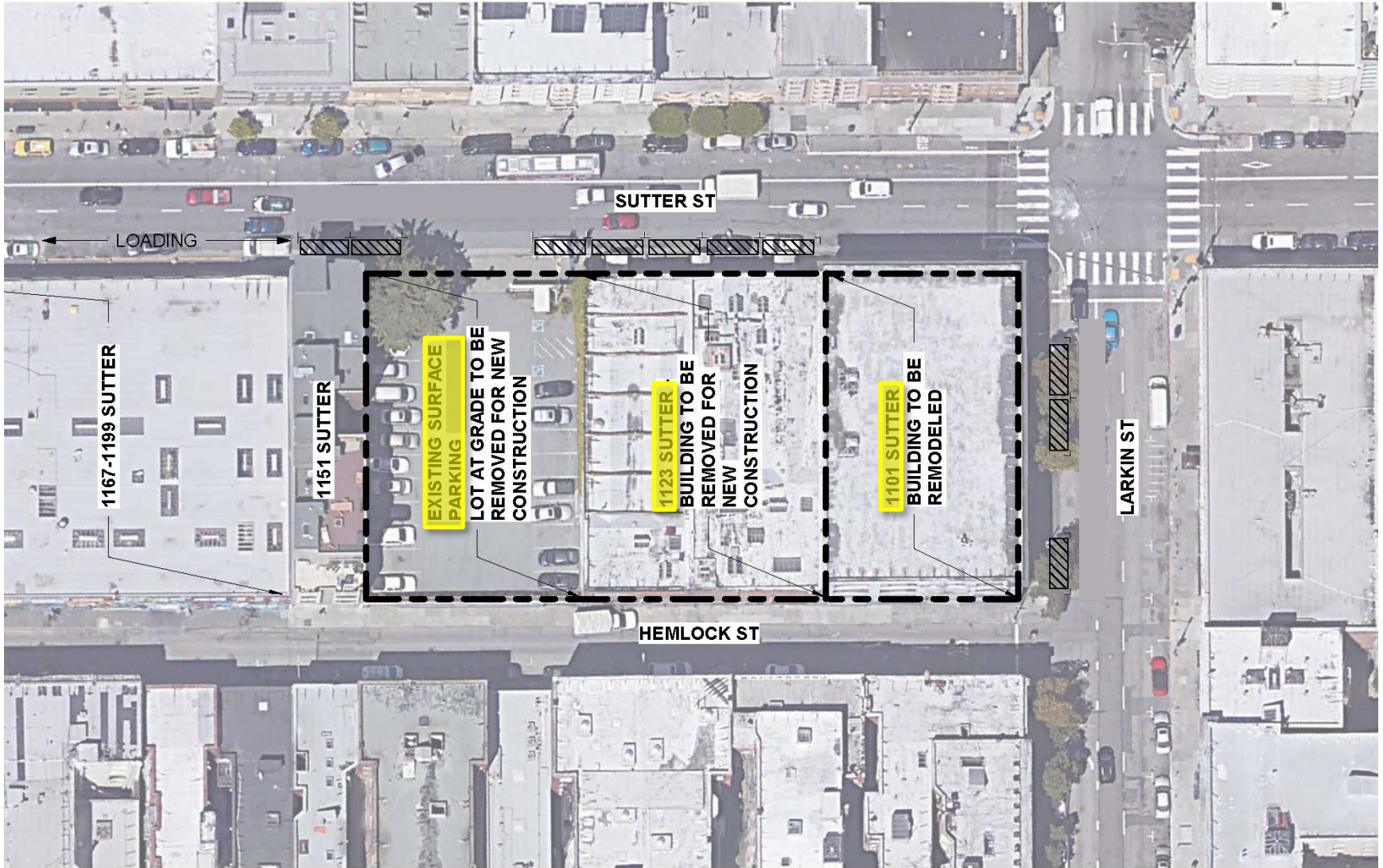
PROJECT SITE



Project Site: 1101-1123 Sutter Street



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Project Site: 1101 Sutter Street



1101 Sutter Street: History/Significance

-learn a TRADE
earn more money

the
trained
head
WINS

**Healds Engineering
& Automobile School**

SUTTER & LARKIN STREETS SAN FRANCISCO
27 COURSES DAY AND NIGHT

- Constructed 1920
- Designed by S. Heiman for Heald's Engineering and Automobile College
- Eventually purchased by Gardner Dailey and leased to Halsted & Co. to park their hearses and provide parking for clients
- Eligible under Criterion 1 and 3 for its association with Heald's Engineering and Automobile School and as an example of a commercial parking garage
- Period of significance 1920-1961

1101 Sutter Street: Character-defining features



- Height and massing
- Concrete and brick masonry construction
- Stucco finish scored to resemble stone masonry
- Molded cement plaster ornament, including spandrel panels and urns
- Sheet metal cornice
- Grid-like fenestration pattern
- Divided-lite wood "industrial" sash windows

Project Site: 1123 Sutter Street



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1123 Sutter Street: History/Significance



- 1925 remodel and renovation by August Nordin of two smaller post 1906 commercial buildings for Halsted & Co. Undertakers
- Funeral parlor operated by Halsted & Co. from 1926-2019
- Eligible under Criterion 1, 2, and 3 for its association with Halsted & Co., William A. Halsted, and as a twentieth century mortuary design in the classical revival style by master architect August Nordin
- Period of significance 1926-1930

1123 Sutter Street: Character-defining features



- One-story height
- Simple rectangular form and massing
- Primary façade, including:
 - Seven bay symmetrical arrangement, recessed fenestration and entryways
 - Classical Revival style primary façade
 - Doric columns, plaster ornament, clathri screens
- First floor interior spaces

1123 Sutter Street: Character-defining features



- One-story height
- Simple rectangular form and massing
- Primary façade, including:
 - Seven bay symmetrical arrangement
 - Recessed fenestration and entryways
- Classical Revival style primary façade
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PROPOSED PROJECT



Proposed Project: Project Objectives



1. Develop a well-designed, financially feasible mixed-use project with residential housing units that contributes the following services to support the well-being of the community: new retail, restaurant, and commercial spaces for the benefit of neighborhood residents and businesses; and a child care center for the benefit of both the project's and neighborhood's residents
2. Increase the city's supply of housing, including affordable housing, in an area designated for higher density due to its proximity to downtown and accessibility to local and regional transit. Maximize housing on a site that currently has no housing and incorporate on-site affordable units.
3. Create a more attractive, interesting and engaging street-level experience for pedestrians, transit users, and future residents
4. Construct a single, cohesive development occupying the project site consisting of high-quality, contemporary urban design.
5. Retain historic resources where it is economically and structurally feasible to rehabilitate the building's interior space for new commercial and residential uses.

Proposed Project: Project Description



- Rehabilitation of 1101 Sutter Street
- Demolition of 1123 Sutter Street
- Construction of new 14-story, 150' residential tower with commercial ground floor
- 201 residential units (185 in new tower and 16 in 1101 Sutter)

DRAFT

PRESERVATION ALTERNATIVES

1. FULL PRESERVATION

2. PARTIAL PRESERVATION 1

3. PARTIAL PRESERVATION 2B



Draft Preservation Alternatives: Comparison Table

	PROPOSED PROJECT	FULL PRESERVATION ALTERNATIVE	PARTIAL PRESERVATION ALTERNATIVE 1	FULL PRESERVATION ALTERNATIVE 2B
Housing Units	201	115	151	181
Affordable Units	40 (20%)	23 (20%)	30 (20%)	36 (20%)
Residential (gsf)	164,176	110,736	133,227	165,173
Common amenities for residents (gsf)	12,215	3,378	3,378	3,378
Commercial (gsf)	6,972	6,972	6,972	6,972
Vehicle parking spaces	61	61	61	61

Draft Preservation Alternatives: Full Preservation Alternative



- Rehabilitation of 1101 Sutter Street
- Retention of 1123 Sutter Street and construction of a 2-story addition with a 25' setback
- Construction of new 200' 18-story tower on site of parking lot
- 115 residential units (14 in 1101 Sutter, 16 in 1123 Sutter, and 85 in new tower)

Draft Preservation Alternatives: Full Preservation Alternative



- Retain all cdfs of 1101 Sutter Street
- Retain majority of cdfs of 1123 Sutter Street including all decorative elements of the primary façade but one-story w mezzanine height would only be partially retained
- None of the interior spaces of 1123 Sutter would be retained
- Meets or partially meets the basic objectives of the project
- Construction of 115 housing units (vs 201 of proposed project)

Draft Preservation Alternatives: **Partial Preservation Alternative 1**



- Rehabilitation of 1101 Sutter Street with a 4-story addition (20' setback at Sutter and Larkin)
- Retention of 1123 Sutter Street and construction of a 4-story addition with a 25' setback
- Construction of new 200' 18-story tower on site of parking lot
- 151 residential units (34 in 1101 Sutter, 32 in 1123 Sutter, and 85 in new tower)

Draft Preservation Alternatives: **Partial Preservation Alternative 1**



- Retain most cdfs of 1101 Sutter Street except for 3-story massing
- Retain majority of cdfs of 1123 Sutter Street including all decorative elements of the primary façade but one-story w mezzanine height would only be partially retained
- None of the interior spaces of 1123 Sutter would be retained
- Meets or partially meets the basic objectives of the project
- Construction of 151 housing units (vs 201 of proposed project)

Draft Preservation Alternatives: **Partial Preservation Alternative 2B**



- Rehabilitation of 1101 Sutter Street and construction of 10-story addition
- Retention of 1123 Sutter Street and construction of a 4-story addition with a 25' setback
- Construction of new 200' 18-story tower on site of parking lot
- 181 residential units (64 in 1101 Sutter, 32 in 1123 Sutter, and 85 in new tower)

Draft Preservation Alternatives: **Partial Preservation Alternative 2B**

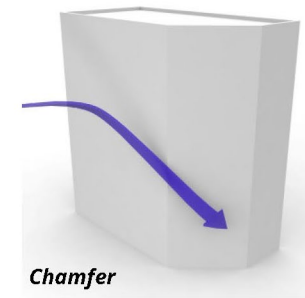
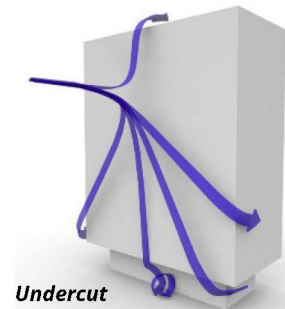
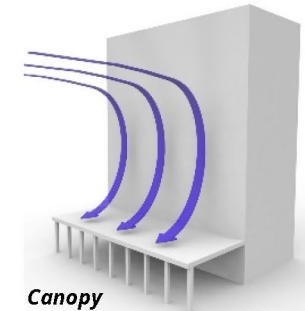
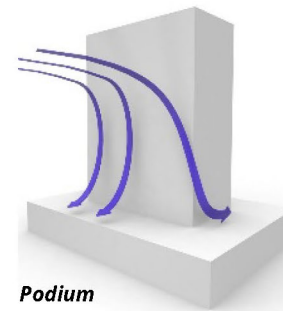


- Retain many of the cdfs of 1101 Sutter Street except for the 3-story massing
- Retain most cdfs of 1123 Sutter Street including all decorative elements of the primary façade but one-story w mezzanine height would only be partially retained
- None of the interior spaces of 1123 Sutter would be retained
- Meets or partially meets the basic objectives of the project
- Construction of 181 housing units (vs 201 of proposed project)

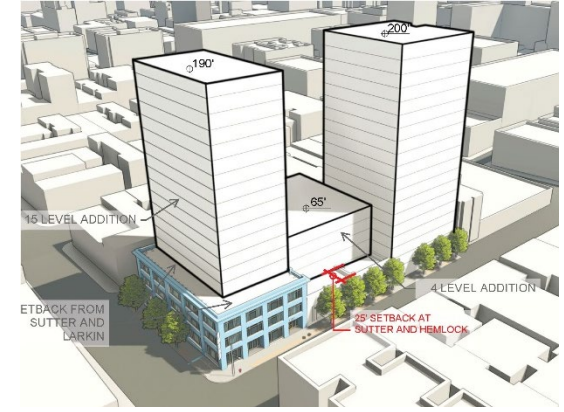
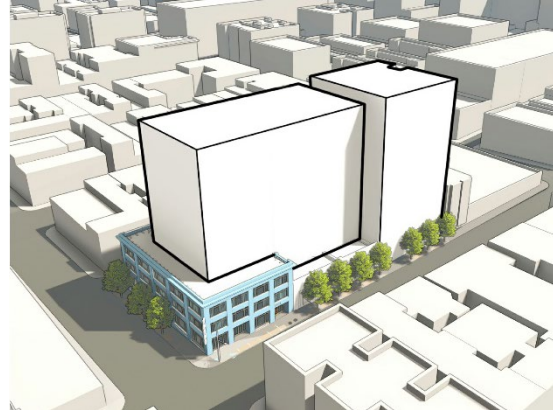
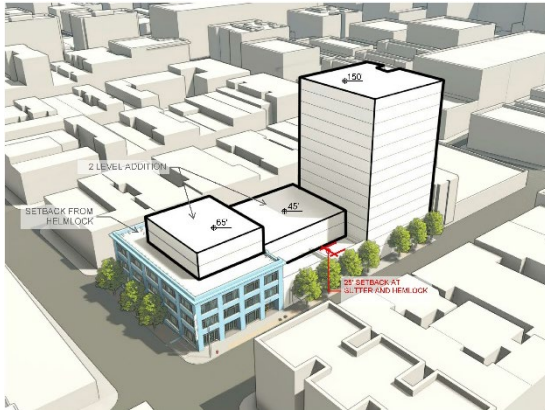
Draft Preservation Alternatives: Other Considerations



- As currently proposed the 3 preservation alternatives may have significant wind impacts
- Further evaluation is required to determine if these impacts can be mitigated through architectural solutions
- Worst case scenario the height of the tower on the parking lot would be reduced



Draft Preservation Alternatives: **Alternatives Process**



- Project sponsor and planning department explored a range of alternatives that took into account the fact that there are two historic buildings on the site
- As the proposed project retains and rehabilitates 1101 Sutter, preservation alternatives sought balance between reducing impacts to either resource while maximizing density on the site
- Some alternatives were rejected due to potential shadow impacts

THANK YOU



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Planning

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