



SAN FRANCISCO PLANNING DEPARTMENT

Permit to Alter Case Report

HEARING DATE: APRIL 3, 2013

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Filing Date: October 24, 2012
Case No.: **2008.1084H**
Project Address: **706 Mission Street**
Conservation District: New Montgomery-Mission-Second Conservation District
Category: Category I (Significant) – Aronson Building
Zoning: C-3-R (Downtown Retail)
400-I Height and Bulk District
Block/Lot: 3706/093
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PROPERTY DESCRIPTION

The project site is located at 706 Mission Street in Assessor's Block 3706, Lot 093 at the intersection of Market and Third Streets. Historically known as the Aronson Building, the subject property is a Category I (Significant) Building located within the New Montgomery-Mission-Second Conservation (NMMS) District and the C-3-R (Downtown Retail) Zoning District with a 400-I Height and Bulk limit.

The Aronson Building was constructed in 1903 based on design by the architectural firm of Hemenway & Miller. The existing building is a ten-story, steel-frame, commercial building with a flat roof and is rectangular in plan. A 1978 addition extends along the west side of the building that is slightly taller than the original structure. A second, smaller addition, also constructed in 1978 is attached to the north façade. Both additions are constructed of cast-in-place reinforced concrete and are clad in yellow face brick.

The primary facades along Mission and Third Streets are five and four bays wide, respectively, have a base, shaft, and capital composition, with matching decorative details. The base consists of storefront bays delineated by pointed cast iron pilasters that have been infilled with non-historic buff-colored brick and contemporary storefronts. Historic entrances were located at the north end of Third Street façade and west end of Mission Street façade. At Mission Street, the infilled former entrance is framed by a pair of Colusa sandstone Ionic pilasters that support a projecting architrave that extends along entirety of both primary facades. The pilasters on the Third Street facade are missing their capitals. The second floor is

clad with Colusa sandstone with bays delineated by cast iron pilasters. Each bay contains three windows separated by cast iron mullions capped by a scrolled bracket. The third floor is clad in buff-colored terra cotta rusticated to resemble stone masonry. Each bay contains a pair of recessed windows divided by a masonry pilaster capped by a composite capital.

PROJECT DESCRIPTION

The proposed Major Permit to Alter is for an interior and exterior rehabilitation as well as seismic upgrade of the Aronson Building. As part of the project the two existing non-historic 1978 additions will be removed and the Aronson Building will be integrated as part of a new 47-story, 550'-tall tower with up to 215 residential units and a portion of the Mexican Museum. The new tower will be adjacent to and physically connected to the existing Aronson Building. As part of the proposed project, the Aronson Building will be restored and rehabilitated for possible residential or commercial, as well as retail and cultural use with a one-story rooftop solarium addition and roof garden/outdoor terrace. The proposed project is fully described in the conceptual plans and Architectural Design Intent Statement prepared by Handel Architects establishing the design intent and parameters for the new development and for the treatment of the historic Aronson Building based on recommendations included in the Historic Structure Report (HSR) prepared by Page & Turnbull (Exhibit J). The scope of work subject to this Major Permit to Alter includes the following:

East (Third St) and south (Mission St) facades

- The brick infill at the ground levels of the Third and Mission Street elevations are proposed to be removed. Any extant historic entry materials on the westernmost edge of the Mission Street elevation are exposed during removal of the brick infill, the materials are proposed to be retained, cleaned and protected. However, if no historic entryway materials exist, a new contemporary arched opening is proposed to be constructed in this location.
- The non-historic fire escapes and landings on the primary facades (Third and Mission Streets) will be removed and the cornice and any historic fabric will be repaired as required.
- Character-defining features of the Aronson Building that are deteriorated, such as the terra cotta, brick, Colusa sandstone, and cast ironwork will be rehabilitated and repaired. Features that are missing or deteriorated beyond repair will be replaced in kind or are proposed to be replaced with substitute materials.
- A new storefront system is proposed to be installation along the two primary facades (Third and Mission Streets).
- A new bronze portal surround is proposed to be integrated with the existing bronze door frame of the main entry way along the Third Street facade. The portal will match the storefronts in finish and will be setback from the historic pilasters and entablature. New glass double doors are also proposed at this location within the existing opening.
- A new canopy, 8' 6" high above the sidewalk grade, is proposed at the historic entryway along the Third Street façade. The proposed canopy will be approximately 7' 6" in width to fit in within the existing opening while still being setback from the historic pilasters on either side. The canopy will project approximately 4' from the face of the building and will be contemporary in design with a simple detail.
- The non-historic windows on the upper floors of the Third and Mission Street facades are proposed

to be replaced with new operable aluminum windows that will have similar proportions to the stiles and rails of the historic windows and will fit within existing openings.

West Façade

- The non-historic 10-story 1978 brick addition which currently obscures the historic west façade will be removed to make way for the proposed tower. The new tower will abut and connect to the west façade of the Aronson Building with new openings proposed along the west façade for circulation between the two structures as well as seismic, structural, mechanical, electrical and plumbing improvements. Existing openings in the original west wall will be reused, where feasible. The new tower will be setback approximately 6' from the Aronson Building's Mission Street façade to expose the historic brick on the west façade of the Aronson Building. The exposed brick will be cleaned, repointed as required and existing cracks will be repaired. The exterior finish of the new tower where it abuts the Aronson Building will comprise of transparent curtain-wall system to differentiate it from the Aronson Building.

North Façade

- The non-historic 3-story 1978 brick addition including existing windows, doors and grilles along the north façade will be removed. Openings within the party wall will be patched utilizing salvaged brick removed for new openings proposed along the same facade.
- The existing brick along the north wall will be inspected, repaired, cleaned, and repointed as required. Damaged or missing bricks will be replaced with salvaged brick removed for the proposed window openings.
- New simple punched openings within the existing brick party wall will be introduced to accommodate new metal framed windows with approximately 70% of the existing wall area retained. Each window will be approximately 45 square feet in size (5' x 9') and will be setback approximately 14' 5" from the Third Street façade at floors 4 through 10, and approximately 27' at floors 1 through 3.
- New metal framed transparent storefront openings will also be introduced at the ground floor, similar in material, divisions, frame profile and depth to the storefronts proposed on the Third and Mission Street facades. The new storefront openings will be approximately 250 square feet (12' x 16') each and in combination with the proposed upper floor windows, will cover approximately 30% of the north façade.
- A new metal canopy is also proposed immediately above the new storefronts on the north façade along with a recessed horizontal metal channel that will extend to and align with the cornice datum line of the Third Street façade.

Roof

- Selective removal of existing roofing material and structure as well as seismic upgrade and reinforcement as required is proposed for the existing roof.
- The roof of the Aronson Building will be rehabilitated to function as a residential amenity outdoor terrace/roof garden.
- The existing wood flagpole will be retained and rehabilitated.
- A new one-story, approximately 1,533 square feet (73' x 21') solarium structure, setback

approximately 23' from the Third Street façade, 27' from the Mission Street façade and 21' from the north façade is also proposed on the roof of the Aronson Building. The roof of the solarium will include a private outdoor terrace that will be used by residents.

- New transparent glass perimeter railing/windscreens, approximately 3' 6" in height and setback approximately 1' 6" from the interior of the existing parapet wall is proposed along the Third and Mission Street facades. The railing/windscreen is proposed to extend along the north façade but will be approximately 10' in height along this elevation to address wind issues.

OTHER ACTIONS REQUIRED

The proposed Major Permit to Alter will require Building Permit(s) for the proposed removal of the two non-historic 1978 additions as well as the fire escapes and landings, and the existing mechanical penthouse on the roof. In addition Building Permit(s) will be required for the proposed rehabilitation of the Aronson Building and the new addition features including new solarium on the roof, ground floor storefronts, and new window openings along the north façade.

In addition to the above-mentioned building permits, other parts of the proposed project not within the jurisdiction of this Commission, including the new tower, will require discretionary approvals that include but are not limited to the following:

- Actions by the Board of Supervisors: adoption of Zoning Map amendments, possible adoption of SUD, approval of Agreement of Purchase and Sale.
- Actions by the Planning Commission: recommendation of Zoning Map amendment, possible recommendation of adoption of an SUD, General Plan referral, approval of a Section 309 Determination of Compliance and Request for Exceptions, approval of Conditional Use Authorization (if required), approval of amendment of the quantitative shadow standard for Union Square.
- Actions by the Recreation and Park Commission: approval of amendment of the quantitative shadow standard for Union Square and recommendation to the Planning Commission
- Actions by the Successor Agency to the Redevelopment Agency, and the Oversight Board of the Successor Agency: approval of the Agreement of Purchase and Sale for the Mexican Museum parcel, approval of parking structure bond purchase/defeasance documents.
- Actions by the Planning Department: approval of the site permit, approval of the Vesting Tentative Map, approval of demolition, grading, and building permits.
- Actions by the Department of Public Works: Approval of the Vesting Tentative Map, approval of a street improvement permit and/or encroachment permit.
- Actions by the Department of Building Inspection: approval of the site permit, approval of demolition, grading, and building permits

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the Major Permit to Alter Request as of the date of this report.

BACKGROUND

On February 2, 2011, the project sponsor presented an earlier version of the proposed Permit to Alter to the Architectural Review Committee (ARC) of the Historic Preservation Commission to seek ARC comments and recommendations regarding the compatibility of the proposed project with *Secretary's Standards*. The ARC provided comments and recommendations on the design, primarily concerning the proposed storefront system, new window openings on the north elevation, and the rooftop solarium. The project design has since been modified by the Project Sponsor in response to the ARC's comments. The ARC letter is included as Exhibit G in the packet.

On July 18, 2012, the Historic Preservation Commission held a public hearing and took public comment to assist the Commission in its preparation of any comments of the Commission on the Draft Environmental Impact Report (DEIR) for the proposed 706 Mission Street – The Mexican Museum and Residential Tower Project (2008.1084E). After discussion, the Commission determined that the DEIR presented sufficiently addressed and responded to the comments made previously by the ARC and that the write-up regarding the treatment to the building was adequate.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed Major Permit to Alter is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11

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

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

The proposed project is consistent with Article 11.

- b) For Significant Buildings - Categories I and II, and for Contributory Buildings - Categories III and IV, proposed alterations of structural elements and exterior features shall be consistent with the architectural character of the building, and shall comply with the following specific requirements:

- (1) The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the

public safety.

Based on Staff analysis, the project will rehabilitate all of the primary character-defining features of the Aronson Building, including majority of the structural system, building massing, scale and proportions; and all historic materials on both primary (Third and Mission Streets) facades.

- (2) The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.

The proposed project will retain and restore all distinctive materials, features, and finishes as well as construction techniques and examples of craftsmanship that characterize the building. As conditioned, the project will rehabilitate all of the character-defining features of the Aronson Building, such as the wall cladding in buff-colored glazed brick, the terra cotta and sandstone ornament, including sandstone entablatures and piers, brick pilasters, capitals, frizzes, spandrel panels and window sills, cast iron pilasters between ground-floor storefronts, galvanized sheet metal cornice with paired scrolled brackets and block modillions historic entrance locations on Third and Mission Street facades, as well as the wood flagpole on the roof.

- (3) Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or photographic evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.

Any deteriorated historic features and materials will be repaired rather than replaced wherever feasible. If replacement of a deteriorated element is required, or if the element is missing, it will be replaced in kind, or if the material is no longer available, it will be replaced using an acceptable substitute material that matches the profile and configuration of the original based on physical or photographic documentation. As conditioned, a mock-up of any substitute material proposed will be reviewed and approved by Department Preservation Staff prior to fabrication and prior to the approval architectural addendum.

- (4) Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior material and that such design is compatible with the size, scale, color, material, and character of the building and its surroundings.

The proposed storefronts on the primary and secondary elevations will be compatible with the adjoining historic fabric and the original design of the building in terms of materials, proportions, profiles, and configuration based on historic photographs of the Aronson Building. New windows on the north elevation will be clearly differentiated by utilizing a contemporary detailing including simple punched windows while being compatible with the character of the building in size, fenestration pattern and organization. The canopies on the Third Street façade and the north façade will also be contemporary in design with simple details to be easily distinguished from the historic fabric of the building yet be compatible with the existing building.

- (5) In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one-story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.

The proposed rooftop solarium will be one-story above the existing roof, will cover less than 75 percent (approximately 17.5%) of the roof area and will use materials and design that is compatible with the scale and character of the building including glazing similar to that on the Third and Mission Street facades in terms of material, divisions, frame profile and depth. In addition, given the one-story height and the 23' setback from the Third Street façade and 27' setback from the Mission Street façade, the new rooftop addition will be minimally visible from the public right-of-way. Furthermore, as conditioned, the proposed 10' high glass guardrail/windscreen along the north façade will be setback a minimum of 5' to minimize its view from the public right-of-way (across Third Street).

THE SECRETARY OF THE INTERIOR'S STANDARDS

The proposed Major Permit to Alter must be undertaken in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Properties. The proposed Major Permit to Alter includes rehabilitation as the primary treatment associated with the Aronson Building portion of the project. The Secretary of the Interior's Standards define rehabilitation as, "The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values". The Rehabilitation Standards provide, in relevant part(s):

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.

The project will retain commercial uses, or introduce new uses that will be compatible with the building. With the exception of the building structural system and window frames at upper floors, there are no character-defining features on the interior. The window frames and the structural system will be retained and the new interior layout and features, including partition walls, stairs and other major building elements will be designed in a manner that will not obscure the fenestration of the rehabilitated Third and Mission Street facades. Therefore, the proposed alteration of the interior to accommodate the new use will not impact historic fabric or features that characterize the building.

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

The existing Aronson Building will be maintained and protected prior to and during construction to prevent deterioration and/or damage, and ensure preservation of historic fabric. In addition, the proposed exterior alterations to the building such as the new windows, storefront systems, and canopy on the north elevation occur on secondary elevations. Furthermore, the proposed one-story solarium addition on the rooftop will be substantially setback from the edges of the building (23'

from the Third Street façade, 27' from the Mission Street façade and 21' from the north façade) and will be minimally visible from the street. The proposed glass rail/windscreen along the primary facades will not be visible from the streets given its 3' 6" height and 1' 6" setback from the parapet wall. As conditioned, the 10' high portion of the glass railing/windscreen along the north façade will be setback at least 5' from the parapet wall, ensuring minimal visibility from across Third Street. The proposed new tower construction will also be located on a tertiary, previously altered elevation and will not result in the loss of any historic materials or features.

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 architectural elements from other buildings, shall not be undertaken.

The introduction of new storefronts and windows on the primary elevations are based on photographic documentation on the primary elevations is compatible with the adjoining historic fabric and are consistent with the original design of the building in terms of proportions, profiles and configurations. The new punched windows on the north elevation will be clearly differentiated but compatible with the character of the Aronson Building. As conditioned, the replacement windows on the primary facades will be wood framed single light windows and as such will be compatible with the existing building as they are based on physical and photographic documentation.

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

There are no identified changes to the Aronson Building that have acquired historic significance in their own right. Other existing incompatible and non-historic 1978 additions on the north and west elevations, and storefront infill will be removed as part of the proposed rehabilitation.

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

The proposed project will retain and restore all distinctive materials, features, and finishes as well as construction techniques and examples of craftsmanship. Specifically the proposed project will rehabilitate all of the character-defining features of the Aronson Building, such as the exterior cladding in buff-colored glazed brick, the terra cotta and sandstone ornament, including sandstone entablatures and piers, brick pilasters, capitals, frieze, spandrel panels and window sills, cast iron pilasters between ground-floor storefronts, galvanized sheet metal cornice with paired scrolled brackets and block modillions historic entrance locations on Third and Mission Street facades, as well as the wood flagpole on the roof. The original building entrance including the bronze door frame and arched transom frame at the Third Street entrance will be retained, cleaned and rehabilitated. As part of the proposed project, any extant material associated with the Mission Street historic entryway exposed during demolition will be retained, cleaned and rehabilitated. As conditioned, Department Preservation Staff will review and approve the final design, including materials and details for a new compatible contemporary arched opening that will be built at the original location with new metal portal surround, side lights and new glass entry double doors,

matching those proposed for the Third Street façade, if no historic entryway is found after demolition.

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.

The proposed project will retain and restore all distinctive materials, features, and finishes, as well as construction techniques and examples of craftsmanship that characterize the building. The project also proposes to replace elements deteriorated beyond repair or missing elements in kind. If the material is no longer available, it will be replaced using a substitute material that matches the profile and configuration of the original based on physical or photographic documentation and following the practice outlined in Preservation Brief 16 - Use of Substitute Materials on Historic Building Exteriors. As conditioned, site mock-up of any substitute material used will be reviewed and approved by Department Preservation Staff prior to fabrication and prior to the approval of architectural addendum.

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

The project will comply with Rehabilitation Standard 7, in such that the project will adhere to the recommendations in the HSR and as conditioned, will following the masonry cleaning practice outlined in Preservation Brief 1 – Cleaning and Water-Repellent Treatments for Historic Masonry Buildings, which include but are not limited to, exercising extreme care in the cleaning of brick and conducting mock-ups to ensure no damage will occur as a result of cleaning; cleaning of terra cotta proceed with the gentlest means, which may require several mock-ups prior to selection of the proper techniques and that the treatment approaches for the various historic materials be determined by a qualified preservation architect.

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.

Mitigation measures are identified in the EIR and incorporated in the Mitigation Monitoring and Reporting Program, which require archaeological monitoring during construction of the adjacent tower to ensure that the project will not result in a significant impact to archaeological resources.

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

The proposed additions, exterior alterations and related new construction will not destroy historic

materials, features and spatial relationship that characterize the Aronson Building in that most of the new additions are proposed on secondary facades. The one-story solarium will be added on the rooftop and will be substantially setback from the primary facades of the Aronson Building (23' from the Third Street façade, 27' from the Mission Street façade and 21' from the north façade) minimizing the perceived mass and visibility of the addition from the public right-of-way. The canopy, new storefront system and new window openings along the north façade are also additions located on secondary elevations and are designed in a manner to be compatible with and not destroy historic materials, features, and spatial relationships that characterize the Aronson Building. In addition, the proposed tower construction will be located on the previously altered west elevation that has no ornamental detail or historic fenestration. The new storefronts on the primary facades will be designed to closely match the historic storefronts in proportion, profiles and configuration based on physical and photographic evidence. As conditioned, the replacement windows on upper floors of the primary facades will consist of wood window frames with profiles, configuration, color and operation that will closely match the historic windows based on physical and photographic evidence to ensure compatibility with the character of the Aronson Building.

All new work will be clearly differentiated from the old yet be compatible with the historic materials, features, size, proportion, and massing. Specifically the proposed storefronts, new canopies, new windows on the north façade, solarium on the roof top will be clearly differentiated through the use of contemporary detailing and materials. In addition,, the tower will be differentiated in its modern, contemporary design vocabulary.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will not be impaired.

The proposed additions and alternations will not remove significant historic fabric, and have been designed to be unobtrusive to the architectural character of the building and district in conformance with Secretary's Standards. While unlikely, if removed in the future, the proposed alterations at the roof, the primary and secondary facades, including the new adjacent tower, will not have an impact on the physical integrity or significance of the Aronson Building or the district in conformance with Standard 10 of the Secretary's Standards.

STAFF ANALYSIS

Based on the requirements of Article 11 and the Secretary of the Interior's Standards, the Department has determined the following:

Storefront: The ground floor of the Aronson Building on both the Mission and Third Street facades has been modified with the addition of brick infill. The Sponsor proposes to remove the existing non-historic brick infill and replace with a new glass storefront system to open up the ground floor and rehabilitate the exterior of the ground floor based on historic photographic evidence. The new storefront framing will extend to the perimeters of the opening between the existing pilasters and cornice and will have a prominent horizontal transom division corresponding with the original storefront configuration and minor vertical divisions to align with existing window openings on the upper floors. In addition, the storefronts will have a base that aligns with the existing pilaster bases. The new storefront system will

comprise of aluminum framing and clear glass. In response to the ARC comments, the new storefront will have proportions and configurations similar to the original storefront depicted in historic photos, with the introduction of a larger transom panel. The existing pilasters between the bays will be retained and restored. Storefronts that had been previously removed at the corner of Mission and Third Streets to accommodate recessed entries into the tenant spaces will also be reintroduced as part of the rehabilitation project.

New aluminum framed transparent openings will be added at the ground level along the north façade. The new storefront framing will be similar to that on the Mission and Third Street facades in material, divisions, frame profile and depth. In response to the ARC comments/feedback, the proposed storefronts along the north façade will retain solid brick wall between the storefront bays allowing the storefronts to align with the revised window pattern on the upper levels.

As conditioned, the storefronts appear to reference the configuration and surrounds of the storefront system on the primary as well as secondary (north) façades, and are consistent with the historic character of the ground floor glazed storefronts of the Aronson Building. The Department believes that in concept the proposed storefront systems are compatible with the character-defining features of the subject building and meet the *Secretary's Standards*. The Department recommends the following conditions of approval as part of the proposed scope of work:

- (1) Construction details of the proposed storefront and entrance doors that indicate all exterior profiles and dimensions shall be based on historic photograph documentation and shall and are subject to review and approval prior to the approval of the architectural addendum by the Department Preservation Staff.
- (2) All storefront finishes shall have a non-metallic powder coated or painted finish. All color and finish samples for storefronts will be submitted to Department Preservation Staff for review and approval as part of the architectural addendum.

Entryway: The existing original entryway along the Third Street façade will be rehabilitated by retaining the existing entrance opening and ornament, including bronze door frame and arched transom frame. New glass entry doors will be installed in the existing bronze door frame. The original arched entryway along Mission Street will be reversed by retaining, cleaning and rehabilitating any extant historic entryway that may be exposed during demolition. However, if no historic entryway exists, a new compatible contemporary arched opening is proposed to be built at the original location with new metal portal surround, side lights and new glass entry double doors, matching those proposed for the Third Street façade.

- (3) The final design incorporating any historic fabric if discovered and, including shop drawings for the new contemporary arched opening proposed at the Mission Street shall be based on photographic or physical evidence and shall be included in the architectural addendum for review and approval by Department Preservation Staff.
- (4) All exterior materials and finish samples shall be reviewed and approved by Department Preservation Staff prior to fabrication and prior to the approval of site permit or architectural addendum.

Canopy: A new canopy with integrated signage and lighting is proposed above the existing Third Street entryway. The new canopy will be integrated into the existing entry systems and will be confined within the entry bay. The Department believes that the concept of locating a canopy aligned with the proposed transom line is appropriate in that it serves as a continuation of the horizontal element created by the transom line on the proposed storefront system and will identify and provide prominence to the existing entryway.

A new metal canopy is also proposed at the ground level of the north façade, intended to encourage pedestrian activity and connections to the ground floor program, along with the new storefront system proposed on this façade. The new metal canopy above the storefront will align with the recessed horizontal metal channel above the new storefronts. Furthermore, a new recessed horizontal metal channel above the new storefront will extend to the building edge to align with the Third Street façade cornice datum line.

The Department believes that the canopy finish should match the proposed for the storefront to ensure compatibility with the building. In addition, attachment details should be submitted to Department Preservation Staff for review and approval.

- (5) Final design, including finish and materials to match proposed storefronts, and shop drawings for the attachment details of the canopies at the Third Street entry and north façade shall be reviewed and approved by Department Preservation Staff prior to fabrication and prior to the architectural addendum.
- (6) Attachment details of the proposed canopies indicating that the canopies will be attached in a manner that will avoid damage to the historic fabric shall be submitted for review and approval by Department Preservation Staff prior to approval of the architectural addendum.

Signage: New signage and lighting integrated with the storefront canopy is proposed above the existing entrance along Third Street. The proposed signage and lighting integrated within the new canopy also appears to be appropriate by providing identification to one of the main entrances to the Aronson Building. However, at this time, the overall signage program for the Aronson Building ground floor tenant spaces has not been developed and submitted as part of this application packet. When such a sign program is developed, it will need to be reviewed by staff under a new (Minor) Permit to Alter utilizing the Department's Sign Guidelines. As such, as conditioned below, the proposed location of the canopy and sign appear to be compatible with the subject building.

- (7) The sign program for the Aronson Building, including lighting proposed, shall be submitted for review and approval by staff under a new (Minor) Permit to Alter at a later date.

Existing Windows: The existing non-historic windows on the upper floors of the Third and Mission Street facades are proposed to be replaced with new operable aluminum windows. The replacement windows are proposed to closely match the exterior profiles and dimensions of the historic wood windows based on photographic documentation.

The Department believes that the installation of aluminum windows may be in conflict with #2 of Section 1111.6 of the Planning Code which stipulates, "The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved." The Department and the

Commission's policy has been that replacement windows closely match the historic (extant or not) windows in terms of configuration, material, and all exterior profiles and dimensions. The department believes that as documented by historic photographs, the historic wood windows are distinctive and that they are an example of the craftsmanship of the building from the period in which it was constructed. As such, the Department recommends that the replacement windows should be wood windows based on department policy and previous action by the Commission.

It should be noted, that the HPC has approved substitute window materials for a Category I building only once. The Commission approved replacement windows to be wood-clad aluminum windows instead of wood upon the Project Sponsor demonstrating certain extenuating circumstances. A Certificate of Appropriateness for 403-405 Taylor Street was approved in 2009 where the Commission found the replacement of all windows from the 2nd -floor and above with wood aluminum-clad windows to be acceptable because of the deterioration and the amount of water infiltration into the building associated with the existing historic windows. The Commission did not find that approving that project will set a precedent for other window replacement projects and is based solely on the conditions associated with the specific building.

- (8) The replacement windows for the non-historic windows on the Third and Mission Street elevations shall be wood windows that closely match the configuration, material, and all exterior profiles and dimensions of the historic windows based on historic photographic evidence.

Exterior Repairs: The exterior of the building will be cleaned and repaired as part of the project. All cleaning and repair work will be undertaken using gentlest means possible and best preservation practices as fully described in the Historic Structures Report by Page & Turnbull. In addition, a condition of approval is included requiring a façade inspection be conducted on the building facades and plans indicating the extent of damage be submitted for review and approval by Department Preservation Staff prior to installation prior to commencement of repair work.

- (9) Documentation indicating the results of a thorough façade inspection shall be submitted for review and approval by Department Preservation Staff. The façade inspection document shall clearly identify the extent of damage and the parts that will be repaired, replaced in kind or those that are damaged beyond repair, requiring replacement with substitute materials.

Colusa Sandstone: The Colusa sandstone on the façade is proposed to be retained and existing paint and any unsound materials will be removed. The existing substrate, anchorage, and reinforcing will be assessed and repaired as required. Units will be reinforced and patched, with materials replaced in kind or with compatible substitute materials where damage is beyond repair. A coating material is proposed for the Colusa sandstone to closely match the existing historic material.

- (10) Cleaning of the Colusa sandstone shall be conducted consistent with the masonry cleaning practice outlined in Preservation Brief 1 – Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. The coating or paint type, color, and layering on the Colusa sandstone shall be researched before attempting its removal. Analysis of the nature of any unsound materials or paint to be removed from the sandstone shall be submitted to Department Preservation Staff for review and approval. In addition, initial testing shall be done on a small obscure location on the façade. All existing coatings shall be removed from the sandstone by gentlest means possible. A

mock-up of proposed coating shall be conducted prior to selection of a product to ensure that coating shall not alter the natural finish, color or texture of the stone.

Terra Cotta: The historic terra cotta on the primary facades is proposed to be cleaned and any spalls identified will be reinforced and patched. Where damage is beyond repair it will be replaced in kind or with a substitute material as appropriate. Cracked units and substrates will be stabilized and repointed as needed.

- (11) Cleaning of the terra cotta shall be conducted consistent with the masonry cleaning practice outlined in Preservation Brief 1 – Cleaning and Water-Repellent Treatments for Historic Masonry Buildings, which include but are not limited to, exercising extreme care in the cleaning of brick and conducting mock-ups to ensure no damage will occur as a result of cleaning. In addition, cleaning of the terra cotta shall proceed with the gentlest means, which may require several mock-ups prior to selection of the proper techniques as determined by a qualified preservation architect.

Architectural Cast Iron: Existing cast iron on the primary facades will be retained and failing or deteriorated paint will be removed. Missing cast iron elements, such as scroll capitals along the Third Street facade, is proposed to be replaced with an acceptable substitute material. Where damage is beyond repair, it is proposed to be replaced in kind or with a substitute material as appropriate.

- (12) All proposed replacement of missing elements within the architectural features shall be in kind. Only in instances where entire features are missing (e.g. scroll capitals along Third Street) shall be replaced with substitute material after review and approval by Department Preservation Staff.

Exterior Paint: Exterior paint of the cast iron pilasters will be selected to either closely match the existing historic materials or will be complementary to the existing building facades.

- (13) Prior to application of the exterior paint finish on the cast iron, a paint analysis shall be performed on representative samples after proper cleaning of the existing materials for review and approval by Department Preservation Staff.

Sheet Metal: The existing entablature with paired scrolled brackets, block modillions and architectural sheet metal cornice is proposed to be retained. Failing paint, rust and corrosion will be removed, and all elements will be repainted. As proposed, cornice openings where fire escape is removed will be repaired and the cornice at the southwest corner of the building where the west annex addition will be removed is proposed to be repaired in-kind or replaced with substitute materials to complete the original return at the roofline. However, the Department recommends that the cornice be repaired in-kind. The use of substitute material is not appropriate at this location due to potential material incompatibility that could result in galvanic corrosion, weathering differently than surrounding historic materials, and further damage to the historic fabric.

- (14) Substitute materials shall not be used to repair the existing cornice or replace missing cornice details and instead shall be replaced in-kind.

Substitute Materials: Aside from the cornice repair, using substitute materials for features that are

missing or damaged beyond repair is acceptable and may be found to be in conformance with the *Secretary's Standards* provided that the work is done consistent with *Preservation Brief 16 - Use of Substitute Materials on Historic Building Exteriors* and the following conditions are met:

- (15) A mock-up of any replacement material proposed shall be reviewed and approved by Department Preservation Staff prior to installation.
- (16) Specifications and shop drawings for all replacement of the exterior materials on the Aronson Building shall be included in the architectural addendum for review and approval by Department Preservation Staff.
- (17) The replacement material shall closely match the characteristics of the historic material. The shop drawings for any replacement material proposed shall be included in the architectural addendum and are subject to review and approval by Department Preservation Staff to ensure that the replacement features, if applicable, closely match all exterior profiles, dimensions, and detailing of the historic features as well as match the color, tone, and texture from a representative range of cleaned samples from the building.
- (18) Prior to the production of the building features proposed to be replaced with substitute materials and the approval of the architectural addendum, Department Preservation Staff shall review site mock-ups of the replacement materials, including a mock-up of all exterior finish.

New Window Openings: In addition to the proposed removal of the 1978 non-historic addition along the north façade, existing doors, windows and grilles will also be removed from the north elevation. Existing openings within the party wall will be patched utilizing brick salvaged from the new openings. The common red brick along the north wall will be inspected, repaired, cleaned, and repointed. New selective openings will be made within the north wall with approximately 70% of the existing wall area retained. In response to the ARC comments and feedback, the new openings above the ground level will be organized in a regular pattern and will be comprised of aluminum framed windows expressed as simple punched openings. The windows will be setback approximately 14' 5" from the northeast corner at floors 4 through 10, and approximately 27' at floors 1 through 3 to expose more of the existing brick finish.

The new windows will be compatible in size, fenestration pattern, and organization yet distinguishable from the original fabric of the Aronson Building through the use of contemporary detailing and materials. Staff believes the framing finish and material should match those proposed on the storefront along the Third and Mission Streets as well as the north façade to ensure consistency and compatibility. As such, the Department believes that as conditioned, the approach proposed by the Project Sponsor is in conformance with the *Secretary's Standards and Article 11*.

- (19) The frames and finishes of the new windows proposed on the upper floors of the north façade shall match those proposed for the storefronts along the Third and Mission Street facades as well as the storefronts on the north façade.

Rooftop Addition: The existing non-historic structures on the roof will be demolished and the Aronson Building roof will be rehabilitated to function as a residential amenity outdoor terrace/roof garden for the adjacent new tower. A new structural roof diaphragm will provide a seismic upgrade and support required for the exterior cornice, parapet anchorage, landscaped roof terrace and new solarium. New 3' 6" high transparent glass perimeter railings/windcreens along the Third and Mission Street facades is

proposed and will be setback approximately 1' 6" from the existing parapet wall. The continuation of the railing/windscreen along the north (secondary) façade is proposed be 10' in height to address wind issues. The 10' high portion of the railing/windscreen along the north façade will be setback 5' from the parapet wall to ensure that it does not read as a full height addition at the face of the building and to minimize its view from across Third Street.

The new one-story solarium structure will be setback 23' from the Third Street façade, 27' from the Mission Street façade and 21' from the north facade. The solarium will be comprised of glazing that matches the proposed storefronts on the Third and Mission Street facades in terms of material, divisions, frame profile and depth. In addition, in response to the ARC feedback, the exterior finish of the proposed solarium will comprise of masonry and metal material with colors complementary to the existing Aronson Building. The roof of the solarium will include both an area that is planted and a glass roof area. The roof will also include a small private outdoor terrace that will be used exclusively by the tower residents. Due to the 10-story height of the existing Aronson Building, and adjacent buildings, as well as the substantial setbacks provided, the new one-story solarium construction will be minimally visible from the public right-of-way. In conformance with the *Secretary's Standards*, the proposed vertical addition will be clearly differentiated but compatible with the scale and character of the building through setbacks, massing, and use of contemporary cladding materials.

- (20) Final design, including details and finish material samples of the proposed solarium and glass railing/windscreen on the roof shall be reviewed and approved by Department Preservation Staff.

Adjacent Tower: After the demolition of the 1978 ten-story, non-historic addition along the west (secondary) façade, a new tower will be built adjacent to the Aronson Building. Unused openings within the party wall will be patched, utilizing salvaged brick that is removed for new openings. The existing common red brick along the west wall will be inspected, repaired, cleaned, repointed, and seismically upgraded as required. Salvaged bricks will be used in areas where brick needs to be replaced.

The new tower is designed to read as an entirely separate building, consistent with one of the key requirements for additions to historic resources in dense urban locations in *Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns*. In addition, the new tower volume will be setback approximately 6' from the southwest corner to expose the existing red brick wall and allow the two buildings to be expressed independently. Furthermore, the proposed 6' setback will ensure that the existing cornice along the Mission Street façade will not be impacted by the adjacent tower construction and will allow the return of the cornice along the west wall. The existing tower volume will cantilever approximately 7' over the existing Aronson Building starting at the 12th floor and be setback approximately 15' from the south façade of the Aronson Building. As proposed, the cantilevered portion of the tower over the Aronson Building. Given the distance clear space provided between the roof floor level of the Aronson Building and the bottom of the cantilever portion of the new tower, the visual separation between the two structures is continued.

New exterior and interior connections between the tower and existing Aronson Building will be established for programmatic and structural requirements, while still maintaining a visual separation between the two buildings. As fully described in the attached memorandum (Exhibit J) prepared by Page & Turnbull dated February 14, 2013 (revised 2/22/13), the Aronson Building is proposed to be seismically

upgraded by either of the following two approaches:

- The Aronson building will be seismically independent and separated by a seismic joint with an air space in between the two buildings; or
- The Aronson Building will be laterally connected to the new tower at all floor and roof levels and allow the building to move together during a seismic event, a design in which the tower and Aronson Building will not be structurally isolated but will remain visibly independent of one another.

Based on the above-mentioned memo, both approaches will not result in any exterior visual impacts to the Aronson Building and no character-defining features of the Aronson Building will be removed with either seismic upgrade approaches. Furthermore, the seismic performance will be the same in both approaches and both approaches will result in an equal level of protection of the Aronson Building with neither approach increasing the likelihood of earthquake damage to the historic Aronson Building.

In addition, Mitigation Measure M-NO-2c: Vibration Monitoring and Management Plan, of the Mitigation Monitoring and Reporting Program for the 706 Mission Street – Mexican Museum Project Environmental Impact Report pertaining to the potential for direct physical damage to the Aronson Building resulting from vibration during construction of the proposed project tower will ensure the protection of the Aronson Building.

The proposed conceptual design of the project tower will be contemporary in architectural vocabulary and will not include overt historic references. This approach visually distinguishes the proposed tower from the existing Aronson Building, allowing the proposed tower to appear as a new building adjacent to the historic Aronson Building rather than as an addition to the Aronson Building.

The use of historically appropriate colors and in-kind materials for the restoration and rehabilitation of the Aronson Building will ensure that the project will not detrimentally change or alter significant character-defining features of the resource. The palette of finish colors and materials for the new construction are also compatible with, yet differentiated, from the features, materials, and design of the historic Aronson Building, and with the site's overall historic character. Furthermore, new storefronts and windows on the primary (Third and Mission Street) elevations will be compatible with the original design of the Aronson Building in terms of proportions, profiles and configuration.

ENVIRONMENTAL REVIEW STATUS

An Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) have been prepared for the 706 Mission Street Project. The Final EIR was certified by the Planning Commission on March 21, 2013. A copy of the [Final EIR](#) was sent transmitted to the Historic Preservation Commission on March 7, 2013 and may be accessed online at http://sfmea.sfplanning.org/2008.1084E_RTC1.pdf. The Historic Preservation Commission must consider the EIR before acting on the proposed project and must adopt findings under the California Environmental Quality Act and adopt the MMRP as conditions of approval if it decides to approve the proposed Permit to Alter.

The EIR analysis identified potentially significant environmental impacts, including site-specific and cumulative effects of the project in accordance with the provisions set forth in the CEQA Guidelines. The

EIR identified potentially significant impacts in some areas. The EIR prepared for the project evaluated the proposed rehabilitation of the Aronson Building and also evaluated the compatibility of the proposed new construction on site.

Under CEQA, no mitigation measures are required for impacts that are less than significant. As more fully described in the Final EIR the proposed alterations to the Aronson Building under the proposed project will retain and preserve character-defining features of the Aronson Building. New alterations will be differentiated from, yet compatible with, the old. As such, the proposed project will conform to the Secretary's Standards and will therefore have less-than-significant impact on the Aronson Building historic resource under CEQA Guidelines 15064.5(b)(3).

Furthermore, as fully detailed in the EIR, the design of the proposed tower will not result in a substantial adverse change in the significant of the Aronson Building historical resource. As such, no mitigation measures are necessary to address historic resource impacts to the Aronson Building from the proposed tower portion of the project.

Mitigation Measure M-NO-2c: Vibration Monitoring and Management Plan, in the EIR address the potential for direct physical damage to the Aronson Building resulting from vibration during construction of the proposed project tower.

Mitigation measures have been adopted to reduce impacts to Cultural and Paleontological Resources, Noise, Air Quality, and Hazards and Hazardous Materials to a less than significant level. With the required mitigation measures, all potential project impacts, with the exception of identified significant impacts that cannot be avoided or reduced to a less-than-significant level as described below, will be avoided or reduced to a less-than-significant level.

The EIR identified that the proposed project's tower design would cause significant and unavoidable impacts related to Wind and Shadow. The Planning Commission certified the Final EIR for the project on March 21, 2013. All mitigation measures identified in the Final EIR are included in the Mitigation Monitoring and Reporting Program attached to the draft motion.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends ADOPTION of CEQA findings and the MMRP and APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the provisions of Article 11 of the Planning Code regarding Major Alteration to a Category I (Significant) Building and the *Secretary of the Interior Standards for Rehabilitation* with the following conditions:

Storefront

- (1) Construction details of the proposed storefront and entrance doors that indicate all exterior profiles and dimensions shall be based on historic photograph documentation and shall and are subject to review and approval prior to the approval of the architectural addendum by the Department Preservation Staff.
- (2) All storefront finishes shall have a non-metallic powder coated or painted finish. All color and finish samples for storefronts will be submitted to Department Preservation Staff for review and approval as part of the architectural addendum.

Entryway

- (3) The final design incorporating any historic fabric if discovered and, including shop drawings for the new contemporary arched opening proposed at the Mission Street shall be based on photographic or physical evidence and shall be included in the architectural addendum for review and approval by Department Preservation Staff.
- (4) All exterior materials and finish samples shall be reviewed and approved by Department Preservation Staff prior to fabrication and prior to the approval of site permit or architectural addendum.

Canopy

- (5) Final design, including finish and materials to match proposed storefronts, and shop drawings for the attachment details of the canopies at the Third Street entry and north façade shall be reviewed and approved by Department Preservation Staff prior to fabrication and prior to the architectural addendum.
- (6) Attachment details of the proposed canopies indicating that the canopies will be attached in a manner that will avoid damage to the historic fabric shall be submitted for review and approval by Department Preservation Staff prior to approval of the architectural addendum.

Signage

- (7) The sign program for the Aronson Building, including lighting proposed, shall be submitted for review and approval by staff under a new (Minor) Permit to Alter at a later date.

Existing Windows

- (8) The replacement windows for the non-historic windows on the Third and Mission Street elevations shall be wood windows that closely match the configuration, material, and all exterior profiles and dimensions of the historic windows based on historic photographic evidence.

Exterior Repairs

- (9) Documentation indicating the results of a thorough façade inspection shall be submitted for review and approval by Department Preservation Staff. The façade inspection document shall clearly identify the extent of damage and the parts that will be repaired, replaced in kind or those that are damaged beyond repair, requiring replacement with substitute materials.

Colusa Sandstone

- (10) Cleaning of the Colusa sandstone shall be conducted consistent with the masonry cleaning practice outlined in Preservation Brief 1 – Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. The coating or paint type, color, and layering on the Colusa sandstone shall be researched before attempting its removal. Analysis of the nature of any unsound materials or paint to be removed from the sandstone shall be submitted to Department Preservation Staff for review and approval. In addition, initial testing shall be done on a small obscure location on the façade. All existing coatings shall be removed from the sandstone by gentlest means possible. A mock-up of proposed coating shall be conducted prior to selection of a product to ensure that coating shall not alter the natural finish, color or texture of the stone.

Terra Cotta

- (11) Cleaning of the terra cotta shall be conducted consistent with the masonry cleaning practice outlined in Preservation Brief 1 – Cleaning and Water-Repellent Treatments for Historic Masonry Buildings, which include but are not limited to, exercising extreme care in the cleaning of brick and conducting mock-ups to ensure no damage will occur as a result of cleaning. In addition, cleaning of the terra cotta shall proceed with the gentlest means, which may require several mock-ups prior to selection of the proper techniques as determined by a qualified preservation architect.

Architectural Cast Iron

- (12) All proposed replacement of missing elements within the architectural features shall be in kind. Only in instances where entire features are missing (e.g. scroll capitals along Third Street) shall be replaced with substitute material after review and approval by Department Preservation Staff.

Exterior Paint

- (13) Prior to application of the exterior paint finish on the cast iron, a paint analysis shall be performed on representative samples after proper cleaning of the existing materials for review and approval by Department Preservation Staff.

Sheet Metal

- (14) Substitute materials shall not be used to repair the existing cornice or replace missing cornice details and instead shall be replaced in-kind.

Substitute Materials

- (15) A mock-up of any replacement material proposed shall be reviewed and approved by Department Preservation Staff prior to installation.
- (16) Specifications and shop drawings for all replacement of the exterior materials on the Aronson Building shall be included in the architectural addendum for review and approval by Department Preservation Staff.
- (17) The replacement material shall closely match the characteristics of the historic material. The shop drawings for any replacement material proposed shall be included in the architectural addendum and are subject to review and approval by Department Preservation Staff to ensure that the replacement features, if applicable, closely match all exterior profiles, dimensions, and detailing of the historic features as well as match the color, tone, and texture from a representative range of cleaned samples from the building
- (18) Prior to the production of the building features proposed to be replaced with substitute materials and the approval of the architectural addendum, Department Preservation Staff shall review site mock-ups of the replacement materials, including a mock-up of all exterior finish.

New Window Openings

- (19) The frames and finishes of the new windows proposed on the upper floors of the north façade shall match those proposed for the storefronts along the Third and Mission Street facades as well as the storefronts on the north façade.

Rooftop Addition

- (20) Final design, including details and finish material samples of the proposed solarium and glass railing/windscreen on the roof shall be reviewed and approved by Department Preservation Staff.

ATTACHMENTS

- A. Draft Motion with attached CEQA Findings and Mitigation Monitoring and Reporting Program
- B. Parcel Map
- C. Sanborn Map
- D. Aerial Photo
- E. Zoning Map
- F. Site Photos
- G. Architectural Review Committee Letter
- H. Major Permit to Alter Application and Plans
- I. Historic Structure Report, prepared by Page & Turnbull (December 2010)
- J. Memo from Page & Turnbull dated February 14, 2013 (revised 2/22/13)
- K. Link to Final Environmental Impact Report <http://www.sf-planning.org/index.aspx?page=1828>

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion Permit to Alter MAJOR ALTERATION

HEARING DATE: APRIL 3, 2013

Filing Date: October 24, 2012
Case No.: 2008.1084H
Project Address: 706 Mission Street
Conservation District: New Montgomery-Mission-Second Conservation District
Category: Category I (Significant) – Aronson Building
Zoning: C-3-R (Downtown Retail)
400-I Height and Bulk District
Block/Lot: 3706/093
Applicant: Margo Bradish
Cox Castle & Nicholson LLP
555 California Street, 10th Floor
San Francisco, CA 94104
Staff Contact Lily Yegazu - (415) 575-9076
lily.yegazu@sfgov.org
Reviewed By Tim Frye - (415) 557-6822
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ADOPTING FINDINGS, INCLUDING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR A PERMIT TO ALTER FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE STANDARDS OF ARTICLE 11 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 093 IN ASSESSOR'S BLOCK 3706, WITHIN C-3-R (DOWNTOWN RETAIL) ZONING DISTRICT AND A 400-I HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on October 24, 2012, Margo Bradish, Cox Castle & Nicholson LLP on behalf of the property owner ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter for construction of a one-story vertical addition, new storefronts, and rehabilitation of exterior features and finishes, at the subject building located on Lot 093 in Assessor's Block 0706, a Category I (Significant) Building.

On June 27, 2012, the Department published a draft Environmental Impact Report (EIR) for public review. The

draft EIR was available for public comment until August 13, 2012. On August 2, 2012, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the draft EIR. On March 7, 2013, the Department published a Comments and Responses document, responding to comments made regarding the draft EIR prepared for the Project.

On March 21, 2013, the Planning Commission reviewed and considered the Final EIR and found that the contents of said report and the procedures through which the Final EIR was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA"), 14 California Code of Regulations Sections 15000 et seq. ("the CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Planning Commission found the Final EIR was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the draft EIR, and certified the Final EIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31 by Planning Commission Motion No. 18829.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2008.1084E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Department staff prepared a Mitigation Monitoring and Reporting Program ("MMRP"), which material was made available to the public and this Commission for this Commission's review, consideration and action. These mitigation measures are set forth in their entirety in the MMRP attached to this Motion as Exhibit 2.

WHEREAS, on April 3, 2013, the Historic Preservation Commission conducted a duly noticed public hearing on the Permit to Alter project, Case No. 2008.1084H ("Project") for its compliance with the Secretary of the Interior's Standards and all of the Planning Code.

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

MOVED, that the Historic Preservation Commission hereby adopts findings under the California Environmental Quality Act, Public Resources Code §§21000 *et seq.* (CEQA), the CEQA Guidelines, 14 Cal. Code. Regs. §§15000 *et seq.*, and Chapter 31 of the San Francisco Administrative Code, including a statement of overriding considerations (attached hereto as Exhibit 1); adopts the MMRP for the proposed project (attached hereto as Exhibit 2); and grants the Permit to Alter, in conformance with the architectural plans labeled Exhibit H on file in the docket for Case No. 2008.1084H and the listed conditions based on the following findings:

CONDITIONS OF APPROVAL

Storefront

- (1) Construction details of the proposed storefront and entrance doors that indicate all exterior profiles and dimensions shall be based on historic photograph documentation and shall and are subject to review and approval prior to the approval of the architectural addendum by the Department Preservation Staff.

- (2) All storefront finishes shall have a non-metallic powder coated or painted finish. All color and finish samples for storefronts will be submitted to Department Preservation Staff for review and approval as part of the architectural addendum.

Entryway

- (3) The final design incorporating any historic fabric if discovered and, including shop drawings for the new contemporary arched opening proposed at the Mission Street shall be based on photographic or physical evidence and shall be included in the architectural addendum for review and approval by Department Preservation Staff.
- (4) All exterior materials and finish samples shall be reviewed and approved by Department Preservation Staff prior to fabrication and prior to the approval of site permit or architectural addendum.

Canopy

- (5) Final design, including finish and materials to match proposed storefronts, and shop drawings for the attachment details of the canopies at the Third Street entry and north façade shall be reviewed and approved by Department Preservation Staff prior to fabrication and prior to the architectural addendum.
- (6) Attachment details of the proposed canopies indicating that the canopies will be attached in a manner that will avoid damage to the historic fabric shall be submitted for review and approval by Department Preservation Staff prior to approval of the architectural addendum.

Signage

- (7) The sign program for the Aronson Building, including lighting proposed, shall be submitted for review and approval by staff under a new (Minor) Permit to Alter at a later date.

Existing Windows

- (8) The replacement windows for the non-historic windows on the Third and Mission Street elevations shall be wood windows that closely match the configuration, material, and all exterior profiles and dimensions of the historic windows based on historic photographic evidence.

Exterior Repairs

- (9) Documentation indicating the results of a thorough façade inspection shall be submitted for review and approval by Department Preservation Staff. The façade inspection document shall clearly identify the extent of damage and the parts that will be repaired, replaced in kind or those that are damaged beyond repair, requiring replacement with substitute materials.

Colusa Sandstone

- (10) Cleaning of the Colusa sandstone shall be conducted consistent with the masonry cleaning practice outlined in Preservation Brief 1 – Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. The coating or paint type, color, and layering on the Colusa sandstone shall be researched before attempting its removal. Analysis of the nature of any unsound materials or paint to be removed from the sandstone shall be submitted to Department Preservation Staff for review and approval. In addition, initial testing shall be done

on a small obscure location on the façade. All existing coatings shall be removed from the sandstone by gentlest means possible. A mock-up of proposed coating shall be conducted prior to selection of a product to ensure that coating shall not alter the natural finish, color or texture of the stone.

Terra Cotta

- (11) Cleaning of the terra cotta shall be conducted consistent with the masonry cleaning practice outlined in Preservation Brief 1 – Cleaning and Water-Repellent Treatments for Historic Masonry Buildings, which include but are not limited to, exercising extreme care in the cleaning of brick and conducting mock-ups to ensure no damage will occur as a result of cleaning. In addition, cleaning of the terra cotta shall proceed with the gentlest means, which may require several mock-ups prior to selection of the proper techniques as determined by a qualified preservation architect.

Architectural Cast Iron

- (12) All proposed replacement of missing elements within the architectural features shall be in kind. Only in instances where entire features are missing (e.g. scroll capitals along Third Street) shall be replaced with substitute material after review and approval by Department Preservation Staff.

Exterior Paint

- (13) Prior to application of the exterior paint finish on the cast iron, a paint analysis shall be performed on representative samples after proper cleaning of the existing materials for review and approval by Department Preservation Staff.

Sheet Metal

- (14) Substitute materials shall not be used to repair the existing cornice or replace missing cornice details and instead shall be replaced in-kind.

Substitute Materials

- (15) A mock-up of any replacement material proposed shall be reviewed and approved by Department Preservation Staff prior to installation.
- (16) Specifications and shop drawings for all replacement of the exterior materials on the Aronson Building shall be included in the architectural addendum for review and approval by Department Preservation Staff.
- (17) The replacement material shall closely match the characteristics of the historic material. The shop drawings for any replacement material proposed shall be included in the architectural addendum and are subject to review and approval by Department Preservation Staff to ensure that the replacement features, if applicable, closely match all exterior profiles, dimensions, and detailing of the historic features as well as match the color, tone, and texture from a representative range of cleaned samples from the building
- (18) Prior to the production of the building features proposed to be replaced with substitute materials and the approval of the architectural addendum, Department Preservation Staff shall review site mock-ups of the replacement materials, including a mock-up of all exterior finish.

New Window Openings

- (19) The frames and finishes of the new windows proposed on the upper floors of the north façade shall match those proposed for the storefronts along the Third and Mission Street facades as well as the storefronts on the north façade.

Rooftop Addition

- (20) Final design, including details and finish material samples of the proposed solarium and glass railing/windscreen on the roof shall be reviewed and approved by Department Preservation Staff.

FINDINGS

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

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

The Historic Preservation Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject building and meets the requirements of Article 11 of the Planning Code:

- That the proposed additions and alterations respect the character-defining features of the subject building;
- That the architectural character of the subject building will be maintained and those features that affect the building's overall appearance that are removed or repaired shall be done so in-kind;
- All architectural elements and cladding will be repaired where possible in order to retain as much historic fabric as possible;
- That the proposal calls for retaining sound historic materials and replacing in-kind or with salvaged materials when necessary;
- That the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the Aronson Building will be preserved;
- That the new addition on the rooftop will have a contemporary design that is compatible with the size, scale, color, material, and character of the Aronson Building and surroundings, and will not destroy significant features of the building;
- That the new addition on the rooftop will be minimally visible from the public right-of-way as it will be one-story in height over the roof level, setback approximately 23' setback from the Third Street façade and 27' setback from the Mission Street façade, and cover less than 75% of the roof area;
- That the installation of the proposed new elements, such as the proposed adjacent tower, rooftop solarium, railings on the rooftop, windows on the north elevation, and storefronts on the two primary elevations as well as the north (secondary) elevation, will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;

- That the proposed work will not cause the removal, alteration, or obstruction of any character-defining features of the Aronson Building. The portions of the wall proposed to be removed for the creation of window openings on the north elevation will not remove more than 30% of the wall area, will not remove any distinctive materials or significantly alter the historic character of the Aronson Building. In addition, all structural, mechanical, electrical, plumbing installations will be designed in a manner which does not affect any character-defining features of the buildings and will occur in areas that are not visible from the street;
- That the proposed addition and alterations will be carefully differentiated from the existing historic Aronson building and will be compatible with the character of the property and district, including the proposed glass railings/windcreens, windows and doors, storefronts, rooftop addition and adjacent tower;
- That any chemical or physical treatments will be undertaken using the gentlest means possible and under the supervision of a historic architect or conservator;
- That Mitigation Measure M-NO-2c: Vibration Monitoring and Management Plan, of the *Mitigation Monitoring and Reporting Program for the 706 Mission Street – Mexican Museum Project Environmental Impact Report* pertaining to the potential for direct physical damage to the Aronson Building resulting from vibration during construction of the proposed project tower will ensure the protection of the Aronson Building.
- That the proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1:

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

The project will retain commercial uses, or introduce new uses that will be compatible with the building. With the exception of the building structural system and window frames at upper floors, there are no character-defining features on the interior. The window frames and the structural system will be retained and the new interior layout and features, including partition walls, stairs and other major building elements will be designed in a manner that will not obscure the fenestration of the rehabilitated Third and Mission Street facades. Therefore, the proposed alteration of the interior to accommodate the new use will not impact historic fabric or features that characterize the building.

Standard 2:

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

The existing Aronson Building will be maintained and protected prior to and during construction to prevent deterioration and/or damage, and ensure preservation of historic fabric. In addition, the proposed exterior alterations to the building such as the new windows, storefront systems, and canopy on the north elevation occur on secondary elevations. Furthermore, the proposed one-story solarium addition on the rooftop will be substantially setback from the edges of the building (23' from the Third Street façade, 27' from the Mission Street façade and 21' from the north façade) and will be minimally visible from the street. The proposed glass rail/windscreen along the primary facades will not be visible from the streets

given its 3' 6" height and 1' 6" setback from the parapet wall. As conditioned, the 10' high portion of the glass railing/windscreen along the north façade will be setback at least 5' from the parapet wall, ensuring minimal visibility from across Third Street. The proposed new tower construction will also be located on a tertiary, previously altered elevation and will not result in the loss of any historic materials or features.

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 architectural elements from other buildings, shall not be undertaken.

The introduction of new storefronts and windows on the primary elevations are based on photographic documentation on the primary elevations is compatible with the adjoining historic fabric and are consistent with the original design of the building in terms of proportions, profiles and configurations. The new punched windows on the north elevation will be clearly differentiated but compatible with the character of the Aronson Building. As conditioned, the replacement windows on the primary facades will be wood framed single light windows and as such will be compatible with the existing building as they are based on physical and photographic documentation.

Standard 4:

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

There are no identified changes to the Aronson Building that have acquired historic significance in their own right. Other existing incompatible and non-historic 1978 additions on the north and west elevations, and storefront infill will be removed as part of the proposed rehabilitation.

Standard 5:

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

The proposed project will retain and restore all distinctive materials, features, and finishes as well as construction techniques and examples of craftsmanship. Specifically the proposed project will rehabilitate all of the character-defining features of the Aronson Building, such as the exterior cladding in buff-colored glazed brick, the terra cotta and sandstone ornament, including sandstone entablatures and piers, brick pilasters, capitals, frieze, spandrel panels and window sills, cast iron pilasters between ground-floor storefronts, galvanized sheet metal cornice with paired scrolled brackets and block modillions historic entrance locations on Third and Mission Street facades, as well as the wood flagpole on the roof. The original building entrance including the bronze door frame and arched transom frame at the Third Street entrance will be retained, cleaned and rehabilitated. As part of the proposed project, , any extant material associated with the Mission Street historic entryway exposed during demolition will be retained, cleaned and rehabilitated. As conditioned, Department Preservation Staff will review and approve the final design, including materials and details for a new compatible contemporary arched opening that will be built at the original location with new metal portal surround, side lights and new glass entry double

doors, matching those proposed for the Third Street façade, if no historic entryway is found after demolition.

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.

The proposed project will retain and restore all distinctive materials, features, and finishes, as well as construction techniques and examples of craftsmanship that characterize the building. The project also proposes to replace elements deteriorated beyond repair or missing elements in kind. If the material is no longer available, it will be replaced using a substitute material that matches the profile and configuration of the original based on physical or photographic documentation and following the practice outlined in Preservation Brief 16 - Use of Substitute Materials on Historic Building Exteriors. As conditioned, site mock-up of any substitute material used will be reviewed and approved by Department Preservation Staff prior to fabrication and prior to the approval of architectural addendum.

Standard 7:

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

The project will comply with Rehabilitation Standard 7, in such that the project will adhere to the recommendations in the HSR and as conditioned, will following the masonry cleaning practice outlined in Preservation Brief 1 – Cleaning and Water-Repellent Treatments for Historic Masonry Buildings, which include but are not limited to, exercising extreme care in the cleaning of brick and conducting mock-ups to ensure no damage will occur as a result of cleaning; cleaning of terra cotta proceed with the gentlest means, which may require several mock-ups prior to selection of the proper techniques and that the treatment approaches for the various historic materials be determined by a qualified preservation architect.

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.

Mitigation measures are identified in the EIR and incorporated in the Mitigation Monitoring and Reporting Program, which require archaeological monitoring during construction of the adjacent tower to ensure that the project will not result in a significant impact to archaeological resources.

Standard 9:

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

The proposed additions, exterior alterations and related new construction will not destroy historic materials, features and spatial relationship that characterize the Aronson Building in that most of the new additions are proposed on secondary facades. The one-story solarium will be added on the rooftop and will be substantially setback from the primary facades of the Aronson Building (23' from the Third Street façade, 27' from the Mission Street façade and 21' from the north façade) minimizing the perceived mass and visibility of the addition from the public right-of-way. The canopy, new storefront system and new window openings along the north façade are also additions located on secondary elevations and are designed in a manner to be compatible with and not destroy historic materials, features, and spatial relationships that characterize the Aronson Building. In addition, the proposed tower construction will be located on the previously altered west elevation that has no ornamental detail or historic fenestration. The new storefronts on the primary facades will be designed to closely match the historic storefronts in proportion, profiles and configuration based on physical and photographic evidence. As conditioned, the replacement windows on upper floors of the primary facades will consist of wood window frames with profiles, configuration, color and operation that will closely match the historic windows based on physical and photographic evidence to ensure compatibility with the character of the Aronson Building.

All new work will be clearly differentiated from the old yet be compatible with the historic materials, features, size, proportion, and massing. Specifically the proposed storefronts, new canopies, new windows on the north façade, solarium on the roof top will be clearly differentiated through the use of contemporary detailing and materials. In addition,, the tower will be differentiated in its modern, contemporary design vocabulary.

Standard 10:

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will not be impaired.

The proposed additions and alternations will not remove significant historic fabric, and have been designed to be unobtrusive to the architectural character of the building and district in conformance with Secretary's Standards. While unlikely, if removed in the future, the proposed alterations at the roof, the primary and secondary facades, including the new adjacent tower, will not have an impact on the physical integrity or significance of the Aronson Building or the district in conformance with Standard 10 of the Secretary's Standards.

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

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

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have any 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 historic 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 project will not reduce the 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 uses.

- 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 proposal will retain its existing hotel use to contribute to the diverse economic base of downtown.

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

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

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

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

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

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

5. For these reasons, the proposal overall, appears to meet the Secretary of the Interior's Standards for Rehabilitation and the provisions of Article 11 of the Planning Code regarding Major Alterations to Category I (Significant) buildings.
6. California Environmental Quality Act Findings. This Commission hereby incorporates by reference as though fully set forth and adopts the CEQA findings attached hereto as Exhibit 1.

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 **ADOPTS the MMRP (attached as Exhibit 2) and GRANTS a Permit to Alter** for the property located at Assessor's Block 0706, Lot 093 for proposed work in conformance with the renderings and architectural plans labeled Exhibit A on file in the docket for Case No. 2008.1084H.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days. 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).

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
April 3, 2013.

Jonas P. Ionin

Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 3, 2013

Exhibit 1

Exhibit 1

**706 MISSION STREET – THE MEXICAN MUSEUM AND RESIDENTIAL TOWER PROJECT
CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS:
FINDINGS OF FACT, EVALUATION OF MITIGATION MEASURES AND
ALTERNATIVES, AND STATEMENT OF OVERRIDING CONSIDERATIONS
SAN FRANCISCO HISTORIC PRESERVATION COMMISSION
(April 3, 2013)**

In determining to approve a Major Permit to Alter for the 706 Mission Street – The Mexican Museum and Residential Tower Project located at 706 Mission Street (Assessor’s Block 3706, Lots 093, 275, and 277 (portion)), described in Section I, Project Description below, (“Project”), the San Francisco Historic Preservation Commission (“Commission”) makes and adopts the following findings of fact regarding the Project and mitigation measures and alternatives, and adopts the statement of overriding considerations and the Mitigation Monitoring and Reporting Program, based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. (“CEQA”), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. (“Guidelines”), particularly Section 15091 through 15093 and Chapter 31 of the San Francisco Administrative Code.

This document is organized as follows:

Section I provides a description of the Project, the Project Objectives, the environmental review process for the Project, the approval actions to be taken, and the location of records;

Section II identifies the impacts found not to be significant that do not require mitigation;

Section III identifies potentially significant impacts that are avoided or reduced to less-than-significant levels through mitigation and describes the disposition of the mitigation measures;

Section IV identifies significant, unavoidable wind and shadow impacts (specifically cumulative shadow impacts), of the Project that cannot be avoided or reduced to less-than-significant levels through Mitigation Measures;

Section V evaluates the different project alternatives and the economic, legal, social, technological, and other considerations that support approval of the Project as proposed and the rejection of these alternatives; and

Section VI makes a Statement of Overriding Considerations setting forth the specific economic, legal, social, technological, or other benefits of the Project that outweigh the significant and unavoidable adverse environmental effects and support the rejection of the project alternatives.

The **Mitigation Monitoring and Reporting Program (“MMRP”)** for the mitigation measures that have been proposed for adoption is attached with these findings as Exhibit 2. The MMRP is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. The MMRP provides a table setting forth each mitigation measure listed in the Final Environmental Impact Report for the Project (“Final EIR”) that is required to reduce or avoid a significant adverse impact. The MMRP also specifies the agency responsible for implementation of each measure and establishes monitoring actions and a monitoring schedule. The full text of the mitigation measures is set forth in the MMRP.

These findings are based upon substantial evidence in the entire record before the Commission. The references set forth in these findings to certain pages or sections of the Draft Environmental Impact Report (“Draft EIR” or “DEIR”) or the Responses to Comments (“RTC”), which together comprise the Final EIR, are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

MOVED, that the Commission has reviewed and considered the Final EIR and the record associated therewith, including the comments and submissions made to this Commission, and based thereon hereby adopts these findings under the California Environmental Quality Act, including rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations, and adopts the MMRP attached as Exhibit 2 to Motion No. XXXXX based on the following findings:

I. Project Description

A. 706 Mission Street – The Mexican Museum and Residential Tower Project

The project site is on the northwest corner of Third and Mission Streets, at 706 Mission Street. It consists of three lots: the entirety of Assessor’s Block 3706, Lots 093 and 275, and portions of Assessor’s Block 3706, Lot 277. Together, these lots cover an area of approximately 63,468 square feet or approximately 1.45 acres. The area of the project site includes the below-grade publically-owned Jessie Square Garage, which would become private by conveyance to the project sponsor.

Lot 093, an approximately 15,460 square foot, rectangular parcel is currently developed with the 10-story, 154-foot-tall Aronson Building (a 144-foot-tall building with a 10-foot-tall mechanical penthouse). The building was originally constructed in 1903, and two annexes were added in 1978. The Aronson Building is rated “A” (highest importance) by the Foundation for San Francisco’s Architectural Heritage, and it is eligible for listing on the National Register of Historic Places and the California Register of Historical Resources. The Aronson Building is also designated as a Category I Significant Building within the New Montgomery-Mission-Second Street Conservation District. Including the annexes, the Aronson Building contains a total of approximately 120,340 gross square feet (gsf), with approximately 13,700 gsf of storage and utility space in the basement, an approximately 10,660-gsf retail space on the ground floor, which is currently occupied by a Rochester Big & Tall retail clothing store, and approximately 95,980 gsf of office space on the second through tenth floors. Including the annexes, the Aronson Building covers approximately 74 percent of Lot 093.

Lot 275 is occupied by the existing ramp that provides vehicular access from Stevenson Street to the subsurface Jessie Square Garage. This lot has an area of approximately 1,635 square feet.

A currently vacant approximately 9,780 square foot portion of Lot 277 is the future permanent home of The Mexican Museum (Mexican Museum parcel). The subsurface Jessie Square Garage is the other portion of Lot 277 that makes up the project site. The Jessie Square Garage contains 442 parking spaces within a footprint of approximately 45,310 square feet. Currently, vehicles enter the Jessie Square Garage from Stevenson Street and exit onto either Stevenson or Mission Streets.

The proposed project would include a 47-story, 520-foot-tall tower (with a 30-foot-tall elevator/mechanical penthouse), with two floors below grade on The Mexican Museum parcel and the western portion of the Aronson Building parcel. The new tower would be west of, adjacent to, and physically connected to the existing Aronson Building. The overall project would contain space for The Mexican Museum, a ground-floor retail/restaurant use, up to 215 residential units, seven floors of flex space in the Aronson Building, which would remain as office use or be converted to residential use, and associated building services.

In the proposed tower, there would be up to 43 floors of residential space, including mechanical areas, and four floors of museum space. The Mexican Museum would occupy the ground through fourth floors, and residential uses would occupy the fifth through forty-seventh floors. The fifth floor of the tower would be occupied by residential or residential amenity space, unless the residential amenity space is on the tenth floor of the Aronson Building as discussed below. Approximately 2,100 gsf on Basement Level B2 would be allocated to The Mexican Museum for storage. About 15,900 gsf on Basement Levels B1 and B2 would be occupied by the elevator core and building services.

As part of the proposed project, the historically important Aronson Building would be restored and rehabilitated, and the existing mechanical penthouse on the roof of the Aronson Building would be removed. The Aronson Building currently contains approximately 10,660 gsf of retail space on the ground floor and approximately 95,980 gsf of office space on the second through tenth floors. With the proposed project, the Aronson Building would have lobby space and retail/restaurant space on the ground floor. The Mexican Museum would occupy the second and third floors and possibly some or all of the ground floor of the Aronson Building. The fourth through tenth floors of the Aronson Building have been designated as flex space for which two options are proposed. These are described in greater detail below. In addition to being designated as flex space, the tenth floor of the Aronson Building could be occupied by residential amenity space if the residential amenity is not provided on the fifth floor of the proposed tower. Building services would occupy a small portion of each floor.

The flex space options for the Aronson Building are referred to as the “residential flex option” and the “office flex option.” The seven floors of flex space are currently occupied by approximately 61,320 gsf of office space, which could either be converted from office use to residential use or remain as office use with the proposed project. Under the residential flex option, the seven floors would be converted into up to 28 residential units. The proposed project would provide up to 215 residential units (including the residential units in the Aronson Building) and no office space under the residential flex option. As discussed above, the tenth floor of the Aronson Building could be used as residential amenity space. Under the office flex option, the seven floors of existing office space would continue to be used as offices, which would result in up to 191 residential units (no residential units in the Aronson Building) and approximately 61,320 gsf of office space in the proposed project. If the tenth floor of the Aronson Building

were used as residential amenity space instead of office space under the office flex option, there would be approximately 52,560 gsf of office space in the proposed project.

Under the residential flex option for the Aronson Building, the proposed project would contain a total of approximately 710,525 gsf, with approximately 580,630 gsf of residential uses, approximately 22,200 gsf of residential amenity space, approximately 52,285 gsf of museum space, approximately 4,800 gsf of retail/restaurant space, approximately 8,505 gsf of storage space, approximately 41,720 gsf of building core, mechanical, and service space, and approximately 385 gsf of space for the ramp that leads out of the existing Jessie Square Garage to Mission Street.

Under the office flex option for the Aronson Building, the proposed project would contain a total of approximately 710,525 gsf, with approximately 519,310 gsf of residential uses and approximately 61,320 gsf of office space. The approximate square footages of residential amenity space, museum space, retail/restaurant space, storage space, building core, mechanical, and service space, and space for the existing ramp that leads out of the Jessie Square Garage to Mission Street would be the same as they are for the residential flex option described above.

The Jessie Square Garage would be reconfigured to include 470 spaces, 210 of which would be made available to the general public. Under the proposed project, all non-project vehicles would continue to enter the Jessie Square Garage from Stevenson Street. Project residents would have the option of parking their own vehicles or using a valet service. Project residents who choose to park their own vehicles would be required to enter the garage from Stevenson Street; they would not be allowed to access the project site from Third Street using the car elevators to enter the garage. Project residents who choose to use the valet service would drive onto the project site from Third Street using the existing curb cut and driveway. As under current conditions, all loading trucks would exit the Jessie Square Garage onto Stevenson Street only, but delivery vans, service vehicles, and all other vehicles would have the option of exiting the garage onto either Stevenson or Mission Streets.

While several vehicular access variants to the proposed project were analyzed in the EIR, none of them are being approved by this Commission or any other City decisionmaker. Because of this, these findings do not address the significant and unavoidable impacts that the Final EIR identified would result if the vehicular access variants were to be approved.

B. Successor Agency Project Objectives

The objectives of the Successor Agency are as follows:

- To complete the redevelopment of the Yerba Buena Center (YBC) Redevelopment Project Area envisioned under the *Yerba Buena Center Redevelopment Plan*.
- To stimulate and attract private investment and generate sales taxes and other General Fund revenues from new uses on the project site, thereby improving the City's overall economic health, employment opportunities, tax base, and community economic development opportunities.

- To provide for the development of a museum facility and an endowment for The Mexican Museum on Successor Agency-owned property located adjacent to Jessie Square, at the heart of San Francisco's cultural district location, in a manner that is consistent with *General Plan Policy VI-1.9*, to "create opportunities for private developers to include arts spaces in private developments city-wide."
- To ensure construction of a preeminent building with a superior level of design for this important site across from Yerba Buena Gardens and adjacent to Jessie Square in a manner that complements the landscaping and design of Jessie Square.
- To provide housing in an urban infill location to help alleviate the effects of suburban sprawl.
- To provide temporary and permanent employment and contracting opportunities for minorities, women, qualified economically disadvantaged individuals, and other residents both in the South of Market area and in the City generally, in a manner consistent with the City's current and future equal opportunity programs.
- To create a development that is financially feasible and that can fund the project's capital costs and ongoing operation and maintenance costs related to the redevelopment and long-term operation of the Mexican Museum parcel without reliance on public funds.
- To maximize the quality of the pedestrian experience along Mission Street and Third Street, while maintaining accessibility to the project site for automobiles and loading.
- To transfer ownership of the Jessie Square Garage to a private entity, while providing adequate parking in the Jessie Square Garage for the Contemporary Jewish Museum, St. Patrick's Church, The Mexican Museum, and the public.
- To provide for rehabilitation of the historically important Aronson Building.
- To secure funding for new and affordable below-market rate units beyond the amount currently required by City ordinances.
- To secure additional funding for operations, management, and security of Yerba Buena Gardens.

C. Project Sponsor Objectives

The objectives of the project sponsor, 706 Mission Street Co., LLC, are as follows:

- To construct a residential building of superior quality and design that complements and is generally consistent with the downtown area, furthering the objectives of the *General Plan's* Urban Design Element and the *Yerba Buena Center Redevelopment Plan*.
- To redevelop the project site with a high-quality residential development that includes a ground-floor retail or restaurant use.

- To provide housing in downtown San Francisco that is accessible to local and regional transit, as well as cultural amenities and attractions, such as performing art centers, and art museums and exhibitions.
- To rehabilitate the historically important Aronson Building.
- To design and construct the project to a minimum of Leadership in Energy and Environmental Design (LEED) Silver standards (or such higher and additional requirements as adopted by the City and County of San Francisco), thereby reducing the project's carbon footprint and maximizing the energy efficiency of the building.
- To develop a project that is financially feasible and financeable, and to create a level of development sufficient to support the costs of providing the public benefits delivered by the project, including space and funding for The Mexican Museum; rehabilitation of the historically important Aronson Building; funding of affordable, below-market-rate housing; and funding for the maintenance of Yerba Buena Gardens, and that can fund project costs.
- To provide adequate parking and vehicular access to serve the needs of project residents and their visitors.

D. Planning and Environmental Review Process

The Project Sponsor submitted an Environmental Evaluation application for the project on June 30, 2008. The Environmental Evaluation application was revised on December 7, 2009, and again on March 5, 2012, to reflect design changes to the proposed project. The San Francisco Planning Department (the "Department") determined that an Environmental Impact Report was required and published and distributed a Notice of Preparation of an EIR ("NOP ") on April 13, 2011. The NOP is Appendix A to the Draft EIR. The public review period on the NOP began on April 14, 2011, and ended on May 13, 2011.

The Department published a Draft Environmental Impact Report (DEIR) on June 27, 2012. The Commission held a public hearing to solicit testimony on the DEIR on July 27, 2013. The Department received written comments on the DEIR from June 28, 2012, to August 13, 2012. The Department published the Responses to Comments on March 7, 2013. The DEIR, together with the Responses to Comments constitute the Final EIR. The FEIR was certified by Planning Commission on March 21, 2013, by Motion No. 18829.

E. Approval Actions

1. Actions by the Planning Commission

- Certification of the Final EIR;
- General Plan referral to determine project consistency with the General Plan and the Priority Policies.

- Recommend approval to the Board of Supervisors of a Zoning Map amendment to reclassify the existing 400-foot height limit for the project site, shown on Zoning Map Sheet HT01, and to amend Zoning Map Sheet SU01 to show the Special Use District.
 - Recommend approval to the Board of Supervisors of a Special Use District to address Floor Area Ratio, height, and other land use controls for the project site, which may include additional provisions regarding permitted uses, the provision of cultural/museum use within the SUD, floor area ration limitations, dwelling unit exposure, height of rooftop equipment, bulk limitations, and curb cut locations.
 - Approval of a Section 309 Determination of Compliance and Request for Exceptions for the construction of a new building in a C-3 District.
 - Approval of amendment of the quantitative shadow standard for Union Square that was established on February 7, 1989, pursuant to Planning Commission Resolution No. 11595; and Section 295 shadow significance determination and allocation to project.
2. Actions by the Board of Supervisors
- The Planning Commission’s certification of the Final EIR may be appealed to the Board of Supervisors. If appealed, the Board of Supervisors will determine whether to uphold the certification or remand the Final EIR to the Planning Department for further review.
 - Adoption of a Zoning Map amendment to reclassify the existing 400-foot height limit for the project site, shown on Zoning Map Sheet HT01, and to amend Zoning Map Sheet SU01 to show the Special Use District.
 - Adoption of a Special Use District to address Floor Area Ratio, height, and other land use controls for the project site, which may include additional provisions regarding permitted uses, the provision of cultural/museum use within the SUD, floor area ration limitations, dwelling unit exposure, height of rooftop equipment, bulk limitations, and curb cut locations.
3. Actions by the Recreation and Park Commission
- Approval of amendment of the quantitative shadow standard for Union Square that was established on February 7, 1989, pursuant to Planning Commission Resolution No. 11595;
 - Recommendation to the Planning Commission regarding the Section 295 shadow significance determination and allocation to project.
4. Actions by the Successor Agency to the Redevelopment Agency, and the Oversight Board of the Successor Agency

- Approval of the Agreement of Purchase and Sale for the Mexican Museum parcel and the Jessie Square Garage.
 - Approval of parking structure bond purchase/defeasance documents.
6. Actions by the Department of Public Works
- Approval of the tentative map
7. Actions by the Department of Public Works and the SFMTA Board of Directors
- Approval of a street improvement permit and/or encroachment permit to (1) extend the existing Jessie Square passenger loading/unloading zone on Mission Street by approximately 83 feet, 6 inches to the east, resulting in a 154-foot-long passenger loading/unloading zone; and (2) designate the curb along Third Street in front of the project site as a white zone for passenger loading/unloading.
8. Actions by the Department of Building Inspection
- Approval of the site permit
 - Approval of demolition, grading, and building permits
9. Actions by the San Francisco Public Utilities Commission
- Approval of compliance with requirements of the Stormwater Management Ordinance for projects with over 5,000 square feet of disturbed ground area.

F. Location and Custodian of Records

The public hearing transcript, a copy of the letters regarding the Draft EIR received during the public review period, the administrative record, and background documentation for the FEIR are located at the Planning Department, 1650 Mission Street, San Francisco. The Commission Secretary is the custodian of records for the Planning Department and the Commission.

These findings are based upon substantial evidence in the entire record before the Commission.

II. Impacts Found Not to Be Significant And Thus Do Not Require Mitigation

Under CEQA, no mitigation measures are required for impacts that are less than significant (Pub. Res. Code, § 21002; CEQA Guidelines, § 15126.4, subd. (a)(3), 15091). As more fully described in the Final EIR and based on substantial evidence in the whole record of this proceeding, the Commission hereby finds that implementation of the Project would not result in any significant impacts in the following areas and that these impact areas therefore do not require mitigation.

A. **Land Use and Land Use Planning**

- **Impact LU-1:** The proposed project would not physically divide an established community.
- **Impact LU-2:** The proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- **Impact LU-3:** The proposed project would not have a substantial adverse impact on the character of the vicinity.
- **Impact C-LU-1:** The proposed project, in combination with past, present, or reasonably foreseeable future projects, would not result in a cumulatively considerable contribution to significant adverse cumulative land use impacts related to a physical division of an established community; to conflicts with applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; and to the existing character of the vicinity.

B. **Aesthetics**

- **Impact AE-1:** The proposed project would not have a substantial adverse effect on a scenic vista.
- **Impact AE-2:** The proposed project tower would not have a substantial adverse effect on a scenic resource.
- **Impact AE-3:** The proposed project would not have a substantial adverse effect on the visual character or quality of the site and its surroundings.
- **Impact AE-4:** The proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties.
- **Impact C-AE-1:** The proposed project, in combination with past, present and reasonably foreseeable future projects in the project vicinity, would not make a cumulatively considerable contribution to a significant impact related to aesthetics.

C. **Population and Housing**

- **Impact PH-1:** The proposed project would not induce substantial population growth in an area, either directly or indirectly.
- **Impact PH-2:** The proposed project would not displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing elsewhere.
- **Impact PH-3:** The proposed project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- **Impact C-PH-1:** The proposed project, in combination with past, present and reasonably foreseeable future projects, would not result in a cumulatively considerable contribution to significant adverse cumulative impacts related to population growth, housing, and employment, either directly or indirectly.

D. **Cultural and Paleontological Resources**

- **Impact CP-5:** The proposed rehabilitation, repair and reuse of the Aronson Building under the proposed project would not cause a substantial adverse change in the significance of the Aronson Building as a historical resource under CEQA.
- **Impact CP-6:** The proposed project tower would not cause a substantial adverse change in the significance of the Aronson Building historical resource.
- **Impact CP-7:** The proposed project tower would not cause a substantial adverse change in the significance of nearby historical resources.
- **Impact C-CP-2:** The proposed project, in combination with other past, present, and reasonably foreseeable future projects in the project vicinity, would not have a cumulatively considerable contribution to a significant impact on historic architectural resources.

E. **Transportation and Circulation**

- **Impact TR-1:** The proposed project would not cause a substantial increase in traffic that would cause the level of service to decline from LOS D or better to LOS E or F, or from LOS E to F at seven intersections studied in the project vicinity.
- **Impact TR-2:** The proposed project would not cause a substantial increase in transit demand that could not be accommodated by adjacent transit capacity; nor would it cause a substantial increase in delays or costs such that significant adverse impacts in transit service levels could occur.
- **Impact TR-3:** The proposed project would not result in substantial overcrowding on public sidewalks, nor create potentially hazardous conditions for pedestrians, or otherwise interfere with pedestrian accessibility to the site and adjoining areas.
- **Impact TR-4:** The proposed project would not create potentially hazardous conditions for bicyclists, or otherwise substantially interfere with bicycle accessibility to the site and adjoining areas.
- **Impact TR-5:** The loading demand of the proposed project during the peak hour of loading activities would be accommodated within the proposed on-site loading facilities or within convenient on-street loading zones, and would not create potentially hazardous traffic conditions or significant delays involving traffic, transit, bicycles, or pedestrians.
- **Impact TR-6:** Construction and operation of the proposed project would not result in inadequate emergency access.
- **Impact TR-7:** Construction-related impacts of the proposed project would not be considered significant due to their temporary and limited duration.
- **Impact C-TR-1:** The proposed project would not contribute considerably to future cumulative traffic increases that would cause levels of service to deteriorate to unacceptable levels at seven intersections.
- **Impact C-TR-2:** The proposed project would not contribute considerably to cumulative increases in transit ridership that would cause the levels of service to deteriorate to unacceptable levels.
- **Impact C-TR-3:** The construction impacts of the proposed project would not result in a considerable contribution to a significant cumulative impact when combined with other nearby proposed projects due to the temporary and limited duration of the construction of the proposed project and nearby projects.

F. Noise

- **Impact NO-4:** The proposed project's new residences and cultural uses would not be substantially affected by existing noise levels.
- **Impact C-NO-1:** Construction of the proposed project, in combination with other past, present, and reasonably foreseeable future projects in the project vicinity, would not result in a cumulatively considerable contribution to significant temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the proposed project.
- **Impact C-NO-3:** Operation of the proposed project, in combination with other past, present, and reasonably foreseeable future projects in the project vicinity, would not result in a cumulatively considerable contribution to significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- **Impact C-NO-4:** Noise from traffic increases generated by the proposed project, when combined with noise from reasonably foreseeable traffic growth forecast to the year 2030, would not contribute considerably to significant cumulative traffic noise impacts.

G. Air Quality

- **Impact AQ-1:** Construction of the proposed project would not violate an air quality standard or contribute substantially to an existing or projected air quality violation; nor would it result in a cumulatively considerable net increase of criteria air pollutants, for which the project region is in nonattainment under an applicable ambient air quality standard.
- **Impact AQ-2:** Construction of the proposed project would not expose sensitive receptors to substantial pollutant concentrations of fugitive dust.
- **Impact AQ-4:** Operation of the proposed project would not violate an air quality standard or contribute substantially to an existing or projected air quality violation; nor would it result in a cumulatively considerable net increase of any criteria air pollutant for which the project region is in nonattainment under an applicable ambient air quality standard.
- **Impact AQ-5:** Operation of the proposed project would not generate emissions of PM_{2.5} and toxic air contaminants, including diesel particulate matter, at levels that would expose sensitive receptors to substantial pollutant concentrations.
- **Impact AQ-6:** Operation of the proposed project would not expose new on-site sensitive receptors to substantial pollutant concentrations.
- **Impact AQ-7:** Construction and operation of the proposed project would not conflict with or obstruct implementation of the Bay Area 2010 Clean Air Plan (CAP), the applicable air quality plan.
- **Impact AQ-8:** Construction and operation of the proposed project would not expose a substantial number of people to objectionable odors.
- **Impact C-AQ-1:** Construction and operation of the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable contribution to exposure of sensitive receptors to significant cumulative substantial pollutant concentrations.

H. Greenhouse Gas Emissions

- **Impact C-GG-1:** The proposed project would be consistent with the City's GHG Reduction Plan and the AB 32 Scoping Plan, and would, therefore, not result in a cumulatively considerable

contribution to significant cumulative GHG emissions or conflict with any policy, plan, or regulation adopted for the purpose of reducing GHG emissions.

I. **Wind and Shadow**

- **Impact WS-1:** The proposed project would not alter wind in a manner that substantially affects public areas.
- **Impact C-WS-1:** The proposed project, in combination with past, present, and reasonably foreseeable future projects in the project vicinity, would not make a cumulatively considerable contribution to a significant cumulative wind impact.
- **Impact WS-2:** The proposed project would not create new shadow in a manner that substantially affects outdoor recreation facilities and other public areas.

J. **Recreation**

- **Impact RE-1:** The proposed project would not increase the use of existing park and recreational facilities such that substantial physical deterioration of facilities would occur or be accelerated.
- **Impact RE-2:** The proposed project would not require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.
- **Impact RE-3:** The proposed project would not physically degrade existing recreational resources.
- **Impact C-RE-1:** Construction of the proposed project, in combination with past, present and reasonably foreseeable future projects, would not result in a cumulatively considerable contribution to significant adverse cumulative impacts on recreational facilities.

K. **Utilities and Service Systems**

- **Impact UT-1:** The proposed project would not exceed the wastewater treatment requirements of the Regional Water Quality Control Board.
- **Impact UT-2:** The proposed project would not require or result in the construction of new or the expansion of existing water or wastewater treatment facilities, or stormwater drainage facilities, the construction of which could have significant environmental effects.
- **Impact UT-3:** The proposed project would not result in a determination that there is insufficient capacity in the wastewater treatment system to serve the proposed project's estimated demand in addition to its existing demand.
- **Impact C-UT-1:** Construction of the proposed project, in combination with other past, present and reasonably foreseeable future projects, would not result in a cumulatively considerable contribution to a significant adverse cumulative impact regarding the treatment of stormwater runoff or capacity of wastewater treatment facilities or stormwater drainage facilities.
- **Impact UT-4:** The proposed project would be adequately served by existing water entitlements and water supply resources, and would not require new or expanded water supply resources or entitlements.
- **Impact C-UT-2:** Construction of the proposed project, in combination with other past, present and reasonably foreseeable future projects, would not result in a cumulatively considerable contribution to a significant adverse cumulative impact on water supply.
- **Impact UT-5:** The proposed project would increase the amount of solid waste generated on the project site, but would be adequately served by the City's landfill and would comply with Federal, State, and local statutes and regulations related to solid waste.

- **Impact C-UT-3:** Construction of the proposed project, in combination with other past, present and reasonably foreseeable future projects, would not result in a cumulatively considerable contribution to a significant adverse cumulative impact on solid waste disposal facilities.

L. **Public Services**

- **Impact PS-1:** The proposed project would not increase demand for public services to the extent that new facilities would have to be constructed or existing facilities altered in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as police protection, fire protection and emergency services, schools, or libraries.
- **Impact C-PS-1:** The proposed project, in combination with other past, present and reasonably foreseeable future projects, would not result in a cumulatively considerable contribution to significant adverse cumulative impacts that would result in a need for construction of new or physically altered facilities in order to maintain acceptable service ratios, response times, or other performance objectives for any public services, including police protection, fire protection and emergency services, schools, and libraries.

M. **Biological Resources**

- **Impact BI-1:** The proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFG or USFWS.
- **Impact BI-2:** The proposed project would not have a substantial adverse effect on the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, nor would it impede the use of native wildlife nursery sites.
- **Impact BI-3:** The proposed project would not conflict with local policies or ordinances protecting biological resources.
- **Impact C-BI-1:** The proposed project, in combination with past, present and reasonably foreseeable future projects in the project vicinity, would not make a cumulatively considerable contribution to a significant adverse cumulative impact on biological resources.

N. **Geology and Soils**

- **Impact GE-1:** The proposed project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture, ground-shaking, liquefaction, or landslides.
- **Impact GE-2:** The proposed project would not result in substantial soil erosion or loss of topsoil.
- **Impact GE-3:** The proposed project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse.
- **Impact GE-4:** The proposed project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property.
- **Impact C-GE-1:** The proposed project, in combination with other past, present and other reasonably foreseeable future projects in the vicinity, would not result in a cumulatively considerable contribution to significant adverse cumulative impacts with respect to geology, soils, or seismicity.

- O. **Hydrology and Water Quality**
- **Impact HY-1:** The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade water quality.
 - **Impact HY-2:** The proposed project would not substantially deplete groundwater supplies or interfere with groundwater recharge.
 - **Impact HY-3:** The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site.
 - **Impact HY-4:** Construction of the proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
 - **Impact HY-5:** Operation of the proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
 - **Impact C-HY-1:** The proposed project, in combination with other past, present and reasonably foreseeable future projects, would not result in a cumulatively considerable contribution to a significant adverse cumulative impact on hydrology and water quality.
- P. **Hazards and Hazardous Materials**
- **Impact HZ-1:** The proposed project would not have a substantial adverse effect on the public or the environment through the routine transport, use, or disposal of hazardous materials.
 - **Impact HZ-3:** The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school.
 - **Impact HZ-4:** The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
 - **Impact HZ-5:** The proposed project would not expose people or structures to a risk of loss, injury or death involving fires.
 - **Impact C-HZ-1:** The proposed project, when combined with other past, present and reasonably foreseeable future projects, would not result in a cumulatively considerable contribution to a significant adverse cumulative impact on hazards and hazardous materials.
- Q. **Mineral and Energy Resources**
- **Impact ME-1:** The proposed project would not have a significant adverse impact on the availability of a known mineral resource and/or a locally important mineral resource recovery site.
 - **Impact ME-2:** The proposed project would not have a substantial adverse effect on the use of fuel, water, or energy consumption, and would not encourage activities that could result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner.
 - **Impact C-ME-1:** The proposed project, in combination with other past, present and reasonably foreseeable future projects in the vicinity, would not result in a cumulatively considerable contribution to a significant adverse cumulative impact on mineral and energy resources.

R. **Agricultural and Forest Resources**

- **Impact AG-1:** The proposed project would not have a substantial adverse effect on the conversion of farmland, would not conflict with existing zoning for agricultural use or with a Williamson Act contract, nor involve other changes that would result in conversion of farmland to non-agricultural use.
- **Impact AG-2:** The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land or timberland, nor would it result in the loss of forest land or the conversion of forest land to non-forest use.
- **Impact C-AG-1:** The proposed project, in combination with other past, present and reasonably foreseeable future projects in the vicinity, would not result in a cumulatively considerable contribution to a significant adverse cumulative impact on agricultural resources or forest land or timberland.

III. **Potentially Significant Impacts That Are Avoided Or Reduced To A Less-Than-Significant Level And Findings Regarding Mitigation Measures**

The following Sections III and IV set forth the Commission's findings about the Final EIR's determinations regarding significant environmental impacts and the mitigation measures proposed to address them. These findings provide the written analysis and conclusions of the Commission regarding the environmental impacts of the Project and the mitigation measures included as part of the Final EIR and adopted by the Commission and other City decision makers as part of the Project. To avoid duplication and redundancy, and because the Commission agrees with, and hereby adopts, the conclusions in the Final EIR, these findings will not repeat the complete analysis and conclusions in the Final EIR, but instead summarizes and incorporates them by reference herein and relies upon them as substantial evidence supporting these findings.

In making these findings, the Commission has considered the opinions of City staff and experts, other agencies and members of the public. The Commission finds that the determination of significance thresholds is a judgment decision within the discretion of the City and County of San Francisco; the significance thresholds used in the EIR are supported by substantial evidence in the record, including the expert opinion of the EIR preparers and City staff; and the significance thresholds used in the EIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the Project.

As set forth below, the Commission adopts and incorporates all of the mitigation measures within its jurisdiction set forth in the Final EIR and the attached MMRP to substantially lessen or avoid the potentially significant and significant impacts of the Project. The Commission and other City decision makers intend to adopt each of the mitigation measures proposed in the Final EIR. Accordingly, in the event a mitigation measure recommended in the Final EIR has inadvertently been omitted in these findings or the MMRP, such mitigation measure is hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a mitigation measure set forth in these findings or the MMRP fails to accurately reflect the mitigation measures in the Final EIR due to a clerical error, the language of the policies and implementation measures as set forth in the Final EIR shall control. The impact numbers and mitigation measure numbers used in these findings reflect the information contained in the Final EIR.

The potentially significant impacts of the Project that will be mitigated through implementation of mitigation measures are identified and summarized below along with the corresponding mitigation measures.

A. **Cultural and Paleontological Resources**

- **Impact CP-1:** Construction activities for the proposed project would cause a substantial adverse change in the significance of archaeological resources, if such resources are present within the project site.
 - Ground-disturbing construction activity within the project site, particularly within previously undisturbed soils, could adversely affect the significance of archaeological resources by impairing the ability of such resources to convey important scientific and historical information. This effect would be considered a substantial adverse change in the significance of an historical resource and would therefore be a potentially significant impact under CEQA.
 - The following mitigation measures, as more fully described in the Final EIR, are hereby adopted in the form set forth in the Final EIR and the attached MMRP and will be implemented as provided herein, to mitigate the potentially significant impact of Impact CP-1.
 - **Mitigation Measure M-CP-1a:** Archaeological Test, Monitoring, Data Recovery and Reporting
 - **Mitigation Measure M-CP-1b:** Interpretation
 - Based on the final EIR and the entire administrative record, it is hereby found and determined that implementing Mitigation Measures M-CP-1a and M-CP-1b would reduce Impact CP-1 to a less-than significant level because Mitigation Measure M-CP-1a would ensure that any potentially affected archaeological deposits would be identified, evaluated, and, as appropriate, subject to data recovery and reporting by a qualified archaeologist under the oversight of the Environmental Review Officer, and Mitigation Measure M-CP-1b would ensure that a plan for the post-recovery interpretation of buried or submerged archaeological resources is developed and implemented with the assistance of qualified archaeologist and under the oversight of the Environmental Review Officer.

- **Impact CP-2:** Construction activities for the proposed project would cause a substantial adverse change in the significance of human remains, if such resources are present within the project site.
 - Ground-disturbing construction activity within the project site, particularly within previously undisturbed soils, could adversely affect the significance of human remains, which would be a potentially significant impact under CEQA.
 - The following mitigation measure, as more fully described in the Final EIR, is hereby adopted in the form set forth in the Final EIR and the attached MMRP and will be implemented as provided herein, to mitigate the potentially significant impact of Impact CP-2.

a less than significant level because the mitigation measure ensures that all field and construction personnel will be informed of the potential presence of archaeological resources within the project site and the procedures that are to be followed in the event such resources are encountered during construction activities.

- **Impact C-CP-1:** Disturbance of archaeological and paleontological resources, if encountered during construction of the proposed project, in combination with other past, present, and future reasonably foreseeable projects, would make a cumulatively considerable contribution to a significant cumulative impact on archaeological resources.
 - When considered with other past and proposed development projects within San Francisco and the Bay Area region, the potential disturbance of archaeological and paleontological resources within the project site could make a cumulatively considerable contribution to a loss of significant historic and scientific information about California, Bay Area, and San Francisco history and prehistory, which would be a potentially significant impact under CEQA.
 - The following mitigation measures, as more fully described in the Final EIR, are hereby adopted in the form set forth in the Final EIR and the attached MMRP and will be implemented as provided herein, to mitigate the potentially significant impact of Impact C-CP-1.
 - **Mitigation Measure M-CP-1a:** Archaeological Test, Monitoring, Data Recovery and Reporting
 - **Mitigation Measure M-CP-1b:** Interpretation
 - **Mitigation Measure M-CP-3:** Paleontological Resources Monitoring and Mitigation Program
 - **Mitigation Measure M-CP-4:** Accidental Discovery
 - Based on the final EIR and the entire administrative record, it is hereby found and determined that implementing Mitigation Measures M-CP-1a, M-CP-1b, M-CP-3, and M-CP-4 would reduce the project's contribution to Impact C-CP-1 to a less than cumulatively considerable level because these mitigation measures would ensure that plans for testing, monitoring, data recovery, documentation and interpretation are approved and implemented to preserve and realize the information potential of archaeological and paleontological resources that may be encountered on the project site.

B. **Noise**

- **Impact NO-1:** Construction of the proposed project would generate noise levels in excess of standards established in the San Francisco General Plan or noise ordinance and would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.
 - The project's demolition, excavation, and building construction activities would temporarily and intermittently increase noise in the project vicinity to levels that could be considered an annoyance by occupants of nearby properties, which would be a potentially significant impact under CEQA. The loudest construction activities, such as installing piles, grading, and excavation, would occur over the first two year of the

construction period, and once the activity is completed, the associated high noise levels would no longer be experienced by the affected sensitive receptors.

- The following mitigation measures, as more fully described in the Final EIR, are hereby adopted in the form set forth in the Final EIR and the attached MMRP and will be implemented as provided herein, to mitigate the potentially significant impact of Impact NO-1.
 - **Mitigation Measure M-NO-1a:** Reduce Noise Levels During Construction
 - **Mitigation Measure M-NO-1b:** Noise-Reducing Techniques and Muffling Devices for Pile Installation
- Based on the final EIR and the entire administrative record, it is hereby found and determined that implementing Mitigation Measures M-NO-1a and M-NO-1b would reduce Impact NO-1 to a less than significant level because Mitigation Measure M-NO-1 would require the project contractor to use equipment with lower noise emissions and sound controls or barriers where feasible, locate stationary equipment as far as possible from sensitive receptors, and designate a noise coordinator, and Mitigation Measure M-NO-1b would require the use of feasible noise-reducing techniques for installing piles. The combination of these measures would decrease construction noise levels and minimize the significant effects.
- **Impact NO-2:** Construction of the proposed project would result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.
 - Proposed project demolition, excavation, and building construction activities would temporarily generate groundborne vibration in the project vicinity that could be considered an annoyance by occupants of adjacent properties, especially residential and cultural uses adjacent to the site, and could also damage nearby structures, with the highest levels of groundborne vibration expected during demolition and the installation of piles for structural support. This would be a potentially significant impact under CEQA.
 - The following mitigation measures, as more fully described in the Final EIR, are hereby adopted in the form set forth in the Final EIR and the attached MMRP and will be implemented as provided herein, to mitigate the potentially significant impact of Impact NO-2.
 - **Mitigation Measure M-NO-2a:** Minimize Vibration Levels During Construction
 - **Mitigation Measure M-NO-2b:** Pre-Construction Assessment to Protect Structures from Ground Vibration Associated with Pile Installation
 - **Mitigation Measure M-NO-2c:** Vibration Monitoring and Management Plan
 - Based on the final EIR and the entire administrative record, it is hereby found and determined that implementing Mitigation Measures M-NO-2a, M-NO-2b, and M-NO-2c would reduce Impact NO-2 to a less than significant level because Mitigation Measure M-NO-2a would provide for a community liaison to respond to and address complaints and require protective construction techniques, Mitigation Measure M-NO-2b would implement a pre-construction assessment and, if needed, monitoring during vibration causing activities to detect ground settlement or lateral movement of structures, and Mitigation Measure M-NO-2c would implement a vibration monitoring and management

plan to avoid any adverse vibration-related impact to historic structures. With implementation of Mitigation Measures M-NO-2a and M-NO-2b, potential vibration impacts in the project vicinity would be reduced to levels that would be less than significant. With implementation of Mitigation Measure M-NO-2c, there would be no significant vibration-related impacts to the Aronson Building.

- **Impact NO-3:** Operation of the proposed project would generate noise levels in excess of standards established in the San Francisco General Plan or noise ordinance and would result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
 - Operation of the proposed project would introduce additional noise sources to the area, including additional motor vehicle traffic and new mechanical systems, such as ventilation equipment. Although specific information regarding the proposed stationary noise sources is currently not available, building mechanical systems would be capable of generating noise levels in excess of applicable General Plan noise-land use compatibility thresholds on adjacent sensitive receptors, which could result in potentially significant impacts on both the on-site and adjacent noise-sensitive residential and cultural uses.
 - The following mitigation measure, as more fully described in the Final EIR, is hereby adopted in the form set forth in the Final EIR and the attached MMRP and will be implemented as provided herein, to mitigate the potentially significant impact of Impact NO-3.
 - **Mitigation Measure M-NO-3: Stationary Operational Noise Sources**
 - Based on the final EIR and the entire administrative record, it is hereby found and determined that implementing Mitigation Measures M-NO-3 would reduce Impact NO-3 to a less than significant level because this mitigation measure would require the screening, shielding, or setting back of stationary noise sources from noise-sensitive receptors, and would require that a qualified acoustical consultant measure the noise levels of operating exterior equipment within three months after its installation.
- **Impact C-NO-2:** Construction of the proposed project, in combination with other past, present, and reasonably foreseeable future projects in the project vicinity, would result in a cumulatively considerable contribution to significant exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.
 - The project along with other nearby projects such as the SFMOMA Expansion (151 Third Street), the Palace Hotel (2 New Montgomery Street), and the Central Subway project have the potential for cumulatively significant groundborne vibration and noise level impacts, particularly during initial phases of proposed project construction. However, the periods when construction vibration impacts would overlap would be brief and limited, and the overall cumulative construction vibration impacts would not be cumulatively significant.
 - The following mitigation measures, as more fully described in the Final EIR, are hereby adopted in the form set forth in the Final EIR and the attached MMRP and will be implemented as provided herein, to mitigate the potentially significant impact of Impact C-NO-2.

- **Mitigation Measure M-NO-2a:** Minimize Vibration Levels During Construction
- **Mitigation Measure M-NO-2b:** Pre-Construction Assessment to Protect Structures from Ground Vibration Associated with Pile Installation
- **Mitigation Measure M-NO-2c:** Vibration Monitoring and Management Plan
- Based on the final EIR and the entire administrative record, it is hereby found and determined that with implementation of Mitigation Measures M-NO-2a, M-NO-2b, and M-NO-2c, the proposed project would not result in a cumulatively considerable contribution to significant cumulative impacts associated with groundborne vibration for the reasons discussed under Impact NO-2 above and as more fully set forth in the final EIR.

C. **Air Quality**

- **Impact AQ-3:** Construction of the proposed project would generate emissions of PM_{2.5} and toxic air contaminants, including diesel particulate matter, at levels that would expose sensitive receptors to substantial pollutant concentrations.
 - The Air Quality Technical Report that was prepared for the project found that constructions emissions would exceed the threshold of significance for excess cancer risk at the project MEI if the emissions were not mitigated.
 - The following mitigation measure, as more fully described in the Final EIR, is hereby adopted in the form set forth in the Final EIR and the attached MMRP and will be implemented as provided herein, to mitigate the potentially significant impact of Impact AQ-3.
 - **Mitigation Measure M-AQ-3:** Construction Emissions Mitigation
 - Based on the final EIR and the entire administrative record, it is hereby found and determined that implementing Mitigation Measure M-AQ-3 would reduce Impact AQ-3 to a less than significant level because this mitigation measure would require a Construction Emissions Mitigation Plan designed to reduce construction-related diesel particulate matter emissions from off-road construction equipment used at the site by at least 65 percent as compared to the construction equipment list, schedule, and inventory provided by the sponsor on May 27, 2011, which would bring emissions below the threshold of significance for excess cancer risk.

D. **Hazards and Hazardous Materials**

- **Impact HZ-2:** The proposed project would have a substantial adverse effect on the public or the environment through the accidental release of hazardous materials into the environment.
 - In order to construct the proposed tower, excavation to a depth of approximately 41 feet below the surface on the west side of the Aronson Building would be required, which could have the potential to expose the public and environment to contaminants in the soil.
 - The following mitigation measure, as more fully described in the Final EIR, is hereby adopted in the form set forth in the Final EIR and the attached MMRP and will be implemented as provided herein, to mitigate the potentially significant impact of Impact HZ-2.

- **Mitigation Measure M-HZ-2: Hazardous Materials – Testing for and Handling of Contaminated Soil**
 - Based on the final EIR and the entire administrative record, it is hereby found and determined that implementing Mitigation Measure M-HZ-2 would reduce Impact HZ-2 to a less than significant level because this mitigation measure would require soil testing for contaminants of concern, preparation of a Soil Mitigation Plan for managing contaminated soils on the site, and protocols for the handling, hauling, and disposal of contaminated soils, which would reduce the potential for exposure of the public and the environment to a less than significant level.

The Project Sponsor has agreed to implement all mitigation measures identified in the Final EIR for the project. The required mitigation measures are fully enforceable and will be included as conditions of approval by and the Commission and other City decision makers. Pursuant to CEQA Section 21081.6, adopted mitigation measures will be implemented and monitored as described in the MMRP, which is incorporated herein by reference.

With the required mitigation measures, all potential project impacts, with the exception of impacts described in Section IV below, would be avoided or reduced to a less-than-significant level.

As authorized by CEQA Section 21081 and CEQA Guidelines Section 15091, 15092, and 15093, based on substantial evidence in the whole record of this proceeding, the City finds that, unless otherwise stated, all of the changes or alterations to the Project identified in the mitigation measures have been or will be required in, or incorporated into, the project to mitigate or avoid the significant or potentially significant environmental impacts listed herein, as identified in the Final EIR, that these mitigation measures will be effective to reduce or avoid the potentially significant impacts as described in the EIR, and these mitigation measures are feasible to implement and are within the responsibility and jurisdiction of the City and County of San Francisco to implement or enforce.

IV. Significant Impacts That Cannot Be Avoided Or Reduced To A Less-Than-Significant Level

Based on substantial evidence in the whole record of these proceedings, the Commission finds that, where feasible, changes or alterations have been required, or incorporated into, the Project to avoid or substantially lessen the significant environmental impacts. The Commission finds that changes have been required in, or incorporated into, the Project that, pursuant to Public Resources Code section 21002 and CEQA Guidelines section 15091, may substantially lessen, but do not avoid (i.e., reduce to less than significant levels), the potentially significant environmental effect associated with implementation of the Project. The Commission adopts all of the mitigation measures proposed in the Final EIR and set forth in the MMRP. The Commission further finds, however, for the impact listed below, despite the implementation of mitigation measures, the effects remain significant and unavoidable.

The Commission determines that the following significant impact on the environment, as reflected in the Final EIR, is unavoidable, but under Public Resources Code Section 21081(a)(3) and (b), and CEQA Guidelines 15091(a)(3), 15092(b)(2)(B), and 15093, the Commission determines that the impacts are acceptable due to the overriding considerations described in Section VI below. This finding is supported by substantial evidence in the record of this proceeding.

Moreover, the Commission finds that the following significant and unavoidable impact on the environment is due to aspects of the project that are outside the discretion and approval jurisdiction of this Commission. Specifically, the cumulative shadow impact, described in more detail below, results from the height of the tower proposed to be constructed adjacent and connected to the historic Aronson Building. Although this Commission has discretion to approve the proposed alterations to the Aronson Building through a Major Permit to Alter, such discretion does not extend to the proposed height of the tower. As such, this Commission does not have discretion to mitigate the significant and unavoidable cumulative shadow impact of the proposed project.

A. **Significant and Unavoidable Impacts – Cumulative Shadow**

- **Impact C-WS-2:** The proposed project, in combination with past, present, and reasonably foreseeable future projects in the project vicinity, would create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas, resulting in a significant cumulative shadow impact. The proposed project would make a cumulatively considerable contribution to this significant cumulative shadow impact.
 - There are several proposed projects in the project vicinity that have the potential to shadow outdoor recreation facilities or other public areas, including some of the same open spaces that the proposed project would shadow. Reasonably foreseeable future projects in the vicinity of the project site include 151 Third Street (the San Francisco Museum of Modern Art Expansion Project), 2 New Montgomery Street (the Palace Hotel Project), and the Transit Tower, and the other projects contemplated by the Transit Center District Plan. The proposed project in combination with other proposed projects in the vicinity would add new shadow on various open spaces and public areas. By contributing shadow to open spaces and public areas, the proposed project would make a cumulatively considerable contribution to the significant and unavoidable cumulative shadow impacts.
 - There is no feasible mitigation for the proposed project's contribution to cumulative shadow impacts, because any theoretical mitigation that would address the cumulatively considerable contribution to shadow impacts on outdoor recreation facilities or other public areas within the project vicinity would fundamentally alter the project's basic design and programming parameters.
 - With regard to the project's shadow impacts on Union Square, the mid-to lower portion of the tower, not the top portion, casts net new shadow on Union Square. Thus, other than a reduction in the height of the tower to approximately 351 feet or less, no further modification of the tower could eliminate the tower's net new shadow on Union Square. The project has already undergone design revisions to sculpt the top of the tower in order to reduce shadow on Union Square. The original project proposed by the project sponsor included an elliptical tower design that was approximately 630 feet tall and 170 feet wide at the highest level. That proposal was modified to reflect a shorter and more slender rectangular tower design that was shifted to the west on the project site to reduce

shadow impacts on Union Square. The rectangular design ultimately chosen for the project would break up the tower massing and top into smaller volumes at different or staggered heights, particularly along the eastern edge of the site and tower, to further reduce shadow. In addition, the tower massing and the tower core were moved 15 feet to the west on the project site, and the tower cantilever over the Aronson Building was reduced from 106 feet to 8 feet to further reduce shadow impacts on Union Square.

- Even if the project's shadow impacts to Union Square were eliminated, the project would still shadow other downtown open spaces and public areas such as sidewalks. A further reduction of the building height beyond that already included would substantially reduce the development program of the proposed project. Thus, the project's cumulatively considerable contribution to the significant and unavoidable impact would remain and there is no feasible mitigation to reduce the project's contribution to this significant cumulative impact to a less-than-cumulatively considerable level. Because a significant decrease in the tower height affects the Project significantly, these height reductions were discussed as alternatives. See also the discussion of the Existing Zoning Alternative and the Reduced Shadow Alternative, below.
- Therefore, the proposed project, in combination with past, present, and reasonably foreseeable future projects in the project vicinity would create new cumulative shadow in a manner that would substantially affect parks, outdoor recreation facilities, or other public areas. This cumulative shadow impact would be significant and unavoidable, and the proposed project would make a cumulatively considerable contribution to this significant cumulative shadow impact.

V. Alternatives Rejected and the Reasons for Rejecting Them as Infeasible

The Commission rejects the Alternatives set forth in the Final EIR and listed below because the Commission finds that there is substantial evidence, including evidence of economic, legal, social, technological, and other considerations described in this Section, in addition to those described in Section VI below, under CEQA Guidelines 15091(a)(3), that make infeasible such Alternatives. In making these determinations, the Commission is aware that CEQA defines "feasibility" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors." The Commission is also aware that under CEQA case law the concept of "feasibility" encompasses (i) the question of whether a particular alternative promotes the underlying goals and objectives of a project. and (ii) the question of whether an alternative is "desirable" from a policy standpoint to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.

The Commission adopts the EIR's analysis and conclusions regarding alternatives eliminated from further consideration, both during the scoping process and in response to comments. The Commission certifies that it has independently reviewed and considered the information on the alternatives provided in the Final EIR and in the record. The Final EIR reflects the Commission's and the City's independent judgment as to the alternatives.

The Commission finds that the Project provides the best balance between satisfaction of the project objectives and mitigation of environmental impacts to the extent feasible, as described and analyzed in the EIR, and adopts a statement of overriding considerations as set forth in Section VI below.

Moreover, as noted above, the Commission finds that the project's significant and unavoidable impact on the environment is due to aspects of the project that are outside the discretion and approval jurisdiction of this Commission. Specifically, the cumulative shadow impact, described in more detail above, results from the height of the tower proposed to be constructed adjacent and connected to the historic Aronson Building. Although this Commission has discretion to approve the proposed alterations to the Aronson Building through a Major Permit to Alter, such discretion does not extend to the proposed height of the tower. As such, this Commission does not have discretion to mitigate the significant and unavoidable cumulative shadow impact of the proposed project.

The FEIR analyzed five alternatives to the Project: No Project Alternative, Existing Zoning Alternative, Separate Buildings Alternative, Increased Residential Density Alternative, and Reduced Shadow Alternative. These alternatives are described below.

1. **No Project Alternative**

Under the No Project Alternative, the site would remain in its existing condition. Assuming that the existing physical conditions at the project site would remain into the foreseeable future, none of the impacts associated with the proposed project would occur.

The No Project Alternative would not create net new shadow on Union Square, or any other public open spaces, privately owned publicly accessible open spaces, or public sidewalks, and therefore would not result in a cumulatively considerable contribution to the significant unavoidable cumulative shadow impact. Because existing conditions on the project site would not change under this alternative, there would be no impacts related to land use and land use planning, aesthetics, population and housing, cultural and paleontological resources, transportation and circulation, noise, air quality, greenhouse gas emissions, wind, recreation, utilities and service systems, public services, biological resources, geology and soils, hydrology and water quality, hazards and hazardous materials, mineral and energy resources or agricultural and forest resources. Under the proposed project, the impacts with respect to these environmental topics would be either less than significant or less than significant with mitigation, except for agricultural and forest resources. Both the No Project Alternative and the proposed project would have no impact on agricultural and forest resources.

The No Project Alternative would not be desirable or meet either the Successor Agency or the Project Sponsor's objectives, as more particularly described below. The No Project Alternative is rejected in favor of the project and is found infeasible for the following environmental, economic, legal, social, technological, and/or other reasons:

- The No Project Alternative would not meet any of the Successor Agency or the Project Sponsor's objectives.

- The No Project Alternative would not complete the redevelopment of the YBC Redevelopment Project Area envisioned under the former *Yerba Buena Center Redevelopment Plan*.
- The No Project Alternative would not stimulate and attract private investment and generate sales taxes and other General Fund revenues from new uses on the project site, thereby improving the City's overall economic health, employment opportunities, tax base, and community economic development opportunities.
- The No Project Alternative would not provide for the development of a museum facility and an endowment for The Mexican Museum on Successor Agency-owned property located adjacent to Jessie Square, at the heart of San Francisco's cultural district location, in a manner that is consistent with General Plan Policy VI-1.9, to "create opportunities for private developers to include arts spaces in private developments city-wide."
- The No Project Alternative would not result in construction of a preeminent building with a superior level of design for this important site across from Yerba Buena Gardens and adjacent to Jessie Square in a manner that complements the landscaping and design of Jessie Square.
- The No Project Alternative would not provide housing in an urban infill location to help alleviate the effects of suburban sprawl.
- The No Project Alternative would not provide temporary and permanent employment and contracting opportunities for minorities, women, qualified economically disadvantaged individuals, and other residents both in the South of Market area and in the City generally, in a manner consistent with the City's current and future equal opportunity programs.
- The No Project Alternative would not maximize the quality of the pedestrian experience along Mission Street and Third Street, while maintaining accessibility to the project site for automobiles and loading.
- The No Project Alternative would not provide for rehabilitation of the historically important Aronson Building.
- The No Project Alternative would not secure funding for new and affordable below-market-rate units.
- The No Project Alternative would not secure additional funding for operations, management, and security of Yerba Buena Gardens.
- The No Project Alternative would not result in the construction of a residential building of superior quality and design that complements and is generally consistent with the downtown area, furthering the objectives of the General Plan's *Urban Design Element* and the former *Yerba Buena Center Redevelopment Plan*.

- The No Project Alternative would not redevelop the project site with a high-quality residential development that includes a ground-floor retail or restaurant use.
- The No Project Alternative would not provide housing in downtown San Francisco that is accessible to local and regional transit, as well as cultural amenities and attractions, such as performing art centers, and art museums and exhibitions.

2. Existing Zoning Alternative

The intent of the Existing Zoning Alternative is to provide an alternative that meets all applicable provisions of the Planning Code and existing zoning for the project site. In addition, this alternative would reduce the significant and unavoidable cumulative shadow impacts compared to the proposed project, but not to a less than significant level. Under this alternative, a new 13-story, approximately 196-foot-tall building with a 9.0 to 1 FAR would be constructed adjacent to and west of the Aronson Building. As with the proposed project, the Aronson Building would be restored and rehabilitated, and the new building would be connected to it. This alternative would provide an approximately 45,000-gsf cultural space for The Mexican Museum, compared to the approximately 52,285-gsf of cultural space provided for the museum under the proposed project. Vehicular access into and out of the existing subsurface Jessie Square Garage would not change from existing conditions. Unlike the proposed project, under this alternative, there would not be a driveway on Third Street to serve the residential units. The vehicular access variants analyzed for the proposed project would not apply to this alternative.

The Existing Zoning Alternative would reduce as compared to the proposed project the cumulatively considerable contribution to a significant and unavoidable cumulative shadow impact, but would not completely eliminate the cumulatively considerable contribution to a less than significant level. While the reduced building height of the new tower under this alternative would not create net new shadow on Union Square, unlike the proposed project, shadow from the proposed tower could still reach some of the same public open spaces, privately owned publicly accessible open spaces, and public sidewalks that would be shadowed by the proposed project, and therefore may contribute to a cumulatively significant shadow impact. As with the proposed project (but generally to a lesser degree than with the proposed project), there would be less-than-significant impacts related to land use and land use planning, aesthetics, population and housing, transportation and circulation, greenhouse gas emissions, wind, recreation, utilities and service systems, public services, biological resources, geology and soils, hydrology and water quality, and mineral and energy resources. As with the proposed project (but generally to a lesser degree than with the proposed project), there would be less-than-significant impacts with mitigation related to cultural and paleontological resources, noise, air quality, and hazards and hazardous materials. Both the Existing Zoning Alternative and the proposed project would have no impact on agricultural and forest resources.

The Existing Zoning Alternative would meet some, but not all, of the project sponsor objectives. For example, it would attract private investment and generate sales taxes and other General Fund revenues from new uses on the project site, and would provide housing in an urban infill location, near transit and cultural amenities to help alleviate the effects of suburban sprawl, although not as much housing as under the proposed project. The Existing Zoning Alternative would provide temporary and permanent

employment and contracting opportunities for minorities, women, qualified economically disadvantaged individuals, and other residents although the scope of these alternatives would be less than with the proposed project due to the reduced size of the Existing Zoning Alternative. The Existing Zoning Alternative would provide for rehabilitation of the historically important Aronson Building. The Existing Zoning Alternative would design and construct the project to a minimum of Leadership in Energy and Environmental Design (LEED) Silver standards (or such higher and additional requirements as adopted by the City and County of San Francisco), thereby reducing the project's carbon footprint and maximizing the energy efficiency of the building.

But, the Existing Zoning Alternative would reduce but not avoid the proposed project's cumulatively considerable contribution to a significant and unavoidable cumulative shadow impact, although the reduced height of the new tower under this alternative would not create net new shadow on Union Square. Furthermore, the Existing Zoning Alternative would not be desirable or meet many of the Successor Agency and Project Sponsor's objectives and/or would not advance those objectives to the extent that the proposed project would, as more particularly described below. Therefore, the Existing Zoning Alternative is rejected in favor of the project and is found infeasible for the following environmental, economic, legal, social, technological, and/or other reasons:

- The Existing Zoning Alternative would not avoid the proposed project's cumulatively considerable contribution to a significant and unavoidable cumulative shadow impact.
- The Existing Zoning Alternative would not transfer ownership of the Jessie Square Garage to a private entity.

3. **Separate Buildings Alternative**

The purpose of the Separate Buildings Alternative is to minimize changes to the Aronson Building, while still meeting most of the project sponsor's objectives and the objectives of the Successor Agency. Under this alternative, a new 47-story, 520-foot-tall building (with 30 foot tall mechanical/elevator penthouse) would be constructed adjacent to and west of the Aronson Building. The Mexican Museum would occupy space on the first through fifth floors of the new building. Unlike the proposed project, the new building would not be connected to the Aronson Building. Unlike the proposed project, the Separate Buildings Alternative would not undertake the full scope of rehabilitation and restoration of the Aronson Building; only repairs and improvements necessary to prevent further deterioration of the Aronson Building or to permit continued occupancy of the Aronson Building would be undertaken. However, the two non-historic annexes would still be demolished under this alternative. This alternative would include a down ramp along the north side of the Aronson Building from Third Street. The existing curb cut on Third Street would be used to provide vehicular ingress to the existing Jessie Square Garage by project residents for below-grade valet access and project-related delivery and service vehicles via a ramp. The vehicular access variants analyzed for the proposed project would not apply to this alternative.

The Separate Buildings Alternative would result in similar project-level and cumulative impacts as identified under the proposed project. Since the building design and configuration of the proposed tower would be the same as under the proposed project, this alternative would result in significant unavoidable cumulative shadow impact due to the creation of net new shadow on public open spaces, privately

owned publicly accessible open spaces, and public sidewalks. As with the proposed project, there would be less-than-significant impacts related to land use and land use planning, aesthetics, population and housing, transportation and circulation, greenhouse gas emissions, wind, recreation, utilities and service systems, public services, biological resources, geology and soils, hydrology and water quality, and mineral and energy resources. As with the proposed project, there would be less-than-significant impacts with mitigation related to cultural and paleontological resources, noise, air quality, and hazards and hazardous materials. Both the Separate Buildings Alternative and the proposed project would have no impact on agricultural and forest resources.

The Separate Building Alternative would meet some but not all of the project sponsor's objectives. It would complete the redevelopment of the YBC Redevelopment Project Area envisioned under the former *Yerba Buena Center Redevelopment Plan* and stimulate and attract private investment and generate sales taxes and other General Fund revenues from new uses on the project site. The Separate Buildings Alternative would provide for the development of a museum facility for The Mexican Museum. It would provide housing, near transit and cultural amenities, in an urban infill location to help alleviate the effects of suburban sprawl, although not as many housing units as under the proposed project. The Separate Buildings Alternative would provide temporary and permanent employment and contracting opportunities for minorities, women, qualified economically disadvantaged individuals, and other residents, although not as many opportunities as with the proposed project. The Separate Buildings Alternative would transfer ownership of the Jessie Square Garage to a private entity, while providing adequate parking for other cultural uses. The Separate Buildings Alternative would design and construct the project to a minimum of Leadership in Energy and Environmental Design (LEED) Silver standards (or such higher and additional requirements as adopted by the City and County of San Francisco), thereby reducing the project's carbon footprint.

The Separate Buildings Alternative would result in similar project-level and cumulative impacts as the proposed project, and would not avoid or substantially lessen the proposed project's cumulatively considerable contribution to a significant and unavoidable cumulative shadow impact. The Separate Buildings Alternative would not be desirable or meet some of the Successor Agency or the Project Sponsor's objectives, and/or would not advance those objectives to the extent that the proposed project would, as more particularly described below. Therefore, the Separate Buildings Alternative is rejected in favor of the project and is found infeasible for the following environmental, economic, legal, social, technological, and/or other reasons:

- The Separate Buildings Alternative would result in similar project-level and cumulative impacts as the proposed project, and, most significantly, would not avoid or substantially lessen the project's cumulatively considerable contribution to a significant cumulative shadow impact.
- The Separate Buildings Alternative would not undertake the full scope of rehabilitation and restoration of the historically important Aronson Building as would be the case under the proposed project. Instead, only repairs and improvements necessary to prevent further deterioration and/or to permit continued occupancy would be undertaken meaning that the objective of rehabilitating the building would not be met.

4. Increased Residential Density Alternative

The purpose of the Increased Residential Density Alternative is to consider a project that would provide more residential dwelling units within the same amount of floor area as would be provided by the proposed project. Under this alternative, a new 47-story, 520-foot-tall building (with 30 foot tall elevator/mechanical penthouse) would be constructed adjacent to and west of the Aronson Building. As with the proposed project, the Aronson Building would be restored and rehabilitated, and the new building would be connected to the Aronson Building. As with the proposed project, seven floors in the Aronson Building would be designated as flex space for the residential and office flex options. Under the residential flex option, the Aronson Building would include up to 325 residential units (110 more units than under the proposed project) and no office space. Under the office flex option, this building would include up to 283 residential units (92 more units than under the proposed project) and approximately 61,320 gsf of office space. As with the proposed project, the Increased Residential Density Alternative would use the existing curb cut on Third Street to provide vehicular ingress to the existing Jessie Square Garage. This access would be for use by project residents only. As with the proposed project, this alternative would include a residential drop-off area (vehicular access would be the same as under the proposed project). The vehicular access variants analyzed for the proposed project would also apply to this alternative.

The Increased Residential Density Alternative would result in similar project-level and cumulative impacts as identified under the proposed project, although some of the alternative's impacts, such as traffic and circulation and air quality during project operations, would be slightly greater because of the increased density. The Increased Residential Density Alternative would not avoid or reduce any significant environmental effects of the proposed project. Because the building design and configuration of the proposed tower would be the same as under the proposed project, this alternative would result in significant unavoidable cumulative shadow impact due to the creation of net new shadow on Union Square and other public open spaces, privately owned publicly accessible open spaces, and public sidewalks. As with the proposed project, there would be less-than-significant impacts related to land use and land use planning, aesthetics, population and housing, transportation and circulation, greenhouse gas emissions, wind, recreation, utilities and service systems, public services, biological resources, geology and soils, hydrology and water quality, and mineral and energy resources. As with the proposed project, there would be less-than-significant impacts with mitigation related to cultural and paleontological resources, noise, air quality, and hazards and hazardous materials. Both the Increased Residential Density Alternative and the proposed project would have no impact on agricultural and forest resources.

The Increased Residential Density Alternative would meet some but not all of the project sponsor's objectives. For example, it would stimulate and attract private investment and generate sales taxes and other General Fund revenues from new uses on the project site. and result in the construction of a preeminent building at this important site across from Yerba Buena Gardens and adjacent to Jessie Square. The Increased Residential Density Alternative would provide housing, close to transit and cultural amenities, in an urban infill location to help alleviate the effects of suburban sprawl. It would provide temporary and permanent employment and contracting opportunities for minorities, women, qualified economically disadvantaged individuals, and other residents. and would transfer ownership of

the Jessie Square Garage to a private entity, while providing adequate parking for other existing nonprofit organizations and the public in the Jessie Square Garage. The Increased Residential Density Alternative would provide for rehabilitation of the historically important Aronson Building and would design and construct the project to a minimum of Leadership in Energy and Environmental Design (LEED) Silver standards (or such higher and additional requirements as adopted by the City and County of San Francisco), thereby reducing the project's carbon footprint and maximizing the energy efficiency of the building.

But, the Increased Residential Density Alternative would result in similar project-level and cumulative impacts as identified under the proposed project, would slightly increase some impacts, and would not avoid or substantially lessen the proposed project's cumulatively considerable contribution to a significant and unavoidable cumulative shadow impact.

The Increased Residential Density Alternative would meet most of the Successor Agency and Project Sponsor's objectives but not all of the Successor Agency or Project Sponsor's Objectives. The Increased Residential Density Alternative is rejected in favor of the project and is found not to be feasible or desirable for the following environmental, economic, legal, social, technological, and/or other reasons:

- The Increased Residential Density Alternative would result in similar project-level and cumulative impacts as identified under the proposed project, would slightly increase some impacts, and would not avoid or reduce any significant environmental effects of the proposed project. Specifically, when compared to the proposed project, this alternative would result in incrementally increased impacts under Transportation and Circulation (additional trips on already impacted intersections; additional demand on transit service), Air Quality (additional project related operational emissions), Greenhouse Gas (additional project related emissions increasing the project's carbon footprint), Recreation (additional residents seeking recreation facilities), Public Services (additional residents seeking police or fire protection services), and Utilities and Service Systems (additional residents increasing water usage and generating additional wastewater).

5. **Reduced Shadow Alternative**

The purpose of the Reduced Shadow Alternative is to reduce the shadow impacts that would be caused by development under the proposed project. Under this alternative, a new 27-story, approximately 351-foot-tall tower, including a mechanical penthouse, would be constructed adjacent to, west of and connected to the Aronson Building, with approximately 45,000 gsf of cultural space for The Mexican Museum as compared to approximately 52,285 square feet under the proposed project. As with the proposed project, the Aronson Building would be restored and rehabilitated. This alternative's residential flex option would include up to 186 residential units (29 fewer residential units than planned under the proposed project's residential flex option) and no office space on the project site. This alternative's office flex option would include up to 162 residential units (29 fewer residential units than under the proposed project's office flex option) and approximately 52,560 gsf of office space. This alternative would also include approximately 4,800 gsf of retail/restaurant space. As under the proposed project, the Jessie Square Garage would be converted from a public garage to a private garage. Unlike the proposed project, the Reduced Shadow Alternative would not include a driveway from Third Street to serve the residential

units. Vehicular access into and out of the existing subsurface Jessie Square Garage would not change from under existing conditions. The vehicular access variants analyzed for the proposed project would not apply to this alternative.

The Reduced Shadow Alternative, like the proposed project, would result in a cumulatively considerable contribution to a significant and unavoidable cumulative shadow impact. Although the reduced building height of the new tower under this alternative would substantially reduce shadow impacts and would not create net new shadow on Union Square, unlike the proposed project, shadow from the proposed tower could still reach some of the same public open spaces, privately owned publicly accessible open spaces, and public sidewalks that would be shadowed by the proposed project. Therefore, this alternative may contribute to a cumulatively significant shadow impact. As with the proposed project (but generally to a lesser degree than with the proposed project), there would be less-than-significant impacts related to land use and land use planning, aesthetics, population and housing, transportation and circulation, greenhouse gas emissions, wind, recreation, utilities and service systems, public services, biological resources, geology and soils, hydrology and water quality, and mineral and energy resources. As with the proposed project (but generally to a lesser degree than with the proposed project), there would be less-than-significant impacts with mitigation related to cultural and paleontological resources, noise, air quality, and hazards and hazardous materials. Both the Reduced Shadow Alternative and the proposed project would have no impact on agricultural and forest resources.

The Reduced Shadow Alternative would meet some, but not all of the project sponsor's objectives. It would complete redevelopment of the YBC Redevelopment Project Area envisioned under the Yerba Buena Center Redevelopment Plan and attract private investment and generate sales taxes and other General Fund revenues from new uses on the project site, although to a lesser extent than with the proposed project. The Reduced Shadow Alternative would provide housing, close to transit and cultural amenities, in an urban infill location to help alleviate the effects of suburban sprawl, although fewer housing units than with the proposed project. The Reduced Shadow Alternative would provide temporary and permanent employment and contracting opportunities for minorities, women, qualified economically disadvantaged individuals, and other residents, although to a lesser extent than with the proposed project. The Reduced Shadow Alternative would transfer ownership of the Jessie Square Garage to a private entity, while providing adequate parking in the Jessie Square Garage for adjacent nonprofit organizations and the public. The Reduced Shadow Alternative would provide for rehabilitation of the historically important Aronson Building and would design and construct the project to a minimum of Leadership in Energy and Environmental Design (LEED) Silver standards (or such higher and additional requirements as adopted by the City and County of San Francisco), thereby reducing the project's carbon footprint and maximizing the energy efficiency of the building.

The Reduced Shadow Alternative, like the proposed project, would result in a cumulatively considerable contribution to a significant and unavoidable cumulative shadow impact, although the reduced building height of the new tower under this alternative would reduce shadow impacts and would not create net new shadow on Union Square. The Reduced Shadow Alternative would not be desirable or meet many of the Successor Agency or Project Sponsor's objectives, and/or would not advance those objectives to the extent that the proposed project would, as more particularly described below. The Reduced Shadow

Alternative is rejected in favor of the project and is found infeasible for the following environmental, economic, legal, social, technological, and/or other reasons:

- While the Reduced Shadow Alternative would include a reduced height tower of 27-stories as compared to the proposed project's 47-story tower and would create a no net new shadow on Union Square, its shadow could still reach some of the same public open spaces, privately owned publicly accessible open spaces, and public sidewalks that would be shadowed by the proposed project.

VI. Statement of Overriding Considerations

Pursuant to CEQA section 21081 and CEQA Guideline 15093, the Commission hereby finds, after consideration of the Final EIR and the evidence in the record, that each of the specific overriding economic, legal, social, technological and other benefits of the Project as set forth below independently and collectively outweighs the significant and unavoidable impacts of the project and is an overriding consideration warranting approval of the Project. Any one of the reasons for approval cited below is sufficient to justify approval of the Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, the Commission will stand by its determination that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found in the Final EIR and in the documents found in the administrative record.

Moreover, as noted above, the Commission finds that the project's significant and unavoidable impact on the environment is due to aspects of the project that are outside the discretion and approval jurisdiction of this Commission. Specifically, the cumulative shadow impact, described in more detail above, results from the height of the tower proposed to be constructed adjacent and connected to the historic Aronson Building. Although this Commission has discretion to approve the proposed alterations to the Aronson Building through a Major Permit to Alter, such discretion does not extend to the proposed height of the tower. As such, this Commission does not have discretion to mitigate the significant and unavoidable cumulative shadow impact of the proposed project.

On the basis of the above findings and the substantial evidence in the whole record of this proceeding, the Commission specifically finds that there are significant benefits of the Project in spite of the unavoidable significant impacts, and therefore makes this Statement of Overriding Considerations. The Commission further finds that, as part of the process of obtaining Project approval, all significant effects on the environment from implementation of the Project have been eliminated or substantially lessened where feasible. All mitigation measures proposed in the Final EIR for the proposed Project are adopted as part of this approval action. Furthermore, the Commission has determined that any remaining significant effects on the environment found to be unavoidable are acceptable due to the following specific overriding economic, technological, legal, social and other considerations. In addition, the Commission finds that the rejected Project Alternatives are also rejected for the following specific economic, social, or other considerations, in addition to the specific reasons discussed in Section V, above.

- The Project will provide a new permanent home for The Mexican Museum, a longtime cultural attraction of the City. The permanent home of The Mexican Museum will contribute to the City's reputation as home to first class cultural amenities and attractions.

- The Project will provide a \$5 million operating endowment for The Mexican Museum to support its ongoing operations.
- The Project will rehabilitate the historic Aronson Building, which is rated “A” (highest importance) by the Foundation for San Francisco’s Architectural Heritage and is eligible for listing on the National Register of Historic Places and the California Register of Historical Resources, and which was recently designated as a Category I Significant Building in the expanded New Montgomery-Mission-Second Street Conservation District, and which is in need of repair.
- The Project will create up to 215 new housing units, which will increase the City’s and region’s housing supply. These new housing units will be in close proximity to transit, employment opportunities, and neighborhood serving retail uses.
- The Project will pay an affordable housing in-lieu fee in an amount equivalent to a 28% housing production requirement, which is substantially in excess of the 20% requirement under the City’s Planning Code. The Project’s affordable housing in-lieu fee will be used to construct much needed affordable housing in the City.
- The Project will provide additional private funding for operations, management, and security of Yerba Buena Gardens; funding which would not be available without the project.
- The Project will construct a high quality, world-class, mixed-use development, designed by an internationally recognized architecture firm in accordance with sound urban design principles. The Project will create a new mixed-use residential development on an urban infill site in close proximity to transit, the Downtown and SOMA employment centers, the Yerba Buena cultural district, and retail uses.
- The Project’s residential tower will be built to at least Leadership in Energy and Environmental Design (LEED) Silver construction standards consistent with the requirements of the Building Code for the City and County of San Francisco (or such higher and additional requirements as adopted by the City and County of San Francisco). The LEED Silver standard will help reduce the City’s overall contribution to greenhouse gas emissions and global warming as well as reducing the project’s carbon footprint by providing for a highly energy efficient building.
- In redeveloping the project site with a high quality residential development that includes a cultural component and a ground floor retail or restaurant use, the project will further the objectives of the General Plan’s Urban Design Element and complete the development of the former Yerba Buena Center Redevelopment Plan.

Exhibit 2

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<p><u>Archeological Testing Program</u></p> <p>The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p> <p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological</p>	<p>Project sponsor/Archaeological consultant at the direction of the ERO.</p>	<p>Prior to any excavation, site preparation or construction and prior to testing, an Archeological Testing Plan (ATP) is to be submitted to and approved by the ERO.</p> <p>At the completion of the</p>	<p>The representative of the descendant group shall be given the opportunity to monitor archaeological field investigations on the site and consult with the ERO regarding appropriate archaeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archaeological site.</p> <p>Archaeological Consultant shall prepare a Final Archaeological Resources Report in consultation with the ERO. (per below). A copy of this report shall be provided to the ERO and the representative of the descendant group.</p> <p>Archaeological consultant to undertake archaeological testing program (ATP) in consultation with ERO.</p>	<p>Considered complete with approval of ATP by ERO and on finding by ERO that ATP is implemented.</p> <p>Considered</p>

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<p>consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. • <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. • <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. • <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • <i>Final Report.</i> Description of proposed report format and distribution of results. • <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 	<p>consultation with ERO.</p>	<p>(ADRP) is required.</p>	<p>Recovery Plan (ADRP) in consultation with the ERO.</p>	

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<p><u>Human Remains and Associated or Unassociated Funerary Objects</u></p> <p>The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.</p>	<p>Project sponsor and project archaeological consultant, in consultation with the San Francisco Coroner, NAHC and MLD.</p>	<p>In the event human remains and/or funerary objects are encountered.</p>	<p>Archaeological consultant/ Archaeological monitor/project sponsor or contractor to contact San Francisco County Coroner. Implement regulatory requirements, if applicable, regarding discovery of Native American human remains and associated/unassociated funerary objects. Contact Archaeological consultant and Environmental Review Officer (ERO).</p>	<p>Considered complete on notification of the San Francisco County Coroner and NAHC, if necessary.</p>
<p><u>Final Archeological Resources Report</u></p> <p>The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows:</p>	<p>Project sponsor and project archaeological consultant, in consultation with ERO</p>	<p>If applicable, after completion of archeological data recovery, inventorying, analysis and interpretation. If applicable, upon</p>	<p>If applicable, Archaeological consultant to submit a Draft Final Archeological Resources Report (FARR) to ERO.</p>	<p>Considered complete on submittal of FARR and approval by ERO.</p>

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<p>California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>	<p>Archeological Consultant at the direction of the ERO</p>	<p>approval of Final Archaeological Resources Report by ERO.</p>	<p>Archeological Consultant to distribute FARR.</p>	<p>Considered complete when Archeological Consultant to provide written certification to ERO that required FARR distribution has been completed.</p>
<p>Mitigation Measure M-CP-1b: Interpretation Based on a reasonable presumption that archaeological resources may be present within the project site, and to the extent that that the potential significance of some such resources is premised on CRHR Criteria 1 (Events), 2 (Persons), and/or 3 (Design/Construction), the following measure shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or</p>	<p>Project sponsor and archaeological consultant, in consultation with ERO.</p>	<p>Prior to issuance of final certificate of occupancy</p>	<p>Archaeological consultant shall develop a feasible, resource-specific program for post-recovery interpretation of resources. All plans and</p>	<p>Considered complete upon installation of approved interpretation program.</p>

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<p>submerged historical resources.</p> <p>The project sponsor shall implement an approved program for interpretation of resources. The project sponsor shall retain the services of a qualified archaeological consultant having expertise in California urban historical and marine archaeology. The archaeological consultant shall develop a feasible, resource-specific program for post-recovery interpretation of resources. The particular program for interpretation of artifacts that are encountered within the project site will depend upon the results of the data recovery program and will be the subject of continued discussion between the ERO, consulting archaeologist, and the project sponsor. Such a program may include, but is not limited to, any of the following (as outlined in the ARDTP): surface commemoration of the original location of resources; display of resources and associated artifacts (which may offer an underground view to the public); display of interpretive materials such as graphics, photographs, video, models, and public art; and academic and popular publication of the results of the data recovery.</p> <p>The archaeological consultant’s work shall be conducted at the direction of the ERO, and in consultation with the project sponsor. All plans and recommendations for interpretation by the consultant shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO.</p>			<p>recommendations for interpretation by the Archaeological consultant shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until deemed final by ERO. ERO to approve final interpretation program. Project sponsor to implement an approved for interpretation program .</p>	
<p>Mitigation Measure M-CP-3: Paleontological Resources Monitoring and Mitigation Program</p> <p>The project sponsor shall retain the services of a qualified paleontological consultant having expertise in California paleontology to design and implement a Paleontological Resources Monitoring and Mitigation Program. The PRMMP shall include a description of when and where construction monitoring would be required; emergency discovery procedures; sampling and data recovery procedures; procedure for the preparation, identification, analysis, and curation of fossil specimens and data recovered; preconstruction coordination procedures; and procedures for reporting the results of the monitoring program.</p> <p>The PRMMP shall be consistent with the Society for Vertebrate Paleontology Standard Guidelines for the mitigation of construction-related adverse impacts to paleontological resources and the requirements of the designated repository for any fossils collected. During construction, earth-moving activities shall be monitored by a qualified paleontological consultant having expertise in California paleontology in the</p>	<p>Project sponsor to retain appropriately qualified consultant to prepare PRMMP, carry out monitoring, and reporting, if srequired.</p>	<p>Prior to and during construction</p>	<p>ERO to approve final PRMMP</p>	<p>Considered complete on approval of final PRMMP.</p>

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<p>areas where these activities have the potential to disturb previously undisturbed native sediment or sedimentary rocks. Monitoring need not be conducted in areas where the ground has been previously disturbed, in areas of artificial fill, in areas underlain by nonsedimentary rocks, or in areas where exposed sediment would be buried, but otherwise undisturbed.</p> <p>The consultant’s work shall be conducted in accordance with this measure and at the direction of the City’s ERO. Plans and reports prepared by the consultant shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Paleontological monitoring and/or data recovery programs required by this measure could suspend construction of the proposed project for as short a duration as reasonably possible and in no event for more than a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce potential effects on a significant paleontological resource as previously defined to a less-than-significant level.</p>	<p>The project paleontological consultant to consult with the ERO as indicated.</p>	<p>Prior to and during construction, if required.</p>	<p>Consultant shall provide brief monthly reports to ERO during monitoring or as identified in the PRMMP, and notify the ERO immediately if work should stop for data recovery during monitoring</p> <p>The ERO to review and approve the final documentation as established in the PRMMP</p>	<p>Considered complete on approval of final documentation by ERO.</p>
<p>Mitigation Measure M-CP-4: Accidental Discovery</p> <p>The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in <i>CEQA Guidelines</i> Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p> <p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what</p>	<p>Project sponsor to prepare “ALERT” sheet and provide signed affidavit from project contractor, subcontractor(s) and utilities firm(s) stating that all field personnel have received copies of the “ALERT” sheet</p> <p>Project sponsor and project contractor’s Head Foreman</p>	<p>Prior to any soil-disturbing activities</p> <p>During soil-disturbing activities</p>	<p>Project sponsor to provide signed affidavit from project contractor, subcontractor(s) and utilities firm(s) to the ERO stating that all field personnel have received copies of the “ALERT” sheet.</p> <p>Upon potential resource discovery, the project Head Foreman and/or project sponsor shall immediately</p>	<p>Considered complete upon submission of affidavit regarding distribution of Alert sheet</p> <p>Upon resource discovery, suspension of work and contact</p>

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<p>additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archaeological consultant from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.</p> <p>Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.</p> <p>The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the</p>	<p>Project sponsor and archaeological consultant</p> <p>Project sponsor and archaeological consultant</p> <p>Project sponsor and archaeological consultant</p>	<p>When determined necessary by the ERO</p> <p>When determined necessary by the ERO</p> <p>When determined necessary by the ERO</p>	<p>notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery.</p> <p>ERO to determine if additional measures are necessary to implement.</p> <p>Archaeological consultant to prepare draft and final FARR, and to submit FARR to ERO for review final FARR.</p> <p>Once FARR approved by ERO, Project sponsor /archaeological consultant to ensure distribution of</p>	<p>of ERO.</p> <p>Considered complete upon retention by the project sponsor of an archaeological consultant from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist.</p> <p>Considered complete upon ERO approval of FARR.</p> <p>Considered complete once distribution of FARR has been completed.</p>

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NWIC. The Environmental Planning division of the Planning Department shall receive one bound copy, one unbound copy and one unlocked, searchable PDF copy on CD three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.			FARR as specified in M-CP-4.	
Noise Mitigation Measures				
<p>Mitigation Measure M-NO-1a: Reduce Noise Levels During Construction The following practices shall be incorporated into the construction contract agreement documents to be implemented by the construction contractor:</p> <ul style="list-style-type: none"> • Provide best available noise control techniques for equipment and trucks, such as providing acoustic enclosures and mufflers for stationary equipment, shroud or shield impact tools, and installing barriers around particularly noisy activities at the construction sites so that the line of sight between the construction activities and nearby sensitive receptor locations is blocked to the maximum feasible extent. The placement of barriers or acoustic blankets shall be reviewed and approved by the Director of Public Works prior to issuance of permits for construction activities. • Use construction equipment with lower noise emission ratings whenever possible, particularly for air compressors. • Provide sound-control devices on equipment no less effective than those provided by the manufacturer. • Locate stationary equipment, material stockpiles, and vehicle staging areas as far as practicable from sensitive receptor locations. • Prohibit unnecessary idling of internal combustion engines. • Require applicable construction-related vehicles and equipment to use designated truck routes to access the project sites. • Prior to the issuance of the building permit, along with the submission of construction documents, the project sponsor shall designate a Noise Disturbance Coordinator (on-site construction complaint and enforcement manager) and submit to the Planning Department and Department of Building Inspection (DBI) a protocol to respond to and track complaints pertaining to construction noise. This shall include (1) a procedure and phone numbers for 	Project sponsor and project construction contractor(s)	Prior to receiving building permit, incorporate practices identified in M-NO-1a into the construction contract agreement documents. Throughout construction duration, at least 14 days prior to any extreme noise-generating activities, the project sponsor shall notify building owner and occupants within 300 feet of the project construction area of the expected dates, hours, and duration of such activities.	Project sponsor to submit to Planning Department and DBI documentation designating a Noise Disturbance Coordinator and protocol for complaints pertaining to noise. Project sponsor to provide copies of contract documents to Planning Department that show construction contractor agreement with specified practices.	Considered complete upon submittal of contract documents incorporating identified practices.

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<p>notifying DBI, the Department of Public Health, and the Police Department (during regular construction hours and off-hours); (2) a sign conspicuously posted on-site describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction; (3) identification of the Noise Disturbance Coordinator for the project (name, phone number, email address); and (4) notification of property owners and occupants within 300 feet of the project construction area at least 14 days in advance of extreme noise generating activities (activities expected to generate levels of 90 dBA or greater) about the estimated duration of the activity.</p> <ul style="list-style-type: none"> • Obtain a work permit from the Director of Public Works or the Director of Building Inspection for any nighttime work, pursuant to San Francisco Noise Ordinance Section 2908. • Obtain noise variances (as necessary) consistent with San Francisco Police Code Section 2910. 				
<p>Mitigation Measure M-NO-1b: Noise-Reducing Techniques and Muffling Devices for Pile Installation</p> <p>If piles are determined to be necessary, the project sponsor shall require its construction contractor to use noise-reducing pile installation techniques including: avoiding impact pile driving where possible, pre-drilling pile holes (if feasible, based on soils; see Mitigation Measure M-NO-2b, pp. IV.F.26-IV.F.27) to the maximum feasible depth, installing intake and exhaust mufflers on pile installation equipment, vibrating piles into place when feasible, and installing shrouds around the pile driving hammer where feasible. Should impact pile-driving be necessary for the proposed project, the project sponsor would require that the construction contractor limit pile driving activity to result in the least disturbance to neighboring uses, and establish pile-driving hours, in consultation with the Director of Public Works, to disturb the fewest people. At least 48 hours prior to pile driving activities, the project sponsor shall notify building owners and occupants within 500 feet of the project site of the dates, hours, and expected duration of pile driving.</p>	<p>Project sponsor and project construction contractor(s)</p>	<p>At least 48 hours prior to construction activities that require pile driving, the project sponsor shall notify building owners and occupants within 500 feet of the project site of the dates, hours, and expected duration of such activities.</p>	<p>Project sponsor to provide evidence of pile driving schedule established in consultation with DPW and copies of notices to building owners and occupants to Planning Department. If piles are necessary, the project sponsor shall require its construction contractor to use noise-reducing pile installation techniques including: avoiding impact pile driving where possible, pre-drilling pile holes (if feasible, based on soils; see Mitigation Measure M-NO-2b.</p>	<p>Considered complete upon submittal of schedule and copies of notices to the Planning Department and documentation of noise-reducing pile installation techniques utilized.</p>
<p>Mitigation Measure M-NO-2a: Minimize Vibration Levels During Construction</p>				

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<p>The following practices shall be incorporated into the construction contract agreement documents to be implemented by the construction contractor:</p> <ul style="list-style-type: none"> • Make the Noise Disturbance Coordinator (see Mitigation Measure M-NO-1a) available to respond to vibration complaints from nearby vibration-sensitive uses, and submit to the Planning Department and Department of Building Inspection (DBI) a protocol to respond to and track complaints pertaining to vibration. Recurring disturbances shall be evaluated by a qualified acoustical consultant to ensure compliance with applicable standards; • Avoid impact pile driving where possible. Utilize drilled piles or the use of a sonic pile driver where the geological conditions permit their use (see Mitigation Measure M-NO-2b); • Select demolition methods not involving impact tools, where possible; • Avoid vibratory rollers and packers, where possible; • Operate earth-moving equipment as far away from vibration-sensitive receptors as possible; and • Phase demolition and ground-impacting activity (excavation and shoring) to reduce occurrences in the same time period, when and where feasible. 	<p>Project sponsor and project construction contractor(s)</p>	<p>During project construction</p>	<p>Project sponsor to incorporate into the construction contract agreement documents to be implemented by the construction contractor the measures to minimize vibration levels specified in M-NO-2a, including designation of a Noise Disturbance Coordinator and protocol for complaints pertaining to vibration. Project sponsor to provide copies of contract documents and protocol for complaints to Planning Department that show construction contractor agreement with specified practices.</p>	<p>Considered complete upon submittal of contract documents to the Planning Department and submittal of documentation designating a Noise Disturbance Coordinator and protocol for complaints pertaining to vibration to DBI.</p>
<p>Mitigation Measure M-NO-2b: Pre-Construction Assessment to Protect Structures from Ground Vibration Associated with Pile Installation</p> <p>If impact pile driving is necessary, the project sponsor shall retain a qualified geotechnical engineer to conduct a pre-construction assessment of existing subsurface conditions and the structural integrity of nearby buildings subject to ground vibration prior to receiving a building permit. If recommended by the geotechnical engineer, for structures or facilities within 80 feet of pile installation activities (Westin Hotel and Contemporary Jewish Museum [formerly known as the Jessie Street Substation]), the project sponsor shall require groundborne vibration monitoring of nearby structures. The assessment shall be based on the specific conditions at the construction site such as, but not limited to, the following:</p> <ul style="list-style-type: none"> • Pre-construction surveying of potentially affected structures; • Underpinning of foundations of potentially affected structures, as necessary; • The need for a monitoring program during vibration-causing construction 	<p>Project sponsor, project construction contractor(s), and qualified geotechnical engineers</p>	<p>Prior to building permit issuance</p> <p>If a monitoring program is needed, project</p>	<p>Project sponsor shall retain a qualified geotechnical engineer to conduct a pre-construction assessment of existing subsurface conditions and the structural integrity of nearby buildings subject to ground vibration prior to receiving a building permit. Geotechnical engineer to provide reports to Department of Building Inspection for review and approval. If recommended by the geotechnical</p>	<p>Considered complete upon approval of pre-construction assessment, and if necessary, results of groundborne vibration monitoring shall be submitted to DBI during vibration-causing construction activities.</p>

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<p>activities to detect ground settlement or lateral movement of structures in the vicinity of excavation, shoring, or impact activities, should pile driving be required. If pile driving is found to be needed, results of ground vibration monitoring shall be submitted to the Department of Building Inspection (DBI). In the event of unacceptable ground movement, as determined by the DBI, pile installation shall cease and corrective measures, protective shoring, and alternative construction methods shall be implemented. Corrective measures to reduce ground movement from pile driving include: jetting or using a high-pressure stream of air and water to erode the soil adjacent to the pile; predrilling; using cast-in-place or auger cast piles; using pile cushioning; or using nonimpact drivers. The pile installation program and ground stabilization measures shall be reevaluated and approved by the Department of Building Inspection.</p>		<p>sponsor to provide results of monitoring to Department of Building Inspection weekly during construction.</p>	<p>engineer, for structures or facilities within 80 feet of pile installation activities (Westin Hotel and Contemporary Jewish Museum [formerly known as the Jessie Street Substation]), the project sponsor shall require groundborne vibration monitoring of nearby structures. Results of ground vibration monitoring shall be submitted to the Department of Building Inspection (DBI).</p>	
<p>Mitigation Measure M-NO-2c: Vibration Monitoring and Management Plan A Pre-Construction Assessment of the Aronson Building shall be conducted by a qualified structural engineer and preservation architect who meet the Secretary of the Interior’s Historic Preservation Professional Qualification Standards. The Pre-Construction Assessment prepared shall establish a baseline, and shall contain written descriptions of the existing condition, along with photographs, measured drawings, sketches, and/or CAD drawings of all cracks, spalling, or similar. Particular attention shall be paid to loose terra cotta, cracks, bulges and planes in and out of plumb, floors in and out of level, openings and roof planes, as needed.</p> <p>A vibration management and continuous monitoring plan shall be developed and adopted to protect the Aronson Building against damage caused by vibration or differential settlement caused by vibration during project construction. The vibration management and monitoring plan related to the Aronson Building shall be submitted to the Planning Department Preservation Staff prior to issuance of any building permits. The vibration management and monitoring plan shall include pre-construction surveys, continuous vibration monitoring throughout the duration of the major structural project activities, and for one year following project completion if determined necessary by the preservation architect. The vibration management and</p>	<p>Project sponsor to retain appropriately qualified structural engineer and preservation architect</p>	<p>Prior to building permit issuance</p> <p>Continuous vibration monitoring of the Aronson Building shall occur throughout the duration of major structural project construction activities and, if determined</p>	<p>Project sponsor to retain appropriately qualified structural engineer and preservation architect to prepare Pre-Construction Assessment of the Aronson Building. Planning Department to review and approve Pre-Construction Assessment of the Aronson Building.</p> <p>Project sponsor to retain appropriately qualified structural engineer and preservation architect to prepare vibration management and continuous monitoring plan. Vibration</p>	<p>Considered complete upon approval of Pre-Construction Assessment of the Aronson Building.</p> <p>Considered complete upon development, submittal, and approval by DBI and the Planning Department of a vibration</p>

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<p>monitoring plan shall be at the direction of the qualified structural engineer and shall constitute a blended approach, using both optical survey targets and crack monitors. The use of optical survey targets and crack monitors during construction shall measure whether ground displacement during construction is approaching levels at which damage to the historic resource may be possible. Construction methods shall be reevaluated if measurements and levels of vibration are found to exceed the levels established in the vibration management and monitoring plan and/or if damage to the historical resource may be possible.</p>		necessary by the preservation architect, for one year following project completion.	management plan and monitoring plan shall be prepared prior to building permit issuance	management and continuous monitoring plan for the Aronson Building. Monitoring reports to be submitted to DBI.
<p>Mitigation Measure M–NO-3: Stationary Operational Noise Sources</p> <p>All fixed, stationary sources of noise (e.g., building mechanical systems (HVAC equipment), standby power generator, ventilation equipment, etc.) shall be located away from noise-sensitive receptors, be enclosed within structures with adequate setback and screening, be installed adjacent to noise reducing shields, or constructed with some other adequate noise attenuating features, to achieve compliance with the noise level limits of the San Francisco Noise Ordinance. Noise from fixed, stationary sources must not exceed the performance standard of Section 2909(d) of the San Francisco Police Code for any sleeping or living room in any dwelling unit located on residential property: an interior noise level of 45 dBA between the hours of 10:00 PM to 7:00 AM or 55 dBA between the hours of 7:00 AM to 10:00 PM. Once the stationary noise sources have been installed, the project sponsor shall retain a qualified acoustical consultant to measure the noise levels of operating exterior equipment within three months after the installation. If project stationary noise sources exceed the applicable noise standards, a qualified acoustical consultant shall be retained by the project sponsor to evaluate whether additional noise attenuation measures or acoustic insulation should be installed in order to meet the applicable noise standards. Examples of such measures include acoustical enclosures, replacement of equipment, or relocation of equipment. Results of the measurements shall be provided to the City to show compliance with the standards.</p>	Project sponsor to retain qualified acoustical consultant	Within three months after installation of stationary noise sources, project sponsor to retain acoustical consultant to measure noise levels in dwelling unit most likely to be affected by operating exterior equipment.	Project sponsor to provide results of stationary noise measurements to DPH and the Planning Department.	Considered complete upon submittal of noise measurement results to DPH and the Planning Department, and documentation of noise attenuation measures or acoustic insulation installed, if required to meet the applicable noise standards.
<i>Air Quality Mitigation Measures</i>				
<p>Mitigation Measure M-AQ-3: Construction Emissions Minimization</p> <p>To reduce the potential health risk resulting from project construction activities, the project sponsor shall prepare a Construction Emissions Minimization Plan (included</p>	Project sponsor and project construction	At least 14 days prior to the commencement of	Project sponsor/contractor to submit a Construction	Considered complete upon

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<p>as Appendix G) designed to reduce construction-related diesel particulate matter emissions from off-road construction equipment used at the site by at least 65 percent as compared to the construction equipment list, schedule, and inventory provided by the sponsor on May 27, 2011.</p> <p>The project sponsor shall include all requirements identified in the Construction Emissions Minimization Plan in contract specifications for the entire duration of construction activities.</p> <p>The Construction Emissions Minimization Plan shall include the following requirements, which would achieve the required 65 percent reduction in construction period diesel particulate matter emissions:</p> <ul style="list-style-type: none"> • Limit idling times by either shutting equipment off when not in use or reducing the maximum idling time to two minutes. • Prohibit use of diesel generators for electric power because on-site distribution of electricity is available. • Require construction contractors to use electric or propane powered devices for the following types of equipment: <ul style="list-style-type: none"> – Tower Crane – Fork Lifts and Manlifts – Portable Welders – Concrete Placing Booms • Require construction contractors to use portable compressors that are either electric powered or powered by gasoline engines or engines compliant with Tier 4 standards. • Require use of Interim Tier 4 or Tier 4 equipment where such equipment is available and feasible for use. Use of Interim Tier 4 or Tier 4 equipment would be feasible for the following types of equipment: <ul style="list-style-type: none"> – Backhoes – Rubber-Tired Dozers • Require use of Tier 2/Tier 3 equipment retrofitted with ARB Level 3 Verified Diesel Emissions Control System (VDECS, which includes diesel particulate filters). The following types of equipment are identified as candidates for retrofitting with ARB-certified Level 3 VDECS (which are 	<p>contractor(s) shall prepare and implement Construction Emissions Minimization Plan.</p>	<p>construction activities</p>	<p>Emissions Minimization Plan to the ERO demonstrating construction-related diesel particulate matter emissions from off-road construction equipment used at the site is reduced by at least 65 percent as compared to the construction equipment list, schedule, and inventory provided by the sponsor on May 27, 2011. Project sponsor may elect to submit to the ERO a demonstration that alternative measures achieve the specified emissions reduction.</p>	<p>ERO/Planning Department review and approval of Construction Emissions Minimization Plan or alternative measures that achieve the same emissions reduction.</p>

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<p>capable of reducing DPM emissions by 85 percent or more), due to their expected operating modes (i.e., fairly constant use at high revolutions per minute):</p> <ul style="list-style-type: none"> – Excavators – Concrete Boom Pumps – Concrete Trailer Pumps <ul style="list-style-type: none"> • Use of Tier 3 equipment for the following types of equipment: <ul style="list-style-type: none"> – Portable Cranes – Soil Mix Drill Rigs – Soldier Pile Drill Rigs – Shoring Drill Rigs <p>If the foregoing requirements are implemented, no further quantification of emissions shall be required. Alternatively, the project sponsor may elect to substitute alternative measures in the Construction Emissions Minimization Plan for review and approval by the Environmental Review Officer (ERO). Such alternative measures would be subject to demonstrating that the alternative measures would achieve the required 65 percent reduction in construction period diesel particulate matter emissions, including without limitation the following:</p> <ul style="list-style-type: none"> • Use of other late-model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and add-on devices such as particulate filters; and • Other options as such become available. <p>The project sponsor shall submit the Construction Emissions Minimization Plan to the ERO for review and approval by an Environmental Planning Air Quality Specialist prior to the commencement of construction activities.</p>				
<i>Hazards and Hazardous Materials Mitigation Measures</i>				
<p>Mitigation Measure M-HZ-2: Hazardous Materials - Testing for and Handling of Contaminated Soil</p> <p>During excavation, the project sponsor shall hire a consultant to collect soil samples (borings), including, but not limited to, the location of the underground storage tank on the north side of the Aronson Building. The soil samples shall be tested for petroleum hydrocarbons and lead. If petroleum hydrocarbons and/or lead are present in soil, the soil</p>	<p>Project Sponsor to retain qualified professional consultant</p>	<p>Soil report on the soil testing and Site Mitigation Plan (SMP)</p>	<p>Project sponsor and/or Project construction contractor to submit reports</p>	<p>Step 1 complete upon submittal of soils testing results</p>

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<p>shall be removed under the supervision of the San Francisco Department of Public Health (DPH) and disposed of in a suitable landfill, or otherwise addressed consistent with applicable Federal, State, and local laws. In addition, the sponsor shall perform the following actions with respect to contaminated soil:</p> <p>Step 1: Soil Testing</p> <p>Prior to obtaining building permits, the project sponsor shall hire a consultant to collect soil samples (borings) from selected locations in the work area in which soil would be disturbed and/or excavated. (This initial soil sampling and reporting shall be done prior to excavation, but additional soil testing from on-site soil stockpiles may also be required, if there are indications [e.g., odors, visible staining] of contamination in the excavated soil.)</p> <p>The soil samples shall be tested for these Compounds of Concern: total lead, petroleum hydrocarbons, and volatile organic compounds (VOCs). The consultant shall analyze the soil borings as discrete, not composite samples. The consultant shall prepare a report on the soil testing for the Compounds of Concern that includes the laboratory results of the soil testing and a map that shows the locations from which the consultant collected the soil samples. (See Step 3, below).</p> <p>The project sponsor shall submit the report on the soil testing for the Compounds of Concern for the Sub-Phase and the current fee in the form of a check payable to the San Francisco Department of Public Health, to the Hazardous Waste Program, Department of Public Health, 1390 Market Street, Suite 210, San Francisco, California 94102. The current fee shall cover three hours of soil testing report review and administrative handling. If additional review is necessary, DPH shall bill the project sponsor for each additional hour of review over the first three hours. These fees shall be charged pursuant to Section 31.23(c) of the San Francisco Administrative Code. DPH shall review the soil testing program to determine whether soils on the project site are contaminated with any of the Compounds of Concern at or above potentially hazardous levels.</p> <p>Step 2: Preparation of Site Mitigation Plans</p> <p>The project sponsor shall prepare a Site Mitigation Plan (SMP). The SMP shall include a discussion of the level of contamination of soils by Compounds of Concern, if any, based on the soils testing in Step 1. The SMP shall set forth mitigation measures for managing contaminated soils on the site, if any, including but not limited to: 1) the alternatives for managing contaminated soils on the site (e.g., encapsulation, partial or complete removal, treatment, recycling for reuse, or a combination); 2) the preferred alternative for managing contaminated soils on the site and a brief justification; and 3) the specific practices to be used to handle, haul, and dispose of contaminated soils on the site. The SMP shall be submitted to the DPH for review and approval. A copy of the SMP shall be</p>	<p>for Steps 1, 2 and 4.</p> <p>Project construction contractor to carry out and report on activities required in Step 3.</p>	<p>shall be approved by the Department of Public Health (DPH) prior to building permit issuance, with a copy to the Planning Department.</p> <p>Project construction contractor shall conduct handling, hauling and disposal of soils pursuant to measures specified in Step 3 for duration of construction activities.</p> <p>After excavation and foundation construction activities are completed, project sponsor to submit closure report to DPH for approval pursuant to Step 4.</p>	<p>as specified in steps 1 to 4 to Department of Public Health (DPH) and/or the Planning Department.</p>	<p>to DPH for review.</p> <p>Step 2 complete with submittal and approval of the SMP by DPH.</p> <p>Steps 3 and 4 considered complete upon approval and implementation of closure / certification report by DPH. A copy of the closure report shall be provided to the Planning Department.</p>

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<p>submitted to the Planning Department to become part of the case file. Additionally, the DPH may require confirmatory samples for the project site.</p> <p>Step 3: Handling, Hauling, and Disposal Contaminated Soils</p> <p>(a) Specific work practices: The construction contractor shall be alert for the presence of contaminated soils during excavation and other construction activities on the site (detected through soil odor, color, and texture and results of on-site soil testing), and shall be prepared to handle, profile (i.e., characterize), and dispose of such soils appropriately (i.e., as dictated by local, State, and Federal regulations, including OSHA work practices) when such soils are encountered on the site.</p> <p>(b) Dust suppression: Soils exposed during excavation for site preparation and project construction activities shall be kept moist throughout the time they are exposed, both during and after work hours.</p> <p>(c) Surface water runoff control: Where soils are stockpiled, visqueen shall be used to create an impermeable liner, both beneath and on top of the soils, with a berm to contain any potential surface water runoff from the soil stockpiles during inclement weather.</p> <p>(d) Soils replacement: If necessary, clean fill or other suitable material(s) shall be used to bring portions of the project site, where lead-contaminated soils have been excavated and removed, up to construction grade.</p> <p>(e) Hauling and disposal: If soils are contaminated such that they must be hauled off-site for treatment and/or disposal, contaminated soils shall be hauled off the project site by waste hauling trucks appropriately certified with the State of California and adequately covered to prevent dispersion of the soils during transit, and shall be disposed of at the permitted hazardous waste disposal facility registered with the State of California.</p> <p>Step 4: Preparation of Closure/Certification Report</p> <p>After excavation and foundation construction activities are completed, the project sponsor shall prepare and submit a closure/certification report to DPH for review and approval for that area. The closure/certification report shall include the mitigation measures (if any were necessary) in the SMP for handling and removing contaminated soils, if any, from the project site, and if applicable, whether the construction contractor modified any of these mitigation measures, and how and why the construction contractor modified those mitigation measures.</p>				

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IMPROVEMENT MEASURES FOR THE 706 MISSION STREET – THE MEXICAN MUSEUM AND RESIDENTIAL TOWER PROJECT				
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<p>Improvement Measure I-TR-A: Traffic Signal Timing Modifications. As an improvement measure to enhance ability of drivers exiting Stevenson Street at Third Street to merge into and across Third Street traffic flow, the project sponsor shall request that the SFMTA consider revising the signal timing and off-sets to ensure that sufficient clearance time is provided so that vehicles do not spill back into the midblock intersection (the intersection is currently striped “KEEP CLEAR”). In addition, the project sponsor shall request that SFMTA consider relocating the pedestrian signal north of Stevenson Street closer to the intersection to reduce the propensity of pedestrians crossing Stevenson Street during a “don’t walk” phase.</p>	Project sponsor	Coordination to occur prior to building occupancy	Project sponsor to request the SFMTA consider revising the signal timing and off-sets to ensure that sufficient clearance time is provided so that vehicles do not spill back into the midblock intersection (the intersection is currently striped “KEEP CLEAR”). The project sponsor shall request that SFMTA consider relocating the pedestrian signal north of Stevenson Street closer to the intersection to reduce the propensity of pedestrians crossing Stevenson Street during a “don’t walk” phase.	Considered complete after request and coordination with SFMTA for the two requests specified in I-TR-A.
<p>Improvement Measure I-TR-B: “Garage Full” Sign on Third Street. As an improvement measure to minimize the number of vehicles accessing Stevenson Street when the Jessie Square Garage is full, the project sponsor shall strive to install, or cause to be installed, an LED (or similar) “Garage Full” sign at the intersection of Third Street at Stevenson Street.</p>	Project sponsor and project construction contractor(s)	Prior to building occupancy prior to building occupancy.	Project sponsor to strive to install an LED (or similar) “Garage Full” sign at the intersection of Third Street at Stevenson Street.	Considered complete after installation of “Garage Full” sign and documentation of same provided to ERO.
<p>Improvement Measure I-TR-C: Monitoring and Abatement of Queues. As an improvement measure to reduce the potential for queuing by vehicles accessing the project site, the owner/operator of the proposed project shall strive to ensure that recurring vehicle queues do not occur on Third Street or Mission Street adjacent to the proposed project site. A vehicle queue is defined as one or more vehicles (destined to</p>	Project sponsor or building management representative	Ongoing during building occupancy	Project Sponsor to ensure that recurring vehicle queues do not occur on Mission Street adjacent to	This improvement measure is ongoing during the life of the project.

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<p>the parking facility) blocking any portion of the Third Street or Mission Street sidewalk or roadway for a consecutive period of three minutes or longer on a daily or weekly basis. If the Planning Director, or his or her designee, suspects that a recurring queue is present, the Planning Department shall notify the project sponsor in writing. Upon request, the owner/operator shall hire a qualified transportation consultant to evaluate the conditions at the site for no less than 7 days. The consultant shall prepare a monitoring report to be submitted to the Department for review. If the Planning Department determines that a recurring queue does exist, the facility owner/operator shall have 90 days from the date of the written determination to abate the queue.</p>	<p>and Planning Department/Project Sponsor</p>	<p>Ongoing during building occupancy</p>	<p>the proposed project site. If the Planning Director, or his or her designee, suspects that a recurring queue is present, the Planning Department shall notify the project sponsor in writing. Upon request, the owner/operator shall hire a qualified transportation consultant to evaluate the conditions at the site for no less than 7 days. If the Planning Department determines that a recurring queue does exist, the facility owner/operator shall have 90 days from the date of the written determination to abate the queue.</p>	<p>Considered complete upon Planning Department determination that no queuing exists. Otherwise, if monitoring shows that a recurring queue exists, considered complete when queue is abated.</p>
<p>Improvement Measure I-TR-D: Installation of Eyebolts. As an improvement measure to reduce pole clutter on Third Street and on Mission Street, the project sponsor could review with Planning Department and SFMTA staff whether it would be appropriate to install eyebolts in the renovated building to support Muni’s overhead wire system.</p>	<p>Project sponsor</p>	<p>Prior to building permit issuance</p>	<p>Project sponsor to consult with Planning Department and SFMTA. If necessary, Planning Department and SFMTA shall review eyebolt installation plan.</p>	<p>Considered complete upon consultation with Planning Department and SFMTA. If eyebolt installation is determined appropriate by City agencies, then considered complete with approval of eyebolt installation</p>

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				plan.
<p>Improvement Measure I-TR-E: Consolidation of Traffic Signal and Overhead Wire Poles . To eliminate pole clutter and reduce pedestrian obstructions on the Third Street sidewalk adjacent to the project site, and to improve pedestrian flow, it may be possible to consolidate the three traffic signal and overhead wire poles, and relocate the existing mailbox which extends further from the curb than the adjacent newspaper rack. (The newspaper rack and mailbox are proposed to be removed from the sidewalk during project construction.) The project sponsor could make these requests to the San Francisco Department of Public Works (DPW) (newspaper rack), the U.S. Postal Service (mail box), and SFMTA (overhead wire poles and traffic signals).</p>	Project sponsor	Requests made prior to building permit issuance	Project sponsor to consult with and request Planning Department, SFMTA, DPW, and the U.S. Postal Service consider measures to eliminate pole clutter and pedestrian obstructions on the Third Street sidewalk as described in I-TR-E.	Considered complete upon requests made by project sponsor for traffic signal and overhead wire pole consolidation and the relocation of the existing mailbox.
<p>Improvement Measure I-TR-F: Pedestrian Measures on Third Street. This improvement measure includes the following measures to reduce conflicts between pedestrians and vehicles on Third Street adjacent to the project site:</p> <ul style="list-style-type: none"> • During peak periods of pedestrian activity on Third Street (7 AM to 7 PM), the project sponsor shall staff the driveway entry on Third Street with a traffic control attendant to facilitate vehicular ingress into the project driveway from Third Street. • The project sponsor shall provide adequate valet service to ensure that queuing space for a minimum of two vehicles within the internal drop-off area is available at all times (the internal driveway can accommodate up to six vehicles). • The project sponsor shall use alternate pavement treatment for the sidewalk at the driveway on Third Street, as determined appropriate by DPW, SFMTA, and the Planning Department. • The project sponsor shall explore the potential for providing audio and/or visual treatments to alert pedestrians that a vehicle is about to cross the sidewalk from the adjacent travel lanes (typically such treatments are for vehicles exiting, not entering, a driveway). 	<p>Project sponsor or building management representative</p> <p>Project sponsor or building management representative</p> <p>Project sponsor and project contractor</p> <p>Project sponsor or building management representative</p>	<p>Ongoing, after building occupancy</p> <p>Ongoing, after building occupancy</p> <p>Prior to completion of construction</p> <p>Prior to building occupancy</p>	<p>Project sponsor or building management representative shall staff the driveway on Third Street with a traffic control attendant. Such attendant shall facilitate vehicular ingress during peak periods of pedestrian activity.</p> <p>Project sponsor and project contractor use alternate pavement treatment for the sidewalk at the driveway on Third Street, as determined appropriate by DPW, SFMTA, and the Planning Department.</p>	<p>This improvement measure is an ongoing activity. Provide documentation of compliance to the ERO.</p> <p>Considered complete upon application of pavement treatment. Considered complete with documentation to the ERO regarding potential audio and/or visual treatments.</p>
<p>Improvement Measure I-TR-G: Reduce Pedestrian-Vehicle Conflict Areas. Pedestrian conditions on Third Street between Mission and Market Streets include an</p>	Project sponsor in consultation with DPW,	Prior to building occupancy, provided that	Project sponsor shall work with DPW, SFMTA, and	Considered complete

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<p>existing pedestrian-vehicle conflict zone associated with the Westin Hotel passenger loading operations located on the west side of Third Street. To improve the pedestrian experience on Third Street between Mission and Market Streets, the project sponsor shall work with DPW, SFMTA, and the Planning Department to assess the feasibility of other measures or treatments to reduce pedestrian-vehicle conflicts in this area. Measures to be assessed for feasibility could include the construction of bulb outs at the intersection of Third and Mission Streets, additional signage, alternate pavement treatment for sidewalks at driveways, automated warning devices, and/or the potential reconfiguration of parking and loading strategies in the area. The project sponsor shall cooperate with the City in seeking the consent to or participation in such measures by other property owners on Third Street between Mission and Market Streets, provided that such measures shall not be required for the project where such consent or participation cannot be secured in a reasonable, timely, and economic manner.</p>	<p>SFMTA, and the Planning Department.</p>	<p>such measures shall not be required for the project where such consent or participation cannot be secured in a reasonable, timely, and economic manner.</p>	<p>the Planning Department to assess the feasibility of other measures or treatments to reduce pedestrian-vehicle conflicts in this area. If required, the project sponsor shall cooperate with the City in seeking the consent to, or participation in, such measures by other property owners on Third Street between Mission and Market Streets.</p>	<p>following consultation with DPW, SFMTA, and the Planning Department and upon determination of feasibility of measures or treatment to reduce pedestrian-vehicle conflicts.</p>
<p>Improvement Measure I-TR-H: Coordination of Moving Activities. To ensure that residential move-in and move-out activities do not impede traffic flow on Mission Street or Third Street, the project sponsor shall encourage that move-in and move-out operations, as well as larger deliveries, should be scheduled and coordinated through building management.</p>	<p>Project sponsor or building management representative</p>	<p>Ongoing, after building occupancy</p>	<p>The project sponsor shall encourage that move-in and move-out operations, as well as larger deliveries, should be scheduled and coordinated through building management.</p>	<p>Provide documentation to the Planning Department regarding procedures to implement this improvement measure. Ongoing for the life of the project</p>
<p>Improvement Measure I-TR-I: Construction - Traffic Control Plan. As an improvement measure to reduce potential conflicts between construction activities and pedestrians, transit and autos, SFMTA could require that the contractor prepare a traffic control plan for project construction. The project sponsor and construction contractor(s) shall meet with DPW, SFMTA, the Fire Department, Muni, the Planning Department and other City agencies to coordinate feasible measures to reduce traffic congestion, including temporary transit stop relocations (if determined necessary) and other measures to reduce potential traffic and transit disruption and pedestrian circulation effects during construction of the proposed project.</p> <p>The contractor could be required to comply with the City of San Francisco’s Regulations for Working in San Francisco Streets, which establish rules and permit</p>	<p>Project sponsor and project construction contractor(s)</p>	<p>Throughout the construction duration</p>	<p>Project sponsor and project construction contractor(s) to coordinate with DPW, SFMTA, the Fire Department, the Planning Department and other applicable City agencies. If required, contractor to prepare a Traffic Control Plan (TCP) for project construction activities.</p>	<p>Considered complete once project sponsor and construction contractor(s) meet with DPW, SFMTA, the Fire Department, Muni, the Planning Department and other City</p>

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requirements so that construction activities can be done safely and with the least possible interference with pedestrians, bicyclists, transit and vehicular traffic.				agencies to coordinate feasible measures for maintenance of traffic during project construction. If required the contractor will implement the TCP as agreed upon by DPW until completion of construction activities.
Improvement Measure I-TR-J: Construction – Carpools. As an improvement measure to minimize parking demand associated with construction workers, the project sponsor could request the construction contractor to encourage carpooling and transit access to the site by construction workers.	Project sponsor and project construction contractor(s)	During project construction	Project sponsor could request the construction contractor to encourage carpooling and transit access to the site by construction workers.	Considered complete upon providing documentation of such request to the Planning Department.
Improvement Measure I-TR-K: Construction - Truck Traffic Management. As an improvement measure to minimize construction traffic impacts on Third Street and Mission Street, and on pedestrian, transit and traffic operations, the construction contractor could be required to retain San Francisco Police Department traffic control officers during peak construction periods.	Project sponsor and project construction contractor(s)	During peak periods of project construction	Project Sponsor to retain SFPD traffic control officers to minimize construction traffic impacts on Third Street and Mission Street, and on pedestrian, transit and traffic operations. DPW to monitor implementation.	Project sponsor provides documentation of retention of San Francisco Police Department traffic control officers during peak construction periods..
Improvement Measure I-TR-L: Construction - Update Adjacent Businesses and Residents. As an improvement measure to minimize construction impacts on access for nearby institutions and businesses, DPW could require the project sponsor to provide nearby residences and adjacent businesses with regularly-updated information	Project sponsor and project construction contractor(s)	During project construction	Project sponsor to provide nearby residences and adjacent businesses with regularly-updated	Provide documentation regarding compliance with I-

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 (Includes Text for Adopted Mitigation Measures and Improvement Measures)**

MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Reporting Actions and Responsibility	Status/Date Completed
<p>regarding project construction, including construction activities, peak construction vehicle activities (e.g., concrete pours), travel lane closures, and lane closures. The information should include contact information, including that the public can contact the SFMTA General Enforcement Division for blocked driveways and access, DPW’s Street Use and Mapping for complaints regarding construction activities interfering with travel lanes, or the San Francisco Police Department for violations related to construction street space permits issued by DPW or Special Traffic Permits issues by SFMTA. A web site could be created by project sponsor that would provide current construction information of interest to neighbors.</p>			<p>information regarding project construction and appropriate contact information as described in I-TR-L. A web site could be created by project sponsor that would provide current construction information of interest to neighbors.</p>	<p>TR-L to Planning Department. Considered complete with provision of documentation and completion of construction activities.</p>
<p>Improvement Measure I-TR-M: Transportation Demand Management. As an improvement measure to encourage use of alternative modes and reduce the proposed project’s parking demand and parking shortfall, the project sponsor could implement the following Transportation Demand Management strategies:</p> <p>Provide a transportation insert for the move-in packet. This packet could provide information on transit service (Muni and BART lines, schedules and fares), information on where transit passes could be purchased, and information on the 511 Regional Rideshare Program.</p> <p>Information on transportation options, including updates, would be posted on the Homeowners Association (HOA) website and/or by other resident communications method.</p> <p>The project sponsor could consider including in the price of rental or HOA fee one monthly Clipper card with transit pass for each unit.</p> <p>Provide function of TDM program coordinator with training for this role.</p> <p>Offer employee incentives to increase use of alternative modes of travel.</p> <p>Consider providing and maintaining bicycles and facilities for use by tenants/employees.</p> <p>Provide information related to access to bicycle parking and facilities in the area to tenants and employees.</p> <p>Examine additional ways to improve bicycle and pedestrian safety at project vehicle and building access and entries, with the goal of reducing potential conflicts between private autos, transit vehicles, and commercial loading activities and alternative</p>	<p>Project sponsor or building management representative</p>	<p>Ongoing, after building occupancy</p>	<p>Project sponsor to implement TDM measures specified in I-TR-M and provide documentation to the Planning Department.</p>	<p>This improvement measure is ongoing during the life of the project. Project sponsor to provide documentation of implementation of TDM measures to the Planning Department.</p>

**MITIGATION MONITORING AND REPORTING PROGRAM FOR
 THE 706 MISSION STREET – THE MEXICAN MUSEUM AND RESIDENTIAL TOWER PROJECT
 (Includes Text for Adopted Mitigation Measures and Improvement Measures)**

MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Reporting Actions and Responsibility	Status/Date Completed
modes of travel.				
<p>Improvement Measure I-TR-N: Monitoring and Abatement of Queues on Mission Street. To reduce the potential for queuing by vehicles accessing the project site, it shall be the responsibility of the owner/operator of the proposed project to ensure that recurring vehicle queues do not occur on Mission Street adjacent to the proposed project site. A vehicle queue is defined as one or more vehicles (destined to the parking facility) blocking any portion of the Mission Street sidewalk or roadway for a consecutive period of three minutes or longer on a daily or weekly basis. If the Planning Director, or his or her designee, suspects that a recurring queue is present, the Planning Department shall notify the project sponsor in writing. Upon request, the owner/operator shall hire a qualified transportation consultant to evaluate the conditions at the site for no less than 7 days. The consultant shall prepare a monitoring report to be submitted to the Department for review. If the Planning Department determines that a recurring queue does exist, the facility owner/operator shall have 90 days from the date of the written determination to abate the queue.</p>	<p>Project sponsor and Planning Department/Project Sponsor</p>	<p>Ongoing during building occupancy Ongoing during building occupancy</p>	<p>Project Sponsor to ensure that recurring vehicle queues do not occur on Mission Street adjacent to the proposed project site. If the Planning Director, or his or her designee, suspects that a recurring queue is present, the Planning Department shall notify the project sponsor in writing. Upon request, the owner/operator shall hire a qualified transportation consultant to evaluate the conditions at the site for no less than 7 days. If the Planning Department determines that a recurring queue does exist, the facility owner/operator shall have 90 days from the date of the written determination to abate the queue.</p>	<p>This improvement measure is ongoing during the life of the project. Considered complete upon Planning Department determination that no queuing exists. Otherwise, if monitoring shows that a recurring queue exists, considered complete when queue is abated.</p>
<p>Improvement Measure I-NO-A: Residential Use/Cultural Component Plan Review by Qualified Acoustical Consultant. To ensure that interior noise levels at proposed noise-sensitive uses on the project site do not result in excessive awakenings or disturbances, or exceed an interior noise level standards of Title 24 of the California Code of Regulations and the San Francisco Noise Ordinance including Section 2909(d), a qualified acoustical consultant shall review plans for all new residential uses, cultural component areas (The Mexican Museum), and any other sensitive use area and provide recommendations to provide acoustical insulation or other equivalent measures to reduce interior noise levels. The project sponsor would</p>	<p>Project sponsor, qualified acoustical consultant, and project construction contractor(s).</p>	<p>Acoustical studies provided to DBI at the time the Architectural Addendum Permit is submitted for review.</p>	<p>Project sponsor to engage a qualified acoustical consultant to provide recommendations regarding acoustical insulation or other equivalent measures to reduce interior noise levels.</p>	<p>Considered complete upon submission of studies to DBI and implementation of any measures required to ensure that interior noise</p>

**MITIGATION MONITORING AND REPORTING PROGRAM FOR
 THE 706 MISSION STREET – THE MEXICAN MUSEUM AND RESIDENTIAL TOWER PROJECT
 (Includes Text for Adopted Mitigation Measures and Improvement Measures)**

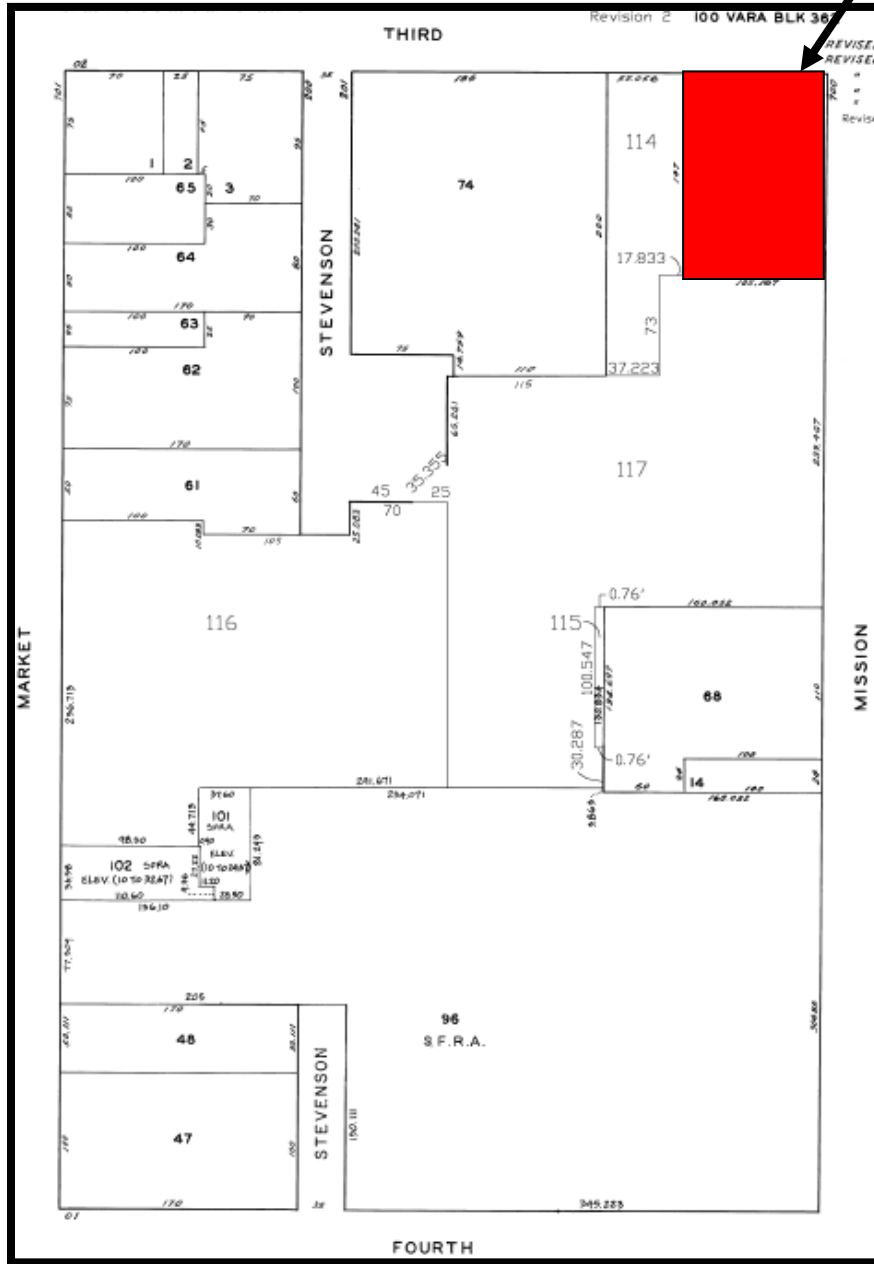
MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Reporting Actions and Responsibility	Status/Date Completed
<p>include noise insulating features to ensure that interior noise would not exceed 45 dBA (Ldn) in any habitable room. These studies shall be presented to DBI at the time that the Architectural Addendum Permit is submitted for review. Noise-insulating features for the exterior façade and envelope of the 706 Mission Street tower and rehabilitated Aronson Building may include acoustically designed systems for appropriate Outside-Inside Transmission Class ratings for curtain-wall assemblies; acoustically designed systems for appropriate Outside-Inside Transmission Class ratings for exterior punched windows and window wall assemblies; acoustically-rated exterior wall construction and assemblies; and acoustically designed exterior wall openings, such as trickle vents or Z-ducts, as required.</p>			<p>The project sponsor would include noise insulating features into the project to ensure that interior noise would not exceed 45 dBA (Ldn) in any habitable room. These studies shall be presented to the Department of Building Inspection (DBI).</p>	<p>would not exceed 45 dBA (Ldn) in any habitable room.</p>
<p>Improvement Measure I-WS-A. As an improvement measure to reduce ground-level wind speeds in areas used for public seating, the project sponsor shall meet with Planning Department staff to determine which locations would benefit the most from wind reduction measures and what types of wind reduction measures could be implemented at these locations. The project sponsor shall strive to install, or cause to be installed, wind reduction measures that could include hedges, planter boxes, trees, and trellises. In the event that some locations are not on property owned or otherwise controlled by the project sponsor, the project sponsor shall discuss the implementation of these wind reduction measures with the appropriate parties, which could include the Successor Agency, other City departments, or other property owners.</p>	<p>Project sponsor in coordination with the Planning Department and adjacent property owners.</p>	<p>Project sponsor to meet with Planning Department staff prior to building occupancy. Project sponsor shall strive to install, or cause to be installed, wind reduction measures prior to building occupancy, provided that occupancy shall not be delayed in the event that measure has not been implemented.</p>	<p>Project sponsor to coordinate with the Planning Department staff to determine which locations would benefit the most from wind reduction measures and what types of wind reduction measures could be implemented at these locations. In the event that some locations are not on property owned, or otherwise controlled by the project sponsor, the project sponsor shall discuss the implementation of these wind reduction measures with the appropriate parties, which could include the Successor Agency, other City departments, or other property owners.</p>	<p>Considered complete upon meeting with Planning Department, and if determined appropriate, the implementation of wind reduction measures.</p>
<p>Improvement Measure I-WS-B As an improvement measure, the project sponsor would address the wind conditions and usability of the proposed private roof terraces</p>	<p>Project sponsor and project construction</p>	<p>Prior to building occupancy, provided that</p>	<p>Project sponsor to address the wind conditions and</p>	<p>Considered complete upon</p>

**MITIGATION MONITORING AND REPORTING PROGRAM FOR
 THE 706 MISSION STREET – THE MEXICAN MUSEUM AND RESIDENTIAL TOWER PROJECT
 (Includes Text for Adopted Mitigation Measures and Improvement Measures)**

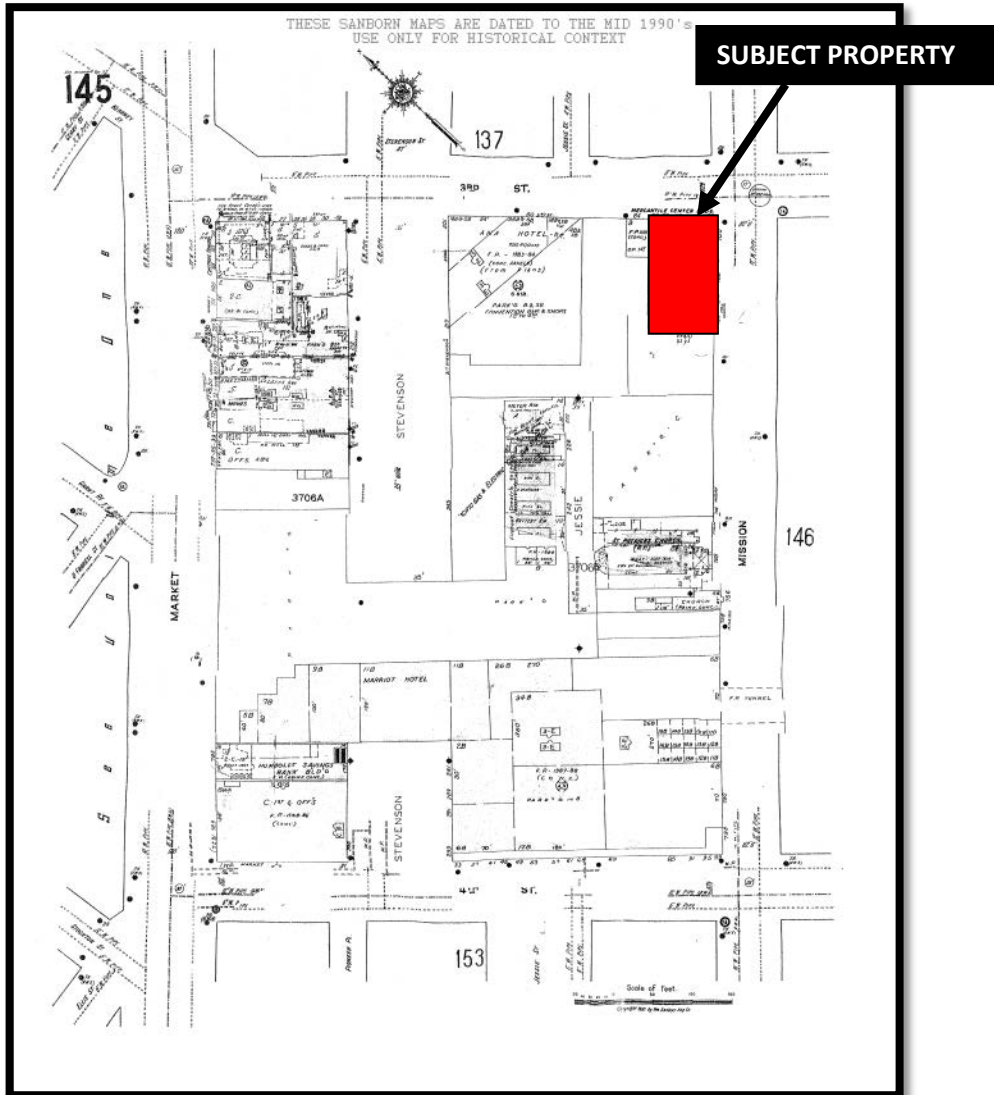
MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Reporting Actions and Responsibility	Status/Date Completed
<p>on the west side of the tower and the common open space on the north side of the Aronson Building roof through the implementation of building design considerations as well as wind control measures in order to improve wind conditions in these locations. Wind control measures to be implemented may include trellises, landscaping, tall parapets and/or wind screens.</p>	<p>contractor(s)</p>	<p>occupancy shall not be delayed in the event that this measure has not been completed.</p>	<p>usability of the proposed private roof terraces on the west side of the tower and the common open space on the north side of the Aronson Building roof through implementation of building design considerations as well as wind control measures as described in I-WS-B. Project sponsor to provide documentation of compliance to Planning Department.</p>	<p>implementation and documentation to the Planning Department of wind control measures.</p>

Parcel Map

SUBJECT PROPERTY



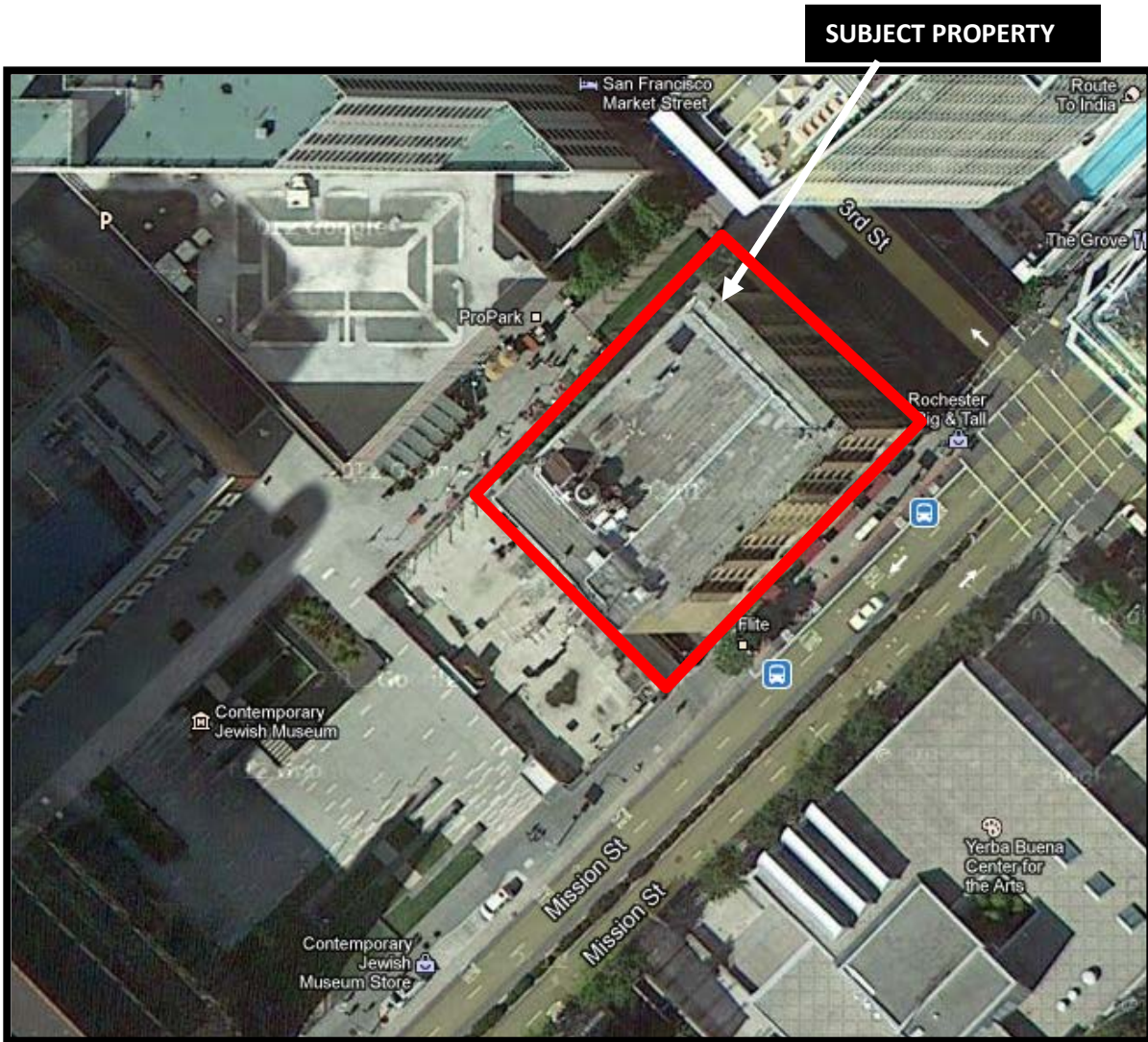
Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

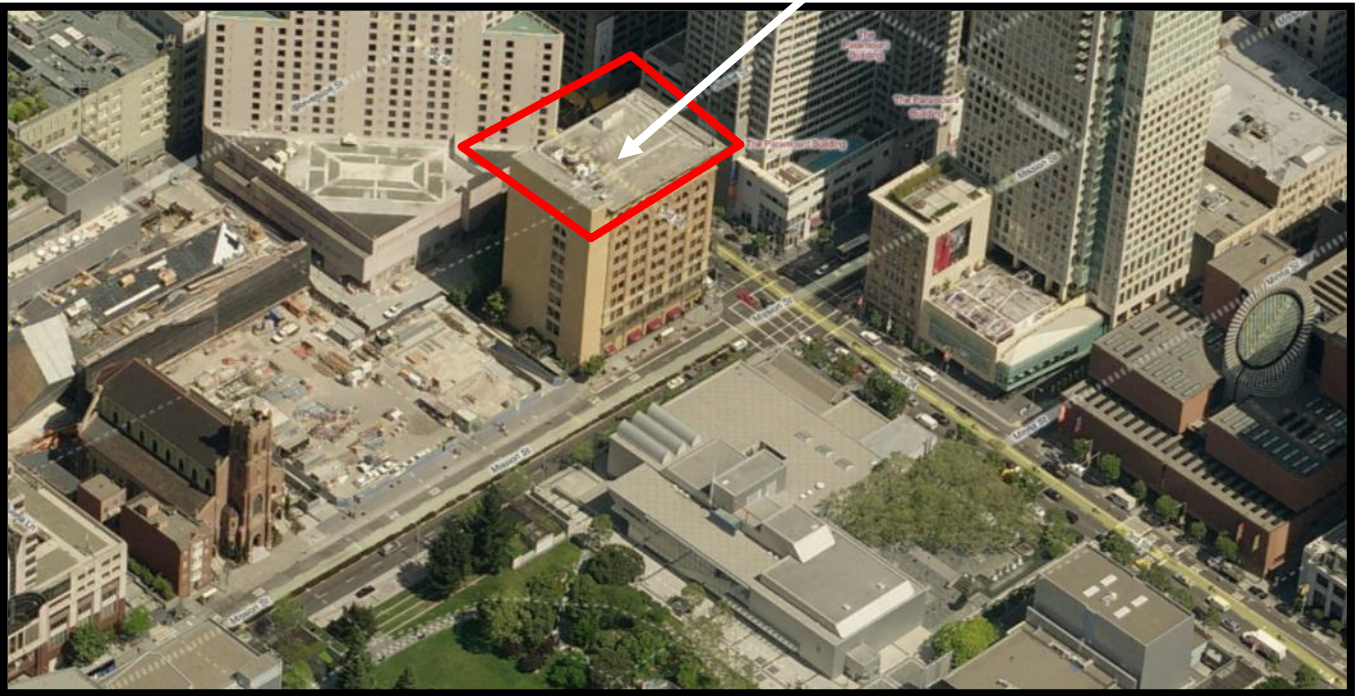


Aerial Map

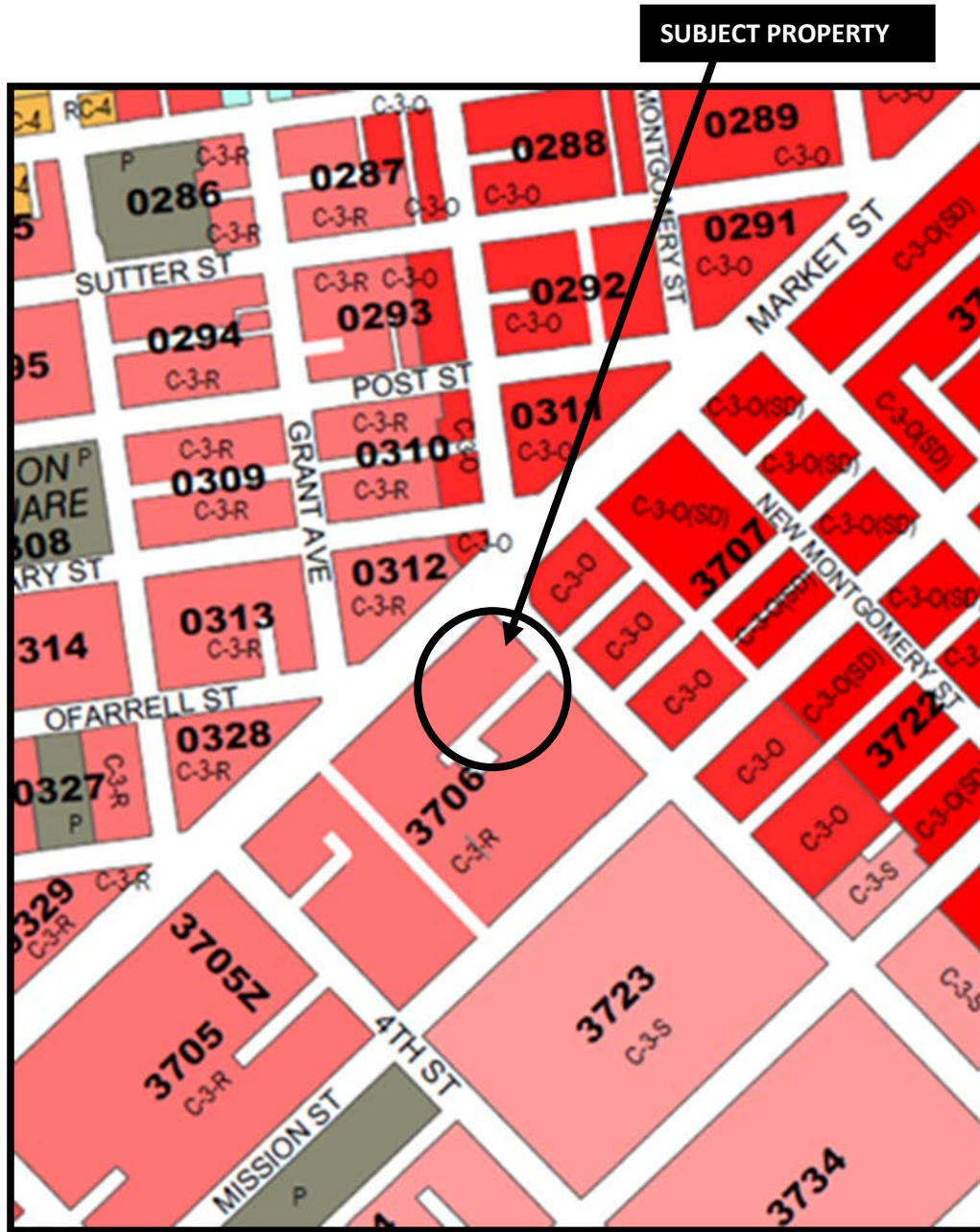


Bird's Eye View

SUBJECT PROPERTY



Zoning Map



Site Photos





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: February 10, 2011
TO: 706 Mission Project Team
FROM: Tim Frye, Acting Preservation Coordinator, (415) 575-6822
REVIEWED BY: Architectural Review Committee of the
Historic Preservation Commission
RE: **Meeting Notes from the Review and Comment at the
February 2, 2011 Hearing for 706 Mission Street – The
Aronson Building Case No. 2008.1048E**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Department Preservation Staff has drafted a summary of the key points from the February 2, 2011 Architectural Review Committee (ARC) meeting. At that hearing, the Department requested review and comment regarding the compatibility of project with the Secretary of the Interior Standards, including the massing and setbacks of the tower and its relationship to the Aronson Building; additional project issues raised by staff; and the recommendations proposed by staff.

ARC RECOMMENDATIONS

Exterior Rehabilitation:

1. The ARC concurs with staff regarding the recommendations outlined within the Page & Turnbull HSR.

Storefront Systems:

2. The ARC concurs with staff recommendations. Specifically, the new storefront systems should be divided into three squares as depicted in the historic photo. Also, the ARC noticed that there is an arched opening in the 1909 photo along the Mission Street elevation, but it is not included in the proposed drawings. The ARC recommends that the proposed opening be revised to reflect the arched opening in the 1909 photograph.

New Openings on North Elevation:

3. The ARC believes that the north elevation could accommodate new openings in a manner that creates visual interest while still respecting the character-defining features of the Aronson Building. The north elevation, while secondary, is a highly visible elevation. The photos included within the submittal to the ARC to illustrate the precedent of window openings in the party walls of other similar historic buildings building show that in general the windows within party walls are not positioned arbitrarily. The windows align with floors along the primary elevations, and while varied in size and scale, are

similar in character, just less ornate. The new openings, as proposed at the Aronson Building, bear no relationship to the east and south facades of the building.

The ARC recommends that the fenestration be revised into a simple and largely repetitive pattern. The projecting frame should be revised to reflect the character of a punched (recessed) window that is a characteristic of the subject building, and punched openings found on other historic buildings of the same period and building type.

The ARC believes that proposed number of new openings undermines the solidity of the north elevation. The ARC acknowledges that the revision into a simpler pattern may allow for greater separation between the openings; however, the new openings should also be setback from the 3rd Street elevation so that a sense of the mass and weight of the building may be expressed where the 3rd Street elevation meets the north elevation. Also, with the openings being of somewhat different sizes, the proportions should be vertical, and should not be so wide as to diminish the solidity of the wall. The set back at this corner should be closer to what is depicted in the renderings rather than the 3-to-5-feet identified in the Page & Turnbull memo submitted to the ARC, however narrower openings could allow for this setback to be reduced.

New Entry on North Elevation:

4. The ARC concurs with staff that the design of the proposed entry, canopy, and its overall characteristics as depicted in the draft plans and renderings appear to be consistent with the Secretary of the Interior’s Standards.

Massing and Setbacks:

5. The ARC concurs with staff regarding the overall siting, massing, setbacks, and form of the proposed tower.

Variants:

6. The ARC believes that it is preferable to have the porte-cochère than a hole in the ground that links to an underground parking facility, and from an urban design perspective it would be less intimidating to pedestrians. From a historic preservation perspective, the ARC does not have an issue with the proposed porte-cochère in Variant 2A.

Solarium:

7. An additional item not brought up by the Planning Department that the ARC addressed was regarding the Solarium proposed for the roof of the Aronson Building. The ARC recommends that the exterior materials, finish, and color of the Solarium should relate to the Aronson Building rather than the design of the new building.

CARE NUMBER
For Staff Use only

APPLICATION FOR Major Permit to Alter

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:
706 Mission Street Co LLC, a Delaware limited liability company

PROPERTY OWNER'S ADDRESS: c/o Millennium Partners
735 Market Street, 6th Floor
San Francisco, CA 94103
TELEPHONE: (415) 593-1100
EMAIL: kgonsar@MillenniumPtrs.com

APPLICANT'S NAME:

APPLICANT'S ADDRESS: Same as Above
TELEPHONE: ()
EMAIL:

CONTACT FOR PROJECT INFORMATION:
Margo Bradish

CONTACT PERSON'S ADDRESS: Same as Above
Cox, Castle & Nicholson LLP
555 California Street, 10th Floor
San Francisco, CA 94104-1513
TELEPHONE: (415) 262-5101
EMAIL: mbradish@coxcastle.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 706 Mission Street
ZIP CODE: 94103

CROSS STREETS:
Third Street & Mission Street

ASSESSORS BLOCK/LOT: See attached! LOT DIMENSIONS: See Plans LOT AREA (SQ FT): 63,468 ZONING DISTRICT: C-3-R HEIGHT/BULK DISTRICT: 400-I
ARTICLE 14 CLASSIFICATION: Category I Building CONSERVATION DISTRICT: New Montgomery-Mission-Second Street

3. Project Description

Please check all that apply

New Construction Addition(s) Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Building Permit Application No. No application has been filed.

Date Filed:

Major Permit to Alter Findings

In reviewing applications for Major Permits to Alter, the Historic Preservation Commission, Planning Department staff, Board of Permit Appeals and/or Board of Supervisors, and the Planning Commission (where applicable) shall be governed by the following requirements set forth in Planning Code Section 1111.5. Please describe below how the project is consistent with each requirement (Note: Attach continuation sheets, if necessary). Each requirement must have a response. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety;

See Attachment.

2. The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.;

See Attachment.

3. Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.;

See Attachment.

4. Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings;

See Attachment.

5. The degree to which distinctive features need be retained may be less when the alteration is to exterior elements not constituting a part of a principal facade or when it is an alteration of the ground-floor frontage in order to adapt the space for ground-floor uses;

See Attachment.

6. In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area;

See Attachment.

7. In the case of Significant Buildings - Category II, a new structure or addition, including one of greater height than the existing building, may be permitted on that portion of the lot not restricted in Appendix B even if such structure or addition will be visible when viewing the principal facades at ground level, provided that the structure or addition does not affect the appearance of the retained portion as a separate structure when so viewing the principal facades and is compatible in form and design with the retained portion. Alteration of the retained portion of the building is permitted as provided in Paragraphs (1) through (6) of this Subsection (b);

See Attachment.

Findings of Compliance with General Preservation Standards

In reviewing applications for Major Permits to Alter the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as an additional evaluative standard for Major Permit to Alter. The *Standards* are contained in the Preserving the Past section of the Downtown Plan, a component of the San Francisco General Plan. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

See Attachment.

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

See Attachment.

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

See Attachment.

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

See Attachment.

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

See Attachment.

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

See Attachment.

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

See Attachment.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken;

See Attachment.

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

See Attachment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired;

See Attachment.

PLEASE NOTE: For all applications pertaining to buildings located within Conservation Districts, the proposed work must comply with all applicable standards and guidelines set forth in Section 6 and 7 of the Appendix which describes the District, in addition to the applicable standards and requirements set forth in Section 1111.5. In the event of any conflict between the standards of Section 1111.5 and the standards contained within the Appendix which describes the District, the more protective shall prevail.

Estimated Construction Costs

TYPE OF APPLICATION:

Major Permit to Alter

OCCUPANCY CLASSIFICATION:

R-2, A-3, A-2, S-1, S-2 (and B under the Office Flex Option)

BUILDING TYPE:

Type 1A Construction

TOTAL GROSS SQUARE FEET OF CONSTRUCTION:

710,525 (Aronson Building and new tower)

BY PROPOSED USES:

See attached

ESTIMATED CONSTRUCTION COST:

\$247,000,000.00 (Aronson Building rehabilitation and new tower construction)

ESTIMATE PREPARED BY:

Project applicant

FEE ESTABLISHED:

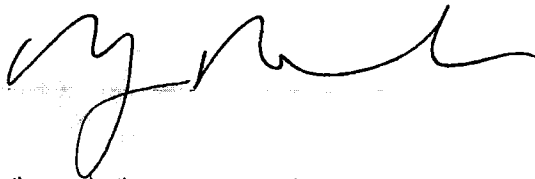
Oct. 2012

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:



Date:

10/23/12

Print name, and indicate whether owner, or authorized agent:

Margo Bradish

Owner (Authorized Agent) (circle one)

Major Permit to Alter Application Submittal Checklist

The intent of this application is to provide Department Staff and the Historic Preservation Commission with sufficient information to understand and review the proposal. Receipt of the application and the accompanying materials by the Planning Department shall only serve the purpose of establishing a Planning Department file for the proposed project. After the file is established, Preservation staff will review the application to determine whether the application is complete or whether additional information is required. Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	PERMIT TO ALTER
Application, with all blanks completed	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

PLEASE NOTE: *The Historic Preservation Commission will require fifteen (15) copies each of plans and color photographs in reduced sets (8 1/2" x 14" or 11" x 17") a week before the respective scheduled hearing date. If the application is for a demolition, additional materials not listed above may be required. All plans, drawings, photographs, mailing lists, maps and other materials required for the application must be included with the completed application form and cannot be "borrowed" from any related application.*

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: 415.558.6378
FAX: 415.558-6409
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: 415.558.6377

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

706 Mission Street – The Mexican Museum and Residential Tower Project

Major Permit to Alter Application Attachment

2. Property Location and Classification

The project site consists of Block 3706, Lot 093, which is owned by 706 Mission Street Co LLC, as well as Block 3706, Lot 275 and portions of Block 3706, Lot 277, which are owned by the Successor Agency to the Redevelopment Agency of the City and County of San Francisco.

3. Project Site and Description

706 Mission Street Co LLC (the “project applicant”) proposes a mixed-use development project at the northwest corner of Third and Mission Streets, near the southern edge of San Francisco’s Financial District neighborhood. The project site consists of three lots: the entirety of Assessor’s Block 3706, Lots 093 and 275, and portions of Assessor’s Block 3706, Lot 277. The project site covers an area of approximately 63,468 square feet or approximately 1.45 acres. Assessor’s Block 3706, Lot 093 is owned by the project applicant and is improved with the existing 10-story, 144-foot-tall Aronson Building (with a 10-foot-tall mechanical penthouse) (the “Aronson Building parcel”). The Aronson Building is designated as a Category I Significant Building within the expanded New Montgomery-Mission-Second Street Conservation District, and has a retail use on the ground floor and office uses on the floors above.

The proposed project includes two main components. The first component will include the rehabilitation and reuse of the historic Aronson Building. The second component will include the construction of a tower adjacent to the Aronson Building on the west side. The new tower and the Aronson building will be physically connected, and new openings will be created in the west wall of the Aronson building to allow passage between the two buildings. The architecture of the new tower will be built adjacent to the Aronson Building and will be contemporary in style. Though the tower will have both a visual and physical connection to the historic building; its construction will not remove character-defining features and it will be built in a way that will not diminish the Aronson Building’s historic integrity.

REHABILITATION PROGRAM

The project applicant proposes to rehabilitate and reuse the Aronson Building in a manner that avoids the removal of historic materials and character-defining features, so that the integrity of the Aronson building will not be adversely impacted. The building will be rehabilitated in accordance with the December 2010 Historic Structure Report (HSR).

Demolition of Non-Historic Features

The non-historic features of the Aronson Building, including the two 1978 additions, the fire escapes and landings, and the existing mechanical penthouse on the roof will be demolished. The project applicant will comply with the measures identified in the HSR to protect the historic fabric of the building during this demolition.

East and South Facades

The east and south facades of the Aronson Building are the primary facades of the building. The east façade faces Third Street and the south façade faces Mission Street. These facades have a tripartite composition with a two-story base, a shaft that extends from the third through the eighth floors, and a capital made up by the ninth and tenth floors. As the primary facades of the Aronson Building, the east and south facades contain the only exterior ornamentation. The ornamentation includes terra cotta, glazed terra cotta brick, decorative cast iron columns, and Colusa sandstone.

The proposed project will include the rehabilitation of the east and south facades. Non-historic features will be removed. Significant, character-defining features, such as the terra cotta, terra cotta brick, Colusa sandstone, and ironwork that are deteriorated will be retained and repaired. Where features are missing or deteriorated beyond repair, to the extent feasible, they will be replaced with new features that are compatible with the historic in design, color, texture, and materials, in accordance with the HSR.

The existing original main entry at Third Street, including the bronze door frame and arched transom frame, will be retained, cleaned, and protected. A new canopy that is compatible in size, style, and materials will be installed at this entry. A new bronze portal surround will be integrated with the existing bronze door frame.

At the original Mission Street entrance, any extant historic entryway exposed during demolition will be retained, cleaned and protected; if no historic entryway exists, a new compatible contemporary arched opening will be constructed in this location.

The most significant change at the east and south facades will be the replacement of the non-historic brick infill at the first floor with new storefronts. The storefronts will be compatible with the existing building in their composition but will be detailed in a contemporary way so that they may be differentiated from the historic fabric of the building.

The existing first floor façade also has non-historic ceramic tile cladding along the base and at the column located at the corner of Third and Mission Streets. The tile cladding will be removed and the column will be covered with a cladding compatible with the historic materials of the building.

West Facade:

The original west exterior wall of the Aronson Building is currently obscured by a ten-story addition built in 1978. This wall was originally constructed as a party wall. It has no ornamentation and does not represent a character-defining feature of the building. Openings in

the original west wall were created at the time of the 1978 addition in order to connect the addition to the original building. The 1978 addition will be removed in order to construct the new tower. The west wall will be assessed by a structural engineer in order to address structural deficiencies.

The new tower will abut and connect to the west façade of the Aronson Building. New openings will be made in the west façade to accommodate circulation as well as structural, mechanical, electrical and plumbing improvements. Where feasible, the program will reuse existing openings in the original west wall to avoid new openings.

At the southwest corner of the Aronson Building, the tower will be set back approximately six feet to expose the historic brick of the west façade, so that the original massing and form of the Aronson Building will be conveyed. The exposed brick will be cleaned, repointed as required, and existing cracks will be repaired. The remainder of the west façade will be covered and encased by new construction. The exterior of the new tower where it abuts the Aronson Building will consist of a transparent curtain-wall and will thus be recognized as separate and distinct from the historic building.

North Facade:

The common red brick at the north wall will be inspected, repaired, cleaned, repointed, and seismically upgraded as required. Damaged or missing bricks will be replaced with salvaged brick where possible. After demolition of the non-historic addition, existing windows, doors and grilles will be removed and openings within the party wall will be patched utilizing salvaged brick removed for new openings.

New selective openings will be made within the existing brick party wall for exterior windows to bring natural light and ventilation into new residential or office and museum spaces, for mechanical openings as may be required, and for ground floor entry and circulation functions. Approximately 70% of the existing wall area will be retained. New openings above the ground level will be organized in a regular pattern that corresponds with the existing structural bays and will be set back approximately 14'-5" from the northeast corner at floors 4-10, and approximately 27' at floors 1-3. The new metal framed windows will be expressed as simple punched openings.

New metal framed transparent storefront openings and a metal canopy will be added at the ground level to encourage pedestrian activity and connections to the ground floor program. The new storefront framing will be similar to that on east and south facades in material, divisions, frame profile and depth.

The new metal framed canopy above the new storefronts will provide a pedestrian scale.

A recessed horizontal metal channel at the ground floor canopy level will be added. The new channel will extend to and align with the east façade cornice datum line and serve to integrate the new canopy. A new recessed vertical metal reveal will be added at the ground floor northeast corner.

Roof:

The Aronson Building roof will be rehabilitated to function as a residential amenity outdoor terrace/roof garden.

The existing roofing material and structure will be removed, with selective demolition. The roof structure will be reinforced and seismically upgraded as required.

New transparent glass perimeter railings/windcreens will be set back from the existing parapet edge and cornice line.

Roof elements, including architectural, landscape, and mechanical components, will be designed to ensure that they are not visually dominant from the sidewalk or street below.

A solarium structure will be substantially set back from existing cornice lines. The solarium will be comprised of glazing similar to that on the east and south facades in terms of material, divisions, frame profile and depth. The solarium will have exterior masonry and metal materials and colors complementary to the existing Aronson Building. The roof of the solarium will include a private outdoor terrace that will be used by residents.

The existing wood flagpole will be retained and rehabilitated.

Section 4:

Project Summary Table for the Residential Flex Option

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	0	0	Up to 215	Up to 215
Hotel Rooms	0	0	0	0
Parking Spaces	442	442	28	470
Loading Spaces	1	0	4	4
Number of Buildings	1 (Aronson)	1 (Aronson)	1 (tower)	2
Height of Building(s)	144 (Aronson)	144 (Aronson)	520 (tower)	144 (Aronson) / 520 (tower)
Number of Stories	10 (Aronson)	10 (Aronson)	47(tower)	10 (Aronson) / 47 (tower)
Bicycle Spaces	10	10	57	67
APPROXIMATE GROSS SQUARE FOOTAGE (GSF)				
Residential	0	0	580,630	580,630
Retail	10,660	4,800	0	4,800
Office	95,980	0	0	0
Industrial/PDR	0	0	0	0
Parking	178,780*	178,780*	0	178,780*
Other (Specify Use)	31,700	13,700	111,395	125,095
TOTAL GSF	138,420	18,500	692,025	710,525

***NOTE:** The 178,780 square feet of parking use in the existing Jessie Square Garage is excluded from the “Total GSF” calculations above.

The “Other” existing uses are:

- Mechanical, storage, etc. = 13,700
- Vacant (museum parcel basement levels) = 18,000
- Residential amenity = 0
- Museum = 0
- Total = 31,700

The “Other” net new construction/addition uses are:

- Mechanical, storage, etc. = 36,910
- Vacant (museum parcel basement levels) = 0
- Residential amenity = 22,200
- Museum = 52,285
- Total = 111,395

Project Summary Table for the Office Flex Option

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	0	0	Up to 191	Up to 191
Hotel Rooms	0	0	0	0
Parking Spaces	442	442	28	470
Loading Spaces	1	0	4	4
Number of Buildings	1 (Aronson)	1 (Aronson)	1 (tower)	2
Height of Building(s)	144 (Aronson)	144 (Aronson)	520 (tower)	144 (Aronson) / 520 (tower)
Number of Stories	10 (Aronson)	10 (Aronson)	47(tower)	10 (Aronson) / 47 (tower)
Bicycle Spaces	10	10	51	61
APPROXIMATE GROSS SQUARE FOOTAGE (GSF)				
Residential	0	0	519,310	519,310
Retail	10,660	4,800	0	4,800
Office	95,980	61,320	0	61,320
Industrial/PDR	0	0	0	0
Parking	178,780*	178,780*	0	178,780*
Other (Specify Use)	31,700	13,700	111,395	125,095
TOTAL GSF	138,420	79,820	630,705	710,525

***Note:** The 178,780 square feet of parking use in the existing Jessie Square Garage is excluded from the “Total GSF” calculations above.

The “Other” existing uses are:

- Mechanical, storage, etc. = 13,700
- Vacant (museum parcel basement levels) = 18,000
- Residential amenity = 0
- Museum = 0
- Total = 31,700

The “Other” net new construction/addition uses are:

- Mechanical, storage, etc. = 36,910
- Vacant (museum parcel basement levels) = 0
- Residential amenity = 22,200
- Museum = 52,285
- Total = 111,395

Major Permit to Alter Findings

In reviewing applications for Major Permits to Alter, the Historic Preservation Commission, Planning Department staff, Board of Permit Appeals and/or Board of Supervisors, and the Planning Commission (where applicable) shall be governed by the following requirements set forth in Planning Code Section 1111.5. Please describe below how the project is consistent with each requirement.

1. *The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety;*

The project would rehabilitate the character-defining features of the Aronson Building, including a majority of the structural system, building massing, scale, and proportion, and all historic materials on both of the primary facades (the Third Street and Mission Street facades). The character-defining features were identified in the Historic Structure Report (“HSR”) that was prepared by Page & Turnbull for the Aronson Building. The HSR documents the historic significance of the Aronson Building and recommends appropriate rehabilitation options for retaining the property’s historic character while accommodating future use and development. All rehabilitation work that will be undertaken as part of the project will be performed in a manner that is consistent with the *Secretary of the Interior’s Standards for Historic Rehabilitation* (“Secretary’s Standards”). The distinguishing qualities and historic character of the Aronson Building will be retained and rehabilitated in accordance with the HSR and *Architectural Design Intent Statement* prepared by Handel Architects.

2. *The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved;*

The project would retain all distinctive materials, features, and finishes, as well as construction techniques and examples of craftsmanship. In accordance with the HSR and *Architectural Design Intent Statement*, deteriorated Colusa sandstone entablatures on the base of the building would be retained, existing paint and unsound material removed, repaired, or patched where necessary, and replaced in kind if required. The architectural cast iron elements along Third Street and Mission Street would be retained, paint removed and repainted, and missing cast iron elements, such as the scroll capitals, would be replaced with an acceptable material. The buff-colored brick, terra cotta pilasters, and capitals on the upper floors would be retained, cleaned, spalls patched, and missing elements replaced in kind or with a substitute material if necessary. The mortar joints would be re-pointed where necessary. The terra cotta spandrel panels, window sills and headers, foliate ornament at the ninth and tenth floors, archivolt moldings, keystones, egg-and-dart moldings, and all other decorative terra cotta work would be retained, cleaned, patched where feasible, and replaced where necessary. The sheet metal cornice and entablature at the tenth story would be retained, cleaned, paint stripped, corrosion removed, and patched where the fire escape penetrated it. The historic entrance on Third

Street would be retained, cleaned, and restored. A new canopy that is compatible in size, style, and materials will be installed at this entry. A new bronze portal surround will be integrated with the existing bronze door frame. If the Mission Street entrance survives behind the 1978 storefront, it would be retained, preserved, and reused. If it does not exist, a compatible new arched opening would be created in this bay that recalls the former entrance.

In summary, the exterior of the Aronson Building would be rehabilitated in a manner that complies with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings.

3. *Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.;*

The project would repair rather than replace distinctive architectural features and materials wherever feasible in accordance with the HSR and *Architectural Design Intent Statement*. If replacement of a deteriorated element is required, or if the element is missing, it would be replaced in kind, or with an acceptable substitute material that matches the design, color, texture, and visual qualities of the original. Elements that may need selective replacement include some of the missing capitals on the cast iron pilasters along Third Street, missing terra cotta keystones on the arches at the ninth floor, and other parts of the terra cotta, sandstone, and galvanized sheet metal that are heavily deteriorated.

4. *Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings;*

Additions & Exterior Alterations

The project would demolish the two incompatible additions to the Aronson Building constructed in 1978, including the 10-story addition on the west façade and the three-story addition on the north façade. The only additions that would occur on the Aronson Building as part of the project include a small one-story solarium on the roof and a narrow canopy over the new storefronts along the first floor level of the north secondary façade. The solarium would be set back from the north, east, and south edges of the building so that it would not be visible from street level. The solarium would be comprised of glazing similar to that on the south and east facades of the Aronson

Building in terms of material, divisions, frame profile, and depth. It would be built of steel, glass, and masonry elements to match the storefronts and would be largely transparent when viewed from higher locations such as the terrace at Yerba Buena Gardens. Railing and windscreens will be installed with a setback from existing parapet edges and cornice lines. The proposed rooftop features would be clearly differentiated but compatible with the character of the historic building and would be reversible.

The project would also include the construction of a narrow canopy over a new storefront system along the first floor level of the north façade, and sections of the existing red brick wall would be removed to construct the new storefronts and canopy. However, this is an area of the building exterior that has already been impacted by the construction of the north addition in 1978 and is considered a secondary façade. The proposed canopy would be steel and glass and would have a thin and delicate profile, extending out approximately 17'-2" over the driveway on the north side of the building. The new storefront framing would be similar to that on the east and south facades in material, divisions, frame profile, and depth, and would be compatible with the Aronson Building.

Both the solarium and the canopy comply with the Secretary's Standards due to their comparative small size and location on non-character-defining elevations. They would not destroy significant exterior architectural material. These additions would also be consistent with the guidance provided in Preservation Brief 14: "*New Exterior Additions to Historic Buildings: Preservation Concerns.*" This guidance explains that a new addition to a historic building should preserve the building's historic character by preserving significant historical materials, features, and should be compatible with yet differentiated from the historic building. With respect to vertical additions in particular, the guidance recommends a rooftop addition be minimally visible, be setback from the primary façade, and should not generally be more than one story in height. The solarium and canopy comply with these recommendations.

The project would also include the addition of windows to the north façade of the Aronson Building. This elevation is presently a common brick wall that was originally intended to be concealed by adjacent construction as a party wall. Although the lower portion of this wall was eventually concealed, the upper portion was not and it became the location of several painted signs and a random pattern of non-historic punched windows. The project would result in the removal of approximately 30% of the red common brick from this secondary elevation to create new window openings. These windows are necessary to provide light and air to the museum and office or residential uses on the upper floors. The proposed new windows would be located and organized in a largely symmetrical arrangement that consists of new paired windows in each structural bay of each floor level. Floors two and three would only have paired windows in the four westernmost bays, leaving the easternmost bay entirely intact. Meanwhile, the easternmost bay of floors four through 10 would have only one window instead of two, reducing the amount of brick loss and reinforcing the perception of a solid brick wall from Third Street. This design would result in a grid-like arrangement of punched windows in keeping with the arrangement of windows on the building's primary façades.

However, in keeping with the Secretary's Standards, the new windows on the north façade would not replicate the detailing of the historic windows on the south or east façades; instead the new windows would be punched and would have simple frames to distinguish them from historic windows.

Related New Construction

The project would also result in the construction of a 520-foot-high tower (with 30 foot mechanical penthouse) to the west of the Aronson Building. Circulation within the new tower would be linked to the Aronson Building at floor levels of the Aronson Building where floor alignments with floors of the proposed tower permit. However, the tower would be structurally independent of the Aronson Building with respect to gravity loads and thereby removable, in accordance with the Secretary's Standards. In addition, the tower is designed to read as an entirely separate building, a key requirement for related new construction to historic resources in dense urban locations as discussed in Preservation Brief 14: "*New Exterior Additions to Historic Buildings: Preservation Concerns.*" The new tower therefore is consistent with Rehabilitation Standard 10 and Preservation Brief 14 guidelines regarding urban infill, which suggest that "Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district."

The proposed tower would conceal the west elevation of the Aronson Building, an elevation that has been previously altered with the 1978 addition, which will be removed. The proposed location of the tower, adjacent to a non-character-defining, mid-block elevation that has no ornamental detail or historic fenestration, is appropriate.

Preservation Brief 14 recommends that new infill construction should be compatible with the surrounding context in terms of scale, setback, and façade rhythm. Though the heights of the two buildings (Aronson Building and new tower) are significantly different, the proposed location and articulation of the tower as a related but visually separate building from the Aronson Building maintains a context that is similar to the varying heights of buildings in the surrounding area. Proposed massing and articulation of the proposed tower further differentiate the two buildings, allowing each to maintain a related but distinct character and physical presence. The proposed tower is designed as a series of thin, parallel slabs clad in an alternating arrangement of transparent metal window frames and glazing and stone veneer. This device breaks up the building's massing and reduces its apparent size.

The tower façade will be setback from Mission Street, revealing a portion of the red brick western wall of the Aronson Building and allowing the return of the cornice along west wall. The Aronson Building will continue to "read" as an independent three-dimensional volume. With setback of the tower, views of the Aronson Building's primary façades from Third Street and Mission Street will be maintained as will the contextual relationship with the former Williams Building to the southeast. In sum, the proposed alterations, additions, and related new construction do not destroy significant

exterior architectural material and are compatible with the size, scale, color, material and character of the Aronson Building and its surrounding.

5. *The degree to which distinctive features need be retained may be less when the alteration is to exterior elements not constituting a part of a principal facade or when it is an alteration of the ground-floor frontage in order to adapt the space for ground-floor uses;*

As noted above, the project would retain and rehabilitate the distinctive materials, features, and finishes, as well as construction techniques and examples of craftsmanship, and the historic materials on the primary facades (Third Street and Mission Street) in accordance with the HSR and *Architectural Design Intent Statement*. The project would selectively create new openings into the west and north facades of the Aronson Building for interior circulation and exterior windows to bring natural light and ventilation into new residential or office and museum spaces, and for ground floor entry. However, these alterations would be made on secondary facades, not the principal facades on Third Street and Mission Street. On the north façade, which would be subject to the largest number of new openings, approximately 70% of the existing wall area would be retained.

6. *In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area;*

The proposed rooftop solarium would be one story above the existing roof, would cover less than 75 percent of the roof area, and would use materials and a design aesthetic that is compatible with the scale and character of the building.

7. *In the case of Significant Buildings - Category II, a new structure or addition, including one of greater height than the existing building, may be permitted on that portion of the lot not restricted in Appendix B even if such structure or addition will be visible when viewing the principal facades at ground level, provided that the structure or addition does not affect the appearance of the retained portion as a separate structure when so viewing the principal facades and is compatible in form and design with the retained portion. Alteration of the retained portion of the building is permitted as provided in Paragraphs (1) through (6) of this Subsection (b).*

The Aronson Building is designated as a Category I Significant Building, not a Category II Significant Building, therefore this provision is not applicable to the project.

**Findings of Compliance with
General Preservation Standards**

In reviewing applications for Major Permits to Alter the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as an additional evaluative standard for Major Permit to Alter. The Standards are contained in the Preserving the Past section of the Downtown Plan, a component of the San Francisco General Plan. Please respond to each statement completely.

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

The proposed project will retain retail and/or restaurant uses on the ground floor, and will introduce a new but compatible use (The Mexican Museum) to the second and third floors. The fourth through tenth floors will be designated "flex space," with either residential or office use. If office use is chosen, there will be no change in current use of the building aside from The Mexican Museum, which will introduce a new cultural use to a portion of the building. Both the office and residential use will require new openings at the north façade of the building. The north façade is a secondary façade and no distinctive features will be removed as a result of the new openings. The new openings will be compatible in scale and proportion to the historic windows on the east and south facades. The new windows on the north façade will be organized in a way that is symmetrical and compatible with the character of the building.

The proposed retail use at the ground level will result in the removal of the non-historic brick infill, which will be replaced with new storefronts. The new storefronts will be compatible in design and proportion with the historic storefronts that have since been removed. Since the building originally had storefronts along the ground floor, the removal of the brick will restore the historic character of the building. New storefronts and a canopy are also proposed at the ground level on the north façade. As noted above, this façade is a secondary façade and no distinguishing features will be removed as a result of this alteration.

The exterior alternations to the Aronson Building proposed in connection with the project's uses, including introducing new windows, storefronts, and a canopy on the secondary north façade and a solarium on the roof, would not diminish the historic character of the Aronson Building.

The proposed use of the building is one that will require minimal change to the exterior of the building, including its distinctive materials, features, and spaces. The proposed project complies with Standard 1.

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

The project complies with Rehabilitation Standard 2 because the project would retain all of the primary character-defining features of the Aronson Building identified in the HSR, including the majority of its structural system, massing, scale, and proportions, as well as all historic materials on both of the primary street façades. The character-defining features would be rehabilitated in accordance with the recommendations of the HSR and the treatments identified in the *Architectural Design Intent Statement*. The project would also reverse several incompatible alterations made in 1978 that have impaired the building's integrity for a generation, including the removal of two incompatible additions, the non-historic storefront infill, and the anodized aluminum windows and storefronts. The storefronts and windows would be replaced with materials and features that are compatible with the adjoining historic fabric and the original design of the building. Furthermore, the Historic Resource Evaluation Response for the project concluded that the rehabilitation of the Aronson Building complies with the Secretary's Standards and would not result in a substantial adverse impact to historical resources. Though the project will include a new tower, the tower will be set back to allow the massing of the historic building to be conveyed.

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

The proposed exterior rehabilitation complies with Rehabilitation Standard 3 because no conjectural features or elements from other historic properties will be undertaken. Alterations such the new storefronts and the windows and canopy at the north façade will be designed so that they are compatible with but distinguished from the historic fabric of the building.

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

There are no changes to the Aronson Building that have acquired historic significance in their own right. The proposed project complies with Standard 4.

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

The project complies with Rehabilitation Standard 5 because the project would retain, repair, and rehabilitate distinctive materials, features, and finishes, as well as construction techniques and examples of craftsmanship. The following paragraph summarizes the proposed treatments for significant materials, features, and finishes on the exterior of the Aronson Building identified in the HSR and the *Architectural Design Intent Statement*.

Pursuant to the Architectural Design Intent Statement, deteriorated Colusa sandstone entablatures on the base of the building would be retained, existing paint and unsound material removed, repaired, or patched where necessary, and replaced in kind if required. The architectural cast iron elements along Third and Mission Streets would be retained, paint removed and repainted, and missing cast iron elements, such as the scroll capitals, would be replaced with an acceptable material. The buff-colored brick, terra cotta pilasters, and capitals on the upper floors would be retained, cleaned, spalls patched, and missing elements replaced in kind or with a substitute material if necessary. The mortar joints would be re-pointed where necessary. The terra cotta spandrel panels, window sills and headers, foliate ornament at the ninth and tenth floors, archivolt moldings, keystones, egg-and-dart moldings, and all other decorative terra cotta work would be retained, cleaned, patched where feasible, and replaced where necessary. The sheet metal cornice and entablature at the tenth story would be retained, cleaned, paint stripped, corrosion removed, and patched where the fire escape penetrated it. The historic entrance on Third Street would be retained, cleaned, and restored. If the Mission Street entrance survives behind the 1978 storefront, it would be retained, preserved, and reused. If it does not exist, a compatible new arched opening would be created in this bay that recalls the former entrance.

In summary, the exterior of the Aronson Building would be rehabilitated in a manner that closely resembles its historic appearance. In accordance with the HSR and *Architectural Design Intent Statement*, existing historic features and materials would all be retained and preserved while missing elements would be recreated in some circumstances or replaced using contemporary but compatible replacements.

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

The project complies with Rehabilitation Standard 6 because deteriorated historic features and materials would be repaired rather than replaced wherever feasible. If replacement of a deteriorated element is required, or if the element is missing, it would be replaced in kind, or if that material is no longer available, it would be replaced using an acceptable substitute material that matches the design, color, and texture of the original. Elements that may need selective replacement include some of the missing capitals on the cast iron pilasters along Third Street, missing terra cotta keystones on the arches at the ninth floor, and other parts of the terra cotta, sandstone, and galvanized sheet metal that are heavily deteriorated.

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

The proposed project will comply with Rehabilitation Standard 7. If chemical or physical treatments are necessary in connection with the rehabilitation of historic materials, the gentlest methods would be used. The project will adhere to the recommendations in the HSR. For brick repair, the HSR recommends extreme care in the cleaning of brick and that mock-ups be conducted to ensure no damage will occur as a result of cleaning. Furthermore, any masonry cleaning procedures for this building must follow the standard of practice outlined in Preservation Brief 1: “*Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*”. For terra cotta repair, the HSR recommends that cleaning proceed with the gentlest means, which may require several mock-ups prior to selection of the proper technique. The treatment approaches for the various historic materials would be determined by a qualified preservation architect.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken;*

The project provisionally complies with Rehabilitation Standard 8. The Aronson Building and the adjoining lot where the new tower would be built are located within an area known for previous prehistoric and historic archaeological finds. It is possible that excavation may reveal such deposits. As required by the mitigation measures identified in the EIR, archaeological monitoring would occur during construction, and if any prehistoric or historic materials are encountered, the mitigation measures would ensure that the project would not result in a significant impact to archaeological resources.

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

Additions & Exterior Alterations

The project would demolish the two incompatible additions constructed in 1978, including the 10-story addition on the west façade and the three-story addition on the north façade. The only additions that would occur on the Aronson Building as part of the project include a small one-story solarium on the roof and a narrow canopy over the new storefronts along the first floor level of the north secondary façade. As designed, the one-story solarium on the roof of the Aronson Building will not be visible from street level. It will also be set back from the parapets toward the western edge of the roof further minimizing its visibility. The solarium would be comprised of glazing similar to that on the south and east facades of the Aronson Building in terms of material, divisions, frame profile, and depth. It would be built of steel, glass, and masonry elements to match the storefronts and would be largely transparent when viewed from higher locations such as the terrace at Yerba Buena Gardens. Railing and windscreens will be installed with a setback from existing parapet edges and cornice lines. The proposed rooftop features

would be clearly differentiated but compatible with the character of the historic building and would be reversible.

The project would also include the construction of a narrow canopy over a new storefront system along the first floor level of the north façade, and sections of the existing red brick wall would be removed to construct the new storefronts and canopy. However, this is an area of the building exterior that has already been impacted by the construction of the north addition in 1978. The proposed canopy would be steel and glass and would have a thin and delicate profile, extending out 17'-2" over the driveway on the north side of the building. The new storefront framing would be similar to that on the east and south facades in material, divisions, frame profile, and depth, and would be compatible with the Aronson Building.

Both the solarium and the canopy comply with the Secretary's Standards due to their comparative small size and location on non-character-defining elevations, and would not destroy significant exterior architectural material. These additions would also be consistent with the guidance provided in Preservation Brief 14: "*New Exterior Additions to Historic Buildings: Preservation Concerns.*" This guidance explains that a new addition to a historic building should preserve the building's historic character by preserving significant historical materials, features, and should be compatible with yet differentiated from the historic building. With respect to vertical additions in particular, the guidance recommends a rooftop addition be minimally visible, be setback from the primary façade, and should not generally be more than one story in height. The solarium and canopy comply with these recommendations.

The project would also include the addition of windows to the north façade of the Aronson Building. This elevation is presently a common brick wall that was originally intended to be concealed by adjoining construction. Although the lower portion of this wall was eventually concealed, the upper portion was not and it became the location of several painted signs and a random pattern of non-historic punched windows. The project would result in the removal of approximately 30% of the red common brick from this secondary elevation to create new window openings. These windows are necessary to provide light and air to the museum and office or residential uses on the upper floors. The proposed new windows would be organized in a largely symmetrical arrangement that consists of new paired windows in each structural bay of each floor level. Floors two and three would only have paired windows in the four westernmost bays, leaving the easternmost bay entirely intact. Meanwhile, the easternmost bay of floors four through ten would have only one window instead of two, reducing the amount of brick loss and reinforcing the perception of a solid brick wall from Third Street. This design would result in a grid-like arrangement of punched windows in keeping with the arrangement of windows on the building's primary façades. However, in keeping with the *Standards*, the new windows on the north façade would not replicate the detailing of the historic windows on the south or east façades; instead the new windows would be punched and would have simple frames to indicate that they are not historic features.

The project will include the removal of non-historic brick infill at the ground level to accommodate a retail use. The new storefronts will be compatible with the historic character of the building and will have a compatible scale, design and proportion. The historic fabric at the arched entry along Third Street will be retained. The brick at the westernmost bay on Mission Street will be removed. Any extant historic entryway exposed during demolition will be retained. If no historic entryway exists, a new compatible contemporary arched opening will be constructed in this location.

Related New Construction

The project would also result in the construction of a 520-foot-high tower (with 30 foot mechanical penthouse) to the west of the Aronson Building. Circulation within the new tower would be linked to the Aronson Building at floor levels of the Aronson Building where floor alignments with floors of the proposed tower permit. However, the tower would be structurally independent of the Aronson Building with respect to gravity loads and thereby removable, in accordance with the Secretary's Standards. In addition, the tower is designed to read as an entirely separate building, a key requirement for related new construction to historic resources in dense urban locations as discussed in Preservation Brief 14: "*New Exterior Additions to Historic Buildings: Preservation Concerns.*" The new tower is therefore best characterized as "related new construction" and is consistent with the Rehabilitation Standard 10 and Preservation Brief 14 guidelines regarding urban infill, which suggest that "Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district."

Preservation Brief 14 takes a more "lenient" approach than the Rehabilitation Standards toward additions in dense urban settings, typically because there is rarely enough room in which to build a rear addition in these areas. Despite its prominence, building the proposed tower on the west side of the Aronson Building is the best approach. As a non-character defining mid-block elevation that has no ornamental detail or historic fenestration, the west elevation could be properly classified as the rear façade of the Aronson Building. The proposed tower would conceal the west elevation of the Aronson Building, an elevation that has been previously altered with the 1978 addition, which will be removed. The proposed location of the tower, adjacent to a non-character-defining, mid-block elevation that has no ornamental detail or historic fenestration, is appropriate.

Preservation Brief 14 recommends that new infill construction should be compatible with the surrounding context in terms of scale, setback, and façade rhythm. Though the heights of the two buildings (Aronson Building and new tower) are significantly different, the proposed location and articulation of the tower as a related but visually separate building from the Aronson Building maintains a context that is similar to the varying heights of buildings in the surrounding area. Proposed massing and articulation of the proposed tower further differentiate the two buildings, allowing each to maintain a related but distinct character and physical presence. The proposed tower is designed as a series of thin, parallel slabs clad in an alternating arrangement of

transparent metal window frames and glazing and stone veneer. This device breaks up the building's massing and reduces its apparent size.

The tower façade will be setback from Mission Street, revealing a portion of the red brick western wall of the Aronson Building and allowing the return of the cornice along west wall. The Aronson Building will continue to "read" as an independent three-dimensional volume. With setback of the tower, views of the Aronson Building's primary façades from Third and Mission streets will be maintained as will the contextual relationship with the former Williams Building to the southeast.

In summary, the proposed tower complies with the Rehabilitation Standards. First, it would result in the demolition of the 1978 addition, an unsympathetic alteration that has impaired the integrity of the Aronson Building for a generation. Second, the rehabilitation of the Aronson Building and construction of new tower would not result in the loss of any historic materials or features. Third, it would be built on a secondary elevation that has already been greatly impacted by the 1978 addition. Fourth, the proposed tower would be clearly differentiated from the Aronson Building in terms of its modern, contemporary vocabulary.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired;

The project complies with Rehabilitation Standard 10 because it is possible to remove the proposed solarium, canopy, and even the adjoining tower and leave the essential form of the Aronson Building intact.

Priority General Plan Policies Findings

1. *That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;*

As part of the proposed project, the existing approximately 10,660 gross square feet of retail space in the ground floor of the Aronson building would be reduced to approximately 4,800 gross square feet. On balance, the project would preserve and enhance neighborhood serving retail uses because the project would provide approximately 4,800 square feet of restaurant and/or retail space in the ground floor of the Aronson Building, which would serve residents of the proposed tower as well as other residents, visitors, and workers in the neighborhood. The new restaurant/retail space will provide local residents with employment and business ownership opportunities. In addition, the residential and office (if applicable) portion of the project will strengthen the customer base of existing businesses and neighborhood-serving retail uses in the area.

2. *That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;*

There is currently no housing on the project site, and no housing would be demolished or displaced by the development of the project. Thus, the project will not have any adverse impact on existing housing. The project will create up to 215 new housing units, and the project applicant will pay an affordable housing in-lieu fee equivalent of 28% of the total housing units constructed. The in-lieu fee would be used to construct affordable housing in the City. The project would result in the creation of additional housing units for persons of different economic backgrounds, and would preserve the cultural and economic diversity of our neighborhoods.

The existing neighborhood character would also be protected. The project would introduce residential and cultural uses to the project site. These uses already exist adjacent to the project site and in the immediate vicinity. The Mexican Museum is consistent with and enhances the other existing cultural uses in the Yerba Buena Center, including the San Francisco Museum of Modern Art, the Contemporary Jewish Museum, the Museum of the African Diaspora, the Yerba Buena Center for the Arts, and the Children's Creativity Museum. The project site is the last remaining vacant infill site identified in the Yerba Buena Center Redevelopment Plan, and developing the site with residential and cultural uses would complement the other uses in and around the Yerba Buena Center. In addition, the project would include the partial retention of retail space in the Aronson Building and could include the retention of some office space in the Aronson Building. The retail and office uses would be compatible with existing retail and office uses on the project block and in the vicinity. Thus, the uses included in the project would not be out of character with existing land uses on the project block and in the vicinity.

The project includes a 47-story, 520-foot tall tower (with a 30-foot tall mechanical penthouse). High-rise buildings currently exist in the immediate project vicinity. While the tower would be taller than some of these existing high-rise buildings, it would be almost 100 feet shorter than the Millennium Tower, located three blocks east of the project. The scale of the proposed tower would not be out of character with other buildings in the project vicinity. The project also includes the rehabilitation, repair, and reuse of the Aronson Building. The two non-historic 1978 annexes on the west and north façades of the Aronson Building would be removed. These annexes do not contribute to the historic character and significance of the Aronson Building. The removal of the annexes would ensure that the building is more in keeping with the character of the historic building and the vicinity. In addition, the design of the proposed tower adjacent to the Aronson Building would be compatible with the Aronson Building and the overall context of the built environment in the vicinity.

3. *That the City's supply of affordable housing be preserved and enhanced;*

There is currently no housing on the project site, therefore no affordable housing would be demolished or displaced by the development of the project. The project would enhance the City's stock of affordable housing by paying an affordable housing in-lieu fee equivalent of 28% of the total units which exceeds the requirements of the Planning Code. The in-lieu fees will be used to develop new affordable housing in the City, thereby increasing and enhancing the City's supply of affordable housing.

4. *That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;*

With numerous public transit alternatives in the immediate vicinity of the project site, it is anticipated that many residents of and visitors to the project will use public transit instead of private automobile to travel to and from the project site. Furthermore, given the project's immediate vicinity to the Financial District, SOMA, and downtown employment opportunities, it is anticipated that many residents will walk or bike to work. The EIR for the project concluded that the project would not affect operations of adjacent and nearby MUNI stops or cause substantial delays in transit service, therefore MUNI transit service would not be impeded.

The limited on-street parking that is available in the project vicinity is metered and intended for short stays, not commuters. The project includes the use of the existing Jessie Square Garage, which would be reconfigured to provide a total of 470 parking spaces, including 210 spaces that would be available for public parking. In the event commuters to the project's museum and retail uses (and office uses under the office flex option) travel by automobile instead of transit, walking, or bicycling, the commuters could park in the existing Jessie Square Garage or neighboring public parking garages, therefore neighborhood parking would not be overburdened.

The project would utilize the existing curb cut along Third Street as an access point for a new valet service entrance to the Jessie Square Garage for residents via two

new car elevators. To minimize potential conflicts between vehicles and pedestrians on the Third Street sidewalk, this new access would be designated for inbound vehicles only, and only for access to the residential valet service. Self-park access for residents would be via the existing Stevenson Street driveway into the Jessie Square Garage. The EIR concluded that use of this new access to the Jessie Square Garage would not result in significant impacts to pedestrians. Nevertheless, to reduce any potential pedestrian-vehicle conflicts, the EIR identified improvement measures, including staffing the driveway entry on Third Street with a traffic control attendant to facilitate vehicular ingress into the project driveway from Third Street during peak periods of pedestrian activity, providing adequate valet service to ensure that queuing space for a minimum of two vehicles within the internal drop-off area is available at all times, using alternate pavement treatment for the sidewalk at the driveway on Third Street, and exploring the potential for providing audio and/or visual treatments to alert pedestrians that a vehicle is about to cross the sidewalk from the adjacent travel lanes. Furthermore, the EIR concluded that there would be no significant impacts on transit operations resulting from the use of the Third Street driveway for garage access, and that the new access would not affect operations of adjacent and nearby MUNI stops .

5. *That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;*

There are no existing industrial or service sector uses on the project site, therefore no industrial or service businesses or jobs would be displaced by the project. Furthermore, the project would not develop any net new commercial office space. Of the approximately 95,980 gross square feet of existing commercial office space on the project site, approximately 61,320 gross square feet would be retained under the office flex option, and none of the existing office space would be retained under the residential flex option.

6. *That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;*

The new tower would be constructed in accordance with all current building, fire, life-safety, and seismic standards for high-rise construction to protect against injury and loss of life in the event of an earthquake. Furthermore, the existing Aronson Building would be upgraded to meet current seismic code requirements and completely sprinklered, while maintaining the existing character of the building. The foundation of the Aronson Building would also be evaluated prior to construction and upgraded as necessary, including, potentially, deepening and/or widening of existing footings and/or adding new foundations for new shear elements or new footings, to protect against injury and loss of life in the event of an earthquake.

7. *That landmarks and historic buildings be preserved; and*

No landmarks or historic buildings would be demolished or destroyed as part of the project. The Aronson Building is located on the project site and is rated “A” (highest importance) by the Foundation for San Francisco’s Architectural Heritage, is eligible for listing on the National Register of Historic Places, and is a contributor to the Aronson Historic District (which is determined eligible for listing in the National Register of Historic Places). The Aronson Building is also designated as a Category I Significant Building within the expanded New Montgomery-Mission-Second Street Conservation District. The project would preserve and rehabilitate the Aronson Building in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, thereby enhancing and ensuring the preservation of the historic significance of the Aronson Building.

8. *That our parks and open space and their access to sunlight and vistas be protected from development.*

The shadow study conducted for the project indicates that the project would cast net new shadow on Union Square during the morning hours from early October through early November and from early February through early March. The proposed project would not cast net new shadow on Union Square after 9:30 a.m. on any day during the year. During the early morning, Union Square is not heavily used, and most retail stores are not open. On an annual basis the project would cast 337,744 sfh of on Union Square, which would be an increase of about 0.22 percent relative to the existing annual shadow on the park. The EIR concludes that due to the limited duration of the shadow and the limited use of the park during the time when the shadowing would occur, the net new shadow from the project would not result in a substantial adverse change to the use of Union Square and would not be significant.

The shadow study indicated that the project would also cast net new shadow on certain other public open spaces including Jessie Square and Yerba Buena Lane, as well as certain privately-owned, but publicly accessible open spaces including Westin Plaza, the rooftop terrace at 1 Kearny Street, and the open space at 560 Mission Street. The EIR concludes that the net new shadow cast by the project would not substantially affect the use of these open spaces because of the limited extent and duration of shadowing and/or the fact that uses of these public spaces could continue even with additional shadowing.

706 MISSION STREET - THE MEXICAN MUSEUM
AND RESIDENTIAL TOWER PROJECT
San Francisco, CA

MAJOR PERMIT TO ALTER :: APPENDIX

Prepared for the
Historic Preservation Commission

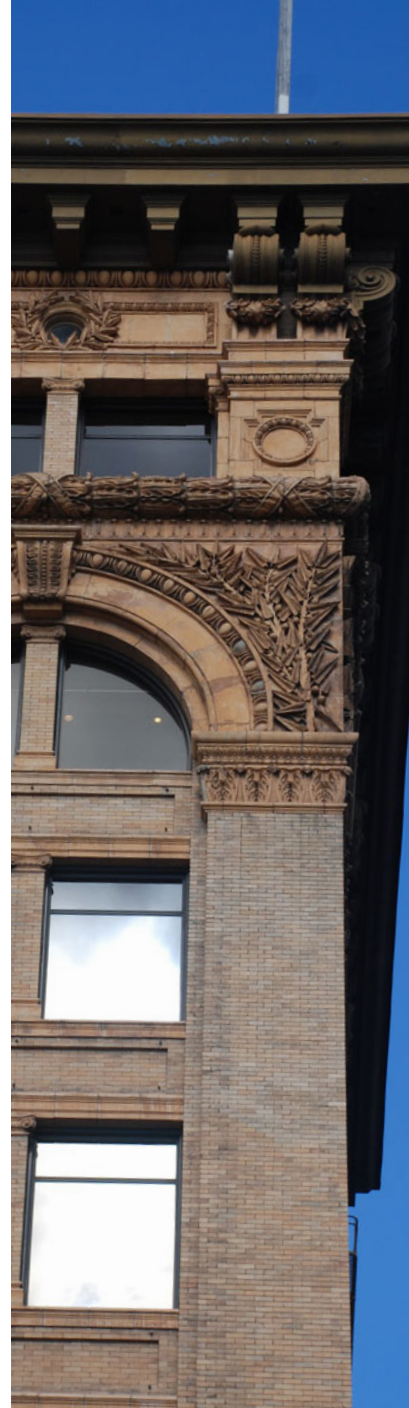


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BUILDING OVERVIEW AND PROJECT SUMMARY

BUILDING HISTORY

706 Mission Street was constructed in 1903 and is named after Abraham Aronson, the developer. The building has a steel and concrete structure and was designed in the “Chicago” style by San Francisco architects Hemenway & Miller. Located at the corner of Mission and Third streets, the building has 10 stories with primary facades featuring terra cotta detailing, cast iron storefronts and Colusa sandstone. Having survived both the 1906 Earthquake and Fire and the 1989 Loma Prieta earthquake, the building exists today with the exterior looking much as it did in 1906 with the exception of modern additions to the secondary facades on the north and west and an alteration consisting of brick infill of the storefronts at the ground level.

Exterior alterations have been mostly additive in nature and have not removed significant historic fabric. The building still conveys its historic significance as a Chicago School commercial building, as well as a survivor of the 1906 Earthquake and Fire.

Page & Turnbull has determined the period of significance for the Aronson Building to be 1903-1907. The period encompasses the building’s original construction and its rehabilitation after the 1906 Earthquake and Fire.



HISTORIC STATUS

The Aronson Building is listed as a Category I building under Article 11 of the San Francisco Planning Code, and it has been determined through previous surveys that it “appears eligible for listing in the National Register as an individual property.” The building is also a contributing resource to the New Montgomery-Mission-Second Street Conservation District and Aronson Historic District.

Exterior character-defining features of the building include:

- Historic building’s form, shape, height, and massing
- Tripartite Chicago School building composition of base, shaft, and capital
- Fenestration pattern
- Historic entrance openings and ornamentation on Mission and Third streets
- Wall cladding of buff colored glazed terra cotta brick
- Sandstone intermediate entablatures and rusticated sandstone piers at the third story
- Cast iron and sandstone pilasters at the first and second stories
- Terra cotta brick pilasters with terra cotta capitals at the fourth through eighth stories and terra cotta ornament at the ninth and tenth stories.
- Massive galvanized sheet steel entablature with paired scrolled brackets, block modillions, and cornice



PROJECT SUMMARY

The proposed project includes the rehabilitation of the Aronson Building and the related construction of a 47 story tower adjacent to and on the west side of the Aronson Building. The Aronson Building will be rehabilitated to house The Mexican Museum at the lower levels and will have either residential or office use at the upper levels. The new tower will have a residential use at upper levels and will share the museum use at the first through fourth floors.

The rehabilitation of existing the building will include the replacement of the non-historic brick infill at the storefronts with new, compatible storefronts. Repairs will be made to the exterior character defining features of the the building.

The brick additions on the north and west facades will be removed. The north facade will include new storefronts, a metal canopy at the ground level, and new windows openings above the ground level to accommodate the new use. The new windows will be organized in a regular pattern compatible with the building.

The non-historic brick addition on the west side of the building will also be removed. The proposed tower will connect to the Aronson Building at this facade and will be set back from Mission Street to allow the original massing of the building to be conveyed.

The proposed project also includes a new roof garden with a solarium on the Aronson Building which will be not be visually dominant.



HISTORIC IMAGES

EXTERIOR



Aronson Building, ca. 1905. (The Bancroft Library)



View along Third Street, looking north, ca. 1905. Aronson Building on left. (The Bancroft Library)



Aronson Building, shortly after the 1906 Earthquake and Fire. Aronson Building on the left. (San Francisco Public Library)



View along Mission Street, looking west, during the 1906 Earthquake and Fire. Aronson Building on right. (The Bancroft Library)



Aronson Building, shortly after the 1906 Earthquake and Fire. (The Bancroft Library)

HISTORIC IMAGES

EXTERIOR



Aronson Building during the reconstruction after the 1906 Earthquake and Fire. (The Bancroft Library)



Aronson Building during the reconstruction after the 1906 Earthquake and Fire. (The Bancroft Library)



Aronson Building, ca 1910. (Rochester Big and Tall)



Aronson Building, ca. 1970. (Millennium Partners)

HISTORIC IMAGES

EXISTING CONDITIONS IMAGES

VICINITY



View of Aronson Building from southeast, UC Berkeley Extension in foreground. (Page & Turnbull)



View of Aronson Building from southwest, Westin Hotel and UC Berkeley Extension in background. (Page & Turnbull)



View of Aronson Building from west, Jessie Square in foreground. (Page & Turnbull)



View of Aronson Building from southeast, St. Patrick's Church and Marriott Hotel in background. (Page & Turnbull)



View of Aronson Building from south, Westin Hotel in background. (Page & Turnbull)

The Aronson Building is located in the South of Market neighborhood (also known as SoMa) in the northeastern part of San Francisco. As the name suggests, the northern border of the neighborhood is Market Street, and the area is roughly bounded by the San Francisco Bay and the Embarcadero to the east, Mission Creek and 13th Street to the south, and South Van Ness Avenue to the west. The northeastern part of the South of Market neighborhood is roughly bounded by Market Street to the north, Main Street to the east, Folsom Street to the south, and Third Street to the west.

The Aronson Building is a contributing resource to the New Montgomery, Mission, and Second Street Conservation District. The New Montgomery, Mission and Second Street Conservation District is significant for its association with the reconstruction of San Francisco's South of Market Area after the 1906 Earthquake and Fire.

Today, the neighborhood immediately surrounding the Aronson Building is characterized by a mixture of commercial, residential, institutional, office, religious, and museum uses. Buildings in the neighborhood date from a variety of eras, feature large footprints and massing, and range from two to over thirty stories in height. The Westin Hotel tower is immediately to the

EXISTING CONDITIONS IMAGES

VICINITY



View, looking northwest, 2012. (Handel Architects)

north of the Aronson Building. Jessie Square, St. Patrick's Church, the Contemporary Jewish Museum are to the West. Yerba Buena Gardens is located across from Mission Street and the University of California Berkeley Extension Campus is across from Third Street. The Aronson Building fits within the historic context of the area's commercial development. The proposed project at 706 Mission Street which includes both the rehabilitation of the Aronson Building and a new residential tower fits in the current context of the neighborhood. The proposed project will not create a negative impact on the building's relationship to the surrounding neighborhood, or the significance of the nearby historic districts.

EXISTING
CONDITIONS
IMAGES

EXISTING CONDITIONS IMAGES

BUILDING EXTERIOR



View of building at Mission and Third Streets. (Page & Turnbull)



View of building along Mission Street. (Page & Turnbull)



View of building from northwest. (Page & Turnbull)

EXISTING CONDITIONS IMAGES

BUILDING EXTERIOR



View looking southwest from Third Street



Terra cotta ornamentation at 9th and 10th floors



Brick infill at first floor

The exterior of the Aronson Building is generally in fair condition, but is in need of rehabilitation in order to address deferred maintenance issues, to attract new tenants and increase economic viability. Though the building largely retains significant architectural features such as the decorative terra cotta and sandstone ornamentation, these features are in need of repair.

The building has had three major alterations, though none resulted in the removal of significant historic fabric from the building. The alterations include the replacement of the ground floor storefronts with brick cladding, a full height (ten story) brick addition on the west side of the building, and a three-story brick addition on the north side of the building. Despite these alterations, the Aronson Building still conveys its historic significance and integrity as a Chicago School commercial building, and a survivor of the 1906 Earthquake and Fire.

The rehabilitation of the Aronson building will include the removal of the additions and the repair of exterior facades of the building. The brick infill at the ground level will be replaced with new storefronts that are in keeping with the architectural character of the building. The west ten-story addition will be removed and replaced with a new tower building that will be set back from the the south facade of the Aronson Building, thus allowing the original massing of the building to be conveyed. The north three-story addition will also be removed and replaced with a storefront entry marked by a simple canopy.

Features such as the decorative terra cotta, the colusa sandstone, and terra cotta brick will be repaired. Historic features that are deteriorated beyond repair will be replaced in kind to the extent possible.

PROJECT DESCRIPTION

**The proposed project will include:**

- Removal of the non-historic brick infill between the historic pilasters. The brick infill will be replaced with new storefronts that are compatible in their proportions and materials with the architectural style and character of the building.
- The ground level exterior walls at the corner of Mission and Third streets were removed in order to create a recessed entry for the retail function of the building. As part of the project, storefronts will be reintroduced at this location.
- The terra cotta brick and ornamentation will be retained, cleaned, and repaired. Missing elements will be replaced in kind or with an acceptable substitute material.
- The Colusa sandstone entablatures and rusticated piers will be retained, cleaned, and repaired.
- Architectural cast iron elements will be retained. Missing cast iron elements, such as scroll capitals along Third Street, will be replaced with an acceptable substitute material.
- The original existing entrance opening and ornament, including the bronze door frame and arched transom frame at the Third Street entrance, will be retained, cleaned, and protected. A new bronze portal surround will be integrated with the historic bronze door frame. This entry will include a new canopy with integrated signage and lighting.
- An arched entrance was once located at the southwest corner of the building, along Mission Street. Any extant entryway exposed during demolition will be retained, cleaned and protected; if no historic entryway exists, a new compatible contemporary arched entry will be constructed in this location.
- The massive sheet metal entablature and cornice will be retained, repaired, and painted.
- The existing fire escapes will be removed. Cornice openings where fire escape is removed will be repaired and/or replaced as required.
- Removal of the north three-story addition. A new ground-level storefront will be located along this facade and a simple canopy will mark the new entrance.
- New window openings will be introduced at the north facade. The openings will be organized in a regular pattern similar to other openings in the building but will be distinguished from historic openings through contemporary detailing.
- The ten-story brick addition on the west facade of the building will be removed. The new residential tower will be constructed in this location. The tower will be set back to allow the original massing of the Aronson Building to be conveyed.
- A new garden and solarium will be constructed on the roof of the Aronson Building. The new solarium and associated guardrails will be set back from the parapet and hidden from views along Mission and Third streets.

EAST AND SOUTH FACADES



STOREFRONTS

When the Aronson Building was first built, storefronts lined the street edge of the building to accommodate retail at the ground level. The storefronts were later infilled with brick veneer to accommodate first floor tenants. The rehabilitation of the Aronson Building will include the removal of the brick infill to accommodate the new retail/restaurant use at the ground level. The new aluminum storefronts will have proportions similar to the original and will span the full width of each bay.

As originally constructed, the storefronts extended to the corner of Mission and Third streets. However, the ground level exterior walls at the corner of Mission and Third streets were removed in order to create a recessed entry for the retail at this location. As part of the project, storefronts will be reintroduced at this location.

The building originally had two primary street entrances, one at Mission Street and the other at Third Street. The original entrance at Third Street still exists and will be rehabilitated. The entrance along Mission Street has since been removed. Any extant historic entryway exposed during demolition will be retained, cleaned and protected; if no historic entryway exists, a new compatible contemporary arched opening will be built in this location.

EAST & SOUTH
FACADES

EAST AND SOUTH FACADES

HISTORIC STOREFRONTS



View along Third Street, looking north, ca. 1905. Aronson Building on left. (The Bancroft Library)



View along Mission Street, looking west, during the 1906 Earthquake and Fire. Aronson Building on right. (The Bancroft Library)

IMAGES OF EXISTING CONDITIONS



View along Mission Street (Page & Turnbull)



View along Mission Street (Page & Turnbull)



View along Third Street (Page & Turnbull)



Historic entrance along Third Street (Page & Turnbull)

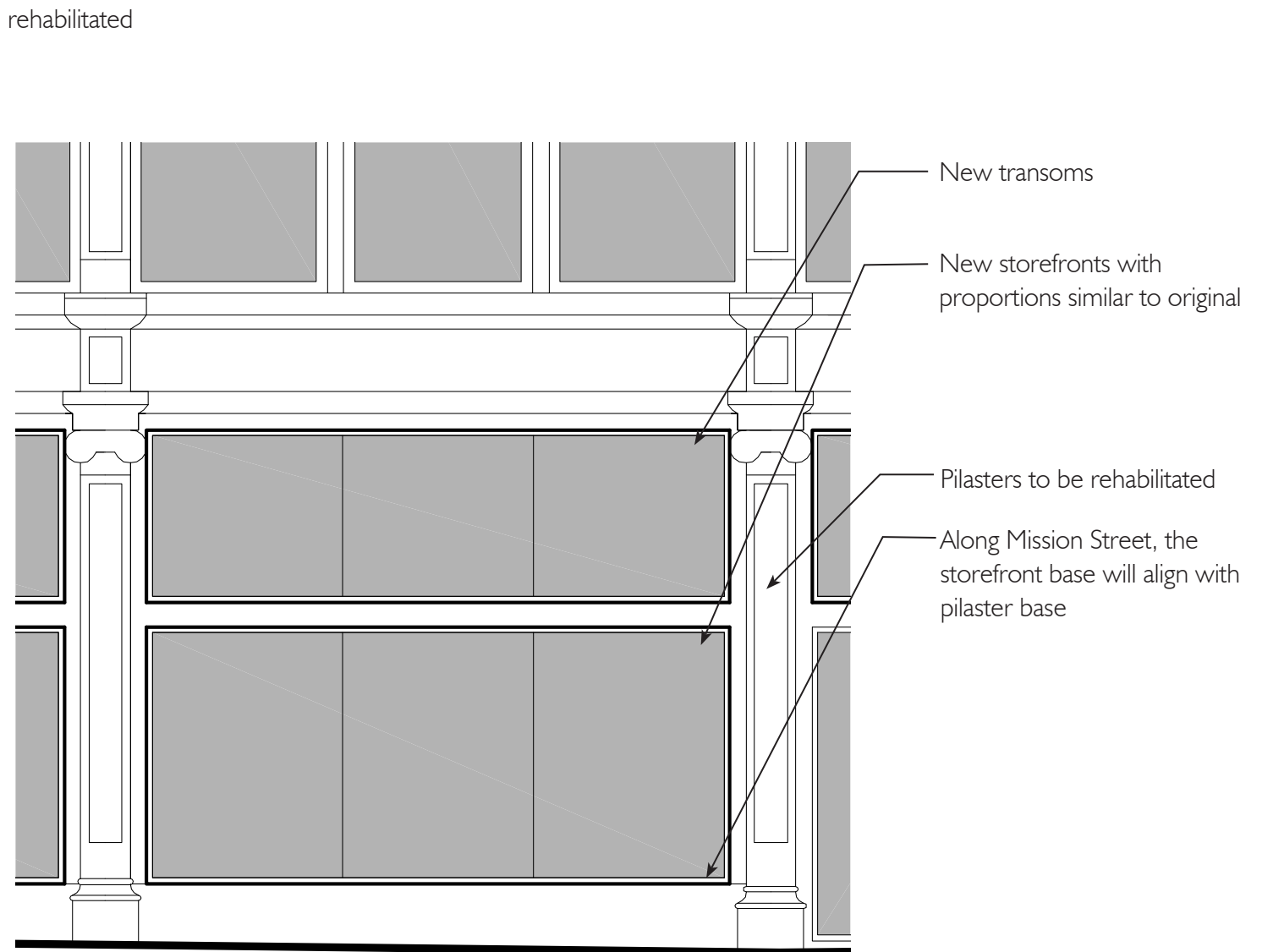
EAST AND SOUTH FACADES

EXISTING STOREFRONTS



Brick infill and non-historic base to be removed

PROPOSED STOREFRONTS



New transoms

New storefronts with proportions similar to original

Pilasters to be rehabilitated

Along Mission Street, the storefront base will align with pilaster base

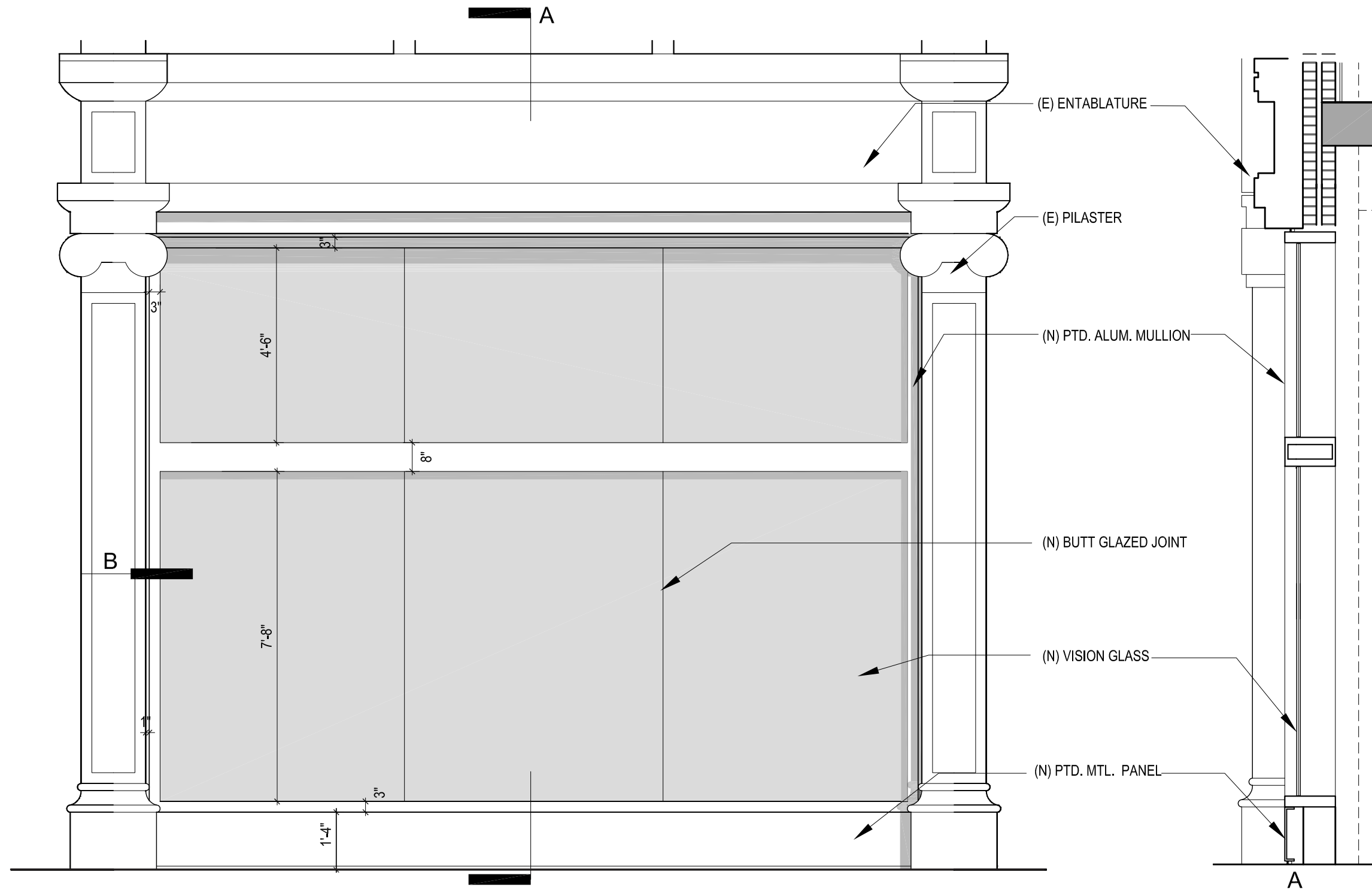
Storefronts

The existing, non-original brick infill and storefronts will be removed and replaced with storefronts that are compatible with the original storefronts. The new storefronts will extend the full width and height of the bay. No historic fabric will be removed as a result of this alteration.

EAST & SOUTH FACADES

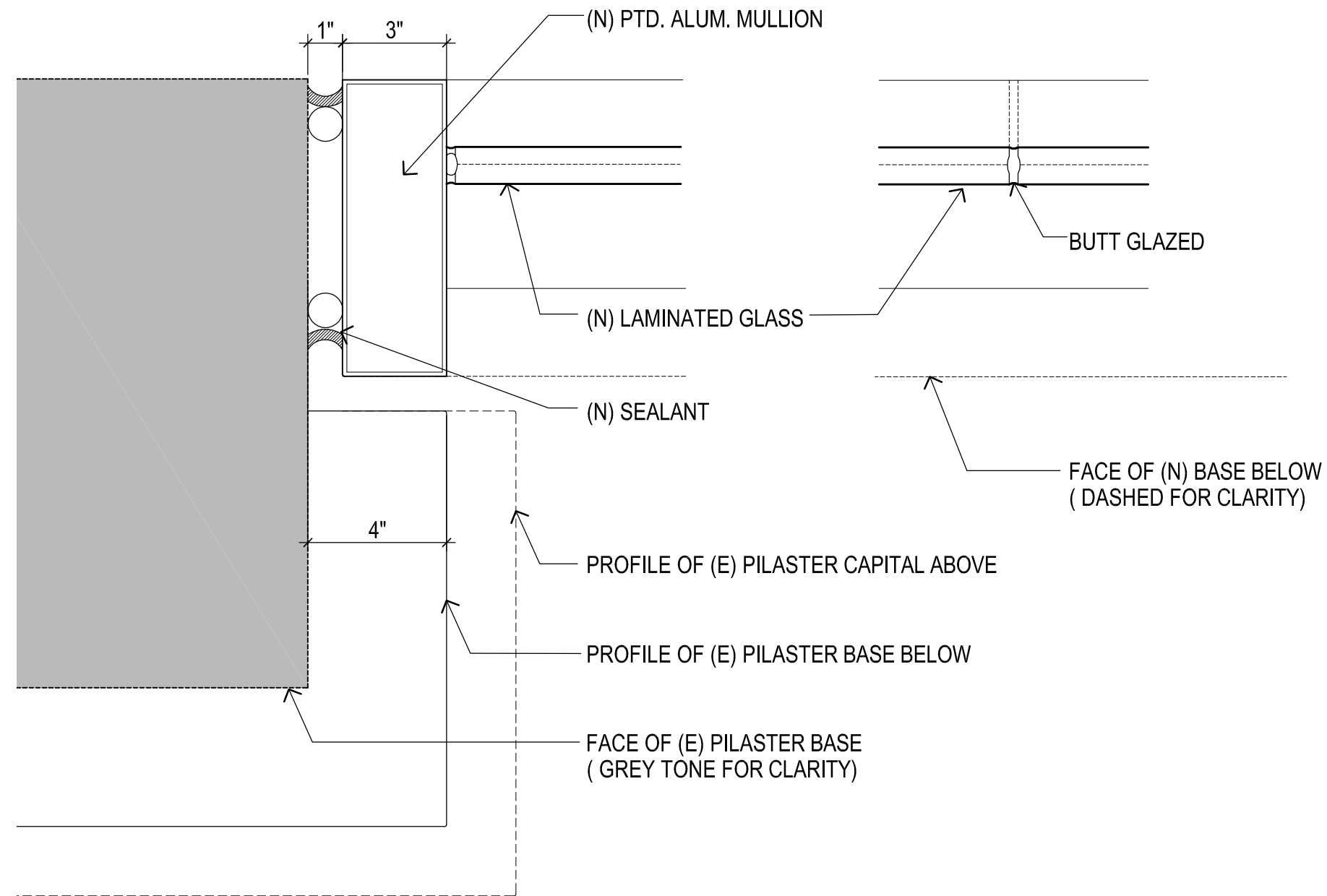
EAST AND SOUTH FACADES

STOREFRONTS: ELEVATION AND SECTION



EAST AND SOUTH FACADES

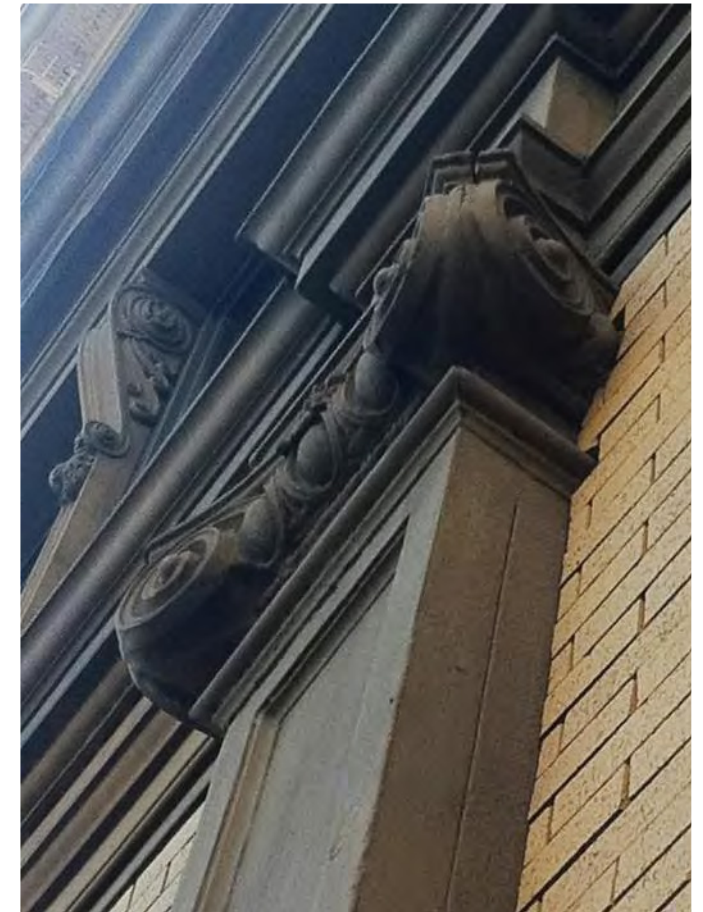
STOREFRONTS: SECTION DETAIL



B

Storefronts

The new storefront will be set back from the face of the existing pilasters and will extend the full height and width of the bay. The new storefronts will be contemporary in style and consist of painted aluminum with butt glazing. The joints of the butt glazing will align with the window mullions above.



PHOTOGRAPH OF (E) PILASTER CAPITAL

EAST & SOUTH FACADES

EAST AND SOUTH FACADES

PROPOSED STOREFRONTS AT MISSION STREET



EAST AND SOUTH FACADES

PROPOSED STOREFRONTS AT THIRD STREET



EAST AND SOUTH FACADES

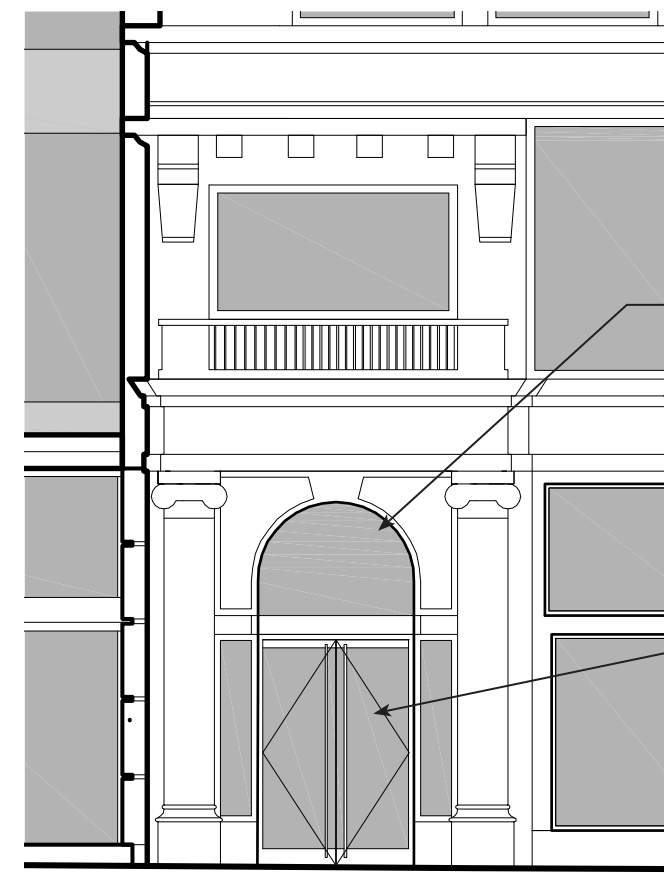
ENTRY AT MISSION STREET



Original entry along Mission Street. 1906



Existing bay where arched entry was located



Proposed arched entry along Mission Street

Arched entry at Mission Street to be rehabilitated (if extant) or reconstructed as a contemporary arched entry

New glass entry doors

Note: If no original fabric remains, a new metal portal surround and side lights will be installed.

Mission Street Entry

Originally, the westernmost side of the facade along Mission Street had an arched entry, similar to the entry on Third Street. Any extant historic material, relating to this entry, will be salvaged and protected. If, from this material, a reconstruction of the original entry can be built, it will be. If no historic entryway exists, a new compatible contemporary arched opening will be constructed in this location, consisting of an aluminum portal. The portal will be a contemporary interpretation of the architectural style of the building and will match the storefronts in tone and will fill the existing opening. The portal will be set back from the historic pilasters and entablature and these historic features will remain.

EAST AND SOUTH FACADES

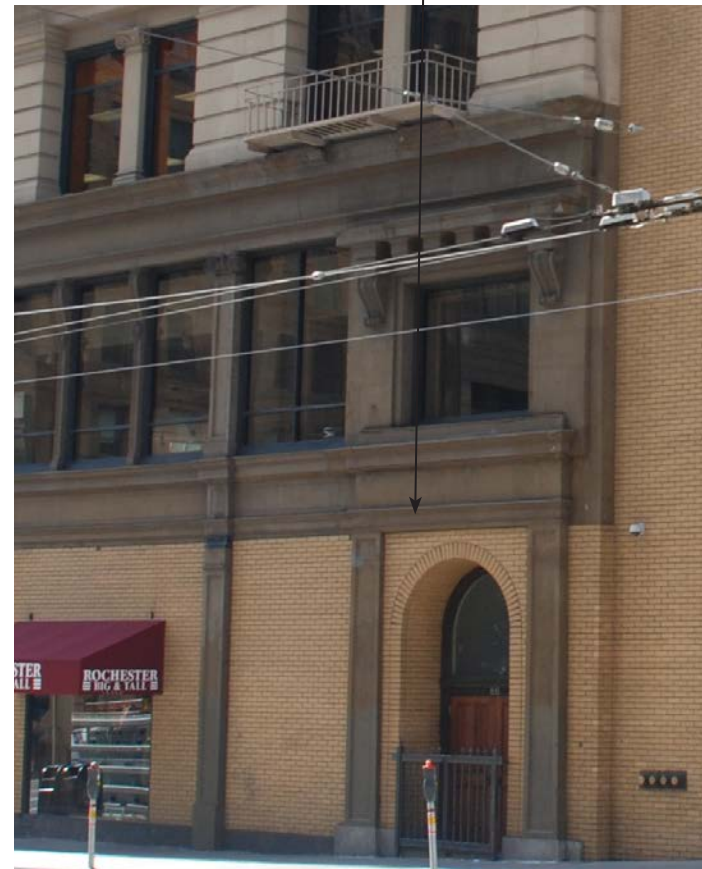
PROPOSED ENTRY AT THIRD STREET

Original entry at Third Street

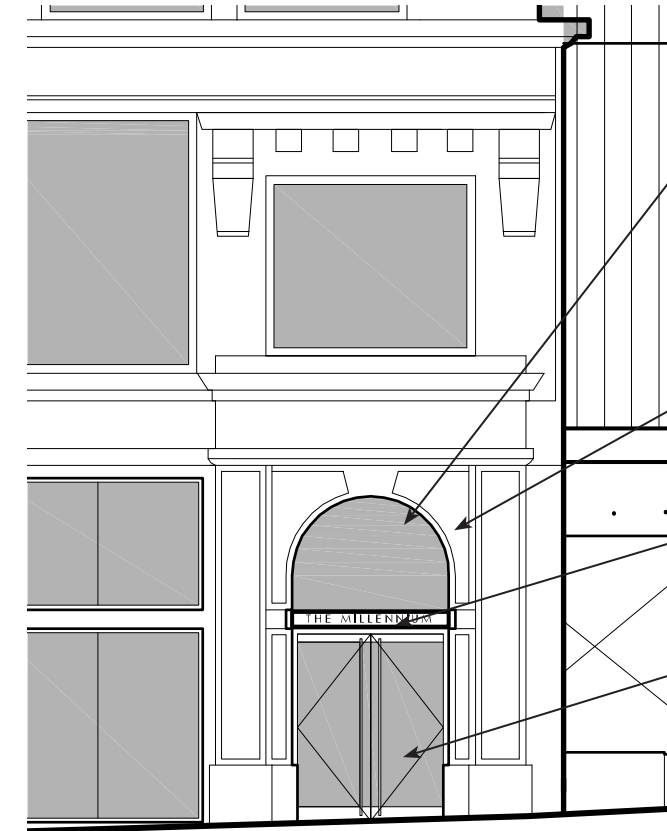


Third Street Facade, 1906

Existing Arched Entry



View of existing arched entry at Third Street



Proposed storefront with new doors

The existing entrance opening and ornament, including bronze door frame and arched transom frame at Third Street entrance, will be retained

New portal, surround to incorporate existing bronze door frame

New canopy with integrated signage and lighting

New glass entry doors

EAST & SOUTH
FACADES

Third Street Entry: The existing entry along Third Street will be retained. The arched entrance opening and ornament, including bronze door frame and arched transom frame, will be retained, cleaned, and protected.

Portal: The aluminum portal will be a contemporary interpretation of the architectural style of the building. It will match the storefronts in tone and will fill the existing opening. The portal will be set back from the historic pilasters and entablature and these historic features will remain.

Canopy: A new canopy will be installed at the Third Street entry. The proposed canopy will be approximately 8'-6" in height and held away from the historic pilasters on either side. The canopy will be approximately 7'-6" wide and 12" to 18" in depth and will extend approximately 4' from the face of the building. The canopy will be contemporary in design and distinguished from the historic fabric of the building. It will be simple in detail so that it will not diminish the historic character of the building.

EAST AND SOUTH FACADES

NEW WINDOWS AT UPPER FLOORS



Original windows were simple single lite wood windows



Typical Existing Windows

Original and Existing Windows

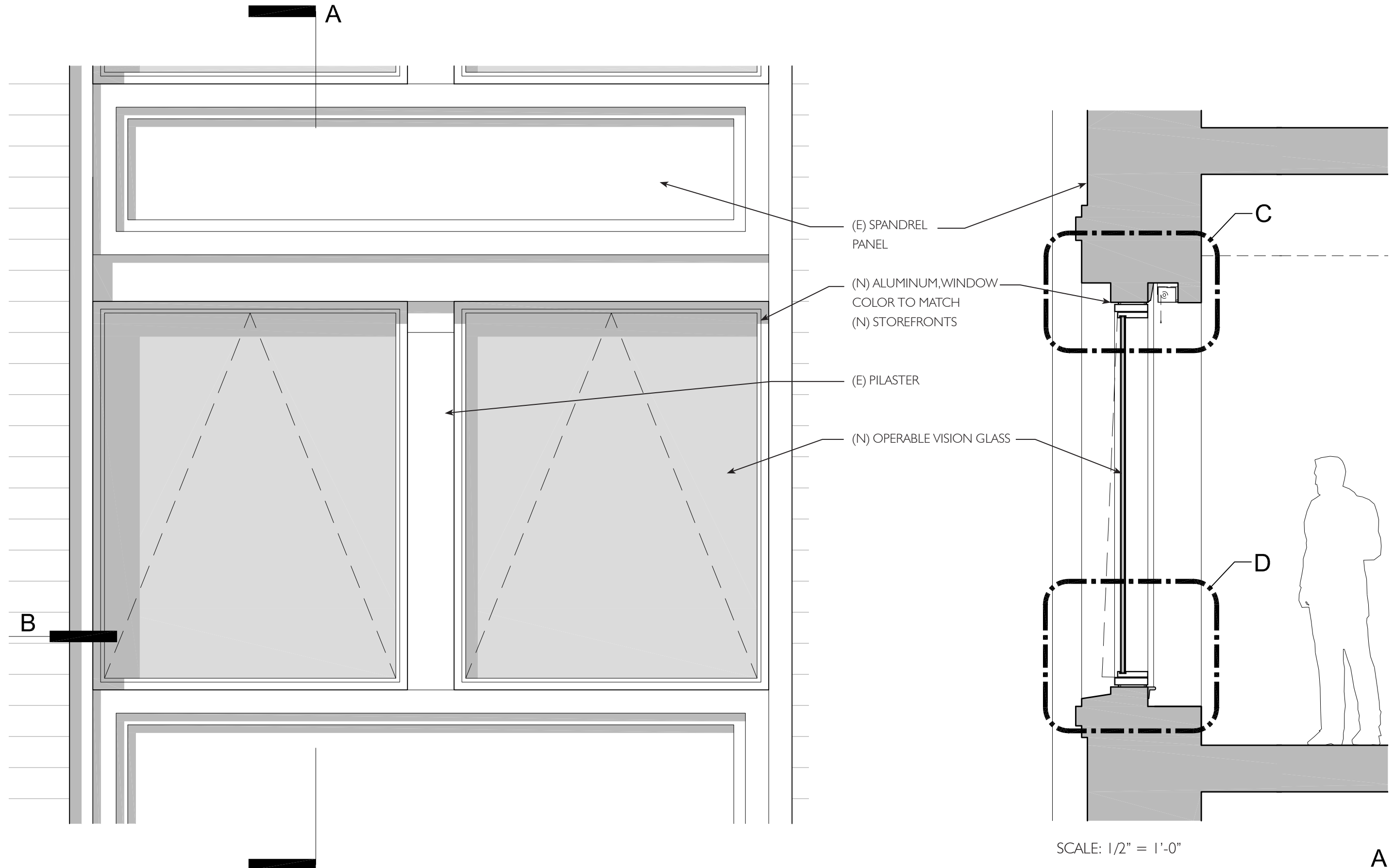
The original windows at the upper floors were simple, single lite windows, utilizing pivoted sash. The original windows were replaced with aluminum windows in 1979.

Proposed Windows

- Proposed windows will reference historic photographs and will have similar proportions to the stiles and rails in the historic windows.
- Proposed windows will be sized to match existing openings.
- The setback of the windows will be based on historic photographs.
- Color of the new windows will be similar to the color of the new storefronts.
- The windows will be operable.
- Interior wood trim will be retained or replaced in kind where it is too deteriorated.



Enlarged View of Typical Existing Windows



EAST & SOUTH
FACADES

B

A

C

D

(E) SPANDREL
PANEL

(N) ALUMINUM, WINDOW
COLOR TO MATCH
(N) STOREFRONTS

(E) PILASTER

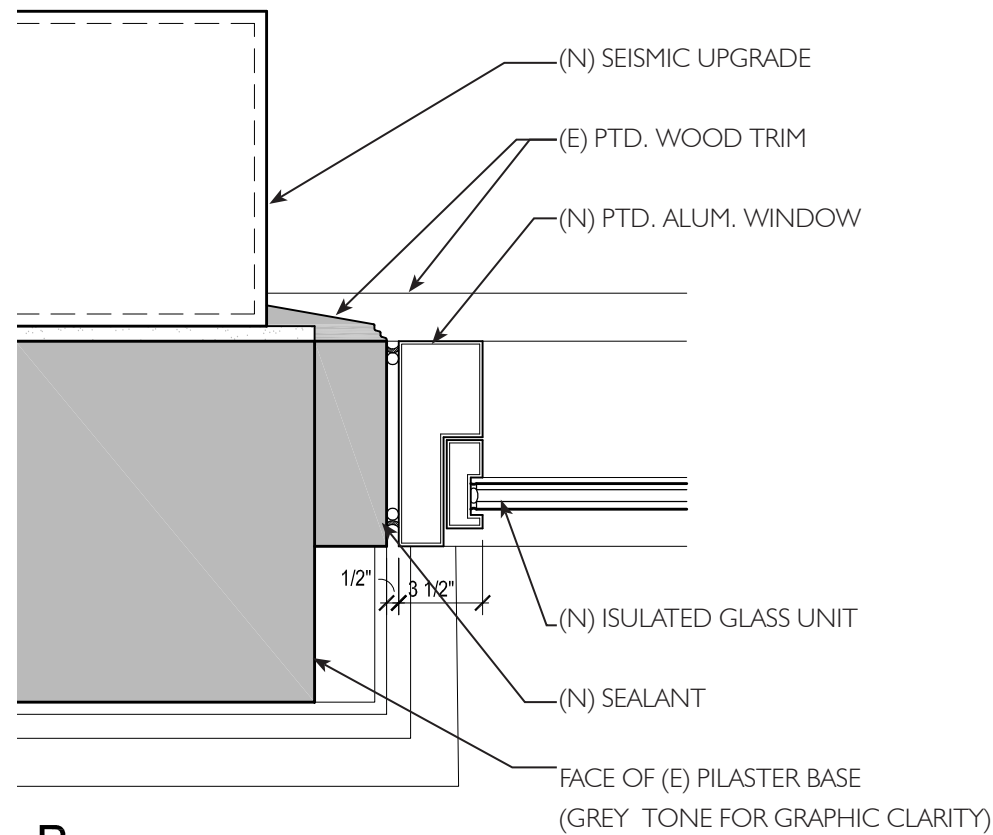
(N) OPERABLE VISION GLASS

SCALE: 1/2" = 1'-0"

A

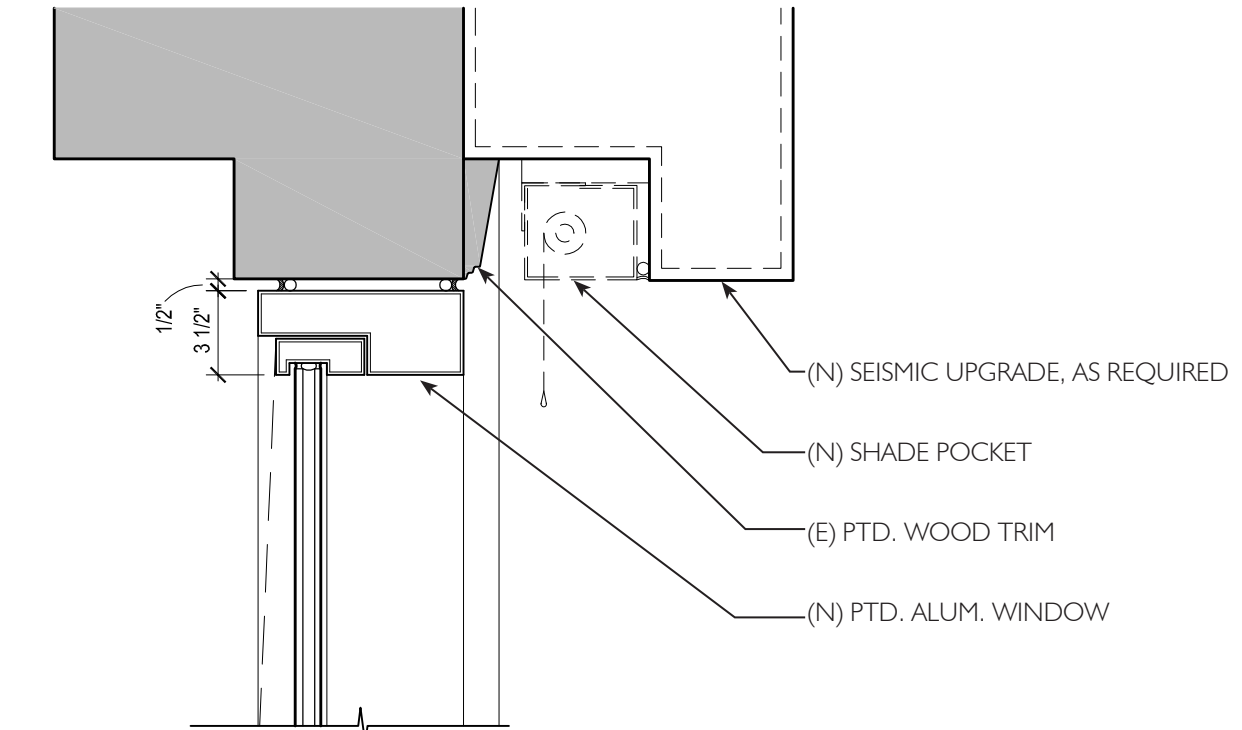
EAST AND SOUTH FACADES

NEW WINDOWS AT UPPER FLOORS

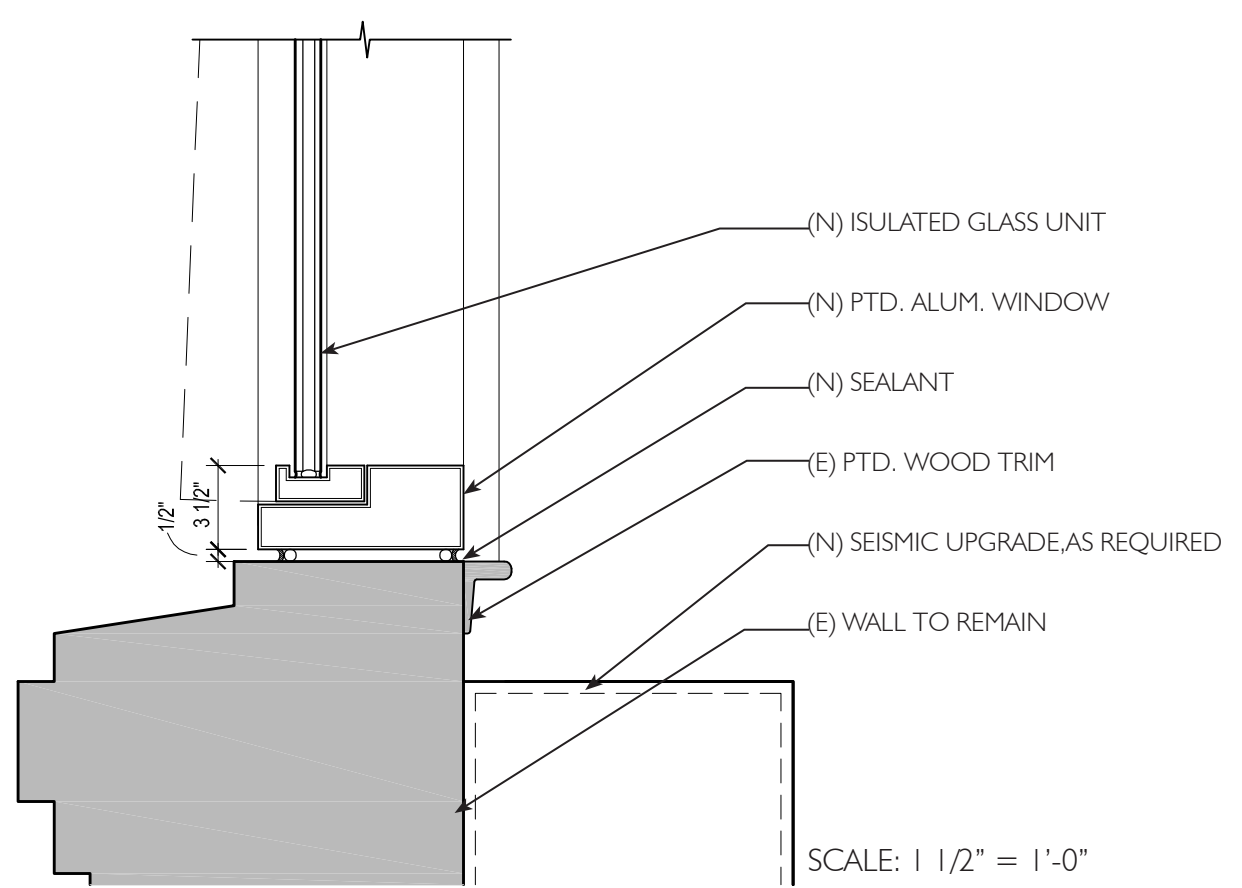


B
PLAN AT PILASTER

C
HEAD



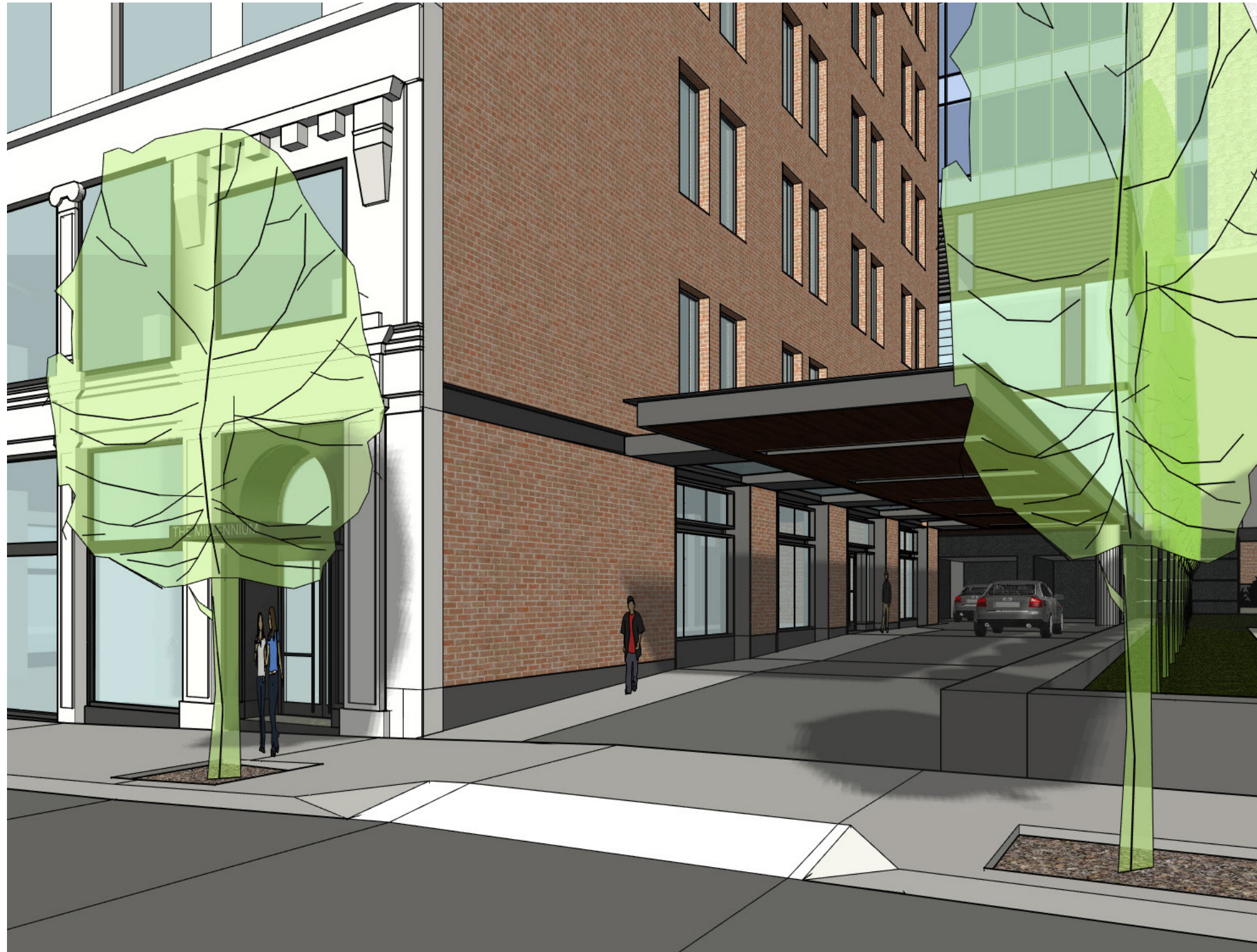
D
SILL



SCALE: 1 1/2" = 1'-0"

NORTH FACADE

MODIFICATIONS AT NORTH FACADE



Rehabilitation of the north facade will include the removal of the non-historic addition, existing windows, doors and grilles. Openings within the party wall will be patched utilizing salvaged brick or replacement brick to match the existing. The common red brick at the north wall will be inspected, repaired, cleaned, and repointed.

New selective openings will be made within the existing wall for exterior windows to bring natural light and ventilation into new residential or office and museum spaces, for mechanical openings as may be required, and for ground floor entry and circulation functions. Approximately 70% of the existing wall area will be retained. New openings above the ground level will be organized in a regular pattern that is compatible with the building and will be set back approximately 14'-5" from the northeast corner at floors 4-10, and approximately 27' at floors 1-3. The new metal framed windows will be expressed as simple punched openings.

New metal framed transparent storefront openings and a metal canopy will be added at the ground level to encourage pedestrian activity and connections to the ground floor program. The new storefront framing will be similar to that on east and south facades in material, divisions, frame profile and depth. The new metal framed canopy above the new storefronts will provide a pedestrian scale. A recessed horizontal metal channel at the ground floor canopy level will be added and will extend to and align with the east façade cornice datum line and serve to integrate the new canopy.

NORTH
FACADE

NORTH FACADE

IMAGES OF EXISTING CONDITIONS



Existing north facade



Addition at north facade

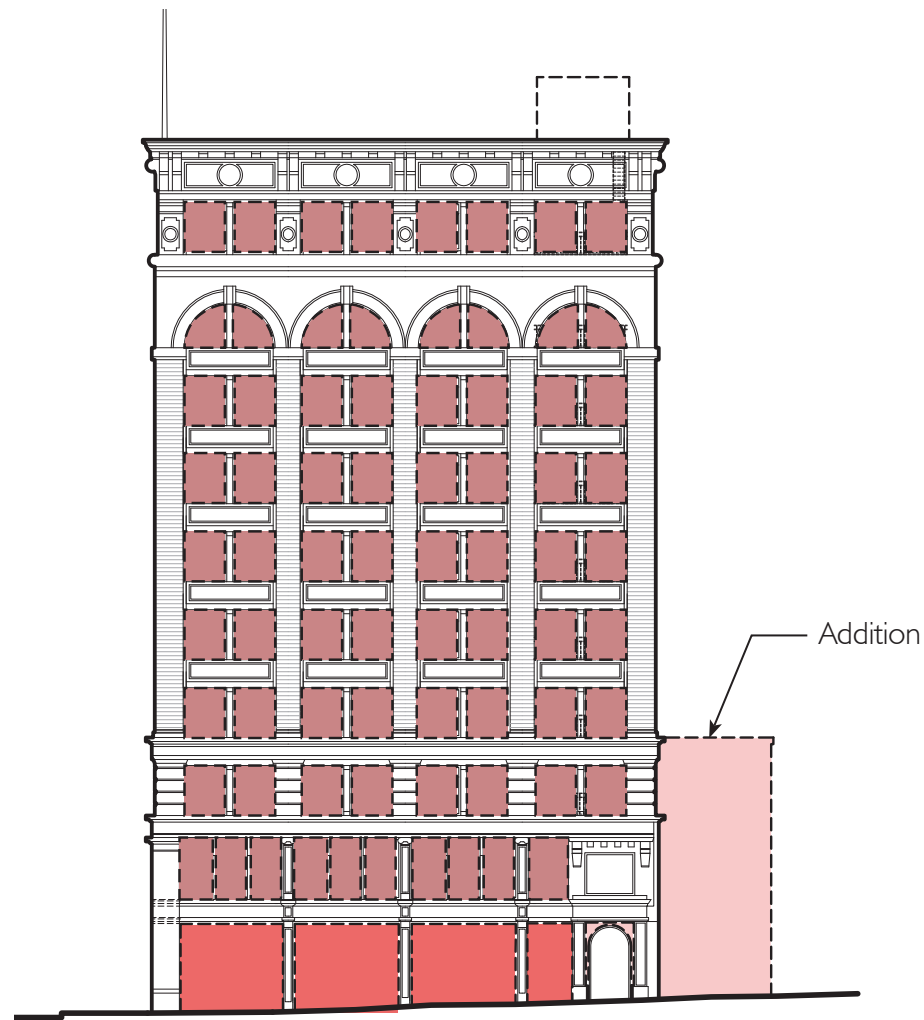


View of upper portion of north facade

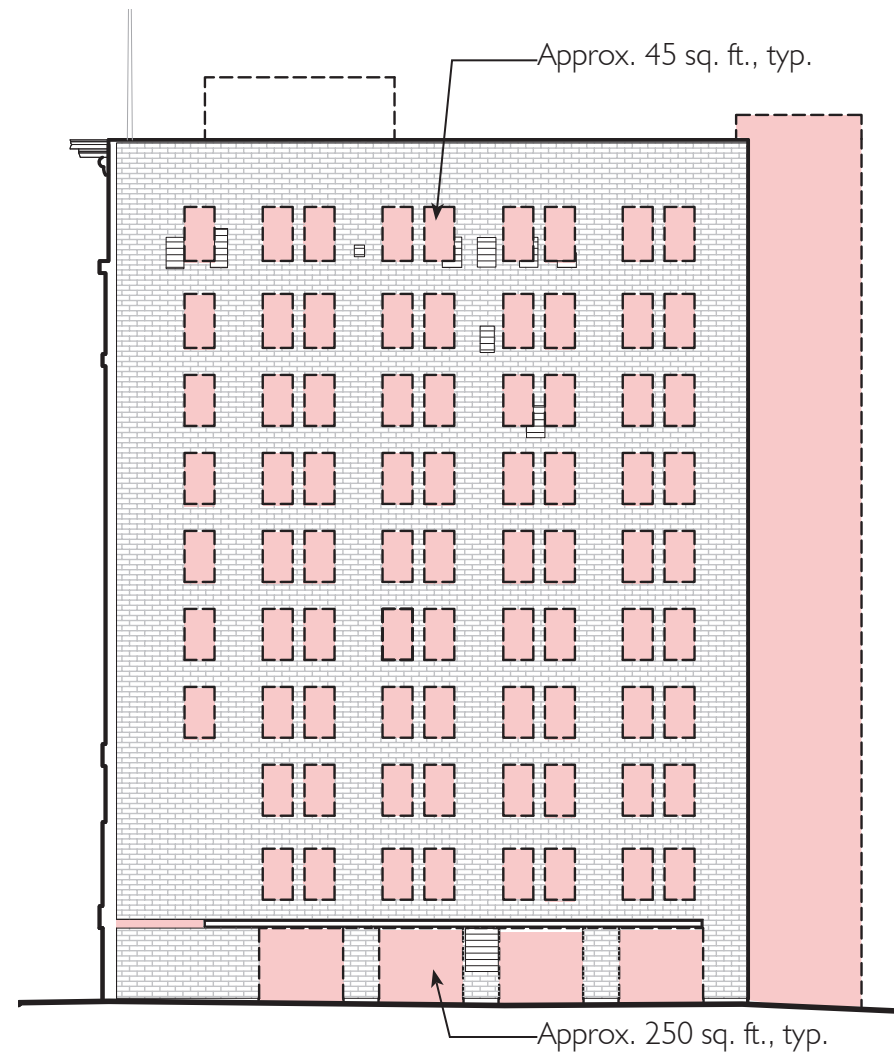


Ground level view of non-historic addition at north facade

NORTH FACADE

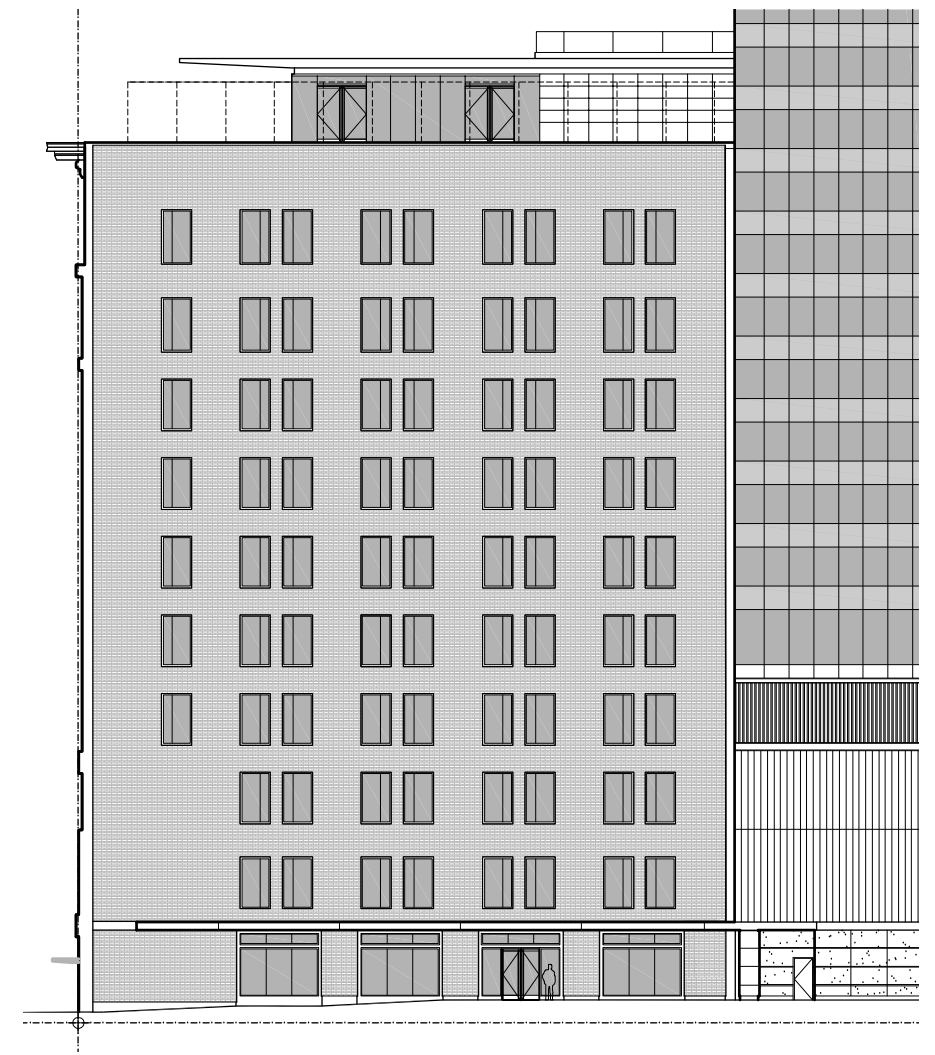


Third Street elevator (east facade) showing addition at north facade to be removed



Proposed openings at north facade (areas in pink will be removed to make way for new openings). The windows will be approximately 5'x9" (45 sq. ft.) and the storefront openings will be approximately 12'x16' (250 sq. ft.).

Proposed north openings will be approximately 30% of the north facade. Total north facade area is approximately 15,420.



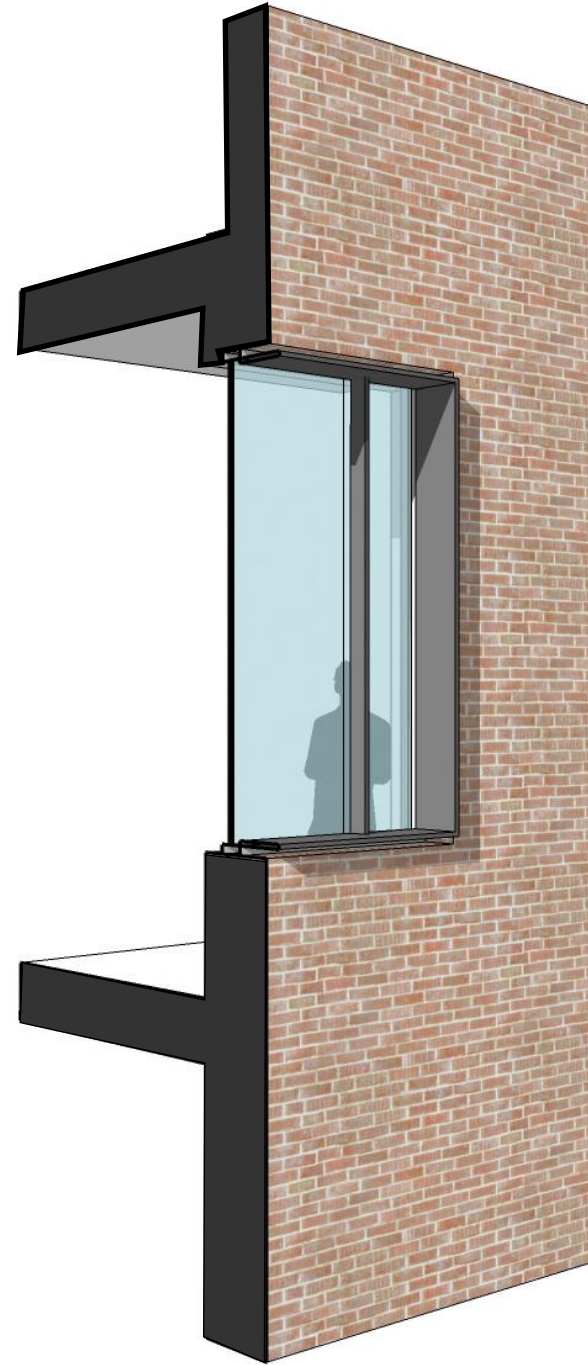
Proposed north facade

NORTH FACADE

NORTH FACADE WINDOWS



Rendering of proposed window at north facade



Detail section of proposed window at the north facade

Proposed windows at the north facade:

The new windows will be compatible in size, fenestration pattern, material, and organization. They will be distinguished from the original fabric of the building through the use of contemporary detailing.



Proposed Scope for the west facade includes:

- The demolition of the 10-story non-historic addition. After demolition of the addition, unused openings within the party wall will be patched, utilizing salvaged brick that is removed for new openings.
- Common red brick west wall will be inspected, repaired, cleaned, repointed, and seismically upgraded as required. Salvaged bricks will be used in areas where brick needs to be replaced.
- New selective openings for interior circulation will be made within the existing brick party wall for museum, residential or office, MEP and ground floor uses as required.
- A new tower will be built adjacent to the Aronson Building. The new tower volume will be set back from southern edge with a return of approximately 6' from southwest corner to expose the existing west brick wall and allow the two buildings to be expressed independently. This will also allow the existing cornice to complete itself at the southwest building corner.
- Tower massing will consist of a series of planes detailed with glass, masonry, and metal to integrate with and reflect the materials of the adjacent turn of the century architecture of the Aronson Building. The new tower design will use a modern, sculptural vocabulary of materials, detailing, and proportion to provide texture and surface variation that is distinct, yet compatible with the historic Aronson Building's facade bays and horizontal and vertical divisions. Colors and tones of new tower materials will be carefully selected to be distinct but complementary to the existing Aronson Building.
- The east facade of tower volume will cantilever approximately 7' over the existing Aronson Building and be set back approximately 15' from the south facade of Aronson Building.

WEST FACADE

WEST FACADE

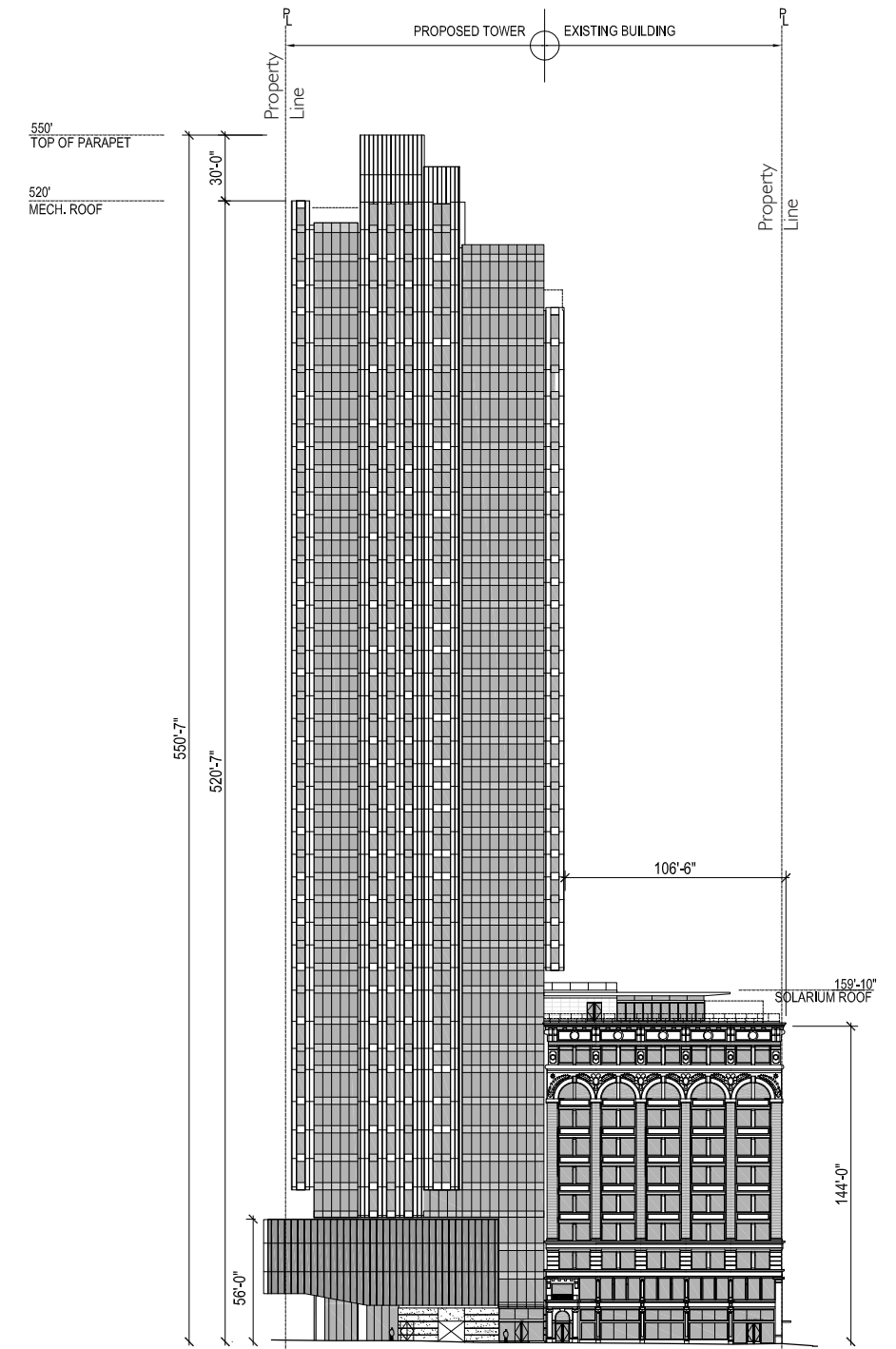
EXISTING CONDITIONS



Non-historic addition at west facade, view from southwest

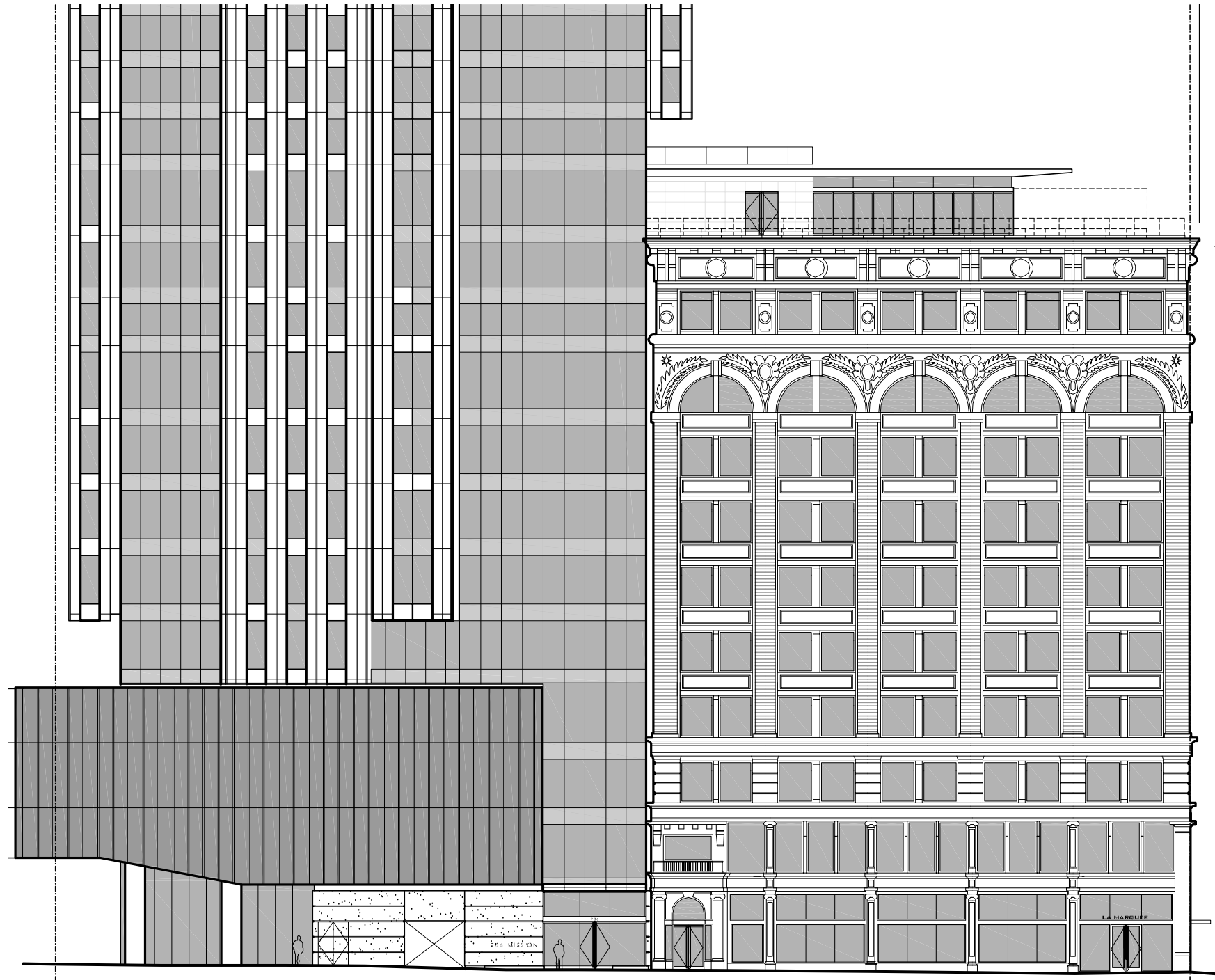


Non-historic addition at west facade, view from northwest



South Elevation with new tower (Note: For graphic purposes south elevation is shown since west elevation of Aronson Building will be obscured.)

WEST FACADE



Proposed south elevation, enlarged view

- Placing The Mexican Museum at the base of the building is intended to integrate and complete the surrounding Yerba Buena arts district and gardens, with unique massing distinguished from the tower. The base of the building will cantilever slightly over Jessie Square at the 2nd and 3rd floors to visually draw pedestrians in as an extension of the plaza, and to complete the eastern edge of Jessie Square. Museum interior space will span across both new and existing buildings at the 2nd and 3rd floors, with ground floor entry within the new tower base. Museum interior space may also include all or a portion of the 1st floor Aronson Building, and/or portion of 4th floor tower for exterior terrace access and mechanical spaces.
- New exterior and interior connections between the tower and existing Aronson Building will be established for programmatic and structural requirements, while still maintaining a visual separation between the buildings.
- There are two proposed approaches to seismic work for the Aronson Building. With the first approach, the proposed tower and the Aronson building would be seismically independent and separated by a seismic joint with an air space in between the two buildings. Another approach to the seismic upgrade of the Aronson Building would be to laterally connect the Aronson Building into the new tower at all floor and roof levels and allow the buildings to move together during a seismic event. Neither the seismic joint approach nor the seismically interconnected approach would result in any exterior visual impacts to the Aronson Building. No character-defining features of the Aronson Building would be removed with either seismic upgrade approach. Using either approach, the Project would retain and preserve character-defining features of the Aronson Building.

Note: For graphic purposes, the south elevation is shown since the west elevation will be obscured by the new construction.

WEST FACADE

WEST FACADE

INTERFACE BETWEEN THE ARONSON BUILDING AND TOWER



View looking northeast

The new tower will be set back six feet from the face of the Aronson Building, allowing the Aronson Building to be conveyed as a separate building.

WEST FACADE

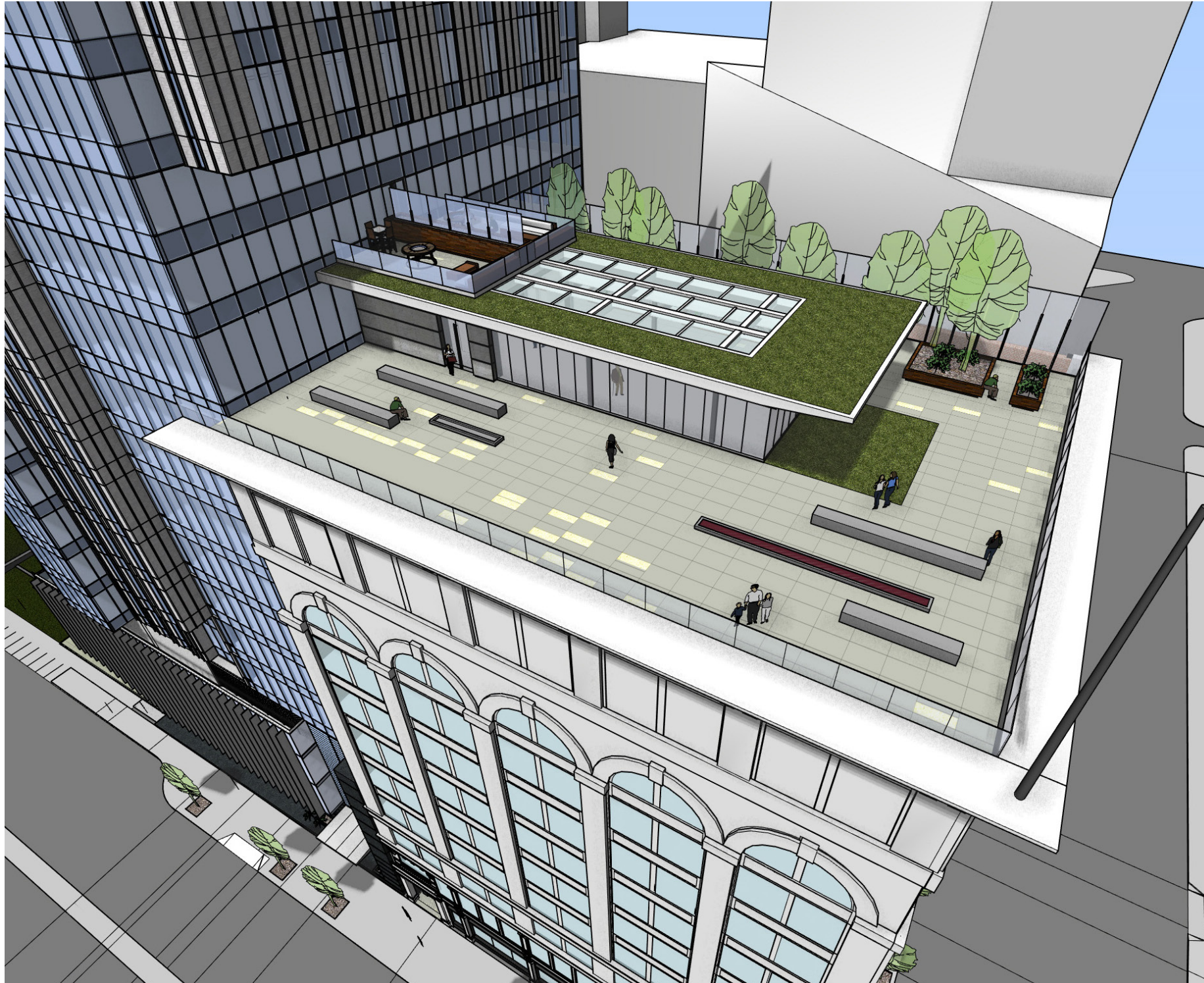
INTERFACE BETWEEN THE ARONSON BUILDING AND TOWER



EAST & SOUTH
FACADES

View looking northwest

ROOF GARDEN AND SOLARIUM

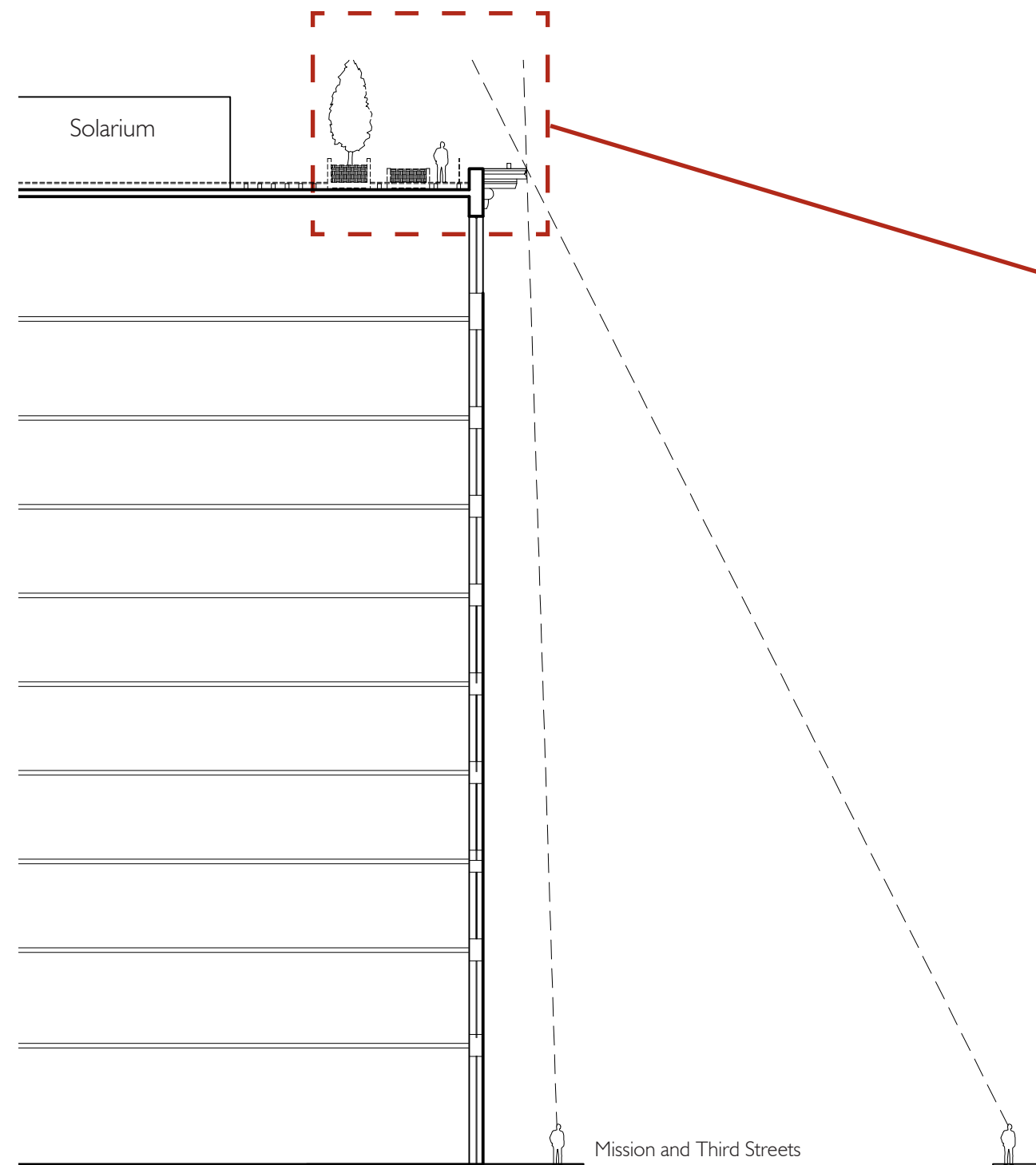


The Aronson Building roof will be rehabilitated to function as a residential amenity outdoor terrace/roof garden for the adjacent new tower. The existing roofing material will be removed and the roof structure will be selectively demolished. A new structural roof diaphragm will provide a seismic upgrade and support required for the exterior cornice, parapet anchorage, landscaped roof terrace, and new solarium will be installed.

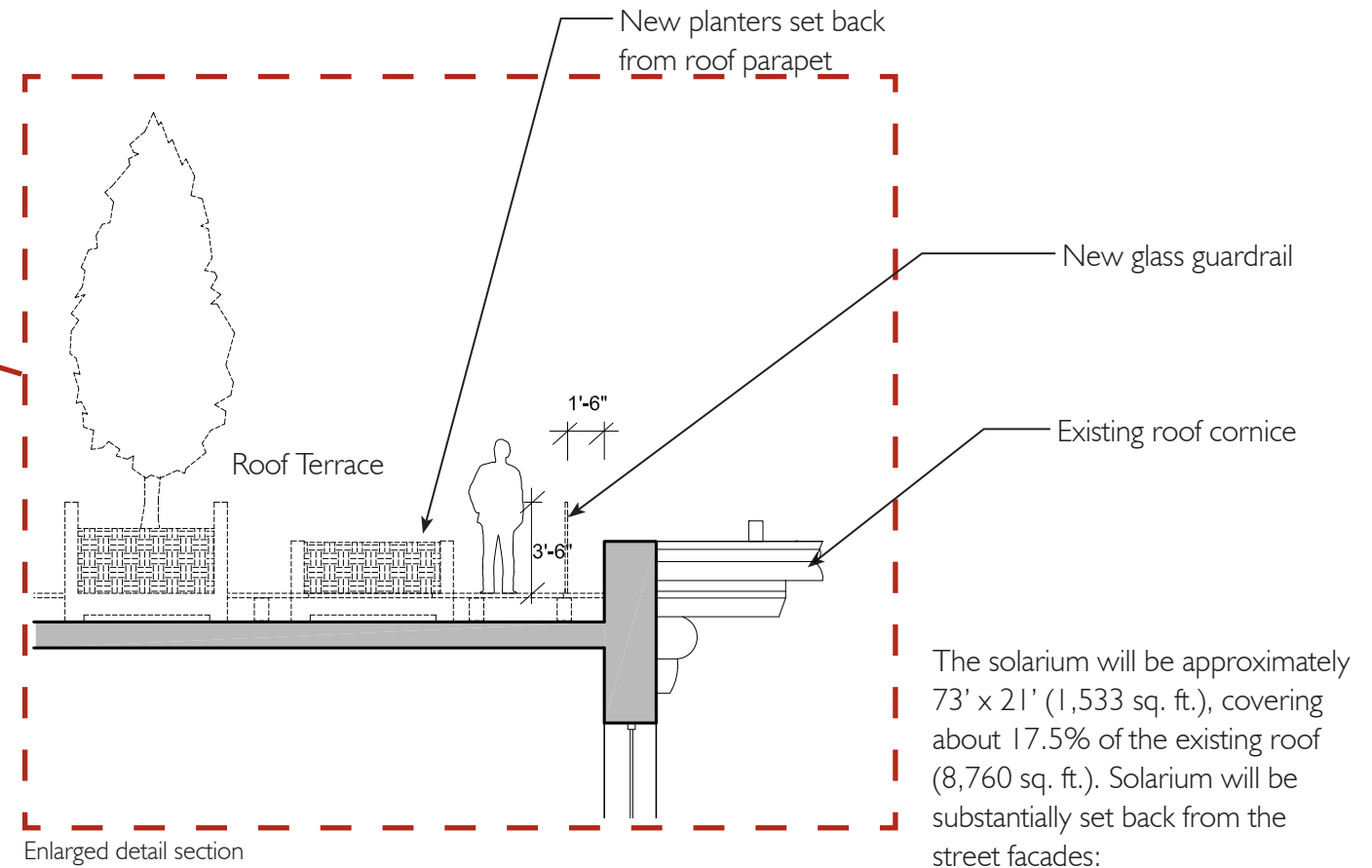
New transparent glass perimeter railings/windscreens will be set back from the existing parapet edge and cornice line. Roof elements, including architectural, landscape, and mechanical components, will be designed to ensure that they are not visually dominant from the sidewalk or street below.

A solarium structure will be substantially set back from existing cornice lines. The solarium will be comprised of glazing similar to that on the east and south storefronts in terms of material, divisions, frame profile and depth. The solarium will have exterior masonry and metal materials and colors complementary to the existing Aronson Building. The roof of the solarium will include both an area that is planted and a glass roof area. The roof will also include a small private outdoor terrace that will be used exclusively by the tower residents, not the commercial tenants. The existing wood flagpole will be retained and rehabilitated.

ROOFTOP GARDEN AND SOLARIUM



Site line study of elements on roof



Enlarged detail section

The solarium will be approximately 73' x 21' (1,533 sq. ft.), covering about 17.5% of the existing roof (8,760 sq. ft.). Solarium will be substantially set back from the street facades:



Existing roof

Third Street: Solarium will be set back approximately 23' from the face of the building.

Mission Street: Solarium will be set back approximately 27' from the face of the building.

North Facade: Solarium will be set back approximately 21' from the face of the building.

ROOF GARDEN AND SOLARIUM



VIEW OF NORTH FACADE ACROSS FROM THIRD STREET

EXTERIOR REPAIRS



The exterior facades of the Aronson Building will be rehabilitated in a manner that is consistent with the December 2010 Historic Structures Report by Page & Turnbull. Historic features to be repaired and rehabilitated include:

- The Colusa sandstone entablatures and piers will be retained. Existing paint and any unsound material will be removed. The existing substrate, anchorage, and reinforcing will be assessed and repaired as required. Units will be reinforced and patched. Material will be replaced in kind or with a compatible substitute material where damage is severe and beyond repair.
- Buff colored glazed terra cotta brick and giant order, buff-colored glazed terra cotta brick pilasters with terra cotta capitals at the 4th through 8th stories will be retained. The terra cotta will be cleaned and identified spalls will be reinforced and patched. Where damage is severe and beyond repair it will be replaced in kind or with a substitute material as appropriate. Cracked units and substrates will be stabilized and repointed as needed.
- Terra cotta brick spandrel panels, headers at the 4th through 8th stories, and terra cotta ornament at the 9th and 10th stories, including archivolt moldings, remaining keystones, egg-and-dart molding, spandrel bas relief ornament, banded bay leaf garland, pilasters, wall panels, and olive leaf swags will be retained and cleaned. Identified spalls will be reinforced and patched. Where damage is severe and beyond repair it will be replaced in kind or with a substitute material as appropriate. Cracked units and substrates will be stabilized and repointed as needed.
- Architectural cast iron elements will be retained. Failing and deteriorated paint will be removed and missing cast iron elements, such as scroll capitals along Third Street, will be replaced with an acceptable substitute material. Where damage is severe and beyond repair it will be replaced in kind or with a substitute material as appropriate. All elements will be repainted.
- Massive sheet metal entablature with paired scrolled brackets, block modillions and architectural sheet metal cornice will be retained. Failing paint, rust and corrosion will be removed, and all elements repainted. Cornice openings where fire escape is removed will be repaired; the cornice at southwest corner of building that was removed for the west annex addition will be repaired and/or replaced as required to complete the original return at the roofline.
- New exterior paint and coating colors will be carefully selected to either closely match the existing historic materials, e.g. south and east facades above the 2nd floor, or to be complementary to existing building facades. Elements that will be painted include the cast iron pilasters. Coatings applied to the Colusa sandstone will match original color. Where the terra cotta has spalled, it will be patched to match the original finish. The proposed storefront color will be a deep earthtone, with surrounding base elements slightly lighter to anchor the base of the building.

EXISTING REPAIRS

TERRA COTTA



View of temporary terra cotta repair

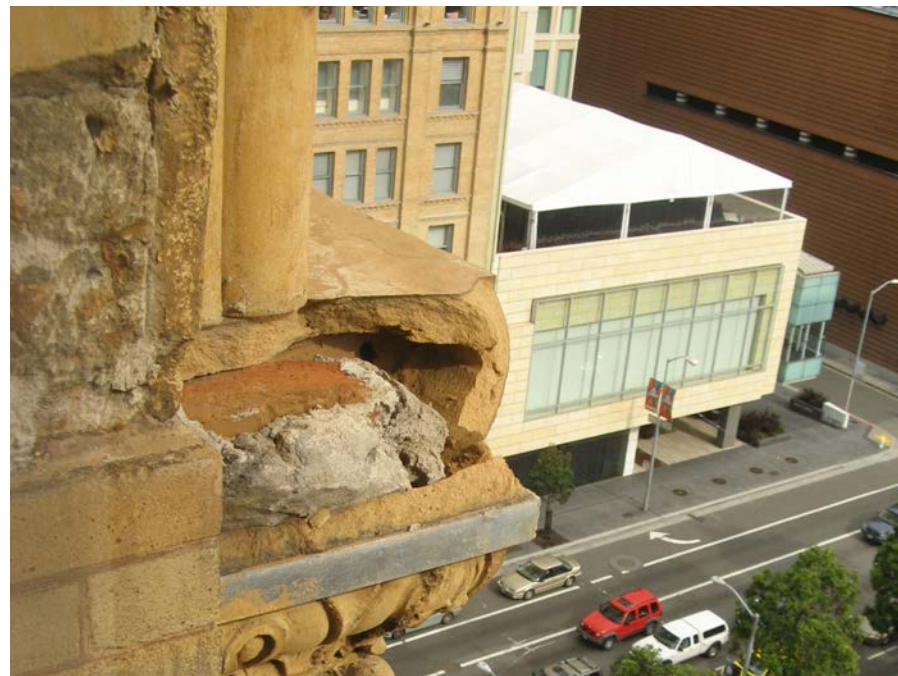
COLUSA SANDSTONE



View of deteriorated colusa sandstone



View of deteriorated colusa sandstone



View of terra cotta feature to be repaired



View of deteriorated colusa sandstone



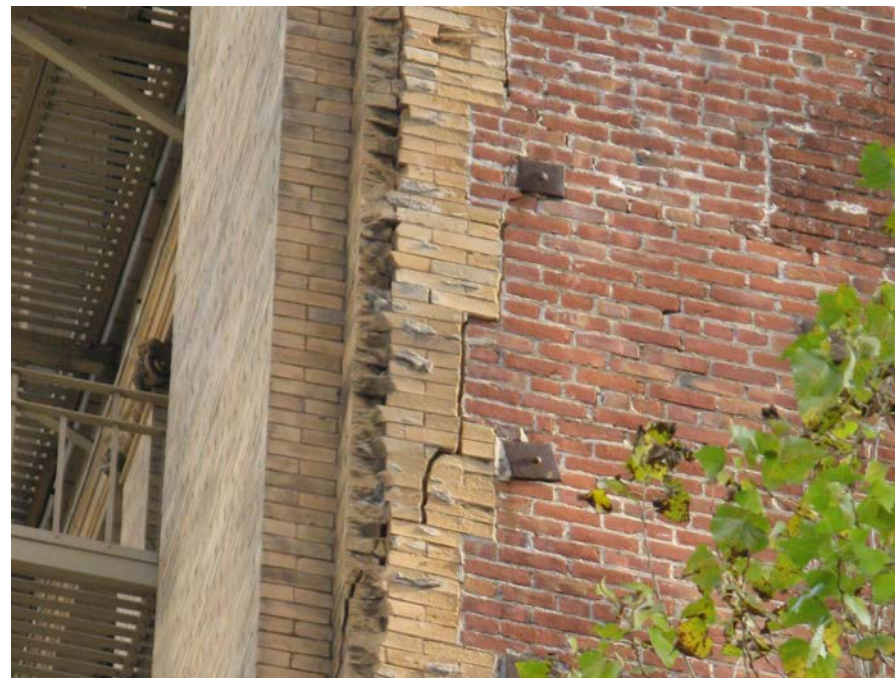
View of deteriorated colusa sandstone

EXTERIOR REPAIRS

BRICK



View of brick area to be repaired



View of brick with cracking

PILASTERS

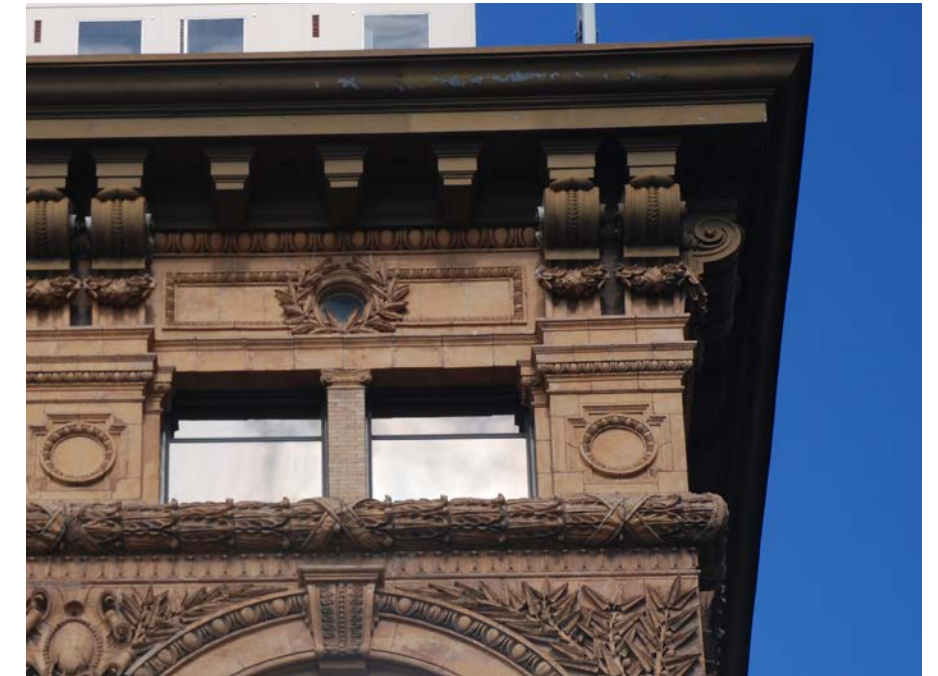


View of pilaster to be repaired



View of pilaster to be repaired

SHEET METAL CORNICE AND FIRE ESCAPES



View of sheet metal cornice to be repaired

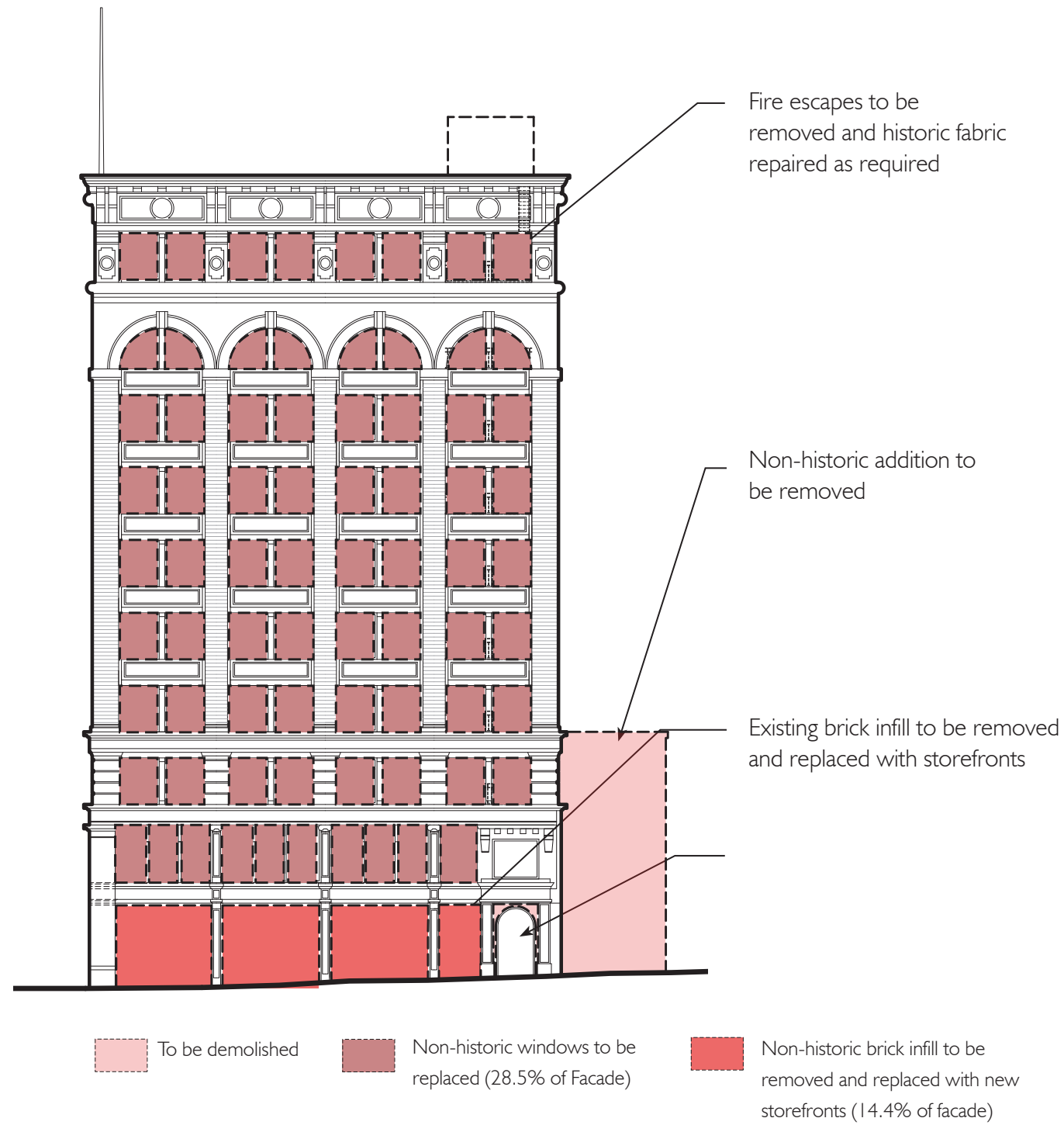


View of area where fire escapes will be removed, sheet metal cornice to be repaired

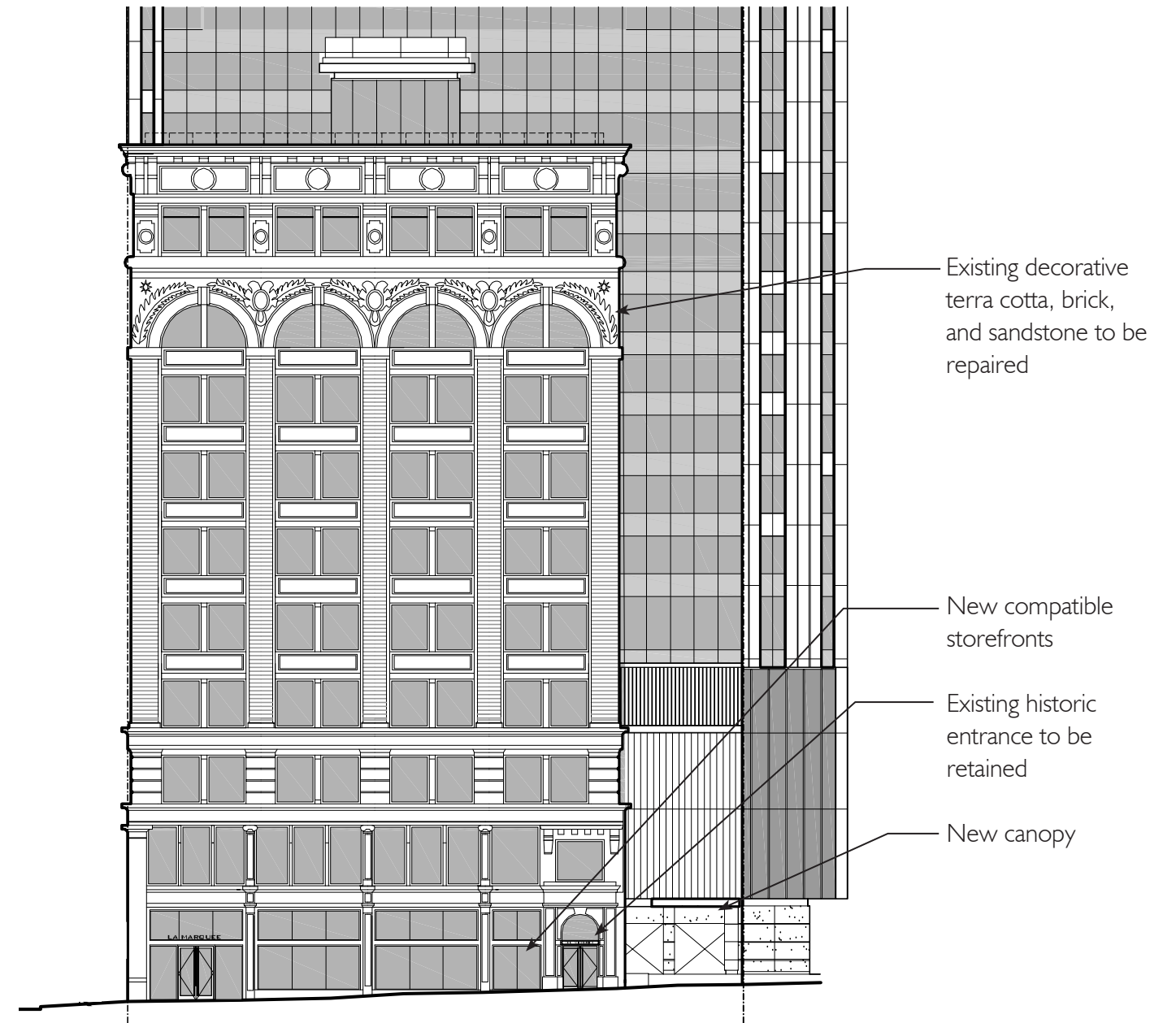
EXTERIOR REPAIRS

ELEVATIONS

EXISTING THIRD STREET ELEVATION

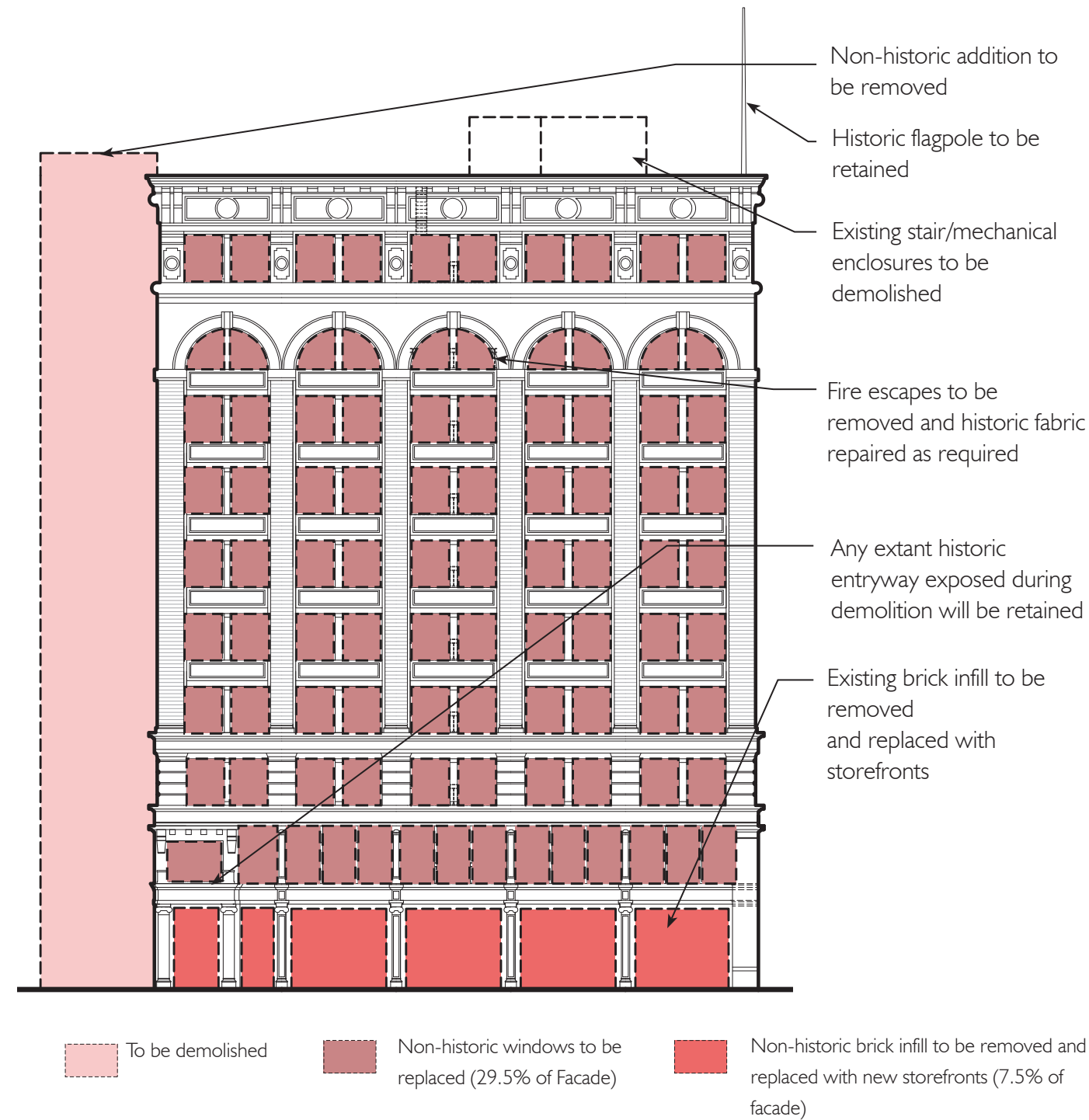


PROPOSED THIRD STREET ELEVATION

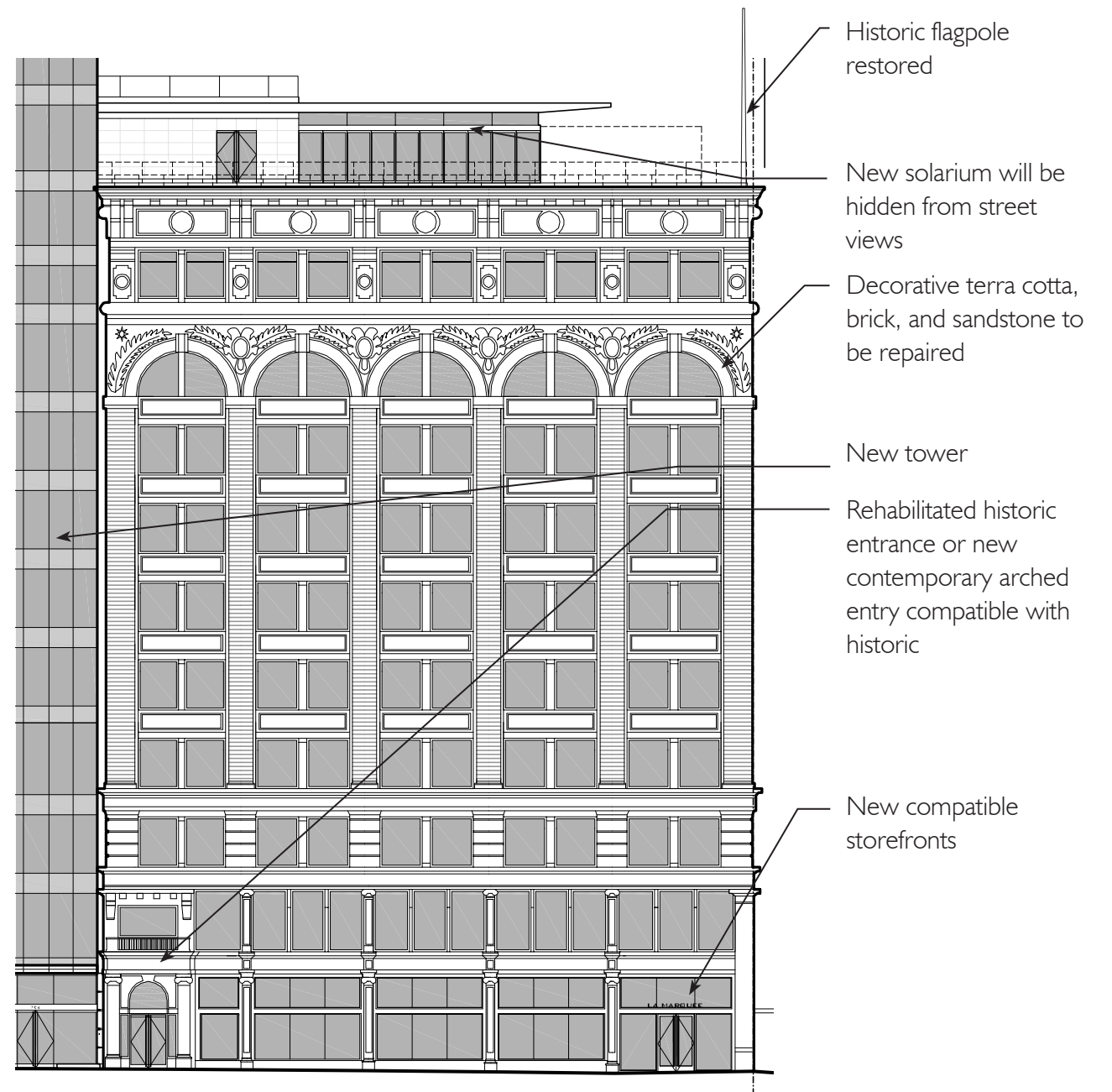


ELEVATIONS

EXISTING MISSION STREET ELEVATION

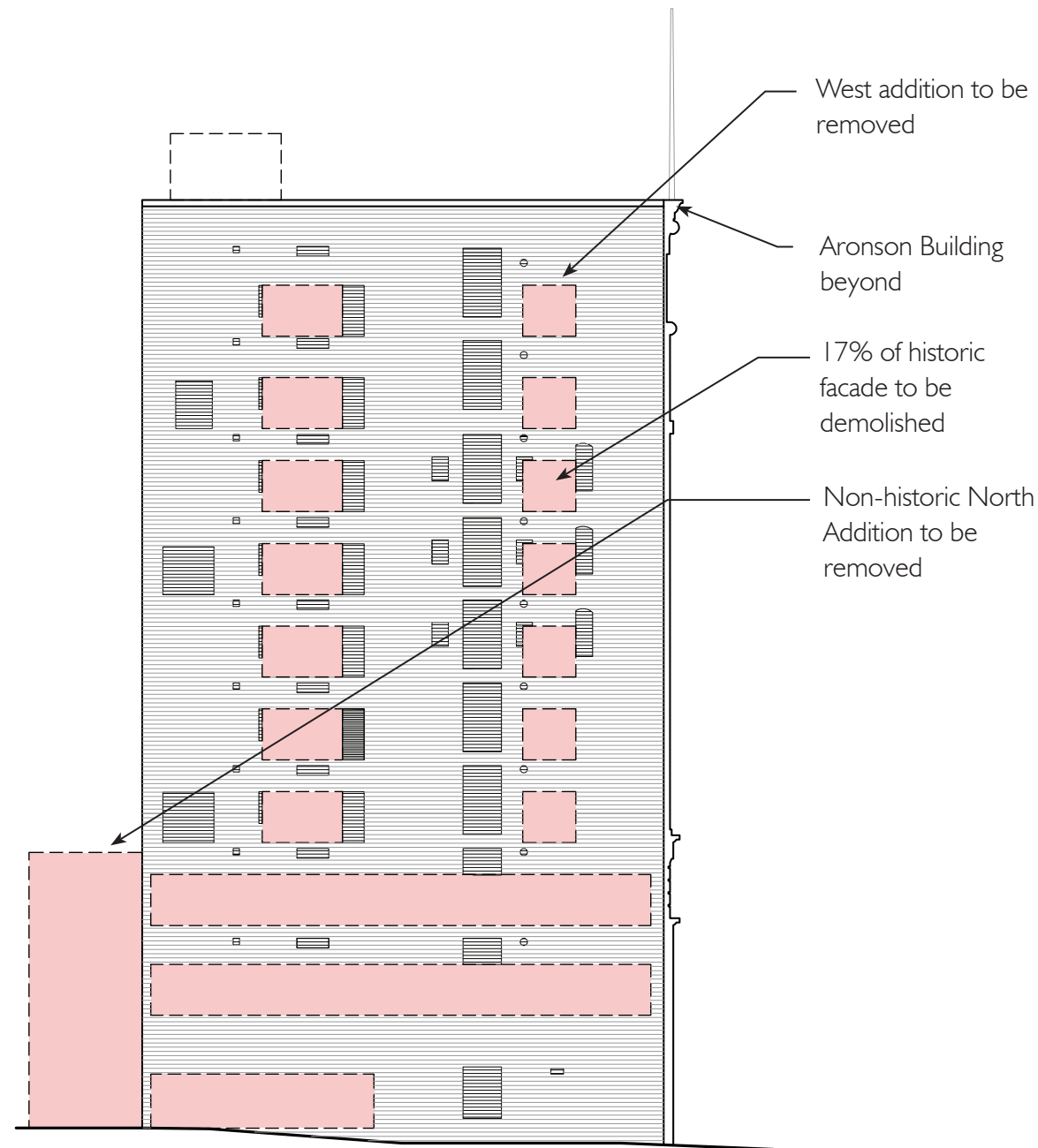


PROPOSED MISSION STREET ELEVATION



ELEVATIONS

EXISTING WEST WALL OF ARONSON BUILDING

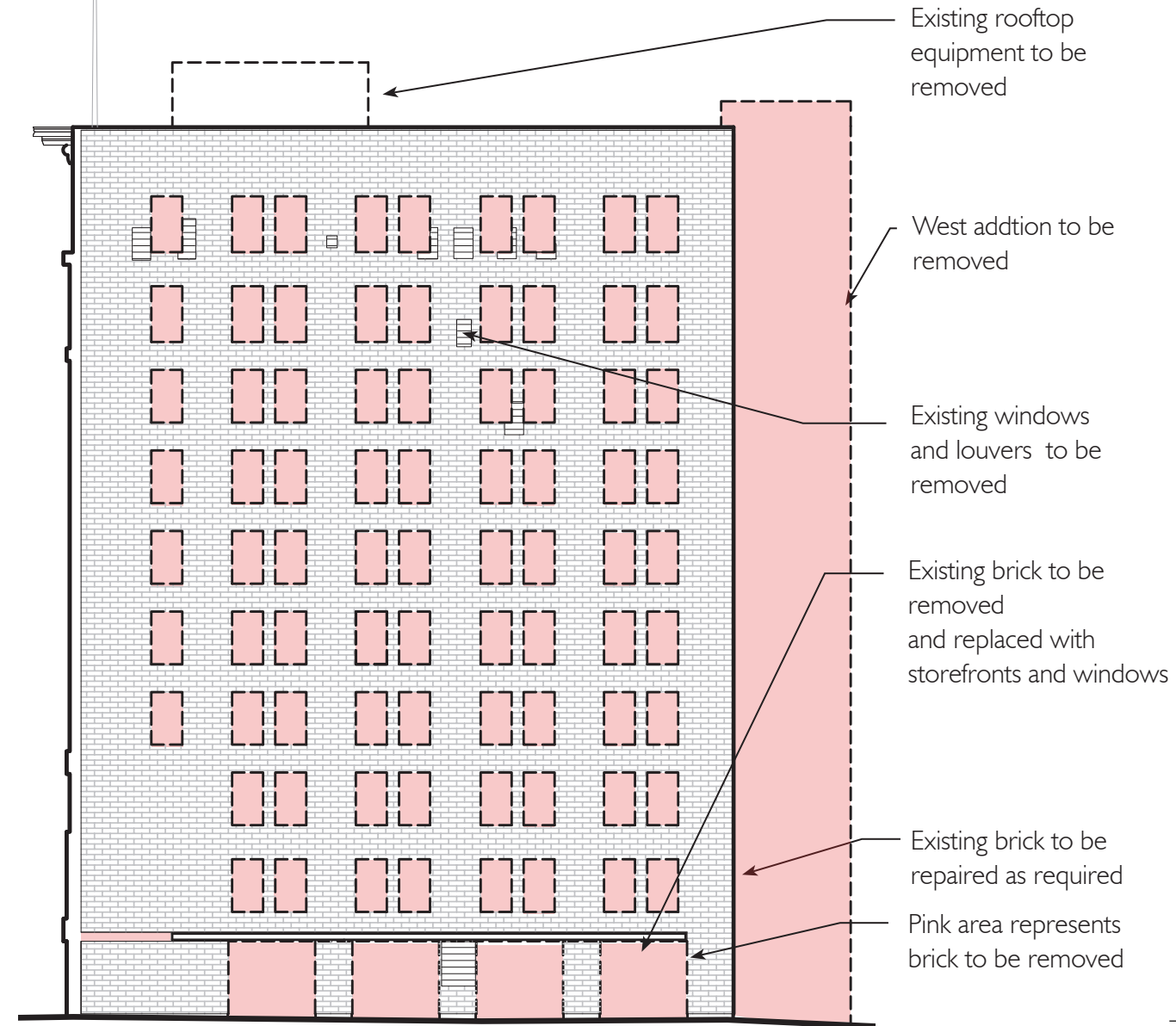


Note: West wall is currently hidden by the west brick brick addition.

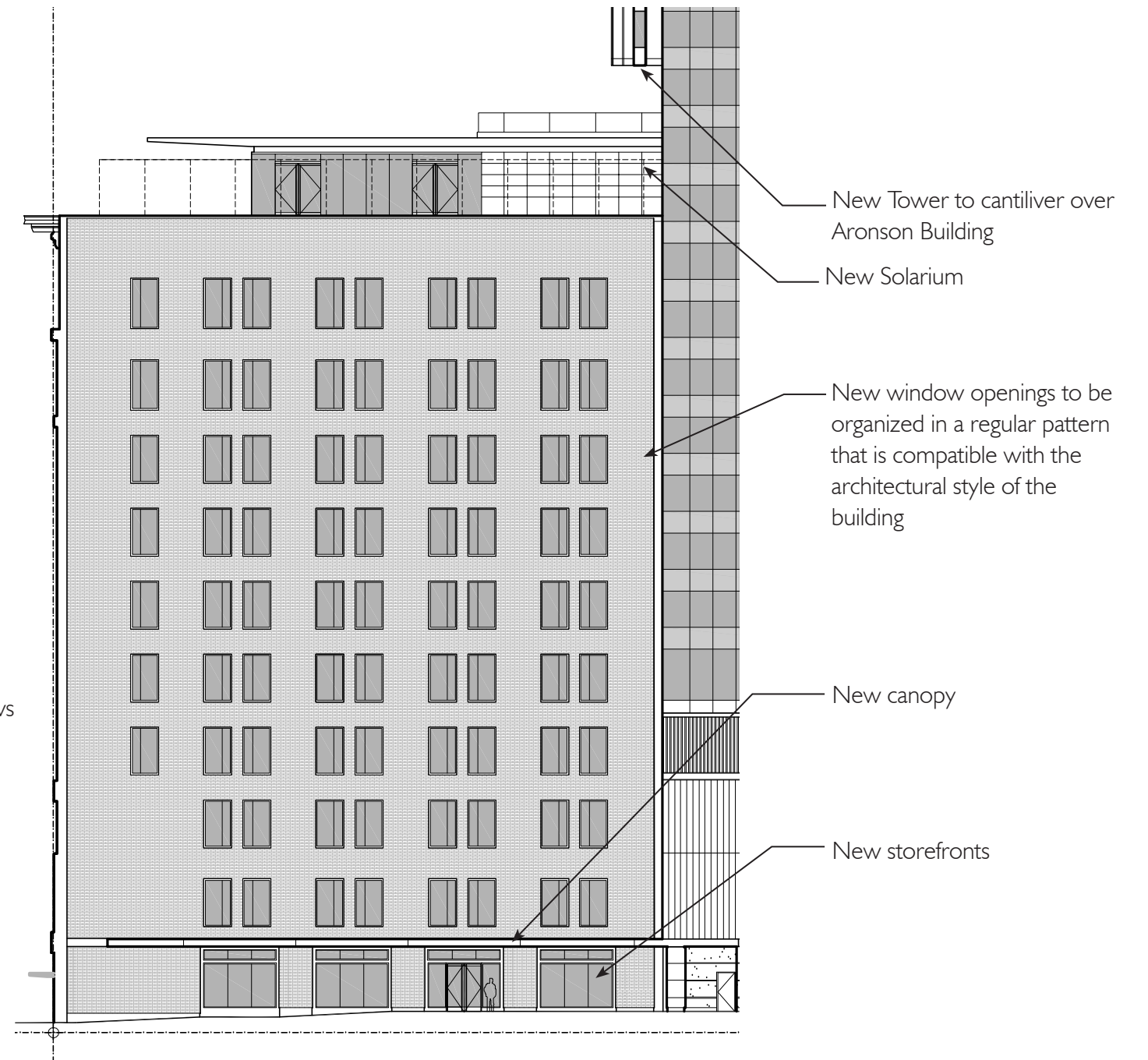
PROPOSED WEST ELEVATION



EXISTING NORTH STREET ELEVATION

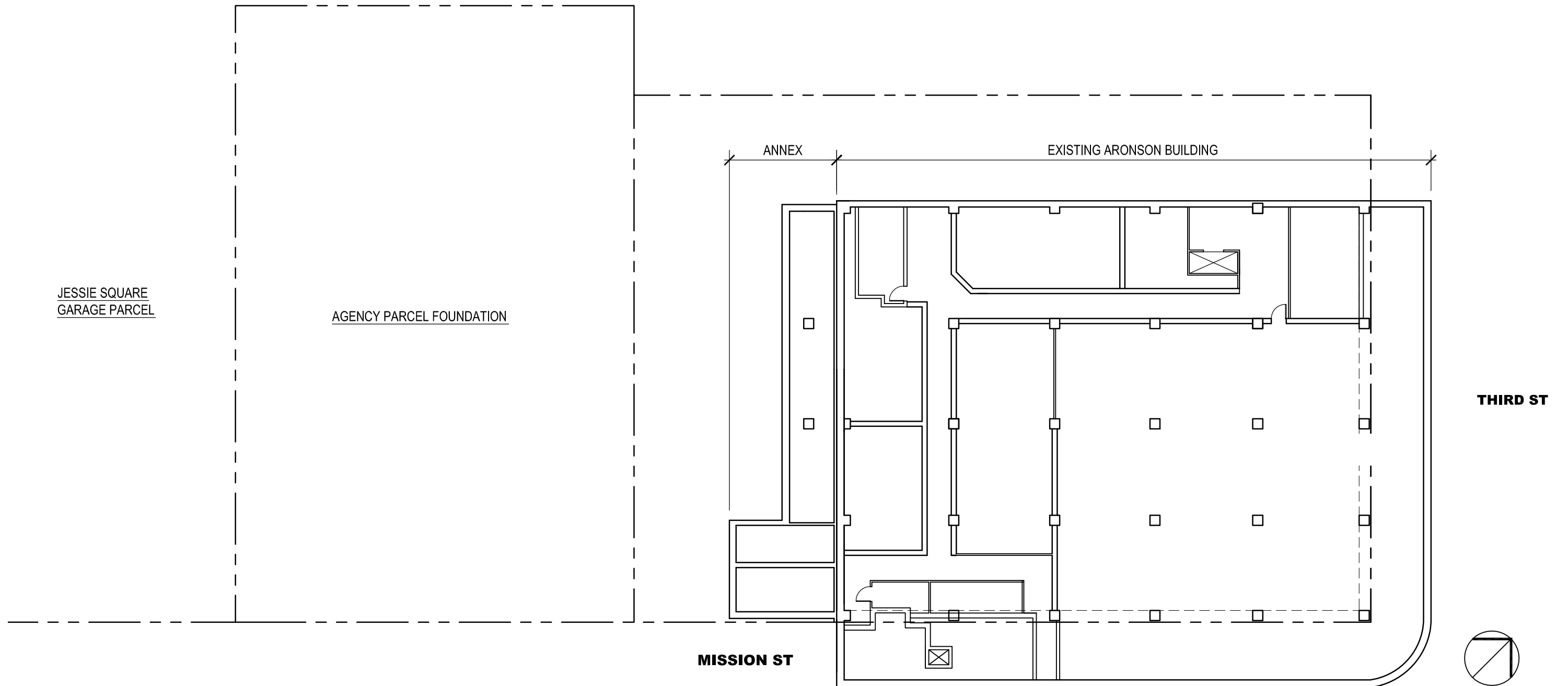


PROPOSED NORTH ELEVATION



ELEVATIONS

PLANS



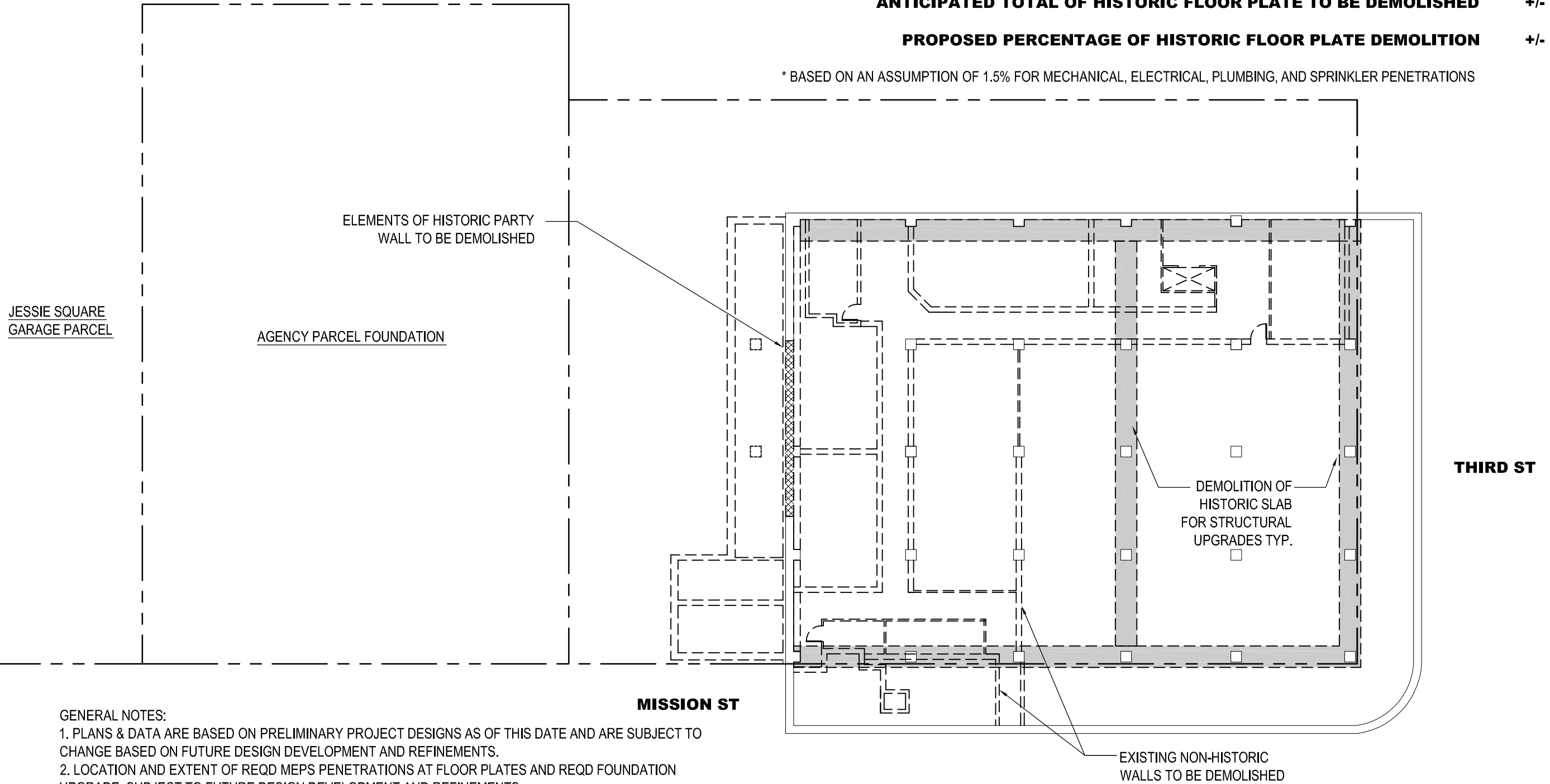
706 MISSION STREET - EXISTING BASEMENT PLAN

SEISMIC TIE APPROACH

The Aronson Building will be seismically upgraded by using one of two approaches, seismic tie or seismic joint. Using the seismic tie approach, the Aronson Building would be laterally connected to the new tower at all floor and roof levels and allow the buildings to move together during a seismic event. The Aronson Building would maintain its independent structural system for support of vertical (gravity) loads. In this scenario, the primary means of lateral resistance would be the shear wall system of the new tower, and seismic loads would be transferred from the Aronson Building to the new tower by means of structural drag strut elements at each floor.

TOTAL HISTORIC FLOOR PLATE AREA	+/- 11,368 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF ARCHITECTURAL ALTERATIONS	+/- 1435 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF MEPS* PENETRATIONS	+/- 163 SF
ANTICIPATED TOTAL OF HISTORIC FLOOR PLATE TO BE DEMOLISHED	+/- 1598 SF
PROPOSED PERCENTAGE OF HISTORIC FLOOR PLATE DEMOLITION	+/- 14%

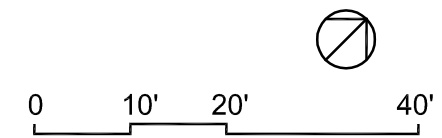
* BASED ON AN ASSUMPTION OF 1.5% FOR MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER PENETRATIONS



GENERAL NOTES:
 1. PLANS & DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS.
 2. LOCATION AND EXTENT OF REQD MEPS PENETRATIONS AT FLOOR PLATES AND REQD FOUNDATION UPGRADE SUBJECT TO FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

706 MISSION STREET - THE MEXICAN MUSEUM

**SEISMIC TIE APPROACH
 CONCEPTUAL BASEMENT DEMOLITION PLAN**



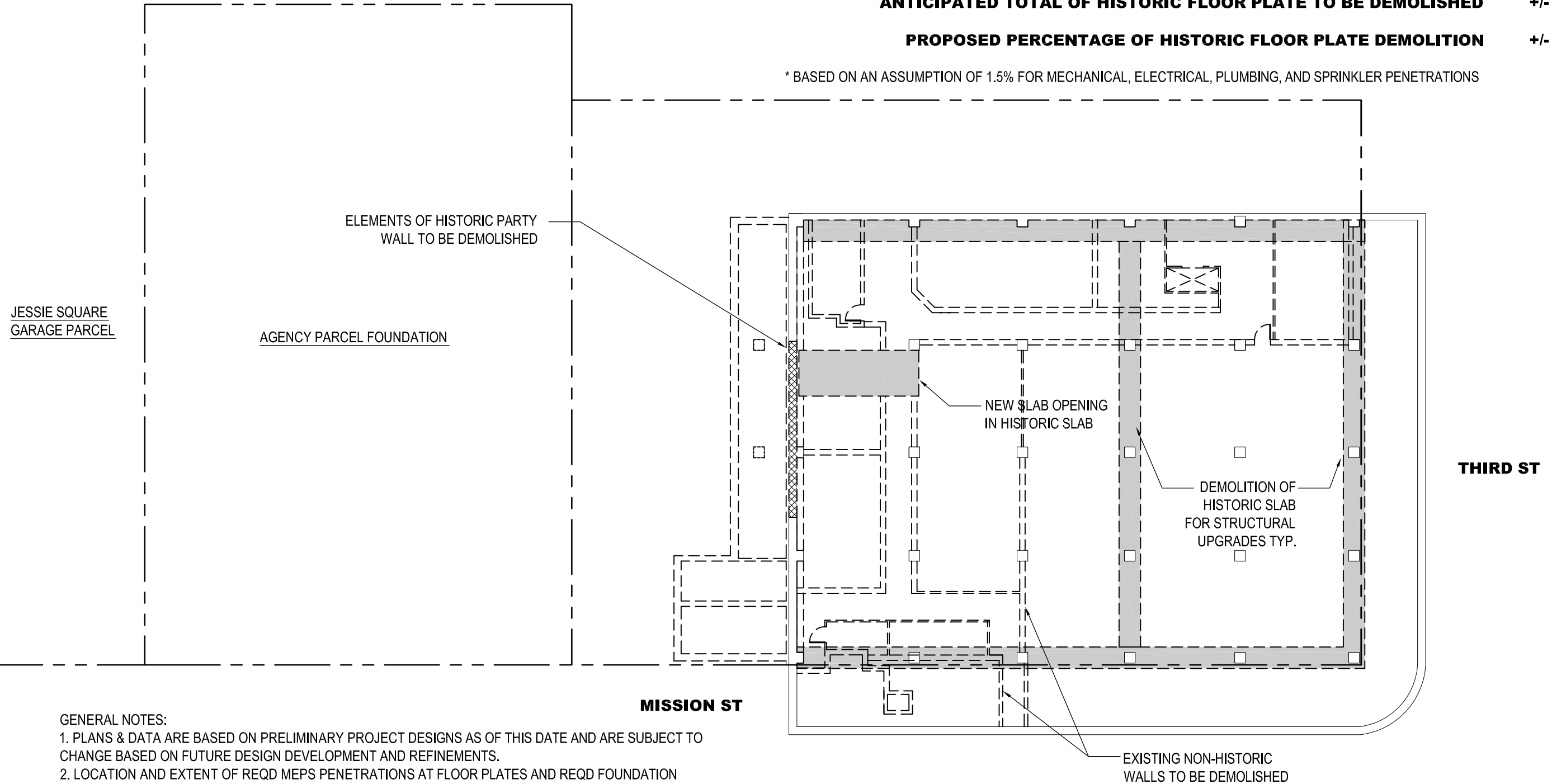
PLANS

SEISMIC JOINT APPROACH

The Aronson Building will be seismically upgraded by using one of two approaches, seismic tie or seismic joint. Using the seismic joint approach, the buildings would be seismically independent and separated by a seismic joint with an air space in between the two buildings. With this approach, the two buildings would be allowed to move independently during a seismic event.

TOTAL HISTORIC FLOOR PLATE AREA	+/- 11,368 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF ARCHITECTURAL ALTERATIONS	+/- 1,625 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF MEPS* PENETRATIONS	+/- 163 SF
ANTICIPATED TOTAL OF HISTORIC FLOOR PLATE TO BE DEMOLISHED	+/- 1,788 SF
PROPOSED PERCENTAGE OF HISTORIC FLOOR PLATE DEMOLITION	+/- 16%

* BASED ON AN ASSUMPTION OF 1.5% FOR MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER PENETRATIONS

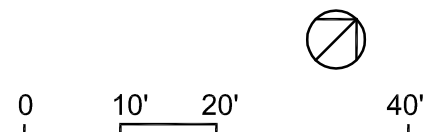


GENERAL NOTES:

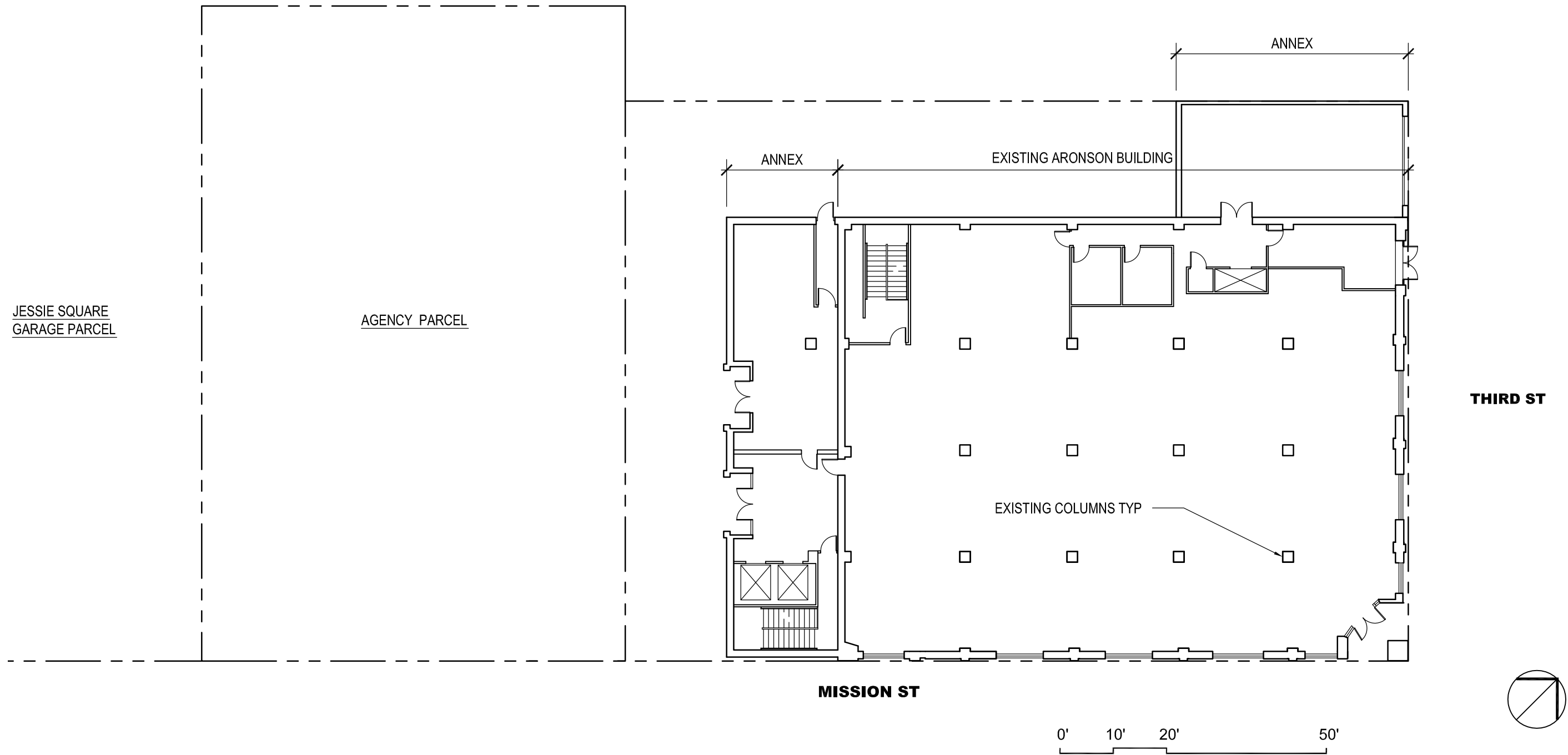
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706 MISSION STREET - THE MEXICAN MUSEUM

SEISMIC JOINT APPROACH
CONCEPTUAL BASEMENT DEMOLITION PLAN



PLANS



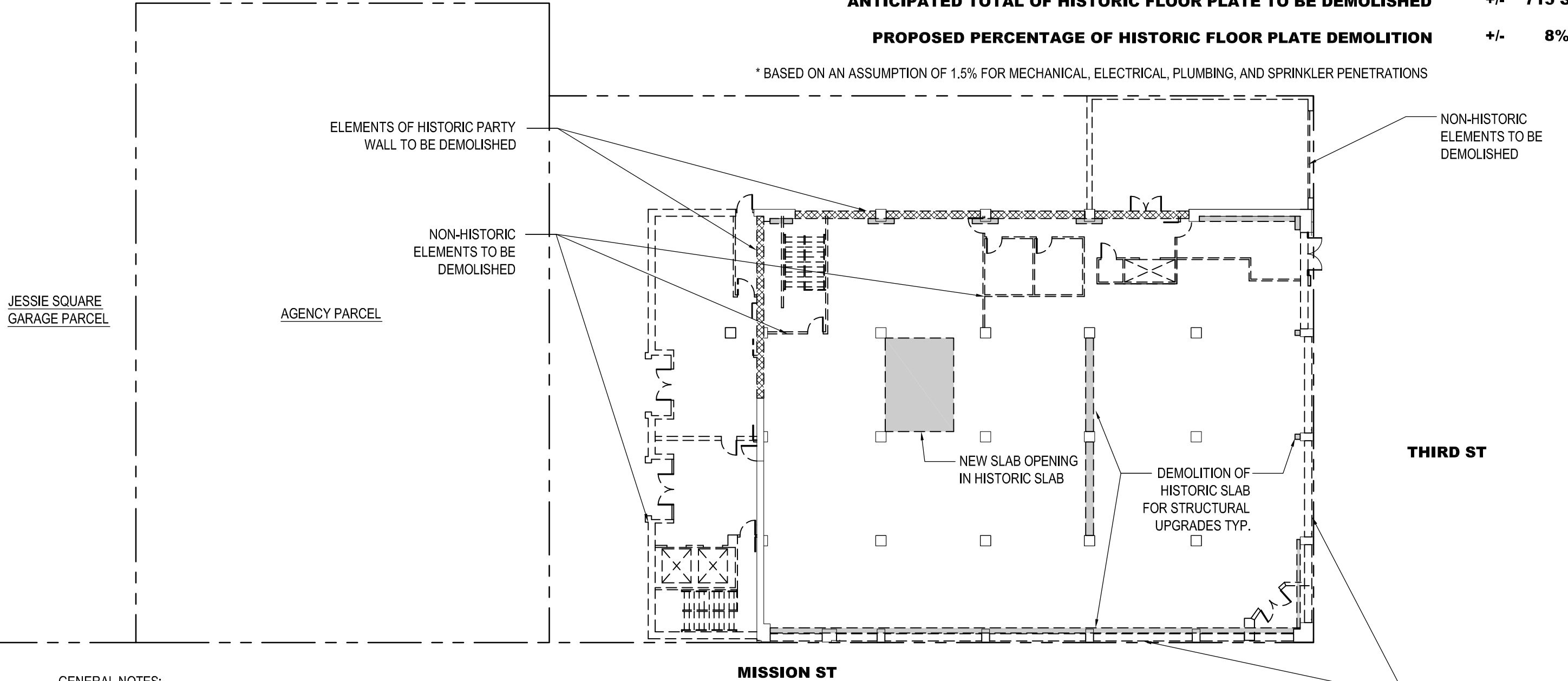
706 MISSION STREET - EXISTING GROUND FLOOR PLAN

SEISMIC TIE APPROACH

The Aronson Building will be seismically upgraded by using one of two approaches, seismic tie or seismic joint. Using the seismic tie approach, the Aronson Building would be laterally connected to the new tower at all floor and roof levels and allow the buildings to move together during a seismic event. The Aronson Building would maintain its independent structural system for support of vertical (gravity) loads. In this scenario, the primary means of lateral resistance would be the shear wall system of the new tower, and seismic loads would be transferred from the Aronson Building to the new tower by means of structural drag strut elements at each floor.

TOTAL HISTORIC FLOOR PLATE AREA	+/- 8,760 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF ARCHITECTURAL ALTERATIONS	+/- 591 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF MEPS* PENETRATIONS	+/- 124 SF
ANTICIPATED TOTAL OF HISTORIC FLOOR PLATE TO BE DEMOLISHED	+/- 715 SF
PROPOSED PERCENTAGE OF HISTORIC FLOOR PLATE DEMOLITION	+/- 8%

* BASED ON AN ASSUMPTION OF 1.5% FOR MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER PENETRATIONS

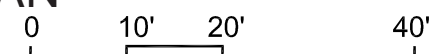


- GENERAL NOTES:
1. PLANS & DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS.
 2. LOCATION AND EXTENT OF REQD MEPS PENETRATIONS AT FLOOR PLATES AND REQD FOUNDATION UPGRADE SUBJECT TO FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

706 MISSION STREET - THE MEXICAN MUSEUM

CONCEPTUAL GROUND FLOOR DEMOLITION PLAN

SEISMIC TIE APPROACH



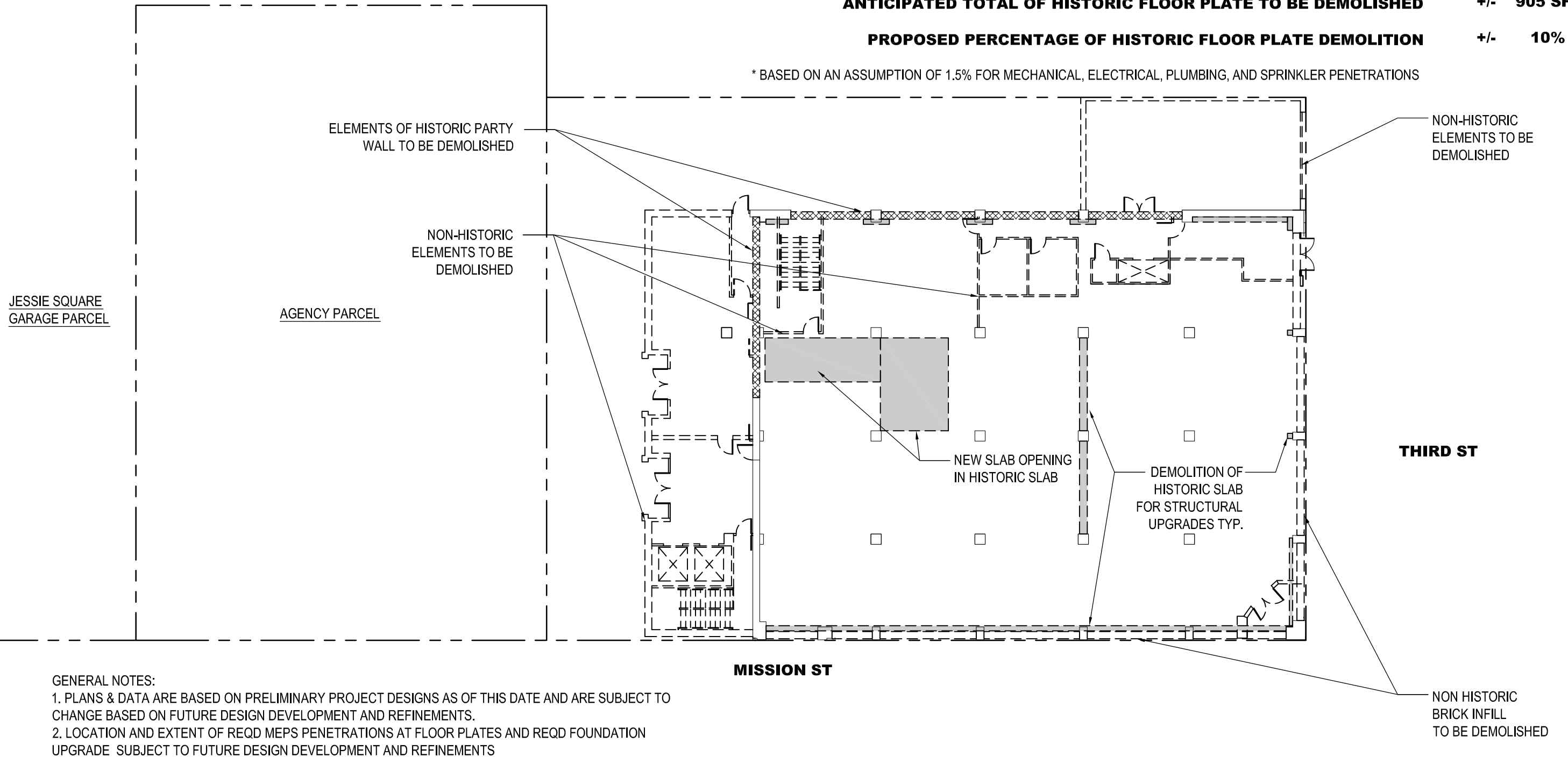
PLANS

SEISMIC JOINT APPROACH

The Aronson Building will be seismically upgraded by using one of two approaches, seismic tie or seismic joint. Using the seismic joint approach, the buildings would be seismically independent and separated by a seismic joint with an air space in between the two buildings. With this approach, the two buildings would be allowed to move independently during a seismic event.

TOTAL HISTORIC FLOOR PLATE AREA	+/- 8,760 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF ARCHITECTURAL ALTERATIONS	+/- 781 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF MEPS* PENETRATIONS	+/- 124 SF
ANTICIPATED TOTAL OF HISTORIC FLOOR PLATE TO BE DEMOLISHED	+/- 905 SF
PROPOSED PERCENTAGE OF HISTORIC FLOOR PLATE DEMOLITION	+/- 10%

* BASED ON AN ASSUMPTION OF 1.5% FOR MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER PENETRATIONS

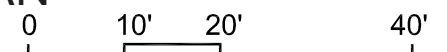


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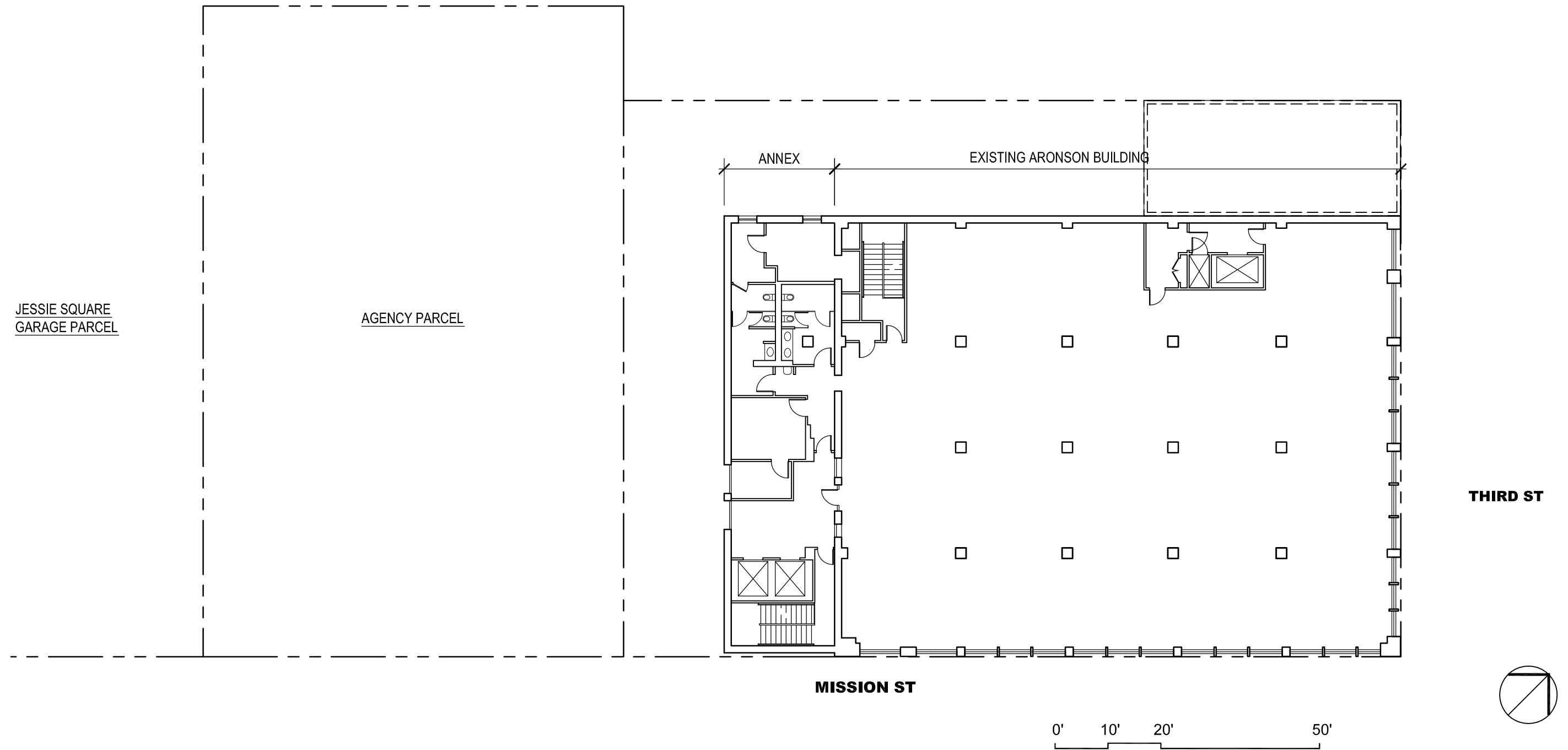
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706 MISSION STREET - THE MEXICAN MUSEUM

SEISMIC JOINT APPROACH
CONCEPTUAL GROUND FLOOR DEMOLITION PLAN



PLANS

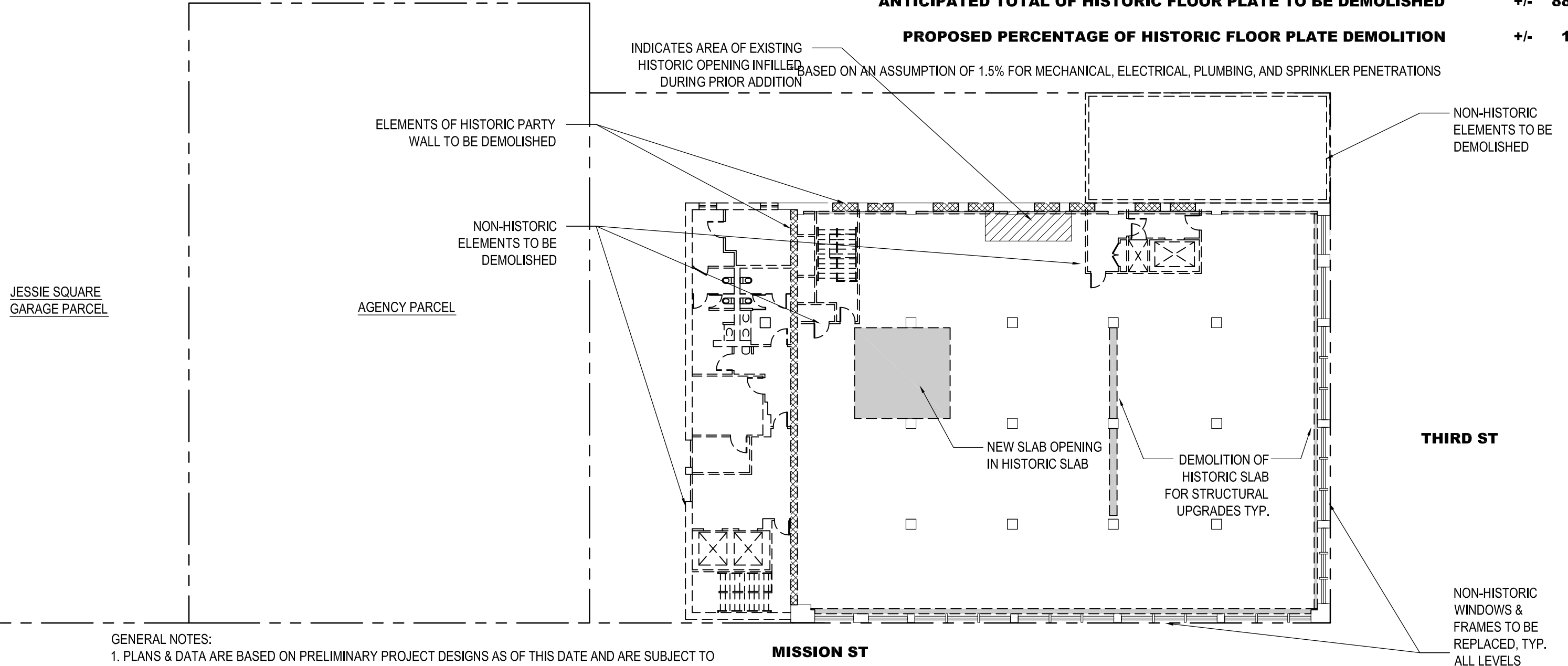


706 MISSION STREET - EXISTING SECOND FLOOR PLAN

SEISMIC TIE APPROACH

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TOTAL HISTORIC FLOOR PLATE AREA	+/- 8,223 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF ARCHITECTURAL ALTERATIONS	+/- 760 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF MEPS* PENETRATIONS	+/- 125 SF
ANTICIPATED TOTAL OF HISTORIC FLOOR PLATE TO BE DEMOLISHED	+/- 885 SF
PROPOSED PERCENTAGE OF HISTORIC FLOOR PLATE DEMOLITION	+/- 10%



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 2. LOCATION AND EXTENT OF REQD MEPS PENETRATIONS AT FLOOR PLATES AND REQD FOUNDATION UPGRADE SUBJECT TO FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

706 MISSION STREET - THE MEXICAN MUSEUM CONCEPTUAL SECOND FLOOR DEMOLITION PLAN

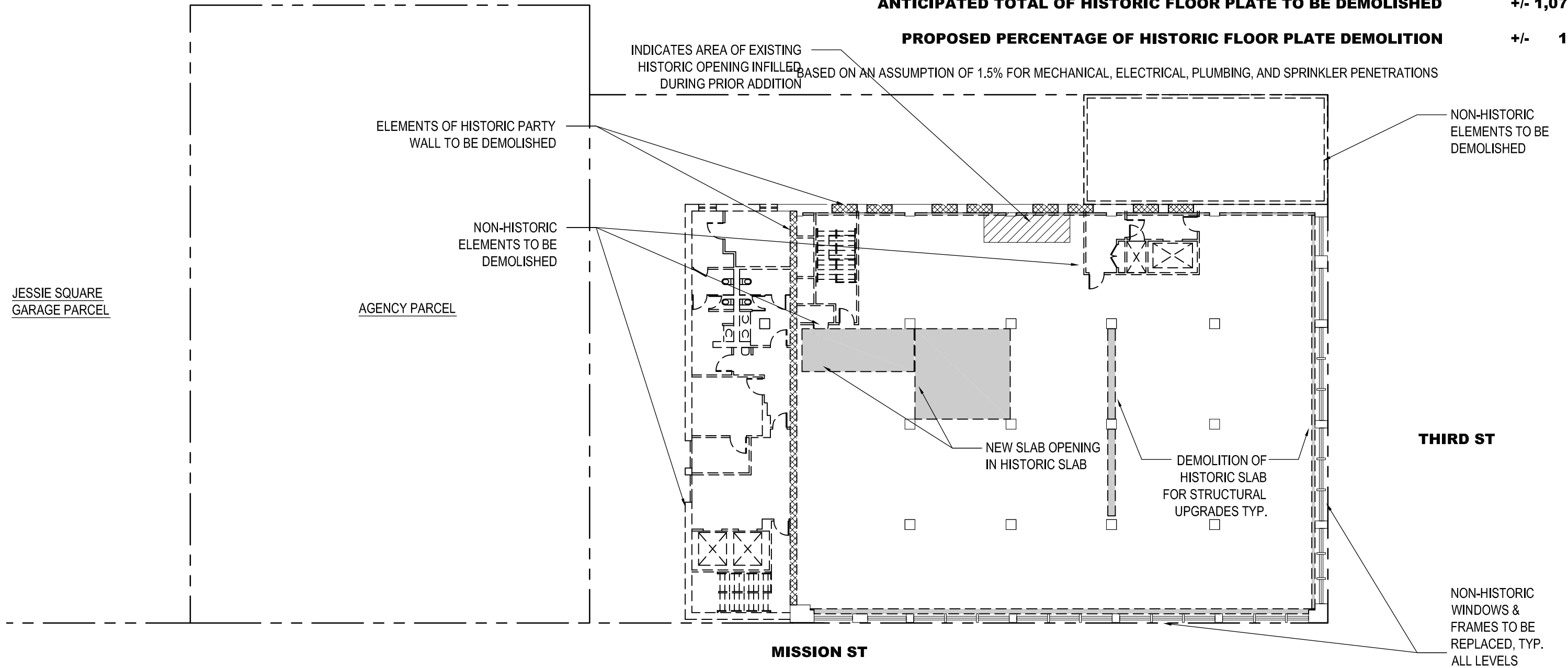
SEISMIC TIE APPROACH



SEISMIC JOINT APPROACH

The Aronson Building will be seismically upgraded by using one of two approaches, seismic tie or seismic joint. Using the seismic joint approach, the buildings would be seismically independent and separated by a seismic joint with an air space in between the two buildings. With this approach, the two buildings would be allowed to move independently during a seismic event.

TOTAL HISTORIC FLOOR PLATE AREA	+/- 8,760 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF ARCHITECTURAL ALTERATIONS	+/- 950 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF MEPS* PENETRATIONS	+/- 125 SF
ANTICIPATED TOTAL OF HISTORIC FLOOR PLATE TO BE DEMOLISHED	+/- 1,075 SF
PROPOSED PERCENTAGE OF HISTORIC FLOOR PLATE DEMOLITION	+/- 12%

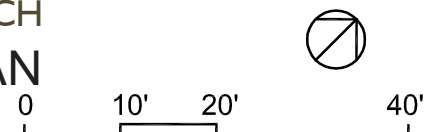


GENERAL NOTES:

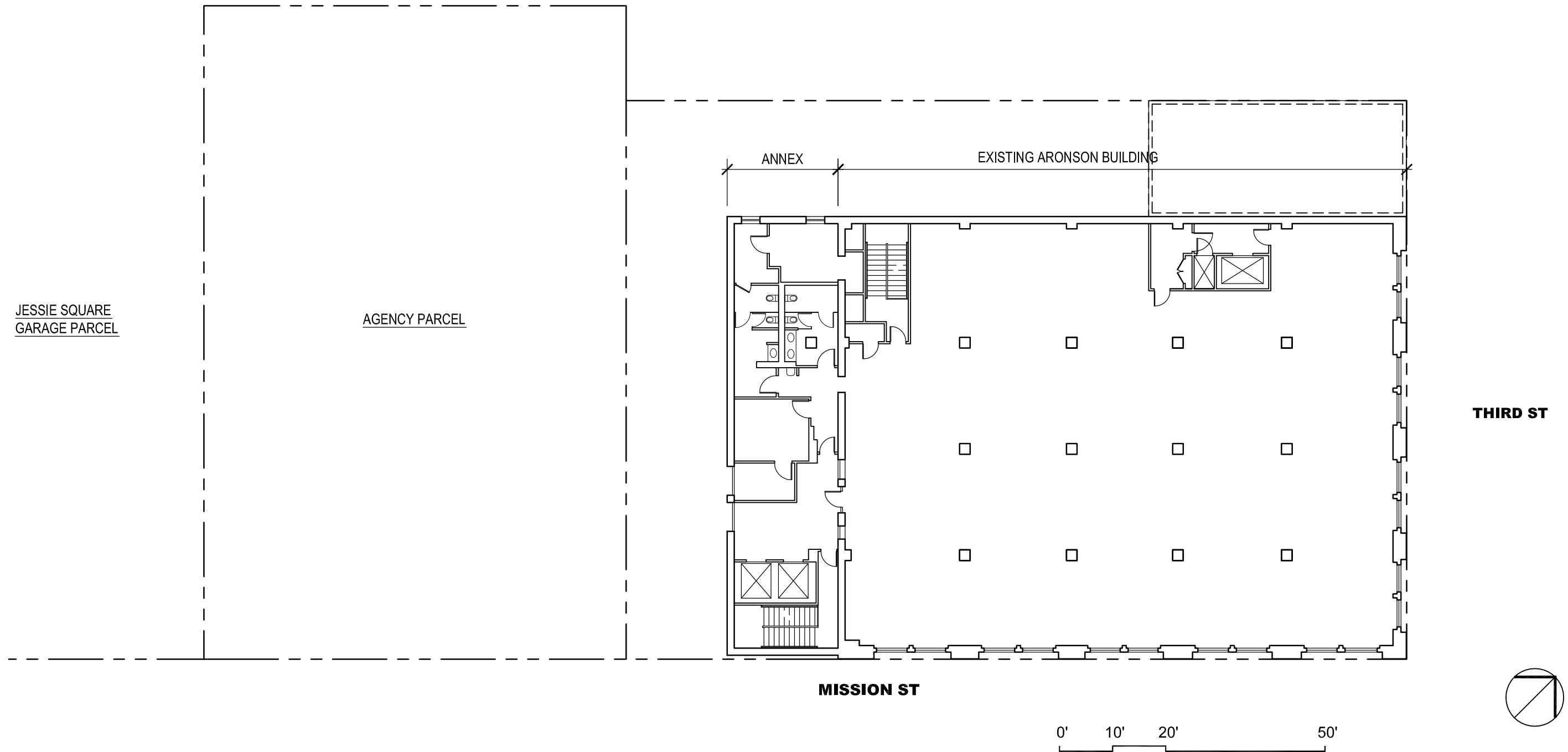
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706 MISSION STREET - THE MEXICAN MUSEUM

SEISMIC JOINT APPROACH
CONCEPTUAL SECOND FLOOR DEMOLITION PLAN



PLANS



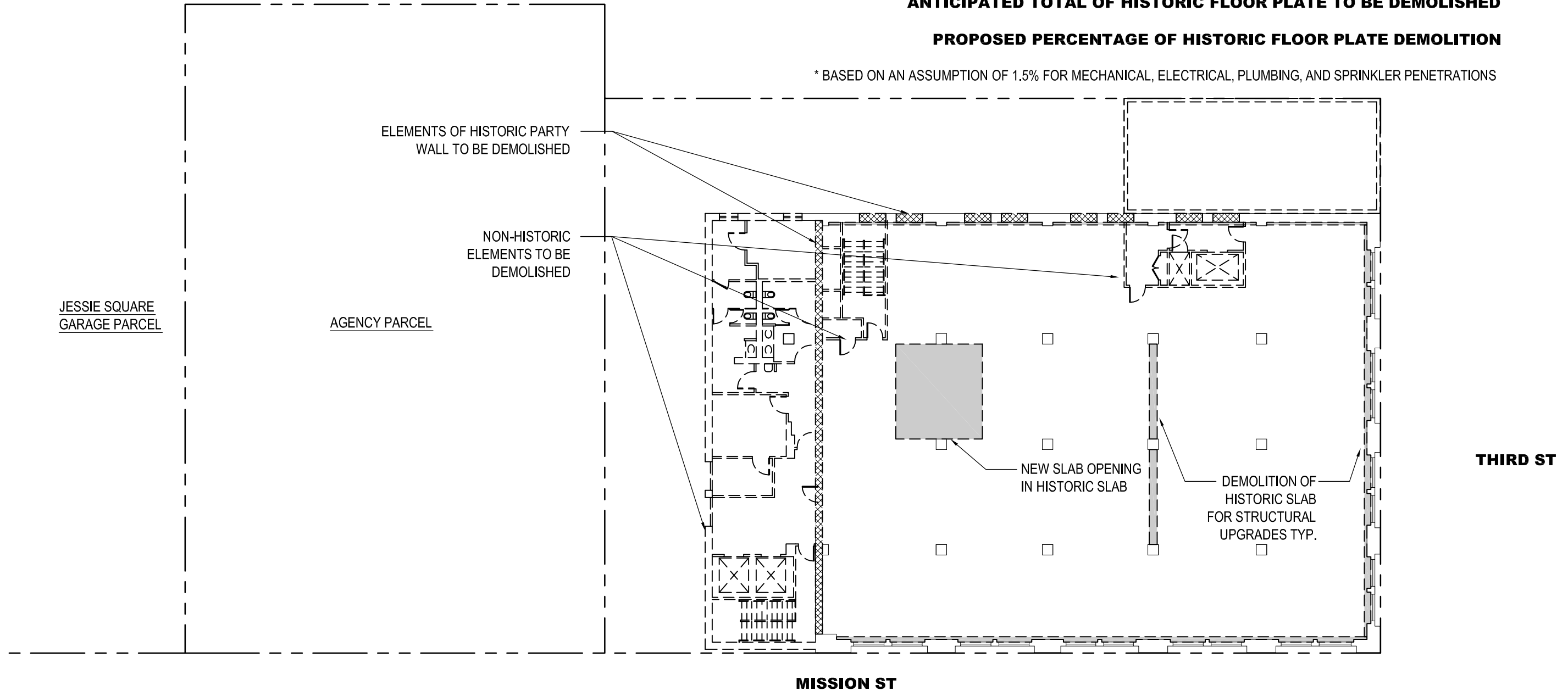
706 MISSION STREET - EXISTING THIRD FLOOR PLAN

SEISMIC TIE APPROACH

The Aronson Building will be seismically upgraded by using one of two approaches, seismic tie or seismic joint. Using the seismic tie approach, the Aronson Building would be laterally connected to the new tower at all floor and roof levels and allow the buildings to move together during a seismic event. The Aronson Building would maintain its independent structural system for support of vertical (gravity) loads. In this scenario, the primary means of lateral resistance would be the shear wall system of the new tower, and seismic loads would be transferred from the Aronson Building to the new tower by means of structural drag strut elements at each floor.

TOTAL HISTORIC FLOOR PLATE AREA	+/- 8,760 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF ARCHITECTURAL ALTERATIONS	+/- 726 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF MEPS* PENETRATIONS	+/- 123 SF
ANTICIPATED TOTAL OF HISTORIC FLOOR PLATE TO BE DEMOLISHED	+/- 849 SF
PROPOSED PERCENTAGE OF HISTORIC FLOOR PLATE DEMOLITION	+/- 10%

* BASED ON AN ASSUMPTION OF 1.5% FOR MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER PENETRATIONS

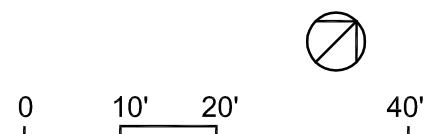


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706 MISSION STREET - THE MEXICAN MUSEUM

CONCEPTUAL THIRD FLOOR DEMOLITION PLAN

SEISMIC TIE APPROACH

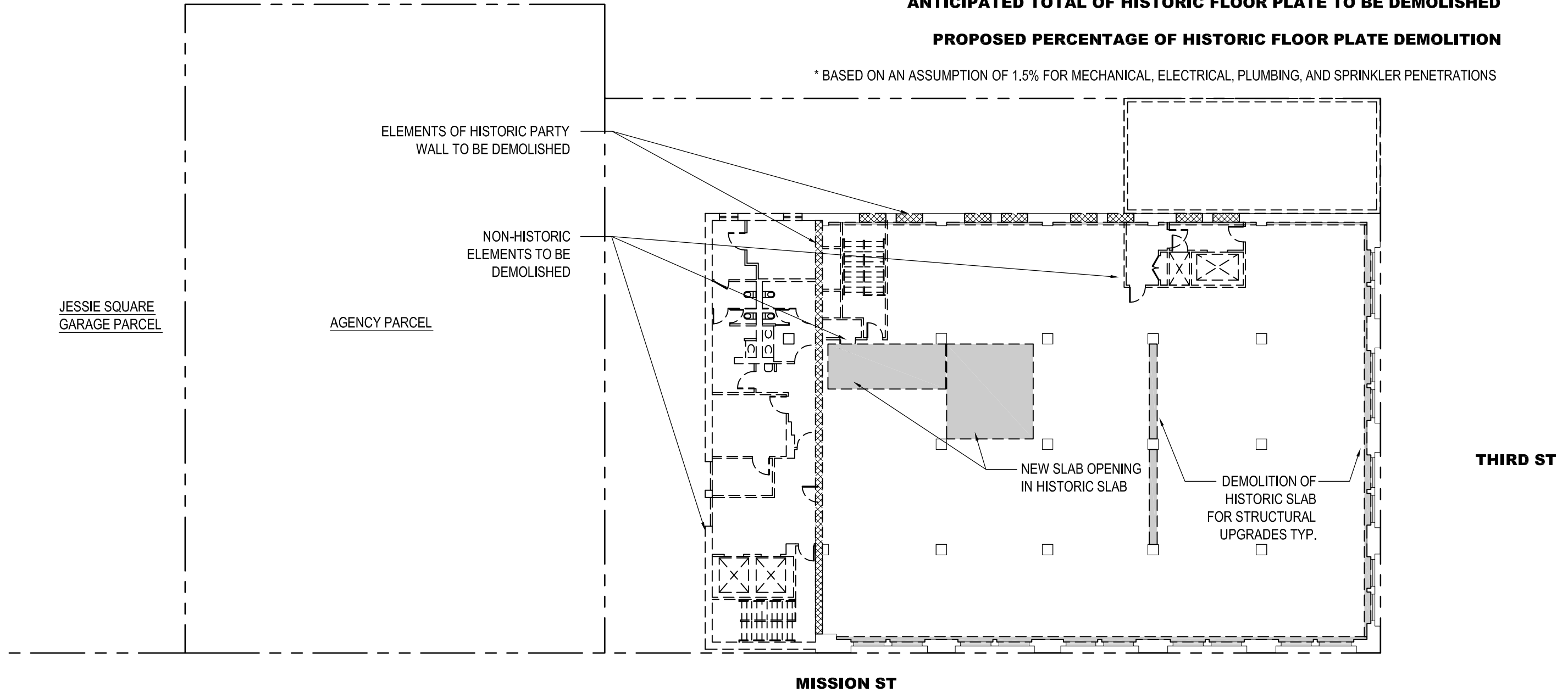


SEISMIC JOINT APPROACH

The Aronson Building will be seismically upgraded by using one of two approaches, seismic tie or seismic joint. Using the seismic joint approach, the buildings would be seismically independent and separated by a seismic joint with an air space in between the two buildings. With this approach, the two buildings would be allowed to move independently during a seismic event.

TOTAL HISTORIC FLOOR PLATE AREA	+/- 8,760 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF ARCHITECTURAL ALTERATIONS	+/- 916 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF MEPS* PENETRATIONS	+/- 123 SF
ANTICIPATED TOTAL OF HISTORIC FLOOR PLATE TO BE DEMOLISHED	+/- 1,039 SF
PROPOSED PERCENTAGE OF HISTORIC FLOOR PLATE DEMOLITION	+/- 12%

* BASED ON AN ASSUMPTION OF 1.5% FOR MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER PENETRATIONS



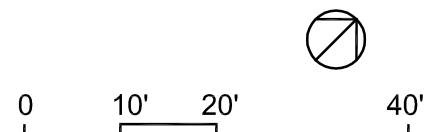
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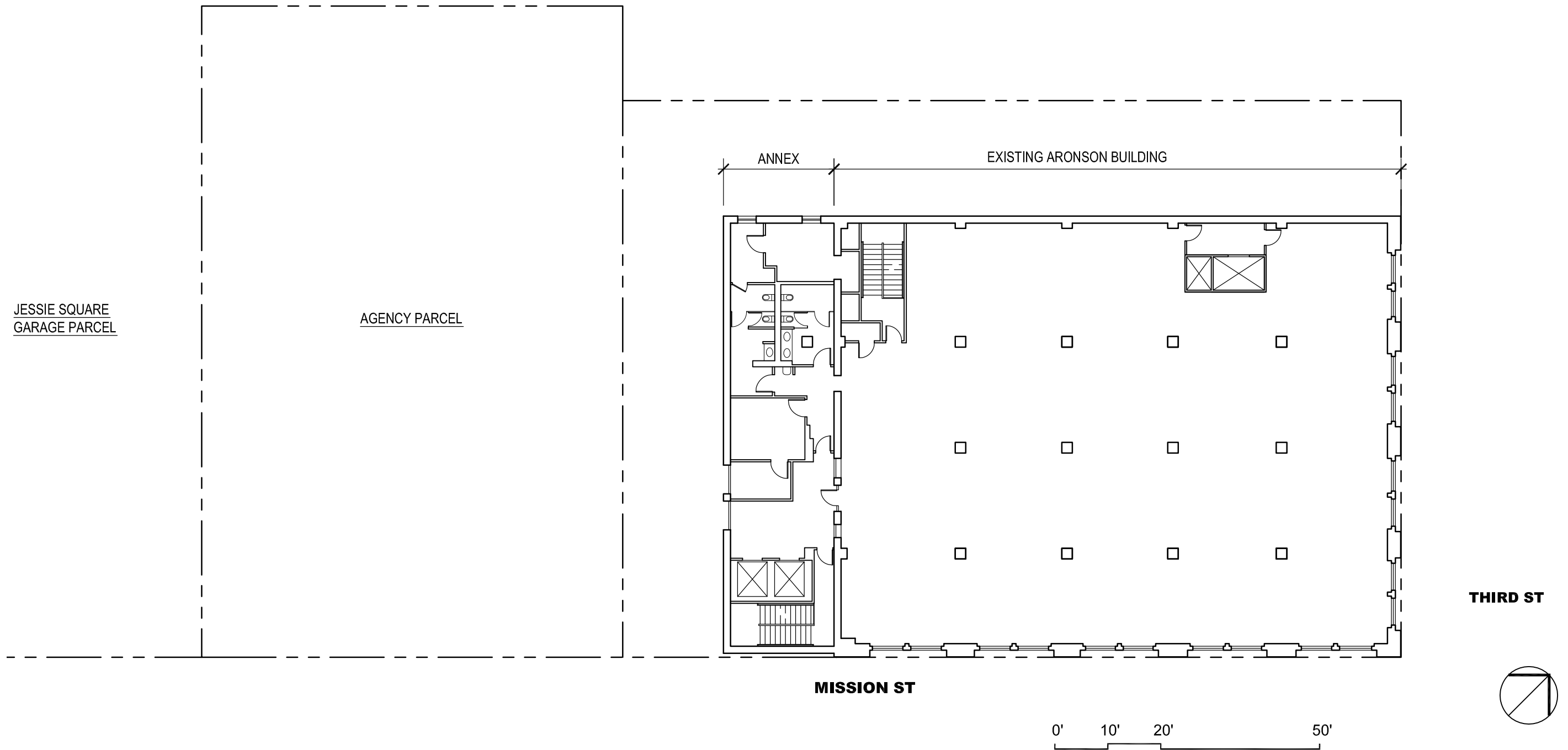
706 MISSION STREET - THE MEXICAN MUSEUM

CONCEPTUAL THIRD FLOOR DEMOLITION PLAN

SEISMIC JOINT APPROACH



PLANS



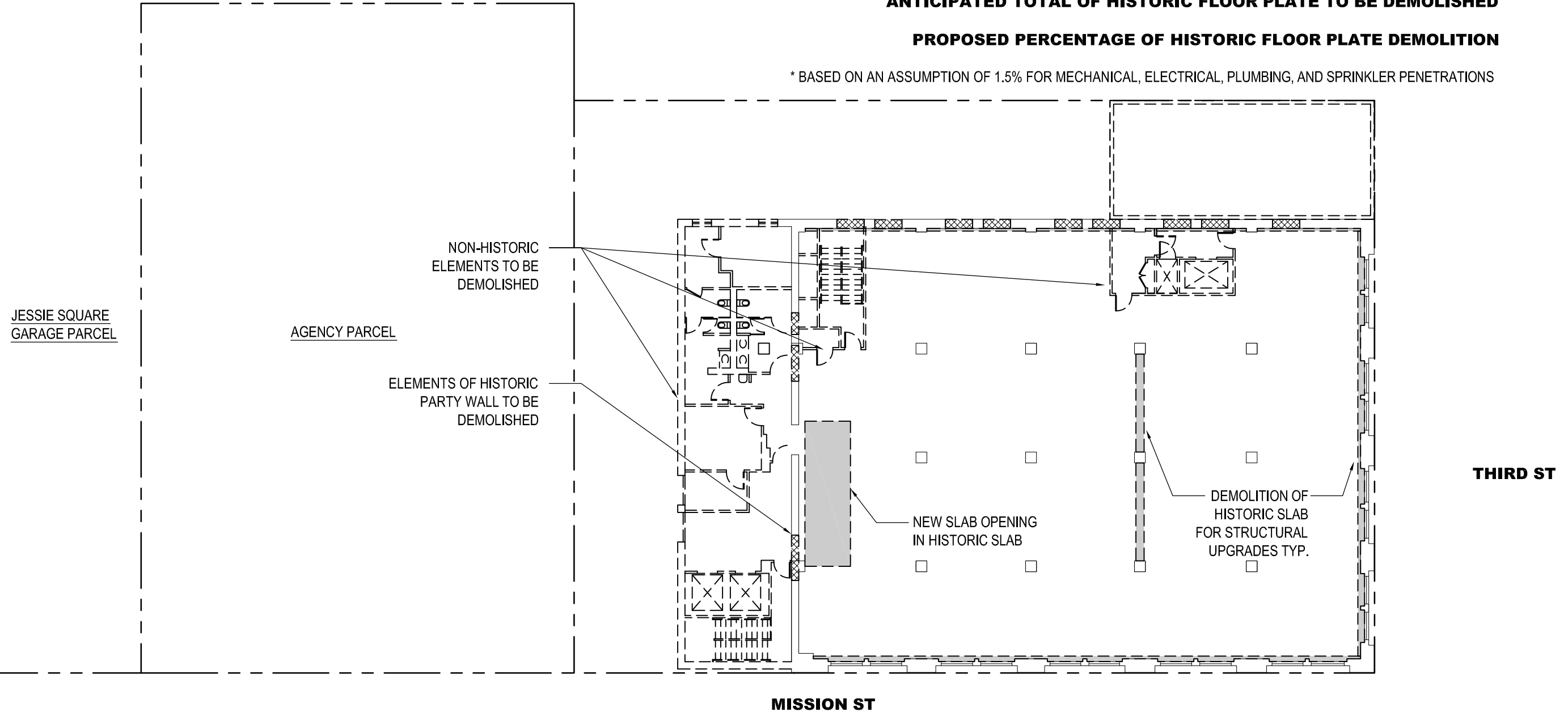
706 MISSION STREET - EXISTING 4TH TO 10TH PLAN

SEISMIC TIE APPROACH

The Aronson Building will be seismically upgraded by using one of two approaches, seismic tie or seismic joint. Using the seismic tie approach, the Aronson Building would be laterally connected to the new tower at all floor and roof levels and allow the buildings to move together during a seismic event. The Aronson Building would maintain its independent structural system for support of vertical (gravity) loads. In this scenario, the primary means of lateral resistance would be the shear wall system of the new tower, and seismic loads would be transferred from the Aronson Building to the new tower by means of structural drag strut elements at each floor.

TOTAL HISTORIC FLOOR PLATE AREA	+/- 8,760 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF ARCHITECTURAL ALTERATIONS	+/- 583 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF MEPS* PENETRATIONS	+/- 123 SF
ANTICIPATED TOTAL OF HISTORIC FLOOR PLATE TO BE DEMOLISHED	+/- 706 SF
PROPOSED PERCENTAGE OF HISTORIC FLOOR PLATE DEMOLITION	+/- 8%

* BASED ON AN ASSUMPTION OF 1.5% FOR MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER PENETRATIONS

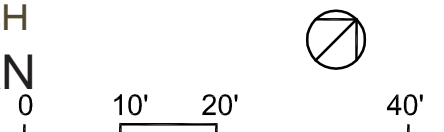


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2. LOCATION AND EXTENT OF REQD MEPS PENETRATIONS AT FLOOR PLATES AND REQD FOUNDATION UPGRADE SUBJECT TO FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

706 MISSION STREET - THE MEXICAN MUSEUM CONCEPTUAL FOURTH FLOOR DEMOLITION PLAN

SEISMIC TIE APPROACH

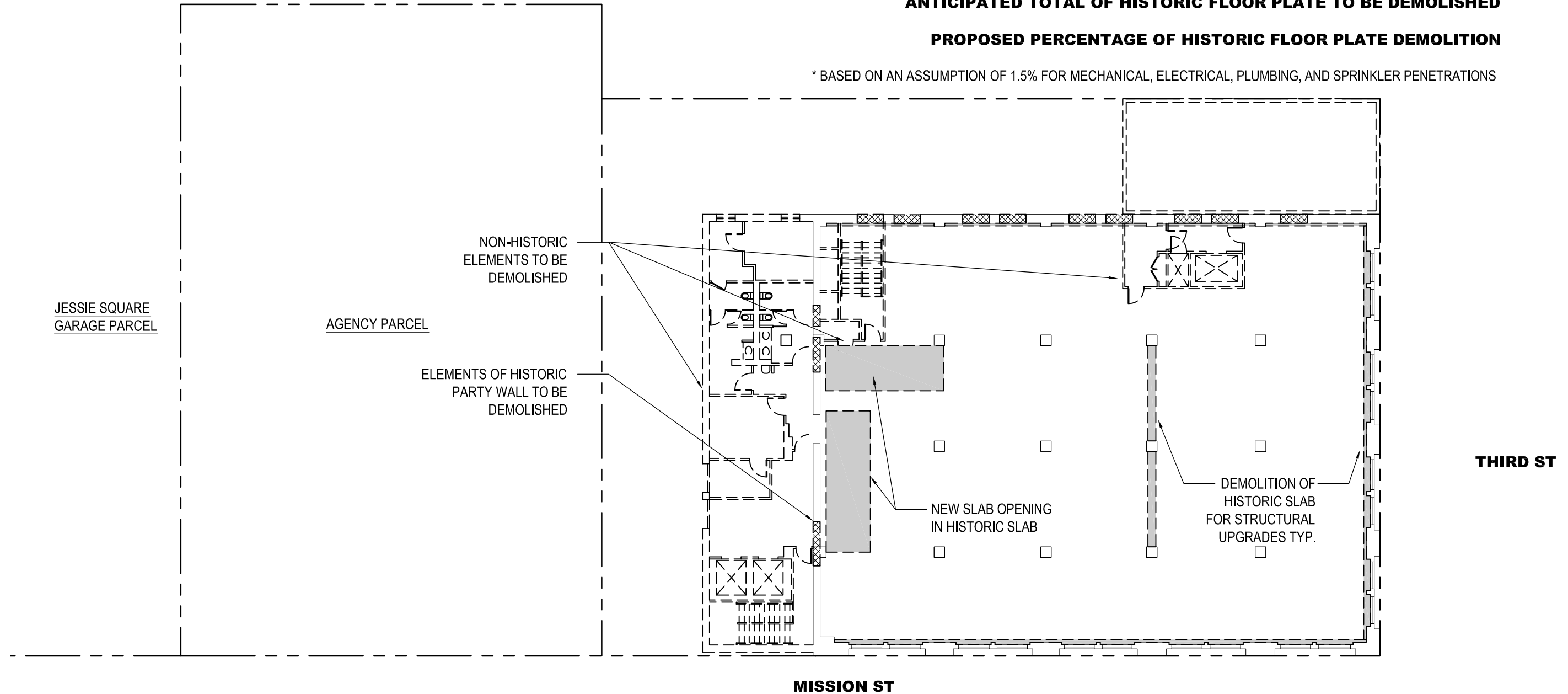


SEISMIC JOINT APPROACH

The Aronson Building will be seismically upgraded by using one of two approaches, seismic tie or seismic joint. Using the seismic joint approach, the buildings would be seismically independent and separated by a seismic joint with an air space in between the two buildings. With this approach, the two buildings would be allowed to move independently during a seismic event.

TOTAL HISTORIC FLOOR PLATE AREA	+/- 8,760 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF ARCHITECTURAL ALTERATIONS	+/- 773 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF MEPS* PENETRATIONS	+/- 123 SF
ANTICIPATED TOTAL OF HISTORIC FLOOR PLATE TO BE DEMOLISHED	+/- 896 SF
PROPOSED PERCENTAGE OF HISTORIC FLOOR PLATE DEMOLITION	+/- 10%

* BASED ON AN ASSUMPTION OF 1.5% FOR MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER PENETRATIONS

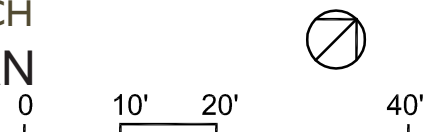


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706 MISSION STREET - THE MEXICAN MUSEUM

SEISMIC JOINT APPROACH
CONCEPTUAL FOURTH FLOOR DEMOLITION PLAN

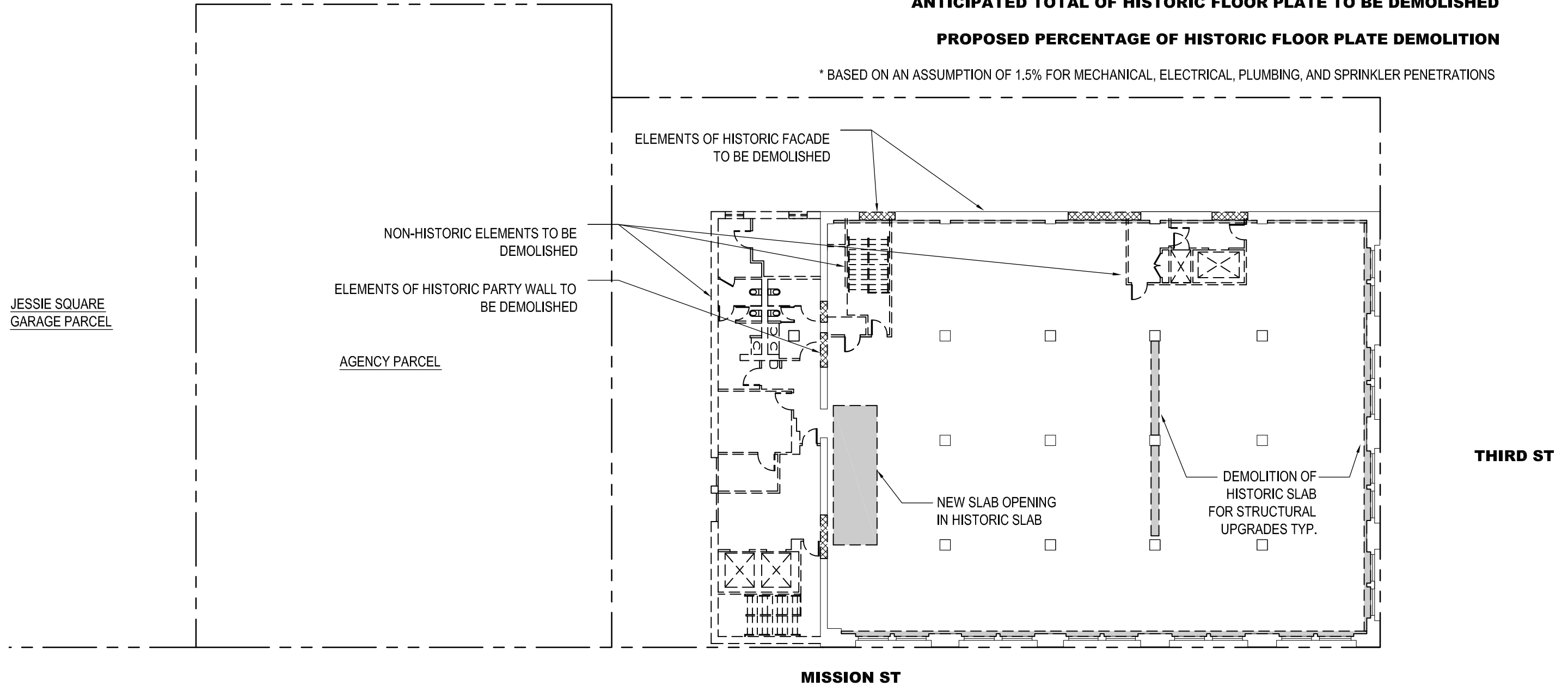


SEISMIC TIE APPROACH

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TOTAL HISTORIC FLOOR PLATE AREA	+/- 8,760 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF ARCHITECTURAL ALTERATIONS	+/- 549 SF
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF MEPS* PENETRATIONS	+/- 123 SF
ANTICIPATED TOTAL OF HISTORIC FLOOR PLATE TO BE DEMOLISHED	+/- 672 SF
PROPOSED PERCENTAGE OF HISTORIC FLOOR PLATE DEMOLITION	+/- 8%

* BASED ON AN ASSUMPTION OF 1.5% FOR MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER PENETRATIONS

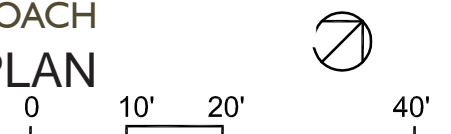


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706 MISSION STREET - THE MEXICAN MUSEUM

CONCEPTUAL 5TH - 10TH FLOOR DEMOLITION PLAN

SEISMIC TIE APPROACH



SEISMIC JOINT APPROACH

The Aronson Building will be seismically upgraded by using one of two approaches, seismic tie or seismic joint. Using the seismic joint approach, the buildings would be seismically independent and separated by a seismic joint with an air space in between the two buildings. With this approach, the two buildings would be allowed to move independently during a seismic event.

TOTAL HISTORIC FLOOR PLATE AREA +/- **8,760 SF**

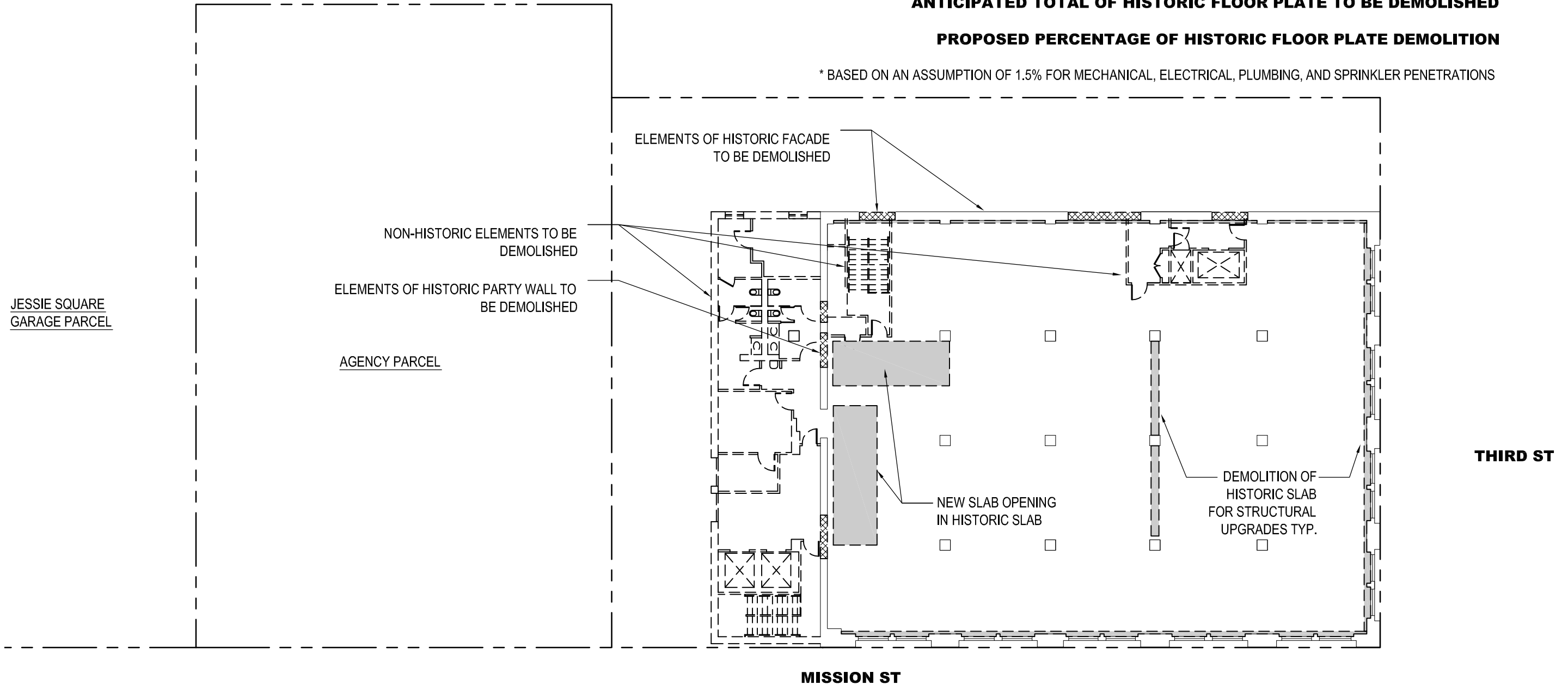
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF ARCHITECTURAL ALTERATIONS +/- **739 SF**

ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF MEPS* PENETRATIONS +/- **123 SF**

ANTICIPATED TOTAL OF HISTORIC FLOOR PLATE TO BE DEMOLISHED +/- **862 SF**

PROPOSED PERCENTAGE OF HISTORIC FLOOR PLATE DEMOLITION +/- **10%**

* BASED ON AN ASSUMPTION OF 1.5% FOR MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER PENETRATIONS



GENERAL NOTES:

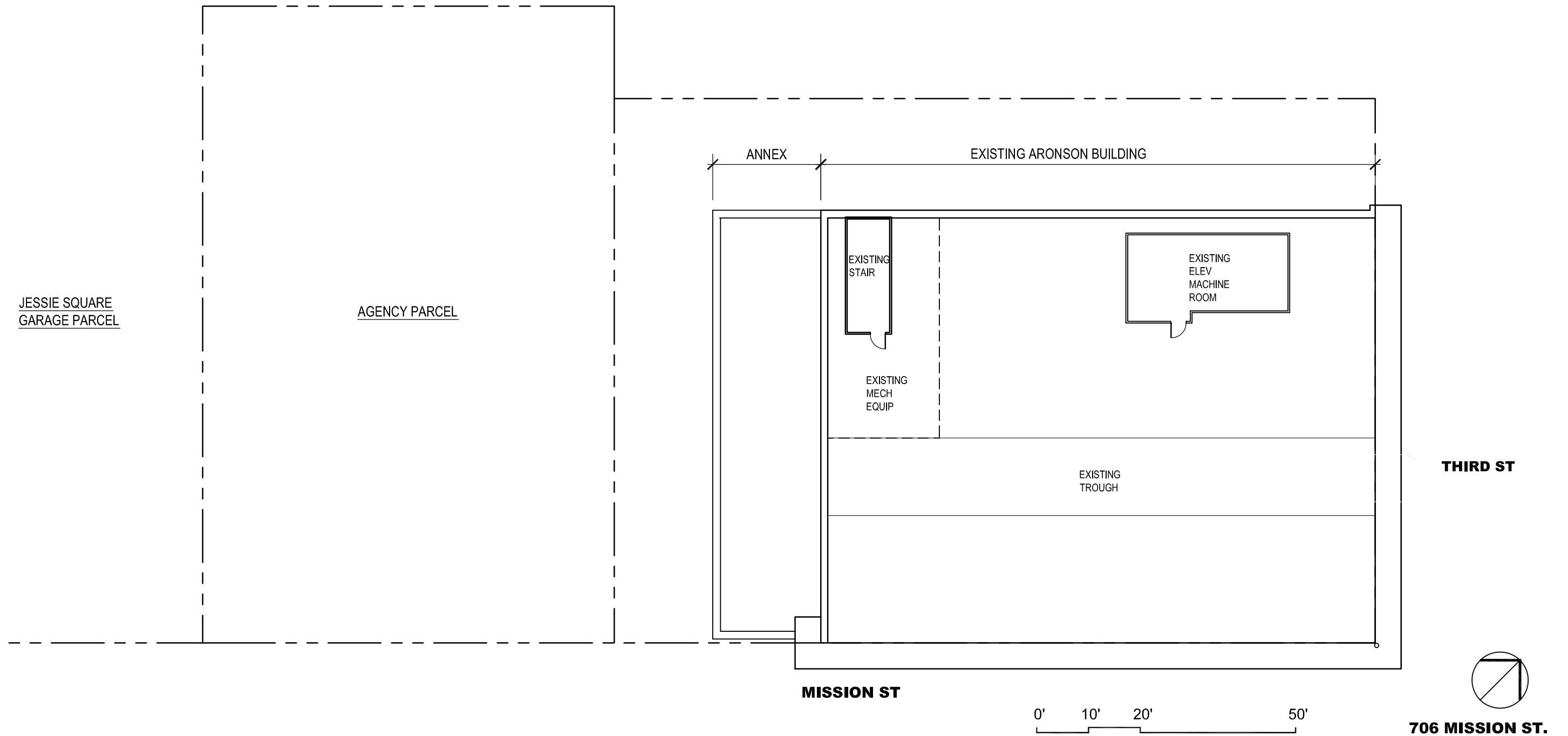
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706 MISSION STREET - THE MEXICAN MUSEUM

CONCEPTUAL 5TH - 10TH FLOOR DEMOLITION PLAN

SEISMIC JOINT APPROACH

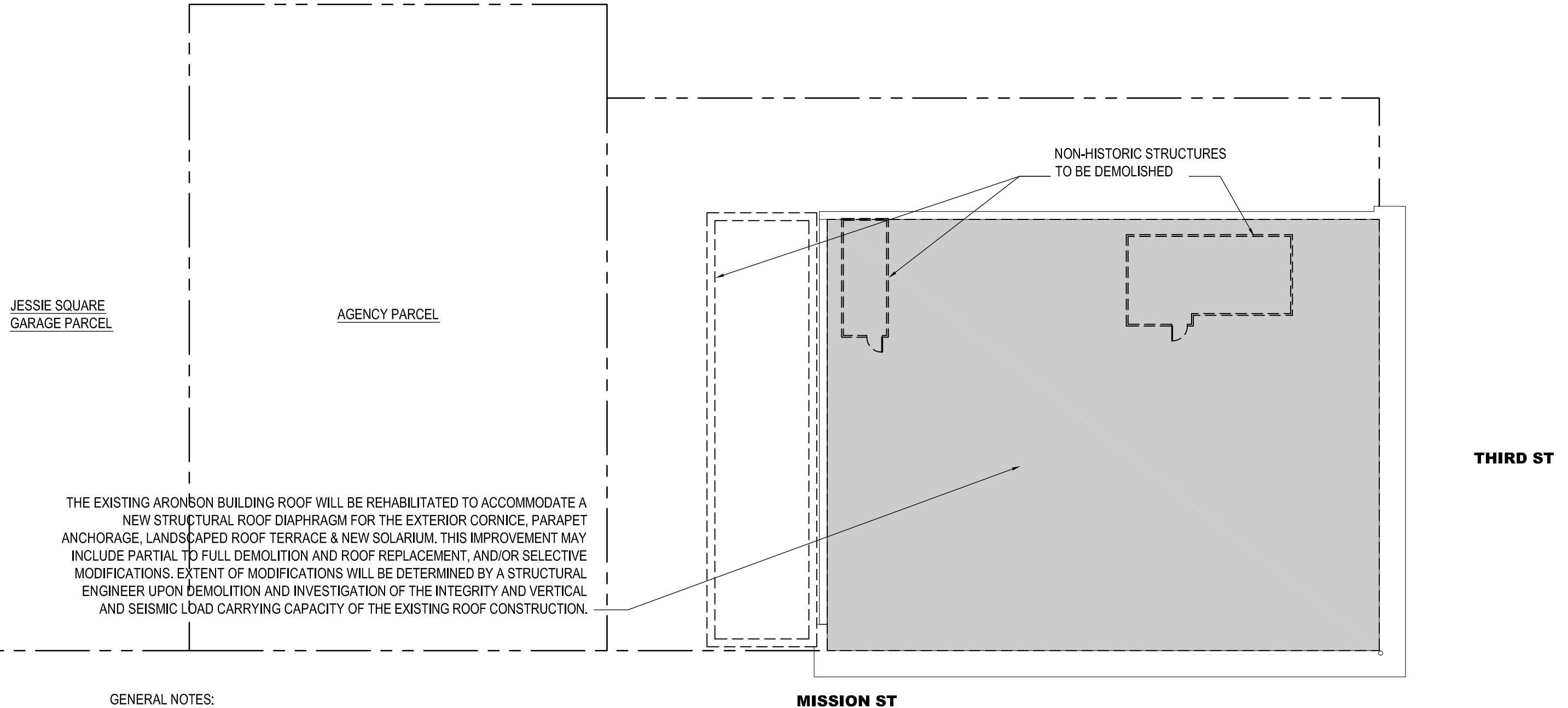
PLANS



706 MISSION STREET - EXISTING ROOF PLAN

SEISMIC TIE APPROACH

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GENERAL NOTES:

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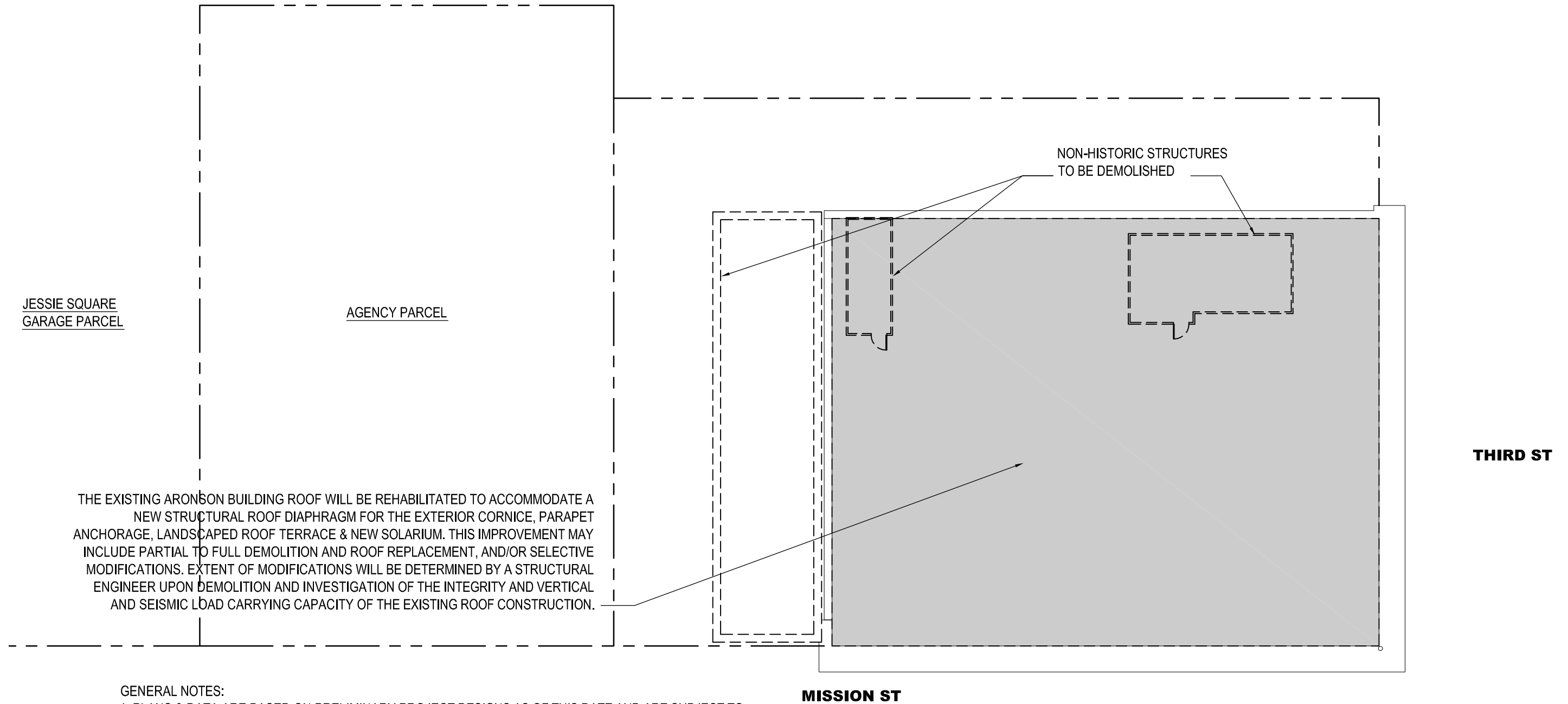
706 MISSION STREET - THE MEXICAN MUSEUM

SEISMIC TIE APPROACH
CONCEPTUAL ROOF DEMOLITION PLAN



SEISMIC JOINT APPROACH

The Aronson Building will be seismically upgraded by using one of two approaches, seismic tie or seismic joint. Using the seismic joint approach, the buildings would be seismically independent and separated by a seismic joint with an air space in between the two buildings. With this approach, the two buildings would be allowed to move independently during a seismic event.



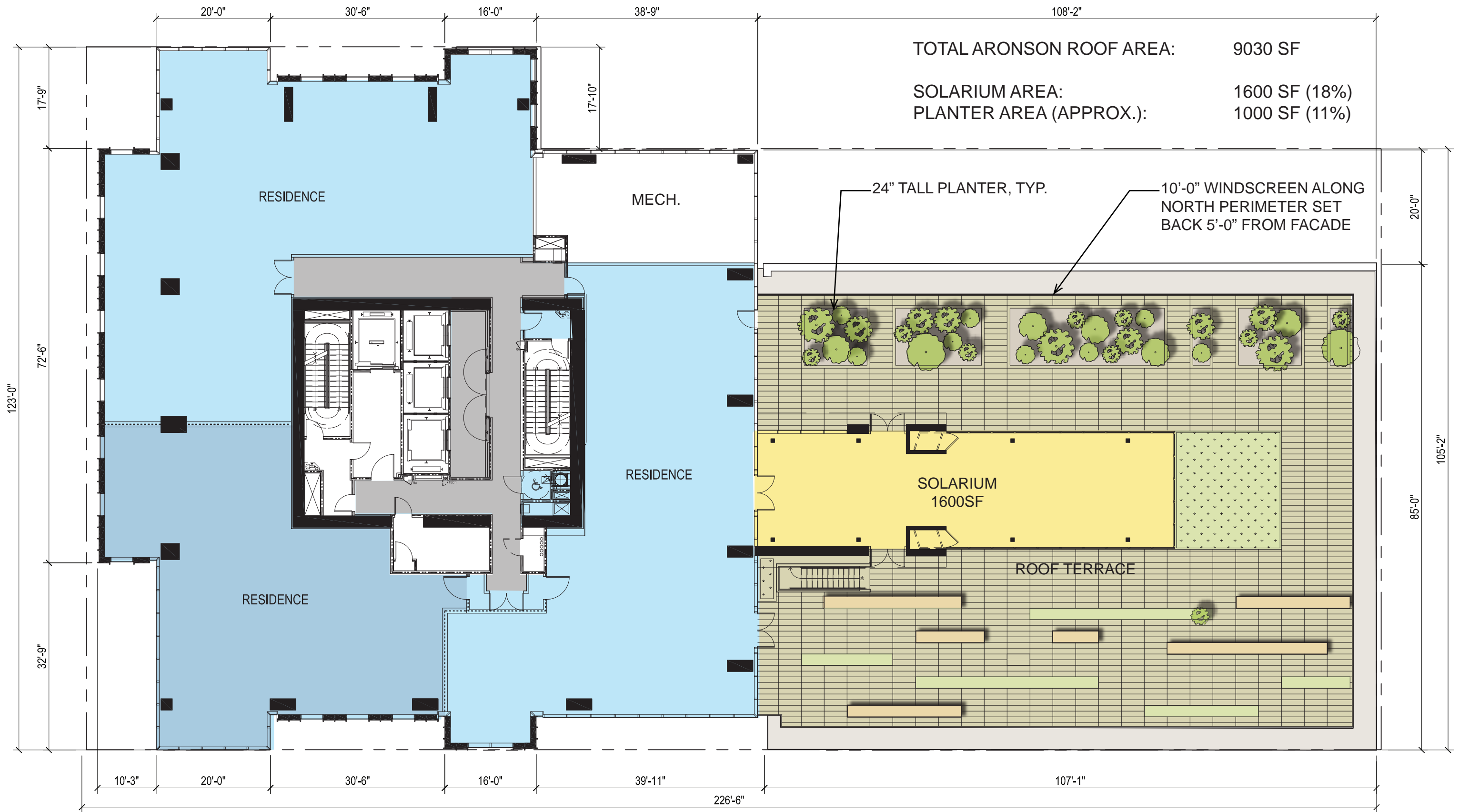
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706 MISSION STREET - THE MEXICAN MUSEUM

SEISMIC JOINT APPROACH
CONCEPTUAL ROOF DEMOLITION PLAN





706 MISSION STREET - THE MEXICAN MUSEUM CONCEPTUAL ROOF TERRACE PLAN



SIGNIFICANCE DIAGRAMS

ELEVATIONS



East Elevation (Third Street)



South Elevation (Mission Street)

LEGEND

- Significant
- Contributing
- Non-contributing

SIGNIFICANCE DIAGRAMS

ELEVATIONS



SIGNIFICANCE DIAGRAMS

FIRST FLOOR PLAN

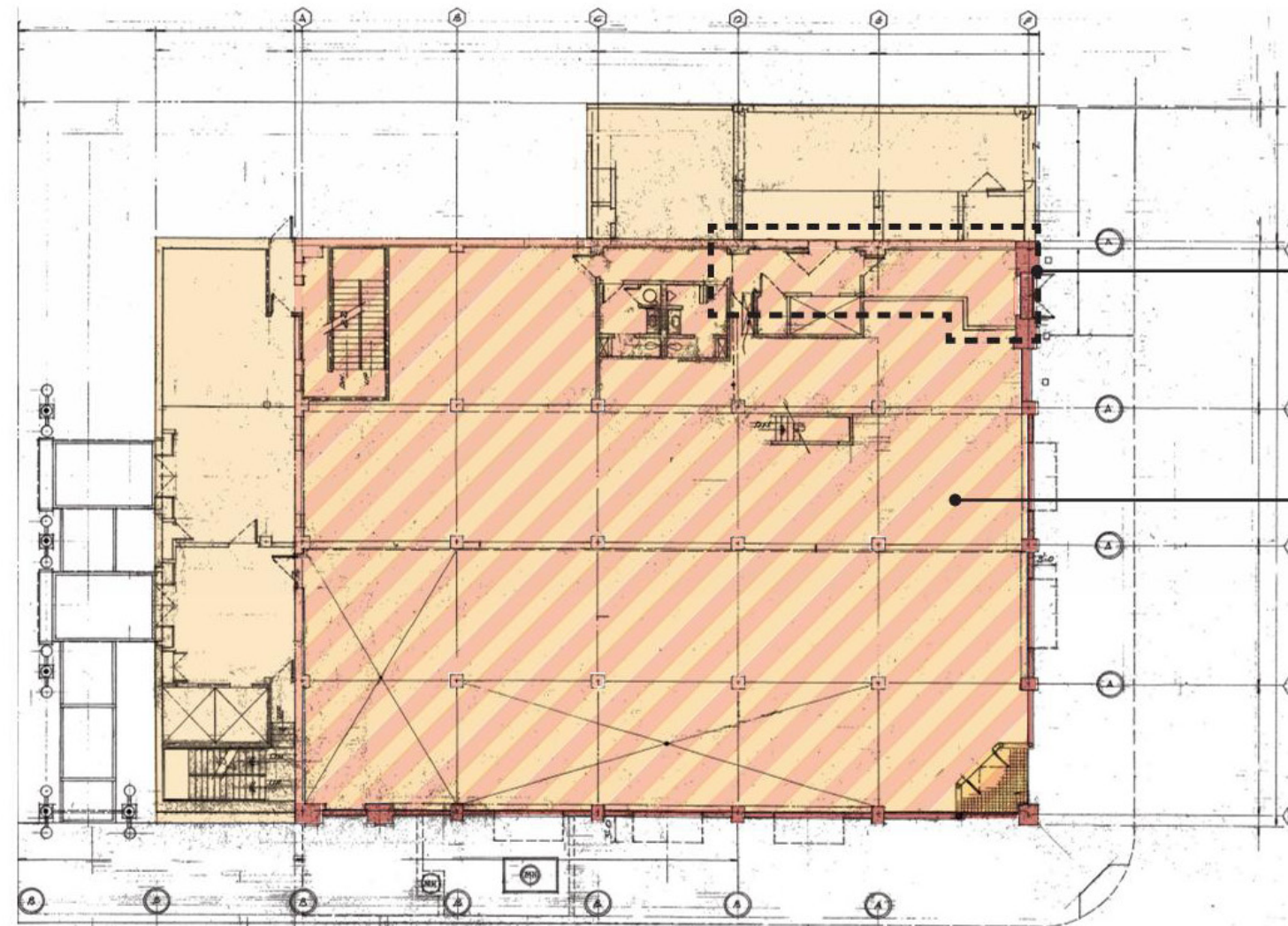
Notes:

- 1.) "Roebing System B" cinder concrete floor slabs are contributing. (See page 16 for historical description.)
- 2.) Painted metal windows and storefront and brick infill between bays at ground level are non-contributing.

LEGEND

- Significant**
- Contributing**
- Non-contributing**

AGENCY PARCEL



Ceramic mosaic tile floor is non-contributing historic fabric. Although original, it is a fragment and portions have been altered.

Volume and associated finishes are non-contributing, but the concrete floor slabs are contributing. Columns are also contributing.

THIRD STREET

MISSION STREET



SIGNIFICANCE DIAGRAMS

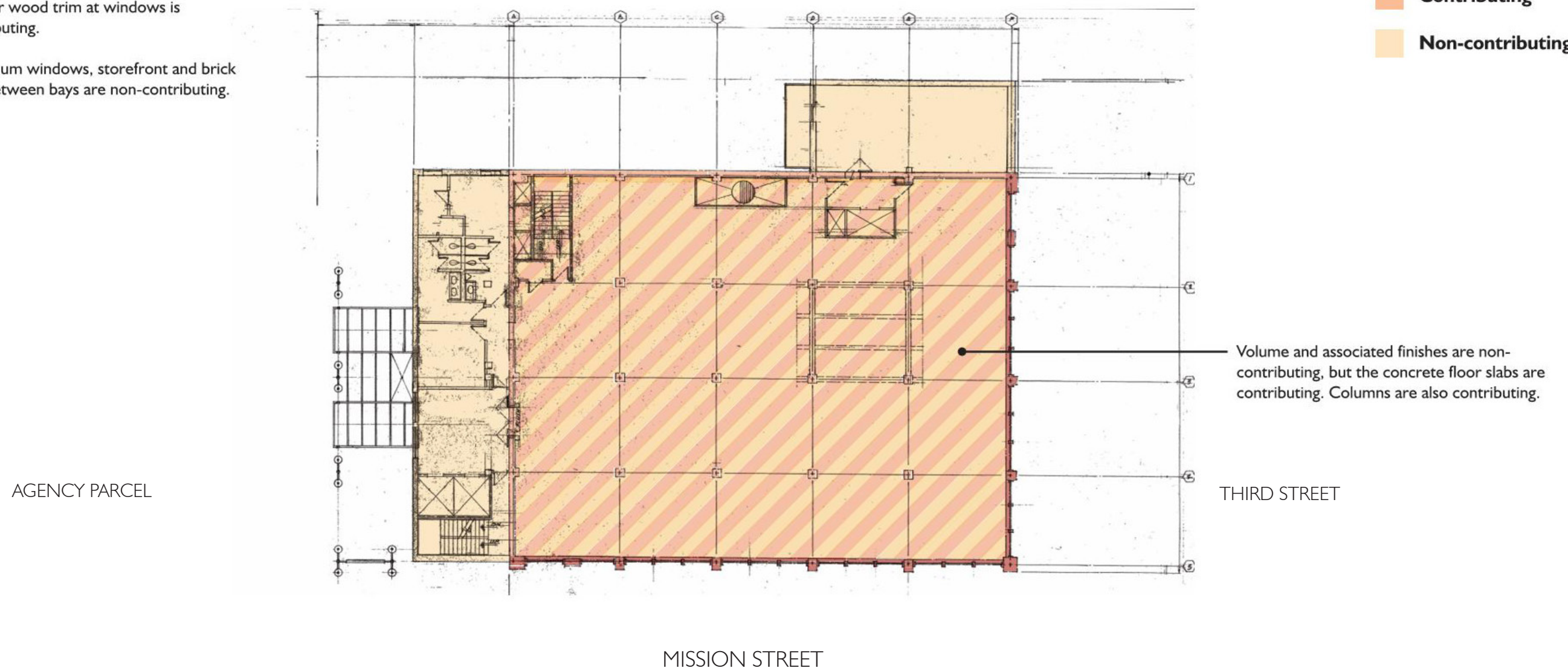
TYPICAL UPPER FLOOR PLAN (SECOND - TENTH FLOORS)

Notes:

- 1.) "Roebbling System B" cinder concrete floor slabs are contributing. (See page 16 for historical description.)
- 2.) Interior wood trim at windows is contributing.
- 3.) Aluminum windows, storefront and brick infill between bays are non-contributing.

LEGEND

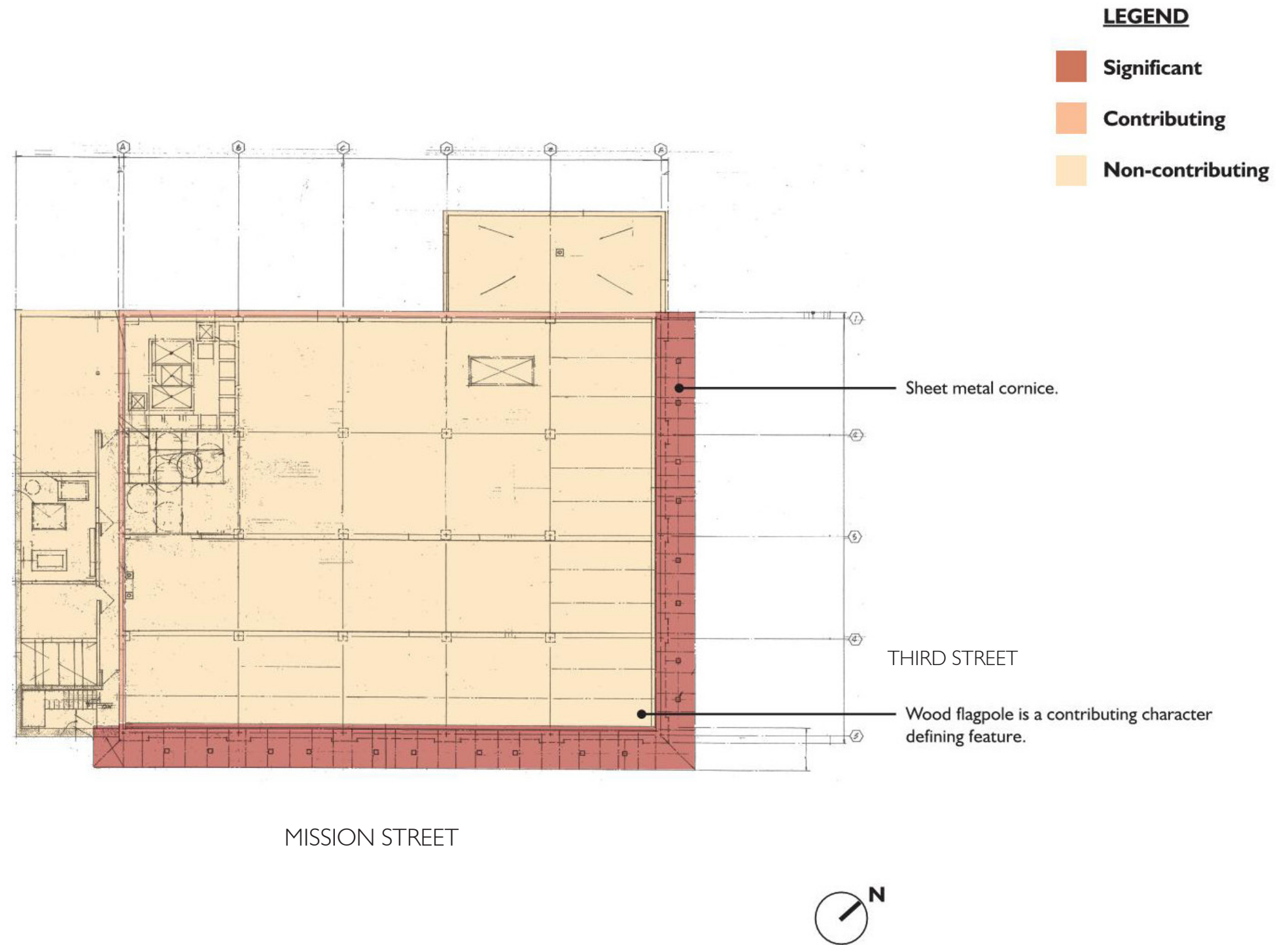
- Significant**
- Contributing**
- Non-contributing**



SIGNIFICANCE DIAGRAMS

ROOF PLAN

AGENCY PARCEL



BUILDING CHRONOLOGY

Physical construction and modification are summarized in this section. The text is based on building permits, historic documents, and a list of previously documented alterations by Knapp Architects, with corroboration from first-hand observation and materials analysis. Historical photographs and drawings illustrating construction history of the building are included in the section “Historical Background and Context.”

1900s

1903: Aronson Building constructed at a total cost of \$700,000, including the land, which cost \$290,000. The building was named after Abraham Aronson, the project’s real estate developer. Designed by the architecture firm of Hemenway & Miller.

28 December 1906: Building permit issued for the rehabilitation and reconstruction of the Aronson Building, for an estimated cost of \$10,000. The building was used as lofts. The owner was A. Aronson and the architects for the project were Hemenway & Miller (Permit #7101).

1907: Alteration of storefront for cigar store.

1909: Install show window; alter stair to 7th floor.

1910s

1919: Remodel former cigar store and saloon at the corner of 3rd and Mission streets to another use.

1920s

1920: Combine two stores at 702 Mission Street; remove plate glass on Mission Street.

1921: Alter storefront at 708 Mission Street; Move front door at 700 Mission Street.

1930s

1930: Install sidewalk lights; Install storefront, partitions, and other

alterations.

1934: Alteration for barber shop at 708 Mission Street.

1936: Remove concrete arches.

1940s

1943: Install pole sign for barber shop at 700 Mission Street.

1946: Sign for Taylor, Army & Navy at 702 Mission Street.

1950s

1954: Remove gates and install concrete bulkhead.

1959: Sign for Pepsi-Cola for Bed’s Coffee Shop at 702 Mission Street.

1960s

1961: Sign installed.

1962: Alterations for Dinty’s Kitchen at 702 Mission Street.

28 July 1964: Building permit approved for alteration of the ground floor consisting of several small stores. Except for a camera shop still under lease, all the partitions were to be removed and made into one larger store with a mezzanine [for Rochester Clothing Co.] and another smaller store on 3rd Street. All existing show windows were to be removed and replaced, all new electrical wires and fixtures, new exhaust and ventilating system, new baseboard steam connectors, store fixtures, signs, awnings, were not part of this contract. Estimated cost for the project was \$50,000, and the architect for the project was Wayne Osaki (Permit #269932).

1964: Awning for Rochester Clothing Co; Install kitchen and toilet for the Fox Sandwich Shop.

1968: Add mezzanine floor for Rochester Clothing; Install sheetrock at 706 Mission Street.

1970s

24 November 1978: Construct two additions: a ten-story addition on the southwest façade and a three-story addition on the northwest façade. The estimated cost for the project was \$1,500,000 (Permit #332753).

1978-1981: Convert 86 3rd Street lobby to a freight elevator lobby; Move core functions to new southwest addition; Install a full-height interior stair at the west corner of the building; remove and replace nearly all interior finishes; remove entrance on Mission Street and replace with storefront window; remove stone details at 86 3rd Street entrance and cover with brick tiles.

1979: Brick failure analysis.

1980s

1980: Install fixtures for Rochester Clothing Co.

1981: Alterations to walls and ceiling at 700 Mission Street; Install sign for Rochester Clothing Co.; Install glass doors at the elevator lobby.

1983: Life safety; Install rack system in Rochester Clothing Co.

1986: Tenant improvements to 4th through 10th floors; Install toilets in the basement, 8th, 9th, and 10th floors.

2 February 1987: Building permit approved to install new partitions to second floor as part of tenant improvements. Estimated cost for the project was \$150,000 and the designer was Clarke Design Group (Permit #563118).

1987: Remodel/tenant improvements to third floor of 706 Mission Street.

1990s

1993: Install sprinklers for bookstore on ground floor and café on second floor.

BUILDING CHRONOLOGY

1994: Tenant improvements.

1995: Install fire sprinkler system; several tenant improvements.

8 April 1996: Building permit approved to provide a 2-hour fire rated enclosure per plan, revise to #9516998. Estimated cost for the project was \$3,000. The project was complete on 19 August 1996 (Permit Application #9605925).

11 March 1998: Building permit approved to replace brick on the northwest corner of the building. Estimated cost for the project was \$8,000, and the project was complete on 26 August 1998 (Permit Application #9804115).

2000s

February 2006: Stabilization of terra cotta elements at the exterior. Work completed by Rainbow Waterproofing.

2010s

11 February 2010: Building permit approved to remodel the existing 9th floor tenant space by removing private office partitions for new open office area, installing new finishes, and relocating 33 existing light fixtures and adding one new fixture. The estimated cost for the project is \$25,000, and the project is currently in process (Permit Application #201002045899).

17 February 2010: Building permit approved to relocate fire sprinklers on 10th floor. Estimated cost for the project is \$3,000, and the project is currently in process (Permit Application #201002176638).

22 February 2010: Building Permit approved to relocate and add fire alarm system devices on the 9th floor. Estimated cost for the project is \$4,500, and the project is currently in process (Permit Application #201002176664).

Unknown date

All of the common brick, both on the exterior and where exposed on the interior, has been sandblasted.

Windows inserted into the 8th through 10th floors of the northwest façade.

3rd Street doors replaced and metal gate installed.

Open metal fire escapes added to the center bay of the southeast façade and the north end of the northeast façade; projecting terracotta and stone have been removed where the fire escapes are located.

Fixed bronze-anodized aluminum mullion windows replaced the operable pivot wood-sash windows that were installed in the 1906 rehabilitation

Storefront infilled.

THE ARONSON BUILDING
SAN FRANCISCO, CALIFORNIA

HISTORIC STRUCTURE REPORT
FINAL DRAFT [08197]



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

DECEMBER 2, 2010

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INTRODUCTION

This Historic Structure Report (HSR) is for use by 706 Mission Street Co., LLC for guidance on future maintenance and projects. The report documents the history and development of the Aronson Building (700-706 Mission Street, APN 3706-093) and provides an assessment of its existing condition, identifies its character-defining features, and describes appropriate approaches to the treatment and rehabilitation of the property that reflect its historic significance. This HSR also outlines a scope of recommended work consistent with a rehabilitation approach.

STUDY SUMMARY

Constructed in 1903 by Abraham Aronson, the project's real estate developer, the Aronson Building featured a steel and concrete structure. It was designed in the Chicago School style by the San Francisco architecture firm of Hemenway & Miller. Located at the corner of Mission and 3rd streets, the building stands 10 stories tall with primary facades featuring terra cotta detailing, cast iron storefronts and Colusa sandstone. Having survived both the 1906 earthquake and fire and the 1989 Loma Prieta earthquake, the building stands today looking much as it did in 1906 with the exception of modern additions to the northwest and southwest and an alteration consisting of brick infill of the storefronts at the ground level.

Although not listed on the National Register of Historic Places, the Aronson Building has been previously determined individually eligible for listing in both the National Register of Historic Places and the California Register under Criterion C/3 (Design/Construction). It is significant for its design which is recognized as the most representative and elaborate design in the Chicago School style. The Aronson Building has also been determined to be a contributing resource of the Aronson Historic District, which is listed in the California Register under Criterion C/3. The Aronson Historic District originally included two other buildings, the Williams Building and the Rosenthal/Grace Building; however, the Rosenthal/Grace Building has since been demolished.

Though the Aronson Building has undergone alterations and additions, it retains sufficient integrity to convey its historic significance in terms of location, setting, design, materials, workmanship, feeling, and association. Exterior alterations have been mostly additive in nature and have not removed significant historic fabric. The building still conveys its historic significance as a Chicago School commercial building, as well as a survivor of the 1906 Earthquake and Fire.

Page & Turnbull has determined the period of significance for the Aronson Building to be 1903-1907, the same period as the Aronson Historic District. The period encompasses the time the building was constructed as well as the time it was rehabilitated after the 1906 Earthquake and Fire.

In anticipation of new development adjacent to the Aronson Building, this HSR has been prepared to act as both a record of the building's history and guide to rehabilitation. The purpose of this study is to understand the historic significance of the Aronson Building and recommend appropriate rehabilitation options for retaining the property's historic character while accommodating future use and potential development. Although this HSR makes note of the Aronson Historic District, the focus of this HSR is on the individual Aronson Building and not on the building as a contributor to a historic district.

Purpose

It is essential that an HSR be prepared in advance of any anticipated rehabilitation, restoration or major maintenance work on a building that has been identified as a historic resource. This HSR is based on the National Park Service publication: *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*. According to *Preservation Brief 43*:

“The historic structure report is an optimal first phase of historic preservation efforts for a significant building, preceding design and implementation of its preservation, rehabilitation, restoration, or reconstruction. If work proceeds without a historic structure report as a guide, physical evidence important to understanding the history and construction of the building may be destroyed. The preparation of a report prior to initiation of work provides documentation for future researchers. Even more importantly, prior preparation of a report helps ensure that the history, significance, and condition of the property are thoroughly understood and taken into consideration in the selection of an appropriate treatment and in the development of work recommendations. A well prepared historic structure report is an invaluable preservation guide.”

The purpose, therefore, of this HSR is to fully document the Aronson Building and provide useful guidance for treatment. This HSR is principally for the use of 706 Mission Street Co., LLC, as well as private contractors hired to perform any restoration, rehabilitation, preservation, and/or maintenance work.

Recommendations for Treatment and Use

Page & Turnbull recommends the adoption of the Rehabilitation treatment option. Taken as a whole, this strategy is superior to the other options, because it retains the character-defining features of the building, while simultaneously allowing for alterations or additions that serve the building's current and future use.

The condition of the Aronson Building is marked by age and resulting impacts from seismic activity, including the 1906 earthquake and fire and the 1989 Loma Prieta earthquake. Generally the building is in fair condition. The building has undergone several interior renovations, resulting in removal of most interior finishes and historic fabric. Although the character-defining features at the exterior of the building still remain, the exterior cladding is in fair to poor condition with cracked and spalled terra cotta and sandstone.

General recommendations to guide the Aronson Building rehabilitation design approach include:

- Preserve the historic character of the Aronson Building and investigate means to stabilize the character-defining fabric at the facades from further deterioration.
- Rehabilitate the primary facades through the repair of the terra cotta, terra cotta brick, Colusa sandstone, and ironwork.
- Protect interior historic fabric noted as significant or contributing, such as the wood casework at the existing windows, to the extent possible.
- Adjacent new construction should be constructed in a way that the original massing and form of the Aronson Building will still be conveyed.
- Adjacent new construction should be constructed in a way that will avoid, to the extent possible, the removal of character-defining historic features
- Windows should be replaced with new that are similar to the historic windows in style and operation.

- Non-historic brick infill and storefronts at the lower level should be replaced with storefronts similar to the historic storefronts in style.
- Additions and mechanical equipment at the rooftop should not visually dominate views of the building from the public right of way across the street.
- The building should be assessed by a structural, mechanical, electrical, and plumbing engineer. The existing mechanical, electrical and plumbing systems are not original to the building. Replacement mechanical, electrical, and plumbing systems should be installed to minimize impact to historic fabric to the extent possible.

PROJECT DATA

This HSR was prepared for 706 Mission Street Co., LLC as a planning tool for future work related to the Aronson Building.

Location

The Aronson Building is located at the northwest corner of Mission Street and 3rd Street. The building sits approximately ten feet back from the street curb, with loading access at the northwest facade. The current main entrance to the building is located at the southwest addition façade.

Project Information

The client group, 706 Mission Street Co., LLC, is investigating appropriate reuse and rehabilitation strategies for the Aronson Building as it relates to future development of the adjacent site to the southwest. This HSR provides the historical and architectural background necessary for rehabilitation planning.

Current Historic Status

This section examines the national, state, and local historical ratings currently assigned to the Aronson Building.

California Historical Resource Status Code

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of “1” to “7” to establish their historical significance in relation to the California Register of Historical Resources (California Register or CR) or the National Register of Historic Places (National Register or NR). Properties with a Status Code of “1” or “2” are either eligible for listing in the National Register or the California Register, or are already listed in one or both of the registers. Properties assigned Status Codes of “3” or “4” appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of “5” have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of “6” are not eligible for listing in either register. Finally, a Status Code of “7” means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

The Aronson Building is listed in the California Historical Resources Information System (CHRIS) database, which means that the resource has been formally evaluated by the State of California Office of Historic Preservation for listing in the National Register or California Register. It is listed as a “2S” (“Individual property determined eligible for NR by the Keeper. Listed in the CR”) and a “2D” (“Contributor to a district determined eligible for NR by the Keeper. Listed in the CR”). The building was evaluated for its “2S” designation during a project review in October 1977 and a historic survey in January 1979. The building was evaluated for its “2D” designation in January 1979 (see Historic Districts below).

Previous Surveys and Designations

San Francisco Architectural Heritage Downtown Survey

San Francisco Architectural Heritage is the city's oldest not-for-profit organization dedicated to increasing awareness and advocating preservation of San Francisco's unique architectural heritage. Heritage has sponsored several historic resource inventories in San Francisco, including surveys of Downtown, the Van Ness Corridor, Civic Center, Chinatown, the Northeast Waterfront, the Inner Richmond District, and Dogpatch. The earliest and most influential of these surveys was the Downtown Survey. Completed in 1977-78 for Heritage by Michael Corbett and published in 1979 as *Splendid Survivors*, this survey serves as the intellectual foundation for much of San Francisco's Downtown Plan. The methodology improved upon earlier surveys inasmuch as it consists of both intensive field work and thorough archival research. Buildings were evaluated using the Kalman Methodology, a pioneering set of evaluative criteria based on both qualitative and quantitative factors. A team of outside reviewers analyzed the survey forms and assigned ratings to each of the pre-1945 buildings within the survey area. The ratings range from 'A' (highest importance), to 'D' (minor or no importance).

The Aronson Building was rated an 'A' in Heritage's Downtown Survey for highest architectural significance.

Here Today

The historic resource survey and subsequent book were developed in response to a loss of historic resources in San Francisco through demolition or neglect. *Here Today* is a book published in 1968 by the Junior League of San Francisco, Inc. (Chronicle Books). The survey was adopted by the Board of Supervisors under Resolution Number 268-70 and contains information on approximately 2,500 properties within San Francisco County.

The Aronson Building was surveyed by the Junior League, though it does not appear in *Here Today*.

1976 Citywide Architectural Survey

Between 1974 and 1976, the San Francisco Planning Department conducted a citywide inventory of architecturally significant buildings. An advisory review committee of architects and architectural historians assisted in the final determination of ratings for the 10,000 buildings, which became an unpublished 60-volume inventory. Both contemporary and older buildings were surveyed, but historical associations were not considered. Typically, each building was numerically rated from a low level of importance of "-2" to a high rating of "5." The inventory assessed architectural significance, which included design features, the urban design context and overall environmental significance. When completed, the 1976 Architectural Survey was believed to represent the top 10 percent of the city's architecturally significant buildings.

The Aronson Building was included in the 1976 Citywide Architectural Survey, and was rated a "4" high architectural significance.

Department of Housing and Urban Development EIS

The Department of Housing and Urban Development (HUD) produced an Environmental Impact Statement (EIS) in 1978 for the Yerba Buena Center redevelopment area. As part of the EIS, the Aronson Building was found to be a contributing resource to the Aronson Historic District (see Historic Districts below).

Transit Center District Survey

The Transit Center District Survey (also known as the Transbay Survey) was conducted in 2008 as a component of the City of San Francisco's Transit Center District Plan. The Transit Center District Plan, currently being implemented by the San Francisco Planning Department, is an outgrowth of the 1985 Downtown Plan, in particular the latter document's policy of extending the city's urban core south of Market Street. The plan will result in new planning policies and controls for land use, urban form, building design, and improvements to private and publicly owned properties to enhance the public realm.

The Transit Center District Plan covers a section of the eastern South of Market area bounded by Market, Main, Tehama, and New Montgomery streets. At its center is the 1939 Transbay Terminal, a commuter bus station slated to be demolished and replaced with a new office tower and multi-modal transit center. In addition to the proposed 850-foot to 1,200-foot Transit Tower, there are at least seven other privately owned development projects anticipated for the near future in the surrounding area.¹

The Aronson Building was surveyed as part of the intensive-level Transit Center District Survey, and it was included in a District Record Form (DPR 523D form) as a contributing resource to a proposed New Montgomery, Mission, and Second Historic District (see Historic Districts below).

Article 10: Preservation of Historical, Architectural and Aesthetic Landmarks

San Francisco City Landmarks are buildings, properties, structures, sites, districts and objects of "special character or special historical, architectural or aesthetic interest or value and are an important part of the City's historical and architectural heritage."² Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Historic Resources Commission. These properties are important to the city's history and help to provide significant and unique examples of the past that are irreplaceable. In addition, these landmarks help to protect the surrounding neighborhood development and enhance the educational and cultural dimension of the city. As of July 2009, there are 261 landmark sites, eleven historic districts, and nine Structures of Merit in San Francisco that are subject to Article 10.

The Aronson Building is not listed in Article 10 of the San Francisco Planning Code, which means that it is not a designated San Francisco City Landmark, nor is it located within an existing local Historic District.

Article 11: Conservation Districts

Article 11 of the San Francisco Planning Code provides for the preservation of buildings and districts of architectural, historical, and aesthetic importance in C-3 Districts. A C-3 District possesses a concentration of buildings which together form a unique historic, architectural, and aesthetic character that contributes to the beauty and attractiveness of the City.³ The City requires the protection, enhancement, and perpetuation of buildings that contribute to these districts. Within the C-3 District, Conservation Districts have been designated for areas where there is a concentration of buildings that create a specialized architectural and aesthetic character. Under Article 11, resources designated as Significant, Contributory, or Category V resources will require review by the Historic Preservation Commission for any major alteration. Article 11 also requires building owners to

¹ Kelley & VerPlanck, Kelley & VerPlanck, *Transit Center District Survey* (22 July 2008) 2.

² San Francisco Planning Department, *Preservation Bulletin No. 9 – Landmarks*. (San Francisco, CA: January 2003)

³ San Francisco Planning Depart, *City and County of San Francisco Municipal Code*, Article 11, Section 1101 (b).

comply with all applicable codes, laws and regulations governing the maintenance of their properties.⁴

The Aronson Building has been identified in the Transit Center District Survey as a potential contributing resource to the Survey's proposed New Montgomery and Mission Historic District. As revised, this proposed district is referred to in the San Francisco Planning Department's "Transit Center District Plan: Draft for Public Review, Nov. 2009" as the proposed New Montgomery-Mission-Second Street Conservation District, which is an expansion of the New Montgomery-Second Street Conservation District. (The status of the Transit Center District Plan is discussed below).

Historic Districts/Conservation Districts

Aronson Historic District

The Aronson Building is rated a "2D" in the CHRIS information system because it is a contributing resource to the National Register-eligible and California Register-listed Aronson Historic District. The Aronson Historic District was created in 1978, and originally included three buildings: The Aronson Building aka Mercantile Building (1903), the Williams Building (693 Mission Street; 1907), and the Blumenthal Building aka Grace Building (87 3rd Street; 1907). Since the Aronson Building (known in 1978 as the Mercantile Building) was the dominating structure and in recognition of its original and longtime owner, Abraham Aronson, the three buildings were named the Aronson Historic District.⁵ The Blumenthal Building was a mixed-use commercial building and hotel (called "Hotel Marny" in 1913 and "Hotel St. James" in 1950). The Blumenthal Building was demolished in the 1980s, and the present building on that lot was constructed in 2002.⁶ As a contributing resource to the National Register-eligible Aronson Historic District, the Aronson Building is automatically listed in the California Register of Historical Resources.

New Montgomery-Mission-Second Street (NMMS) Conservation District

The Aronson Building is located within the boundaries of the proposed New Montgomery-Mission-Second Street (NMMS) Conservation District, which was derived from the Transit Center District Survey, completed by Kelley & VerPlanck Historical Resources Consulting in 2008 (Figure 01). The NMMS Conservation District would include the smaller extant New Montgomery/Second Street Conservation District. The Aronson Building is considered a contributor to the proposed Conservation District, which is primarily characterized by post-1906 Earthquake and Fire light industrial and commercial buildings. On August 20, 2008 the San Francisco Landmarks Advisory Board endorsed the Transit Center District Survey Historic Context Statement and survey findings.⁷ The Draft Transit Center District Plan, with the modified Conservation District, was made available for public review in November 2009.⁸ The boundaries proposed as part of the Transit Center Survey are draft boundaries and are subject to change pending the adoption of the Transit Center District Plan.

⁴ Major Alterations are defined under San Francisco Planning Department, *City and County of San Francisco Municipal Code*, Article 11, Sections 1111.1 to 1111.6.

⁵ Tad Masaoka, HUD, *E.O.11593: Determination of Eligibility Notification for the National Register of Historic Places*, Office of Archeology and Historic Preservation (27 March 1978).

⁶ This report does not assess whether the Historic District retains integrity post-demolition of the Blumenthal Building.

⁷ "Citywide Cultural and Historical Resource Survey: Recently Completed Surveys, Transbay Survey," San Francisco Planning Department. Website accessed on 8 April 2009 from:

http://www.sfgov.org/site/planning_index.asp?id=77341#transbay.

⁸ San Francisco Planning Department, "Transit Center District Plan: Draft for Public Review, November 2009." Website accessed on 1 April 2010 from: http://www.sf-planning.org/ftp/CDG/docs/transit_center/Transit_Center_District_Plan_Public_Draft_WEB.pdf



Figure 01. Boundaries of proposed New Montgomery-Mission-Second Street Conservation District (brown). Page & Turnbull has highlighted the Aronson Building in red and outlined the current New Montgomery-Second Street Conservation District in pink.
Source: San Francisco Planning Department, “Transit Center District Plan: Draft for Public Review, Nov. 2009.”

Methodology

Page & Turnbull surveyed the Aronson Building and its immediate surroundings during a site visit conducted during the week of March 1, 2010. Page & Turnbull reviewed all known reports, drawings, and previously completed historic research supplied by 706 Mission Street Co., LLC. Further historic research was also conducted at the San Francisco Public Library, the San Francisco Historic Photograph Collection, the Bancroft Library at UC Berkeley, and Page & Turnbull’s in-house library. The intent of this document is to serve as a reference and guide for future project planning at the Aronson Building.

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PART I. DEVELOPMENTAL HISTORY

A. HISTORICAL BACKGROUND AND CONTEXT

The following section frames the history and significance of the Aronson Building within the context of the broader development and historical events of San Francisco's South of Market neighborhood. It provides the necessary background for the evaluation of the resource for its eligibility for listing in the National Register of Historic Places and the California Register of Historical Resources.

Early San Francisco History

European settlement of what is now San Francisco took place in 1776 with the simultaneous establishment of the Presidio of San Francisco by representatives of the Spanish Viceroy, and the establishment of Mission Dolores by Franciscan missionaries. The era of Spanish colonial rule was relatively brief. In 1821 Mexico declared independence, taking with it the former Spanish colony of Alta California. During the Mexican period a small village grew up along a sheltered cove at the tip of the San Francisco peninsula. This sleepy village, which was called Yerba Buena, served as a minor trading center inhabited by a few hundred people of diverse nationalities. In 1839 a few streets were laid out around a central plaza (now called Portsmouth Square), which was ringed by commercial and civic buildings. Not long after the American takeover of California in 1846, a surveyor named Jasper O'Farrell laid out Market Street from what is now the Ferry Building to Twin Peaks. Blocks north of the survey line were laid out in 50 *vara* square blocks, whereas blocks south of Market were laid out in larger 100 *vara* blocks. (A *vara* is a Spanish unit of measurement equivalent to 2.77 feet.) In 1847, the name Yerba Buena was changed to San Francisco.

The discovery of Gold at Sutter's Mill in 1848 unleashed a massive wave of immigration as thousands of would-be gold-seekers made their way to the isolated outpost at the western edge of North America. Between 1846 and 1852, the population of San Francisco mushroomed from less than 1,000 people to almost 35,000. The short supply of level land around Portsmouth Square soon pushed development up the slopes of Nob Hill or south to Market Street. Development also moved eastward into the cove on filled tidal lands. Development of early San Francisco was concentrated around downtown, and the outlying portions of the peninsula remained unsettled throughout most of the city's early history.

With the decline of gold production in 1855, San Francisco's business community began to embrace other economic opportunities such as agriculture, construction and banking.⁹ Prospering from these new industries, an elite group of merchants, bankers, and industrialists arose to guide the development of the city. In the following decades, San Francisco's population continued to grow owing to its position as the foremost financial, industrial and shipping center of the West. By 1870 the population had reached 150,000, and just twenty years later the population doubled to almost 300,000.

South of Market Neighborhood, Northeast

The South of Market neighborhood (also known as SoMa) is located in the northeastern part of San Francisco. As the name suggests, the northern border of the neighborhood is Market Street, while the area is also roughly bounded by the San Francisco Bay and the Embarcadero to the east, Mission Creek and 13th Street to the south, and South Van Ness Avenue to the west. The northeastern part of the South of Market is roughly bounded by Market Street to the north, Main Street to the east, Folsom Street to the south, and 3rd Street to the west.

⁹ Rand Richards, *Historic San Francisco. A Concise History and Guide* (San Francisco: Heritage House Publishers, 2001) 77.

Historically, the northeastern part of the South of Market has contained somewhat different buildings and uses than the rest of the neighborhood because it has long been considered an extension of Downtown, combining commercial high-rises with working class light industrial and residential uses. It also developed earlier than the rest of the neighborhood, and was reconstructed much quicker following the 1906 Earthquake and Fire.

Prior to the Gold Rush of 1849, the most eastern part of the South of Market area was submerged under water, while the rest of the northeastern area was occupied by sand dunes and narrow wooded valleys. A protected area amidst the sand dunes, bounded by Market, Howard, 1st and 2nd streets, was first settled by squatters in 1849. The settlement was called “Happy Valley” by the forty-niners. By the summer of 1850, residents had begun erecting more permanent stores and houses.¹⁰ This northeastern part of the South of Market developed earlier than the rest of the neighborhood because it was located closest to Downtown San Francisco.

Sand removal in the South of Market area proceeded from about 1850 to 1873. The sand was used to fill Yerba Buena Cove and extend the street grid eastward into the bay. The removal of the hills facilitated street grading on the newly level ground.¹¹ For example, between 1853 and 1857, 3rd Street was graded from Market Street to Steamboat Point. The streets were initially paved with thick wooden planks, and were called “plank roads.” Beginning in the 1850s, the 100-*vara* blocks were also subdivided into smaller, more easily developable units through the creation of many narrow back alleys, including Minna, Natoma, and Hunt streets.¹²



**Figure 02. Looking north from 2nd and Folsom Streets, 1866.
Source: San Francisco Historical Photograph Collection,
AAB-5750.**

¹⁰ Kelley & VerPlanck, *Transit Center District Survey* (22 July 2008) 18.

¹¹ *Ibid*: 19.

¹² *Ibid*: 22.

The northeastern South of Market area continued to develop in the nineteenth century, and the residential settlement of inexpensive frame cottages and tenements was interspersed with a burgeoning iron foundry industry. The 1859 Comstock Lode Boom increased land prices in the neighborhood, and multi-story brick and stone buildings began to take the place of the simple Gold Rush-era frame dwellings (**Figure 02**). Commercial services clustered along 3rd Street and around the intersections of 2nd and Mission, New Montgomery and Mission, and 1st and Howard streets. Commercial services included hundreds of saloons, groceries, dry goods stores, bakeries, butchers, shoemakers, seamstresses, public bathhouses, doctors and dentists, social organizations, houses of prostitution, and undertakers.¹³ Despite becoming more established, pioneer developers did not provide any parks or similar amenities for their working class residents in the South of Market.

The residents included a large number of immigrants, predominately Irish, German, and Chinese, who made their way across the country, especially after the opening of the Transcontinental Railroad in 1869.¹⁴ Overcrowding became the norm as workers who needed to live within walking distance to their industrial and longshoreman jobs doubled and tripled-up in apartments and flats. Even the areas south of Market Street that were once considered elite sectors, such as Rincon Hill and South Park, were converted from large single-family houses to rooming houses.¹⁵ At the same time, a dichotomy emerged as New Montgomery Street was constructed in the early 1870s to extend Montgomery Street south of Market. Though much of the area was working class and industrial in nature, New Montgomery Street was planned as an extension of Downtown, and became an upscale office, banking, retail, and hospitality district.¹⁶

By 1900, the northeastern part of the South of Market area was completely built out. However, on April 18, 1906, the neighborhood was nearly completely destroyed by a great earthquake and the ensuing fires that broke out as a result of broken gas mains (**Figure 03**). The fires grew out of control as they were fed by the densely packed wood-frame buildings. The entire neighborhood was consumed within six hours of the temblor, and only a small handful of steel-frame, brick, and stone-clad buildings remained standing—including the Aronson Building. The death toll in the South of Market Area was much higher than the rest of the city because many cheaply built hotels and boarding houses collapsed on their inhabitants.¹⁷

The South of Market neighborhood took at least a decade to recover. Wrecked buildings had to be demolished and the ruins carted away, insurance claims settled, title questions resolved, land surveyed, building permits acquired, and materials and



Figure 03. Map of the Fire Area by R.J. Waters & Co., ca. 1906

Source: Sally B. Woodbridge, *San Francisco in Maps & Views* (New York: Rizzoli, 2006) 117.

¹³ Ibid: 27.

¹⁴ Ibid: 24.

¹⁵ Ibid: 26.

¹⁶ Ibid: 29.

¹⁷ Ibid: 31-32.

contractors secured. In many ways, the South of Market area was uniquely affected by the disaster due to uncertainty over whether pre-quake land uses, in particular wood-frame residential construction, would be allowed to be rebuilt.¹⁸ Though the Board of Supervisors eventually decided on a blanket prohibition on flammable roofing materials, the uncertainty caused many residential property owners to sell to real estate syndicates who assembled residential lots into larger commercial and industrial lots.¹⁹



Figure 04. Residential hotels and commercial buildings on 3rd Street near Howard Street, 10 August 1964.

Source: San Francisco Historical Photographs Collection, AAB-5842.

An initial flurry of building activity occurred between 1906 and 1913, and was largely represented by new and reconstructed steel and heavy timber-frame industrial loft buildings housing light manufacturing, paper companies, printers and binderies, and wholesale warehouses. The area developed further as the southerly extension of Downtown when a large number of skyscrapers on Mission, Market, and New Montgomery Streets were constructed. This building boom was followed by a recession that coincided with the First World War. The market picked up again in the early 1920s, and many new reinforced concrete light industrial and commercial buildings were constructed during this time. Cafeterias, saloons, gambling parlors and pool halls, public baths, and other retail and service shops were established on 3rd Street between Market and Folsom streets (**Figure 04**), while employment offices, missions, and other social service agencies were clustered on Howard and Folsom streets.²⁰ Little residential construction occurred in the northeastern part of the South of Market neighborhood, but several wood-frame and masonry residential hotels were built on 3rd Street to house the working class men who continued to live and work in the area. A handful of wood-frame single-family cottages and flats were constructed to house working class families.²¹

Major changes to the northeastern part of the South of Market area occurred in the 1930s and again in the 1960s. Large public works projects in the 1930s altered the neighborhood, including

¹⁸ Ibid: 32.

¹⁹ Ibid: 33-34.

²⁰ Ibid: 37.

²¹ Ibid: 36.

construction of the San Francisco-Oakland Bay Bridge approach and the Transbay Terminal in 1936. In 1966, the San Francisco Redevelopment Agency approved the Yerba Buena Redevelopment Area, which was created to counter the supposed “skid row” that had existed in the northeastern South of Market. The urban renewal plan focused on an area bounded by Mission, 3rd, Harrison, and 5th streets with the vision of replacing the derelict commercial, light industrial, and residential buildings with a civic arena, convention center, and parking garage (**Figure 05**). Though local working class residents vehemently opposed the plan, it nonetheless was eventually carried through. Construction projects included Moscone South (1981), Moscone North (1992), Yerba Buena Gardens (1994), the San Francisco Museum of Modern Art (1995), the Children’s Center (1998), and Moscone West (2003). The two-square block Yerba Buena Center and Moscone Convention Center displaced approximately 4,000 residents and 700 businesses.²²

In addition to these major changes, other parts of the northeastern South of Market area have been redeveloped beginning in the 1970s, through the construction of many Corporate Modern, Brutalist, and Post-Modern style skyscrapers. Though clusters of earlier post-quake buildings remain, the population, building stock, and functional characteristics in the northeastern South of Market area have greatly changed since the mid-twentieth century.



Figure 05. Construction of Moscone Convention Center, 1980.
Source: San Francisco Historical Photograph Collection, AAC-0724.

²² Ibid: 47.

The Aronson Building

The site of 700-710 Mission Street/86 3rd Street appears to have been developed as early as 1853 (**Figure 06**). By 1859, half the block bounded by Mission and 3rd streets was lined with buildings (**Figure 07**).



Figure 06. U.S. Coast Survey Map (1853), with site of Aronson Building highlighted. Source: Sally B. Woodbridge, *San Francisco in Maps & Views* (New York: Rizzoli, 2006) 59.



Figure 07. U.S. Coast Survey Map (1859), with site of Aronson Building highlighted. Source: Sally B. Woodbridge, *San Francisco in Maps & Views* (New York: Rizzoli, 2006) 46.

The 1899 Sanborn Fire Insurance Map reveals that the site of the Aronson Building was occupied in the late-nineteenth century by three buildings containing saloons and shops, a photo gallery and restaurant, a candy maker, and lodgings above (**Figure 08**). Two of the buildings were two stories in height, while the third was three stories. Adjacent to the site on 3rd Street were buildings occupied by stores at the first floor and lodging above, and the Winchester House and Winchester Hotel. The Grand Opera House was located immediately to the west on Mission Street.

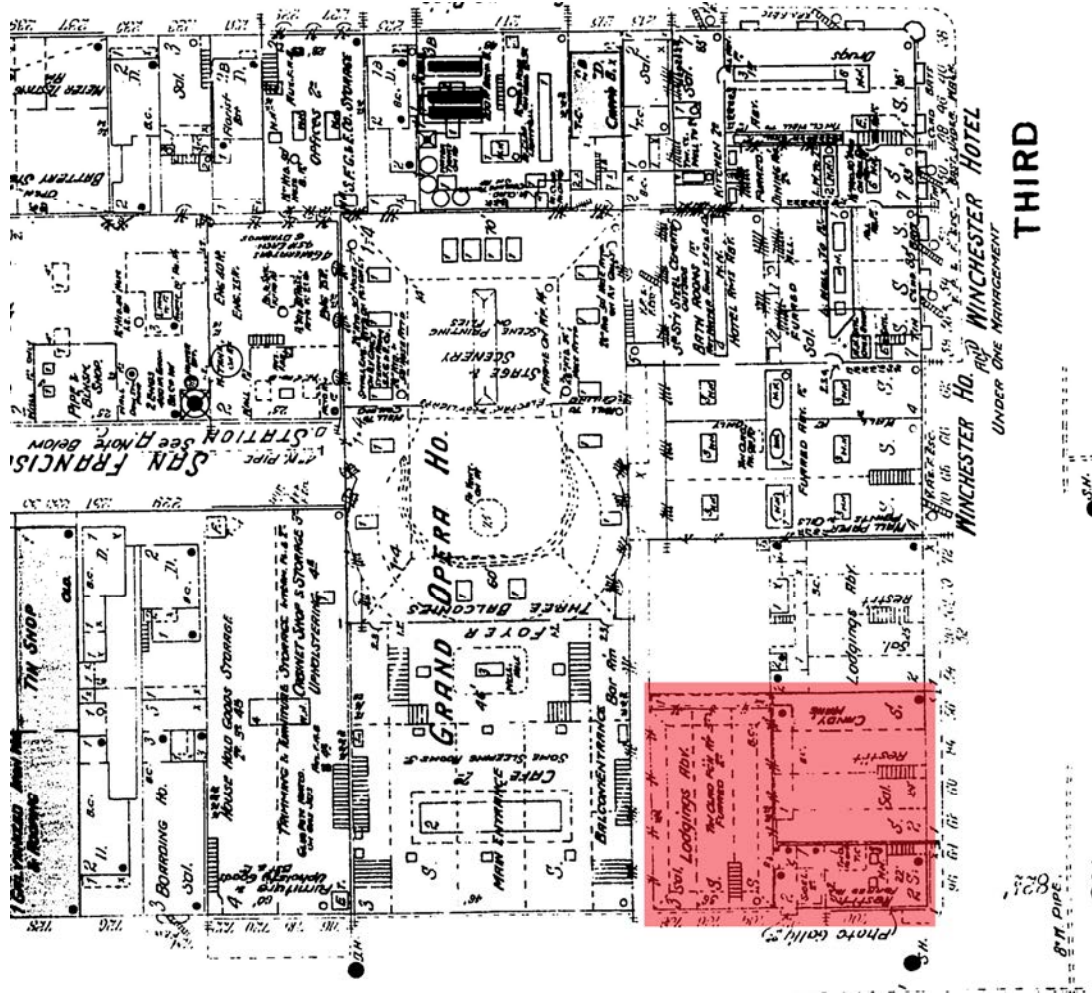


Figure 08. Sanborn Fire Insurance Map (1899), with site of Aronson Building highlighted.

The Aronson Building was constructed in 1903. The three previous buildings on the site were likely demolished at that time to make way for the new building. Construction cost \$700,000, including the land, which cost \$290,000. The building was named after Abraham Aronson, the project’s real estate developer, and was the first major commercial building in San Francisco to bear the name of a Jewish person. It was also the largest and most expensive building under private ownership to be built south of Market Street and west of New Montgomery Street at the time.²³ The building was designed by the architecture firm of Hemenway and Miller, and occupied the entire original lot of 85’ x 107’ (Figure 09).²⁴ As architectural historian Michael Corbett explains, “The building dominated its corner by combining traditional elements more commonly found in the better neighborhoods north of Market with more purely functional dualities of the South of Market area.”²⁵

The building was designed in the Chicago School style of architecture with a three-part horizontal composition, though without three-paned “Chicago windows.” It was reminiscent of the work of the famed Chicago School architect Louis Sullivan, who designed his buildings like a classical column, with retail in the “base,” offices in the “shaft,” and mechanical equipment in the “capital.” The small

²³ “Third and Mission Street Structure,” *The San Francisco Chronicle* (28 December 1902) 12.

²⁴ Knapp Architects, *Supplemental Information Form for Historic Resource Evaluation, 706 Mission Street* (September 2008), Property History: 1.

²⁵ Michael Corbett, *Untitled history of the Aronson Building* (April 1975).

round windows resemble Sullivan's Guaranty and Wainwright Buildings.²⁶ In fact, the Aronson Building is often regarded as being the best example of a Chicago School style skyscraper in San Francisco. Regarding the design of the building's structure and exterior facades, Knapp Architects explains,

In a growing city which had burned to the ground on several occasions, architects and builders were keenly aware of the need for fireproof construction techniques. The steel skeleton structure of the Aronson Building supported Roebling System B cinder concrete floor slabs which were reinforced with expanded metal mesh. Partitions throughout were 4" thick hollow terra cotta tile blocks. For fireproofing the steel structure, some columns were clad with terra cotta tile blocks, while others were encased in concrete.

The street facades had cast iron pilasters at ground level, and intermediate supports of the same material on the second floor which were fabricated by Vulcan Iron Works of San Francisco. Early photographs show much more glass on the storefront than seen today, including in the transom areas. A 1906 photo shows the frame of a cantilevered or suspended canopy on the south corner freight elevator entrance, which does not appear in earlier photographs. The primary infill above was faced in yellow brick. Other decorative features were reportedly carved from Arizona red sandstone and the exuberant and deeply carved ornamentation near the cornice was of terra cotta. [Colusa sandstone may have ultimately been used, or the Arizona red sandstone was replaced with Colusa sandstone in 1906.] The clay products were fabricated by Gladding, McBean & Co. The original metal cornice may have been copper. The northwest face, highly visible from Market Street, was common red brick which, over time, saw many advertisements painted upon it. ...

The first floor original held four retail spaces. Two entrances had "marble vestibules and staircases, with two high-speed elevators at the Third Street entry and two freight elevators on the opposite corner."²⁷



**Figure 09. Looking north on 3rd Street, 1905.
Source: Bancroft Library.**

²⁶ Charles Hall Page & Associates, Historical Resource Inventory, DPR523 for the Mercantile Building (July 1978).

²⁷ Knapp Architects, Property History: 1-2.

When the 1906 Earthquake hit, ensuing fires obliterated nearly every building in the South of Market, Downtown, and into the Mission District. Due to the fireproof construction of the Aronson Building's structure, however, the building survived the disaster (**Figures 10, 11, 12, and 13**). Although the existence of historic drawings is unknown, there was considerable discussion surrounding the Aronson Building's structural system after the earthquake. The building was studied and published extensively in architectural and engineering periodicals. Additionally, in 1906, the Roebling Construction Company published *The San Francisco Earthquake and Fire – A Brief History of the Disaster: A Presentation of Facts and Resulting Phenomena, with Special Reference to the Efficiency of Building Materials Lessons of the Disaster*. The following is the publication's findings on the Aronson Building:

Details of Construction

The Aronson Building is a nine-story and loft building, about 80' x 90' in plan. The facades consist of Colusa sandstone for the lower three stories and buff pressed terra cotta brick with terra cotta ornaments above. The cornice is of terra cotta and copper. The west and south walls are of common brick, and all the walls are self-supporting.

The floors are supported by steel columns, girders and beams. The fire-proof floors are of the Roebling System B or flat slab type of stone concrete, the spans being about 6-1/2 ft. between beams. The partitions throughout are of 4" hollow tile blocks. The steel columns are protected with 3" hollow tile blocks except two in the basement which have concrete protection. The soffits of the girders and beams are covered with crimped wire lath and cement plaster. The floor finish was of wood, laid on sleepers and sleeper fill.

Effects of the Fire and the Earthquake

The sand-stone of both fronts is badly spalled by the fire, and on the Third Street side is considerably cracked by the quake. The pressed brick and terra cotta above is in good condition. At the third-story level the walls between window openings are badly cracked by the earthquake. The northeast corner at the first story is badly racked. The north and west walls of common brick are in fair condition. All the walls are practically plumb, the greatest variation from the plumb being at the southeast corner, where the south front leans to the north about 3/8". The levels on the water table do not disclose any material displacement of the foundation.

One of the columns in the basement on the east side has buckled. In the southwest corner of the first story, two columns have buckled near the ceiling. The failure of one of these was caused by the bulging of pipes within the fire-proof protection. In the northwest corner in the fifth story, one of the columns buckled so that the floors settled about 18". On the eighth floor, in the northwest corner of the building, another column is badly buckled. The same column on the tenth story buckled also. One column deflected slightly in this story.

The concrete floors throughout are in first-class condition, successfully carrying a number of large safes that were located in different parts of the building. The 4" hollow tile partitions are generally wrecked, about 60 percent of the entire work having fallen down. The wall furring is badly cracked, and is down in spots. The hollow tile column protection is greatly damaged throughout, 50 percent or more having fallen away from the columns of the first story, and approximately an average of about 15 percent has fallen away from the columns in the other stories. The concrete column protection in the basement is in fair condition, although not of good quality originally. The 4" tile partitions around the stairway and elevator enclosure on the north side collapsed throughout, many of the blocks falling on the stairway and wrecking it.

The wire lath and cement plaster on the soffits of the beams and girders are in good condition. The suspended wire lath and plaster ceiling on the top story is intact. The cast-iron stairway and elevator fronts on the west side are greatly damaged and the stairway on the north side is completely wrecked.

Comments

The intensity and duration of the fire was normal and such as would naturally result from the combustion of considerable stock, wood-finish, furniture, etc., in a building of this character. The sand-stone portions of the front will require renewal. The several columns that have been buckled can be replaced. The elevator fronts, stairways, partitions, column protection and all the plaster work must be completely renewed and rebuilt.

An opportunity of comparing the efficiency of hollow tile blocks and concrete for column protection was afforded in the basement, where both materials were used for this purpose. One of the columns covered with hollow tile blocks buckled very badly, and the protection is damaged around other columns. The columns protected by concrete remain straight and uninjured, although one of them is within 15 ft. of the badly buckled column referred to and was apparently subjected to the same conditions.²⁸



Figure 10. During and after the 1906 Earthquake and Fire. The Aronson Building is located on the right.
Source: California Historical Society



Figure 11. The Aronson Building is on the left.
Source: San Francisco Historical Photograph Collection, AAC-3600.

28 A.L.A. Himmelwright, *The San Francisco Earthquake and Fire – A Brief History of the Disaster* (The Roebling Construction Company, 1906)



Figure 12. The caption to this 1906 newspaper photo reads: "ARONSON BUILDING. Northwest Corner Third and Mission Streets. The facades for the three lower stories consist of Colusa sand-stone, which is badly spalled and damaged. The upper stories of buff terra cotta pressed brick, with terra cotta ornaments, are but slightly injured, the terra cotta being spalled and cracked in a few places. The metal cornice is completely wrecked. The rear walls of common brick were considerably racked and damaged by the earthquake. All the walls remain practically plumb. Columns in the basement, first, fifth, eighth and tenth stories have buckled on account of the failure of the hollow tile protection. The Roebling concrete floors, with crimped wire lath and cement plastered soffit protection, remain in first-class condition throughout, notwithstanding the warped condition of the steel work, due to the buckling of the columns. The 4" hollow tile partitions are badly wrecked throughout, about 80 percent of the entire work having fallen down. The failure of the hollow tile partitions totally wrecked the cast-iron and marble tread stairways." Source: Unknown (clipped file).



Figure 13. Buckled I-beam encased in failed hollow tiles in the basement, 1906. Source: Bancroft Library.

Despite survival of the building's skeleton and exterior cladding, much of the interior, exterior ornament, and windows required replacement. Aronson financed reconstruction, which was estimated on the building permit dated December 28, 1906 to cost \$100,000 (**Figure 14**).



Figure 14. Reconstruction of the Aronson Building, ca. October 1906.
Source: California State Library.

The rehabilitation followed closely the original exterior design and ornament, though the storefronts were altered by infilling the Mission Street storefronts with solid walls and small, highly placed windows to act as the secondary façade of a corner saloon (**Figure 15**). According to the 1913 Sanborn Fire Insurance Map, the building contained three stores and the saloon facing 3rd Street (88, 90, 92, and 98 3rd Street) and two small stores facing toward the southwest on Mission Street (708 and 710 Mission Street) (**Figure 16**). The entrance to the upper floors was located at 86 3rd Street, and contained two elevators. Two freight elevators were located near the west corner of the building. The Aronson Building was labeled “fireproof construction – steel frame and brick.”

Abraham Aronson sold the building in 1938, and the 86 3rd Street lobby was reportedly remodeled after that time. With the sale, the building's name was changed to the Mercantile Building.



Figure 15. The Aronson Building at 3rd and Mission streets, ca. 1909.
Source: San Francisco Historical Photograph Collection, AAB-4731.

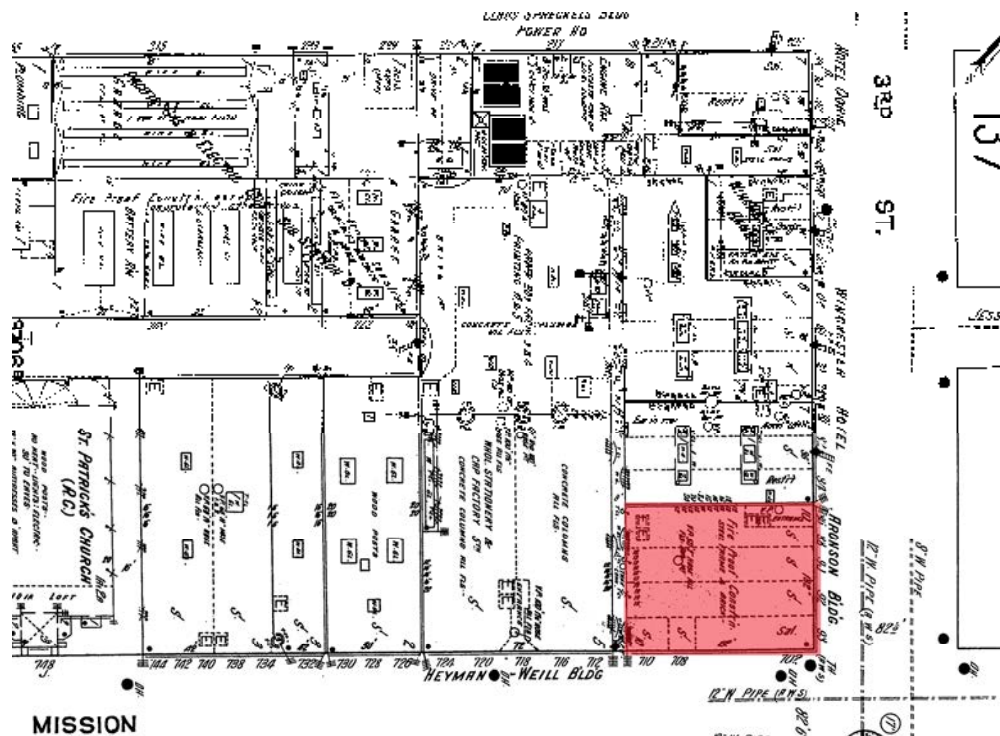
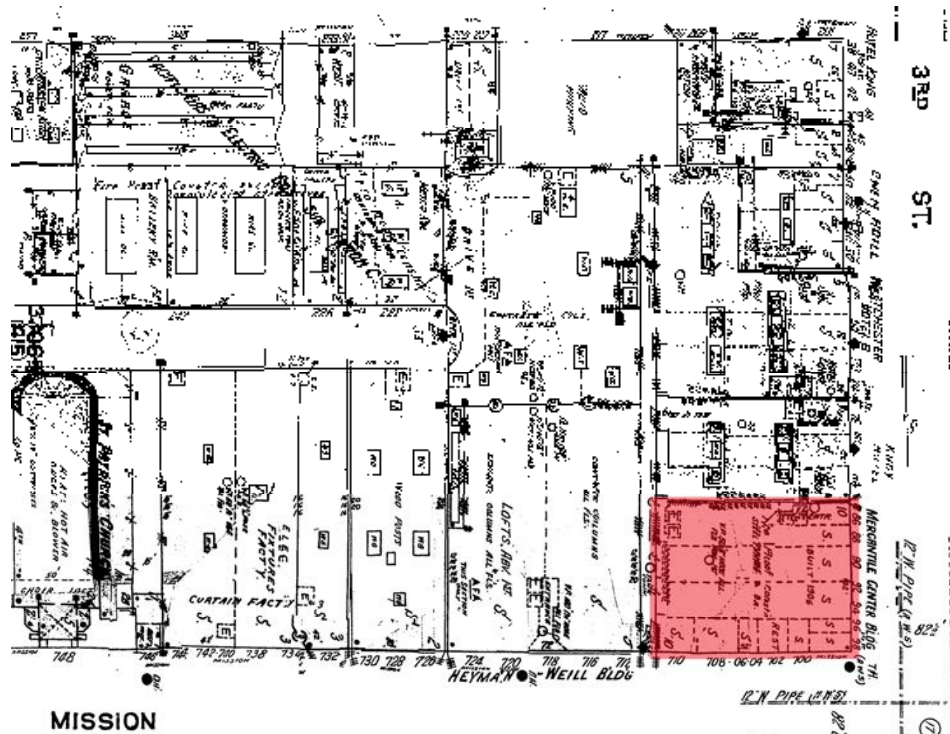


Figure 16. Sanborn Fire Insurance Map (1913), with site of Aronson Building highlighted.

According to the 1950 Sanborn Fire Insurance Map, the building was labeled the “Mercantile Center Bldg” (Figure 17). The main entry to the upper floors was still a long narrow lobby running from 3rd Street to the southwest. Three stores at 88, 90, and 92 3rd Street and two stores at 708 and 710

Mission Street remained unchanged. However, the corner saloon that existed in 1913 was divided into two small stores that faced 3rd Street (96 and 98 3rd Street) and two stores and a restaurant that faced Mission Street (700, 702, and 704-706 Mission Street). The 1950 Sanborn Map erroneously states that the building was constructed in 1906.



MISSION
Figure 17. Sanborn Fire Insurance Map (1950), with site of Aronson Building highlighted.

Between 1938 and 1971, the building was owned by a succession of individuals and corporations. The San Francisco Redevelopment Agency acquired the property for \$93,000 through a legal action, and enlarged the lot size to 105' x 147.' The building was intended to be demolished after the Yerba Buena Center redevelopment district was established in 1966. In March 1975, the building was slated for demolition, following engineering studies that indicated that it was not feasible to rehabilitate the steel-frame structure. The site was to be used as a plaza near a proposed theater on the Yerba Buena Center's central block. The building was emptied of its tenants, except for those on the ground floor, including Rochester Big & Tall and Fox's Sandwich Shop. However, by the following June, the property received a reprieve from demolition.²⁹ This occurred due to an effort begun by San Francisco Architectural Heritage and endorsed by the San Francisco Landmarks Preservation Advisory Board.³⁰

T/W Associates acquired the property in 1978 from the San Francisco Redevelopment Agency. The building went through significant changes that year, when a building permit was issued for an estimated \$1,500,000, which included the construction of a ten-story addition covering the entire southwest façade and a three-story addition to the northwest (**Figures 18 and 19**). Most of the core functions, including passenger elevators and stairs, were moved to the southwest addition at that time, except for the freight elevator, which was placed in one of the original passenger elevator shafts.³¹

²⁹ Knapp Architects, Property History: 1-2.

³⁰ San Francisco Architectural Heritage, *Heritage News* (xxxiv:2) 7; Dan Borsuk, "Doomed Building has Reprieve," *The San Francisco Chronicle* (20 June 1975).

³¹ Knapp Architects, Property History: 2-3.



Figure 18 and 19. The Aronson Building, ca. 1970s
 Source: Turnstone Consulting.



Figure 19. The proposed design for the southwest addition, ca. 1978.
 Source: Turnstone Consulting.

According to a 1989 Sanborn Fire Insurance Map, the additions were completed in 1981 (See “**Chronology of Development and Use**” for a summary of alterations and additions). The Sanborn Map also shows that the entire building is fireproof—brick at the original building and concrete at the additions (**Figure 20**). At that time, two commercial spaces faced 3rd Street (88 and 90-98 3rd Street), and one faced Mission Street (710 Mission Street). The address of 706 Mission Street was applied to the upstairs offices, which were accessed via the southwest addition.

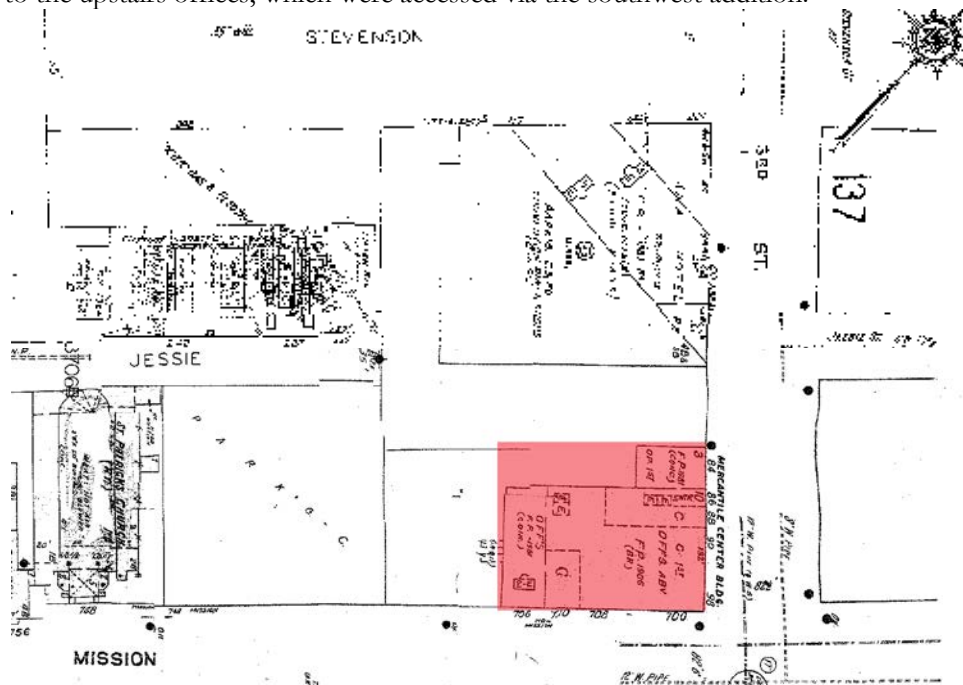


Figure 20. Sanborn Fire Insurance Map (1989), with site of Aronson Building highlighted.

Owners and Occupants

Owners

The Aronson Building has been owned by several individuals and corporations. From the building's construction in 1903 until 1925, the property was owned by developer Abraham Aronson. Mercantile Trust Co. of California, later known as the American National Co., owned the property from 8 May 1925 to 12 June 1928. Abraham Aronson and Nettie Aronson were listed in sales records as owners from 12 June 1928 to 21 June 1938.

Following the Aronson's' sale, ownership of the property was transferred through a succession of names, including the Northwestern Mutual Insurance Co. from 21 June 1938 to 25 February 1942; Bernard Weinstein from 25 February 1942 to 17 July 1944; Panama Realty Company from 17 July 1944 to 29 December 1949; Hilary J. Bevis and Marion M. Bevis from 29 December 1949 to 18 June 1958; Bethlehem Pacific Coast Steel Corporation on 18 June 1958; R.C. Pauli and Sons from 18 June 1958 to 23 May 1960; Larinda Corporation from 23 May 1960 to 16 May 1966, Harold E. Pauli, et al on 16 May 1966; Lazzareschi Investment Co. on 16 May 1966; and Eighty-six Third Street Association from 16 May 1966 to 7 June 1971.

On 7 June 1971, the Redevelopment Agency of the City and County of San Francisco acquired the property through a legal action; Western Title and Insurance Co. briefly possessed ownership from 20 September 1978 to 29 September, before transferring back to the Redevelopment Agency. T/W Associates purchased the Aronson Building on 20 October 1978, and were owners until 2006. 706 Mission Street LLC has possessed ownership from 23 January 2006 to the present.

Occupants

Two of the earliest occupants of the Aronson Building were Ditmes Woolen Mills, which rented the sixth floor, and California Glove Co., which rented the seventh floor, in June 1904.

The longest and most prominent occupant has been the clothing company Rochester Big & Tall. Originally known as "Rochester Clothiers," the company was founded in 1906 to provide uniforms and work clothes, and has been located in the Aronson Building since 1918. Over time, the business expanded from one to four tenant spaces before consolidating most of the ground floor under the address 700 Mission Street in 1964. In 1968, the company added a mezzanine level inside the store.³² In the 1960s, the company was called "Rochester Clothing," but had changed its name to "Rochester Big & Tall" by 1978.

Over the years, the ground floor storefronts have contained a saloon, cigar store, G.E. Biddell & Co., photo supplies, U.S. Sewing Machine Co., barber shop, Army & Navy Tailor, bookstore, Bea's Coffee Shop, and Fox's Sandwich Shop. Upper floors of the Aronson Building (86 3rd Street) have primarily contained clothing manufacturers, though realtors, manufacturers' agents, architects, and accountants have also occupied offices there. Many businesses were only located in the building for a short time (less than five years), though a few stayed for over ten years.

According to San Francisco City Directory research, other occupants have included the following (not a complete list)³³:

³² Knapp Architects, Property History: 2.

³³ The reverse City Directories (listed by address, not by business name) are available for 1936, 1940, and every year between 1953 and 1982. Beginning with 1953, directory listings at intervals of five years were recorded.

*Aronson Building
Historic Structure Report*

Business	Occupation	Dates of Occupancy
Aronson Insurance Company	insurance	ca. 1936
Aronson Realty Co.	realtors	ca. 1936
California State of Emergency Relief Administration	government office	ca. 1936
JB Crowley Inc.	wholesale notions	ca. 1936-ca. 1940
Dun & Bradstreet Inc.	general office/commercial consumer inq./reports; credit ratings; mercantile claims	ca. 1936-ca. 1968
Eastman Cutting Machine Co.		ca. 1936-ca. 1940
Heastand BF Co.	crocery etc.	ca.1936-ca.1958
E. Leitz Inc.	microscopes	ca. 1936-ca. 1940
Ruby Ring Hosiery Co.	hosiery	ca. 1936-ca.1940
Universal Button Co.	buttons	ca. 1936-ca. 1940
Northwest Mutual Life Insurance	insurance	ca. 1940
Arthur Allen Clothiers	clothiers	ca. 1940
Artistic Weaving Co.	weaving	ca. 1940
Pacific Optical Co.	optical	ca. 1940
Van Baalen- Heilbrun Co.	men's furnishings wholesale	ca.1940-ca. 1968
Cooper Underwear Co./Cooper's Inc.	underwear/wholesale knit goods	ca.1940-ca. 1953
Girl Scouts Inc.	service organization	ca. 1940
Noide & Horst Sales Co.	hosiery	ca. 1953
Druehl Sales Co.	manufacturers agent	ca. 1953-ca. 1958
Webster Optical Co.	optical	ca. 1953-ca. 1968
Top Secret Hosiery Sales Co. Inc.	hosiery	ca. 1953
Hale Bros. Department Store	wholesale division warehouse	ca. 1953-ca. 1958
US Public Utilities Commission	transit division field section	ca. 1953-ca. 1958
Pioneer Suspender	suspenders	ca. 1953-ca. 1958
Wilson Bros.	men's furnishings wholesale	ca. 1953
Cates & Ganong Association	manufacturers agent	ca. 1953
Manhattan Shirt Co.	shirts	ca. 1953- ca. 1958
Phillips-Jones Corp	wholesale men's furnishings	ca. 1953- ca. 1958
Beta Pac Royal Inc.	general merchandise wholesale	ca. 1958
Mansure EL Co. of California	upholstery fabrics	ca. 1958- ca. 1963
Dobbins Associates Inc.	manufacturers agent	ca. 1958
Joe E. Thompson & Son	men's furnishings wholesale	ca. 1958-ca. 1968
Larinda Corps.	investors	ca. 1963
Edith of California	women's clothing manufacturer	ca. 1963-ca. 1968
The Pauli Co.	real estate	ca. 1963
The Reecy Corp.	machinery	ca. 1963-ca. 1968
Prager & Bear	manufacturers agent	ca. 1963
Donald Francis Haines & Associates	architects	ca. 1963-ca. 1968
Tatrian Zaven	architect	ca. 1968
H. Degenkolb & J. Associates	structural engineers	ca. 1968
Liebman & Guggheimer Inc.	leather manufacturers	ca. 1968
VACANT (all floors)		ca. 1973-ca. 1978

On the whole, the ground floor is recognized for long-time inhabitation, and incremental consolidation, by Rochester Big & Tall. The upper floors are mostly recognized for their occupants in the garment manufacturing business.

Developer and Architect

Abraham Aronson

According to the *Supplemental Information Form for Historic Resource Evaluation* by Knapp Architects,



Figure 21. Portrait of Aronson, ca. 1917.
Source: Martin M. Meyer, *Western Jewry*,
p.163-164.

Abraham Aronson was born in Calvria, Russian Poland on September 1, 1856. Preceded by his father, he and his mother immigrated to the United States in 1869, first to New York for a short time and then on to San Francisco the next year. He attended Lincoln Night School and City Business College. In 1871, he opened a business selling furniture which was located in the North Beach district. He was married in 1882 to California-born Amelia Rosenthal of Grass Valley, and by 1900 they had two sons and two daughters. About 1886, he built a large structure on Stockton Street to house his expanding furnishings enterprise. He continued with this business until 1894, when he changed his career focus with the creation of Aronson Realty Company and started buying old buildings and replacing them with new high end structures. After the death of his wife in 1903, he married Nottie Rosenthal in 1907. He was very involved with a great many Jewish-related associations, including chairman of the building committee for the original Temple Sherith Israel building. In 1911, he made an unsuccessful bid for the San Francisco Board of Supervisors.

In 1903, Aronson's own office was located at 340 Post Street while he and his family resided at 1720 Sacramento Street, San Francisco. His business address just after the 1906 event was 511 Eddy Street. Aronson also developed many other properties in San Francisco.³⁴

By early 1906, Aronson had erected some twenty buildings, including the Redondo Hotel on Post Street, near Jones; the San Francisco News Company's building on Geary Street, near Powell; the Bullock & Jones Building on Sutter Street, near Montgomery; the Elysium on Geary Street, near Jones, and the Dorchester Hotel at Sutter and Gough Streets.³⁵ Aronson was especially busy after the 1906 Earthquake, and was one of San Francisco's most prolific commercial builders by 1916. His other development projects included a building at the corner of 3rd and Jessie streets.

Hemenway & Miller

Hemenway & Miller is a little-known architectural firm that designed several significant buildings in San Francisco during the first decade of the twentieth century. Comprised of architects Sylvester W. Hemenway and Washington J. Miller, the firm was responsible for several prominent pre-quake commercial buildings in downtown San Francisco.

³⁴ Knapp Architects, Property History: 3.

³⁵ "Some Winners in San Francisco Real Estate," *The San Francisco Call* (15 April 1906) 13.

Not much is known about the training of either Hemenway or Miller. Neither individual appears to have attended the École des Beaux-Arts like many of their contemporaries. Both seem to have learned their professions by apprenticing as draftsmen in local San Francisco firms. For example, Hemenway was an apprentice in the office of Wright and Sanders in 1885. The first listing of Sylvester W. Hemenway as an architect occurs in the 1890 San Francisco City Directory. He appears to have been self-employed from 1890 to 1891, but joined the office of Pissis and Moore in 1892 and then the office of A.C. Schweinfurth in 1897.³⁶ Hemenway appears again in the 1899 City Directory as a self-employed architect.³⁷ Meanwhile, Miller was born in 1869 in California, and resided in Oakland by 1903 with his wife, Mary. He was trained as a structural engineer.

In 1900, Hemenway partnered with Washington J. Miller and from 1900 and 1905, the firm was listed in the City Directories as Hemenway & Miller. Their offices were located in the Hearst Building at 691-699 Market Street in 1903. Though their partnership was short-lived, they produced several significant projects, including the Aronson Building; the Bullock & Jones Building/French Bank at 108-110 Sutter Street (1902 and 1907); the Italian Swiss Colony Warehouse at 1265 Battery Street (1903) and the Cargo West Building on Battery Street (both now incorporated as part of Levis Plaza); the Hotel Regent at 562-70 Sutter Street (1907); the Hotel Rex at 230-240 3rd Street (1906; demolished); 53-61 3rd Street (1906; demolished); the Hotel West at 152-162 3rd Street (1906; demolished); 900 Minnesota (1906); 146 Geary Street (1906); 251 Grant Street (1906); and 507 Bush Street (1906). The Aronson and Bullock & Jones Buildings made use of ornamental details reminiscent of the work of famed Chicago School architect Louis Sullivan. In fact, the Aronson Building is often regarded as being the best example of a Chicago School style skyscraper in San Francisco.³⁸ Following the 1906 Earthquake, Hemenway & Miller were retained to rehabilitate the Aronson, Bullock & Jones Buildings, and the Alexander Hotel.³⁹

Abraham Aronson collaborated with Hemenway & Miller on several of his projects. For example, Hemenway & Miller designed a five-story warehouse for Aronson on the northeast corner of Mission and New Anthony streets in 1901 (**Figure 22**), and following construction of the building at 3rd and Mission streets, Aronson commissioned the firm to design a building on Prosper Street, near 16th Street.⁴⁰

³⁶ Knapp Architects, Property History: 4.

³⁷ "Mother Seeks to Restrain Son," *San Francisco Call* (December 30, 1909), p. 10.

³⁸ Charles Hall Page & Associates and the Foundation for San Francisco's Architectural Heritage, *Splendid Survivors* (San Francisco: Modern Living Books, 1978), various pages.

³⁹ "Down-town Owner Holds to Old Price," *The San Francisco Chronicle* (17 May 1906) 9.

⁴⁰ Knapp Architects, Property History: 4.



Figure 22. Warehouse at 3rd and Mission, designed by Hemenway & Miller for Aronson, 1901.
Source: "Aronson Warehouse on a Mission-Street Corner," *San Francisco Chronicle* (19 May 1901) 22.

Between 1906 and 1907, the partnership of Hemenway & Miller dissolved and Hemenway was again listed in the San Francisco City Directory as a solo practitioner. By 1909, Hemenway's short career as a self-employed architect succumbed to alcohol addiction and family troubles,⁴¹ though he was employed by the San Francisco Department of Public Works from 1910 to 1911. Miller continued to practice on his own from 1907 until 1925. Despite the short duration of their partnership, Hemenway & Miller executed a handful of significant buildings, several of which are survivors of the 1906 Earthquake and Fire.

Materials Providers

Gladding, McBean & Co.

Gladding, McBean & Co. produced the terra cotta ornament that adorns the upper parts of the Aronson Building's facades. According to the *Supplemental Information Form for Historic Resource Evaluation* by Knapp Architects,

In the fall of 1874, Charles Gladding of Chicago traveled to Lincoln, California and took samples of the clay and sent them back to Chicago for testing by ceramic experts. The results surpassed his expectations. On May 12, 1875, along with new partners Peter McGill McBean and George Chambers, Charles Gladding returned to Lincoln with a group of skilled craftsmen and Gladding, McBean and Co. was born. Soon, Gladding, McBean [and Co.] began shipping clay sewer pipe to towns throughout the state of California.

In 1884, the company built a two-story office building on Market Street in San Francisco, using terra cotta trim made at the Lincoln plant. The building attracted a lot of attention and in the ensuing years, Gladding McBean and Company became a leader in producing architectural terra cotta facades for some of the most significant historical landmarks in San Francisco.

⁴¹ Charles Hall Page & Associates and the Foundation for San Francisco's Architectural Heritage, *Splendid Survivors*.

By the early 1890s, the company had expanded its line to include fire brick, roof tile, chimney pipes, and ornamental garden pottery. An early clay roof tile project was Stanford University, which is an ongoing client relationship.

Gladding, McBean and Co. operated until 1962, when it merged with Lock Joint Pipe Co. and formed what was known as Interpace Corporation. However, in 1976, Interpace announced their intention to cease operations at the Lincoln plant. After so many years, no one ever expected to lose “the Pottery.” At this crucial time, Pacific Coast Building Products emerged to purchase the company and restore the name of Gladding, McBean.⁴²

Vulcan Iron Works

The Vulcan Iron Works of San Francisco, California, produced the cast iron pilasters that divide the bays of the ground floor storefront facades. The Vulcan Iron Works was established in 1851 by George Gordon, who also established the West Coast’s first sugar refinery and developed the South Park residential enclave in the South of Market district. Gordon partnered with E.T. Steen for the iron works. Their main products included steam engines, boilers, sawmills, and mining machinery. The business was located at Kearny and Francisco streets, and continued operations until the late 1920s.⁴³

⁴² Knapp Architects, Property History: 4-5.

⁴³ Knapp Architects, Property History: 5.

B. CHRONOLOGY OF DEVELOPMENT AND USE

Physical construction and modification are summarized in this section. The text is based on building permits, historic documents, and a list of previously documented alterations by Knapp Architects, with corroboration from first-hand observation and materials analysis. Historical photographs and drawings illustrating construction history of the building are included in the section **“Historical Background and Context.”**

1900s

1903: Aronson Building constructed at a total cost of \$700,000, including the land, which cost \$290,000. The building was named after Abraham Aronson, the project’s real estate developer.⁴⁴ Designed by the architecture firm of Hemenway & Miller.

28 December 1906: Building permit issued for the rehabilitation and reconstruction of the Aronson Building, for an estimated cost of \$10,000. The building was used as lofts. The owner was A. Aronson and the architects for the project were Hemenway & Miller (Permit #71101).

1907: Alteration of storefront for cigar store.

1909: Install show window; alter stair to 7th floor.

1910s

1919: Remodel former cigar store and saloon at the corner of 3rd and Mission streets to another use.

1920s

1920: Combine two stores at 702 Mission Street; remove plate glass on Mission Street.

1921: Alter storefront at 708 Mission Street; Move front door at 700 Mission Street.

1930s

1930: Install sidewalk lights; Install storefront, partitions, and other alterations.

1934: Alteration for barber shop at 708 Mission Street.

1936: Remove concrete arches.

1940s

1943: Install pole sign for barber shop at 700 Mission Street.

1946: Sign for Taylor, Army & Navy at 702 Mission Street.

1950s

1954: Remove gates and install concrete bulkhead.

1959: Sign for Pepsi-Cola for Bed’s Coffee Shop at 702 Mission Street.

1960s

1961: Sign installed.

1962: Alterations for Dinty’s Kitchen at 702 Mission Street.

⁴⁴ “Third and Mission Street Structure,” *The San Francisco Chronicle* (28 December 1902) 12.

28 July 1964: Building permit approved for alteration of the ground floor consisting of several small stores. Except for a camera shop still under lease, all the partitions were to be removed and made into one larger store with a mezzanine [for Rochester Clothing Co.] and another smaller store on 3rd Street. All existing show windows were to be removed and replaced, all new electrical wires and fixtures, new exhaust and ventilating system, new baseboard steam connectors, store fixtures, signs, awnings, were not part of this contract. Estimated cost for the project was \$50,000, and the architect for the project was Wayne Osaki (Permit #269932).

1964: Awning for Rochester Clothing Co; Install kitchen and toilet for the Fox Sandwich Shop.

1968: Add mezzanine floor for Rochester Clothing; Install sheetrock at 706 Mission Street.

1970s

24 November 1978: Construct two additions: a ten-story addition on the southwest façade and a three-story addition on the northwest façade. The estimated cost for the project was \$1,500,000 (Permit #332753).

1978-1981: Convert 86 3rd Street lobby to a freight elevator lobby; Move core functions to new southwest addition; Install a full-height interior stair at the west corner of the building; remove and replace nearly all interior finishes; remove entrance on Mission Street and replace with storefront window; remove stone details at 86 3rd Street entrance and cover with brick tiles.

1979: Brick failure analysis.

1980s

1980: Install fixtures for Rochester Clothing Co.

1981: Alterations to walls and ceiling at 700 Mission Street; Install sign for Rochester Clothing Co.; Install glass doors at the elevator lobby.

1983: Life safety; Install rack system in Rochester Clothing Co.

1986: Tenant improvements to 4th through 10th floors; Install toilets in the basement, 8th, 9th, and 10th floors.

2 February 1987: Building permit approved to install new partitions to second floor as part of tenant improvements. Estimated cost for the project was \$150,000 and the designer was Clarke Design Group (Permit #563118).

1987: Remodel/tenant improvements to third floor of 706 Mission Street.

1990s

1993: Install sprinklers for bookstore on ground floor and café on second floor.

1994: Tenant improvements.

1995: Install fire sprinkler system; several tenant improvements.

8 April 1996: Building permit approved to provide a 2-hour fire rated enclosure per plan, revise to #9516998. Estimated cost for the project was \$3,000. The project was complete on 19 August 1996 (Permit Application #9605925).

11 March 1998: Building permit approved to replace brick on the northwest corner of the building. Estimated cost for the project was \$8,000, and the project was complete on 26 August 1998 (Permit Application #9804115).

2000s

February 2006: Stabilization of terra cotta elements at the exterior. Work completed by Rainbow Waterproofing.

2010s

11 February 2010: Building permit approved to remodel the existing 9th floor tenant space by removing private office partitions for new open office area, installing new finishes, and relocating 33 existing light fixtures and adding one new fixture. The estimated cost for the project is \$25,000, and the project is currently in process (Permit Application #201002045899).

17 February 2010: Building permit approved to relocate fire sprinklers on 10th floor. Estimated cost for the project is \$3,000, and the project is currently in process (Permit Application #201002176638).

22 February 2010: Building Permit approved to relocate and add fire alarm system devices on the 9th floor. Estimated cost for the project is \$4,500, and the project is currently in process (Permit Application #201002176664).

Unknown date

All of the common brick, both on the exterior and where exposed on the interior, has been sandblasted.

Windows inserted into the 8th through 10th floors of the northwest façade.

3rd Street doors replaced and metal gate installed.

Open metal fire escapes added to the center bay of the southeast façade and the north end of the northeast façade; projecting terracotta and stone have been removed where the fire escapes are located.

Fixed bronze-anodized aluminum mullion windows replaced the operable pivot wood-sash windows that were installed in the 1906 rehabilitation

Storefront infilled.

C. PHYSICAL DESCRIPTION

Architectural Description

Site

The Aronson Building (Assessor's Parcel Number 3706-093) is located on a 147' x 105.167' rectangular lot at the northwest corner of Mission and 3rd streets, in the South of Market neighborhood of San Francisco, California. The southeast façade is addressed 700-710 Mission Street, while the northeast façade is addressed 86 3rd Street. The rectangular-plan building is flush with the property line on the northeast and southeast sides, and set back from the property line on the northwest and southwest sides. The site slopes very slightly from northwest to southeast.



Figure 23. Aerial view of Aronson Building and surrounding context.

(Source: Microsoft Corporation map, 2010).



Figure 24. Southeast (Mission Street) façade and northeast (3rd Street) façade.

Source: Page & Turnbull, March 2010.

The building is located in a high-rise commercial district, and is surrounded by an outdoor courtyard and the Westin San Francisco Market Street Hotel (50 3rd Street, 1983) to the northwest on the same side of 3rd Street; the Paramount Building (6800 Mission Street, 2002) to the northeast across 3rd Street; the Williams Building/St. Regis Hotel (125 3rd Street, 1907/2005) to the east across the intersection; and the Yerba Buena Center for the Arts to the southeast across Mission Street. The Jessie Square Garage is located to the southwest on the same side of Mission Street, with St. Patrick's Church (748 Mission Street, 1872) southwest of the garage and the Contemporary Jewish Museum (736 Mission Street, 2008, with façade from Jessie Street Substation, 1907) northwest of the garage.

Exterior

Built in 1903 and rehabilitated in 1906 following the earthquake and fire, the Aronson Building is a ten-story over basement, steel-frame commercial building designed in the Chicago School style with Classical Revival ornament (**Figure 24**). The basement extends under the sidewalk on both Mission and 3rd streets. The building sits on a concrete foundation and is clad in dark tile, buff colored brick tile veneer, Colusa sandstone, buff colored glazed terra cotta brick, cast iron, and galvanized steel. The building terminates in a parapet and a flat roof featuring two penthouses (one for the freight

elevator and another for the stair), HVAC equipment to the west, cellular phone antennas at the roof's edges, and a wood flag pole at the east corner. The building's Chicago School three-part horizontal composition, reminiscent of a classical column, features a three-story base, a shaft that rises from the fourth to the eighth floor, and a capital that occupies the ninth and tenth stories.

A three-story addition is located on the northwest façade, and contains a loading dock for the ground floor with office space above. It is independently accessed by the 86 3rd Street entrance. A ten-story, full-width addition is located on the southwest façade, and contains two elevators in an elevator lobby, toilet rooms, and stairway. Both are clad in buff colored brick tile veneer, and both feature flat roofs.

Southeast Façade

The southeast façade of the Aronson Building faces Mission Street, and the original building features five structural bays. The base section of the building's composition includes the first through third stories (**Figure 25**). A modern watertable clad in dark vertical tile runs the length of the second through sixth bays, and the bays are divided by cast iron Ionic pilasters (one features a small plaque on the plinth, which notes "Vulcan Iron Works San Francisco"). The ground floor is clad in non-original buff colored brick tile veneer. The original primary entrance is located in the southwest half of the first bay, and contains a fixed plate glass window with a bronze-anodized extruded-aluminum frame. The former entrance is distinguished by slightly projecting pilasters. The second through fourth bays contain fixed plate glass windows of the same framing material under fabric awnings. The fifth bay, at the corner of Mission and 3rd streets, features a fixed plate glass window; a corner pier clad in dark vertical modern tile; a recessed, angled entry vestibule with fixed plate glass windows and fully glazed, bronze anodized extruded aluminum double doors; and projecting letters that "Rochester Big & Tall." The ground floor terminates in an intermediate entablature with a paneled cast-iron frieze. The street names are incised into the frieze at the northeast end, above the tiled corner pier. The second story features a tripartite arrangement of fixed aluminum-sash windows in each bay, with narrow, bracketed cast iron pilasters between windows and Ionic pilasters between bays. The first bay to the southwest, above the original entrance, features a sandstone balustrade and bracketed cast-iron cornice with modillions around a fixed window. The second story terminates in a larger sandstone entablature with an unadorned frieze. The third story features pairs of bronze anodized extruded-aluminum sash windows in each bay. The windows are divided by Ionic pilasters, and the pairs are separated by horizontally rusticated sandstone piers. The third story terminates in a sandstone entablature.



Figure 25. First through third stories, southeast (Mission Street) façade.
Source: Page & Turnbull, March 2010.

The fourth through eighth stories make up the middle section, or shaft, of the building. These stories are clad in buff colored glazed terra cotta brick and feature paired bronze-anodized extruded-aluminum sash windows in each bay. The windows feature horizontal mullions three-quarters up. The windows are divided by brick Ionic pilasters with sandstone capitals, and the bays are divided by giant-order brick Corinthian pilasters. The capitals include acanthus leaves under a smaller molding of water leaves. The floors are separated by brick spandrel panels and window sills and headers of terra cotta tile. These horizontal elements recede behind the front plane of the pilasters to emphasize the verticality of the pilasters and reinforce the vertical expression of the building shaft.

The ninth and tenth floors form the ornamented capital of the building's composition, and are clad in terra cotta (**Figure 26**). The ninth floor features pairs of fixed windows within an arcade of molded arches that spring from the Corinthian capitals below. The arches feature keystones (some partially or fully removed) and egg-and-dart molding. Bas reliefs featuring cartouches, scrolls, and olive leaves ornament the spandrels, and brick Ionic pilasters divide the windows within the arches. The ninth floor terminates in a banded bay leaf garland molding. The tenth floor features pairs of fixed windows like those of the lower floors, divided by brick pilasters. Wall panels and oval egg-and-dart moldings separate each bay. The primary façade terminates in a massive entablature with a frieze of egg-and-dart molding and oculi framed in olive leaf swags; large egg-and-dart molding; pairs of scrolled brackets above molded swags and consoles; block modillions; and a cornice. The brackets, modillions, and cornice are made of galvanized sheet steel that is painted (the originals were copper).



Figure 26. Ninth and tenth stories, southeast (Mission Street) façade.
Source: Page & Turnbull, March 2010.

Non-original, metal fire escape balconies are located in the center structural bay of each story.

The southeast façade of the southwest addition is a blank brick wall that extends the full ten stories.

Northeast Facade

The northeast façade faces 3rd Street, and features four structural bays (**Figure 27**). The organization, fenestration, and ornament are identical to that on the primary façade. The capitals of the Ionic

pilasters on the ground floor are missing. The original primary entrance of this façade is located in the fourth bay at the north end. Paneled wood double doors and an arched glazed transom are recessed within an arched entryway, which is clad in buff colored brick tile veneer. The bronze door frame and transom frame are original and display a chain band pattern on the face of the frame. A cast iron gate is located in front of the entryway. A non-original metal fire escape is located in the northern-most bay.



Figure 27. Northeast (3rd Street) façade.
Source: Page & Turnbull, March 2010.



Figure 28. Northwest and southwest facades.
Source: Page & Turnbull, March 2010.

A three-story addition on the northwest side of the building is clad in buff colored brick tile veneer. The northeast façade has a roll-up metal garage door set within an arched opening. The façade terminates at the third story with an ornamental cornice of pre-cast concrete.

Northwest Facade

The northwest façade of the original building is clad in common red brick, and has bronze anodized aluminum-sash windows that are inserted in random locations at the eighth through tenth stories (**Figure 28**). Two segmental arch openings have been infilled at the seventh and eighth stories, and another was re-used for a smaller window at the tenth story.

On the northwest façade of the three-story addition, two two-story high windows with pre-cast concrete frames and wall panels span the second and third stories, and terminate in arched windows (**Figure 29**).



**Figure 29. Northeast façade, three-story addition.
Source: Page & Turnbull, March 2010.**

The northwest façade of the southwest addition features pairs of fixed, bronze-anodized extruded-aluminum sash windows at the second through tenth stories, and terminates in a concrete cornice.

Southwest Facade

The southwest façade of the original building is obscured by the southwest addition (**Figure 28**). The addition's southwest façade features an offset primary entrance for the upstairs offices (**Figures 30 and 31**). It is accessed at the south corner of the parcel on Mission Street through a metal fence and gate, which is capped by a wood trellis. Two two-headed light standards flank the gate entrance. A concrete walkway leads to two entryways, which are located under projecting vaulted canopies of smoked acrylic and metal. Single-head versions of the light standards, which were created in 1917 for use along the Embarcadero and on trolley wiring poles, are mounted on the canopy supports. Glazed double doors with bronze anodized aluminum frames are located under the first canopy. The doors are framed by a metal storefront system of clear glazing on each side and an arched transom above. A similar entrance with solid double doors is located to the northwest, and another pair of two-headed light standards near the end of the walkway. A metal fence with a gate at the northwest corner of the property leads to a driveway. Above the primary entrance, a single bay of paired bronze-anodized extruded-aluminum sash windows rises from the second through the eighth floors. They are set within a pre-cast concrete frame, and topped with arched windows. The windows are separated horizontally by precast wall panels.



Figure 30. Southwest façade, walkway and entrance canopies.

Source: Page & Turnbull, March 2010.



Figure 31. Southwest façade, primary entrance.

Source: Page & Turnbull, March 2010.

The southwest façade of the northwest addition features a large arched opening with a roll-up metal garage door at the ground floor, and cantilevered concrete slab balconies at the second and third stories that are enclosed by metal railings.

Interior

The interior retains few original features, and has been altered to modern retail and office spaces. The basement includes brick walls and steel columns encased in terra cotta and concrete (**Figure 32**).

Original patterned ceramic mosaic tile flooring is located inside the 3rd Street entrance, and continues into the freight elevator lobby, which used to be the building's primary elevator core and stair (**Figure 33**). A red-brown field border with white tile is laid out in a Greek key fretwork pattern. The center of the flooring features white octagonal-shaped tiles inset with red-brown square tiles set on the diagonal.

Aside from the section of tile flooring, and historic window trim on the upper floors, the interior does not retain any historic finishes. It includes plaster drywall partitions, modern wood laminate flooring on the ground floor, carpeting over concrete on floors two through ten, modern flush wood or metal doors, and drop acoustic tile ceiling grids with florescent lights. The office floors typically are open floor plans at the center, with built out office space and conference rooms around the perimeter (**Figure 34**).

Please see **Section F. Condition Assessment** for further description of materials conditions.



Figure 32. Column encased with terra cotta tile.
Source: Page & Turnbull, March 2010.



Figure 33. Mosaic tile floor at 3rd Street lobby.
Source: Page & Turnbull, March 2010.



Figure 34. Typical interior office floor (4th floor).
Source: Page & Turnbull, March 2010.

Character-Defining Features

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

The character-defining features of the Aronson Building include:

Structure:

- Steel structure with columns encased in terra cotta and concrete
- Concrete floor plates

Exterior:

- Historic building's form, shape, height, and massing;
- Flat roof;
- Tripartite Chicago School composition of base, shaft, and capital;
- Wall cladding of buff colored glazed terra cotta brick;
- Fenestration pattern;
- Historic entrance openings and their ornament on Mission and 3rd Street;
- Cast iron and sandstone pilasters at the first and second stories of the Mission and 3rd Street facades;
- Sandstone intermediate entablatures on the Mission and 3rd Street facades;
- Rusticated sandstone piers at the third story of the Mission and 3rd Street facades;
- Giant order buff colored terra cotta brick pilasters with terra cotta capitals at the fourth through eighth stories of the Mission and 3rd Street facades;
- Terra cotta brick wall panels and terra cotta window sills and headers at the fourth through eighth stories;
- Terra cotta ornament at the ninth and tenth stories, including archivolt moldings, remaining keystones, egg-and-dart molding, spandrel bas relief ornament, banded bay leaf garland, pilasters, wall panels, and olive leaf swags;
- Massive galvanized sheet steel entablature with paired scrolled brackets, block modillions, and cornice;
- Common brick wall cladding on the northwest and original southwest façades.
- Wood flagpole at west corner of the roof.

Interior:

- Wood window trim and sills

Character-Defining Features: Individual Significance vs. Historic District Significance

Character-defining features allow the building to convey its individual significance. In the case of the Aronson Building, they contribute to the building's Chicago School style and the structural features that allowed the building to survive the 1906 earthquake and fire.

By embodying these same character-defining features, the building is also able to contribute to the significance of the Aronson Historic District, which is significant for its "City Beautiful" commercial block architecture built immediately after the 1906 earthquake (See **D. Evaluation of Significance** for more information). A detailed discussion of the building's contribution to the Historic District is beyond the scope of this report.

D. EVALUATION OF SIGNIFICANCE

National Register of Historic Places

The National Register of Historic Places is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, resources over fifty years of age are eligible for listing in the National Register if they meet any one of the four criteria of significance and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance," or if they are contributors to a potential historic district. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. There are four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National Register. These criteria are:

Criterion A (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B (Person): Properties associated with the lives of persons significant in our past;

Criterion C (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and

Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A resource can be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties are automatically listed on the California Register.⁴⁵ Properties can also be nominated to the California Register by local governments, private organizations or citizens. This includes properties identified in historical resource surveys with Status Codes of 1 to 5, and resources designated as local landmarks through city or county ordinances. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed for use by the National Park Service for the National Register. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

⁴⁵ National Register-eligible properties include properties that have been listed on the National Register, and properties that have formally been found eligible for listing.

Criterion 2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Architecture & Design): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

As part of an Environmental Impact Statement conducted by the Department of Housing and Urban Development (HUD) of the Yerba Buena Center redevelopment area in 1978, the Aronson Building was evaluated for its historic significance. HUD and the State Historic Preservation Officer (SHPO) determined the building eligible for the National Register of Historic Places as an individual resource and as a contributing resource to the Aronson Historic District. As a property that is eligible for the National Register, it was automatically listed on the California Register. The building and Historic District were listed for their significance under Criterion C/3 (Design/Construction).

Page & Turnbull did not evaluate the Aronson Building for its significance. Below is a summary of the evaluation included in the 1978 *Determination of Eligibility*.

Criterion A/1 (Events)

The Aronson Building was not determined eligible for listing in the National Register, nor listed in the California Register, under this Criterion in 1978.

Criterion B/2 (Persons)

The Aronson Building was not determined eligible for listing in the National Register, nor listed in the California Register, under this Criterion in 1978.

Criterion C/3 (Design/Construction)

The Aronson Building was determined eligible for listing in the National Register and listed in the California Register in 1978 under Criterion C/3 (Design/Construction). The three contributing resources to the Aronson Historic District—the Aronson/Mercantile Building (1903; rehabilitated 1906), Williams Building (1907), and Rosenthal/Grace Building (1907)—were recognized for their “City Beautiful’ commercial block architecture popular in early 20th century.”⁴⁶ When the buildings were documented in a *Determination of Eligibility Notification for the National Register of Historic Places* in 1978, they were part of the Yerba Buena Center redevelopment area. They stood as a solitary cluster of extant high-rise reinforced masonry buildings that were constructed before and immediately following the 1906 Earthquake, and thus, were recognized for being “significant as a group, preserving a whole commercial corner essentially as it was originally.”⁴⁷

Individually, the Aronson Building was recognized as possessing the most representative and elaborate design in the Chicago School style in San Francisco. According to the *Determination of Eligibility Notification*, the Aronson Building “...is individually eligible for its design which is reminiscent of Louis Sullivan’s skyscrapers in Chicago.”⁴⁸

⁴⁶ Tad Masaoka, HUD, E.O.11593: *Determination of Eligibility Notification for the National Register of Historic Places, Office of Archeology and Historic Preservation* (27 March 1978).

⁴⁷ Ibid.

⁴⁸ Ibid.

Criterion D/4 (Information Potential)

The Aronson Building was not determined eligible for listing in the National Register, nor listed in the California Register, under this Criterion in 1978.

Period of Significance

The *Determination of Eligibility Notification for the National Register of Historic Places* (1978) does not establish a period of significance for the Aronson Historic District. Based upon the information provided in the Determination of Eligibility, Page & Turnbull has determined a period of significance for the Aronson Building as part of the Aronson Historic District from 1903-1907, the period in which the three contributing buildings were constructed.

As an individual resource, the period of significance for the Aronson Building is 1903-1906, the period that encompasses the building's initial construction, survival through the 1906 Earthquake and Fire, and rehabilitation following the disaster.

E. SIGNIFICANCE DIAGRAMS

This section provides an analysis of the relative zones of significance present at the Aronson Building. Utilizing accepted standards for the evaluation of historic resources in addition to the guidelines published by the City of San Francisco, the major historical features have been identified and visually documented within a series of significance diagrams.

The base drawings for the Significance Diagrams were produced by T/W Associates in 1979 for the “Mercantile Center Building, Additions & Rehabilitation.” The drawings are intended only as a background for the Significance Diagrams.

For the purposes of this analysis, Page & Turnbull surveyed the building, including all exterior façades and interior spaces. The façades, spaces and elements were evaluated in terms of their relative contribution to the significance of the building by categorizing them as “Significant,” “Contributing,” or “Non-Contributing.”

It should be noted that features that are considered character-defining (see **Table 1** below) are categorized as “Significant” or “Contributing,” depending on their level of importance in conveying the significance of the building. Character-defining features, if removed, would decrease the building’s historic integrity and its ability to convey its significance. Thus, the categories below divide the character-defining features, and those that are not character-defining, into more specific definitions relating to their individual integrity and importance.

These categories are defined as follows:

Significant

Definition: Spaces, elements or materials characterized by a high degree of architectural significance and a high degree of historic integrity. An example of a significant feature is the tripartite composition of the building.

Preliminary Guideline: Significant exterior and interior features and materials should be retained and preserved, or where alterations have occurred, be restored. Deteriorated materials should be repaired rather than replaced. Where replacement is necessary due to extensive material deterioration or failure, replacement materials should match the original materials and forms.

Contributing

Definition: Elements characterized by a lesser degree of architectural significance, yet retain a high degree of historic integrity, or historically important, yet altered elements. An example of a contributing feature of the building is the steel structural columns (Figure 34).

Preliminary Guideline: Contributing elements should be retained wherever possible, but are not essential to the building’s ability to convey its overall significance. Where required, alterations and additions should be designed to be compatible with the existing elements and materials. New materials and assemblies at reconstructed areas should be similar to the original.

Non-Contributing

Description: Non-Contributing elements are generally non-historic elements or elements that have been altered to the extent that their original character is absent. Examples of historic fabric that are non-contributing include the patterned ceramic mosaic tile flooring at the 86 3rd Street entrance (Figures 33 and 66) and the hollow clay tile at the basement level (Figure 32). The ceramic mosaic tile

is non-contributing because it is a fragment, and portions have been altered. The basement hollow clay tile is non-contributing because it is not architecturally significant.

Preliminary Guideline: Non-Contributing elements are not specifically limited by preservation recommendations, except to note that the overall character of alterations to an historic building must meet the general requirements set forth in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards). While there are no specific recommendations for the treatment of Non-Contributing spaces, the building's general organization should be retained.

Summary

Exterior: Most of the Aronson Building's significant features are on the exterior of the building. The existing primary facades are much like they were during the building's period of significance. The exterior of the building dates from 1903 to 1907, except for the aluminum-sash windows and storefronts, brick infill at the ground level, and the 1970s additions.

Thus, for example, the exterior walls and ornament on Mission and 3rd streets are "significant," while the northwest and southwest secondary facades of common brick are "contributing." The windows and storefronts on the primary facades, as well as the additions, are "non-contributing."

Interior: The interior of the building has been altered and very little historic fabric remains. Historic features that remain include the steel structural columns, concrete floor slabs, wood trim at windows, and the mosaic tile at the northeast entry. Of these, the columns, concrete floor slabs, and the wood trim at the windows are contributing features. The mosaic tile is non-contributing.

In the Significance Diagrams, the interior of the building is shown as a hatch to denote that the volume of the building's interior contains no significant fabric while the columns and concrete slab of the space are "contributing" features of the structural system.

Table 1. Comparison of Character-Defining Features to Level of Significance




Historic Feature	Character-Defining?	Level of Significance
Structure		
Steel structure with columns encased in terra cotta and concrete	Yes	Contributing
Concrete floor plates	Yes	Contributing
Exterior		
Form, shape, height, massing of original building	Yes	Significant
Flat roof	Yes	Significant
Tripartite composition of base, shaft, and capital	Yes	Significant
Buff colored glazed terra cotta brick	Yes	Significant
Ground floor buff colored brick tile veneer	No	Non-contributing
Fenestration pattern on Mission and 3 rd Street facades	Yes	Significant

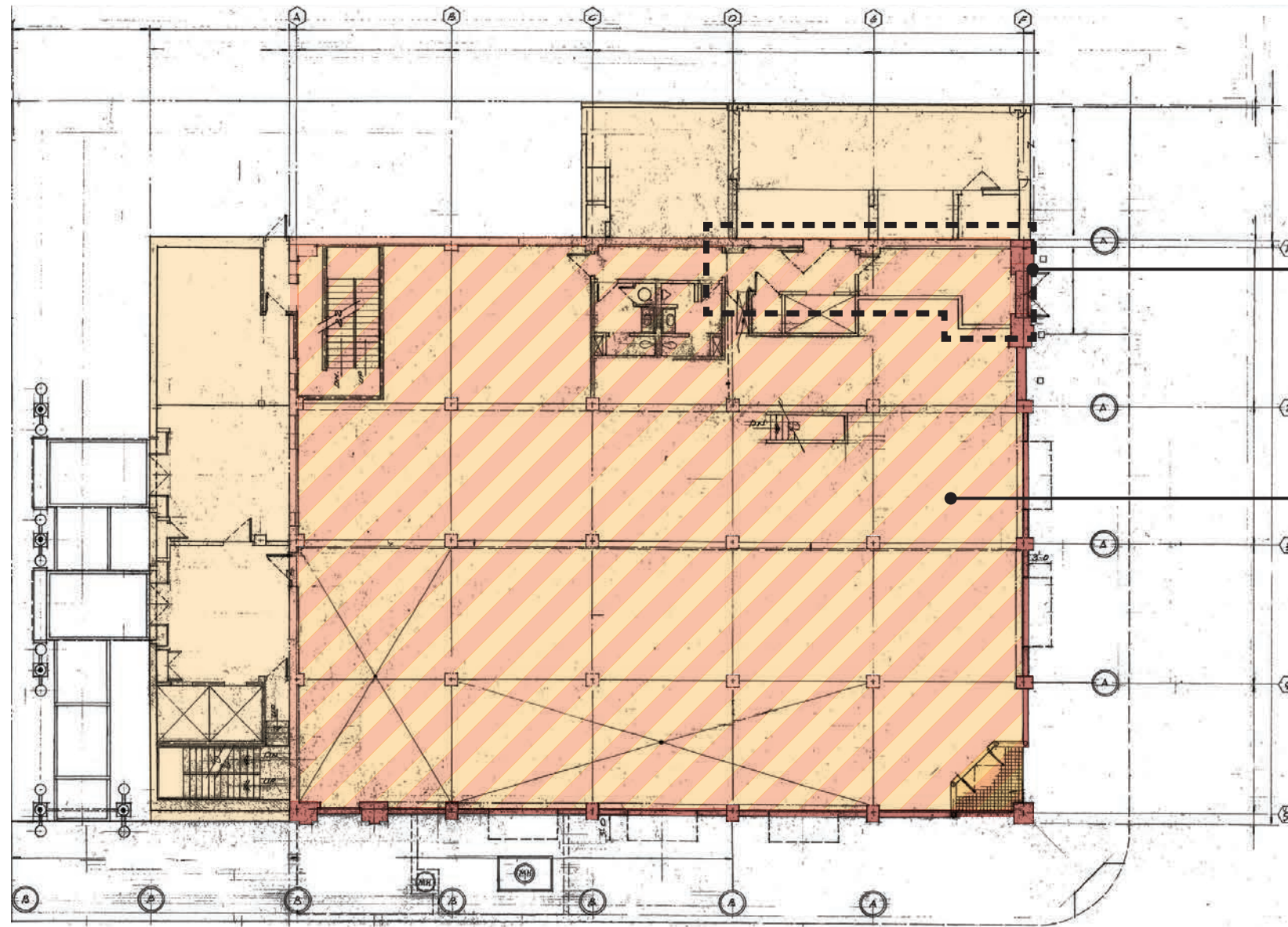
Historic Feature	Character-Defining?	Level of Significance
Bronze-anodized extruded-aluminum sash windows	No	Non-contributing
Historic entrance openings and their ornament on Mission and 3rd Street, including bronze door frame and arched transom frame at 3 rd Street entrance	Yes	Significant
Storefront doors and windows	No	Non-contributing
Colusa sandstone intermediate entablatures	Yes	Significant
Rusticated sandstone piers and cast iron divisions at the third story of the Mission and 3 rd Street facades	Yes	Significant
Giant order, buff-colored glazed terra cotta brick pilasters with terra cotta capitals at the fourth through eighth stories of the Mission and 3 rd Street facades	Yes	Significant
Terra cotta brick spandrel panels and terra cotta window sills and headers at the fourth through eighth stories	Yes	Significant
Terra cotta ornament at the ninth and tenth stories, including archivolt moldings, remaining keystones, egg-and-dart molding, spandrel bas relief ornament, banded bay leaf garland, pilasters, wall panels, and olive leaf swags	Yes	Significant
Massive sheet metal entablature with paired scrolled brackets, block modillions, and sheet metal cornice	Yes	Significant
Common red brick masonry wall cladding on the northwest and original southwest façades	Yes	Contributing
Scattered window openings on northeast façade	No	Non-contributing
Wood flagpole at west corner of the roof	Yes	Contributing
Northeast and northwest additions	No	Non-contributing
Interior		
Wood window trim and sills	Yes	Contributing
Interior volume and associated finishes	No	Non-contributing
Patterned ceramic floor tile at 3rd Street entrance lobby	No	Non-contributing
Hollow clay tile at basement level	No	Non-contributing

Notes:

- 1.) "Roebing System B" cinder concrete floor slabs are contributing. (See page 16 for historical description.)
- 2.) Painted metal windows and storefront and brick infill between bays at ground level are non-contributing.

LEGEND

-  **Significant**
-  **Contributing**
-  **Non-contributing**






Ceramic mosaic tile floor is non-contributing historic fabric. Although original, it is a fragment and portions have been altered.

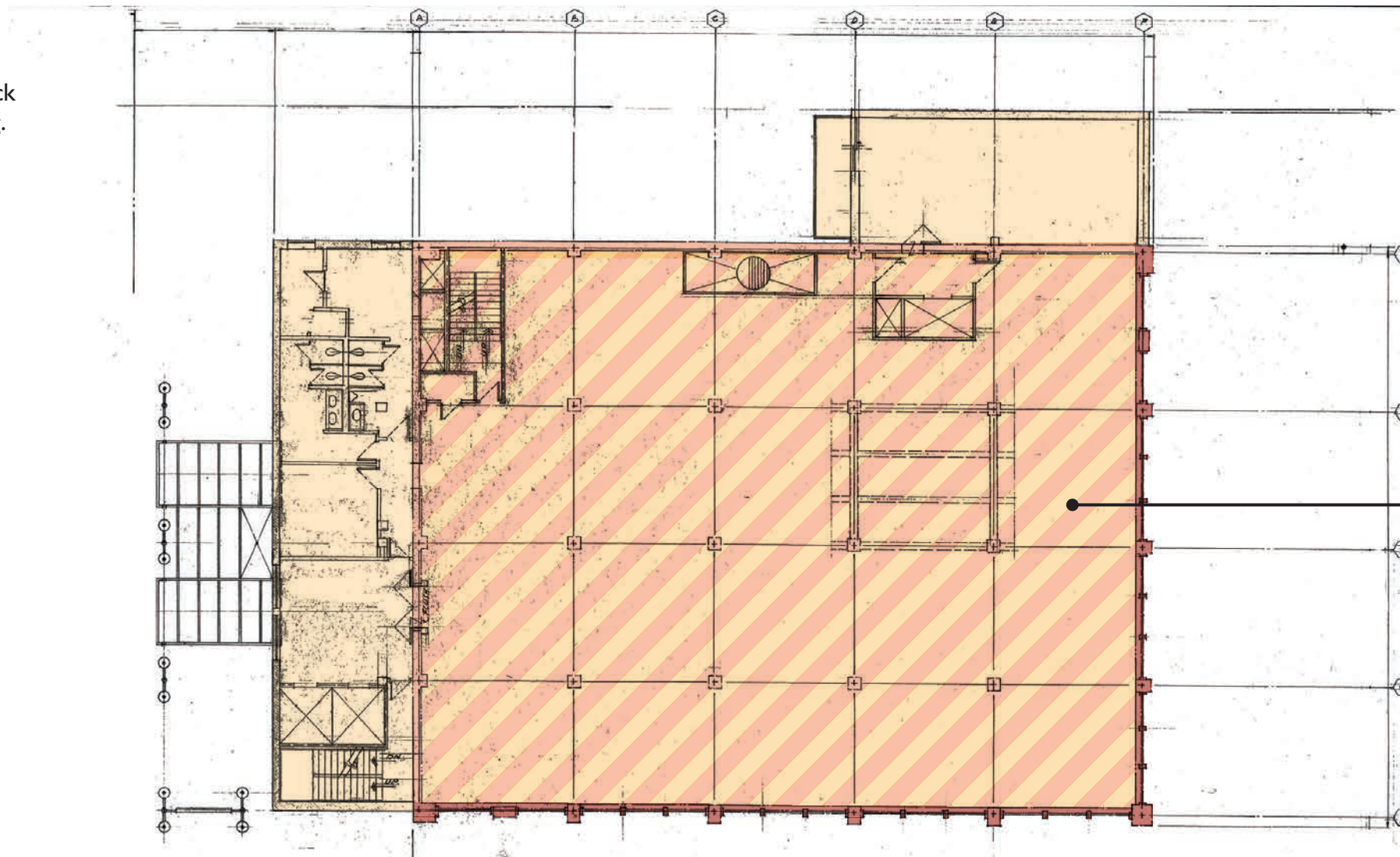
Volume and associated finishes are non-contributing, but the concrete floor slabs are contributing. Columns are also contributing.

Notes:

- 1.) "Roebing System B" cinder concrete floor slabs are contributing. (See page 16 for historical description.)
- 2.) Interior wood trim at windows is contributing.
- 3.) Aluminum windows, storefront and brick infill between bays are non-contributing.

LEGEND

-  **Significant**
-  **Contributing**
-  **Non-contributing**



Volume and associated finishes are non-contributing, but the concrete floor slabs are contributing. Columns are also contributing.

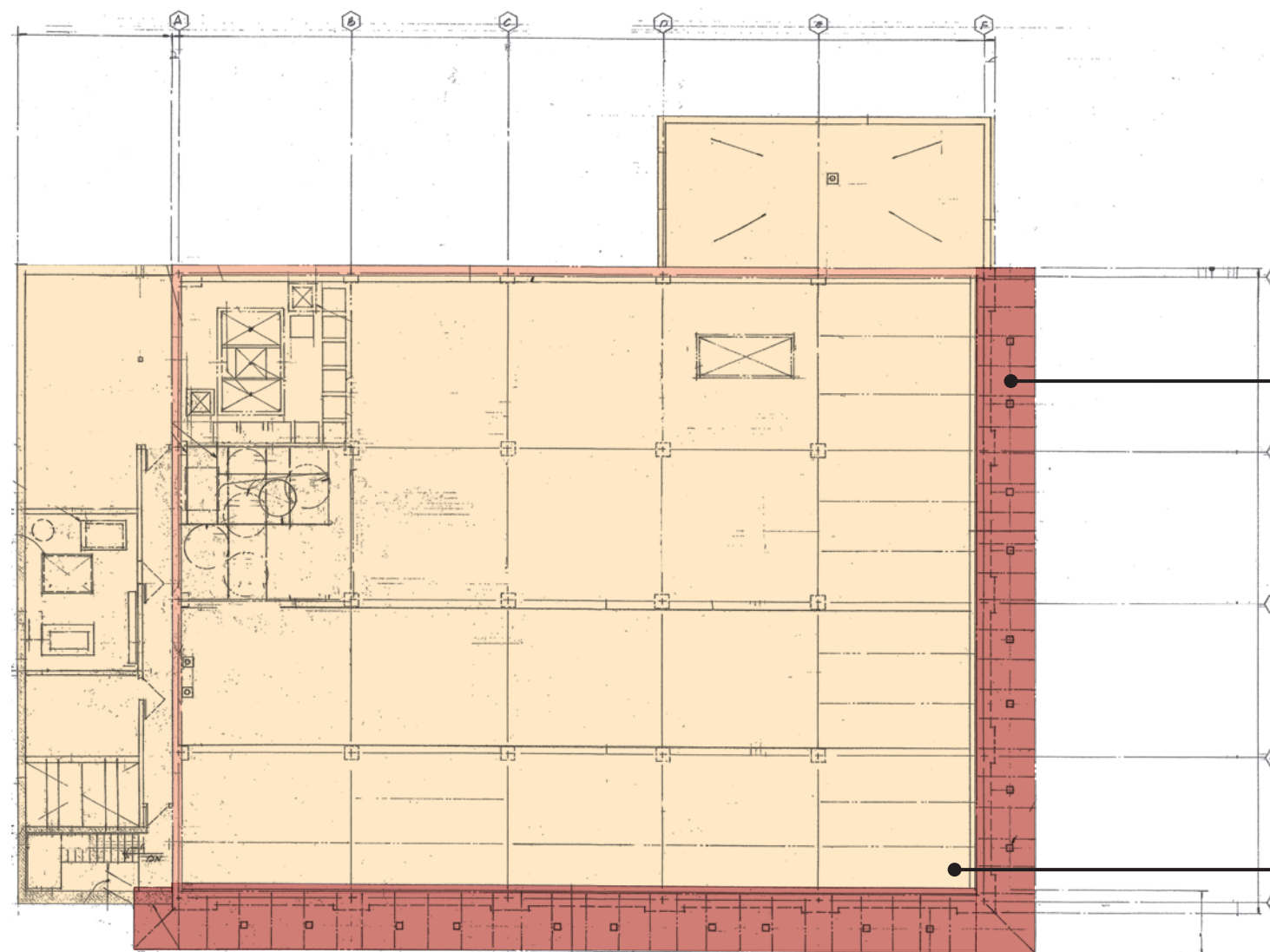


Typical Upper Floor Plan (Second - Tenth Floors)

SIGNIFICANCE DIAGRAMS

LEGEND

- Significant
- Contributing
- Non-contributing



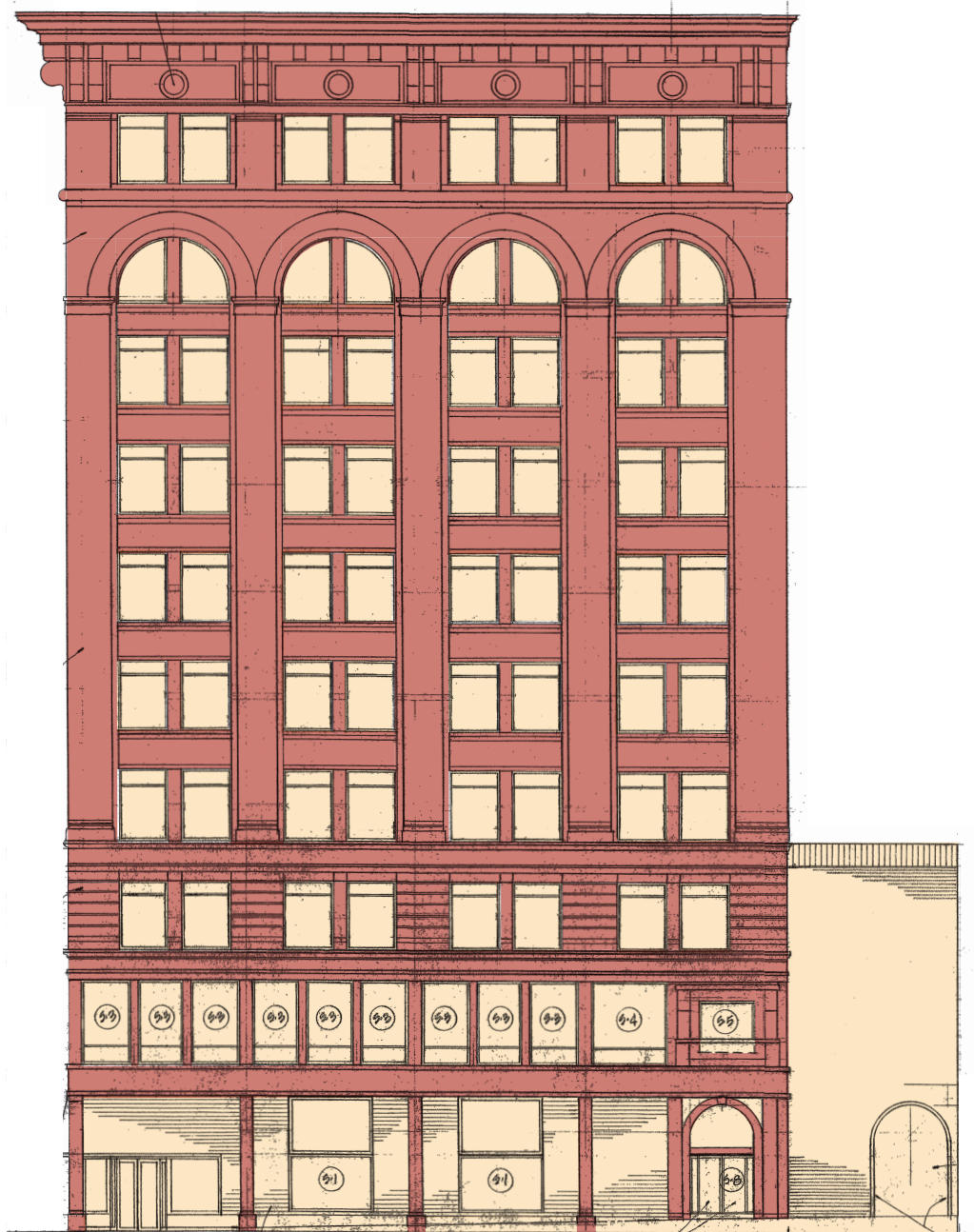
Sheet metal cornice.

Wood flagpole is a contributing character defining feature.



LEGEND

- Significant
- Contributing
- Non-contributing



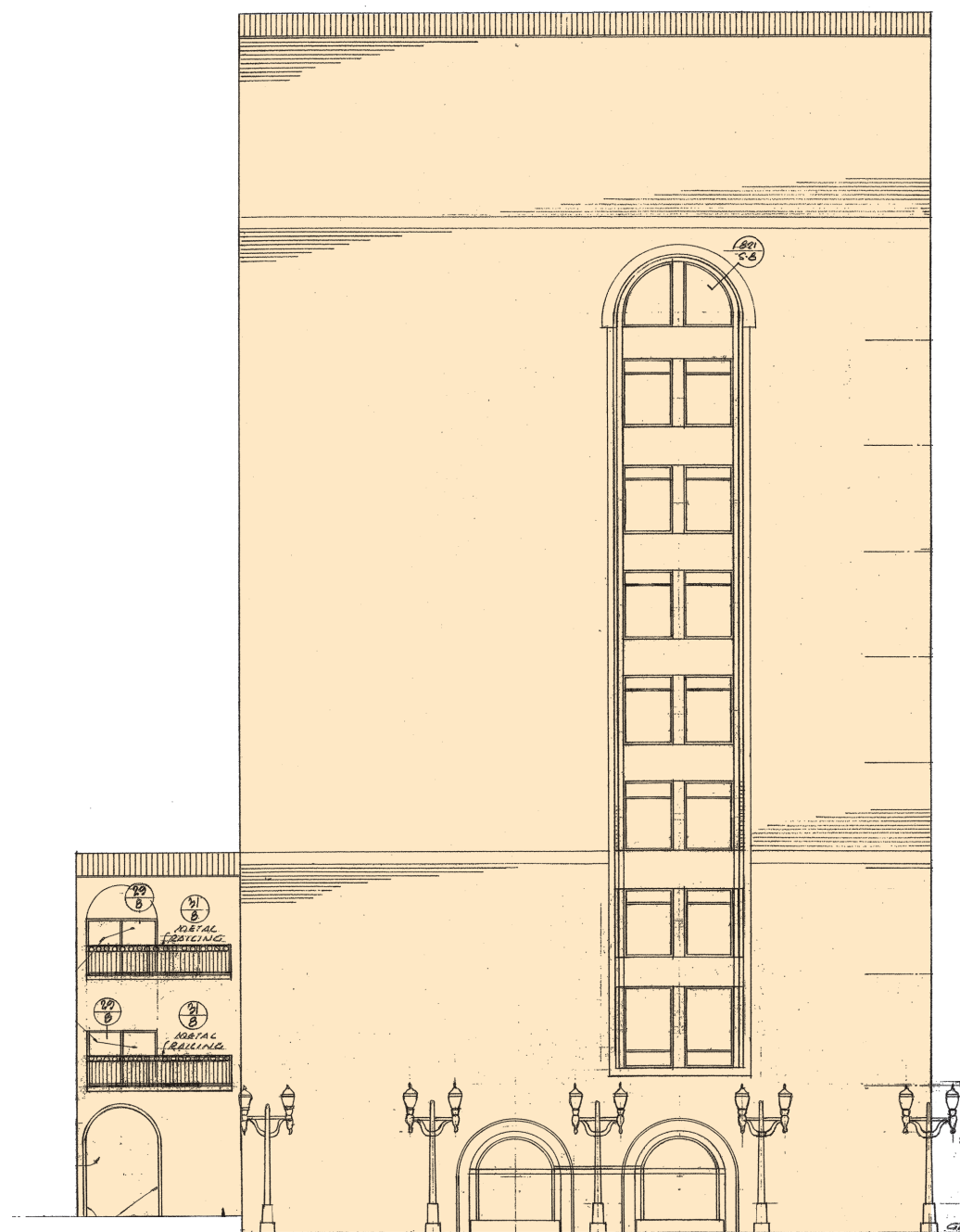
East Elevation (Third Street)



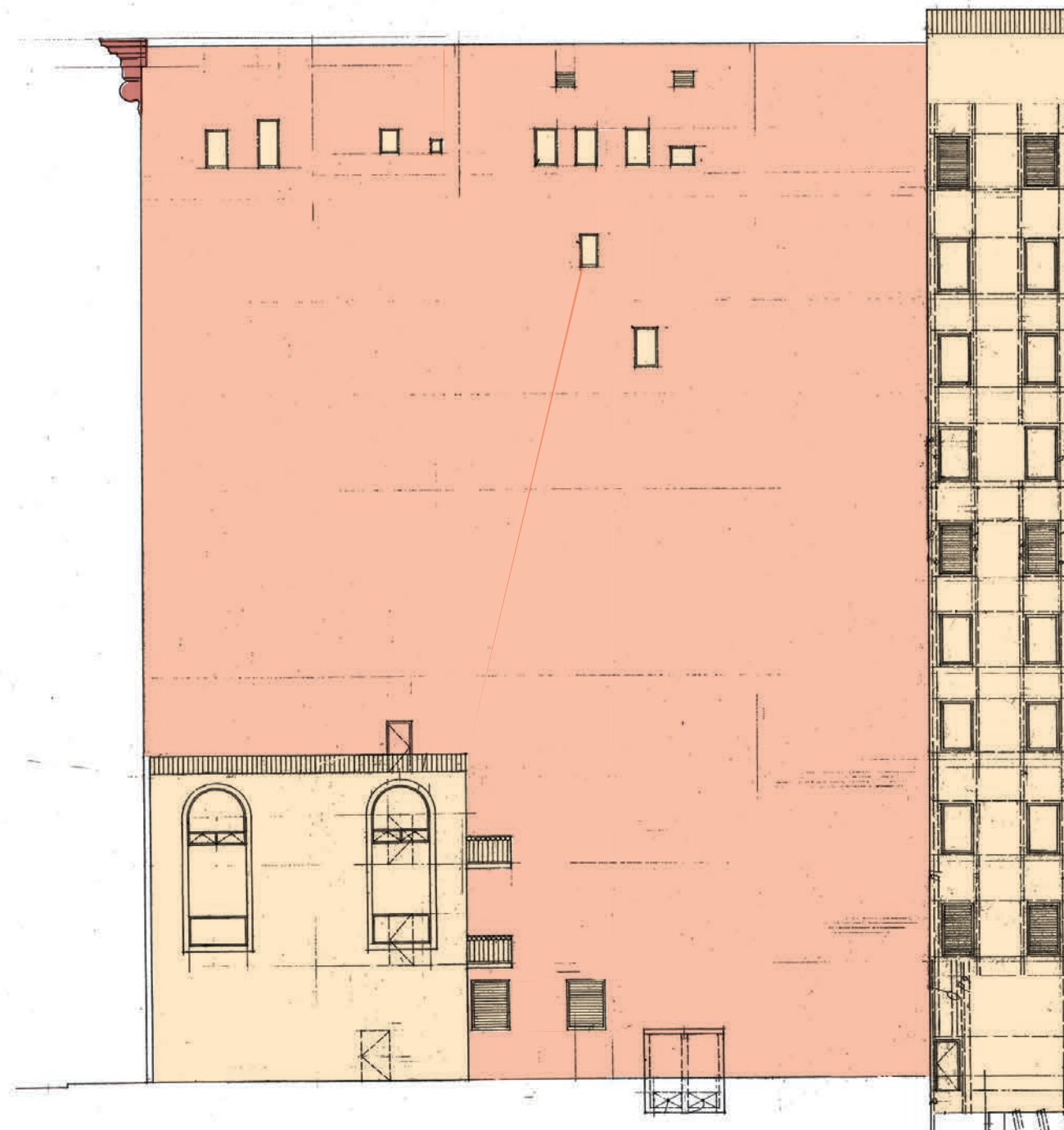
South Elevation (Mission Street)

LEGEND

- Significant
- Contributing
- Non-contributing



West Elevation



North Elevation

F. CONDITIONS ASSESSMENT

This section records the existing conditions of the building as surveyed in March 2010. Architectural elements of the Aronson Building are categorized by exterior and interior materials and assemblies. Character-defining features (as noted in the Character-Defining Features section) are the primary focus of this assessment.

The purpose of the investigation is to:

- Document and assess the condition of the existing building;
- Identify areas of immediate concern;
- Identify areas where further investigation is required.

Conditions Assessment Methodology

The Aronson Building was visually surveyed during the week of March 1st by architectural conservators and historians from Page & Turnbull. The survey primarily consisted of visual observations of the building's exterior through window openings and through the use of binoculars and telescopes from grade. Photographs were taken of significant architectural features throughout the interior and exterior of the building, and existing conditions data were recorded in field drawings and notes. No hazardous materials testing, including lead paint and asbestos, was conducted.

Lack of access to the exterior limited the level of assessment and prevented further investigation into failing materials and conditions. Additionally, the lack of historic drawings limited the amount of historical information regarding the building's original construction and detailing. Original drawings are likely to have been lost or destroyed over time, which is not uncommon for a building of this age.

Interviews with the maintenance staff as well as a former contractor were conducted and are further discussed within this section. Documentation, in the form of photographs, of a past stabilization project was reviewed. With permission from the contractor, a number of these photographs are included in this section.

Conditions Definitions

The building elements conditions are described on a good, fair, poor rating system, defined as:

Good (G)

The building element / feature is intact, structurally sound, and performing its intended purpose. The component needs no repair or rehabilitation, but only routine or preventative maintenance.

Fair (F)

The building element / feature is in fair condition if either of the following conditions is present:

- a) There are early signs of wear, failure, or deterioration though the component and its features are generally structurally sound and performing their intended purpose; or
- b) There is failure of a feature or component.

Poor (P)

The building element / feature is in poor condition if any of the following conditions is present:

- a) The features are no longer performing their intended purpose; or
- b) Features are missing; or
- c) Deterioration or damage affects more than 25% of the component; or
- d) The component or features show signs of imminent failure or breakdown.

Unknown (U)

The assembly or feature was not accessible for assessment or not enough information is available to make an evaluation.

Summary of Existing Conditions

The condition of the Aronson Building is marked by age, weathering, and impacts from the 1906 earthquake and fire and the 1989 Loma Prieta earthquake. Generally the building is in fair condition. As previously described in the Construction Chronology section, the building has undergone several interior renovations, resulting in removal of most interior finishes and historic fabric. The exterior cladding is in fair-to-poor condition with cracked and spalled terra cotta and sandstone.

Exterior Cladding

The exterior architectural terra cotta, brick and sandstone cladding are identified as areas of immediate concern. All three materials suffer from extensive cracking, spalling and missing units, as further described below. Limited access to the exterior prevented an up-close investigation of these materials.

The primary cause for deterioration is likely due to water infiltration into the cladding system. For terra cotta elements, this may result in corrosion of steel anchoring systems and/or cracking of the unit itself. Sandstone is highly sensitive to high levels of moisture, which can result in the observed exfoliation of layers. This theory cannot be confirmed at this time due to limited access to the building exterior. See the recommendations section for further discussion on an in-depth façade assessment.

Although the primary cause is undetermined, one aspect of deterioration is certain: cracks and spalls left exposed to the elements, as observed, create an avenue for water to infiltrate into the wall system. This condition will likely accelerate the deterioration, potentially resulting in:

- Accelerated rate of deterioration;
- Deterioration/failure of steel anchoring systems, resulting in corrosion, rust jacking and/or attachment failure;
- Deterioration of building structural system;
- Water penetration into the interior of the building, resulting in damage to interior finishes.

The building exterior has undergone several stabilization campaigns, the most recent completed in 2006 after a piece of terra cotta reportedly fell from the building. The 2006 work is further described in the Terra Cotta Existing Conditions section. Although stabilization is necessary when materials become unstable and pose a safety hazard, it is not recommended as a long-term repair. Further investigation is required in order to provide specific long-term repair recommendations. For information on recommendations for these materials refer to the Conservation and Rehabilitation Plan section of this report.

Water Infiltration

Interviews with maintenance staff indicate that no water infiltration into the building has been observed, except at the roof and the basement. Minor leaking at the roof is an ongoing maintenance issue.

Conditions Assessment of Features

Historic architectural elements of the Aronson Building are categorized in the following conditions assessment by exterior and interior materials/assemblies.

Brick (Contributing Character-Defining Feature)

Description and History

The exterior wall at the northwest alley is common red brick masonry, structurally self-supporting. The original southwest wall at the addition remains intact and is exposed at the interior in select areas. This wall is also common red brick masonry, structurally self-supporting. The exterior face brick is coarsely textured, wire-cut red brick. Units measure approximately eight inches wide by two and a half inches tall by four inches deep. Mortar is soft, light grey in color with a joint width of approximately a half inch. The exterior of the northwest alley wall contains ghostings of past signage.

Deterioration Conditions

Survey of the brick was completed from the exterior by use of telescope. Where exposed, the brick at the interior was also surveyed. The brick is in fair condition at the exterior with evidence of abrasive blasting and cracking. Interior face of the brick shows evidence of abrasive blasting. The following are observed conditions:

- Vertical cracking at the northeast corner where the brick wall meets the terra cotta clad 3rd Street façade (**Figure 35**);
- Evidence of abrasive blasting of the brick face at the exterior, confirmed by an annotation in the 1979 construction documents (**Figure 36**);
- Evidence of moisture at roof parapet, as seen by organic growth (**Figure 37**);
- Evidence of abrasive blasting of brick face at the interior, resulting in loss of mortar, pitting of the brick face, and rounded brick edges (**Figure 38**);
- Poor joint condition due to abrasive blasting.



Figure 35. Cracking at terra cotta to brick interface.
Source: Page & Turnbull, March 2010.



Figure 36. Exterior brick face.
Source: Page & Turnbull, March 2010.



Figure 37. Weeds growing out of a parapet wall.
Source: Page & Turnbull, March 2010.



Figure 38. Interior brick face.
Source: Page & Turnbull, March 2010.

Sandstone (Significant Character-Defining Feature)

Description and History

The second and third stories of the Mission Street and 3rd Street façades incorporate Colusa Sandstone, a local stone used in construction of several prominent San Francisco buildings, such as the Ferry Building and the Flood Building. Stone elements include flat ashlar units with a grooved brush-chiseled texture finish, a deep water table that wraps both façades, and horizontal pediment and balustrades over the original entrances, of which the 3rd Street facade is missing its balustrade. The sandstone is painted a dark brown color.

Deterioration Conditions

Survey of the sandstone was conducted by use of a telescope from grade, and also from the interior by looking through the windows. The sandstone is in fair-to-poor condition, suffering from exfoliation, cracking, and spalling. Research into Colusa sandstone found that this type of stone has a tendency to form gypsum crusts and exfoliate (decay), sometimes within the first 20 years of the building's life. Generally considered to be a low-grade building sandstone, Colusa sandstone is moderately soft, porous, and has a high rate of absorption.⁴⁹ The following are observed conditions:

- Cracking of the stone, particularly at the overhang edges (**Figure 39**);
- Corrosion of steel cramps and anchors (**Figure 40**);
- Spalling of edges and corners (**Figure 41**);
- Exfoliation of crust at the top side (horizontal surface) of the stone (**Figure 42**);
- Delaminating paint coating;
- Loss of / missing mortar at joints.

⁴⁹ Searls, Carolyn L., Joshua M. Marro and Ronald L. Mayes. "A Mausoleum on Shaky Ground: de la Montanya Mausoleum, Cypress Lawn, Colma, California." *APT Bulletin Vol. 36, No. 2/3* (2005) : 13-19.



Figure 39. Cracking and spalling of sandstone at edge. Source: Page & Turnbull, March 2010.



Figure 40. Cracking/spalling of concrete at steel corrosion. Source: Page & Turnbull, March 2010.



Figure 41. Spalling of sandstone at edge. Source: Page & Turnbull, March 2010.



Figure 42. Exfoliation of crust. Source: Page & Turnbull, March 2010.

Terra Cotta (Significant Character-Defining Feature)

Description and History

Architectural terra cotta is used for cladding and ornamentation on the Mission Street and 3rd Street facades of the building. Terra cotta features include the column base and capitals, door architrave, and arched window surrounds, all finished with a slip glaze. Additionally, the middle section of the building between the fourth and eighth floors is faced with a buff colored glazed brick. Mortar is of a color that closely matches that of the surrounding terra cotta.

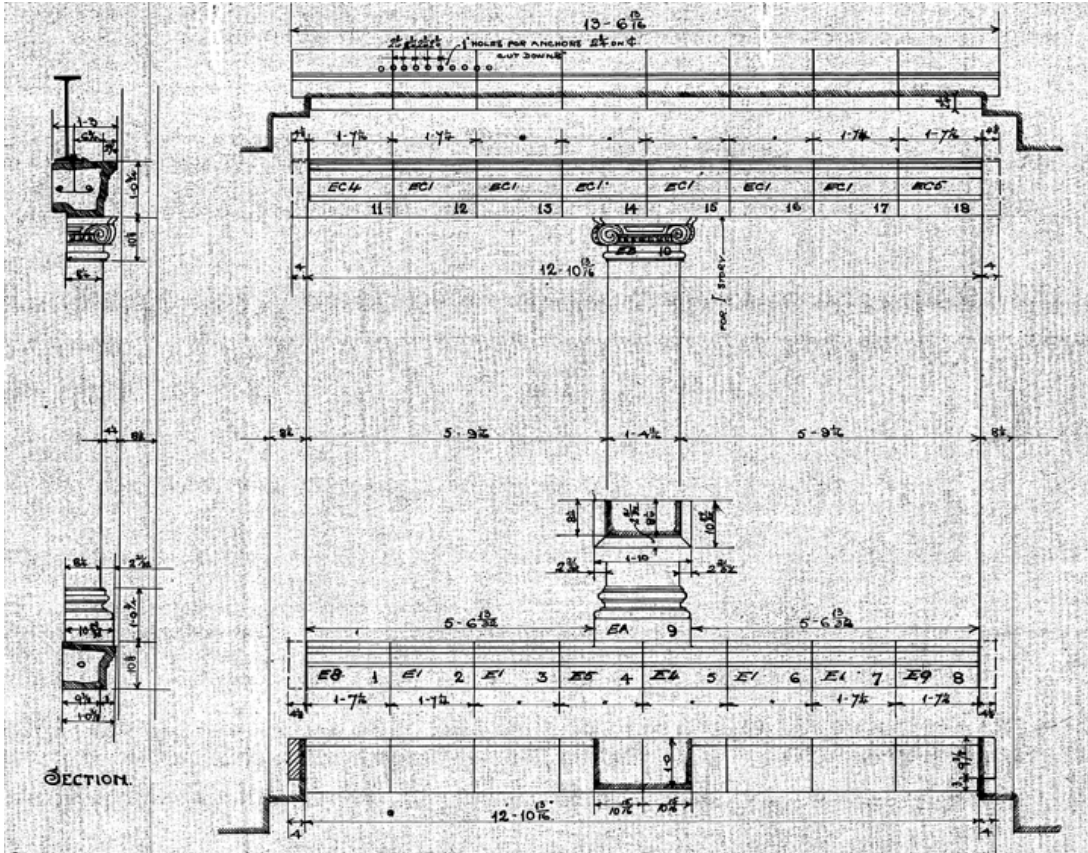


Figure 43. Construction drawing of terra cotta. Source: Gladding, McBean & Co., n.d.

There have been multiple terra cotta stabilization campaigns over the years; the most recent took place in 2006. The 2006 campaign included an inspection of the terra cotta pieces after a piece of masonry reportedly fell from the building. Inspection of the terra cotta resulted in additional units being identified as fall hazards. These units, including a keystone at a ninth floor arch on Mission Street, were removed from the façade and turned over to the building engineer. Interview with maintenance staff found these items may be lost. Occasionally exposed areas were patched with mortar. The area where the keystone was removed is an example of a mortar patch. The following photographs depict the investigation work and removal of deteriorated terra cotta features.



Figure 44. Cracking at cornice. Source: Rainbow Waterproofing, 2006.



Figure 45. Removal of cracked piece shown at left. Source: Rainbow Waterproofing, 2006.



Figure 46. Cracking at column base.
Source: Rainbow Waterproofing, 2006.



Figure 47. Removal of cracked piece shown at left.
Source: Rainbow Waterproofing, 2006.

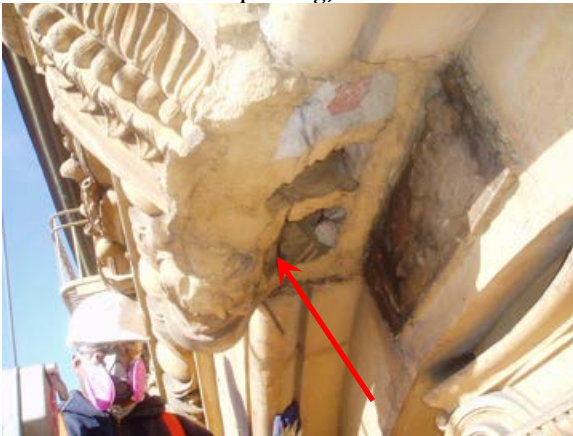


Figure 48. In-plane cracking of keystone.
Source: Rainbow Waterproofing, 2006.



Figure 49. Removal of cracked and mortar patch of piece shown at left. Source: Rainbow Waterproofing, 2006.



Figure 50. Cracking of sandstone.
Source: Rainbow Waterproofing, 2006.



Figure 51. Cracking of terra cotta brick.
Source: Rainbow Waterproofing, 2006.

Deterioration Conditions

Page & Turnbull surveyed the terra cotta using a telescoping lens from the ground level and also from the interior through the windows. Since the windows are fixed, physical contact with the material was prevented. In general, the terra cotta is in fair-to-poor condition, suffering from extensive cracking, bisque spalling, inappropriate or failed repairs, and mortar joint deterioration. The following are observed conditions:

Decorative Terra Cotta Conditions

- Bisque spalling (spall extending into the clay body) of the terra cotta occurs at all levels of both facades. Visual inspection shows the majority of spalls to be deep, exposing the void filler and inner block walls allowing rain water access into the wall assembly.
- Shallower bisque spalls occur at joints, particularly at window sills and the ninth floor arches (**Figures 52 & 53**). Typically bisque spalls of this nature are due to past pointing of the joint with a mortar that is too hard. If mortar is too hard, the terra cotta is unable to expand and contract, resulting in a spall or crack at the joint;
- Cracking of the terra cotta can be seen at the surface of many terra cotta units. While some hairline cracking is present, the majority of cracks are larger, penetrating into the clay body. Also observed were in-plane cracking, seen at a bisque spall (**Figures 54 & 54**);
- Previous repairs were observed in the form of non-matching mortar, partial mortar patches not covering an entire bisque spall and no patching mortar installed at bisque spalls (**Figure 56**);
- Mortar joints were observed to be in fair-to-poor condition with cracked and missing mortar (**Figure 57**). In some areas joints have been pointed with non-matching mortar. Additionally some joints have been repaired with sealant, which has dried, cracked, and deteriorated.

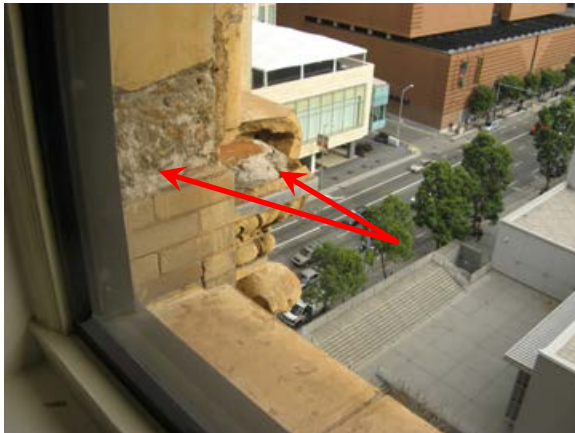


Figure 52. Deep bisque spall exposing void filler.
Source: Page & Turnbull, March 2010.



Figure 53. Shallow bisque spalls at joints.
Source: Page & Turnbull, March 2010.



Figure 54. Cracking at column base.
Source: Page & Turnbull, March 2010.



Figure 55. In-plane cracking at bisque spall.
Source: Page & Turnbull, March 2010.



Figure 56. Previous repair.
Source: Page & Turnbull, March 2010.



Figure 57. Cracking and missing mortar at sill joint.
Source: Page & Turnbull, March 2010.

Glazed Terra Cotta Brick Conditions

- Cracking of the glazed brick can be seen at vertical corners of the building, for example, at the columns which extend between the fourth and eighth floors. In some areas these cracks are continuous and extend multiple floor levels (**Figure 58**);
- Spalling of the brick occurs at the cracked areas described above. Localized to the corners of the window openings;
- Missing brick units also occur at the cracked areas described above. Localized to the corners of the window openings (**Figure 59**).



Figure 58. Cracking at column corner.
Source: Page & Turnbull, March 2010.



Figure 59. Missing brick.
Source: Page & Turnbull, March 2010.

Cast Iron (Significant Character-Defining Feature)

Description and History

Cast iron elements are located at the first and second stories of the Mission Street and 3rd Street facades. Elements include storefront frame of columns with scroll capitals at both first and second stories with additional cast iron divisions at the second story. Scrolls at column capitals at the first story on the 3rd Street façade are missing. The cast iron is painted dark brown, the same color as the painted sandstone.

Deterioration Conditions

The cast iron elements are in good condition with only minor signs of corrosion and paint failure. The following are observed conditions of the cast iron:

- Minor corrosion due to oxidization located at areas of paint failure (**Figure 60**);
- Paint failure, particularly at the second story horizontal surfaces (**Figure 61 & 62**);
- Missing elements (**Figure 63**).



Figure 60. Corrosion of cast iron.
Source: Page & Turnbull, March 2010.



Figure 61. Delaminating paint.
Source: Page & Turnbull, March 2010.



Figure 62. Area of exposed cast iron with no paint.
Source: Page & Turnbull, March 2010.



Figure 63. Missing scroll at column capital on 3rd Street facade. Source: Page & Turnbull, March 2010.

Sheet Metal Cornice (Significant Character-Defining Feature)

Description and History

The sheet metal cornice terminates the Mission Street and 3rd Street facades. The cornice includes a dentil band and modillions that align with the pilasters below. Penetrations through the cornice are located between dentils, allowing for installation of a staging apparatus. Additionally the fire escapes include a penetration through the cornice between the dentils. The sheet metal is painted a dark brown, the same color as the cast iron and sandstone at the base of the building.

Deterioration Conditions

The sheet metal cornice is in good condition. Observed conditions include:

- o Minor corrosion due to oxidization located at areas of paint failure;
- o Paint failure, particularly at the second story horizontal surfaces (**Figure 64**);

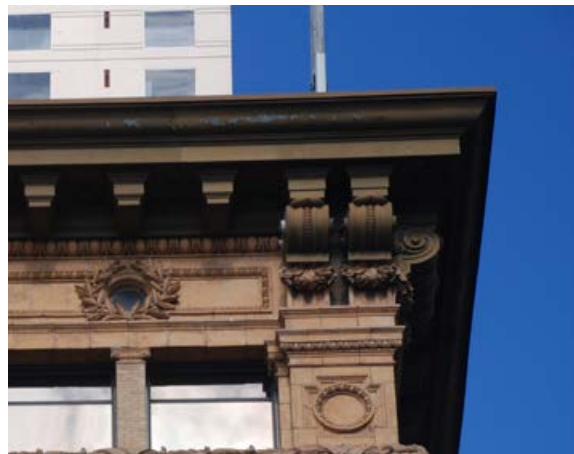


Figure 64. Area of exposed sheet metal with no paint.
Source: Page & Turnbull, March 2010.

Bronze Door Frame (Significant Character-Defining Feature)

Description and History

The bronze door frame is located at the 3rd Street entry at the north end of the facade. The bronze door frame and arched transom frame include a chain band pattern on the face of the frame.

Deterioration Conditions

The bronze frame is in good condition. Observed conditions include:

- General loose particulate soiling;
- Active corrosion in the form of greenish streaks and pits in the bronze surface (**Figure 65**);



Figure 65. Corrosion of bronze frame.
Source: Page & Turnbull, March 2010.

Wood Window Trim and Sills at Interior (Contributing Character-Defining Feature)

Description and History

The window trim and sills at the interior are wood, many of which are painted (**Figure 66**).

Deterioration Conditions

The wood trim and sills are in good condition.

Observed conditions include:

- Raised grain, likely due to past sandblasting;



Figure 66. Interior window trim.
Source: Page & Turnbull, March 2010.

Ceramic Floor Tile at Interior (Non-contributing historic fabric)

Description and History

The ceramic floor tile is located in the original entryway of the 3rd Street entrance. Much of the feature is gone or covered with non-original partition walls.

Deterioration Conditions

The ceramic tile is in fair to poor condition. Observed conditions include:

- Cracking of tile, likely due to function of space as freight transport, allowing large loads to bear on the tile;
- Staining, soiling and over coat of concrete at elevator threshold. **(Figure 67);**



Figure 67. Cracking and soiling of ceramic tile.
Source: Page & Turnbull, March 2010.

Roebbling Structural System (Contributing Character-Defining Feature)

Description and History

The Roebbling System is notable for its structural ingenuity. The structural system was typically covered by interior finishes and neither the concrete columns nor the slabs were exposed.

Deterioration Conditions

A structural engineer should assess the condition of the structural system

PART 2. TREATMENT AND WORK RECOMMENDATIONS

A. HISTORIC PRESERVATION OBJECTIVES

Based on Page & Turnbull's understanding of the Aronson Building and Aronson Historic District, as well as guidance provided by *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, Page & Turnbull has considered four potential treatment options:

1. **Preservation:** Requires retention of the greatest amount of historic fabric, along with the building's historic form, features, and detailing as they have evolved over time.
2. **Rehabilitation:** Acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.
3. **Restoration:** Allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.
4. **Reconstruction:** Establish a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

Page & Turnbull did not consider in depth the fourth treatment option **Reconstruction**. Reconstruction is defined as the creation of a new structure identical in form, features, and details to a historic structure that no longer exists. The opportunity for Reconstruction does not exist at the Aronson Building.

Preservation

This treatment option would limit intervention to the repair and stabilization of the existing historic architectural features and materials of the Aronson Building. This treatment entails remedying all material and structural deficiencies identified in this HSR, as well as instituting a maintenance plan to ensure that the building is properly and regularly maintained. The possible advantage of this approach is this treatment will not result in any substantial disruption to the Aronson Historic District. The relative cost of repairs may be lower than other treatment alternatives. The major drawback is that missing features and materials would not be replaced, new improved building systems would be difficult to introduce, and opportunities for programmatic planning alterations and new uses would be limited.

Rehabilitation

Rehabilitation is the treatment alternative typically selected in cases where compatible new uses or additions are contemplated as part of the project. Rehabilitation goes a step further than preservation. In addition to conducting necessary repairs, rehabilitation guidelines allow for additional work to replace missing elements and restoration of important public areas. This treatment option provides greater flexibility by allowing alterations and additions to accommodate a compatible use.

Rehabilitation would be the most ideal of all potential treatments because it would be possible to restore the building close to its original appearance, removing inappropriate alterations and restoring finishes while making improvements to fire-protection systems, environmental systems, and energy conservation. It would also provide the opportunity for new sensitively designed additions, compatible to the historic character, to be constructed at secondary facades.

Restoration

According to a strict interpretation of the Restoration Standards, the treatment option of restoration would require the reestablishment of a specific past period at the Aronson Building and/or the Aronson Historic District, presumably the reconstructed 1906 condition. This option would result in the removal of all post-1906 exterior alterations and the restoration of missing materials and elements. A full restoration of the building would need to be accomplished with strict authenticity. A strict restoration of the Aronson Building would unnecessarily limit flexibility to incorporate modern amenities and updated building systems, and limit the ability of the historic building to accommodate the needs of current owners and tenants. It would preclude the ability to construct sensitive new additions. Therefore, the restoration treatment is not proposed for the Aronson Building.

Recommended Treatment

Page & Turnbull recommends the adoption of rehabilitation as the treatment option for the Aronson Building. This strategy is superior to the other options, because it promotes the repair and protection of character-defining features of the building, while simultaneously allowing for necessary programmatic improvements and infrastructure improvements. Additions should be designed so that they are distinct, yet compatible with the historic resource and consistent with the *Secretary of the Interior's Standards for Rehabilitation*.

The Aronson Building has had incremental interior alterations resulting in a substantial loss of interior historic fabric. Therefore, remaining historic fabric and character-defining features should be retained where possible. See the Preferred Treatment Recommendations for further information. Many areas, such as open office areas, have been altered and will undoubtedly continue to be altered in the future in order to serve the building's future use; the rehabilitation treatment option will allow for flexibility when dealing with non-contributing areas while retaining and restoring important features.

B. REQUIREMENTS FOR WORK

Laws, Regulations & Functional Requirements

This section outlines applicable laws, regulations and functional requirements, which must be taken into account prior to any rehabilitation work at the Aronson Building.

Any rehabilitation of the Aronson Building should be evaluated with respect to conformance with applicable state and municipal codes and standards required by law and National Park Service policy. All work to the building must comply with the *California Building Code (CBC) and Title 24 Part 8 of the California Code of Regulations*. As a qualified historic building, the Aronson Building is eligible to take advantage of the *California Historical Building Code (CHBC)* with regard to code compliance. The CHBC is intended to be used by any agency with jurisdiction when reviewing code compliance for a qualified historic building in order to insure its preservation. As stated in the CHBC Section 8-101.2:

The CHBC is intended to provide solutions for the preservation of qualified historical buildings or properties, to promote sustainability, to provide access for persons with disabilities, to provide a cost-effective approach to preservation, and to provide for reasonable safety of the occupants or users. The CHBC requires enforcing agencies to accept solutions that are reasonably equivalent to the regular code (as defined in Chapter 8-2) when dealing with qualified historical buildings or properties.

C. WORK RECOMMENDATIONS AND ALTERNATIVES

This section of the HSR presents a plan that includes a list of tasks and solutions for the conservation and rehabilitation of the Aronson Building. The plan recommends several options for rehabilitation treatments that could be considered during the design process of a future project. It also serves as a guide to standard practice for future maintenance, repair and replacement of historic materials based on the Secretary of the Interior's Standards for Rehabilitation.

Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards are the benchmark by which Federal agencies and many local government bodies evaluate rehabilitative work on historic properties. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Compliance with the Standards does not determine whether a project would cause a substantial adverse change in the significance of an historic resource. Rather, projects that comply with the Standards benefit from a regulatory presumption that they would have a less-than-significant adverse impact on an historic resource.⁵⁰

The Standards provide guidelines for four treatments of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The *Standards for Rehabilitation* outline appropriate maintenance and repair treatments for a historic structure.⁵¹ This treatment calls for a strategy of utilizing the property for a contemporary new use through repair and alteration while preserving historically significant portions and features of the building. The *Secretary of the Interiors Standards for the Rehabilitation* are as follows:

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.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall 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 architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
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.*
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.*

⁵⁰ CEQA Guidelines subsection 15064.5(b)(3).

⁵¹ Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior National Park Service, 1995), 2.

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

General Recommendations

The general recommendations section provides guidance on planning and design for future work as it relates to the Aronson Building. The building may require rehabilitation for a new use in the future. These recommendations outline potential areas for further study in order to protect and maintain the character-defining features and integrity of the building.

Façade Assessment

What follows in the Recommendations section provides general recommendations based upon 1) our visual observation from grade and building windows, 2) our previous experience with the materials found on the façade, and 3) industry standard repairs for these materials. In order to provide more detailed repair information, a more detailed investigation to uncover specific causes and sources of deterioration is required. When planning a future project the first task is to conduct a complete and thorough survey of the façade prior to design of the repair. Investigation should be completed by a well qualified architect and/or engineer familiar with historic structures and applicable treatments in accordance with the *Standards* and governing codes. Investigation of the façade may include but not be limited to the following:

- Up-close investigation by use of scaffold, swingstage, or mechanical lift;
- Use of non-destructive investigation techniques such as sounding with plastic or wood mallet, metal detection, infrared thermography, and impact echo testing;
- Use of destructive testing such as investigative openings to evaluate underlying systems and conditions.
- Sample removal and materials testing such as mortar analysis and petrographic analysis.

Based on the visual survey conducted for this report, the levels of deterioration observed warrant a full façade assessment in the near future.

Temporary Stabilization

Following a close-up inspection of the building façade, it may be necessary to temporarily stabilize elements that pose a safety hazard. The primary objective of a stabilization campaign is to either remove or anchor the unstable elements in order to avoid any potential safety hazards while preserving the historic fabric. Additionally, measures should also be taken to arrest water infiltration into the wall system to prevent further deterioration.

Stabilization repairs should be structurally sound, non-invasive, reversible and durable for the life of the repair. Repair techniques may include the following:

- Sheet metal enclosures;
- Debris netting;
- Stainless steel straps;
- Helical anchors;
- Protective canopy at street level.

Stabilization is not recommended as a long-term repair. Monitoring stabilization repairs once every year is recommended and should continue until permanent repairs are completed. Monitoring should look for additional areas of concern as well as inspection of previous stabilization repairs.

Preferred Treatments for Rehabilitation

The rehabilitation of the Aronson Building should consider the following preferred treatments for rehabilitation:

Protect, maintain and preserve character-defining features. Repair and treat character-defining features⁵² to return their structural integrity and aesthetic appearance where appropriate. Where materials are beyond repair, replacement of materials will be acceptable. Replacement with in-kind materials is preferred; however, alternative materials may be explored so long as they can comply to the *Standards* and material performance criteria. Historic fabric may be altered to accommodate necessary building upgrades where they do not impact significant spaces. However, these features should be retained where possible when not in conflict with the building or spaces new use.

New construction, additions and alterations should include measures to protect historic fabric considered to be significant and character-defining and/or contributing to the integrity of the building. The *Standards* recognize that new construction is often needed in order to adapt a historic building to a new use. Should a future project require new construction or an addition, the new work should be designed so that it is compatible yet differentiated from the historic building. Where a new building is constructed adjacent to the historic building, a successful method of linking the new building with the historic is through the use of a transparent connector. The connector would be built in a way that would minimize damage to historic fabric. Recessing the connector from the face of the historic façade would visually separate the historic building from the new. Alternatively, the new construction could step back from the Aronson building so that the form and massing of the historic building is conveyed and the new construction is recognized as separate. A protection plan should be developed in order to protect the character-defining features of the Aronson Building prior to the construction of an adjacent building or an addition.

Historically the two red brick masonry facades at the northwest and southwest were designed to accommodate construction of adjacent buildings, sharing the existing wall of the Aronson Building. Throughout its history there have been adjacent buildings at these locations. As such, these façades would be appropriate locations for additions.

New construction, mechanical equipment and/or roof garden elements placed at the roof should not visually dominate the views of the building. Setting features back from the roof edge will ensure that the features are not visually dominant to pedestrians at street level immediately surrounding the building (from sidewalks across the street from primary facades). Use of computerized 3-D

⁵² For list of character-defining features, see “C. Physical Description under Part I. Developmental History.”

modeling of the building and/or mock-ups of the proposed additions should be conducted prior to construction to determine sight lines and appropriate buildable heights and area at the roof.

Rehabilitation should consider sustainable solutions that improve energy efficiency and water conservation without compromising the buildings historic integrity. A rehabilitation project may consider an energy study of the building to better understand the inherent properties of the existing resource and how to use those features to their best advantage. The project may consider the following:

- Use of low-e and/or insulated glazing at windows and storefronts
- Making new windows operable to make use of natural ventilation
- Installation of lighting fixtures and controls that improve efficiency
- New high efficiency heating system
- Use of photo-voltaic panels at the roof top, so long as the panels are not visible from street level.
- Use of low flow toilet fixtures

Design new storefronts at ground level to replace existing non-original storefront enclosures. The existing cast-iron storefront elements should be maintained and protected. The new storefronts may be contemporary in design; however, they should be designed so that they are compatible with the historic character of the building. Historic photographs (**Figure 10**) should be referenced and any divisions or patterns in the fenestration should be compatible with the historic design. Materials to consider include steel and painted aluminum. See the provided sketch for guidance on design of this feature (**Figure 68**).

The ground floor could potentially accommodate a single retail/restaurant tenant or several tenants at any given time. The design for signage, awnings, lighting, storefronts, and building entrances should promote a unified ground floor that is sympathetic to the historic character of the building. The design should address location and method of attachment for these features and should be reviewed by the San Francisco Planning Department.

Replace existing non-original windows with new windows of a style appropriate to the historic character of the building. The original wood windows were replaced with aluminum windows. Design of the new windows should be based upon physical or pictorial evidence. Since the original wood windows are no longer extant, the only physical evidence remaining is the wood sills. The pictorial evidence consists of historic photographs taken from distances that do not reveal sufficient detail of the dimensions of the stiles and rails of the original windows nor their original profiles. Therefore, there are two acceptable options for the replacement windows:

1. Replace the windows with metal or wood windows that appear to have similar proportions to the stiles and rails in the historic photographs and that have a profile compatible to what might have been used at that time.
2. Replace the windows with metal or wood windows that appear to have similar proportions to the stiles and rails in the historic photographs and that have no profile.

The operability and type of windows is dependent upon the building's use and code restrictions; however, type of operation should consider the historic single sash vertical pivot type. The method of operation is not as important as the overall physical appearance and proportions of the new windows. New windows could be constructed of wood or metal as noted above. See the provided sketch for guidance on design of this feature (**Figure 68**). Interior wood trim and sill are noted as character-defining and should be preserved and protected.

New openings at the north and west façades. The north and west façades have historically been mostly solid, with some openings inserted over time. These façades were intended as party walls that could be obscured by adjacent construction. Future projects may consider new openings at these façades. New openings in these façades should be kept well away from the south and east façades in order to retain the historical expression of the solid wall at the corner. At the west façade, new openings should be set back four to five feet from the corner. At the north façade, new openings should be setback three to five feet. Additionally, the total square feet of new openings at the north façade should not exceed 50 percent of the total façade square footage.

According to the *Secretary of the Interior's Standards for the Rehabilitation*:

“such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.”

In summary, new openings should be compatible but distinguished from the historic windows.

Remove abandoned metal fire escapes from the building façade. The fire escapes are no longer in use, nor are they required per California Building Code. The fire escapes should be removed and impacted materials repaired to their original appearance.

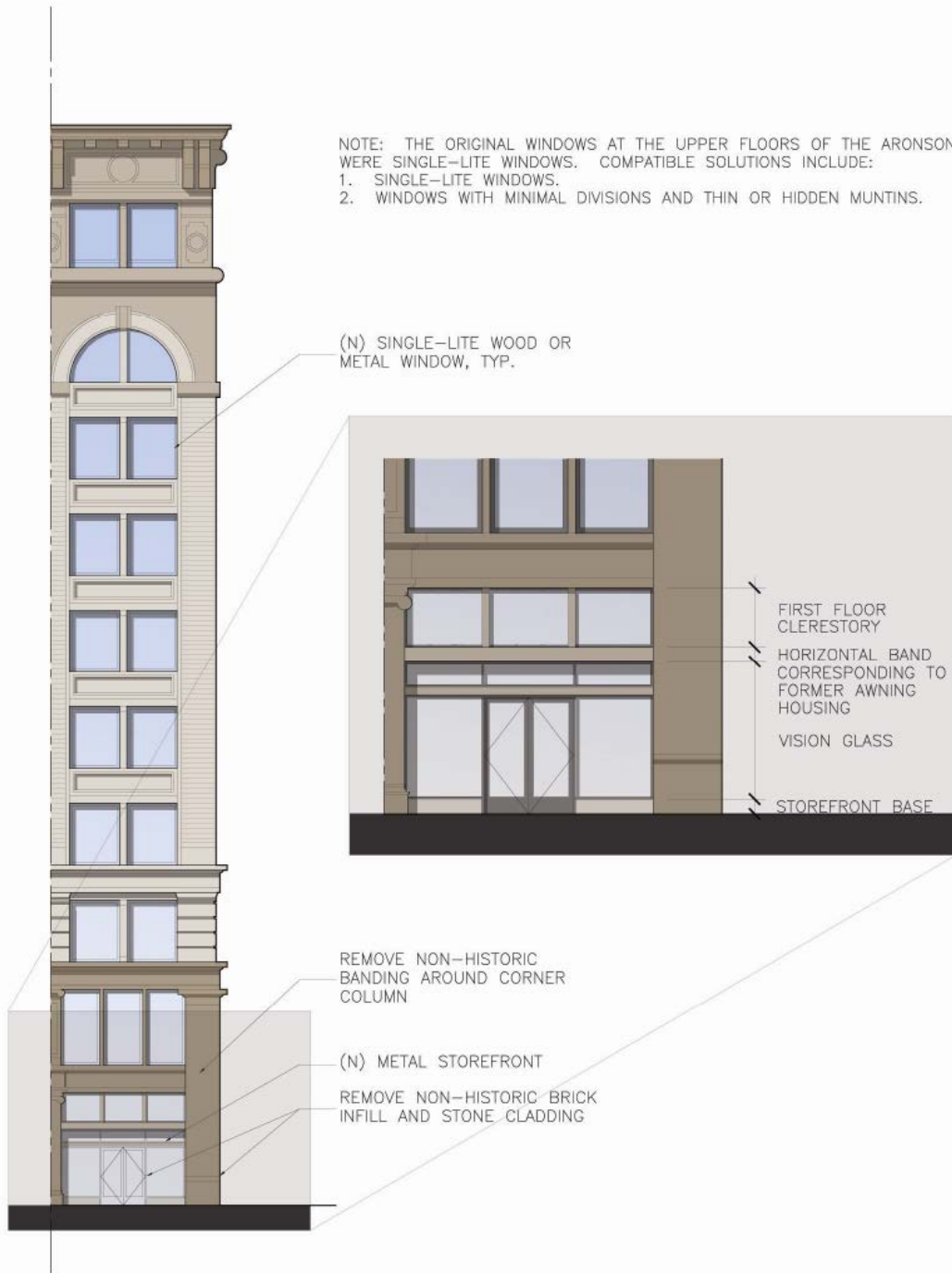


Figure 68. Page & Turnbull sketch of a recommended design option for storefront and windows.

General Treatment for Common Materials

Several renovation projects at the interior removed much of the historically significant spaces and features of the building, such as the entry vestibules, elevator cabs and doors, and room finishes. Therefore the conservation treatments are largely confined to the exterior of the building, where the collection of historic fabric is the greatest. The historic exterior has not experienced any extensive restoration project beyond general maintenance and repair. The following sections include general guidelines to follow when repairing and maintaining the historic fabric. The recommendations follow the *Standards* and reference the National Park Service's *Preservation Briefs* publications⁵³ available on-line. The following National Park Service's *Preservation Brief* titles are recommended resources for further information:

- *Preservation Brief 1 – Assessing Cleaning and Water-Repellent Treatments for Historic Buildings*
- *Preservation Brief 2 – Repointing Mortar Joints in Historic Masonry Buildings*
- *Preservation Brief 6 – Dangers of Abrasive Cleaning to Historic Buildings*
- *Preservation Brief 7 – Preservation of Historic Glazed Architectural Terra Cotta*
- *Preservation Brief 11 – Rehabilitating Historic Storefronts*
- *Preservation Brief 24 – Heating, Ventilating and cooling Historic Buildings*
- *Preservation Brief 27 – The Preservation and Repair of Architectural Cast Iron*
- *Preservation Brief 38 – Removing Graffiti from Historic Masonry*
- *Preservation Brief 39 – Controlling Unwanted Moisture in Historic Buildings*
- *Preservation Brief 41 – The Seismic Retrofit of Historic Buildings*
- *Preservation Brief 42 – The Maintenance, Repair and Replacement of Historic Cast Stone*

The recommendation section is organized by building material. Execution of the work described in the section should be carried out by qualified contractors and/or maintenance staff with experience in working with historic buildings and materials. Work should be designed and overseen by a qualified architect and/or engineer.

Brick Repair Recommendations (Contributing Character-Defining Feature)

Seismic Reinforcing

A structural engineer should make recommendations on the seismic upgrade of the unreinforced masonry, with consultation from a preservation architect. It is likely that the brick masonry will need to be covered in areas. The preservation architect should consider the seismic application and how it may affect character-defining features and the building's integrity.

Cracked Units

Areas observed to have cracked masonry units should be repaired as follows:

- Remove cracked masonry units by use of grinders and hand tools. Take care not to overcut surrounding brick.
- Inspect surface behind masonry for evidence of corrosion of steel anchoring system. Repair steel as required.
- Install new brick masonry unit to match existing in dimensions, color and texture as feasible. New mortar to match the original mortar in color, texture and tooled profile.

⁵³ Preservation Briefs, Technical Preservation Services, National Park Service. Available at: <http://www.nps.gov/history/hps/tps/>

Repointing

Where required, repoint masonry as follows:

- Remove old mortar to depth of at least 2- 1/2 times the width of the joint or to sound mortar, whichever is greater. Remove mortar by use of grinders and hand tools. Take care not to overcut surrounding masonry units.
- Repointing mortar should be mixed to match a freshly broken sample of the original, and should not be stronger than the brick. This process may require laboratory analysis of existing mortar to ensure correct mix is installed.
- Repointing mortar should match the original mortar in color, texture and the joint profile should match the original joints.
- Install mortar in 1/4 inch lifts to fill the joint flush to the outer surface. When the final layer is thumbprint hard, tool the joint to match surrounding original mortar.

Cleaning

Previous sandblasting of the brick has resulted in pitting of the masonry surface and deterioration of the mortar joints. The brick may have an increased absorption rate due to blasting and therefore would absorb a greater amount of chemical cleaners when applied. Additional testing of the masonry and pointing of the deteriorated mortar joints should be conducted prior to any cleaning of the facades. Cleaning of the brick must exercise extreme caution and mock-ups should be conducted to ensure no damage will occur as a result of cleaning. Localized stains or marks from vandalism may be cleaned as necessary but cleaning procedures should be limited to the affected area rather than the entire wall. Any masonry cleaning procedures for this building must follow the standard of practice outlined in *Preservation Brief 1 – Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*.

Colusa Sandstone Recommendations (Significant Character-Defining Feature)

Deterioration of Colusa sandstone is a natural weathering process and therefore cannot be completely arrested. The deterioration can be slowed down by repairing already damaged material and reducing the amount of water penetrating the stone.

Paint Removal

The paint covering the sandstone should be removed. If coatings are not breathable, they can accelerate the deterioration of the stone. Additionally, the existing painted surface makes identifying cracks, spalls, and areas of repair more difficult. Mock-ups of the paint removal process, testing several options, are recommended in order to choose the best approach.

Repair

- Remove all unsound sandstone spalls;
- Inspect substrate for embed steel anchors, repair steel as required;
- Reinforce larger or deep spalls with stainless steel threaded rods, smaller or shallow patches need not be reinforced;
- Patch sandstone units with composite patching mortar of a color that matches the existing sandstone. Patching material must be breathable and have similar thermal expansion characteristics of the original stone;

Replacement

Replacement of the sandstone may be required where the damage is severe and beyond repair. Replacement of entire blocks or partial replacement with a Dutchman repair is costly. It is also difficult to match the sandstone exactly since in many cases the original quarry is closed. Cutting, dressing and installation of the replacement stone is labor intensive and should be conducted by a skilled craftsman familiar with restoration of historic stone.

Replacement with new sandstone to match the existing is preferred in order to comply with the *Standards*, although substitute materials are one option that is sometimes considered. Substitute materials may include glass fiber reinforced concrete (GFRC) and cast stone. The replacement material should be visually compatible. However, it should be understood that an alternate material will weather differently than the adjacent sandstone, therefore the replacement stones may become visually pronounced over time. It is of great importance that the replacement materials contain properties similar to the existing sandstone, for example compressive strength and expansion/contraction coefficient. Due to the complexities of this type of repair, the process should be carefully monitored and include testing of existing and replacement materials, mock-ups, shop drawings and full scale submittal samples.

Flashings and Coatings

Design and installation of flashings at horizontal surfaces should be examined for water infiltration. A flashing system will ensure that water is able to shed off and away from the stone. Flashing should be replaced at areas of water infiltration. Flashing will need to be integrated with the wall system at the stone-to-masonry interface.

All existing paint coatings should be removed from the sandstone by gentlest means possible. Use of a clear, breathable siloxane/silane based water repellent coating would aid in mitigating water penetration into the stone. A mock-up of proposed coatings should be conducted prior to selection of a product. A coating should not alter the natural finish, color or texture of the stone.

Terra Cotta Repair Recommendations (Significant Character-Defining Feature)

Cleaning

The general consensus among preservation professionals is that cleaning terra cotta can be risky and may sometimes produce devastating effects. The objective for cleaning historic materials is not to reach 100 percent clean, but closer to 75 or 80 percent. The following methods for cleaning should be avoided:

- Abrasive Clearers and Sandblasting: Abrasive cleaning for terra cotta, especially with glazed surfaces should not be considered.
- Strong Acids (particularly fluoride based acids): Many commercially available chemical cleaners contain hydrofluoric acid which can etch the glaze of the terra cotta very seriously, removing most of the surface sheen. Use of acids may deteriorate mortar and “liberate” salts within the masonry system producing efflorescence.
- Alkaline Cleaners: May cause little or no damage to the glaze, but if absorbed into the masonry material can cause efflorescence.
- High Pressure Water: Water seepage into masonry wall may cause rusting of metal anchoring.
- Use of metal bristle brushes.

Cleaning campaigns should begin with testing the gentlest means possible and may require several mock-ups prior to selection of the proper technique. A combination of hand scrubbing with a stiff nylon brush and a minimum of water washing is the most conservative approach and least harmful to the material. Depending on the level of soiling a low-pressure wash (100 to 400 psi) may be sufficient to remove soiling. A natural organic detergent may prove useful as well.

Spalls

With the extensive amount of bisque spalling at the Aronson Building options for treatment include patching of spalls and replacement of the terra cotta unit. For more information on the option of replacement see the *Replacement* category of this section.

Patching of terra cotta bisque spalls would include:

- Reinforcing patches for larger or deep spalls with stainless steel threaded rods. Smaller or shallow patches need not be reinforced.
- Selection and application of patching mortar that matches the existing terra cotta color, texture and profile, paying particular attention to matching compressive strength and vapor transmission properties.
- Application of an acrylic or latex coating system to match the existing slip glaze.

Coating systems on terra cotta have an expected life span of ten years at best. Future failures of this repair may include fading, chalking and delamination. A future maintenance plan should include ongoing inspection and maintenance of the coatings.

Cracks

Cracking of the terra cotta is usually caused by underlying conditions, most commonly corrosion of steel anchoring and structural support systems. As discussed in the Existing Conditions section, further investigation of this condition is required before a specific repair can be designed. In general the procedure for repair of terra cotta cracks includes:

- Inspection of terra cotta for underlying conditions;
- Repair of any underlying conditions and stabilization of the masonry unit;
- Repointing and finishing with a coating system. Cracks from 1/32 inch to 1/8 inch in width should be routed out and filled with a proprietary flexible epoxy crack sealant for masonry;
- Hairline cracks should be periodically monitored to ensure that they are not expanding and do not require immediate treatment.

Mortar

Repointing of cracked and deteriorated mortar joints is the first step in mitigating water infiltration into the wall system. Because joints in terra cotta need to “breathe,” pointing joints with sealant is not recommended. Recommendation for pointing of joints includes:

- Removal of deteriorated mortar without damaging surrounding terra cotta;
- Selection of pointing mortar that matches the existing mortar in color and texture. Mortar that is soft and lime-based (weaker than the surrounding terra cotta) will allow for expansion and contraction of the terracotta;
- Installation of mortar to match surrounding mortar.

Replacement

Replacement of the terra cotta units may be necessary when large pieces or whole units are missing. The *Secretary of the Interior's Standards for Rehabilitation* states:

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

Although substitute materials are one option, replacement with new terra cotta to match the existing is preferred in order to comply with the *Standards*. Cost and time constraints associated with fabrication of new terra cotta may require exploration of substitute materials. Substitute materials may include glass fiber reinforced concrete (GFRC) and pre-cast concrete. In both cases of replacement in-kind or use of substitute materials, the replacement material should be visually compatible. Additionally, it is of great importance that the replacement materials contain properties similar to the existing terra cotta, for example compressive strength and expansion/contraction coefficient. Due to the complexities of this type of repair, the process should be carefully monitored and include testing of existing and replacement materials, mock-ups, shop drawings and full scale submittal samples.

Architectural Cast Iron (Significant Character-Defining Feature)

Paint Restoration Recommendations

Areas observed to have extensive failure of the paint coating and/or corrosion should be repaired as follows:

- Remove failing paint by use of wire brush or chemical paint stripper;
- Remove rust and corrosion with wire brush just before priming;
- Prime exposed cast-iron with a zinc-rich rust inhibitor coating;
- Paint all cast-iron elements with an epoxy base coat, and two urethane finish coats.

Missing cast iron elements, such as the missing scroll capitals along Third Street, should be replaced. Substitute materials, provided they comply with the *Standards*, are acceptable.

Architectural Sheet Metal Cornice (Significant Character-Defining Feature)

Paint Restoration Recommendations

Areas observed to have extensive failure of the paint coating and/or corrosion should be repaired as follows:

- Remove failing paint by use of wire brush or chemical paint stripper;
- Remove rust and corrosion with wire brush just before priming;
- Prime exposed metal with a zinc-rich rust inhibitor coating;
- Paint all sheet metal elements with an epoxy base coat, and two urethane finish coats

The cornice was cut to accommodate the fire escape ladder from the roof. If the ladder is removed, the cornice should be repaired. Additionally, part of the original cornice return that once wrapped around the building was cut off to build the 1970's addition. If the addition is removed, the cornice should be repaired.

Bronze Door Frame (Significant Character-Defining Feature)

Cleaning Restoration Recommendations

The bronze door frame should be cleaned and protected as follows:

- Remove any surface wax, soiling or grease with a solvent or power washing;
- Treat corroded areas with a heat applied chemical patina to match the historic patina;
- Apply a proprietary polymer coating such as Incralac (a standard protective coating for bronze sculpture), as well as a protective microcrystalline wax layer.

Wood Window Trim and Sills at Interior (Contributing Character-Defining Feature)

Paint Restoration Recommendations

Since the wood elements appear to have been sandblasted, it is unlikely that a paint analysis study would reveal the historic finish of the trim and sills. Therefore, options for finishing include:

- Restoration back to bare wood with a clear or stain finish;
- Restoration back to bare wood with a painted finish, with no restrictions on color.

Paint removal should be conducted as follows:

- Remove failing paint by use of chemical paint stripper, do NOT sandblast wood;
- Sand wood to smooth finish to remove current raised grain texture, take care not to sand away any existing decorative detailing;
- Finish wood as desired.

Exterior windows (Non-Contributing Feature)

As discussed in the Preferred Treatments Recommendations section, the modern windows should be replaced with new windows that are sensitive to the historic character of the building. However, because the existing windows are only halfway through their expected service life, it would be acceptable (but not required) to defer replacement until the end of their service life. In the future, when the windows are in need of replacement, new windows should be designed in a style that is appropriate for the historic character of the building.

Based on historic photographs (**Figures 9 & 10**), the original windows were simple, single-lite wood windows. Replacement windows should be based on physical and pictorial evidence and incorporate similar proportions as the windows in the historic photographs. Replacement windows should also fill the original window opening. Recreation of the replacement windows is not required to meet the Standards and substitute materials may be acceptable.⁵⁴

Ceramic Floor Tile at Interior (Non-contributing historic fabric)

The ceramic tile is original historic fabric, although it is not a character-defining feature. The tile is in poor condition and exists as a fragment. Although retaining historic fabric wherever possible is recommended, its removal would not result in an adverse affect on the building.

Roebbling Structural System (Contributing Character-Defining Feature)

Recommendations for the seismic upgrade of the structural system should be completed by a structural engineer with consultation from a preservation architect. As stated in the conditions assessment, the concrete finish of the structural system was likely not exposed, with the exception of the basement. Therefore, covering the concrete structural system with interior finishes is an appropriate treatment.

⁵⁴ Technical Preservation Services, National Park Service, "Replacement Windows that Meet the Standards," Historic Preservation Tax Incentives Program (December 2007) 4.

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Historic Drawings

HISTORIC RESOURCES
INVENTORY FORM
1978

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

0001-1084

HABS _____		HAER _____		NR <u>22</u>		SHL _____		Loc _____	
UTM: <u>A10/552740/5182060</u>		C _____		D _____		E _____		F _____	

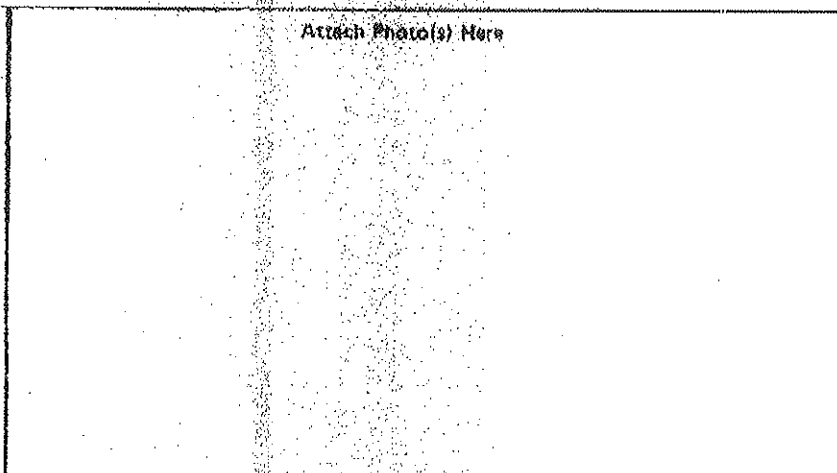
IDENTIFICATION

1. Common name: Mercantile Building 38-4101-294-0001
2. Historic name: Axonson Building (part of)
3. Street or rural address: Mission Street, 700
City San Francisco Zip 94103 County San Francisco
4. Parcel number: _____
5. Present Owner: San Francisco Redevelopment Agency Address: 820 Howard
City San Francisco Zip 94103 Ownership is: Public Private _____
6. Present Use: commercial Original use: office building

DESCRIPTION

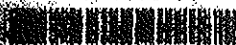
- 7a. Architectural style: _____
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This ten story building consists of a glass base with a massively skeletal shaft vertically articulated. The design culminates in a richly embellished arcade and a two story capital that includes small round windows in reference to such Sullivan skyscrapers as the Guaranty and Wainwright buildings. Renaissance/Baroque ornamental details are overscaled to be legible and to enhance the massiveness of the top. The exterior is of stone, brick, and terra cotta in brown shades.



8. Construction date: Estimated _____ Factual 1903
9. Architect Hemenway S. Miller
10. Builder unknown
11. Approx. property size (in feet)
Frontage 100 Depth 75
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
7/78

AT03W0-01



- 13. Condition: Excellent Good Fair Deteriorated No longer in existence
- 14. Alterations: ground floor remodeled
- 15. Surroundings: (Check more than one if necessary) Open land Scattered buildings Density built-up
Residential Industrial Commercial Other: edge of Yerba Buena
- 16. Threats to site: None known Private development Zoning Vandalism
Public Works project Other:
- 17. Is the structure: On its original site? Moved? Unknown?
- 18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This is a fine example of a three part Sullivan-esque composition, designed by a little-known firm, Hemenway and Miller, who also did the excellent original design for the building now known as the old French Bank (108-110 Sutter). The glass base of the structure was designed to relate to the form of the San Francisco type with glass commercial areas under "architectural" office floors.

The building serves as a powerful corner anchor, although the buildings which it once anchored have all been demolished for the Yerba Buena Center.

The Aronson Building achieved a measure of notoriety in the post-fire report of the U.S. Geological Survey on the condition of San Francisco buildings. It was the report's featured example of supposedly fireproof construction that met with disaster. The building was built by Abraham Aronson, a major real estate investor of the period and an active member of the Jewish community. The building is said to be the first in the city named after a Jewish person.

- 20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture Arts & Leisure
Economic/Industrial Exploration/Settlement
Government Military
Religion Social/Education

- 21. Sources (List books, documents, surveys, personal interviews and their dates).
Sanborn Map, SF Reallex, 1976
Arch&Eng May 1906, USGS #324
SF Architectural Club Notebook 1903/4
Waver, Western Jewry p. 165

- 22. Date form prepared 3/28
By (name) _____
Organization Charles Hall Fire Assn.
Address 354 Bush
City San Francisco zip 94104
Phone: (415) 382-1131

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

DETERMINATION OF ELIGIBILITY
NOTIFICATION FOR THE
NATIONAL REGISTER OF
HISTORIC PLACES
1978

PRIM# 38-000480

Prop# 006030
NPS-65000559-9999

RECEIVED
NOV 26 2007
OHP

E.O. 11593

DETERMINATION OF ELIGIBILITY
Date received 3/27/78
Federal Register entry

Property The Aronson Historic District

City San Francisco State California

Source of Request HUD Tad Masaoka

Photos X SHPO consulted yes-eligible
Maps X Request for more information _____
Card filed _____ All documentation assembled _____

CONTROL

In an entity the 3 bldgs represent the "City Beautiful" commercial block architecture popular in the early 20th c. They are significant in the "South of Market" San Francisco history.

HISTORIAN
Eligible
Markham
3-30-78

*3 buildings eligible as a group 2-7-906
merchandise individually eligible.*

ARCH. HISTORIAN
Eligible
Parvham
3-28-78

ARCHEOLOGIST

HAER

REVIEW UNIT CHIEF

FED. PLAN. COORDINATOR

Eligible
Cshull
5-1-78

BRANCH CHIEF

Eligible
Cshull for
Cherington
5-1-78

KEEPER

E.O. 11593

DETERMINATION OF ELIGIBILITY NOTIFICATION NATIONAL REGISTER OF HISTORIC PLACES OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION HERITAGE CONSERVATION AND RECREATION SERVICE

Request submitted by: WON Ted Masaoka
Date request received: 3/27/78
Name of property: The Aronson Historic District State: California
Location: 693, 710 Mission Street, 87 Third Street; San Francisco

Opinion of the State Historic Preservation Officer:
 Eligible Not eligible No response
Comments: "Eligible for inclusion in the National Register of Historic Places."

The Secretary of the Interior has determined that this property is:

Eligible Applicable criteria: c
Comments: 693, 710 Mission Street, and 87 Third Street, are interesting examples of multi-story commercial architecture typical of the early 20th century. They are significant as a group, preserving a whole commercial corner essentially as it was originally. In addition, 710 Mission Street is individually eligible for its design which is reminiscent of Louis Sullivan's skyscrapers in Chicago.
 Not eligible

Comments:

Documentation insufficient (see accompanying sheet explaining additional materials required)

Robert B. Pettig (Sgd.)
Keeper of the National Register

Date: MAY 02 1978

HUD Analysis to Determine Eligibility of an Historic District
for Inclusion in the National Register

NAME: No name exists for this proposal. However, the Mercantile Building is the dominating structure and in recognition of its original and longtime owner, A. Aronson,* it is suggested that the name be "The Aronson Historic District".

LOCATION: Three corners of Third and Mission Streets, San Francisco. Please see attached map.

DESCRIPTION: The northwest, southeast, and northeast corners of these two streets each contains a structure which has been analysed as individual building at 710 Mission Street, 693 Mission Street, and 87 Third Street respectively. Each has been found lacking in significance by HUD to be found eligible for inclusion in the National Register. However, as a group these three buildings are eligible for inclusion as an historic district.

Prof. Turner has suggested the significance of this group of buildings by commenting as follows: "These three buildings, all built soon after the 1906 fire, are interesting examples of commercial architecture of the period, but are probably less significant individually than they are as a whole (that is, as an urbanistic ensemble, preserving a whole commercial corner essentially as it was originally.) Individually, the two most interesting of the buildings, in my opinion, are: 710 Mission (the N-W corner), with its richly ornamented upper stories; and the simpler building on the N-E corner, with its wide "Chicago window" proportions, and its unusual iron brackets at the fifth floor level."

The Aronson building (now known as the Mercantile building) was impressively designed to dominate its corner and the buildings around it in the concentration of mass and detail at the top. Virtually everything else in the immediate neighborhood was built at the same time, but few structures were as elaborate. The building thus dominated its corner by effectively combining traditional design elements more commonly found in the better neighborhoods north of Market Street, with more purely functional qualities of the south of Market area. It thus dominates the other two structures at this intersection of Third and Mission Streets, and together with them creates a unique and impressive example of the early century City Beautiful movement type development.

HUD FINDINGS: In spite of HUD finding that the architectural style of each building does not embody the distinctive characteristics of a type, period, or method of construction, HUD finds that as a group, the three buildings do represent a significant and distinguishable entity whose component parts lack individual distinction. And that as a group, the buildings are associated with events that have made a significant contribution to the broad pattern of our San Francisco history.

The Mercantile Building, at 710 Mission Street was constructed before the 1906 earthquake, was destroyed by it, and was reconstructed thereafter. The Williams Building, at 693 Mission Street was constructed "soon" after the earthquake according to Prof. Turner. And the best evidence is that the 5 story building at 87 Third Street was built in 1911, just few years after the other two. All three are representative of the "City Beautiful" commercial block architecture popular in those days, and as such, constitute an entity significant to "South of Market" San Francisco history.

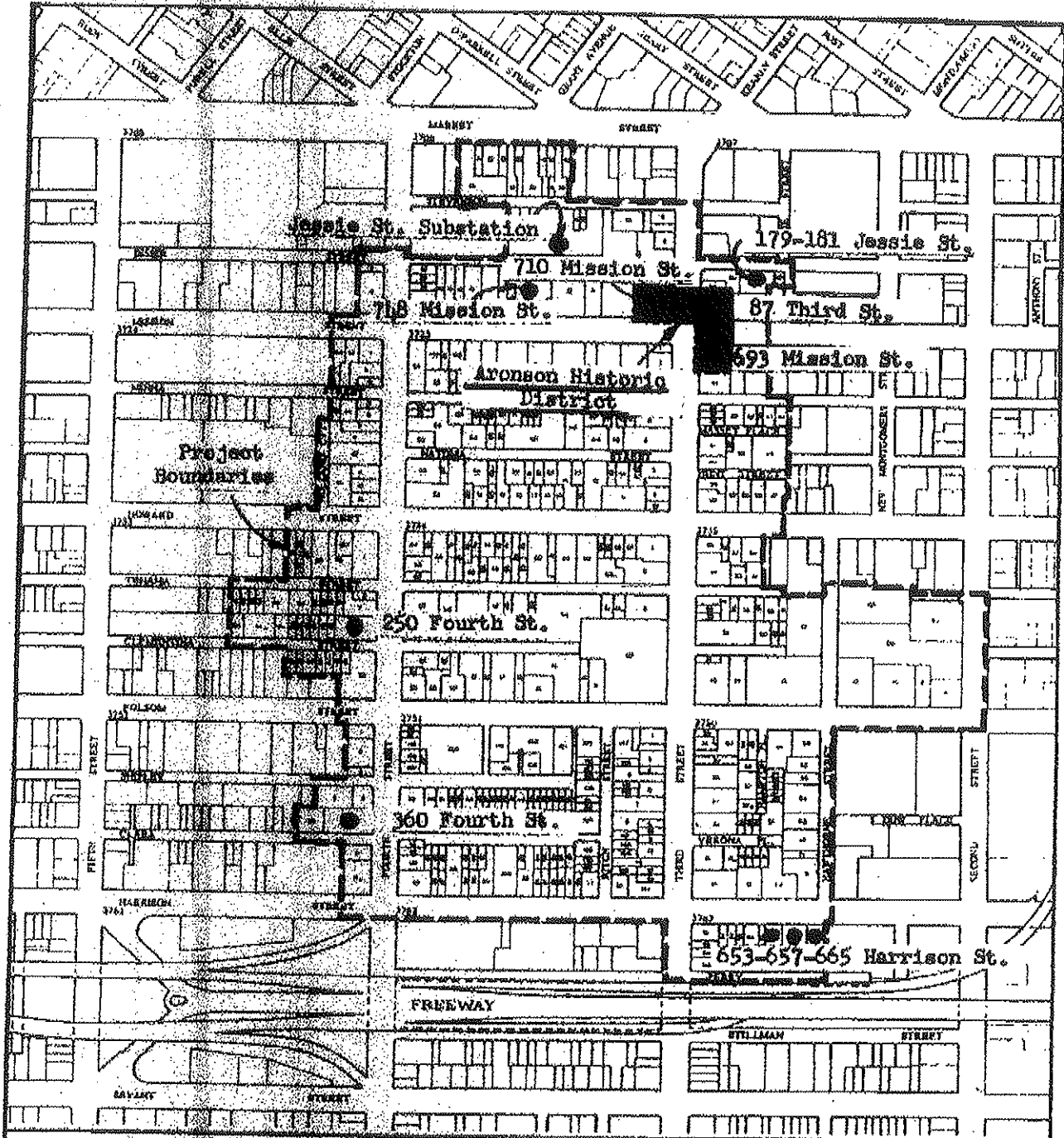
HUD RECOMMENDATION:

1. These three buildings --as a group-- are a significant entity, and
2. That an historic district, to be named The Aronson Historic District, be created and found eligible for inclusion in the National Register of Historic Places.

Comments: The Mercantile building, it has already been noted, is the subject of a land disposition agreement for sale to a designated developer. As such it will be rehabilitated. The other two buildings at 87 Third Street and at 693 Mission Street are now owned by the Redevelopment Agency and scheduled to be razed.

It is noted also that the National Trust for Historic Preservation, and the San Francisco Landmark Advisory Board have recommended that this area, (without defining the "area") be preserved as an example of period development. HUD has reviewed the possibilities involved in defining the area, and concludes that the subject three buildings only should be included in the district. The nearby Jessie Substation, a National Register property, does not contribute to the value of the District because of its different romanesque style, and because it pre-dates the period represented in the District. St. Patrick church, some 300' west of the Mercantile building also is not representative of either the period or the architectural style. It is a unique structure best listed in the Register as a single building. The Jessie Hotel is not included because its location contributes nothing to the value of the District, which value is derived from the very fact that the three buildings are in three adjoining corners, and as such constitute a significant entity.

*The Aronson Building was erected as a commercial office building by Abraham Aronson. Mr. Aronson was a Polish immigrant who came to San Francisco in 1870 and who became successful in the furniture business. He was an active leader in the Jewish community and helped finance the Stockton Street Synagogue in 1886. After 1894 he was engaged exclusively in the real estate business, buying old buildings and sites and building modern structures in their places. Like other developers, he was especially busy in the period following the earthquake and fire of 1906, and by 1916 had become one of the more prolific commercial builders in the City. Like other important San Franciscans such as Mr. Flood and Mr. Phelan, Mr. Aronson gave permanent recognition to his success by building a large office block in his own name, the first Jewish person to do so in San Francisco. This building, located at the northwest corner of Third and Mission Streets, remained in family ownership until 1938 when it was sold to the Northwestern Mutual Life Insurance Company and became known as the Mercantile Building.



YERBA BUENA CENTER

REDEVELOPMENT PROJECT AREA D-1

PROJECT AREA BOUNDARIES

AND SHOWING BUILDINGS HAVING HISTORIC
OR ARCHITECTURAL INTEREST & VALUE

- PROJECT AREA BOUNDARY
- 3700 ASSessor'S BLOCK NUMBER
- [] LOT NUMBER

PREPARED BY SAN FRANCISCO HUD AREA OFFICE * ENVIRONMENTAL STAFF

1/78



HISTORIC DRAWINGS
C. 1906 GLADDING MCBEAN
TERRA COTTA SHOP DRAWINGS

TOTAL LIST OF TERZA COTTA		
E.1 TO 5	1 TO 18 EACH	90 PIECES
E.6 TO 9	1 TO 18 EACH	72
FOR E. STORY TOTAL		162 PIECES
F.		162
G.		162
H.		162
I.		90
TOTAL		738 PIECES

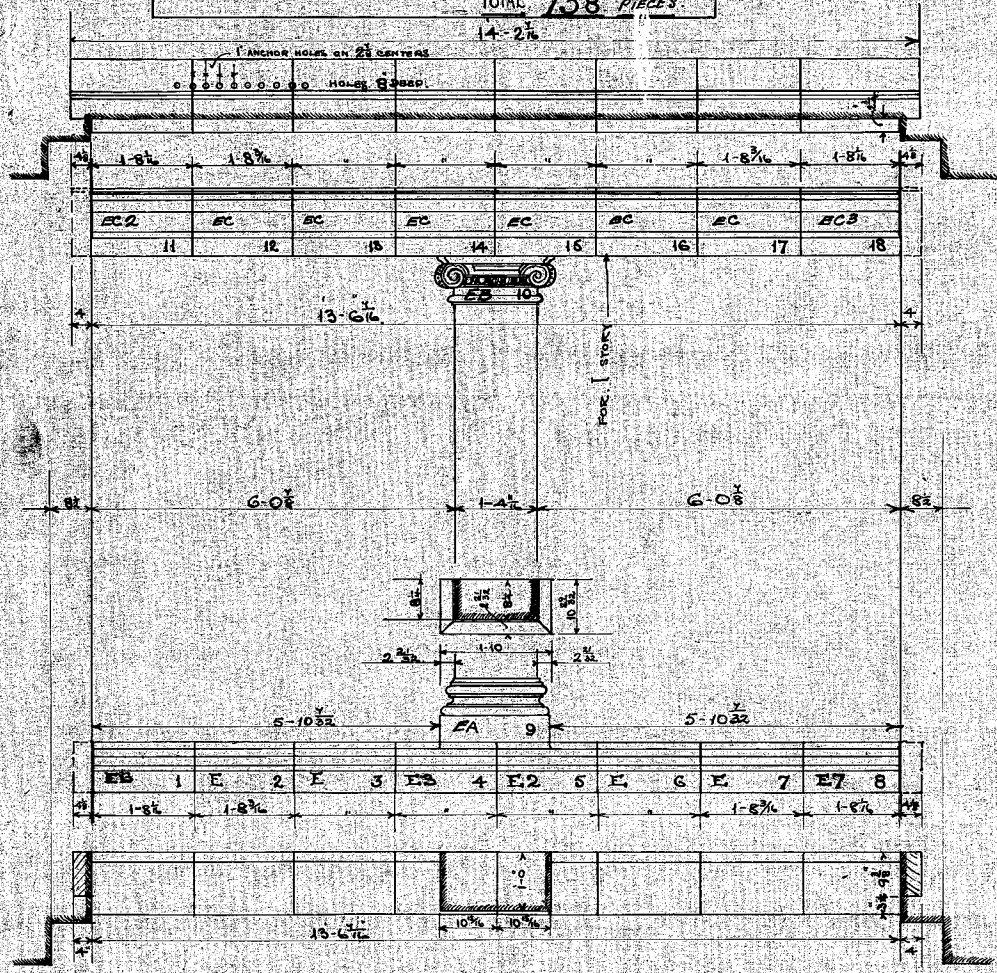
ORDER 717 E.F.G.H. [OLD ORDER 591] DNR 11014 SCALE 3/4"=1'-0"

TERZA COTTA FOR 5TH, 6TH, 7TH, 8TH & 9TH STORIES

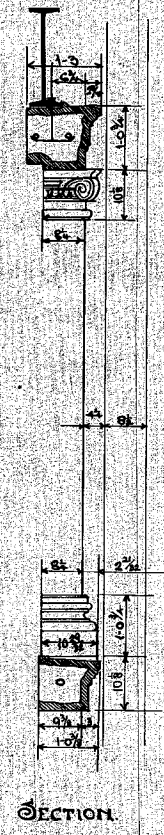
SCHEDULE DRAWING AND SETTERS DIAGRAM FOR

THE ARONSON BUILDING SAN FRANCISCO

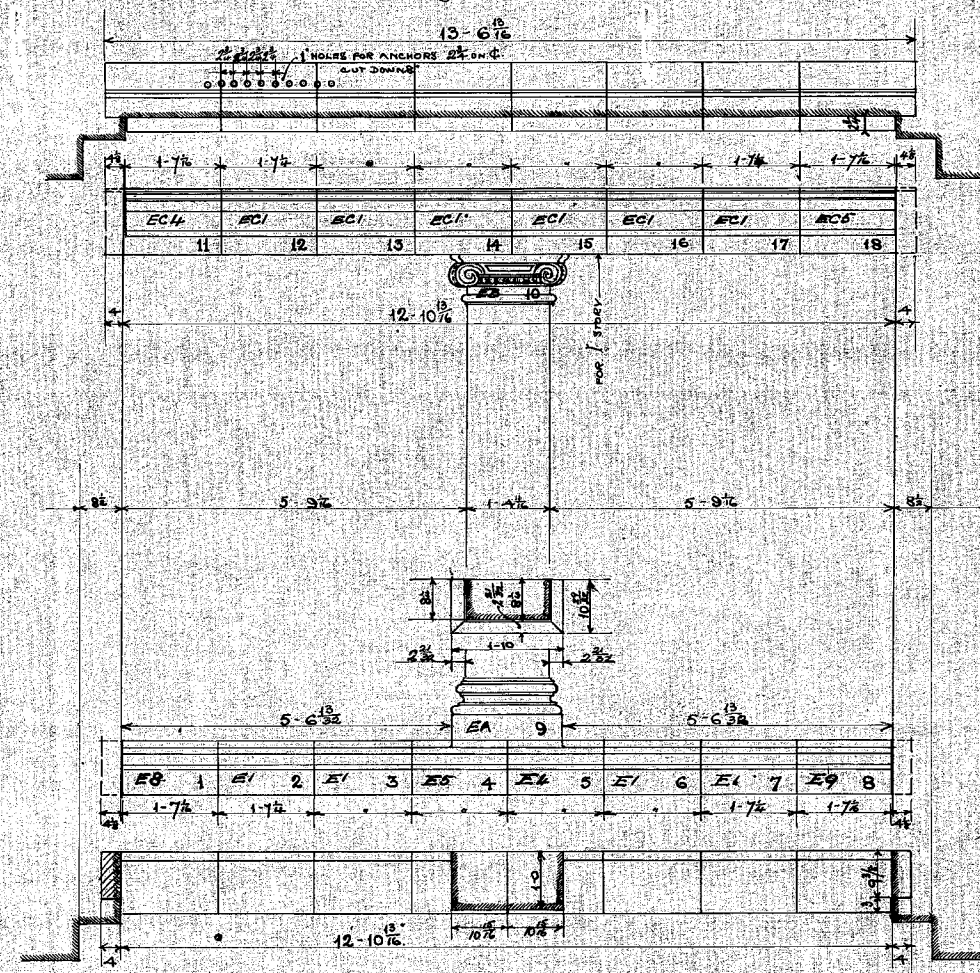
HEMENWAY & MILLER ARCHITECTS
J.S.706



TERZA COTTA	QUANTITY	LOCATION
E.1 TO 5	1 TO 18 EACH	MISSION ST ELEVATION
F.1 TO 5		
G.1 TO 5		
H.1 TO 5		
I.1 TO 5	1 TO 10	



SECTION



TERZA COTTA	QUANTITY	LOCATION
E.6 TO 9	1 TO 18 EACH	THIRD ST ELEVATION
F.6 TO 9		
G.6 TO 9		
H.6 TO 9		
I.6 TO 9	1 TO 10	

ORDER 722 (ORDER 59) DHR 17014 SCALE 3/4"=1'-0"

SCHEDULE DRAWING AND SETTERS DIAGRAM FOR

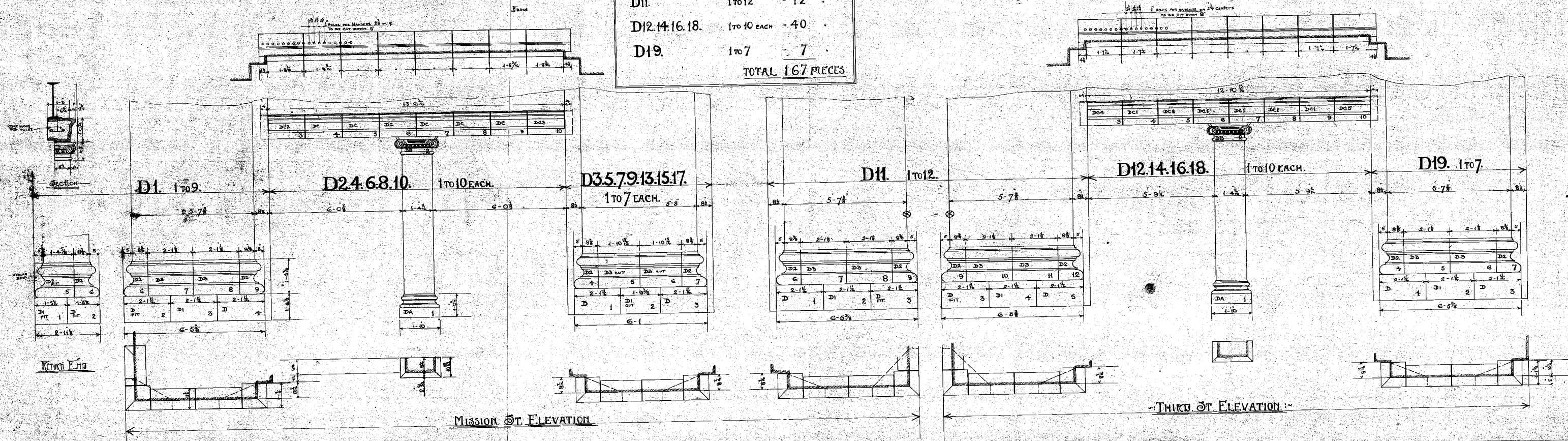
THE ARONSON BUILDING SAN FRANCISCO

HENCHWAY & MILLER ARCHITECTS

TOTAL LIST OF TERRA COTTA

D1.	1 TO 9	9 PIECES.
D2,4,6,8,10.	1 TO 10 EACH	50
D3,5,7,9,13,15,17.	1 TO 7 EACH	49
D11.	1 TO 12	12
D12,14,16,18.	1 TO 10 EACH	40
D19.	1 TO 7	7
TOTAL 167 PIECES.		

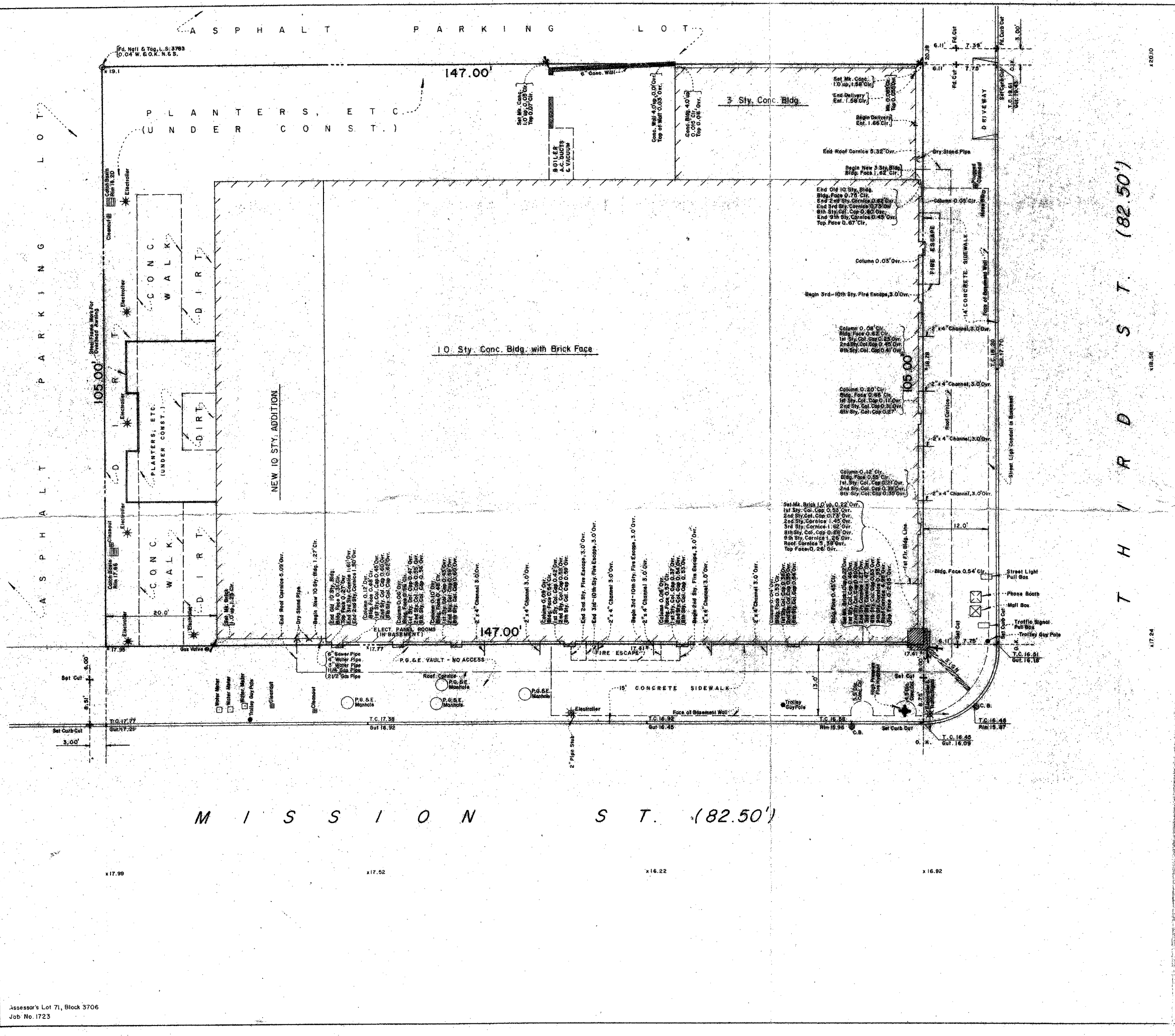
TERRA COTTA FOR 4TH STORY



MISSION ST. ELEVATION

THIRD ST. ELEVATION

HISTORIC DRAWINGS
1978 ADDITION PROJECT
SELECT ARCHITECTURAL
DRAWINGS



NOTES
 Surveyed in accordance with Western Title Insurance Company Preliminary Report No. 597962 PLA, dated 7-13-81.
 For the purpose of clarity, location of improvements are not shown to scale.
 All property line angles are 90°.
 Basement Sidewalk Vault Area has fire sprinklers.

DESCRIPTION
 BEGINNING at the point of intersection of the northwesterly line of Mission Street and the southwesterly line of Third Street, on said streets as shown on that certain map entitled, "Record of Survey Map of Yerba Buena Center Central Blocks", recorded February 19, 1975, in Book "V" of Maps, of pages 102 and 103, in the Office of the Recorder of the City and County of San Francisco, State of California; running thence southwesterly along said northwesterly line of Mission Street 147 feet; thence at a right angle northwesterly 105 feet; thence at a right angle northwesterly 147 feet to the southwesterly line of Third Street; thence at a right angle southeasterly along said southwesterly line of Third Street 105 feet to the point of beginning.

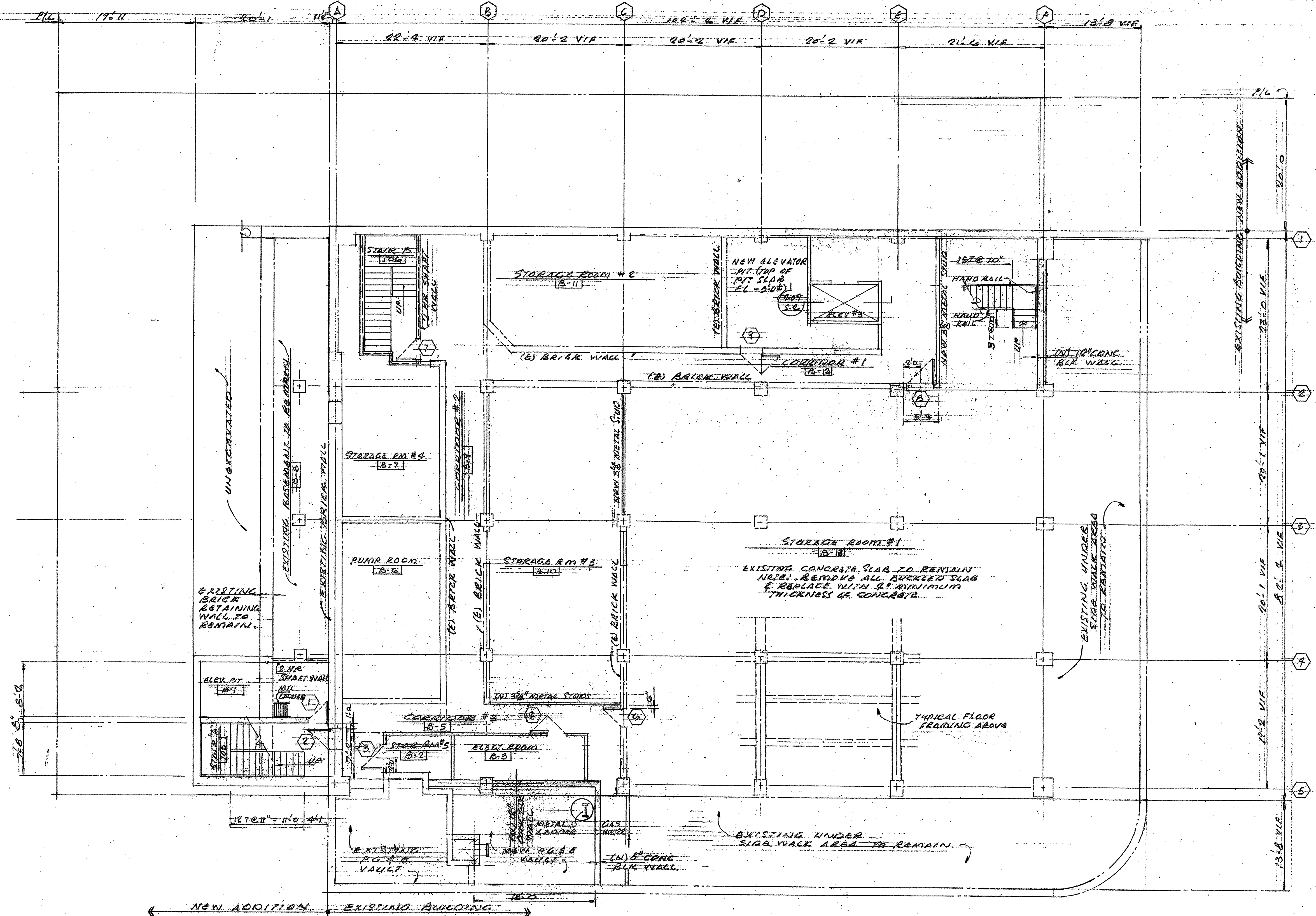
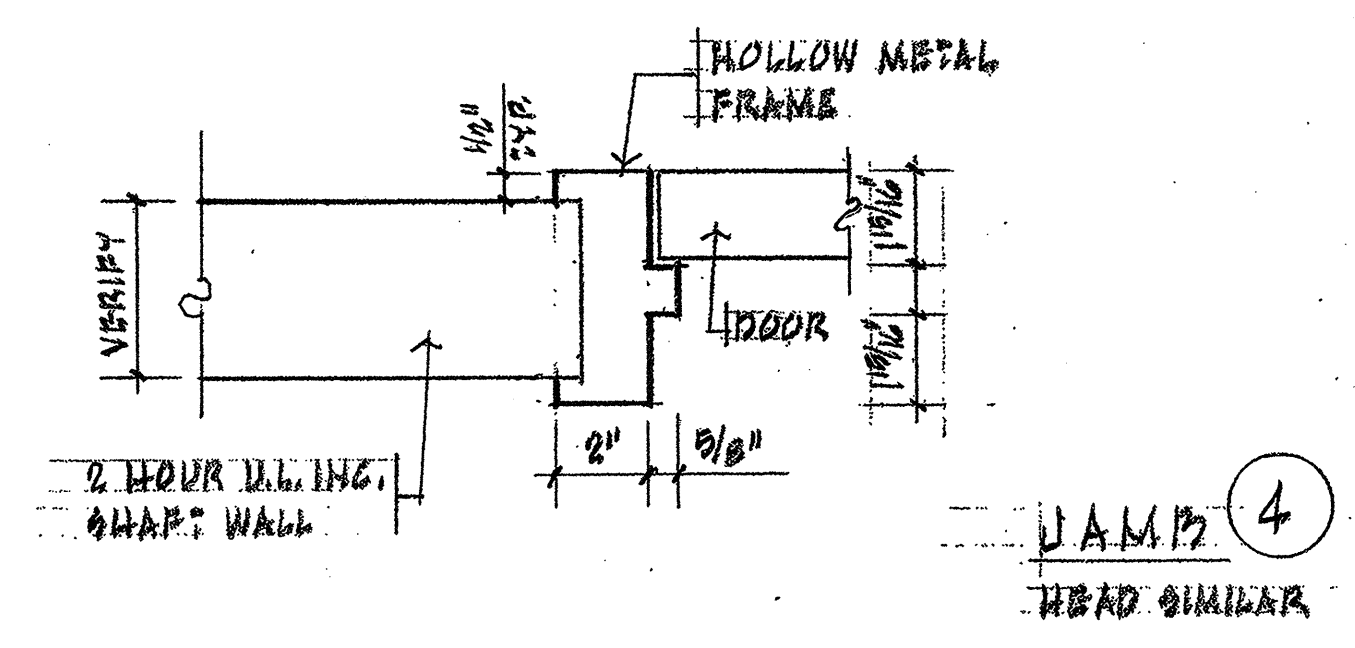
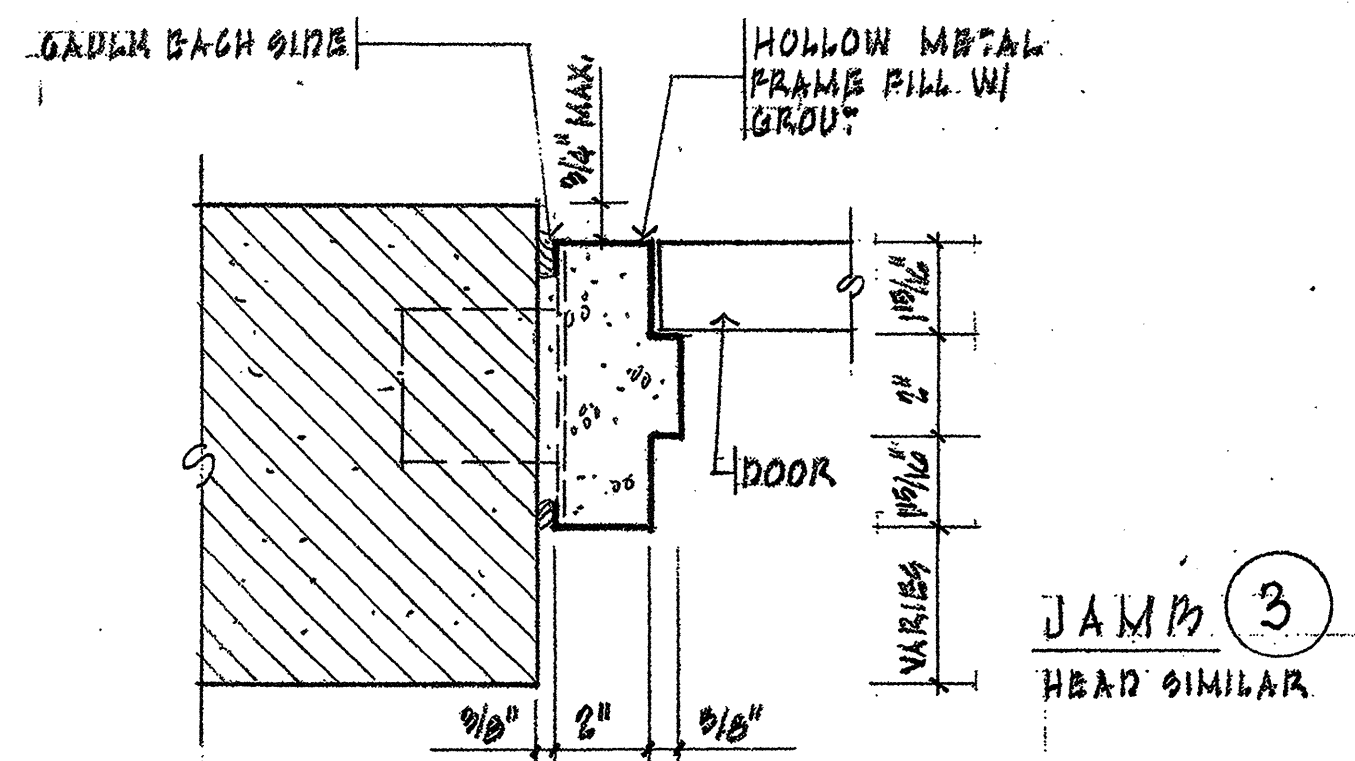
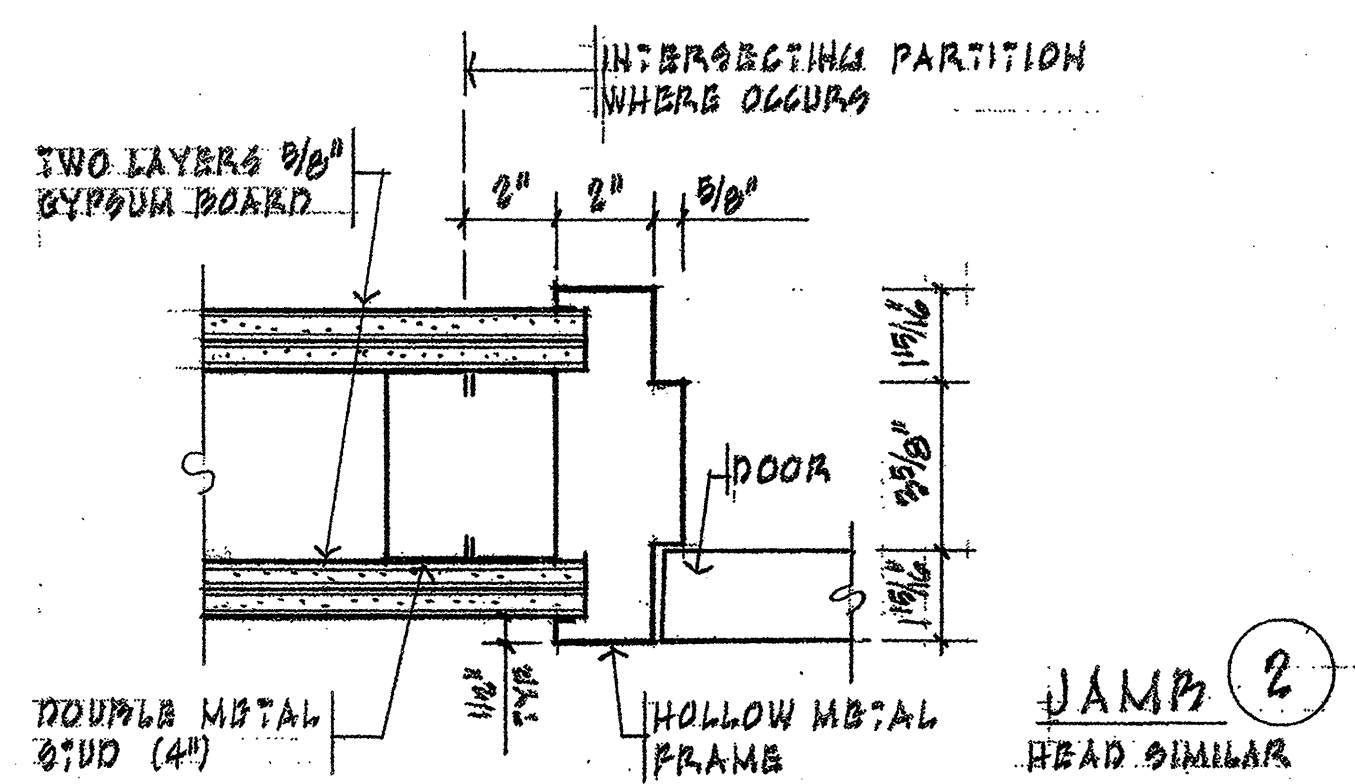
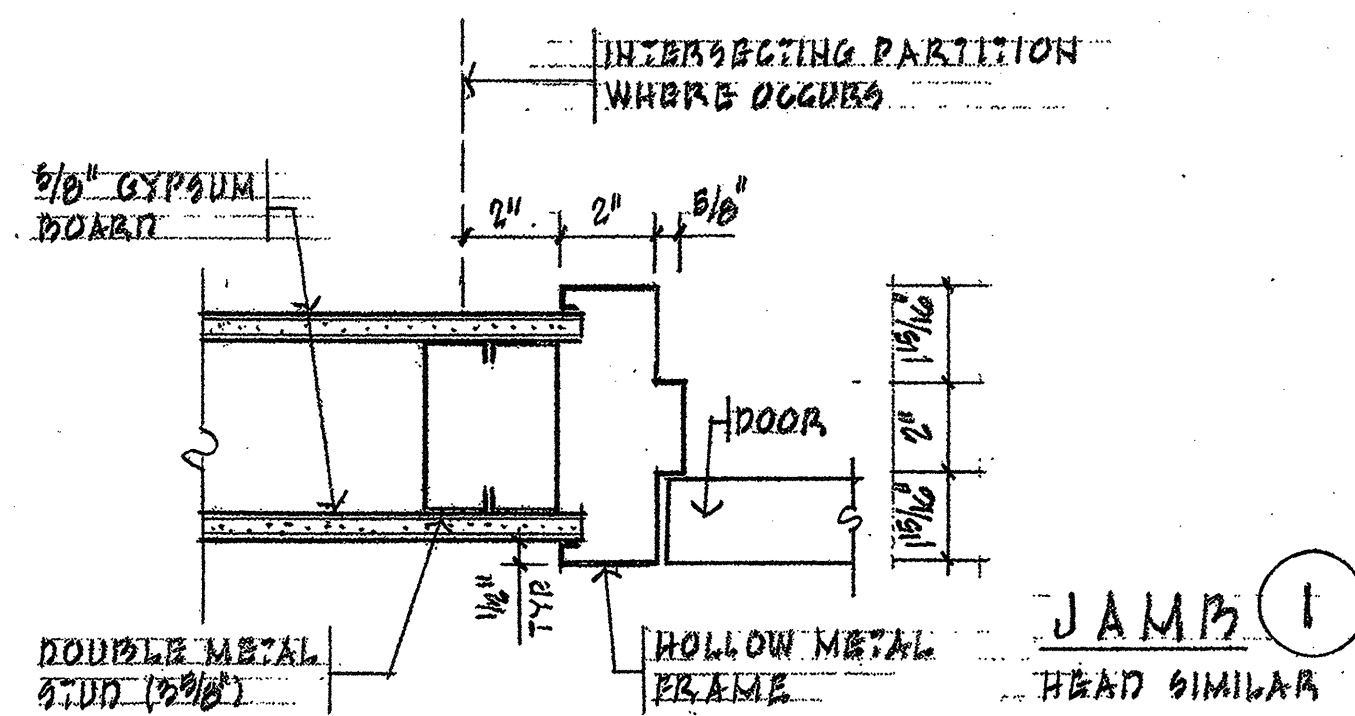
BEING a portion of 100 Vera Block No. 362, and a portion of Opera Alley, vacated by Resolution No. 106-75, adopted February 3, 1975, by the Board of Supervisors of the City and County of San Francisco, State of California.

SURVEYOR'S CERTIFICATE
 I hereby certify Aetna Life Insurance Company and Western Title Insurance Co. that the survey prepared by me entitled "Survey for T/W Associates" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property, other than those shown and depicted thereon; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements; that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operation of the premises either enter the premises through adjoining public streets or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the parcel described hereon does not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps". This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1962.

Sheldon V. Tronoff
 July 30, 1981



SURVEYED FOR
T/W ASSOCIATES
 BY
TRONOFF ASSOCIATES - LAND SURVEYORS
 560 PINE STREET SAN FRANCISCO
 392-3215
 SCALE: 1" = 8'
 JULY 28, 1981



FLOOR ELEVATION
 BASEMENT FLOOR 20.0 EXISTING

GENERAL NOTES

1. ALL DIMENSIONS ON ALL SHEETS TO FACE OF MASONRY OR FACE OF FINISH UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS IN FIELD.
3. SEE SHEET 10 FOR WALL & PARTITION LEGEND.

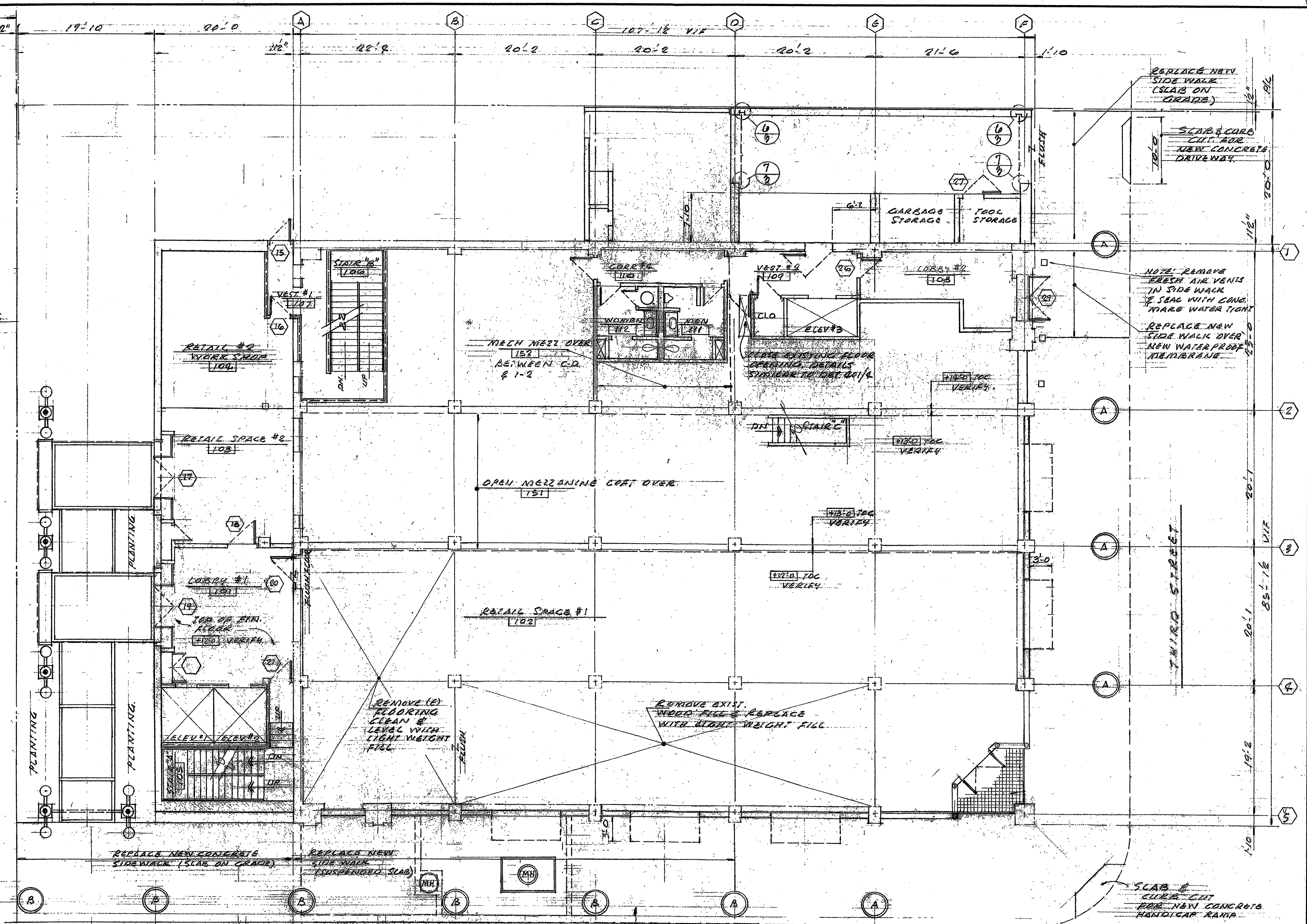
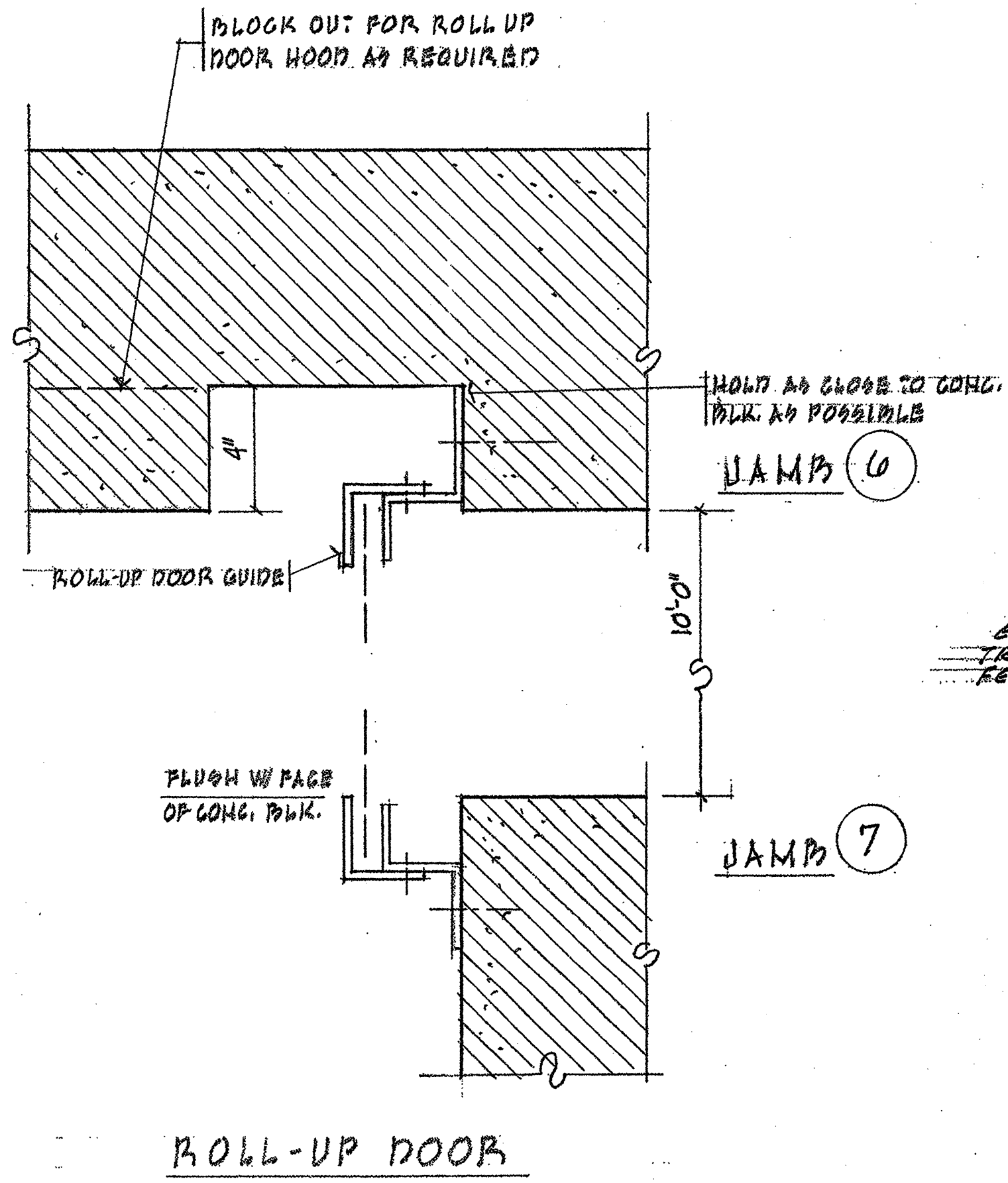
BASEMENT FLOOR PLAN
 60' 0" x 110'

MERCANTILE CENTER BUILDING
 ADDITIONS & REHABILITATION
 THIRD & TOWSON STREET, SAN FRANCISCO, CA

DATE: 4/16/79

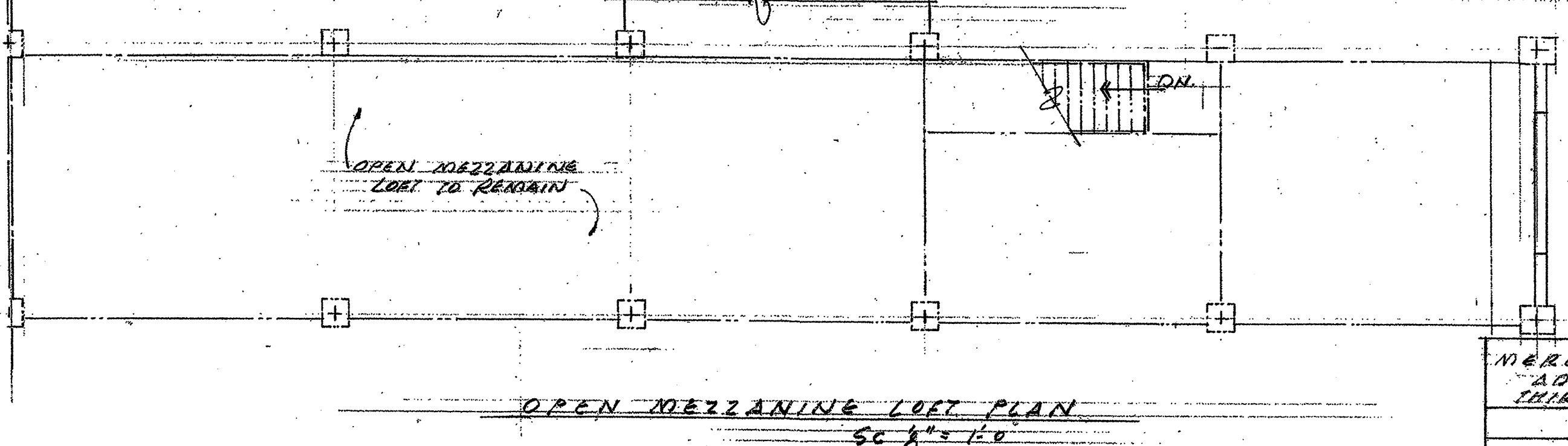
7/W ASSOCIATES
 370 - BOURN STREET, SAN FRANCISCO, CA

CIVIL & STRUCTURAL ENGINEERS
 140 FOURTH ST. SAN FRANCISCO, CALIF. 94103

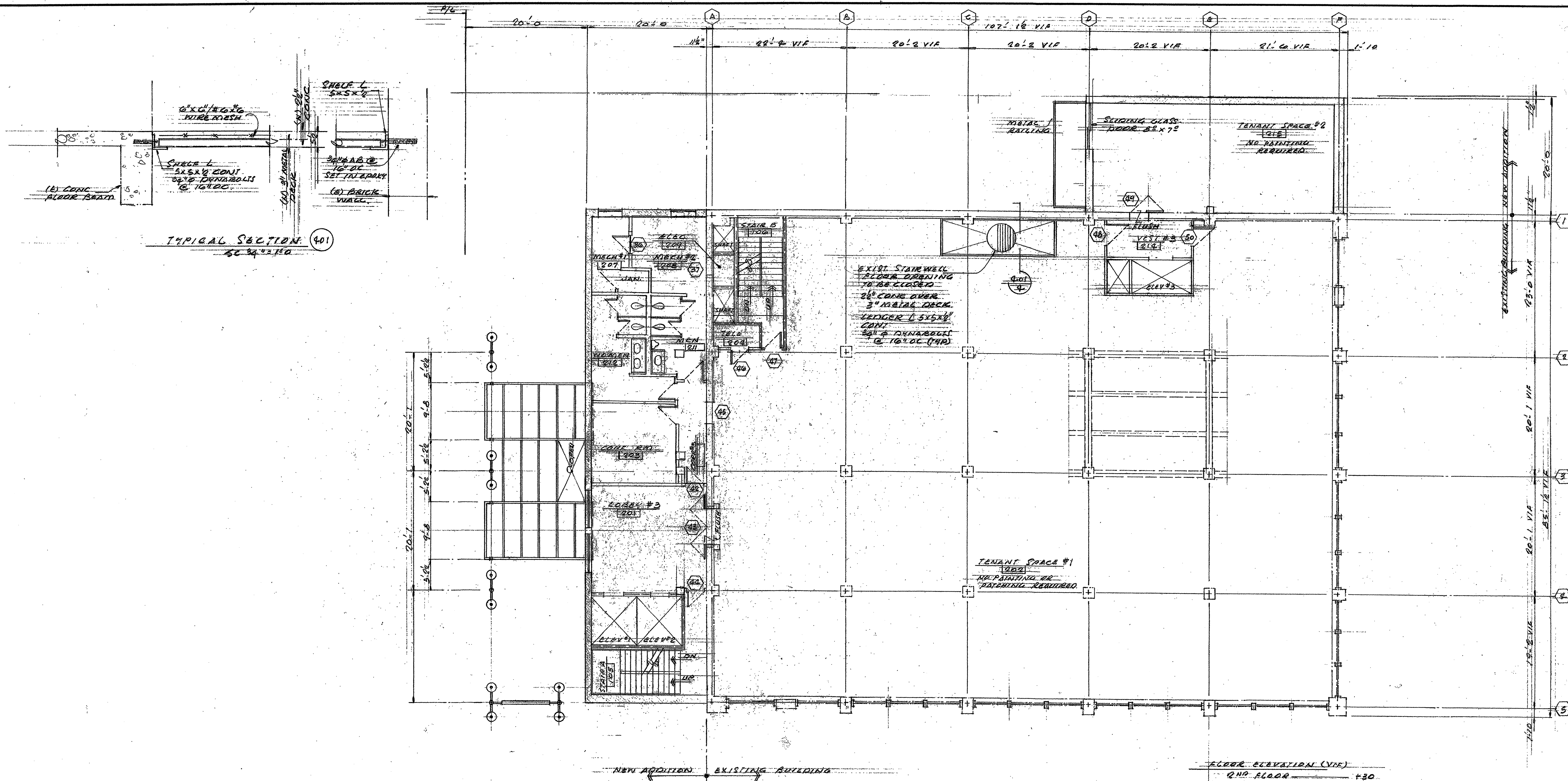


FLOOR ELEVATION
 GROUND FLOOR +12'-0", +13'-0", +14'-0"
 MISSION STREET
 GROUND FLOOR PLAN
 SC 8" = 1'-0"

PLANTING NOTES (NIC)
 (A) PLANT TYPE A: MAGNOLIA GRANDIFLORA "RUSSET"
 (B) PLANT TYPE B: MAGNOLIA GRANDIFLORA "SAMUEL SOMMER"



MERCANTILE CENTER BUILDING
 ADDITIONS & REHABILITATION
 THIRD & MISSION STREET, SAN FRANCISCO, CA
 9/26/99
 5/31/98
 T/W ASSOCIATES
 390 - FOURTH STREET, SAN FRANCISCO, CA
 CIVIL & STRUCTURAL ENGINEERS
 380 FOURTH ST. SAN FRANCISCO, CA. 94102

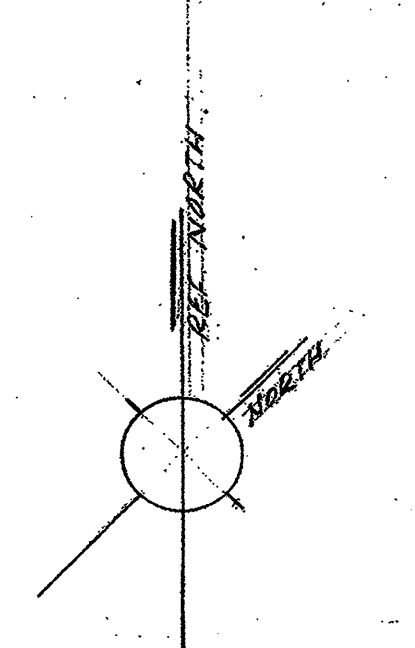


TYPICAL SECTION 401
SC 84-10-100

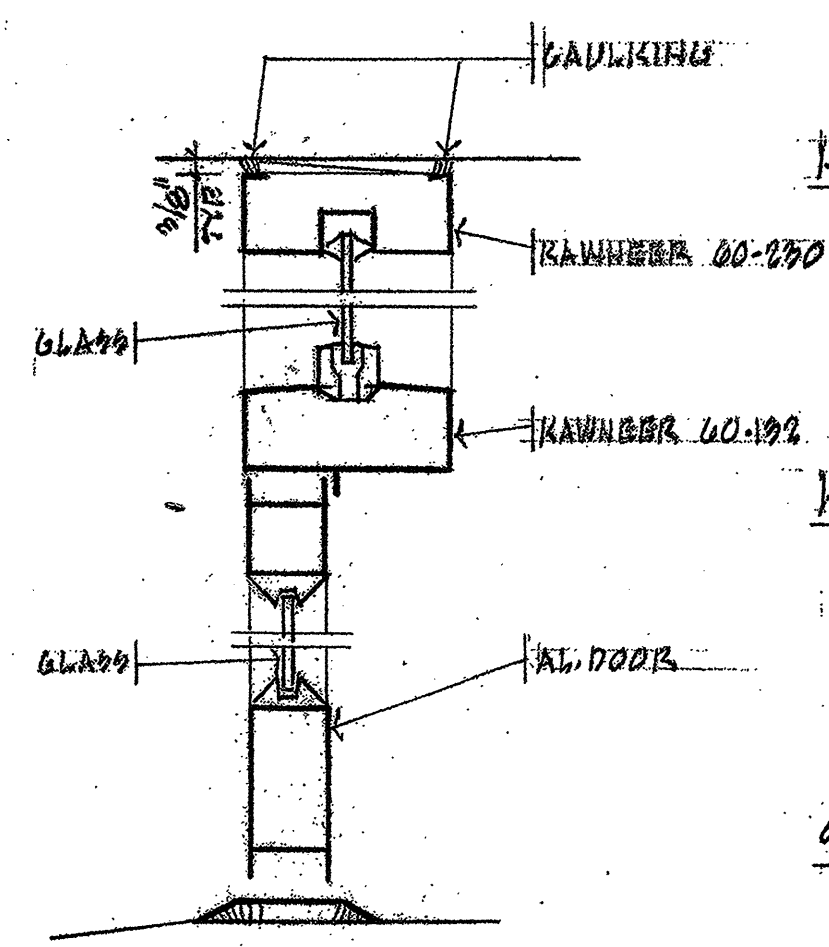
SECOND FLOOR PLAN
SC 8-1-100

FLOOR ELEVATION (VIA)
2ND FLOOR +30

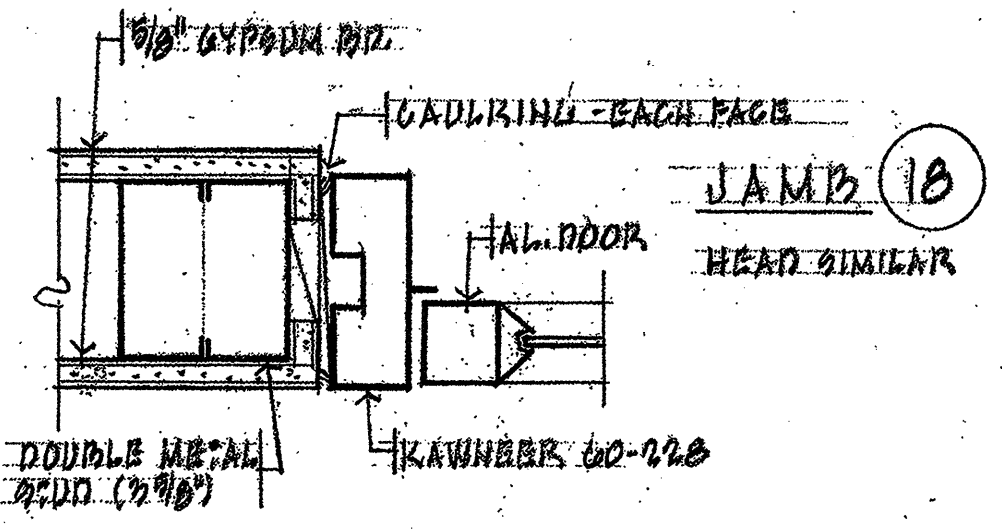
NOTES
SEE SHEET 10 FOR WALL AND PARTITION LEGEND.
SEE SHEET 10 FOR 1/4\"/>



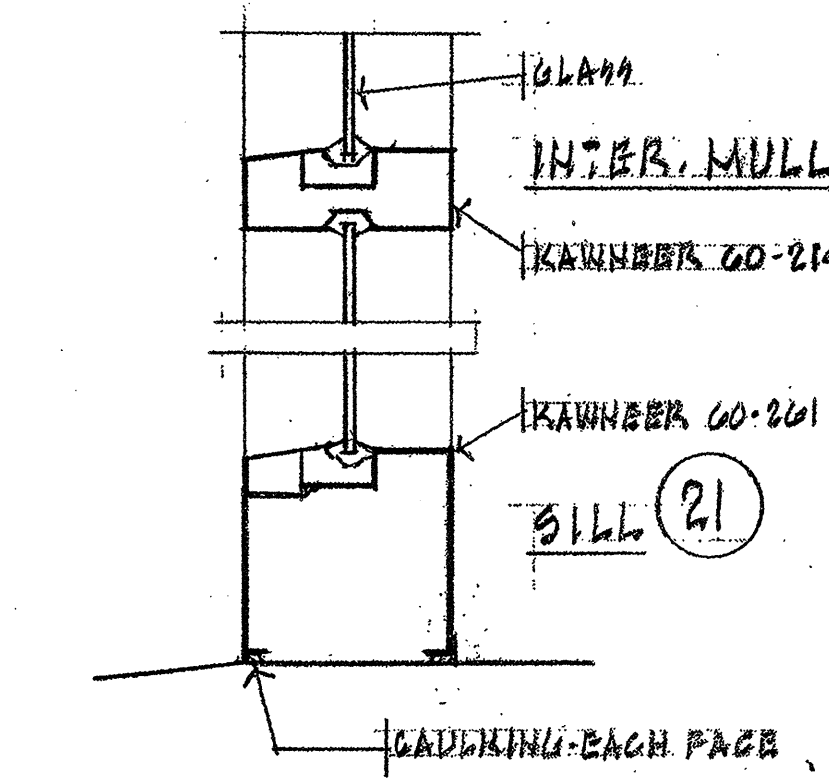
MERCANTILE CENTER BUILDING
ADDITIONS & REHABILITATION
THIRD & MISSION STREET, SAN FRANCISCO, CA
1/14 ASSOCIATES
390 FOURTH STREET, SAN FRANCISCO, CA
WORKS CIVIL & STRUCTURAL ENGINEERS
390 FOURTH ST. SAN FRANCISCO, CALIF.



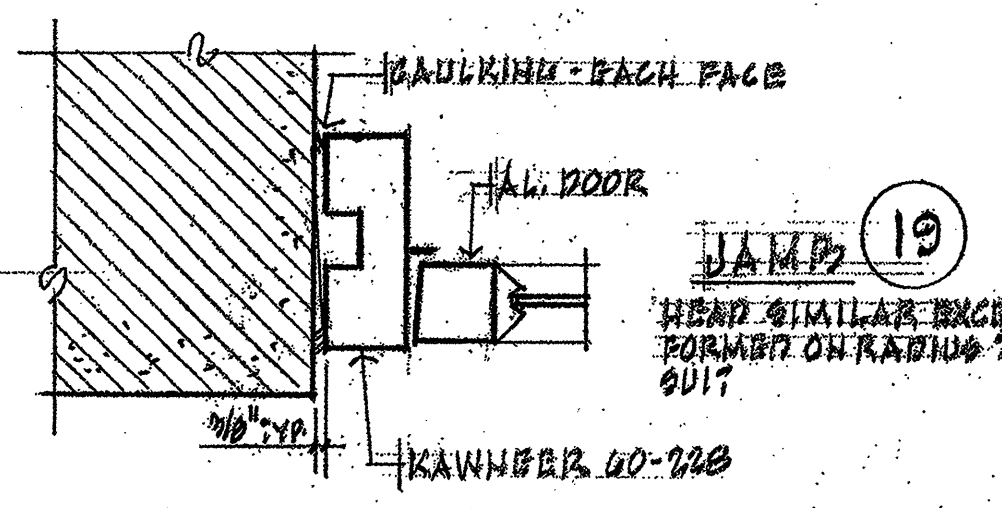
HEAD 15
HEAD 16



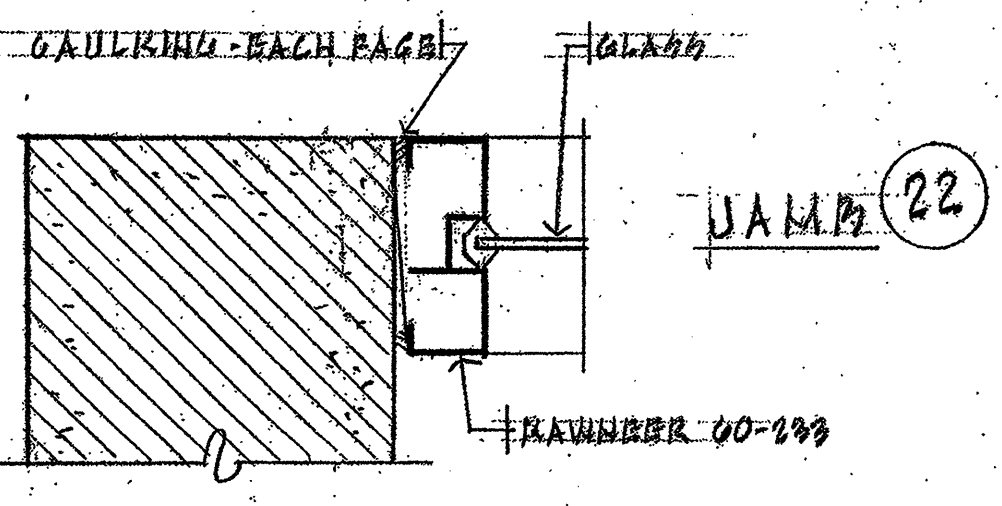
JAMB 18



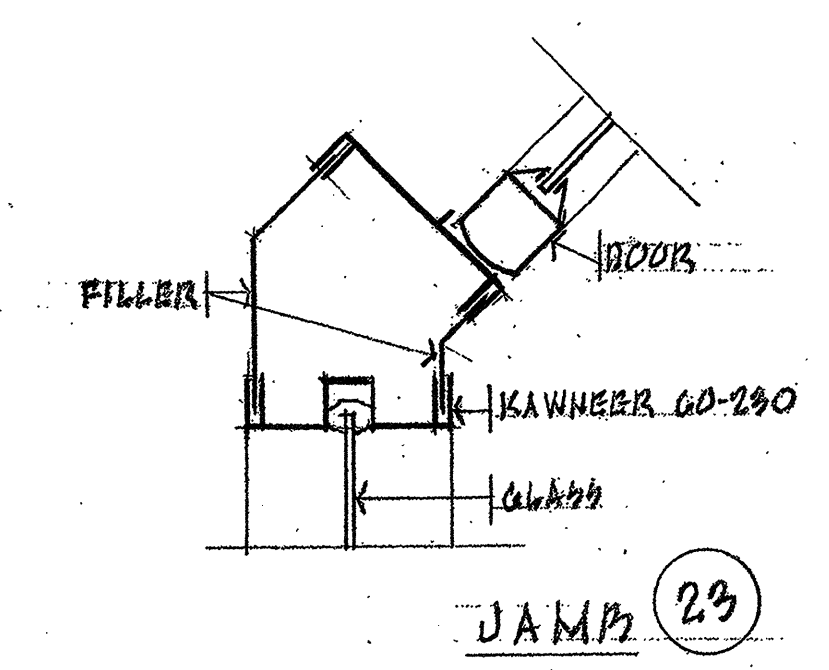
INTER. MULL 20
SILL 21



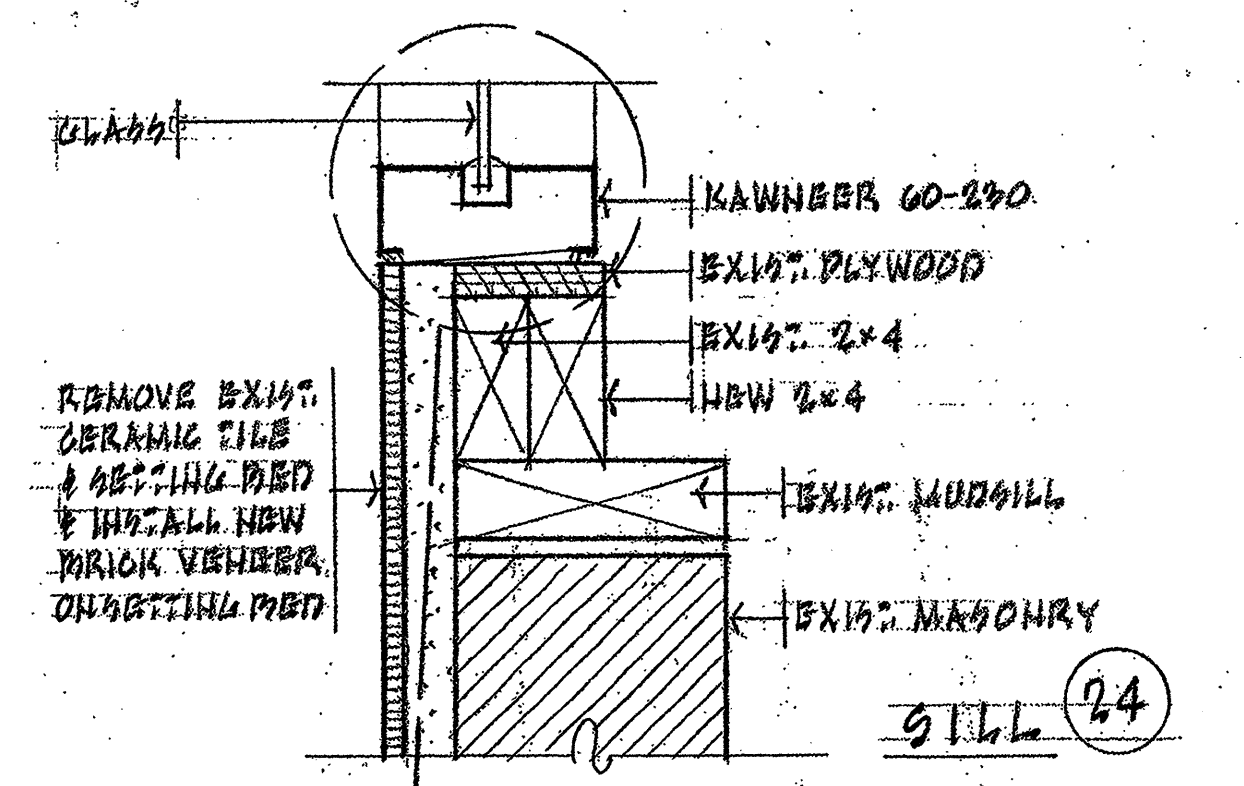
JAMB 19



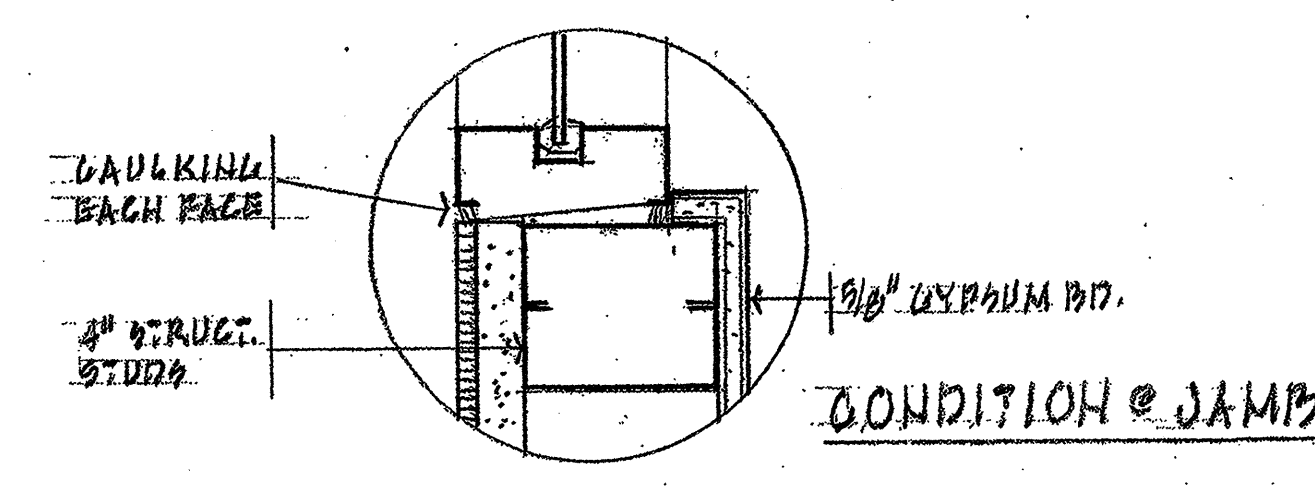
JAMB 22



JAMB 23

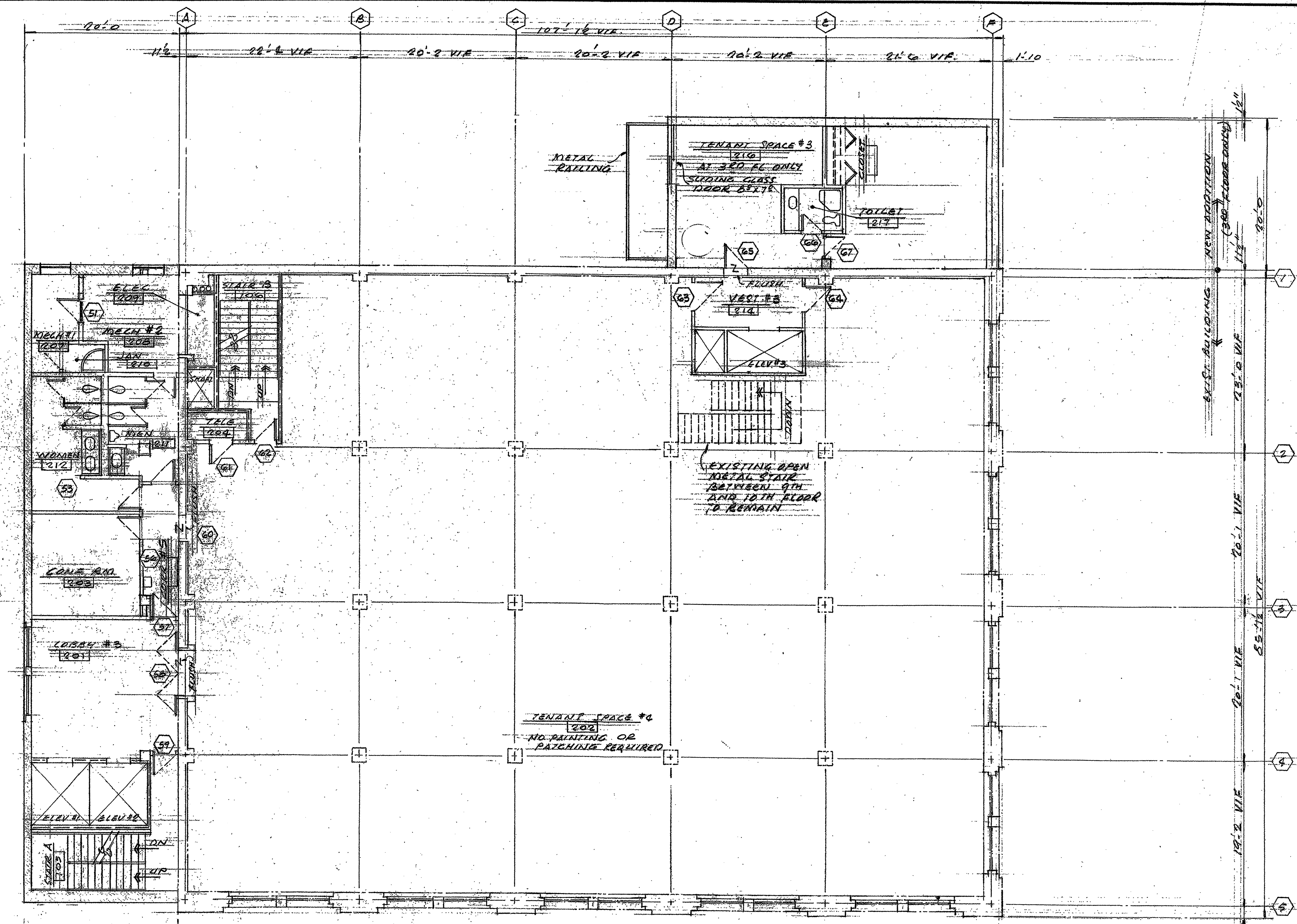


SILL 24



CONDITION @ JAMB

STOREFRONT DETAILS 2"=1'-0"



FLOOR ELEVATIONS (VIE)

10 TH FLOOR	+136
9 TH FLOOR	+122
8 TH FLOOR	+109
7 TH FLOOR	+96
6 TH FLOOR	+83
5 TH FLOOR	+70
4 TH FLOOR	+57
3 RD FLOOR	+44

NOTE: SEE SHEET 10 FOR 1/4" SCALE PLAN AND WALL & PARTITION LEGEND

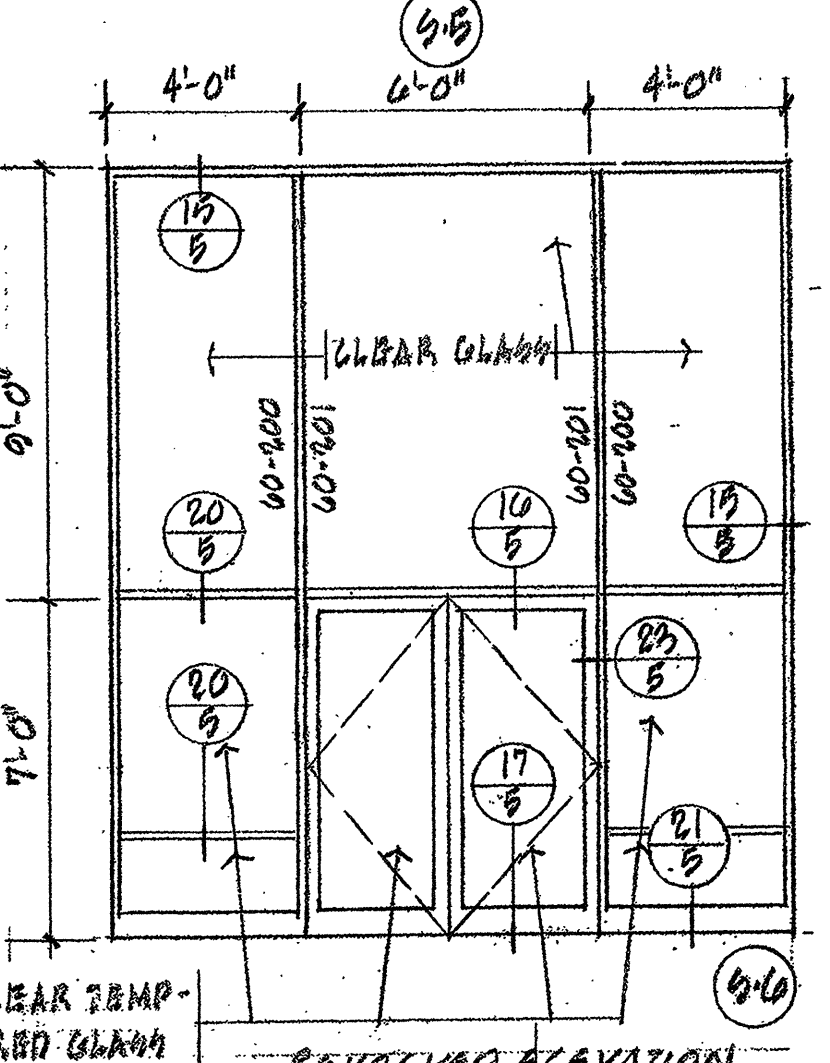
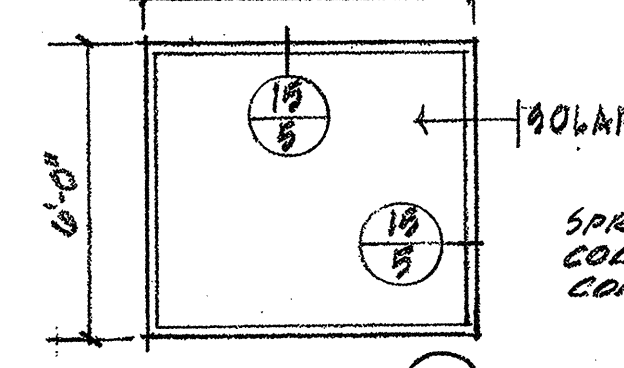
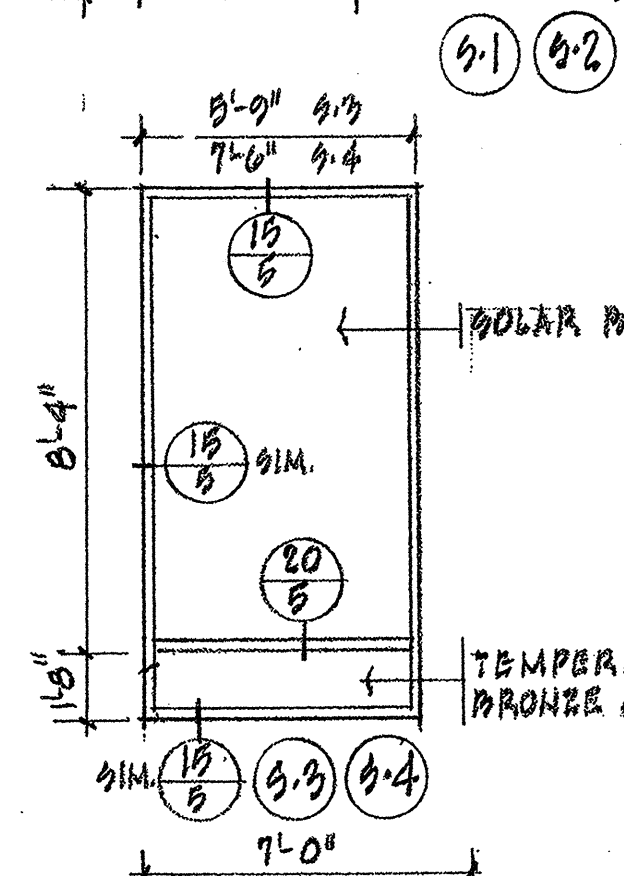
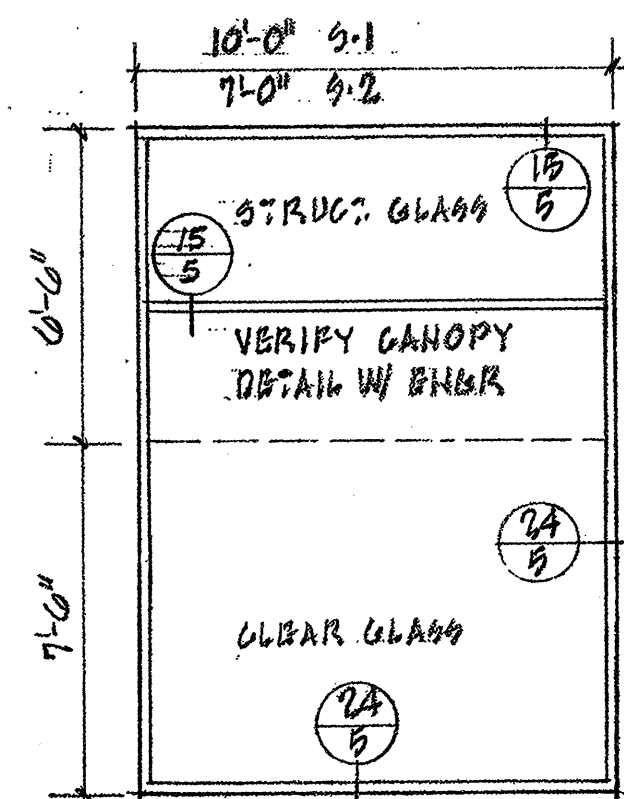
TYPICAL FLOOR PLAN (THIRD THRU TENTH) 1/2" = 1'-0"

MERCANTILE CENTER BUILDING
ADDITIONS & RECONFIGURATION
THIRD & MISSION STREETS, SAN FRANCISCO, CA

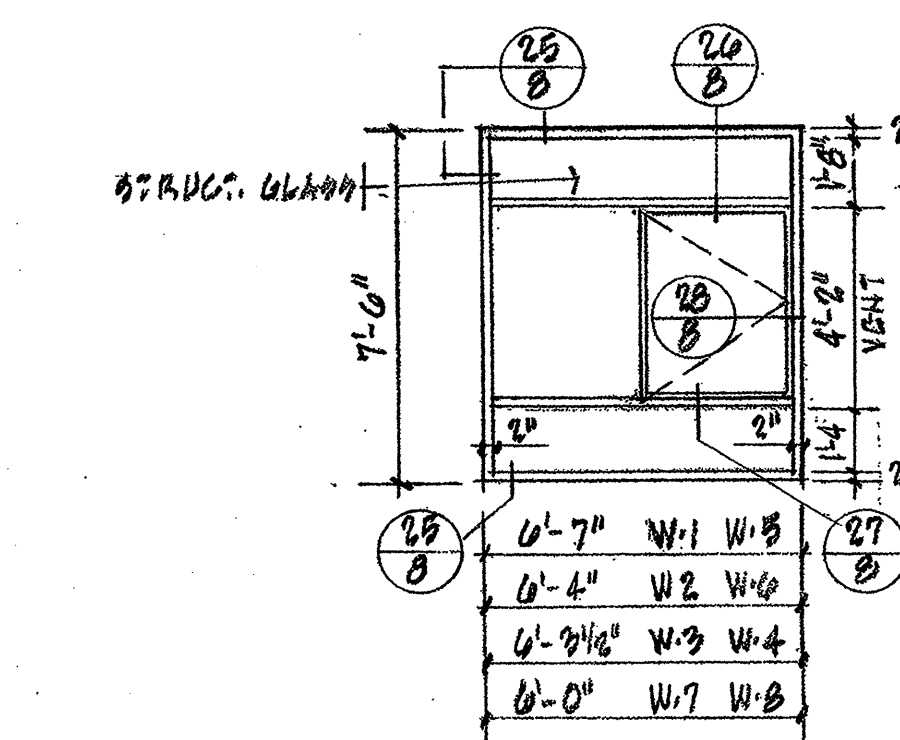
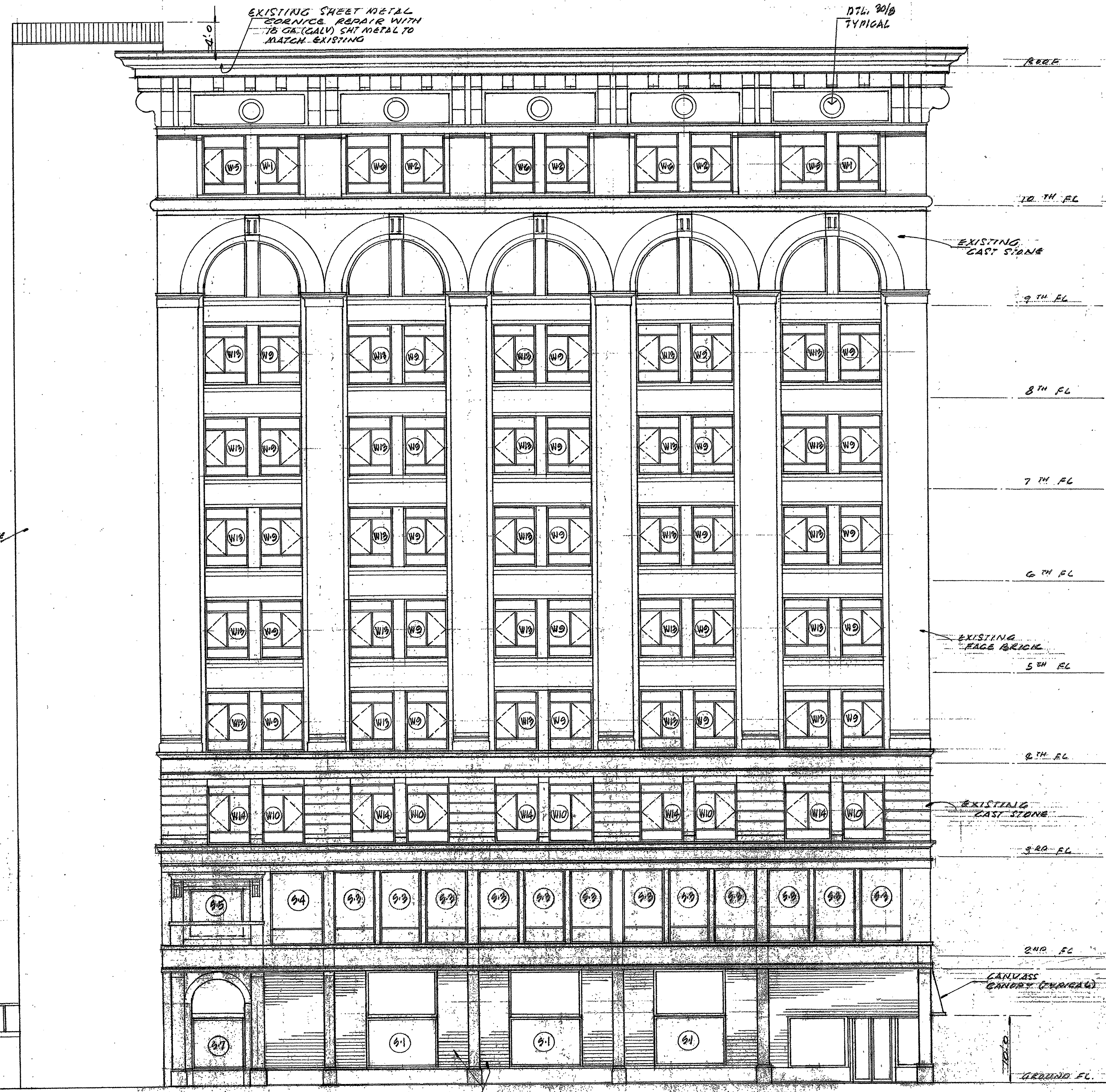
12-26579
5/31/78

T/W ASSOCIATES
390 - FOURTH STREET, SAN FRANCISCO, CA

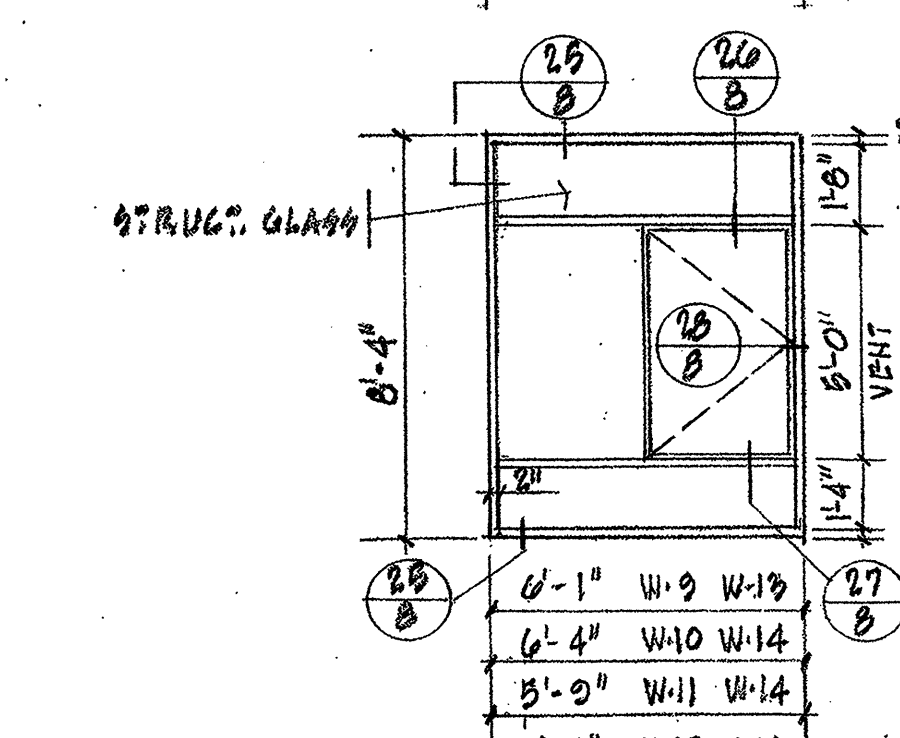
CIVIL & STRUCTURAL ENGINEER
390 FOURTH ST. SAN FRANCISCO, CALIF. 94107



4 STOREFRONT SCHEDULE 1/4" = 1'-0"



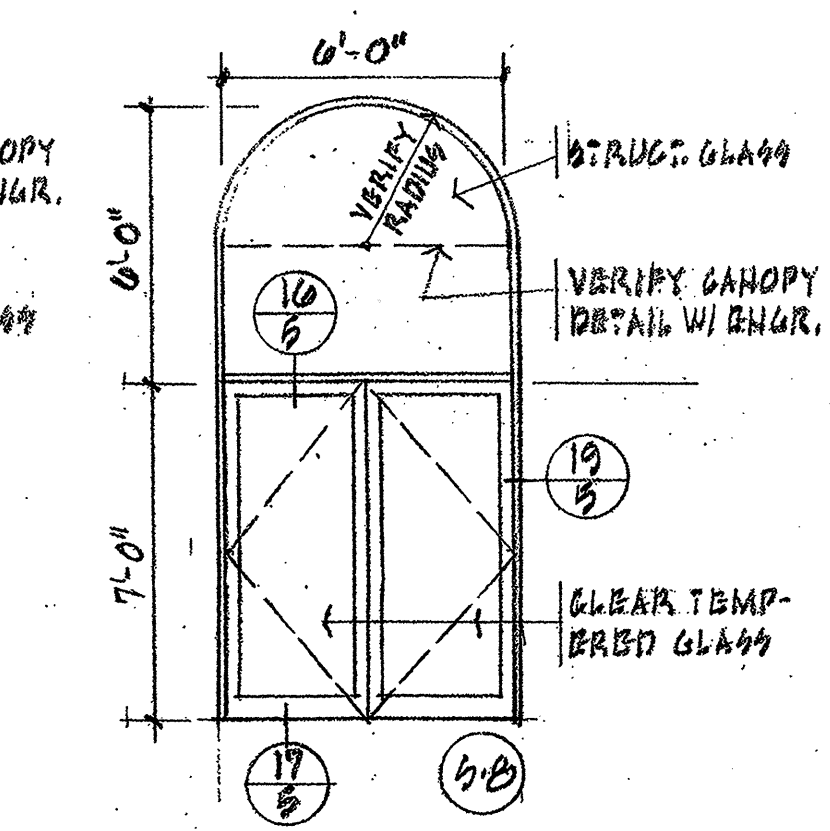
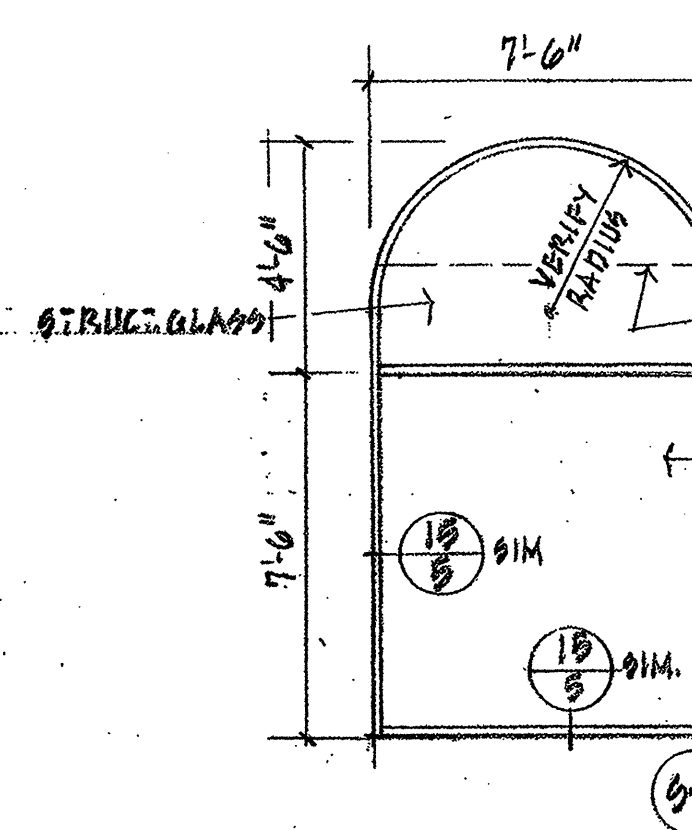
- AS SHOWN VENT ON LEFT
- (W1)
 - (W2)
 - (W3)
 - (W4)
 - (W5)
 - (W6)
 - (W7)
 - (W8)



- AS SHOWN VENT ON LEFT
- (W9)
 - (W10)
 - (W11)
 - (W12)
 - (W13)
 - (W14)
 - (W15)
 - (W16)

NOTE:
ALL GLASS SHALL BE "SOLAR BRONZE" EXCEPT WHERE "STRUCT. GLASS" IS SHOWN "STRUCT. GLASS" SHALL BE ASS "HUBTEX" LOP" VITROLUX HEAT STRENGTHENED GLASS W/ FUSED CERAMIC COLOR ON INDOOR FACE; BRONZE COLOR TO HARMONIZE WITH ADJ. AGENT "SOLAR BRONZE" GLASS

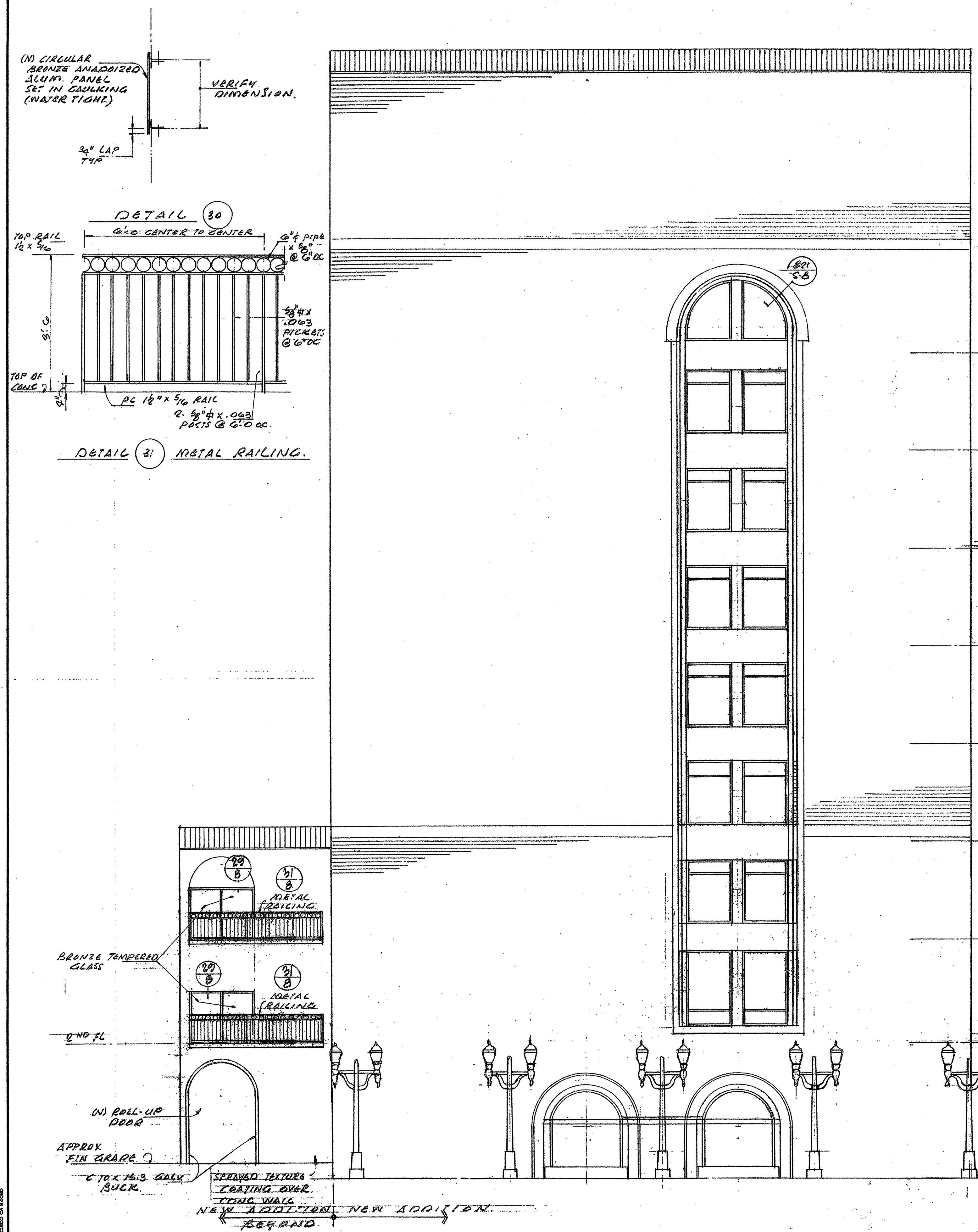
WINDOW SCHEDULE 1/4" = 1'-0"
VERIFY ALL WINDOW DIMENSIONS IN FIELD



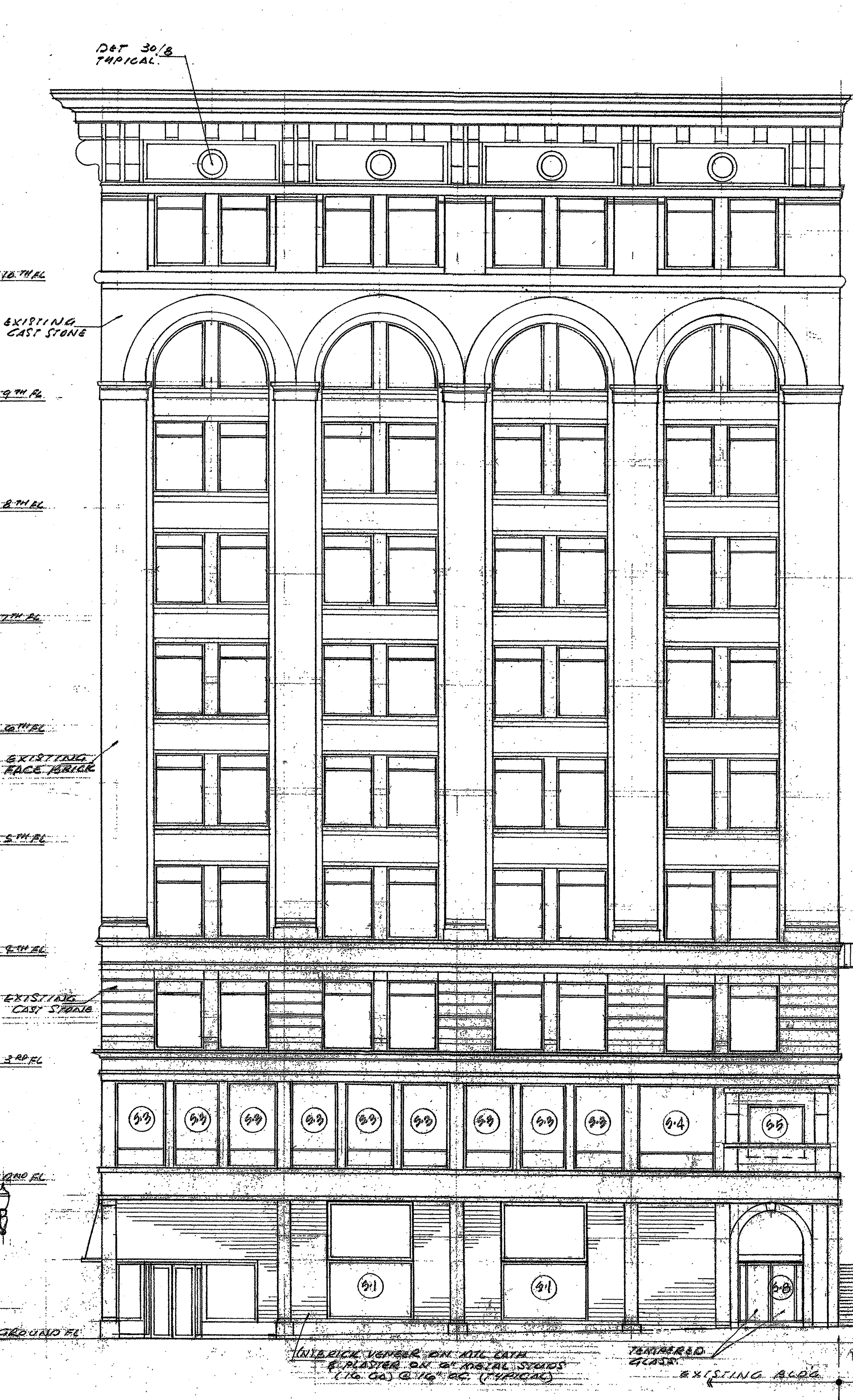
STOREFRONT SCHEDULE 1/4" = 1'-0"
VERIFY ALL STOREFRONT DIMENSIONS IN FIELD FOR GROUND FLOOR STOREFRONT ELEVATIONS AT WEST SIDE SEE SHT. 14 FOR "STRUCT. GLASS" SPEC. SEE WINDOW SCHEDULE ABOVE. SEE SHT. 14 FOR INTERIOR STOREFRONT WINDOW IN LOBBY AT GROUND FLOOR.

SOUTH ELEVATION (MISSION STREET)
NOTE: THE ENTIRE SOUTH ELEVATION OF THE EXISTING BUILDING (INCLUDING CORNICE) TO BE WASHED WITH DETERGENT & STAIN CLEARER.

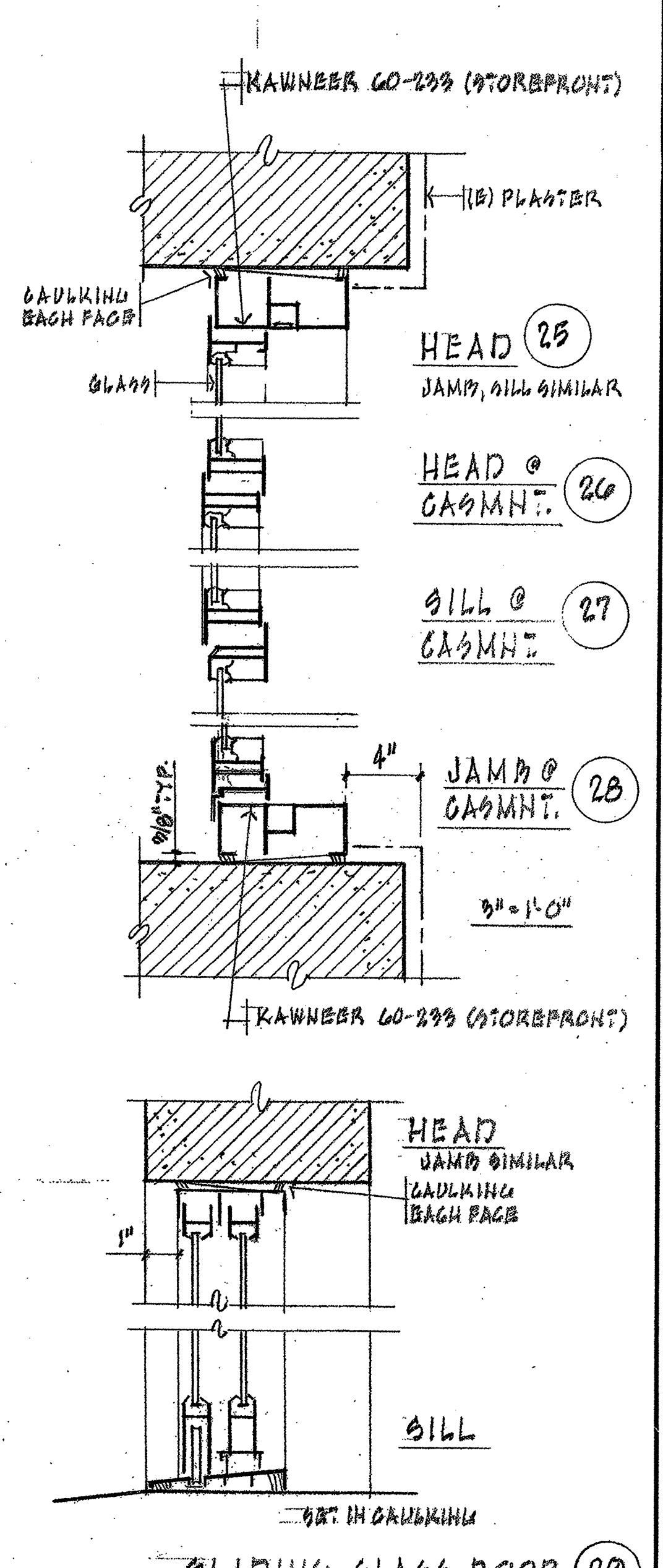
MERCANTILE CENTER BUILDING ADDITIONS & REHABILITATION THIRD & MISSION STREET SAN FRANCISCO, CA	
DATE	2-26-79
DATE	5/31/78
T/M ASSOCIATES 390 FOURTH STREET, SAN FRANCISCO, CA	
OWNER	CHIL & STRUCTURAL ENGINEERS 380 FOURTH ST. SAN FRANCISCO, CALIF. 94102



WEST ELEVATION



EAST ELEVATION (THIRD STREET)



NOTE: THE ENTIRE EAST ELEVATION OF THE EXISTING BUILDING (INCLUDING CORNICE) TO BE WASH WITH DETERGENT & STEAM CLEAN

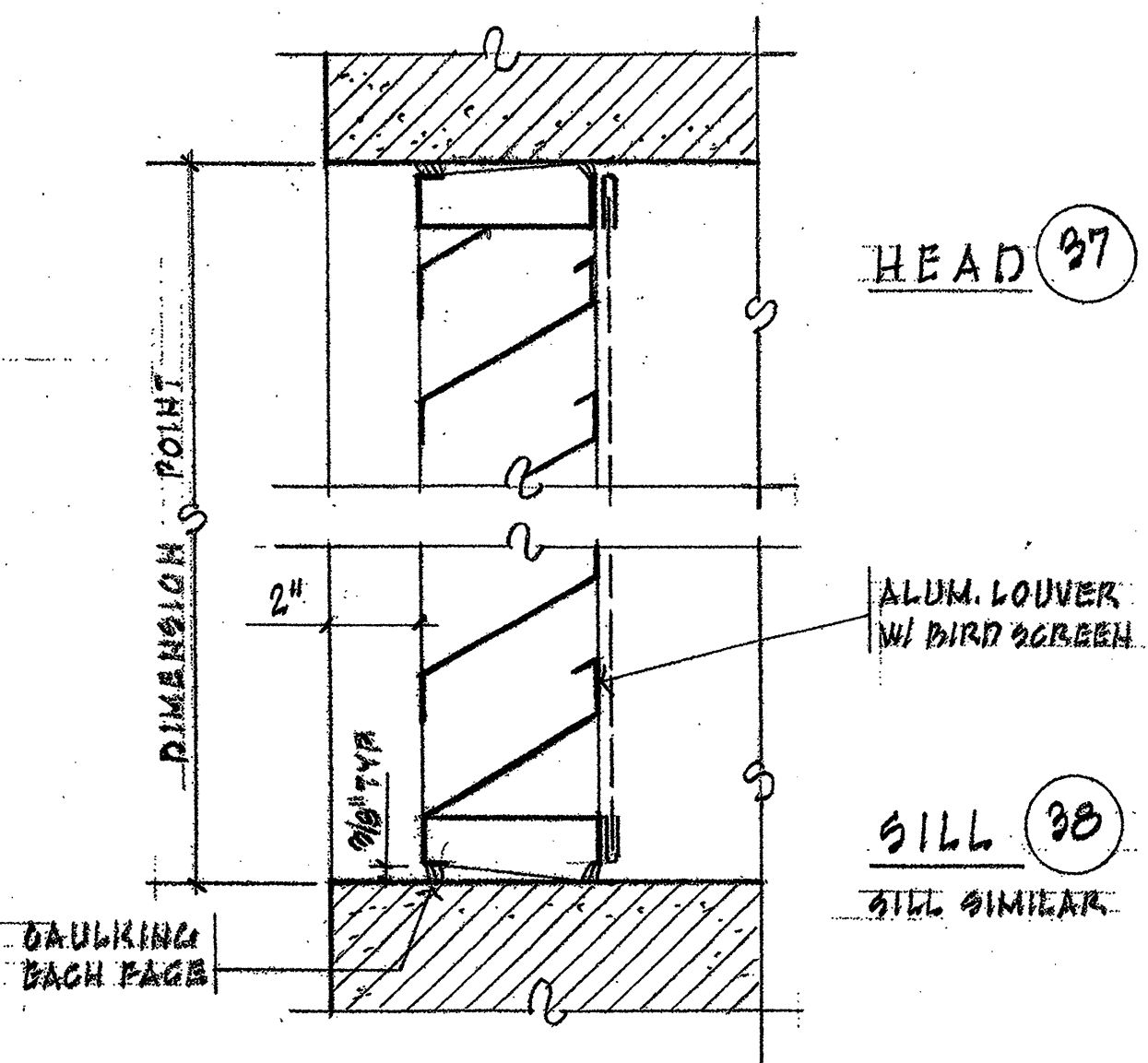
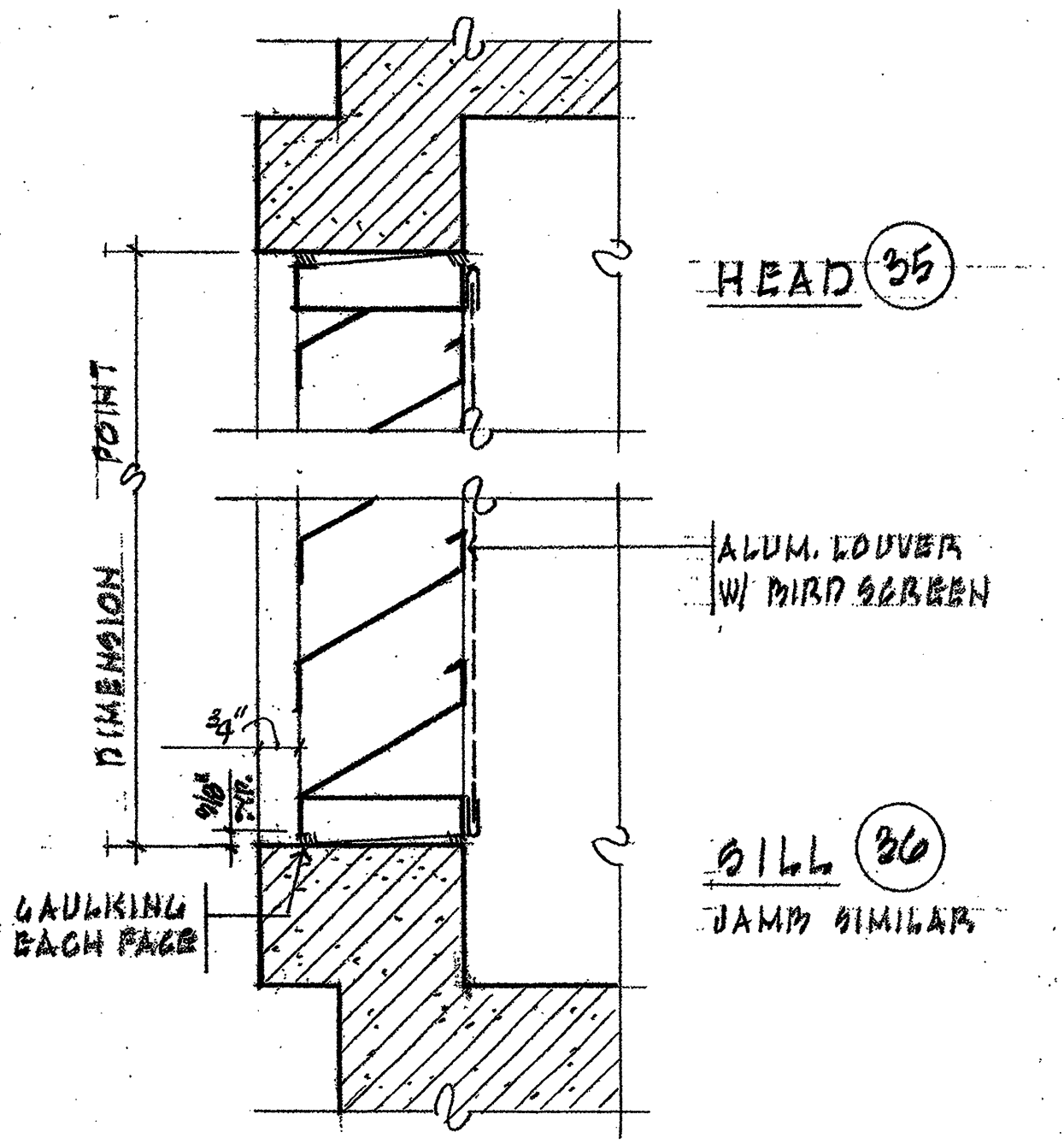
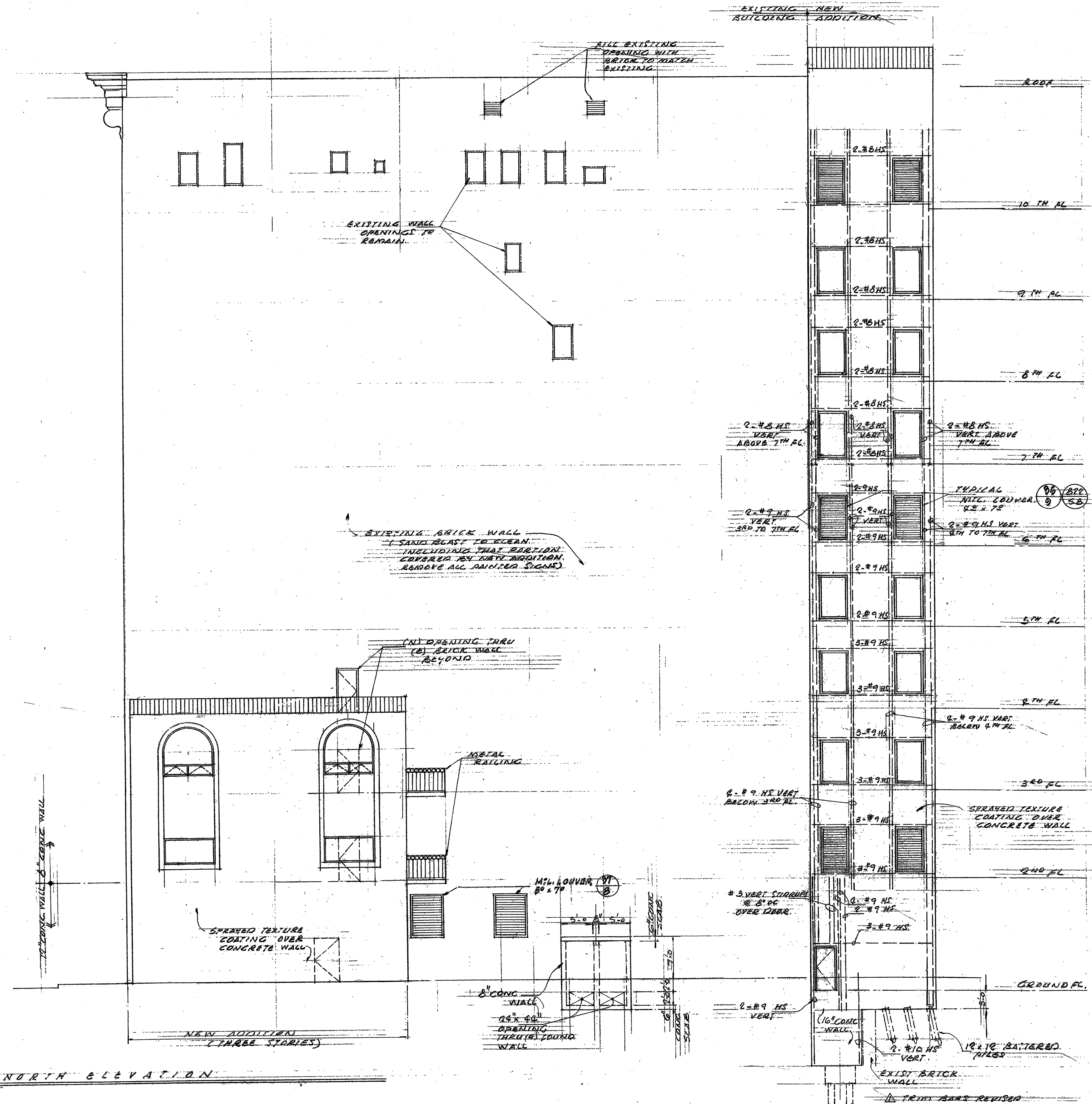
MERCANTILE CENTER BUILDING
 ADDITIONS & REHABILITATION
 THIRD & MISSION STREET SAN FRANCISCO, CA

2-26-79
 5/31/78

TJM ASSOCIATES
 330 CALIFORNIA STREET, SAN FRANCISCO, CA

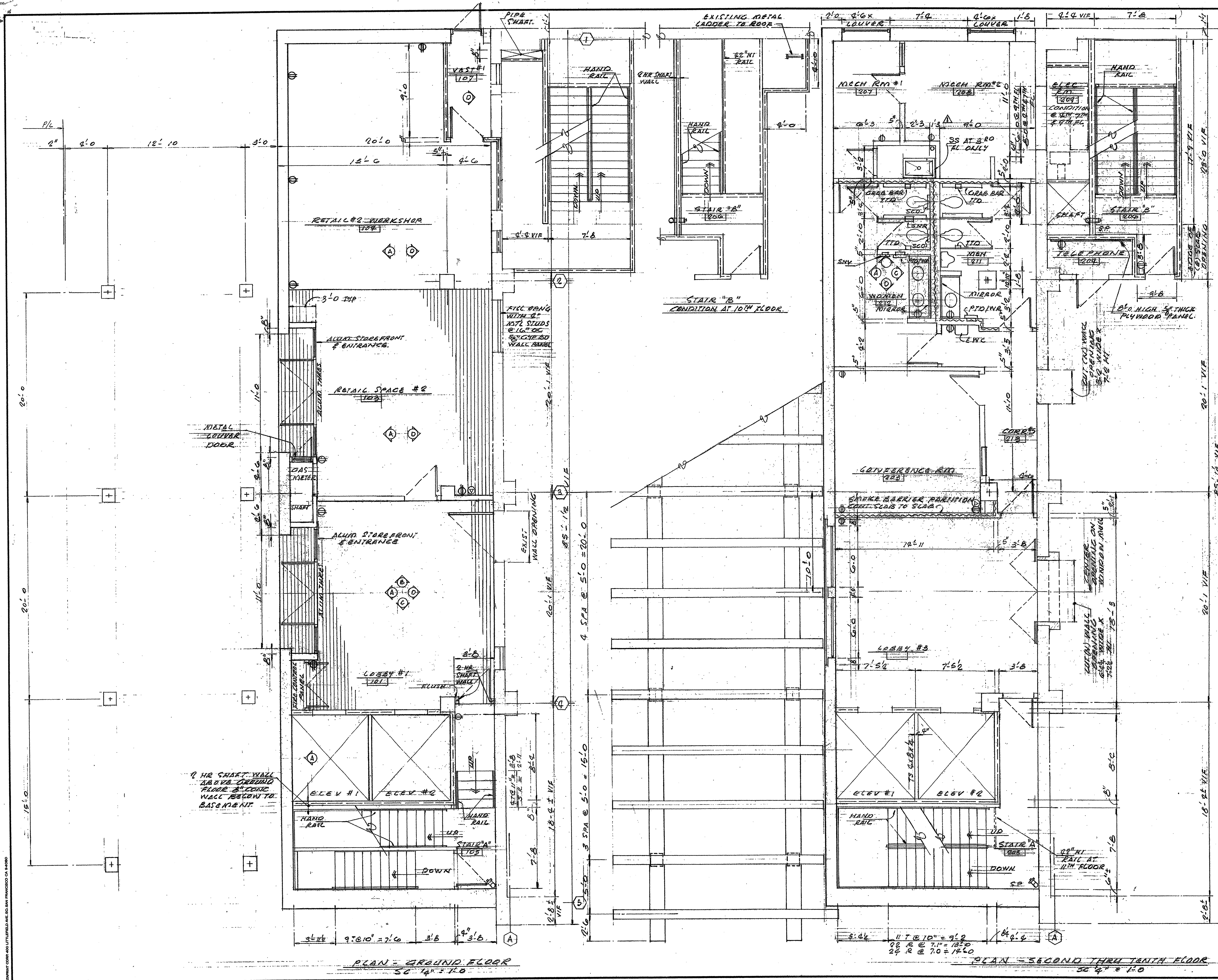
CIVIL & STRUCTURAL ENGINEER
 330 CALIFORNIA STREET, SAN FRANCISCO, CA 94104

DRAWING COPY AND UTILIZED ARE SO SAN FRANCISCO CA 94104



NORTH ELEVATION

TRIM BARS REVISOR 5-28-79	
MERCANTILE CENTER BUILDING ADD'L 11th & 12th FLOOR REHABILITATION 1100 & 1150 MISSION STREET, SAN FRANCISCO, CA	
5/31/79	9
T/W ASSOCIATES 390 FOURTH STREET, SAN FRANCISCO, CA	
WONG CIVIL & STRUCTURAL ENGINEER 390 FOURTH ST. SAN FRANCISCO, CAL. 94102	



- LEGEND**
- NEW MASONRY WALL
 - EXISTING MASONRY WALL
 - NEW 3 1/2" METAL STUD PARTITION UNLESS OTHERWISE NOTED
 - NEW 2 HOUR UL-LC, 1/2" RATED SHAFT WALL, CONTINUOUS SLAB TO SLAB
 - NEW CONCRETE WALL
 - NEW SOUND INSULATED PARTITIONS
 - INTERIOR ELEVATION KEY SEE SHEET 18 & 15

NOTE:
 ALL 3 1/2" METAL STUD PARTITIONS AND FINISH CONTINUOUS SLAB TO SLAB EXCEPT WHERE SUSPENDED GYPSUM BOARD CEILING OCCUR ON BOTH SIDES AT THIS CONDITION METAL STUDS AND FINISH STOPS AT CEILING.

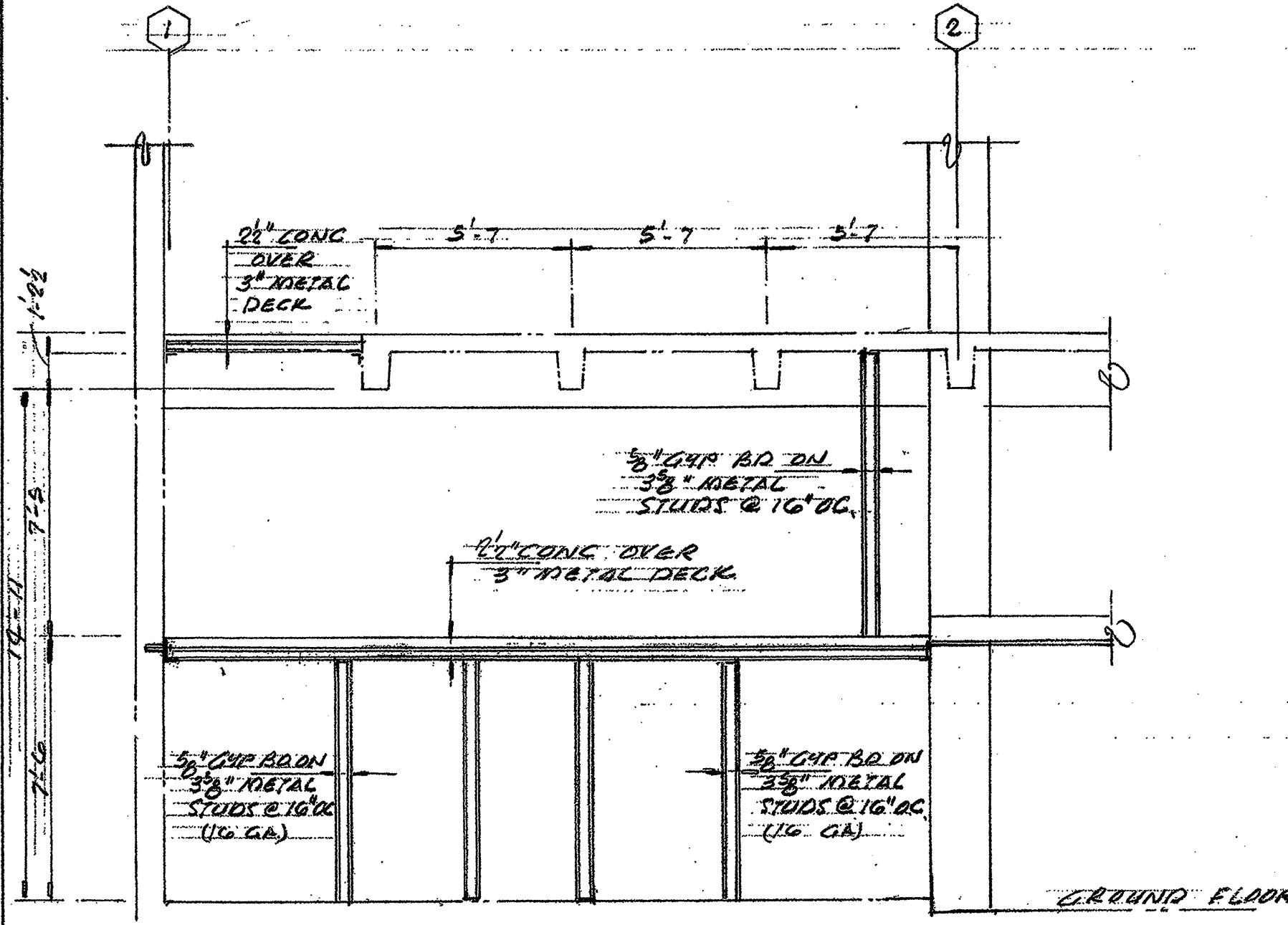
- TOILET ROOM ACCESSORIES**
- RTO/WR - COMBINATION PAPER TOWEL DISPENSER & WASTE RECEPTACLE
 - TTD - TOILET TISSUE DISPENSER
 - SCO - SEAT COVER DISPENSER
 - SNV - SANITARY NAPKIN VENDOR
 - SND - SANITARY NAPKIN DISPOSAL
 - AT - ASH TRAY

MERCANTILE CENTER BUILDING
 300 CALIFORNIA STREET, SAN FRANCISCO, CALIF.
 THIRD FLOOR, 31400, SAN FRANCISCO, CALIF.

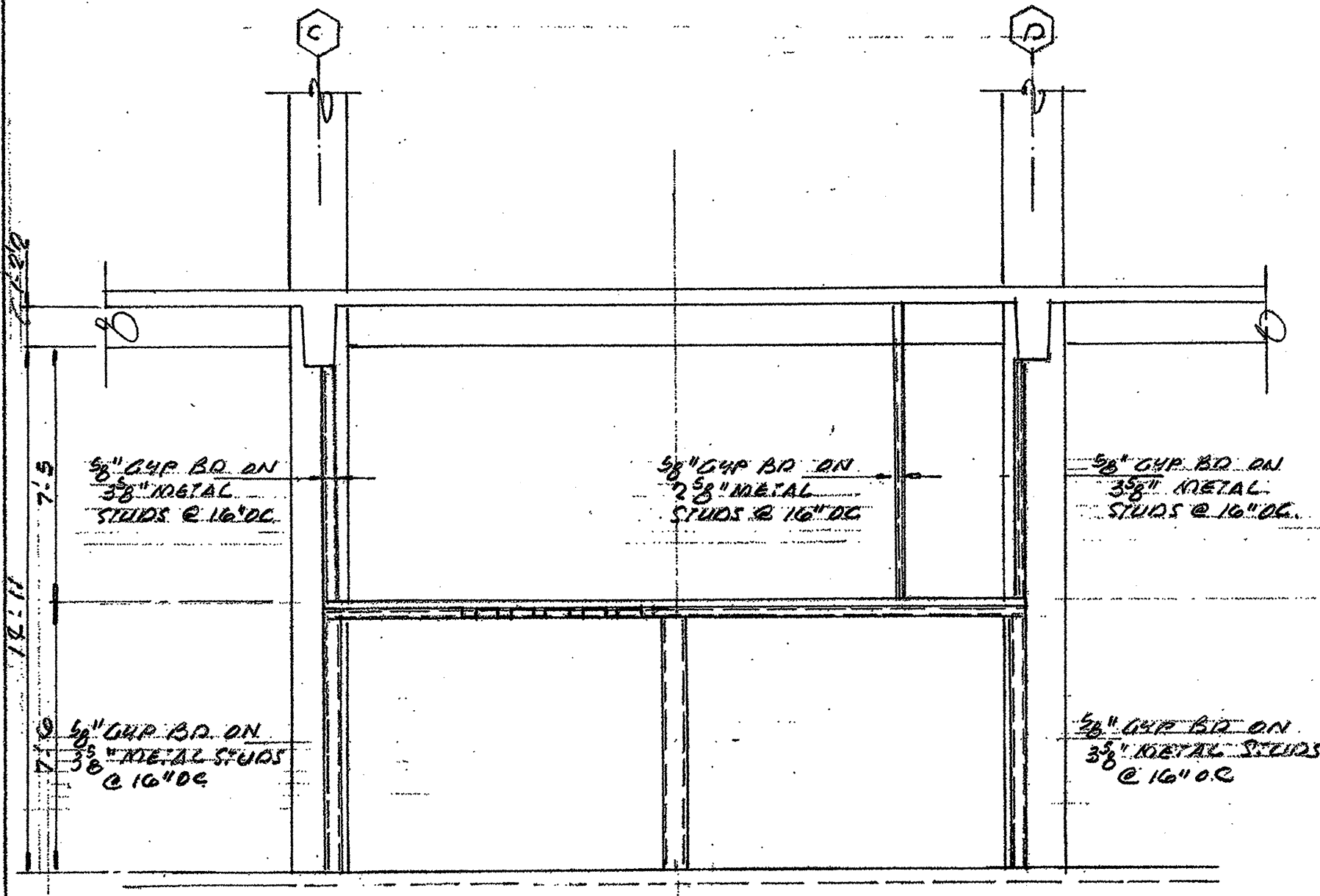
T/W ASSOCIATES
 390 FOURTH STREET, SAN FRANCISCO, CALIF.

2-26-79

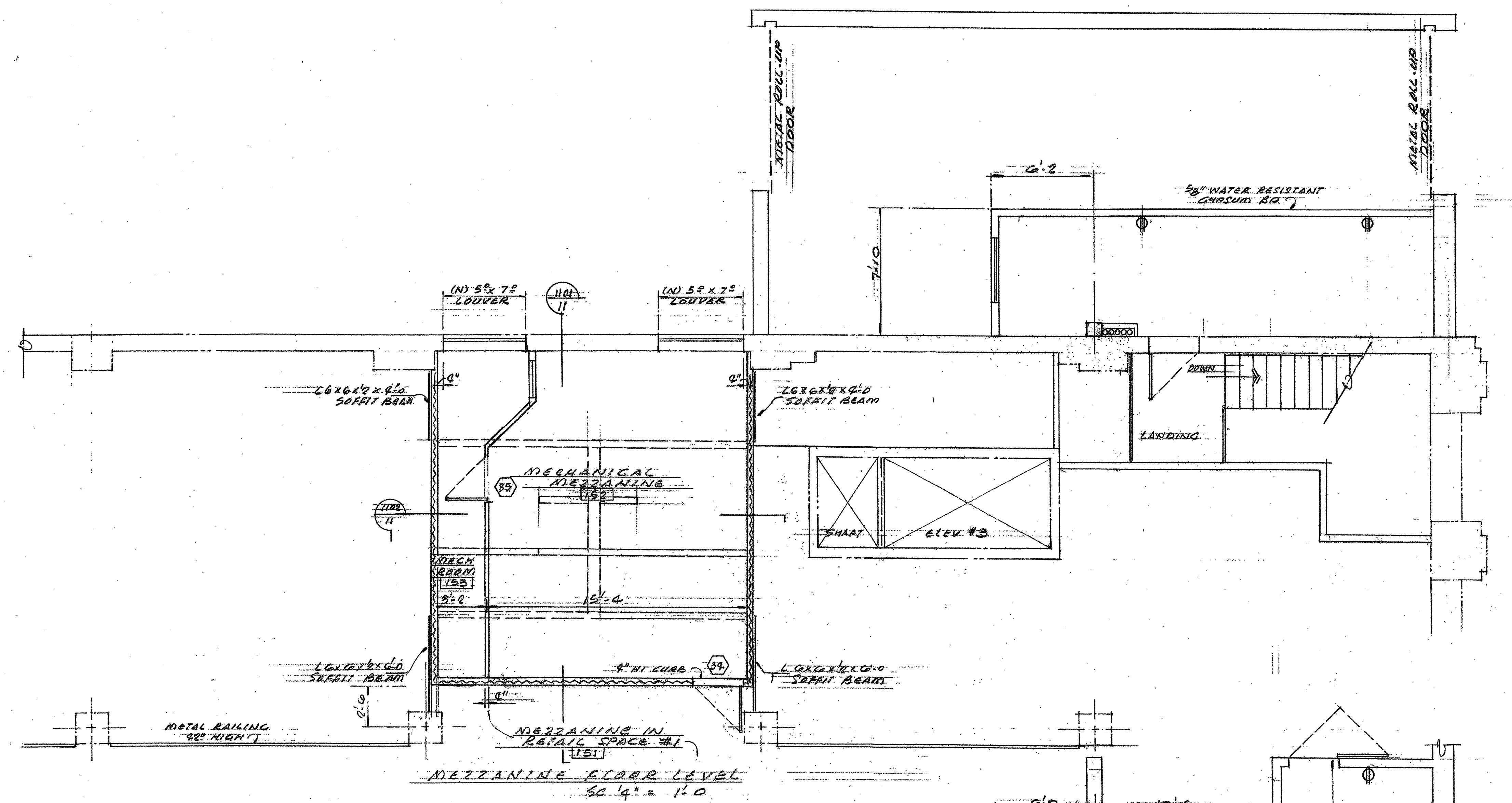
DATAPRINT STOCKDRAFTING FORM NO. 101-84



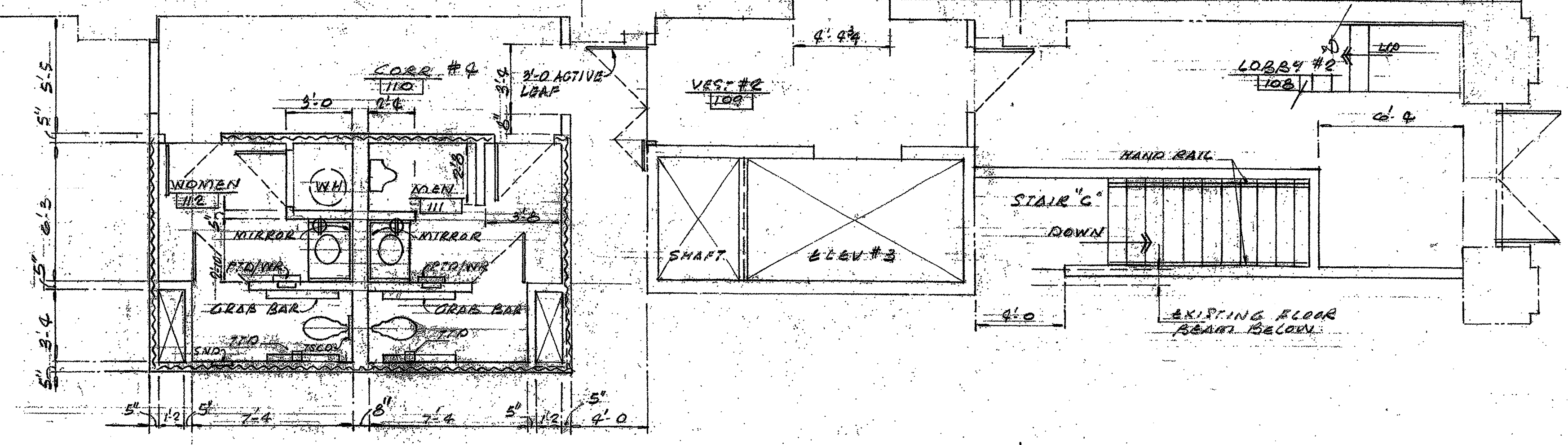
SECTION 1101
50'-4 1/2" = 1'-0"



SECTION 1102
50'-4 1/2" = 1'-0"



MEZZANINE FLOOR LEVEL
50'-4 1/2" = 1'-0"



GROUND FLOOR LEVEL
50'-4 1/2" = 1'-0"

NOTE FOR WALL AND PARTITION LEGEND SEE SHEET 10

MERCANTILE CENTER BUILDING
RENOVATION & REHABILITATION
THIRD & MISSION STREET SAN FRANCISCO, CALIF.

T.W. ASSOCIATES
390 FOURTH STREET, SAN FRANCISCO, CALIF.

DATE: 0-16-79

WONG CIVIL & STRUCTURAL ENGINEER
180 TOWNE SQUARE, SAN FRANCISCO, CALIF. 94102

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417 S. Hill Street, Suite 211
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MEMORANDUM

DATE February 14, 2013, Revised 2/22/13 PROJECT NO. 08197
TO Lily Yegazu PROJECT 706 Mission
OF San Francisco Planning Dept. FROM Elisa Skaggs
1650 Mission, Ste. 400
San Francisco, CA 94103
CC D. Dwyer, D. Jain, J. Turnbull, M. VIA Email
Bradish, S. Birkey, S. Hood, K.
Gonsar, J. Ishihara

REGARDING: Seismic Upgrade Approaches for the 706 Mission Street Project

PURPOSE OF MEMORANDUM

This memorandum has been prepared by Page & Turnbull to summarize two proposed approaches to seismic work for the 706 Mission Street project relative to the proposed rehabilitation of and new construction adjacent to the Aronson Building, and confirms that neither of these approaches would result in an exterior visual impact to the Aronson Building or removal or other impact to the Aronson Building's significant or character-defining features. The proposed project will restore and rehabilitate the Aronson Building in a manner such that the character-defining features of the Aronson Building would be retained, repaired and/or stabilized, enhancing and ensuring their continued contribution to the historic significance of the Aronson Building as an historical resource, as described in the Project's Draft Environmental Impact Report (EIR).

SUMMARY OF PROJECT

The proposed project would include a 47-story tower west of, adjacent to, and physically connected to the existing 10-story Aronson Building. As part of the proposed project, the historically important Aronson Building would be restored and rehabilitated, and the existing non-historic additions and rooftop mechanical penthouse removed. With the proposed project, the Aronson Building would have lobby space and retail/restaurant space on the ground floor. The Mexican Museum would occupy the second and third floors and possibly some or all of the ground floor of the Aronson Building. The fourth through tenth floors of the Aronson Building have been designated as either residential or office flex space. In addition to being designated as flex space, the tenth floor of the Aronson Building could be occupied by residential amenity space. The roof of the Aronson Building would include outdoor amenity open space and a solarium for residential use. Building services would occupy a small portion of each floor, both above and below grade. In the proposed tower,

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The Mexican Museum would occupy the ground through fourth floors, residential uses would occupy the fifth through forty-seventh floors, and storage and building services including storage space for The Mexican Museum would occupy the basement levels. New connections between the tower and the existing Aronson Building would be established for programmatic and structural requirements, while still maintaining a visual separation between the buildings through the exterior tower façade design and tower setback fronting Mission Street.

SEISMIC UPGRADE APPROACHES

As part of the project at 706 Mission Street, the Aronson Building will be seismically upgraded. The Draft EIR for the proposed project describes an approach that includes a seismic joint between buildings, where the proposed tower and the Aronson building would be seismically independent and separated by a seismic joint with an air space in between the two buildings. With this approach, the two buildings would be allowed to move independently during a seismic event. The Aronson roof slab would be reconstructed and structurally upgraded to provide support for the new roof terrace and solarium uses, and would not result in any exterior changes in the appearance of the building. The character-defining roof parapet and cornice elements would remain intact and structurally strengthened as required. Seismic upgrades for the Aronson Building would be done in the interior of the building and may include interior and perimeter concrete shear walls or steel cross bracing. Though seismic joints are often visible, the Project's Architectural Design Intent Statement requires that the seismic joint between the tower and the Aronson Building be obscured and visually screened as much as possible. Methods to obscure the seismic joint include use of a cover plate, by using materials that are painted to match the surrounding façade materials, or by setting the joint back from the face of the new tower. The size of the joint will depend on the lateral drifts of the new tower and the seismically updated historic building based on the structural analysis of each portion.



Photo of a seismic joint that is visible at 735 Market Street



Close-up view of the seismic joint at 735 Market Street

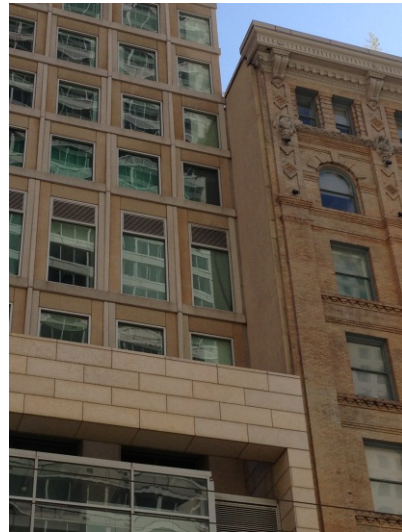
Another approach to the seismic upgrade of the Aronson Building would be to laterally connect the Aronson Building into the new tower at all floor and roof levels and allow the buildings to move together during a seismic event, a design in which the tower and Aronson Building would not be structurally isolated but would remain visibly independent of one another. The seismic performance would be the same in this approach as with the seismic joint approach. In other words, during an earthquake or other seismic event the seismically tied approach would result in an equal level of protection of the Aronson Building, and would not increase the likelihood of earthquake damage to the historic building.

The Aronson Building would maintain its independent structural system for support of vertical (gravity) loads, but the buildings would be laterally interconnected. In this scenario, the primary means of lateral resistance would be the shear wall system of the new tower, and seismic loads would be transferred from the Aronson Building to the new tower by means of structural drag strut elements at each floor. The Aronson roof slab would be reconstructed to provide a very strong transfer system at the top of this building where much of the lateral load transfer occurs. The reconstruction of the roof slab would not result in any exterior changes in the appearance of the building; the character-defining roof parapet and cornice elements would remain intact and structurally strengthened as required. In addition a single new concrete shear wall will be required at the interior of the Aronson Building in order to tune the behavior of the combined system. The seismic upgrades would occur at the interior of the Aronson Building with no exterior visual impact.

With this option, the new tower can be built tight to the Aronson Building with no physical gap, while maintaining the appearance of structural independence.



Close-up view of a seismically interconnected approach (St. Regis)



Close-up view of the two buildings (St. Regis)

COMPARISON OF SEISMIC UPGRADE APPROACHES

At the exterior of the Aronson Building, the seismic joint approach would require the use of a seismic joint between the tower and the Aronson Building. Per the Project's Architectural Design Intent Statement, the seismic joint would be obscured and visually screened as much as possible. The seismically tied approach would not require the use of a joint, such that the new tower would abut the Aronson Building on the exterior.

Both approaches will require interior structural modifications in order to address the Aronson Building's seismic upgrade to meet current code requirements. The seismically tied approach will involve the addition of a single interior shear wall the full height of the building. The seismic joint approach will likely require approximately four times as many additional shear walls (or equivalent lateral bracing).

In both approaches, installation of interior shear walls and other lateral bracing elements would be primarily additive in nature, with penetrations through existing floor slabs, roof, columns, and foundations as required to structurally connect the seismic upgrade components among all levels of the building. The addition of the shear walls would not result in the removal of distinctive materials,

features, finishes, and construction techniques or examples of craftsmanship that characterize the building. The wood window trim and sills, which are the only identified interior character-defining features, would remain.

In both approaches, the seismic performance would be the same. In other words, during an earthquake or other seismic event both approaches would result in an equal level of protection of the Aronson Building. Neither approach will increase the likelihood of earthquake damage to the historic building. With the seismically tied approach the expected lateral displacements of the Aronson Building are potentially less than in the seismic joint approach.

Neither the seismic joint approach nor the seismically interconnected approach would result in any exterior visual impacts to the Aronson Building. No character-defining features of the Aronson Building would be removed with either seismic upgrade approach. Using either approach, the Project would retain and preserve character-defining features of the Aronson Building, as described in the Project's EIR.