



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report Consent Calendar HEARING DATE: JULY 6, 2011

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Information:
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Filing Date: May 11, 2011
Case No.: **2011.0485A**
Project Address: **560 PACIFIC AVENUE**
Historic Landmark: Jackson Square Historic District
Zoning: C-2 (Community Business) District
65-A Height and Bulk District
Block/Lot: 0163/008A
Applicant: Daniel Frattin
Reuben & Junius, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact Pilar LaValley - (415) 575-9084
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Reviewed By Tim Frye – (415) 575-6822
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PROPERTY DESCRIPTION

560 PACIFIC STREET, north side between Kearny and Montgomery Streets, Assessor's Block 0163, Lot 008A. The subject property, constructed in 1910 and substantially altered in 1965, is designated as a "contributory/compatible"¹ resource to the Jackson Square Historic District and is located within a C-2 (Community Business) District with a 65-A Height and Bulk limit.

The subject building, which underwent a major alteration in 1965, is a two-story, masonry, commercial building with a bow truss roof behind parapet. There are three storefronts at the ground floor and three groupings of narrow, wood sash, fixed windows with tinted glass and square casements below and alternating arched and rectangular steel transoms at the second floor. The first and second floors are delineated by a horizontal band of Cor-Ten steel that extends to each end of the façade where Cor-Ten plates extend along the building corners. The façade terminates with a Cor-Ten balustrade.

PROJECT DESCRIPTION

The proposed project involves façade alterations including enlargement of window openings at second floor and installation of new double-hung, wood-sash windows; reducing height of façade by approximately two feet; removing existing steel balustrade and installing a projecting, painted metal

¹ In the Jackson Square Historic District designation report, buildings were placed into one of three categories with respect to its basic architectural character and its relationship to the entire area: Compatible; Potentially Compatible; and Incompatible. The principle factors considered in this analysis were architectural: materials, details, scale, proportion, color, façade treatment, and fenestration.

cornice; repair of existing façade brick; reconfiguration of center storefront at ground floor; and new address signage. Proposed work is described in architectural plans prepared by Studio TMT, dated June 2, 2011. A memorandum, dated May 11, 2011, prepared by Page & Turnbull provides an assessment of the project for conformance with the *Secretary of the Interior's Standards for Rehabilitation*.

OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

ARTICLE 10 – Appendix B – The Jackson Square Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Jackson Square Historic District as described in Appendix B of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance. In pertinent part, Appendix B states:

Fenestration. Glazing is deeply recessed, producing a strong interplay between light and shade. Protruding window frames are common.

Windows are narrow and vertical in emphasis, rhythmically spaced, and match the bay spacing below and the shape and proportion of windows in nearby buildings. Door openings are frequently narrow and high.

At the upper floors, the proportion of windows to solid wall is typically less than 50 percent.

Materials. Standard brick masonry is pre-dominant, at times exposed and at times painted, with thick bearing walls. Some buildings are stuccoed over the brick and some are concrete. The sides of buildings are frequently of brick and form a significant part of the view from the street where they are higher than adjacent buildings. Cast iron is often used in details and decorative features, notably in pilasters. Iron shutters are also found. Red brick is typical. Earth tones pre-dominate, with painted brick, where it occurs, typically in muted but not timid tones. Reds, browns, yellows, greens, grays, and blues are found.

Details. Arches are common at ground floor, and frequently upper floors.

Upper terminal cornices as well as lower cornices are typical, often heavy and projecting.

Classical features predominate, including pediments, columns or pilasters, and parapets.

Frequent exposed anchor plates are visible, holding in place the tie rods used to prevent the bearing walls from bulging.

THE SECRETARY OF THE INTERIOR'S STANDARDS

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

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

The property will continue in its commercial use.

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 property is a "contributory/compatible" building within the Jackson Square Historic District. Its current façade, however, dates from 1965 – outside the period of significance for the district – and does not appear to be individually significant. The building's current design exhibits materials and compositions of spaces and features that are compatible with the historic district, including simple massing; flat-tripartite brick façade; color palette; and deeply recessed, narrow windows with alternating arched and rectangular heads. The proposed project will alter these features in a manner that is compatible with the character of the building and historic district.

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

The new windows and cornice will be clearly differentiated so as to avoid creating a false sense of history while being compatible with the character of the historic district. The window configuration and style of the cornice are simple interpretations of similar features found within the historic district.

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

The existing façade was constructed in 1965 – outside the period of significance for the historic district, and less than 50 years ago – and although the façade is compatible with the surrounding district, it has not acquired significance in its own right.

Standard 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.

Where necessary, existing brick veneer at façade will be repaired. Existing ground floor storefront will be repainted and relocated to align with the street within the center storefront bay.

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 work is not anticipated to destroy historic materials, features, or spatial relationships that characterize the property. The existing building is a contributing/compatible structure to the District, however, the 1965 façade dates from outside the period of significance and is not historically significant individually. The new windows and projecting cornice will be clearly differentiated but compatible in materials, finishes, size, scale, and proportion with the existing building and surrounding district.

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

The subject property was constructed in 1910 but the façade dates from 1965 when the former supper club and saloon and dance hall was renovated into an office building.² These alterations were designed by architect, Beverly Willis, FAIA, award-winning founder and principle of Beverly Willis and Associates.

Born in 1928, Willis studied engineering at Oregon State University and art at the San Francisco Art Institute before moving to Hawai'i and graduating with a degree in fine arts from the University of Hawai'i in 1954.³ Upon graduation, Willis formed the Willis Atelier to continue mural and fresco

² Beverly Willis, "A San Francisco Story," *Beverly Willis*, web site accessed June 22, 2011 from: <http://beverlywillis.com/index.lasso>.

³ Beverly Willis, "Timeline, Summary Beverly Willis Activities 1954-2000," *Beverly Willis*, web site accessed June 22, 2011 from: <http://beverlywillis.com/index.lasso>. Virginia Heritage, "A Guide to the Beverly Willis Architectural Papers, 1954-1998: Biographical/Historical Information," *Virginia Heritage: Guides to Manuscripts & Archival Collections in Virginia*, web site accessed June

painting begun during college while also undertaking interior design projects. Willis returned to San Francisco in 1960 to open a firm that designed furniture and interiors for offices, created mixed-media art for clients that included United Airlines, and re-worked supermarket displays.⁴ By 1966, Willis had gravitated to architectural design with formation of the design firm of Beverly Willis and Associates, and receipt of an architectural license. Early projects of the firm were adaptive use of existing buildings that included the subject property as well as conversion of three Victorian buildings into a retail complex on Union Street. In the 1970s, the firm developed one of the first computer software programs for architectural use with the design of CARLA (Computer Computerized Approach to Residential Land Analysis). Notable projects in San Francisco include Yerba Buena Gardens redevelopment project (1980), San Francisco Ballet Association Building (455 Franklin Street, 1984), Nob Hill Court (930 Pine Street, 1971), and the Margaret Hayward Playground Building (Laguna and Golden Gate Streets, 1978). Willis relocated her architectural practice to New York City in 1991. In addition to her design work, Willis is a founding member of the Architectural Research Institute, Inc. (1994), the Beverly Willis Architectural Foundation (2002), and is a founding trustee of the National Building Museum.

Beverly Willis, now retired from architectural practice, had a prolific and successful architectural and design career in San Francisco and New York. She also made noteworthy contributions to the field of architecture with early work developing computer software. While it appears likely that Willis will eventually be considered a notable architect, there has been no scholarly work done to date to substantiate this opinion. It appears that insufficient time has passed for a scholarly perspective on the work of Willis and the firm of Beverly Willis and Associates. Therefore, at this time, the subject building, and particularly the 1965 façade, which is less than 50 years of age, does not appear historically significant. As such, the proposed project has been assessed as an alteration of a contemporary building and the proposed work evaluated for its compatibility with the surrounding historic district.

STAFF ANALYSIS

Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined that the proposed work will not adversely affect the surrounding Jackson Square Historic District.

Staff finds that the proposed work will not destroy historic materials, features, or spatial relationships that characterize the property. The existing building is a contributing/compatible structure to the District, however, the 1965 façade dates from outside the period of significance and is not historically significant individually. The façade was deemed compatible as it contains elements such as brick masonry, color palette, expansive glazed storefronts, deep window reveals, and parapet that relate to character-defining features of the district. Although the proposed work will alter several of the primary façade features of the building, the new elements shall be consistent with the character-defining features of district such that the building will maintain the "contributing/compatible" classification. The new windows and projecting cornice will be clearly differentiated but compatible in materials, finishes, size, scale, and proportion with the existing building and surrounding district. In conformance with the identified features of the district, new wood windows will be deeply recessed and will have headers and

22, 2011 from: <http://ead.lib.virginia.edu/vivaead/published/vt/viblbv00072.xml.frame>. Much of the information in the biography was culled from the biography written for Beverly Willis by Nicolai Ouroussoff and included in *Invisible Images: The Silent Language of Architecture*, published in 1997 by the National Building Museum, Washington, DC.

⁴ Ibid.

sills, the reconfigured storefront will maintain openness and orientation to pedestrians, existing brick veneer will be retained and repaired, and a new projecting cornice consistent in size and profile with surrounding buildings will be installed. Furthermore, staff finds that the essential form and integrity of the historic district will be unimpaired by the proposed project.

ENVIRONMENTAL REVIEW STATUS

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

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion
Parcel Map
Sanborn Map
Photographs
Historical Resource Review Form
Page & Turnbull memorandum (May 11, 2011)
Plans

PL: G:\DOCUMENTS\560 Pacific Ave\Certificate of Appropriateness Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: JULY 6, 2011

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 008A IN ASSESSOR'S BLOCK 0163, WITHIN AN C-2 (COMMUNITY BUSINESS) ZONING DISTRICT, A 65-A HEIGHT AND BULK DISTRICT, AND THE JACKSON SQUARE HISTORIC DISTRICT.

PREAMBLE

WHEREAS, on May 11, 2011, Daniel Frattin of Reuben & Junius on behalf of the property owner ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to alter the building façade, including enlargement of window openings at second floor and installation of new double-hung, wood-sash windows, reducing height of façade by approximately two feet, removing existing steel balustrade and installing a projecting, painted metal cornice, repair of existing façade brick, reconfiguration of center storefront at ground floor, and new address signage, at the subject building located on Lot 008A in Assessor's Block 0163 within the Jackson Square Historic District.

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

WHEREAS, on July 6, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0485A ("Project") for its appropriateness.

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

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated June 2, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0485A based on the following findings:

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the Jackson Square Historic District as described in the designation report dated June, 1971.

- That the proposal is compatible with, and respects, the character-defining features within the Jackson Square Historic District; and
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1.

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

Standard 2.

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

Standard 3.

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

Standard 4.

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

Standard 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.

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.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness 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 Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Jackson Square Historic District 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 is for façade alterations to a commercial office property and 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 district in conformance with the Secretary of the Interior's Standards.

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

The project will not reduce the affordable housing supply as the existing ten units at the property are uninhabitable.

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

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will provide sufficient off-street parking for the proposed units.

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

The proposed will not have any impact on industrial and service sector jobs.

- 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 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.

- 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, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 008A in Assessor's Block 0163 for proposed work in conformance with the architectural plans dated June 2, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0485A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness 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).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on July 6, 2011.

Linda D. Avery
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

ADOPTED: July 6, 2011

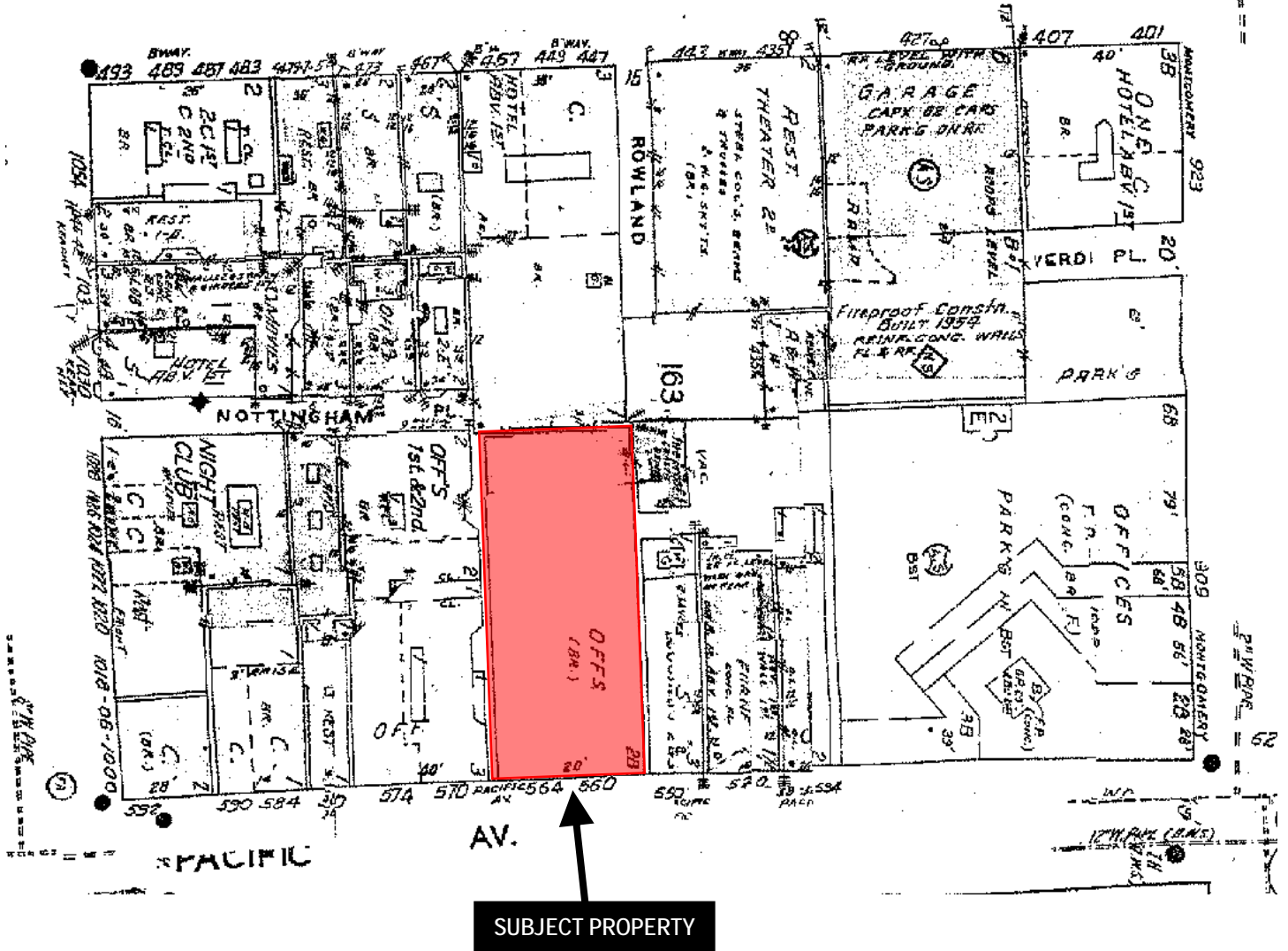
Parcel Map

SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.0485A
560-564 Pacific Street

Sanborn Map*

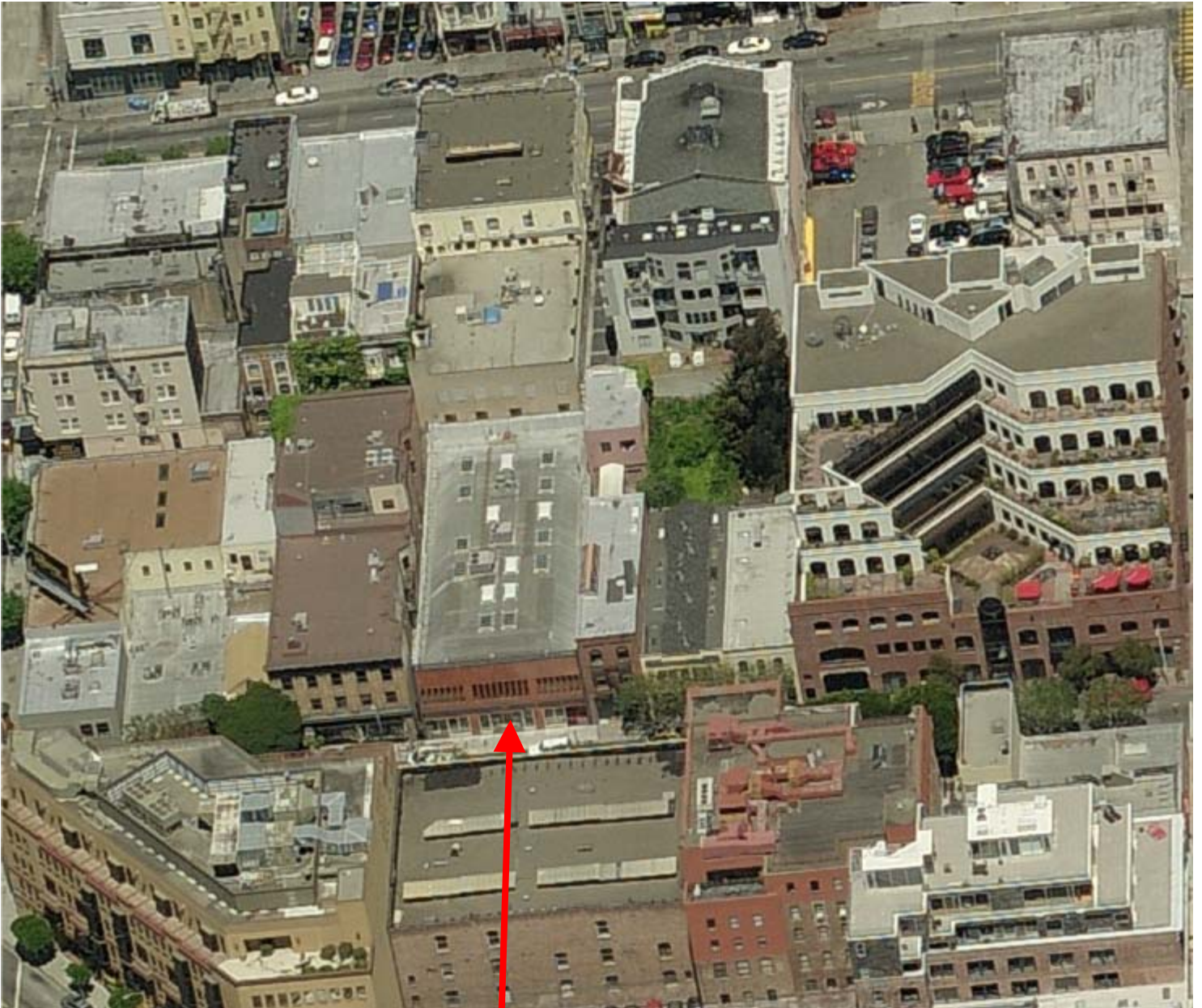


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing
 Case Number 2011.0485A
 560-564 Pacific Street

Aerial Photo

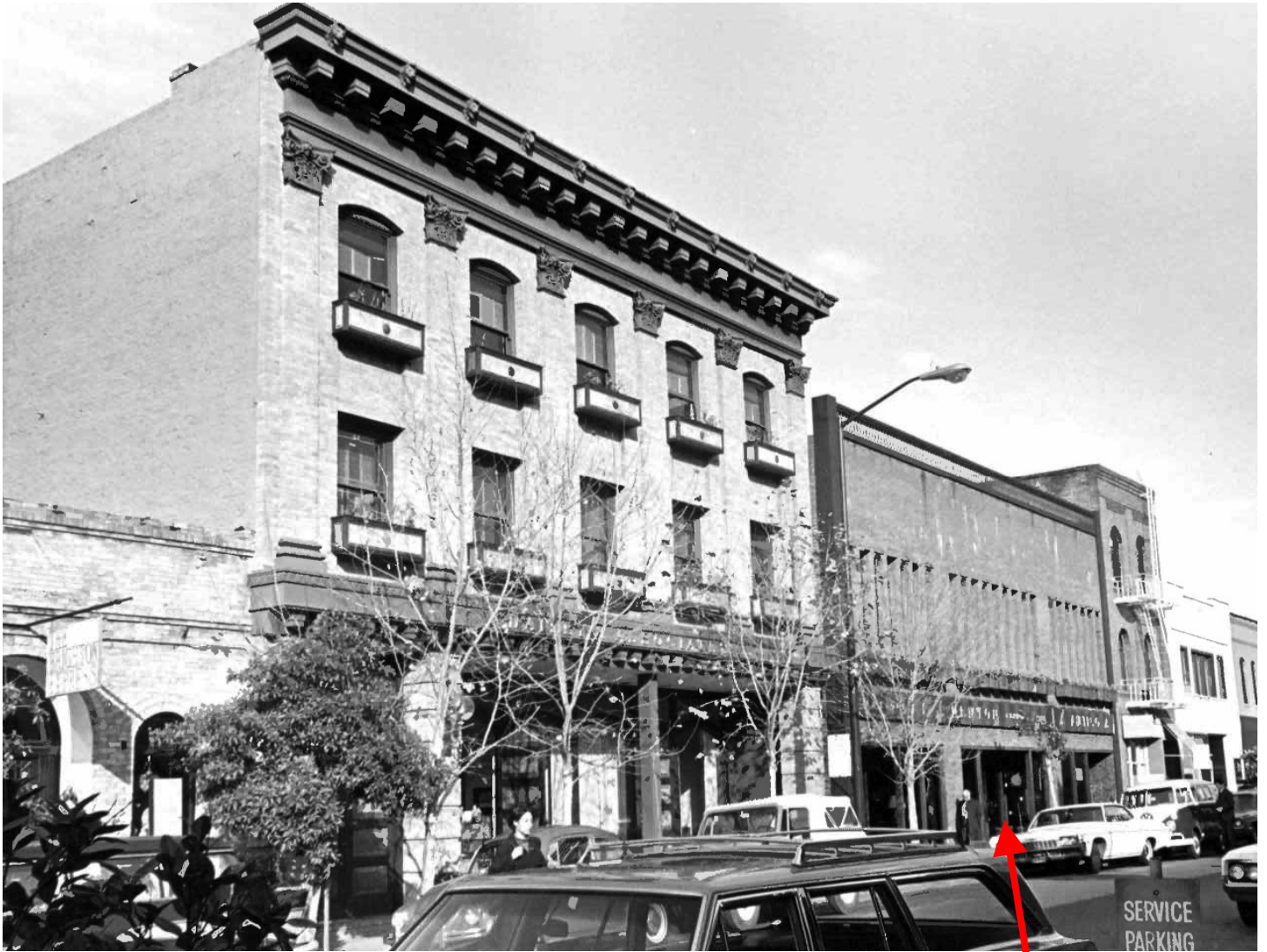


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.0485A
560-564 Pacific Street

Historic Photo (1970)



SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.0485A
560-564 Pacific Street



SAN FRANCISCO PLANNING DEPARTMENT

Historical Resource Review Form

Address of Project: 560-564 PACIFIC AVE
 Cross Streets: Kearny and Montgomery Block/Lot: 0163/008A
 Case No. 2011.0485A Permit No. _____

1650 Mission St.
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San Francisco,
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STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

- Class 1 – Existing Facilities:** Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.
- Class 3 – New Construction or Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16*.)

- Category A: Known Historical Resource** Proceed to Step 3.
Preservation Technical Specialist Review
- Category B: Potential Historical Resource** Proceed to Step 3.
- Category C: Not a Historical Resource** Proceed to Step 4.
No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

Per plans dated: 6/2/11

- Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.
- Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.
- If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
SPR	1. Interior alterations. Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the <i>historic</i> windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under <i>Zoning Administrator Bulletin: Dormer Windows, No. 96.2</i> .
	8. Installation of garage opening that meets the requirements of the <i>Guidelines for Adding Garages and Curb Cuts</i>
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150' in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

MPL	11. Window replacement at visible facades that is not in-kind but meets the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	12. Sign installation at Category A properties.
MPL	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	16. Misc.

STEP 4: RECOMMENDATION

- No Further Historical Resource Review Required.
- Further Historical Resource Review Required: File *Environmental Exemption Application*.

Notes: _____

Planner Name: _____

Signature: _____ Date: _____

Preservation Technical Specialist Name: M. PILAR LAVALLÉE

Signature: MA Dibley Date: 6/29/11

Save to [I:\Building Permit Applications or I:\Cases].
 If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].

MEMORANDUM

DATE May 11, 2011 PROJECT NO. 11083
TO Daniel Frattin PROJECT NAME 560-564 Pacific Avenue
OF Reuben & Junius, LLP FROM Rebecca Fogel and
One Bush Street, Suite 600 Johanna Kahn
San Francisco, CA 94104
CC Jay Turnbull, Page & Turnbull VIA E-mail

REGARDING CERTIFICATE OF APPROPRIATENESS FOR 560-564 PACIFIC AVENUE

This memorandum was prepared by Page & Turnbull at the request of Reuben & Junius, LLP, as a supplement to Page 9 (Findings of Compliance with Preservation Standards) of the application for a Certificate of Appropriateness (CofA) for proposed alterations to the building at 560-564 Pacific Avenue (APN 0163/008A) in San Francisco's Jackson Square Historic District. The current Postmodern façade of this commercial building was designed by architect Beverly Willis in 1965 as a renovation of an earlier structure.¹ The drawings for this renovation (dated May 1965) are on file at the Department of Building Inspection, and are included as an attachment to this application. This memorandum evaluates the proposed alterations to the building according to the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Standards).

Page & Turnbull prepared this memorandum using research collected at various local repositories, including San Francisco Department of Building Inspection, San Francisco Public Library, San Francisco Public Library Historical Photograph Collection, Online Archive of California, and various online resources.

BRIEF ARCHITECTURAL DESCRIPTION

560-564 Pacific Avenue is located on the north side of Pacific Avenue between Kearny and Montgomery streets. The rectangular lot measures approximately 48' x 137'-6". The building was originally built in 1910. Prior to the construction of the present façade in 1965, 560-564 Pacific Avenue was a two-story, masonry supper club with a rear stage for performances, and before that, it was a saloon and dance hall.² The building rests on a stepped concrete foundation.

The primary (south) façade is clad in brick with a common running bond and colored mortar to match. The building is contained by three pre-existing brick walls on the west, north, and east sides. The first floor features three storefronts with different configurations: the left storefront features a door on the left side, the central storefront features a door in the center, and the right storefront features a door on the right. Fenestration on the second floor is composed of narrow, wood-sash, fixed windows with tinted glass and square casements below, and featuring alternating arched and rectangular steel transoms. Between the first and second

¹ Beverly Willis, "560 Pacific Avenue: Project Description," *Beverly Willis*, web site accessed 3 May 2011 from: http://beverlywillis.com/index.lasso?-token.page=project_description&id=0245.

² Ibid.

floors is a horizontal band of Cor-Ten steel approximately two feet high, and the outer corners of the façade are faced with Cor-Ten plates. The façade terminates in a Cor-Ten balustrade.

JACKSON SQUARE HISTORIC DISTRICT

560-564 Pacific Avenue is located within the boundaries of the Jackson Square Historic District, which is listed in the National Register of Historic Places, and in Article 10 of the San Francisco Planning Code. As described in Appendix B to Article 10, the Historic District represents the only surviving concentrations of commercial buildings from the 1850s to the early years of the twentieth century. This area, in close proximity to Portsmouth Square where the major segment of the modern City began, was the central business district of these early times. Its waterfront location led to its use for mercantile and financial purposes, consulates, and offices, and many distinguished men had businesses or property in the district.

Buildings in the Jackson Square Historic District are generally less than forty feet in height, with façades continuous at the property line and a regularity of overall form and proportion. Ground-floor treatments are typically open in nature, with storefront openings separated by narrow stripings or pillars of brick or cast iron. Fenestration on the upper floors is narrow and vertical in emphasis, rhythmically spaced, and matches the bay spacing below and the shape and proportion of windows in nearby buildings. Standard brick masonry is the predominant material throughout the Historic District, at times exposed and at times painted, with thick bearing walls. Some buildings are stuccoed over the brick and some are concrete. The sides of buildings are frequently of brick and form a significant part of the view from the street where they are higher than adjacent buildings. Cast iron is often used in details and decorative features, notably in pilasters.

The color palette of the Historic District is primarily earth tones, with painted brick, where it occurs, typically in muted but not timid tones. Reds, browns, yellows, greens, grays and blues are found throughout. Architectural details are primarily comprised of classical features, including pediments, columns or pilasters, and parapets. Upper terminal cornices as well as lower cornices are typical, often heavy and projecting.³

560-564 Pacific Avenue’s red brick façade dates from 1965 and does not contribute to the district’s significance, but it is considered a “compatible” building within the Jackson Square Historic District. The existing façade is compatible with the district in overall proportion and materials, but its second-floor windows do not match the shape and proportion of windows in nearby buildings, and its bright white storefronts are not typical of the district’s color palette.

SECRETARY OF THE INTERIOR’S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The Secretary of the Interior’s *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Standards) provide guidance

³ “Jackson Square Historic District,” San Francisco Municipal Code, Article 10, Appendix B, web site accessed 10 May 2011 from: [http://www.amlegal.com/nxt/gateway.dll/California/planning/article10preservationofhistoricalarchite?fn=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sf_planning\\$anc=JD_Article10,AppendixB](http://www.amlegal.com/nxt/gateway.dll/California/planning/article10preservationofhistoricalarchite?fn=templates$fn=default.htm$3.0$vid=amlegal:sf_planning$anc=JD_Article10,AppendixB).

for working with historic properties. The Standards are used by Federal agencies and local government bodies across the country (including the San Francisco Historic Preservation Commission) to evaluate proposed 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. The Standards offers four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The four distinct treatments are defined as follows:

Preservation: The *Standards for Preservation* “require retention of the greatest amount of historic fabric, along with the building’s historic form, features, and detailing as they have evolved over time.”

Rehabilitation: The *Standards for Rehabilitation* “acknowledge the need to alter or add to a historic building to meet continuing new uses while retaining the building’s historic character.”

Restoration: The *Standards for 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.”

Reconstruction: The *Standards for Reconstruction* “establish a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.”⁴

Typically, one set of standards is chosen for a project based on the project scope. In this case, the proposed project scope includes alterations to meet the evolving use of the building while retaining its character-defining features. Therefore, the *Standards for Rehabilitation* will be applied.

Standards for Rehabilitation

The following analysis applies each of the *Standards for Rehabilitation* to the proposed project at 560-564 Pacific Avenue. This analysis is based upon design documents provided by Studio TMT dated May 10, 2011 (See Appendix).

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

Discussion: As designed, the proposed project is in compliance with Rehabilitation Standard 1. The proposed project will not change the use of 560-564 Pacific Avenue, which since at least 1965 has been used as a commercial office building.

⁴ 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, 1995), 2.

Rehabilitation Standard 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.*

Discussion: As designed, the proposed project is in compliance with Rehabilitation Standard 2. 560-564 Pacific Avenue is a “compatible building” within the Jackson Square Historic District. However, its current façade dates from 1965 and is not historically significant in its own right. The building’s current design exhibits materials and compositions of spaces and features that are compatible with the historic neighborhood, including the simple massing; the flat, tripartite brick façade; the distinctive color palette; and new windows scaled for compatibility with adjacent buildings. Although the project entails lowering the cornice line by 2 feet, the building’s relationship to the surrounding district will be preserved. The proposed project will introduce some new materials (namely a simple, painted metal cornice), but most of the existing brick façade will remain intact, and the red and dark gray color palette will be enhanced by repainting the white elements on the first floor. The tripartite arrangement of first floor, second floor, and blank expanse of brick with a crowning decorative element above will also be preserved to ensure that the proposed project is compatible with the historic character of the surrounding district.

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

Discussion: As designed, the proposed project is in compliance with Rehabilitation Standard 3. The alterations will neither create a false sense of history nor add conjectural features to the building. New dual-pane, multi-light, wood-sash windows on the second floor will be distinguished from original single-pane windows found on other historical properties by their size and number. The new painted metal cornice will replace the existing rooftop balustrade and shall be an appropriate contemporary addition distinguishable from the classical cornices seen on some adjacent buildings.

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

Discussion: As designed, the proposed project is in compliance with Rehabilitation Standard 4. The existing exterior of 560-564 Pacific Avenue was designed in 1965—less than fifty years ago—and although the design of the façade is compatible with the surrounding district, it has not acquired significance in its own right. The building does not feature recent alterations which have gained significance in their own right.

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

Discussion: As designed, the proposed project is in compliance with Rehabilitation Standard 5. According to Article 10 of the San Francisco Planning Code, the distinctive materials of the Jackson Square Historic District include standard brick masonry, with classical features and details, and regular fenestration patterns. The proposed project will utilize the existing materials, features, and finishes of 560-564 Pacific Avenue, namely the tumbled red brick façade, expansive first floor storefront fenestration, second floor window height and pattern, and spare geometric ornamentation. The proposed design of 560-564 Pacific Avenue will therefore preserve the materials, features, and finishes that characterize the surrounding historic district.

Rehabilitation Standard 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.*

Discussion: As designed, the proposed project is in compliance with Rehabilitation Standard 6. Although the existing brick façade of 560-564 Pacific Avenue is not historically significant, the brick is compatible with the surrounding district and will be largely retained by the proposed project. The existing brick is in need of repair, and although it is not required because it is not historic, the brick will nonetheless be repaired and re-pointed as needed. If deteriorated historic elements are discovered, a strategy of repair over replacement should be pursued in order to ensure continued compliance with this Standard.

Rehabilitation Standard 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.*

Discussion: As designed, the proposed project is in compliance with Rehabilitation Standard 7. The proposed project includes the repair and re-pointing of the existing non-historic brick façade as needed. Though not required because the brick façade is not historic, these treatments will be done by hand and without the use of machines in order to ensure continued compliance with this Standard. All other chemical or physical treatments to any existing features shall be undertaken using the gentlest means possible.

Rehabilitation Standard 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Discussion: As designed, the proposed project is in compliance with Rehabilitation Standard 8. The proposed project for 560-564 Pacific Avenue does not include excavation work.

Rehabilitation 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 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 environment.*

Discussion: As designed, the proposed project is in compliance with Rehabilitation Standard 9. The proposed exterior alterations at 560-564 Pacific Avenue will not destroy the distinctive materials or spatial relationships in the Jackson Square Historic District. On the first floor, all fenestration in the recessed central storefront on the south (primary) façade will be pushed out to the sidewalk and the door removed. This will bring the central window bay in line with existing adjacent windows, and the window frames will be reused where possible. Window and door frames will be painted a dark color that is consistent with the window treatments of adjacent buildings. New dual-pane, multi-light, wood-sash windows at the second floor will occupy existing window openings on the south (primary) façade. These new windows will be wider and fewer in number, but will still align with the ground floor storefront openings. The new windows will be compatible with the materials, sizes, and proportions of windows found throughout the district. New address signage at the west end of the building (brushed steel dimensional letters reading “564 Pacific Avenue”) will match the existing address signage at the east end of the building, and will be minimal. The existing rooftop balustrade will be replaced with a simple, painted metal cornice, an ornamental feature found on many façades in the historic district. The proposed project will not destroy any of the district’s character-defining features, and the district’s integrity will be upheld.

Rehabilitation 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 would be unimpaired.*

Discussion: As designed, the proposed project is in compliance with Rehabilitation Standard 10. The new construction at the first floor central storefront will slightly increase square footage, but a limited amount of the existing structure would be altered. If this new construction was removed in the future, the essential form and integrity of the Jackson Square Historic District and the south (primary) façade of 560-564 Pacific Avenue would be unimpaired.

Standards Summary

As demonstrated in the preceding analysis, the proposed project complies with the *Secretary of the Interior’s Standards for Rehabilitation*, and would be compatible with the historic character of the surrounding Jackson Square Historic District.



560-564 PACIFIC AVENUE
SAN FRANCISCO, CALIFORNIA

CERTIFICATE OF APPROPRIATENESS APPLICATION
[11083]

HISTORIC PHOTOGRAPHS



Pacific Avenue with the Hippodrome in the left center, ca. 1910.
Source: San Francisco Historical Photograph Collection



Looking east down Pacific Avenue with the Hippodrome in the left foreground, ca. 1910-1920.
Source: San Francisco Historical Photograph Collection



The New Hippodrome Dance Hall, 1925.
Source: Bancroft Library, University of California, Berkeley.



The Hippodrome, 1929.
Source: San Francisco Historical Photograph Collection



The Hippodrome reconstruction, 1934.
Source: San Francisco Historical Photograph Collection

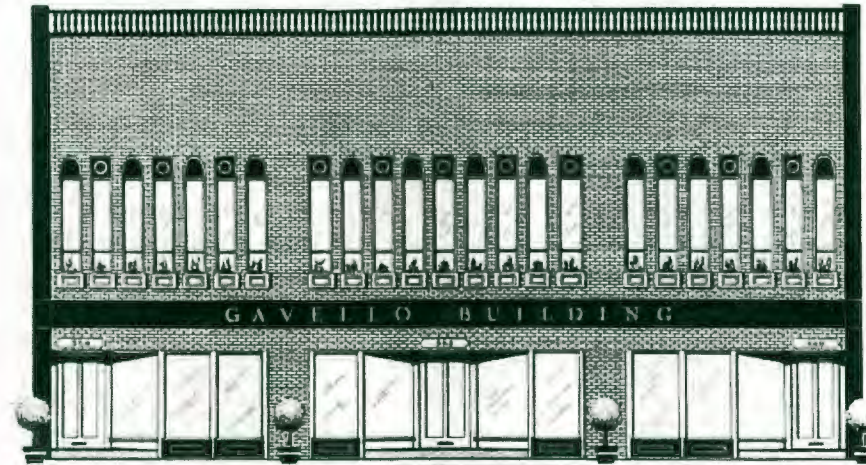


560 Pacific Avenue before reconstruction, ca. 1965.
Source: Beverly Willis, www.beverlywillis.com

HISTORIC PHOTOGRAPHS (CONT.)



Demolition of facade, ca. 1965.
Source: Beverly Willis, www.beverlywillis.com



Pacific Avenue elevation for the Gavello Building, 1965.
Source: Beverly Willis, www.beverlywillis.com



560 Pacific Avenue, ca. 1965.
Source: Beverly Willis, www.beverlywillis.com

CURRENT PHOTOGRAPHS: 560-564 PACIFIC AVENUE



560-564 Pacific Avenue, looking northwest along Pacific Avenue



560-564 Pacific Avenue, detail of ground floor storefronts



560-564 Pacific Avenue, detail of narrow second floor windows



560-564 Pacific Avenue, looking northeast along Pacific Avenue



View northwest along Pacific Avenue, with 560-564 Pacific Avenue visible in distance



Two views of 560-564 Pacific Avenue and adjacent buildings

CURRENT PHOTOGRAPHS: JACKSON SQUARE HISTORIC DISTRICT



Infill construction on Pacific Avenue (north side) between Montgomery and Kearny streets.



Infill construction on Pacific Avenue (south side) between Montgomery and Kearny streets



Modern construction, southeast corner of Montgomery and Pacific streets



807 Montgomery Street, with stucco infill and compatible replacement windows

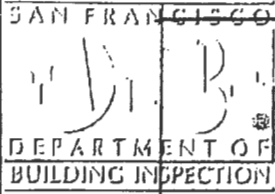


Compatible storefronts at 410-434 Pacific Avenue



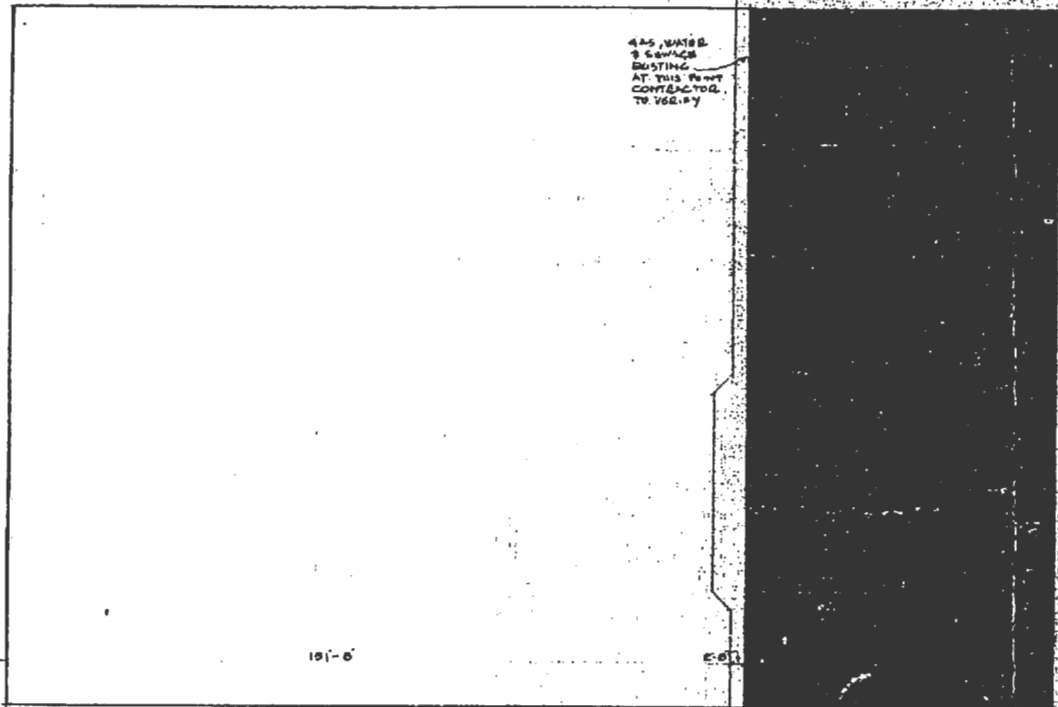
Cornices and intermediate cornices, 535 Pacific Avenue

OFFICIAL COPY



nottingham

kearny



pacific ave.

SITE PLAN
SCALE : 1/4" = 1 FT

GAVELLO BUILDING

360 PACIFIC AVE. SAN FRANCISCO CAL.

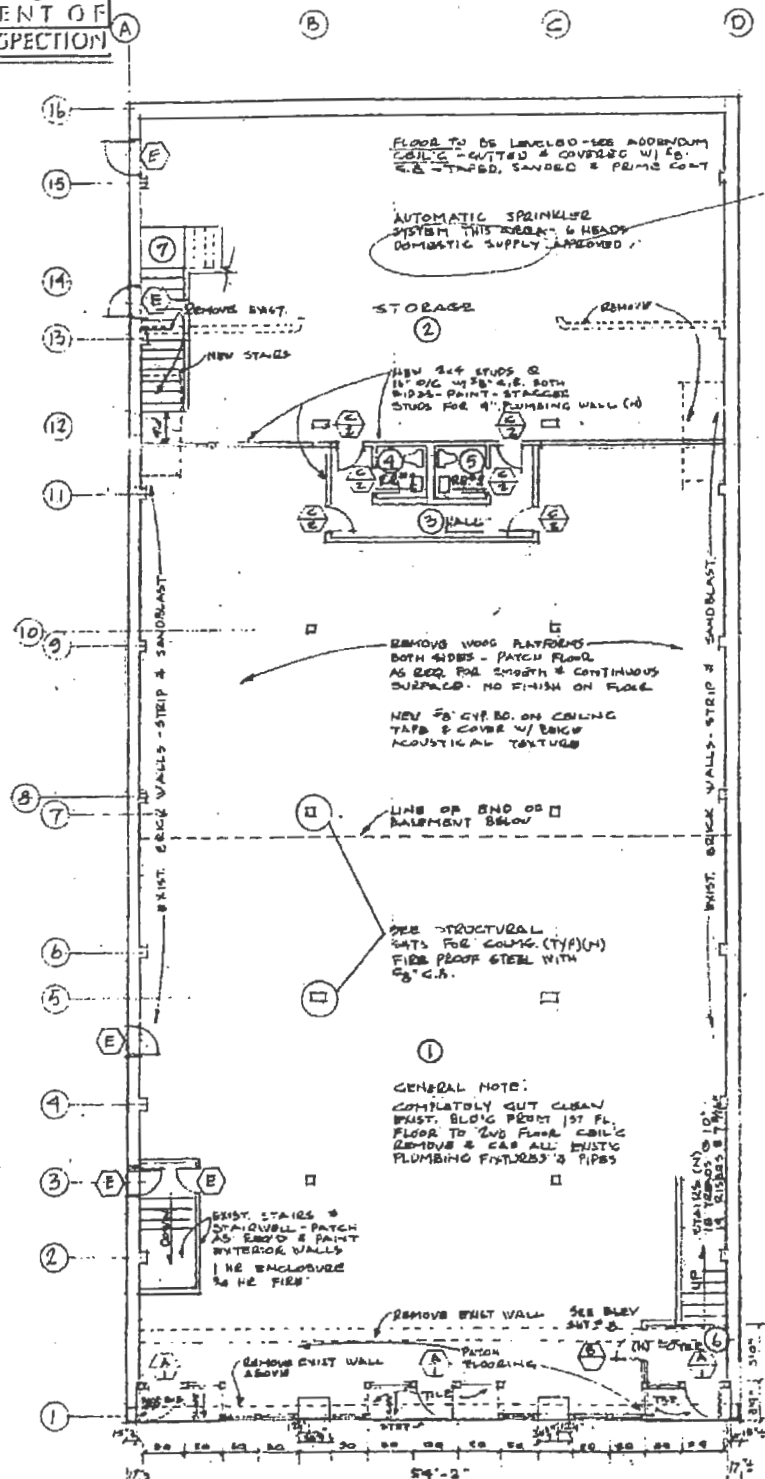
DRAWING INDEX

SHEET	TITLE
ARCHITECTURAL	
1	SITE PLAN & INDEX
2	FLOOR PLAN
3	EXTERIOR ELEVATION & DETAILS
4	ROOF FRAMING & 2ND FLOOR CEILING PLANS
5	DETAILS
6	FINISH SCHEDULES
7	INTERIOR ELEVATIONS
8	INTERIOR ELEVATIONS & CABINET DETAILS
STRUCTURAL	
9	PLANS & DETAILS
10	ROOF PLAN & FRAMING
11	LATERAL FRAMING & DETAILS
12	DETAILS
MECHANICAL	
13	MECHANICAL PLAN & DETAILS
ELECTRICAL	
14	ELECTRICAL PLAN
15	PANELS & DETAILS

SITE PLAN & INDEX

WILLIS & ASSOCIATES, INC.
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BY LICENSED BUILDING DESIGNERS, ARCHITECTS AND ENGINEERS
107 FIFTH AVENUE, SAN FRANCISCO, CALIFORNIA 94102
Willis & Associates #80542

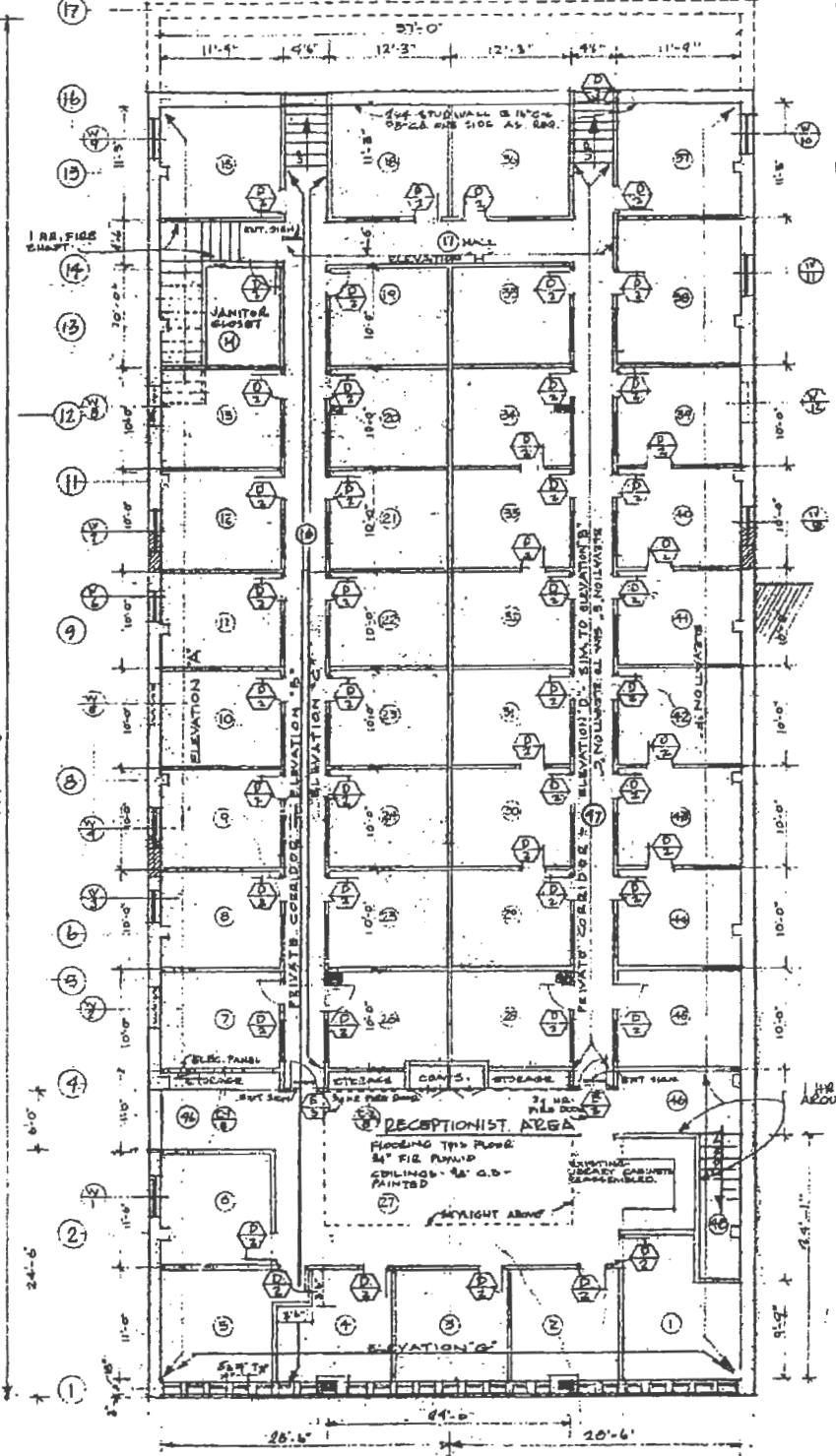
REVISIONS	1
JAN 5 1965	
MAY 2 1965	
1 OF 15	



SEE SEC. (14) DET. (1) (2) (3) (4) (5) (6) (7) FOR FRONT WALL

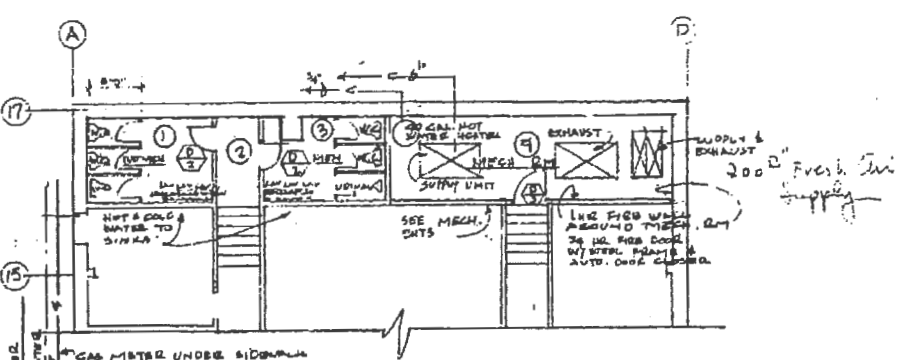
PLAN - 1ST FLOOR
SCALE 1/8" = 1 FT

LEGEND
 (E) EXISTING
 (N) NEW
 [---] REMOVE



SEE SEC. (14) DET. (1) (2) (3) (4) (5) (6) (7) FOR FRONT WALL WINDOWS

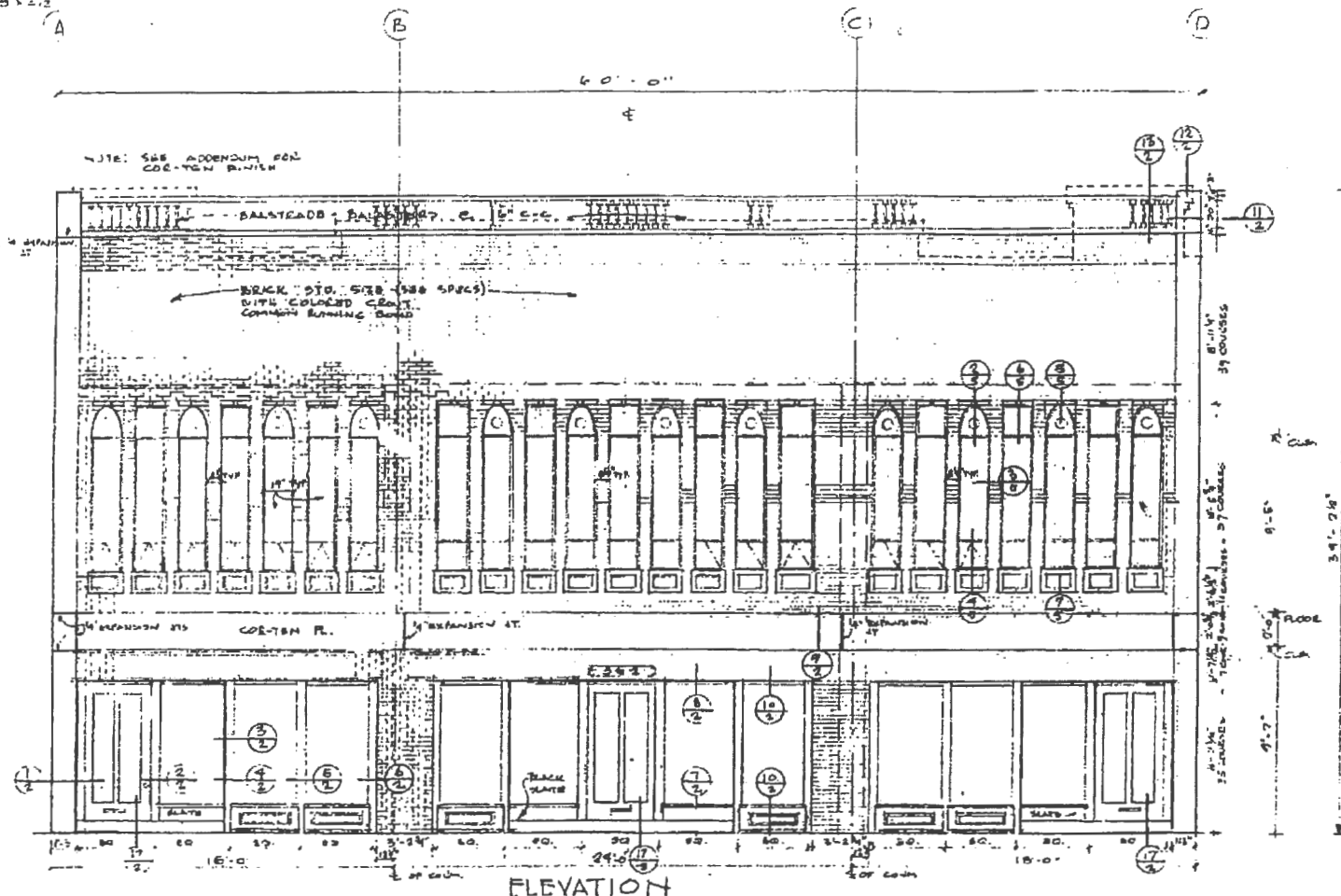
PLAN - 2ND FLOOR
SCALE 1/8" = 1 FT



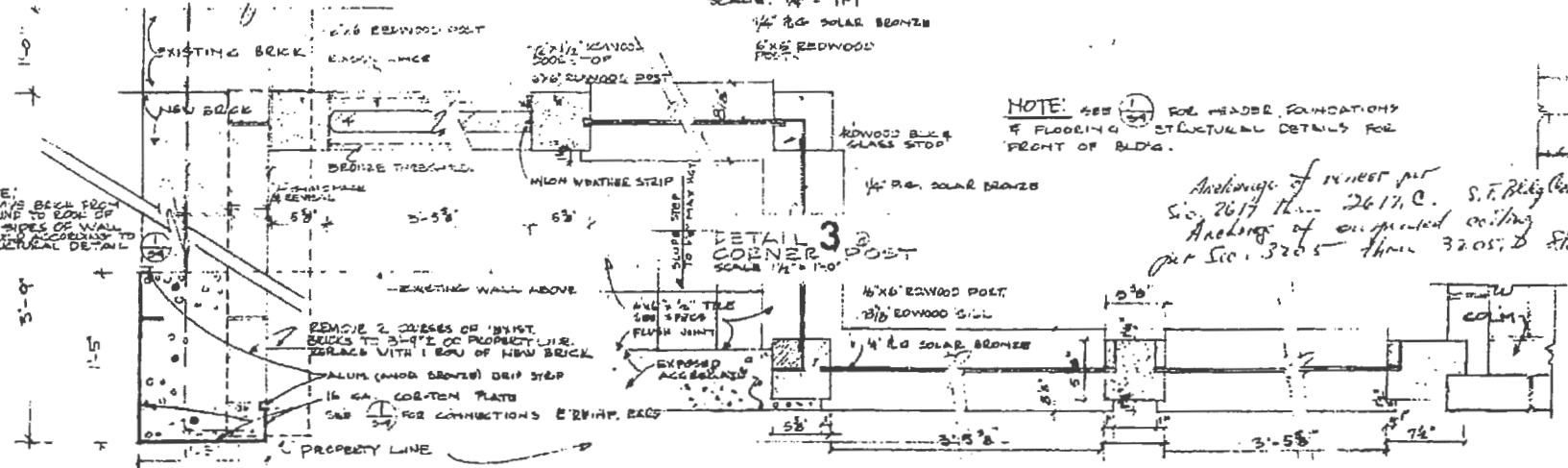
PLAN - ATTIC
SCALE 1/8" = 1 FT

NOTE:
 • REMOVE EXIST. WINDOWS - REPLACE AS INDICATED
 • CONSTRUCT NEW CEILING IN ATTIC RESTROOMS & 8'-0" CEILING HGT.
 • PROVIDE 2-4x4s UNDER EACH MECHANICAL EQUIP.
 • 200 CFM MINUTE FRESH AIR SUPPLY.

 WILLIS & ASSOCIATES, INC. <small>PROVIDE COMPLETE BUILDING DESIGN AND PLANNING SERVICES BY LICENSED PROFESSIONAL ARCHITECTS AND ENGINEERS 185 PINE STREET, SAN FRANCISCO, CALIFORNIA 94111 J. Willis 809250</small>	REVISIONS	2
		2 of 15



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



DETAIL 1 @ CORNER OF BUILDING SCALE 1/2" = 1'-0"

DETAIL 2 @ DOOR POST SCALE 1/2" = 1'-0"

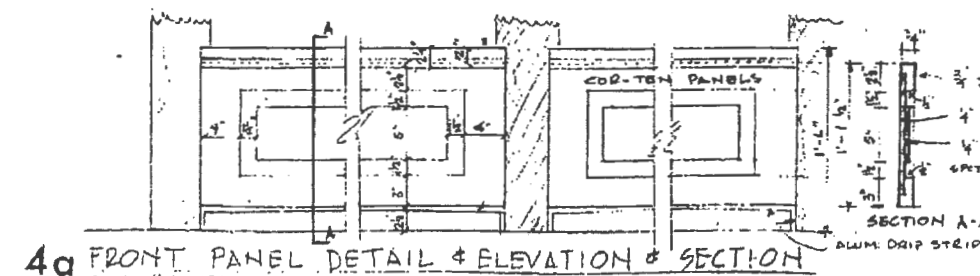
DETAIL 3 @ CORNER POST SCALE 1/2" = 1'-0"

DETAIL 4 @ FRONT CORNER POST SCALE 1/2" = 1'-0"

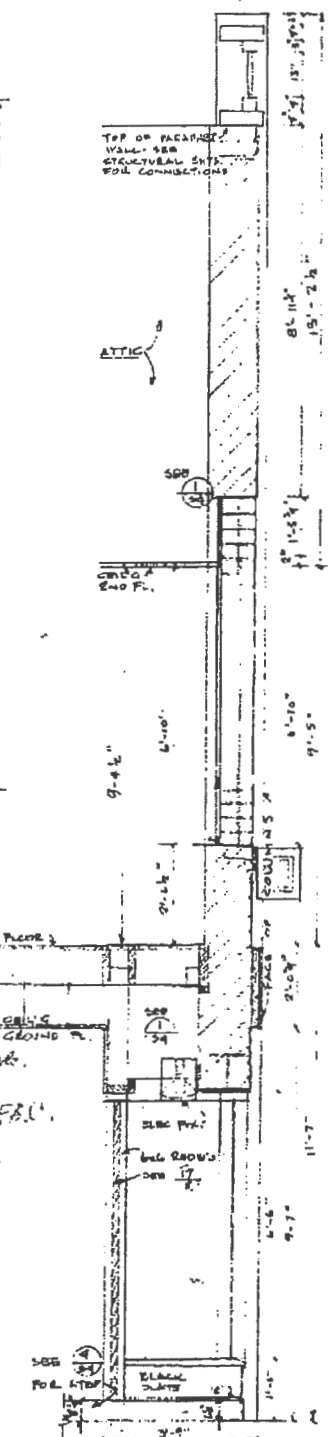
DETAIL 5 @ CENTER POST SCALE 1/2" = 1'-0"

DETAIL 6 @ BUILDING CORNER SCALE 1/2" = 1'-0"

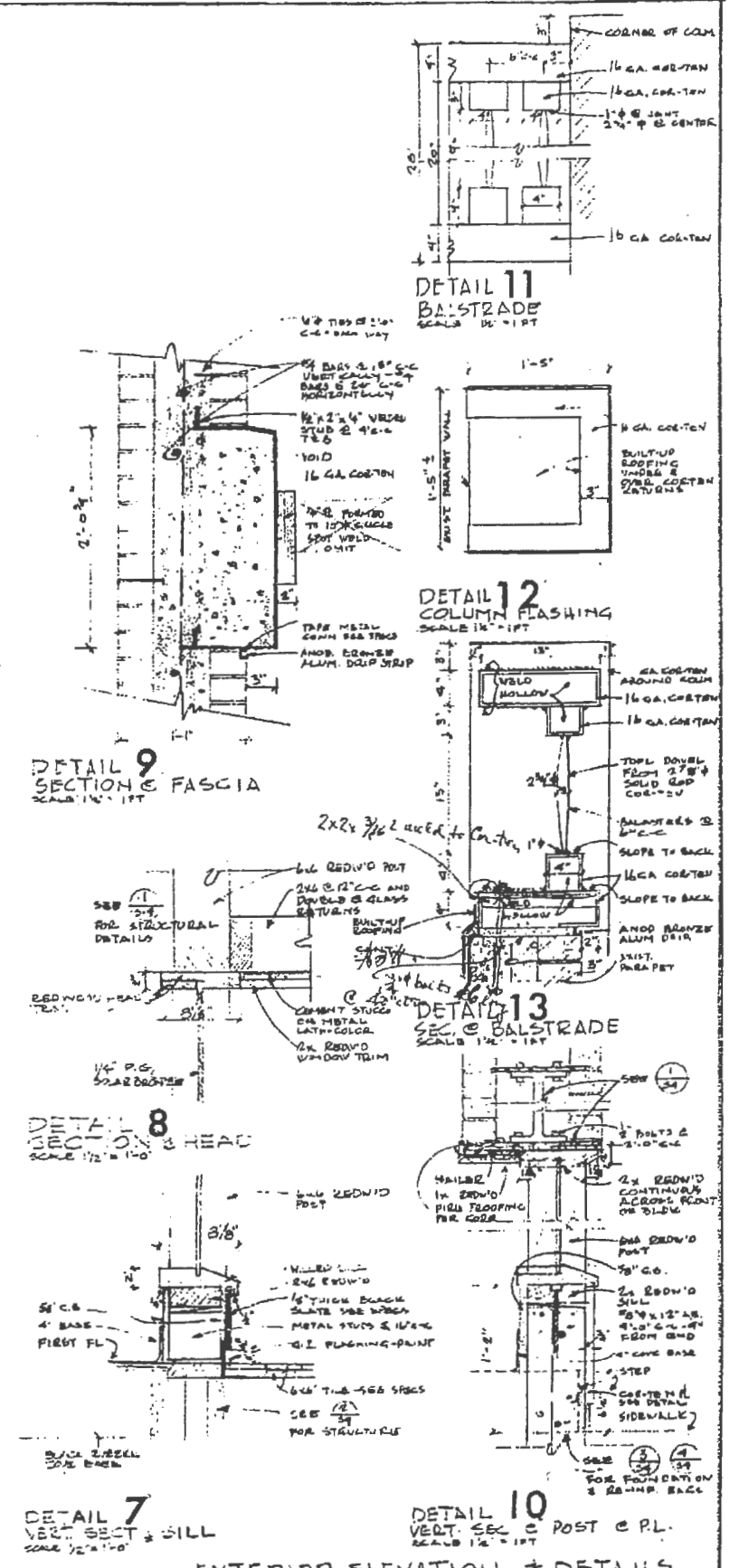
NOTE: ALL COR-TEN FACING JOINTS TO BE SMOOTH & CONTINUOUS AND INVISIBLE TO SIGHT



4a FRONT PANEL DETAIL & ELEVATION & SECTION SCALE 1/2" = 1'-0"



14 SECTION THRU FRONT WALL OF BLDG SCALE 1/2" = 1'-0"



DETAIL 7 VERT. SECT. @ SILL SCALE 1/2" = 1'-0"

DETAIL 8 SECTION @ HEAD SCALE 1/2" = 1'-0"

DETAIL 9 SECTION @ FASCIA SCALE 1/2" = 1'-0"

DETAIL 10 VERT. SECT. @ POST & P.L. SCALE 1/2" = 1'-0"

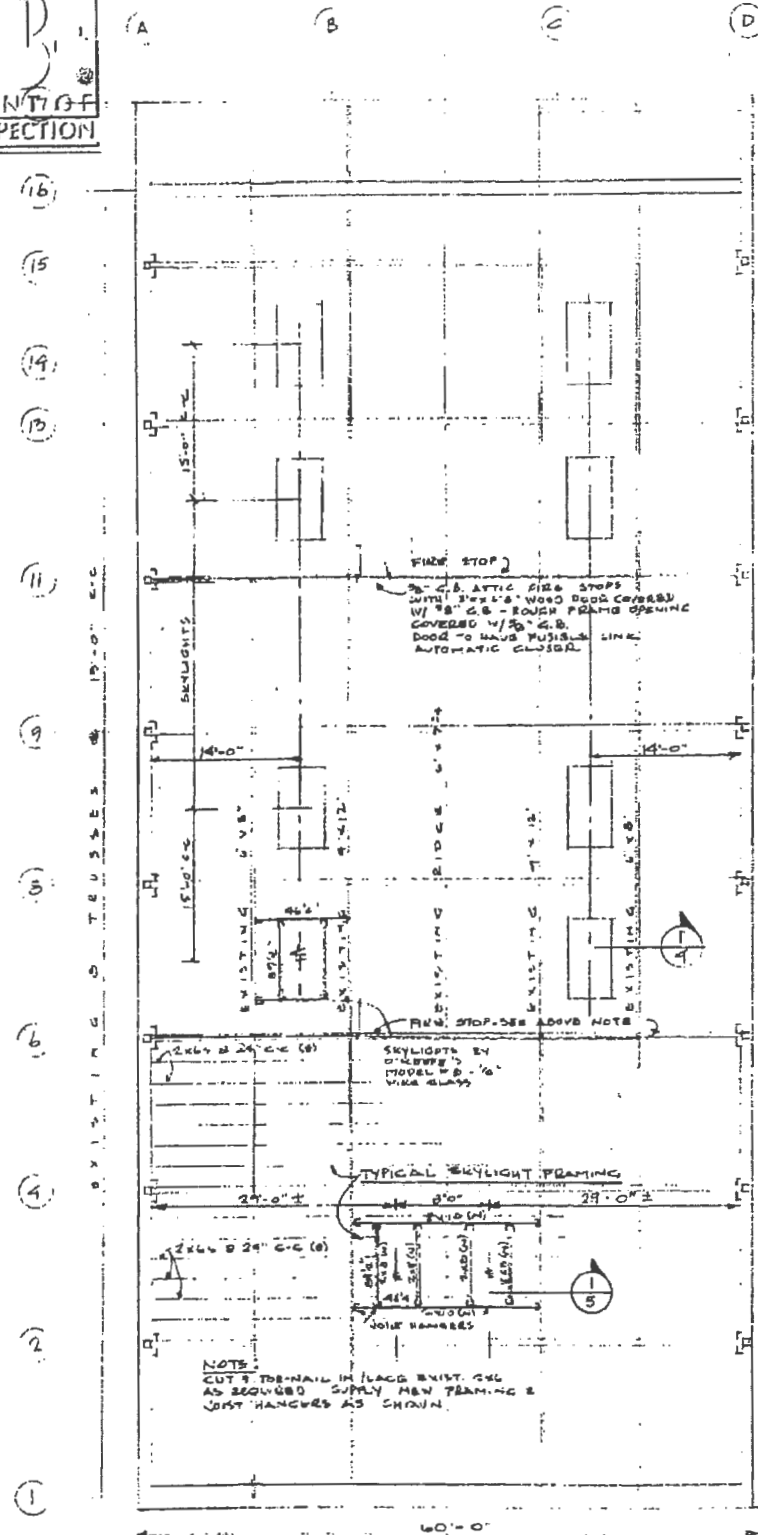
DETAIL 12 COLUMN FLASHING SCALE 1/2" = 1'-0"

DETAIL 11 BALUSTRADE SCALE 1/2" = 1'-0"

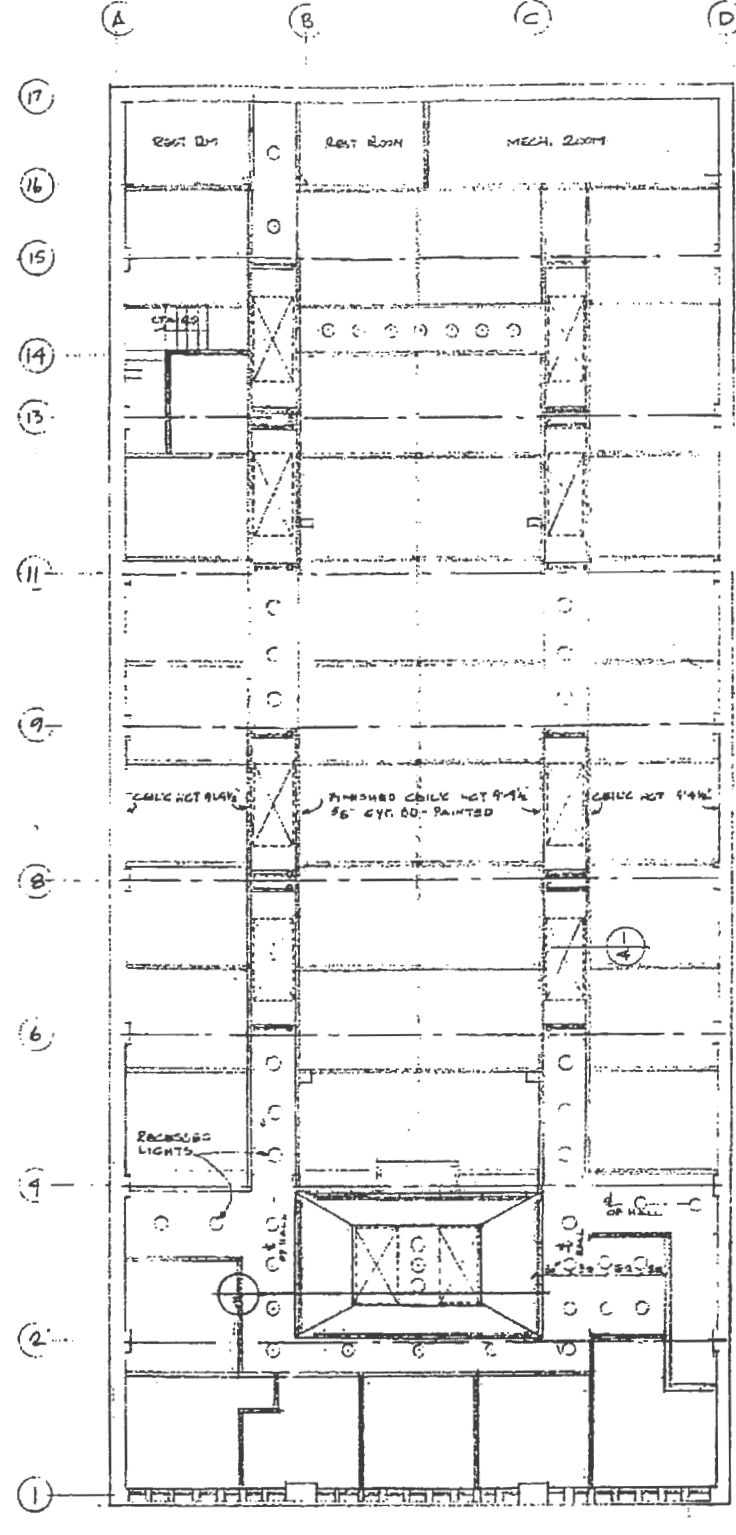
DETAIL 13 SECTION @ BALUSTRADE SCALE 1/2" = 1'-0"

EXTERIOR ELEVATION & DETAILS

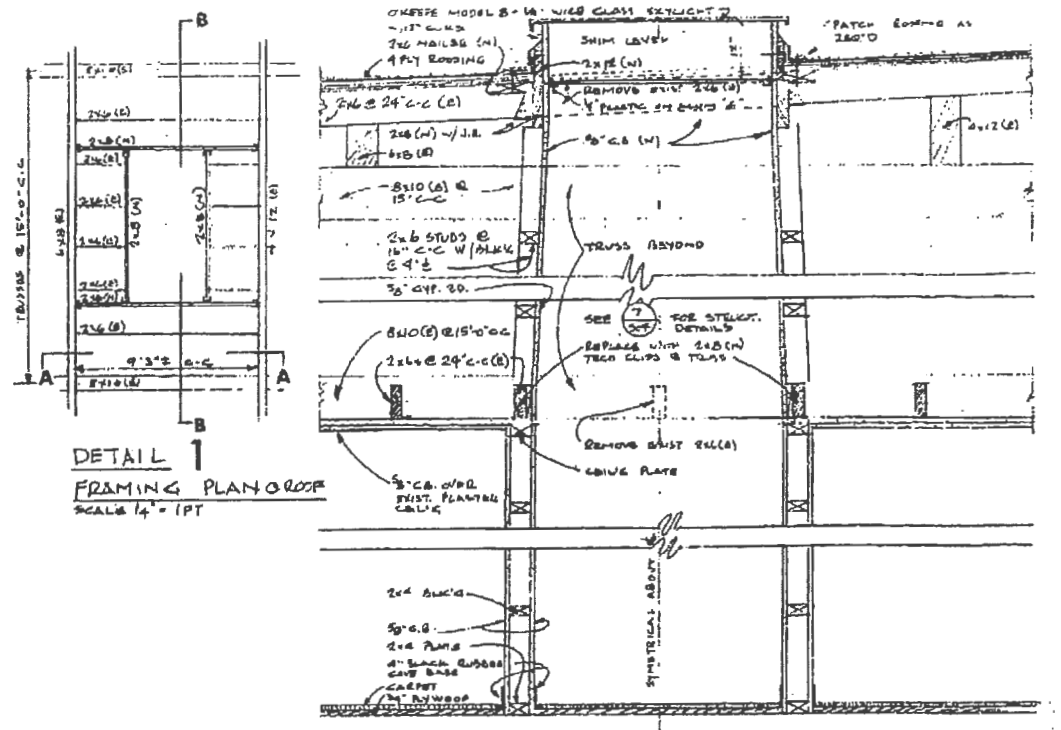
<p>WILLIS & ASSOCIATES, INC. PROVIDES COMPLETE ARCHITECTURAL DESIGN AND PLANNING SERVICES BY LICENSED ARCHITECTS, ENGINEERS, ACCOUNTANTS AND SURVEYORS 100 MARKET STREET, SAN FRANCISCO, CALIFORNIA 94102</p>	REVISIONS	3
		3 of 15



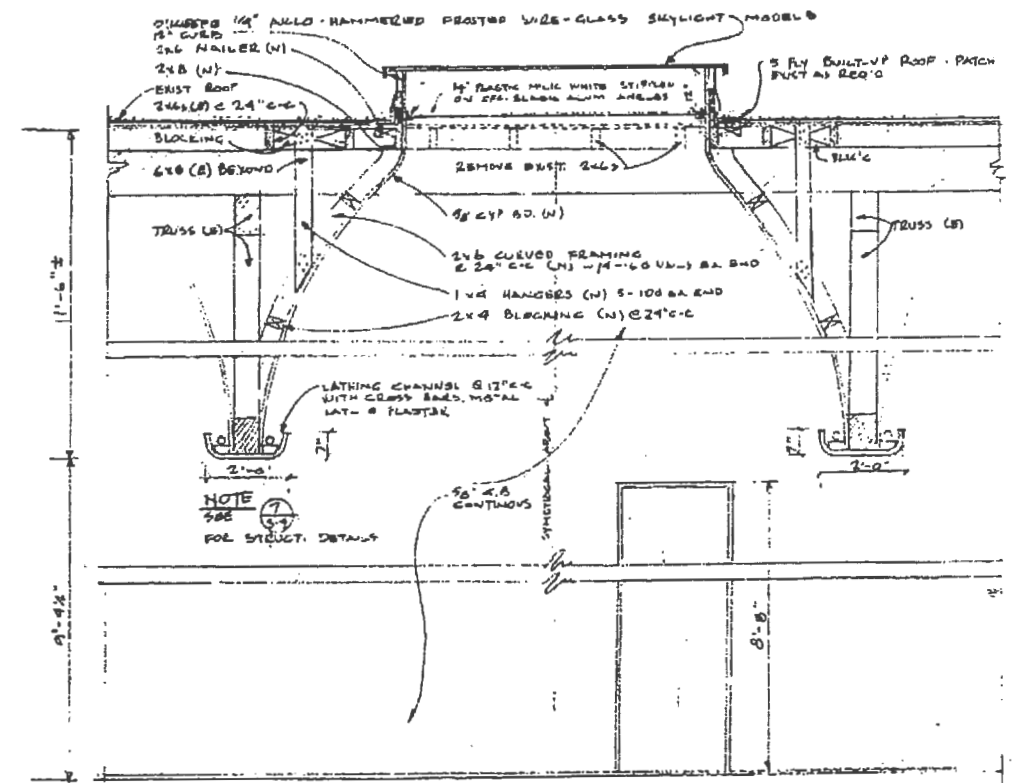
ROOF FRAMING & SKYLIGHTS
 SCALE 1/8" = 1'-0"



CEILING PLAN @ 2ND FLOOR
 SCALE 1/8" = 1'-0"



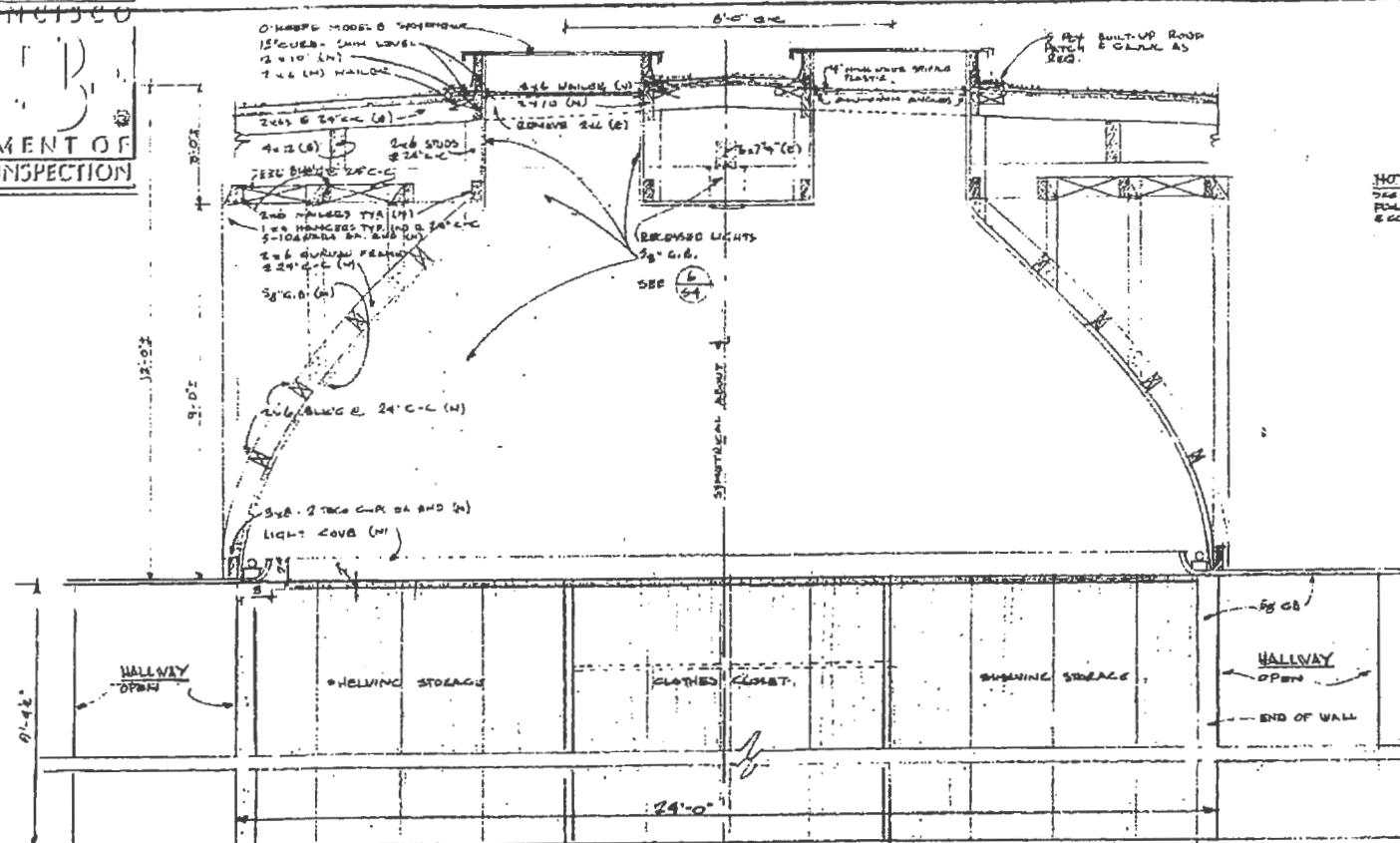
SEC. A-A THRU HALLWAY SKYLIGHT
 SCALE 3/4" = 1'-0"



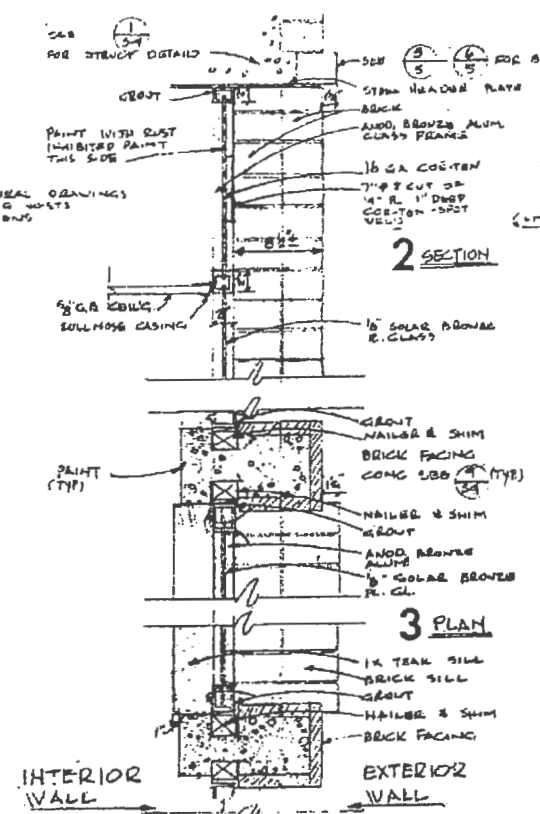
SEC. B-B THRU HALLWAY SKYLIGHT
 SCALE 1/2" = 1'-0"

ROOF FRAMING & CEILING PLANS

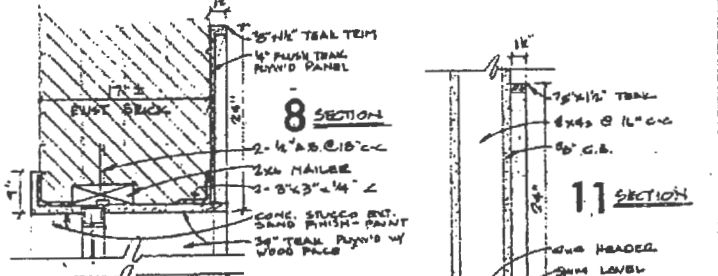
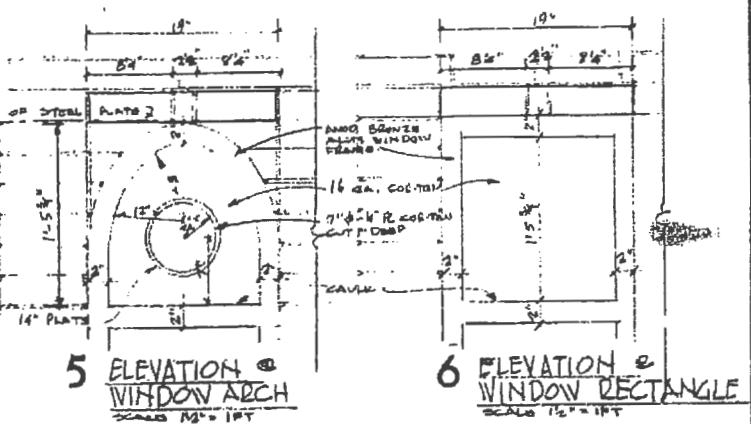
WILLIS & ASSOCIATES, INC. ARCHITECTS 177 FIFTH STREET, SAN FRANCISCO, CALIFORNIA 94102 TEL. 398-1111	REVISIONS 4
	4 OF 15



1 SECTION THRU SKYLIGHTS R.M. 27
 SCALE 1/2" = 1 FT



NOTE:
 THE SYMMETRICAL
 DRAWINGS
 FOR CEILING JOISTS
 & CONNECTIONS

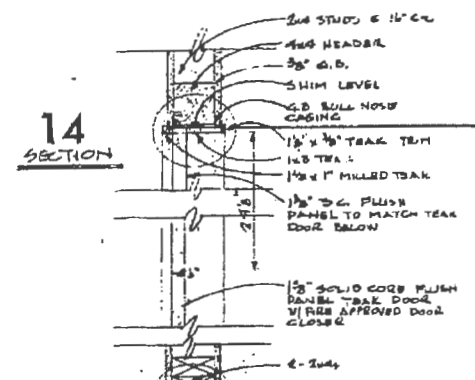


8 SECTION
 SCALE 1/2" = 1 FT

11 SECTION
 SCALE 1/2" = 1 FT

12 PLAN
 SCALE 1/2" = 1 FT

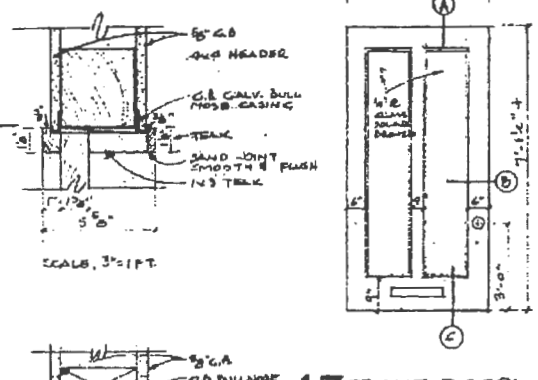
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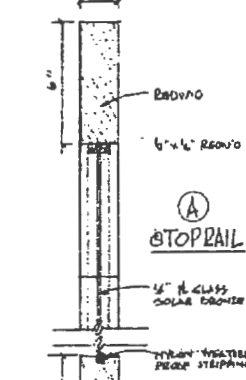
14 SECTION
 SCALE 3/8" = 1 FT

15 PLAN
 SCALE 3/8" = 1 FT

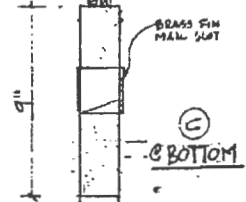
16 SECTION
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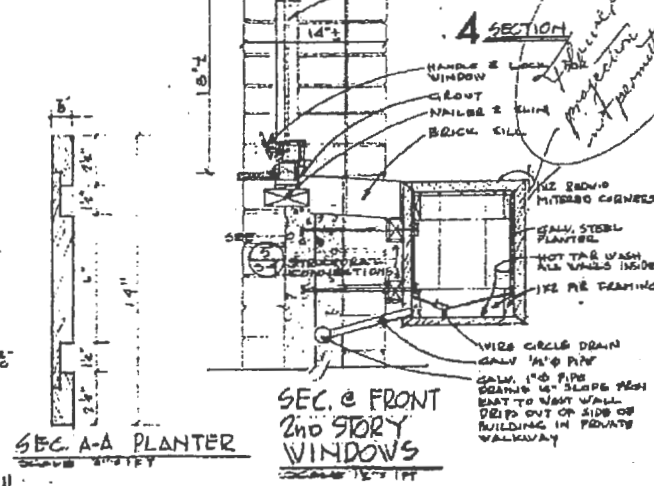
17 FRONT DOORS ELEVATION
 SCALE 1/2" = 1 FT



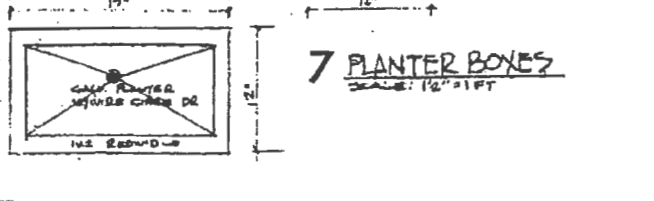
A-A STOPRAIL
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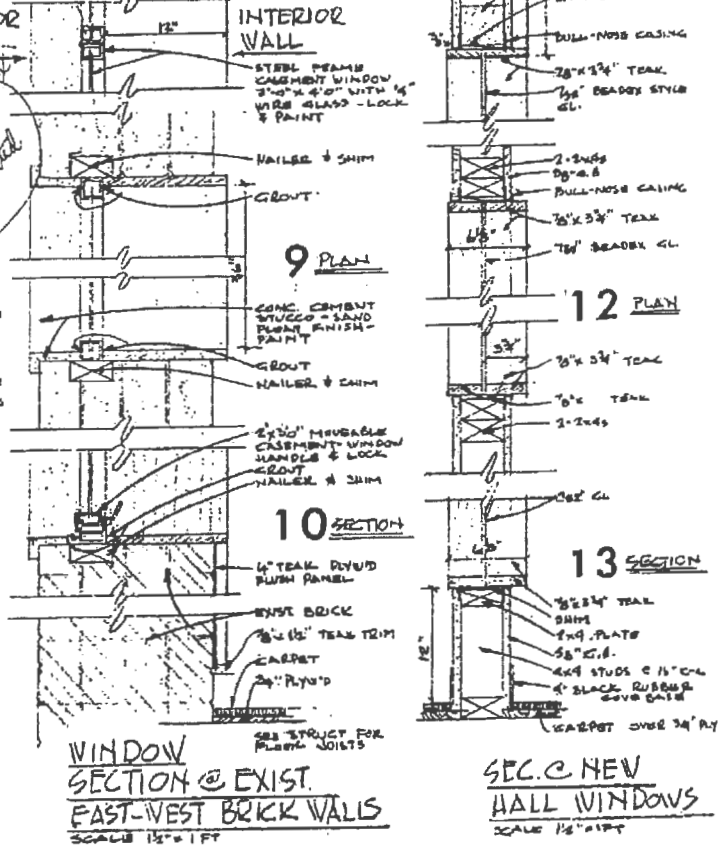
B-B CLOCK RAIL
 SCALE 3/8" = 1 FT



4 SECTION
 SCALE 1/2" = 1 FT



7 PLANTER BOXES
 SCALE 1/2" = 1 FT



WINDOW SECTION @ EXIST. EAST-WEST BRICK WALLS
 SCALE 1/2" = 1 FT

SEC. C NEW HALL WINDOWS
 SCALE 1/2" = 1 FT

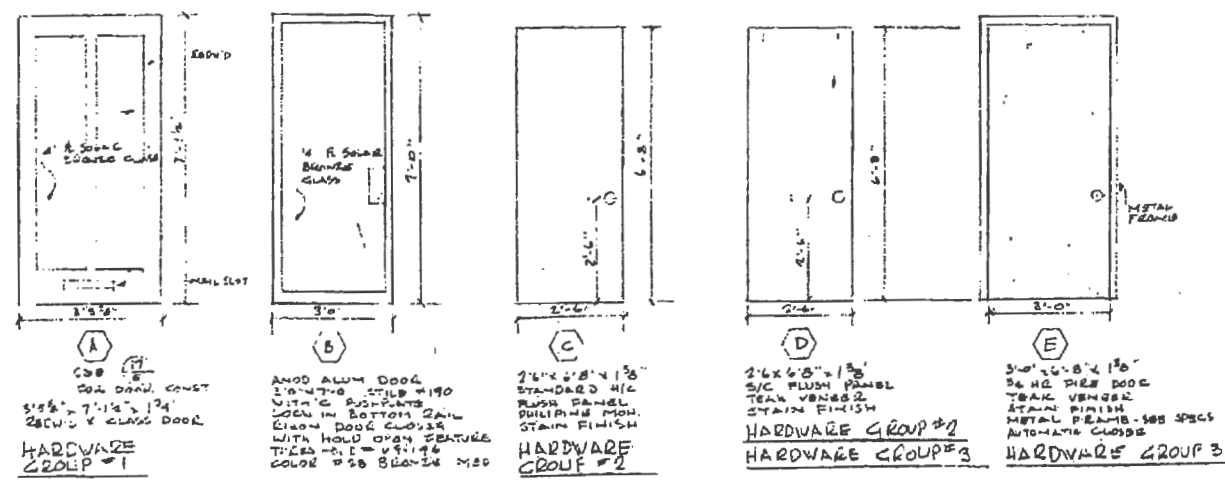
DETAILS

WILLIS & ASSOCIATES, INC. PROVIDES COMPLETE SURVEYING DESIGN AND PLANNING SERVICES BY LICENSED SURVEYING ENGINEERS ARCHITECTS AND ENGINEERS 127 MARKET STREET, SAN FRANCISCO, CALIFORNIA 94102 Telephone: 415-398-7800	REVISIONS 5 5 OF 15
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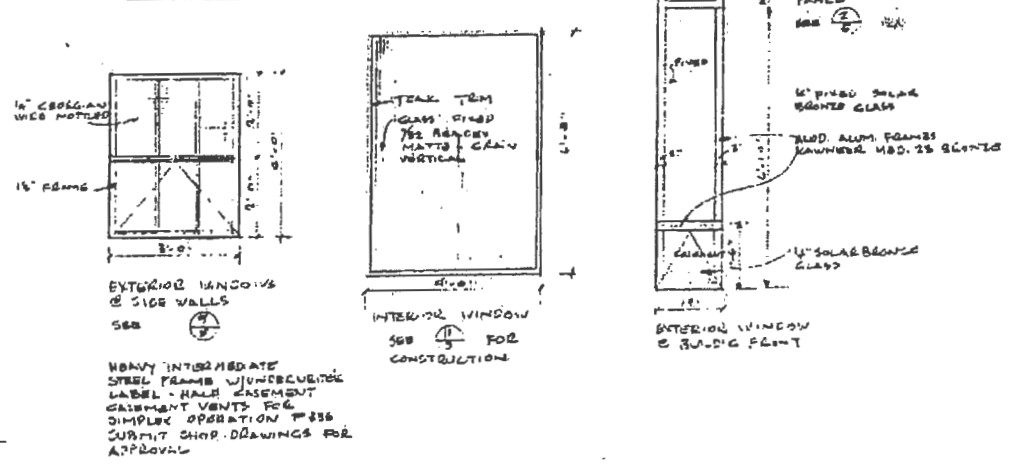
ROOM FINISH SCHEDULE

FLOOR	RM. NO.	ROOM NAME	WIDTH	LENGTH	CEIL. HT.	FLOOR	EAGE	WALL SURFACE FINISH					CEILING		ROOM TRIM		CABINET WORK		MISCELLANEOUS COMMENTS	
								DOOR	WALL	WALL	WALL	WALL	PLASTER	PAINT	PAINT	PAINT	PAINT	WOOD		WOOD
FIRST FLOOR	100	SHOW ROOM	57	94	9															
	101	STORAGE	37	25	9															
	102	HALL	5	52	9															
	103	REST RM.	9	5	9															
	104	FOYER	10	5	9															
SECOND FLOOR	201	OFFICE	11.5	12	9.5															
	202	OFFICE	11	12	9.5															
	203	OFFICE	11	12	9.5															
	204	OFFICE	11	12	9.5															
	205	OFFICE	11	12	9.5															
	206	OFFICE	11	12	9.5															
	207	OFFICE	11	12	9.5															
	208	OFFICE	11	12	9.5															
	209	OFFICE	11	12	9.5															
	210	OFFICE	11	12	9.5															
ATTIC	301	MECH. RM.	10	10	8															
	302	MECH. RM.	10	10	8															

DOOR SCHEDULE SCALE 1/2" = 1'-0"



WINDOW SCHEDULE

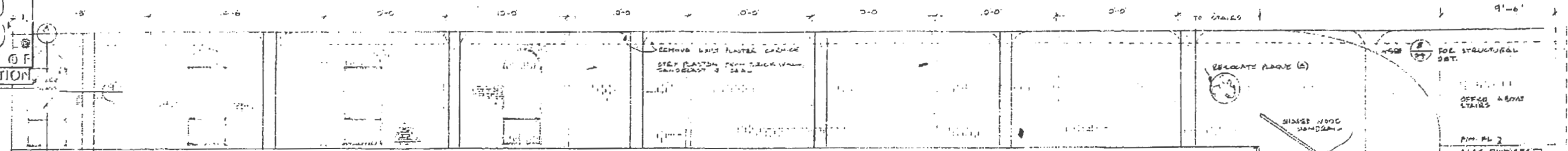


Private Corridor Door
 To be Solid Core &
 installed w/ auto door
 closer.

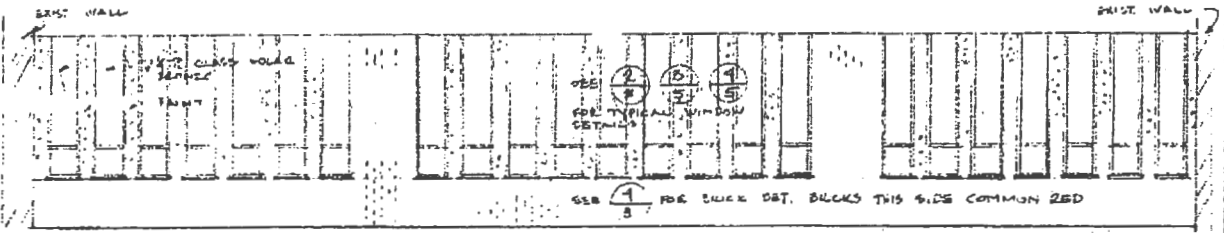
SCHEDULES

WILLIS & ASSOCIATES, INC.
 PROVIDES COMPLETE ENGINEERING AND PLANNING SERVICES
 BY LICENSED REGISTERED PROFESSIONAL ARCHITECTS AND ENGINEERS
 107 PIERCE STREET, SAN FRANCISCO, CALIFORNIA 94103
 Phone: 415-398-4654

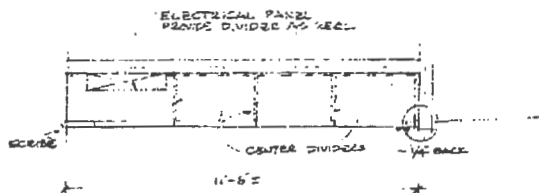
REVISIONS	6
6 OF 15	



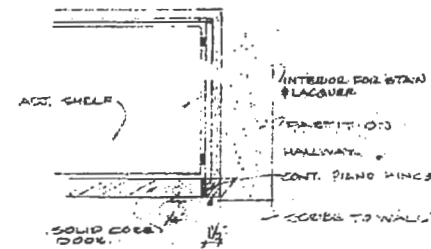
ELEVATION - F
SCALE 1/4" = 1'-0"



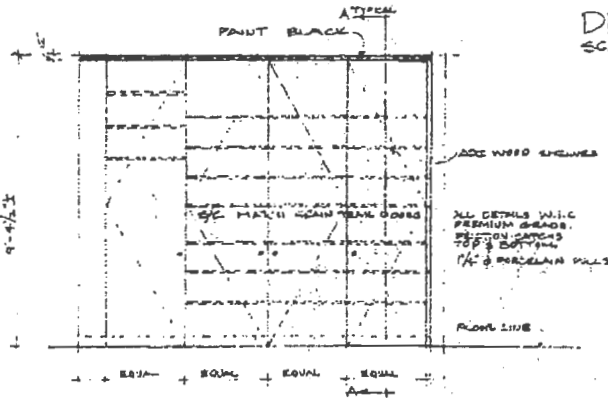
ELEVATION - G
SCALE 1/4" = 1'-0"



PLAN
SCALE 3/8" = 1'-0"

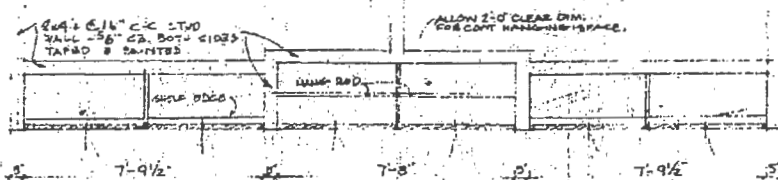


DETAIL (TYPICAL CORNER DETAIL)
SCALE 1/2" = 1'-0"

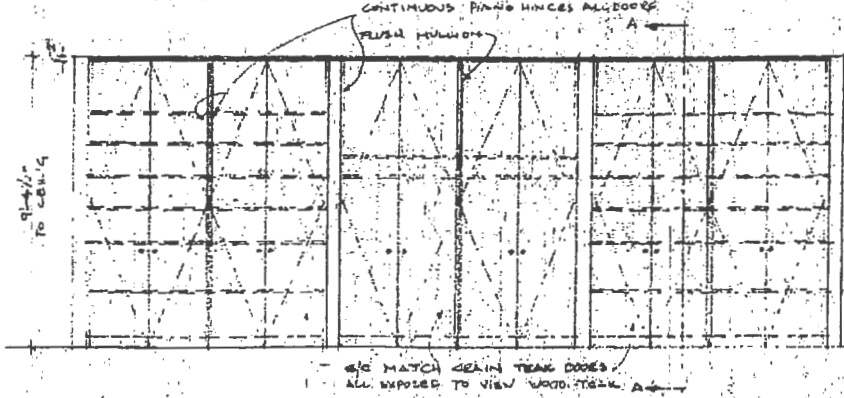


ELEVATION RM 27 STORAGE
SCALE 3/8" = 1'-0"

DETAIL (G1)

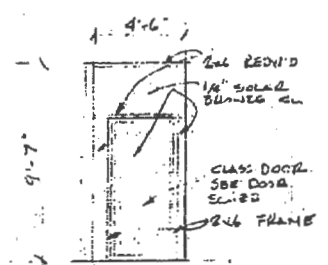


PLAN
SCALE 3/8" = 1'-0"

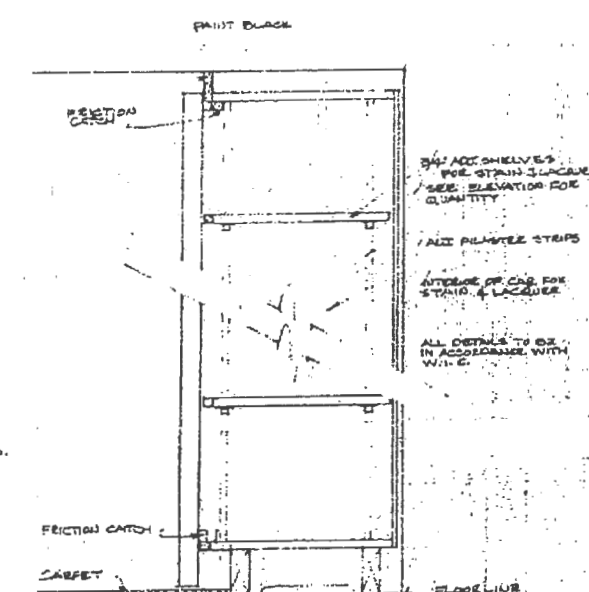
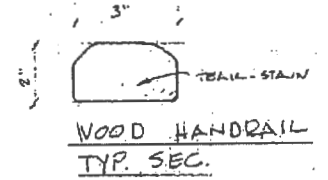
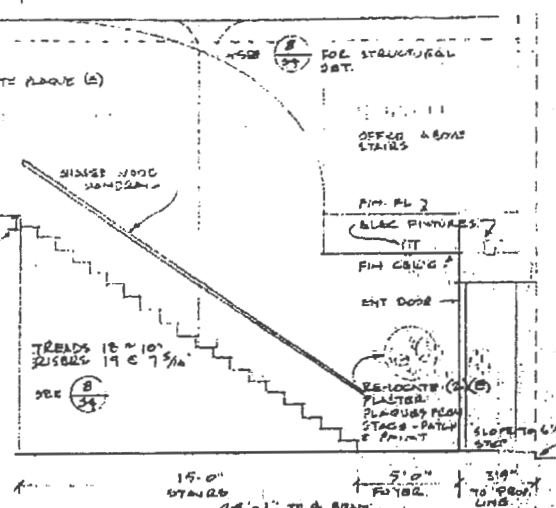


ELEVATION RM 27 STORAGE & CLOSET
SCALE 3/8" = 1'-0"

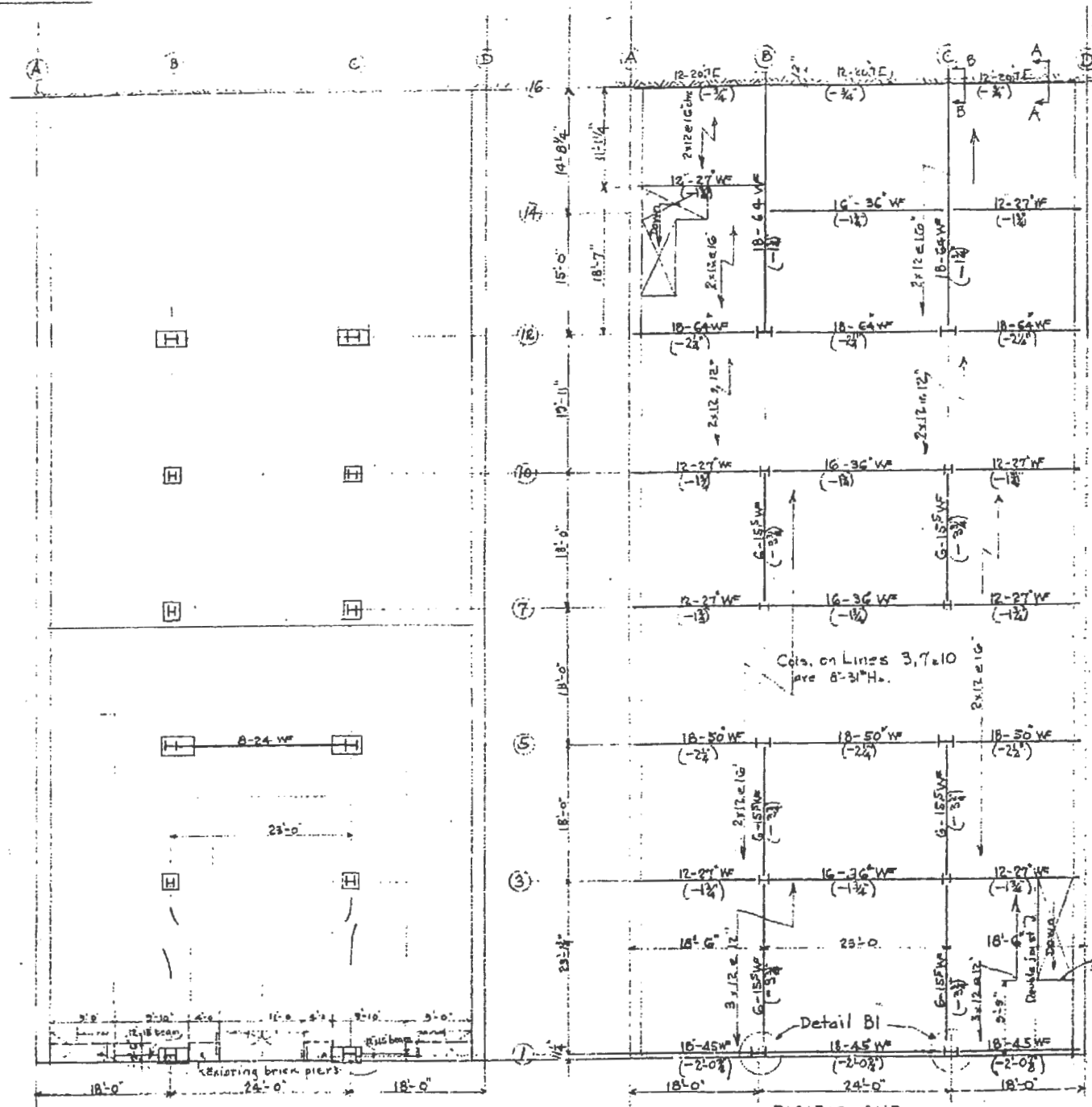
DETAIL (G2)



ELEVATION FOYER RM #6
OPPOSITE BRICK WALL
SCALE 1/4" = 1'-0"



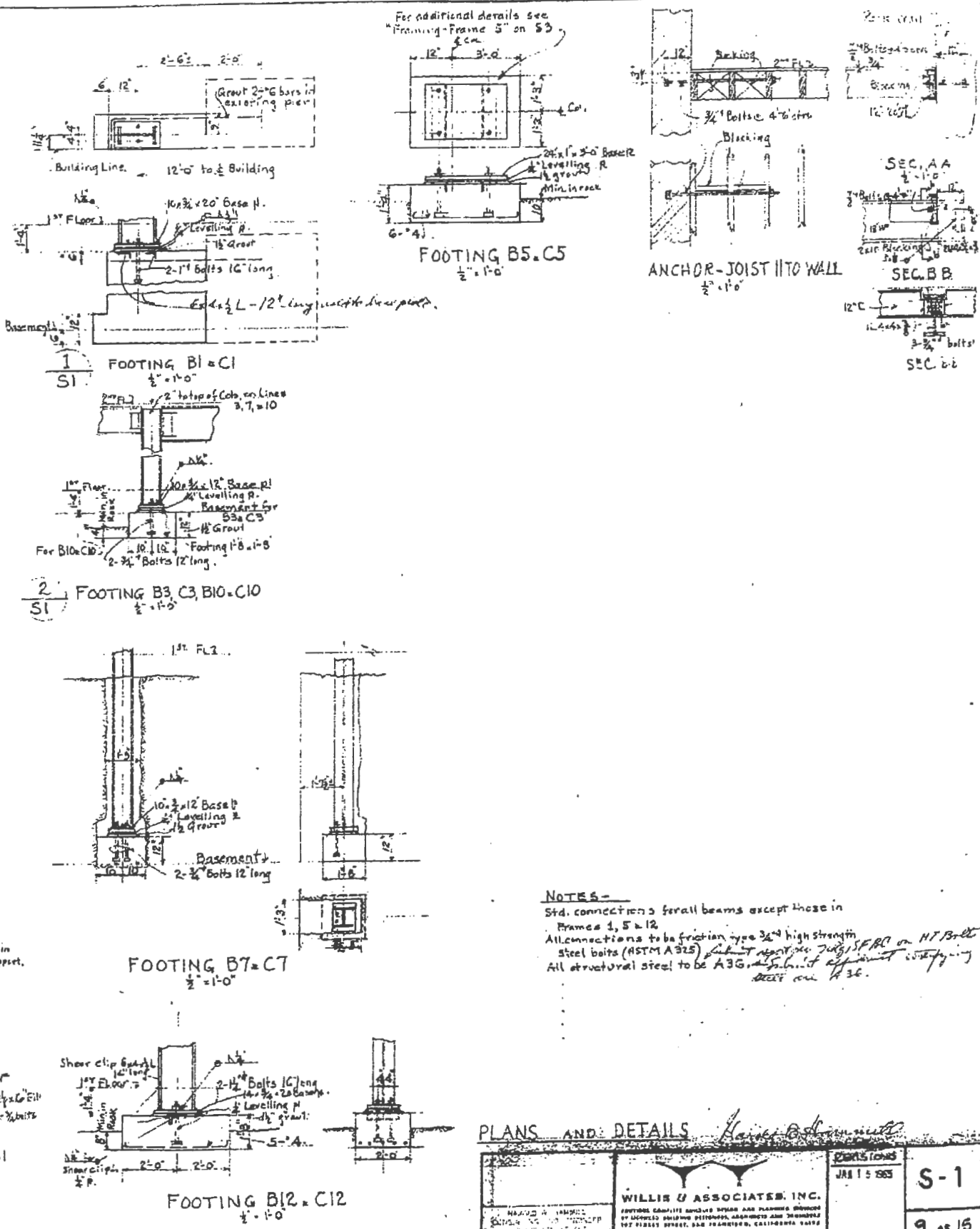
SECTION-AA
SCALE 3/8" = 1'-0"
INT. ELEVATIONS & CABINET DET.



PACIFIC AVE.
 FOUNDATION PLAN
 1/2" = 1'-0"

PACIFIC AVE.
 SECOND FLOOR PLAN
 1/8" = 1'-0"

Elev. Top of beam is given below Finish 2nd Floor and shown in ()

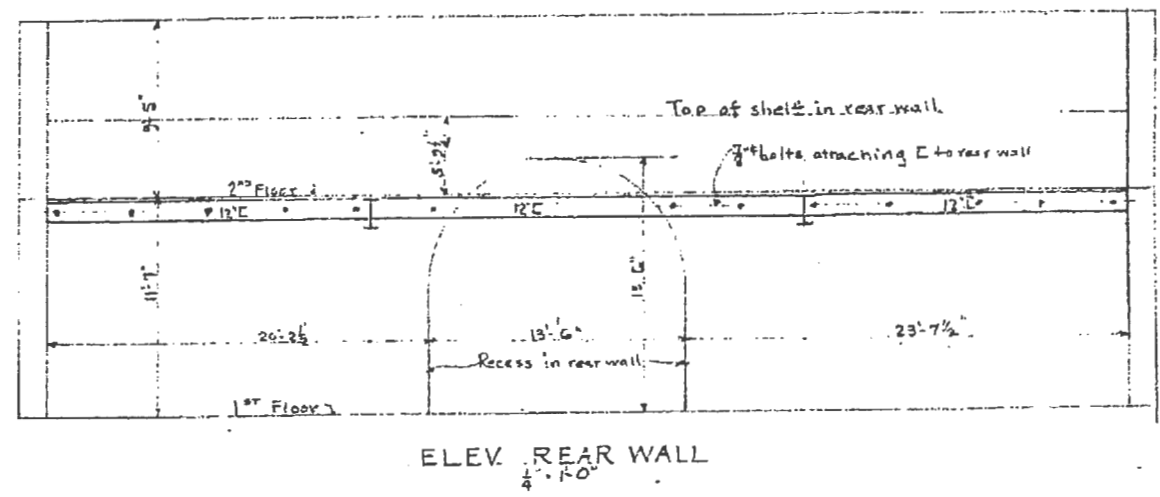
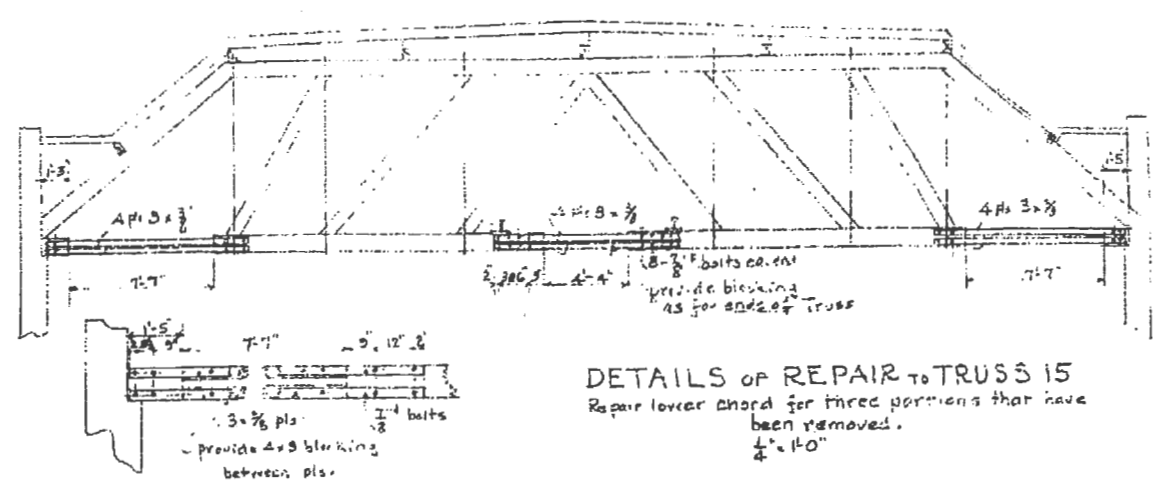
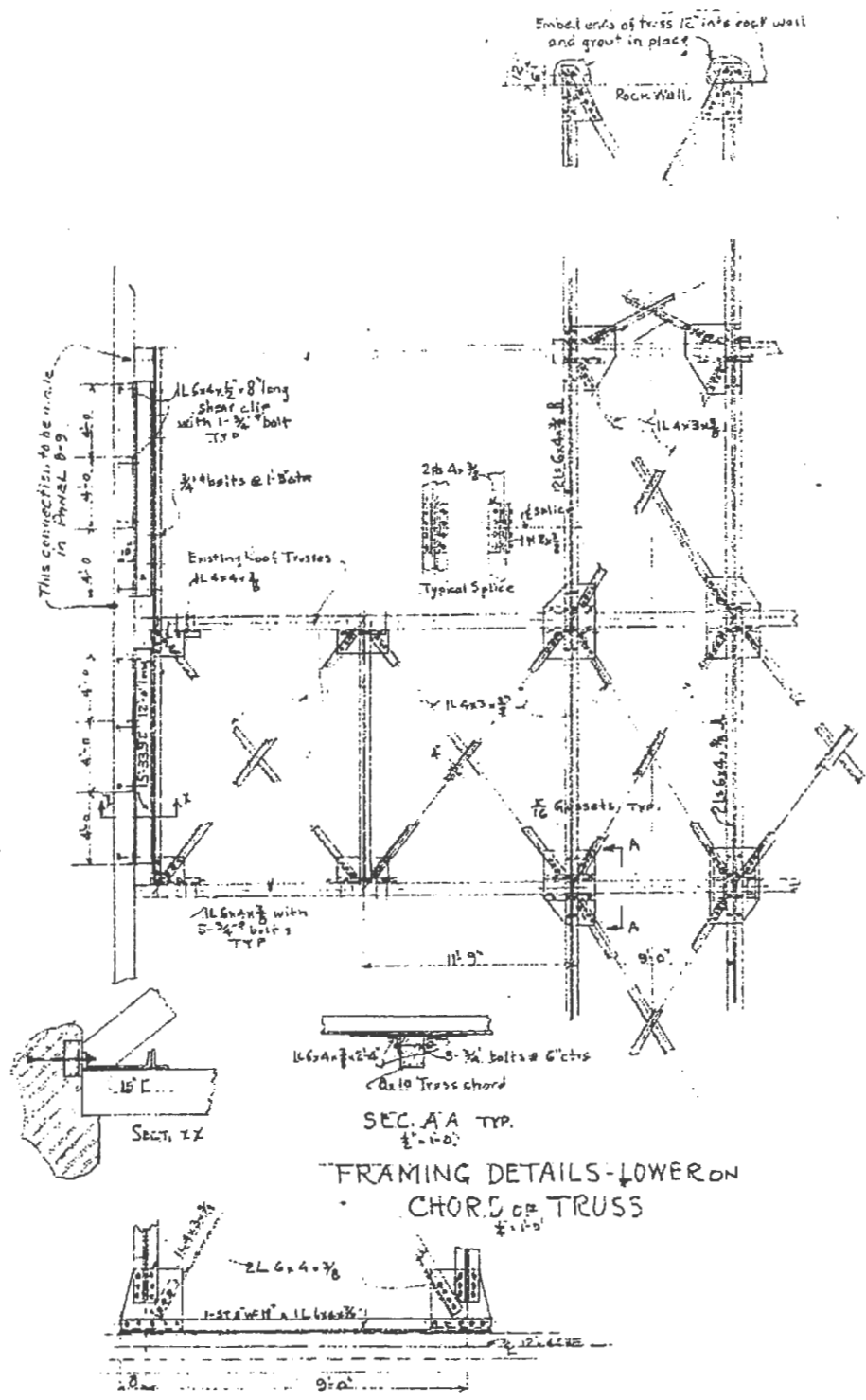
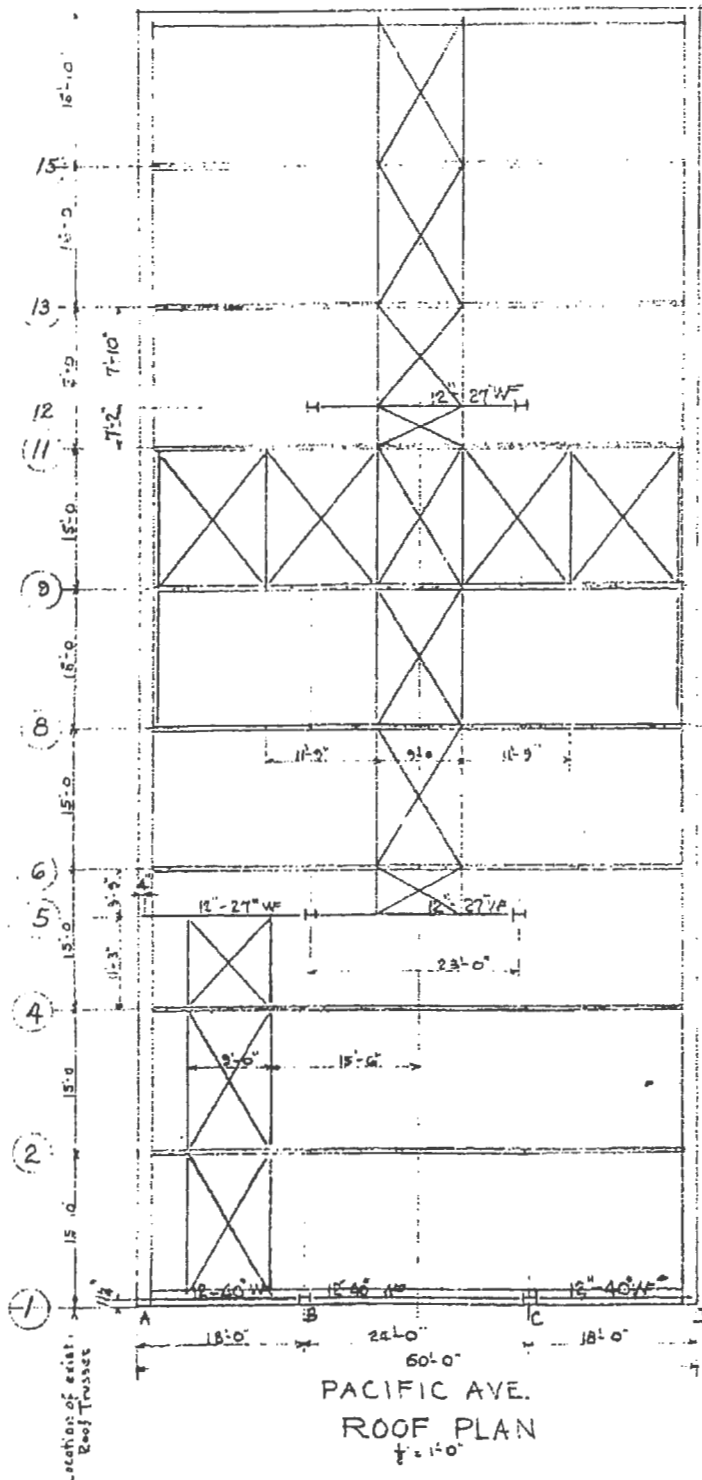


NOTES -
 Std. connections for all beams except those in Frames 1, 5 & 12.
 All connections to be friction type 3/4" high strength steel bolts (ASTM A325) *submit report July SFBC on HT Bolt*
 All structural steel to be A36 *submit report on A36*

310100/15

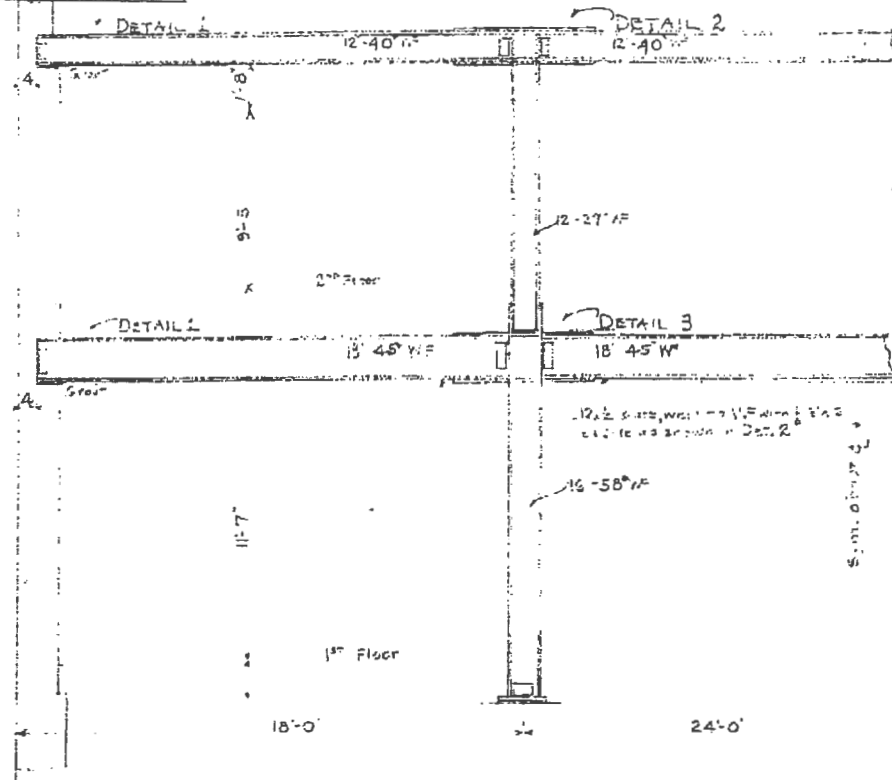
PLANS AND DETAILS *Raymond Smith*

WILLIS & ASSOCIATES, INC.		DATE: JAN 15 1935	S-1
1000 MARKET STREET, SAN FRANCISCO, CALIFORNIA		PROJECT NO. 310100	9 of 15

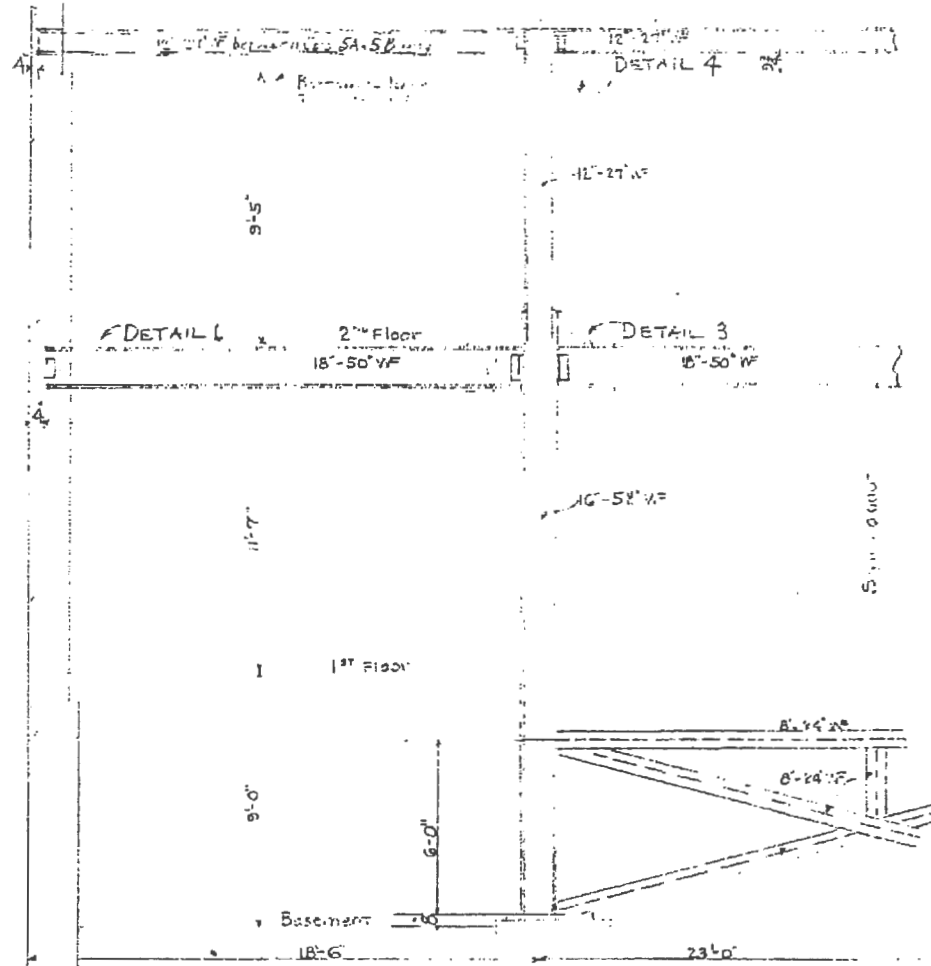


ROOF PLAN AND FRAMING *Harold B. Hanson*

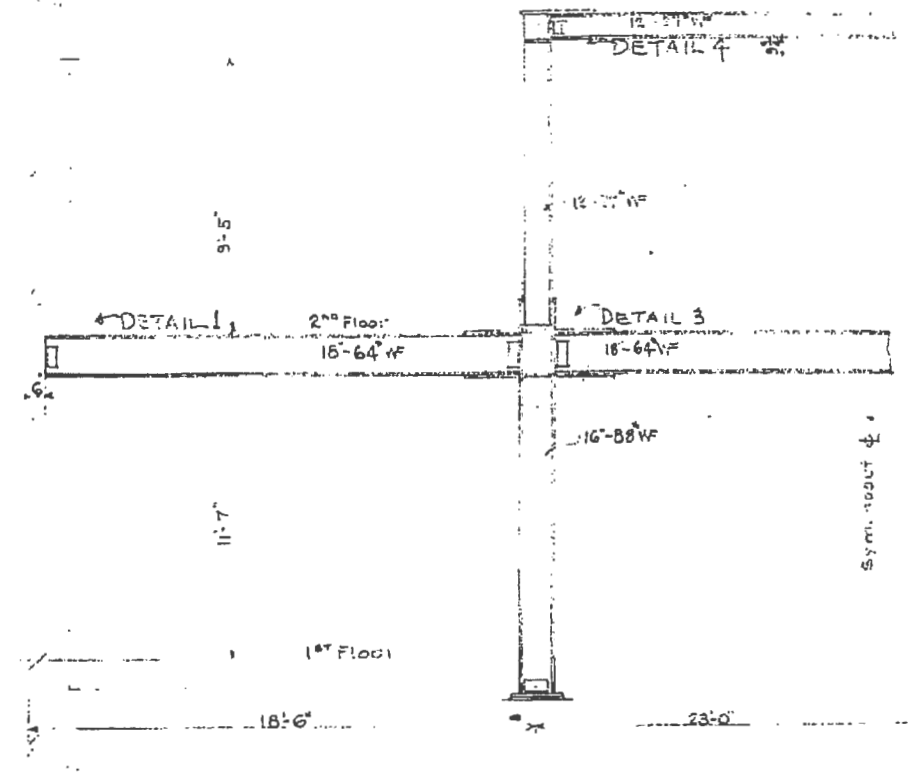
<p>WILLIS & ASSOCIATES, INC. REGISTERED ARCHITECTS, ENGINEERS AND PLANNERS 107 FIDELITY STREET, SAN FRANCISCO, CALIFORNIA 94111</p>	<p>REVISIONS JAN 1 1985</p>	<p>S-2</p>
	<p>10 of 15</p>	



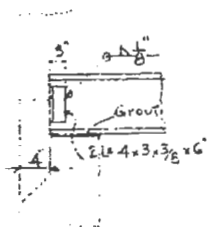
FRAME 1
 $\frac{3}{8} \times 1'-0"$



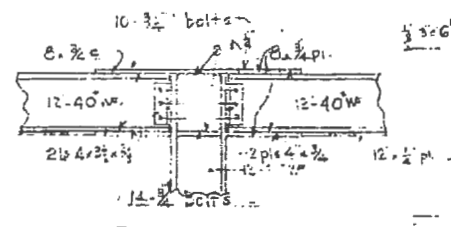
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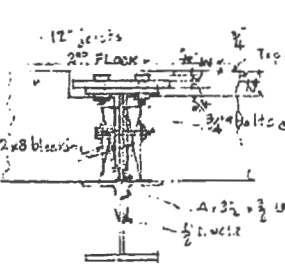
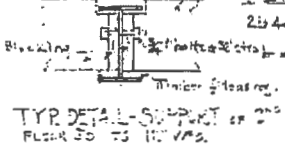
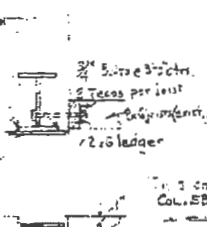
FRAME 12
 $\frac{3}{8} \times 1'-0"$



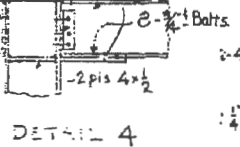
DETAIL 1



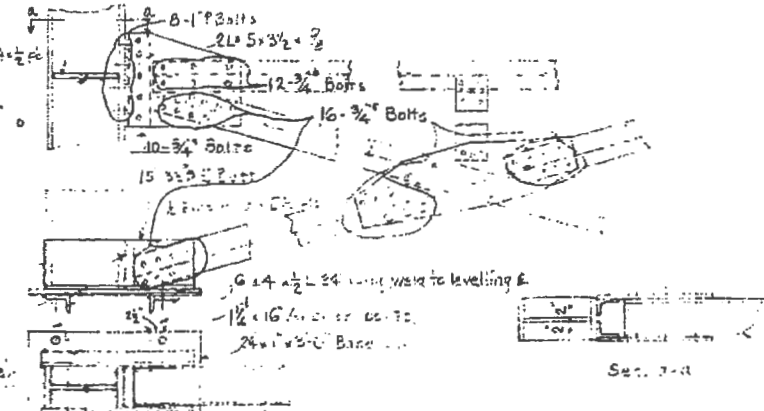
DETAIL 2



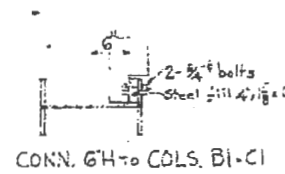
TYP. DETAIL - SUPPORT OF 2ND FLOOR JOISTS ON 16-18 WFs



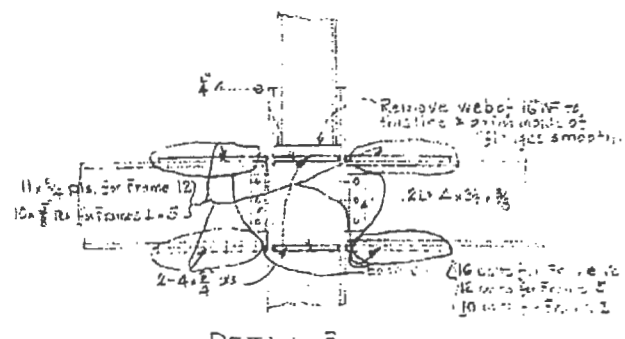
DETAIL 4



DETAIL 5 - FRAMING TO 1ST FLOOR



CONN. 6x6 TO COLS. B1-C1

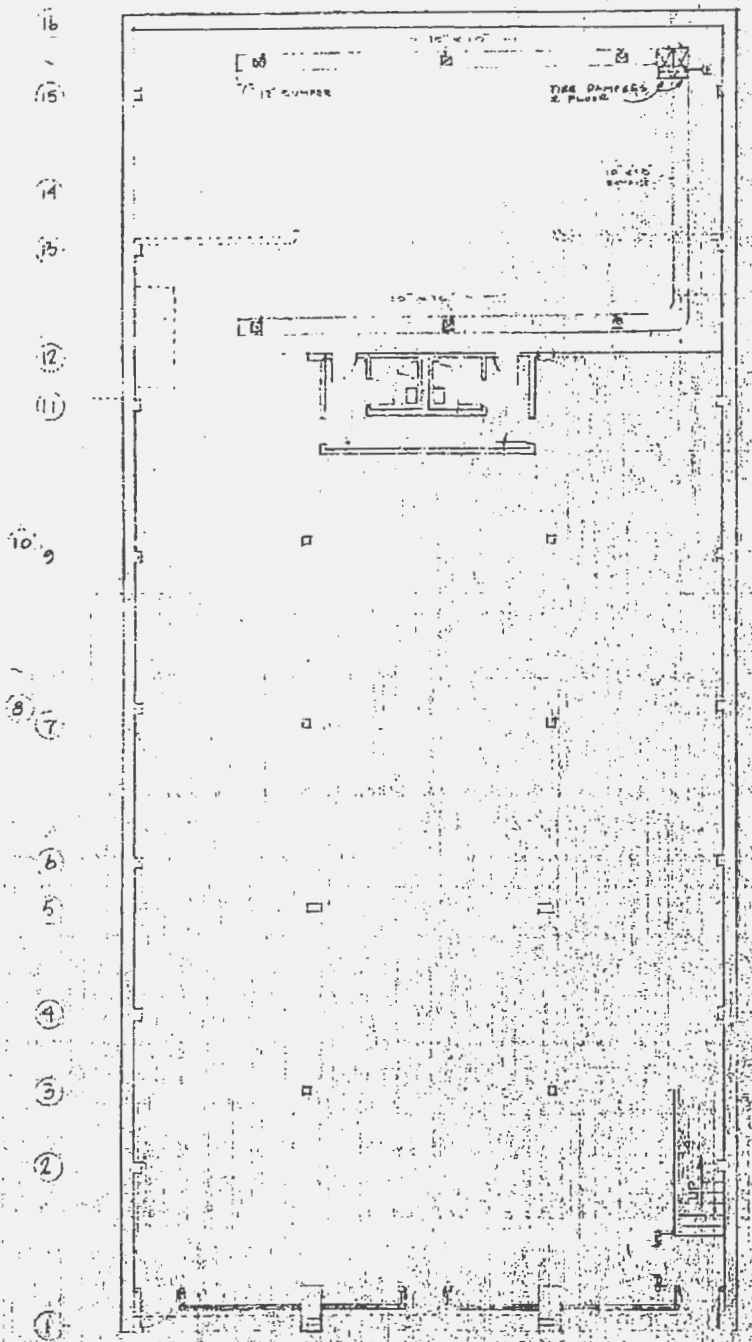


DETAIL 3

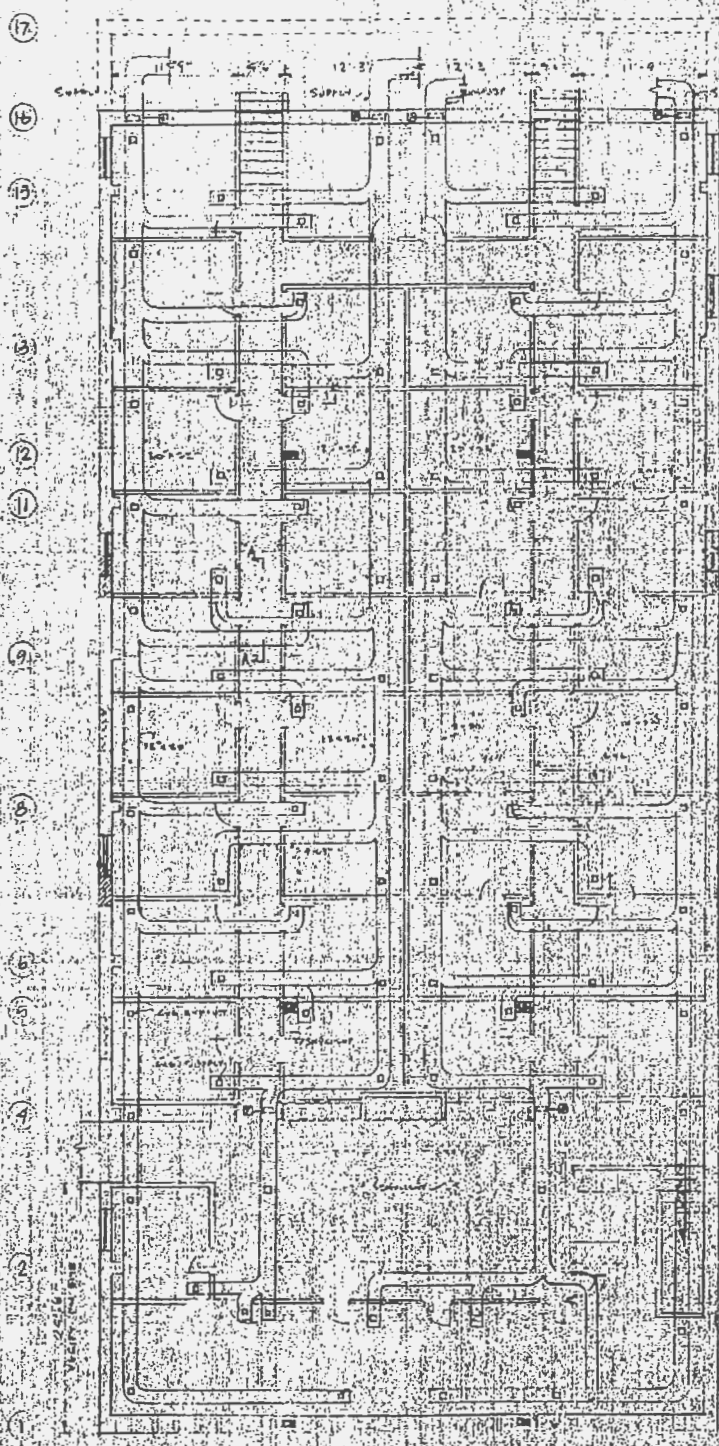
Scale for details: 3/8" = 1'-0" except as noted.

DETAILS AND LATERAL FRAMING

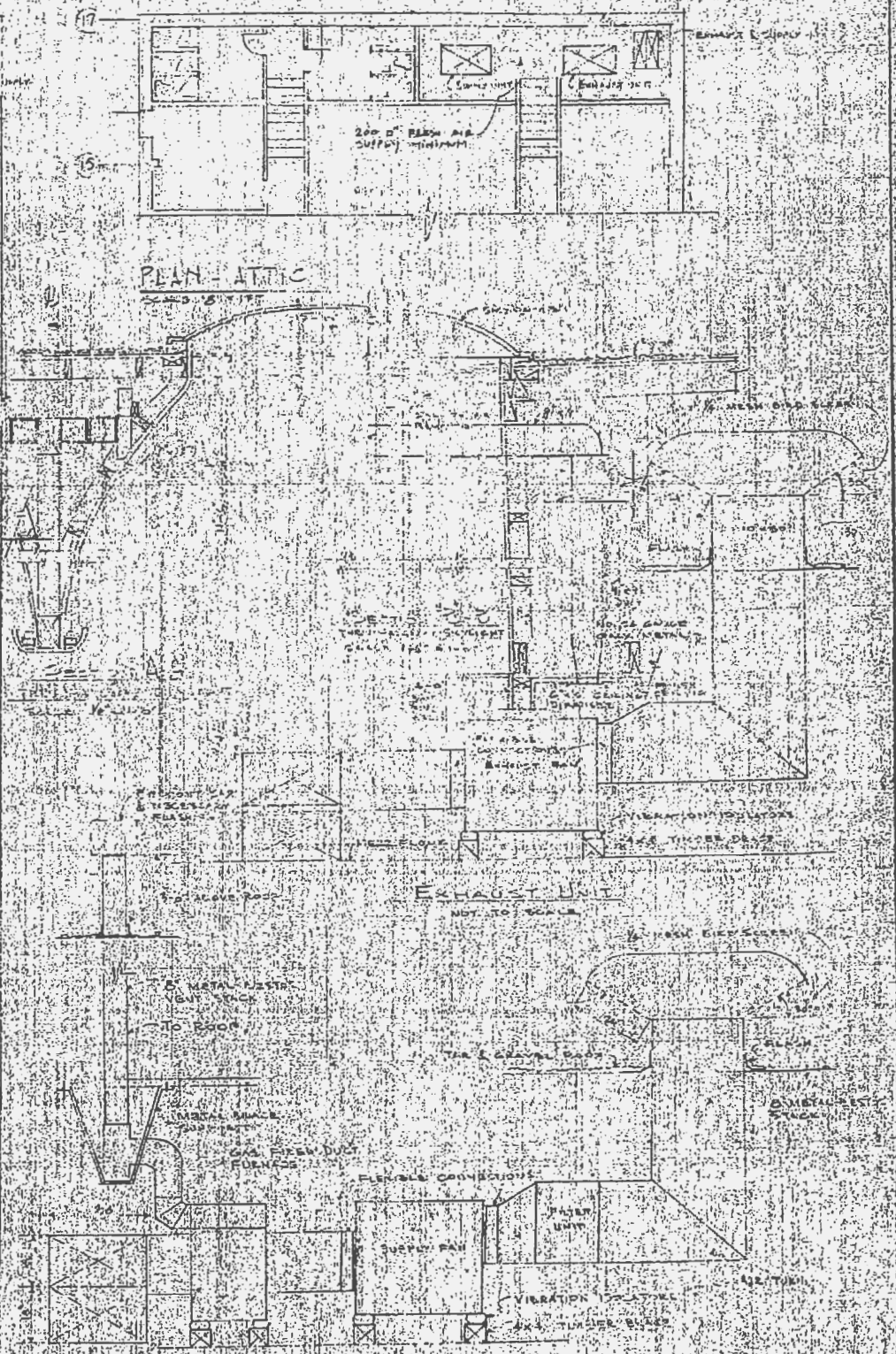
<p>WILLIS & ASSOCIATES, INC. 107 FINEST STREET, SAN FRANCISCO, CALIFORNIA 94103</p>	<p>DATE: JAN 15 1965 DRAWING NO: NATZ 3-255</p>	<p>S-3 11 of 11</p>
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PLAN - 1st FLOOR



PLAN - 2nd FLOOR



PLAN - ATTIC

EXHAUST UNIT

SUPPLY UNIT

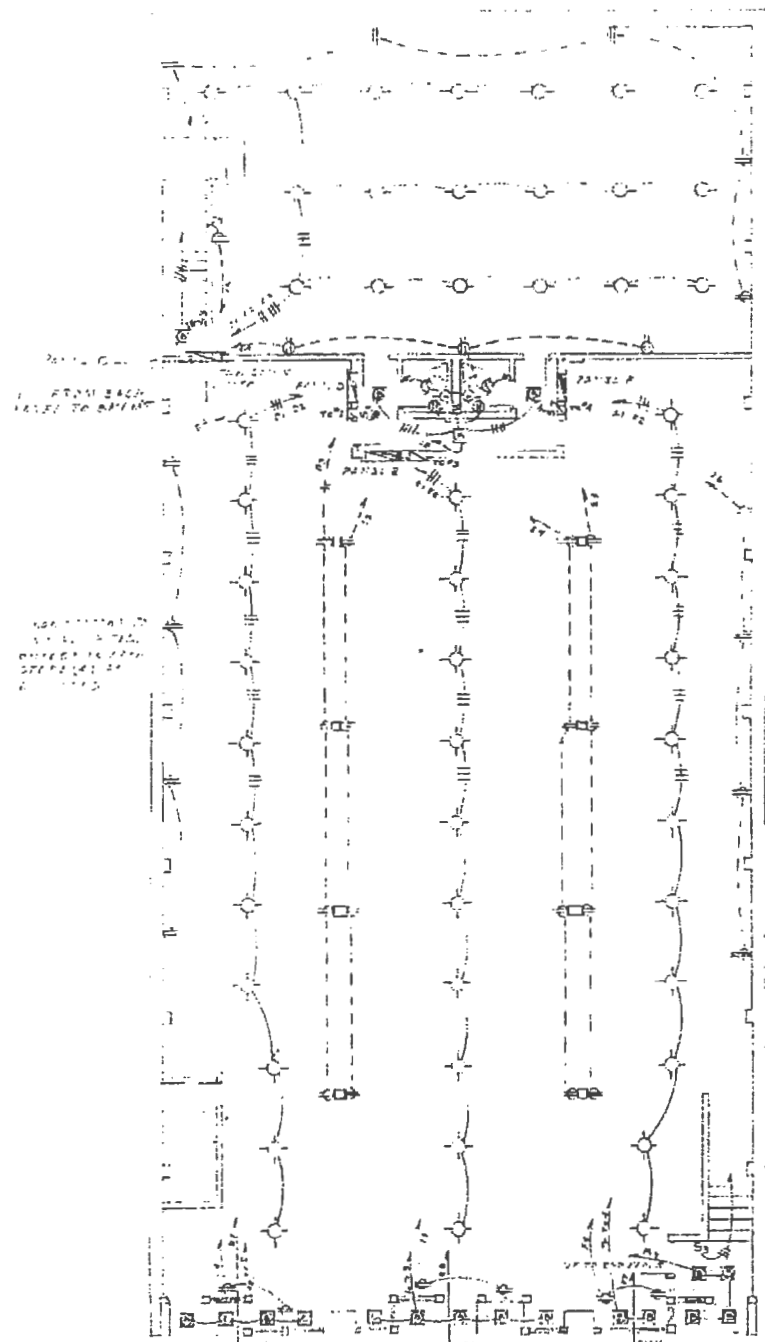
MECHANICAL PLAN & DETAILS

LEGEND



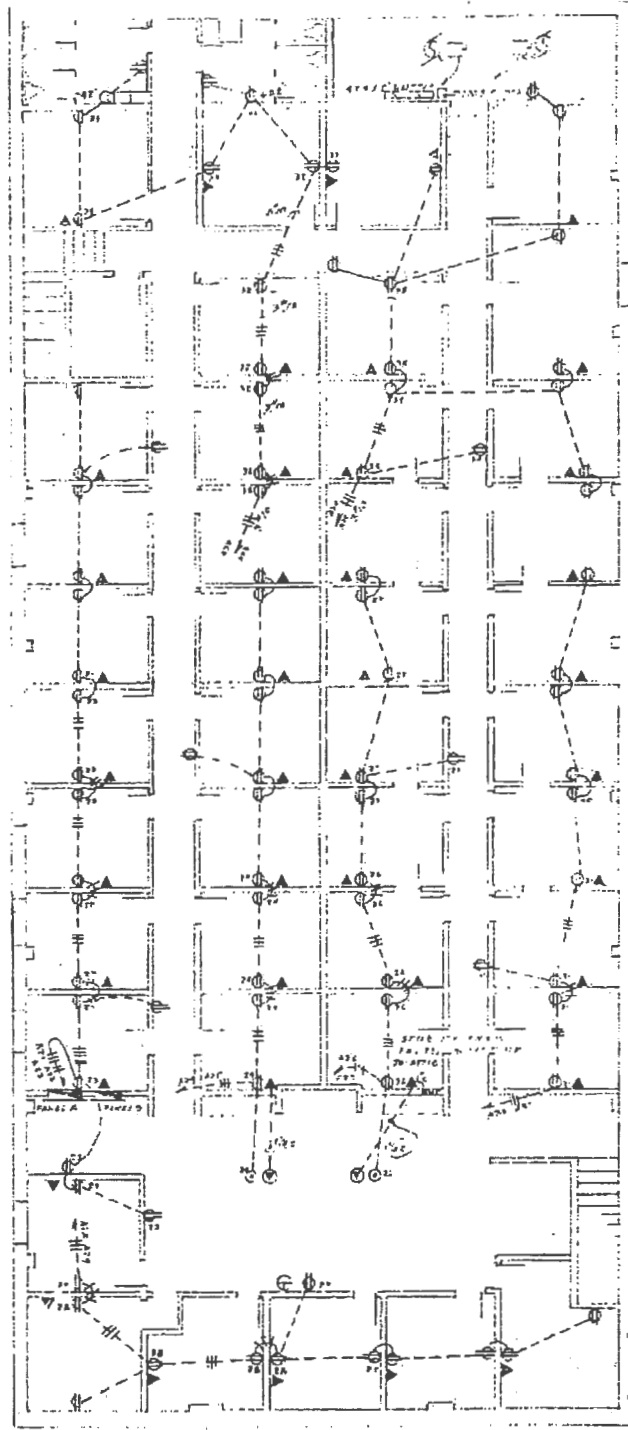
WILLIS ASSOCIATES, INC.
MECHANICAL ENGINEERS
1000 CALIFORNIA STREET, SAN FRANCISCO, CALIFORNIA

REVISIONS	13
13 OF 15	



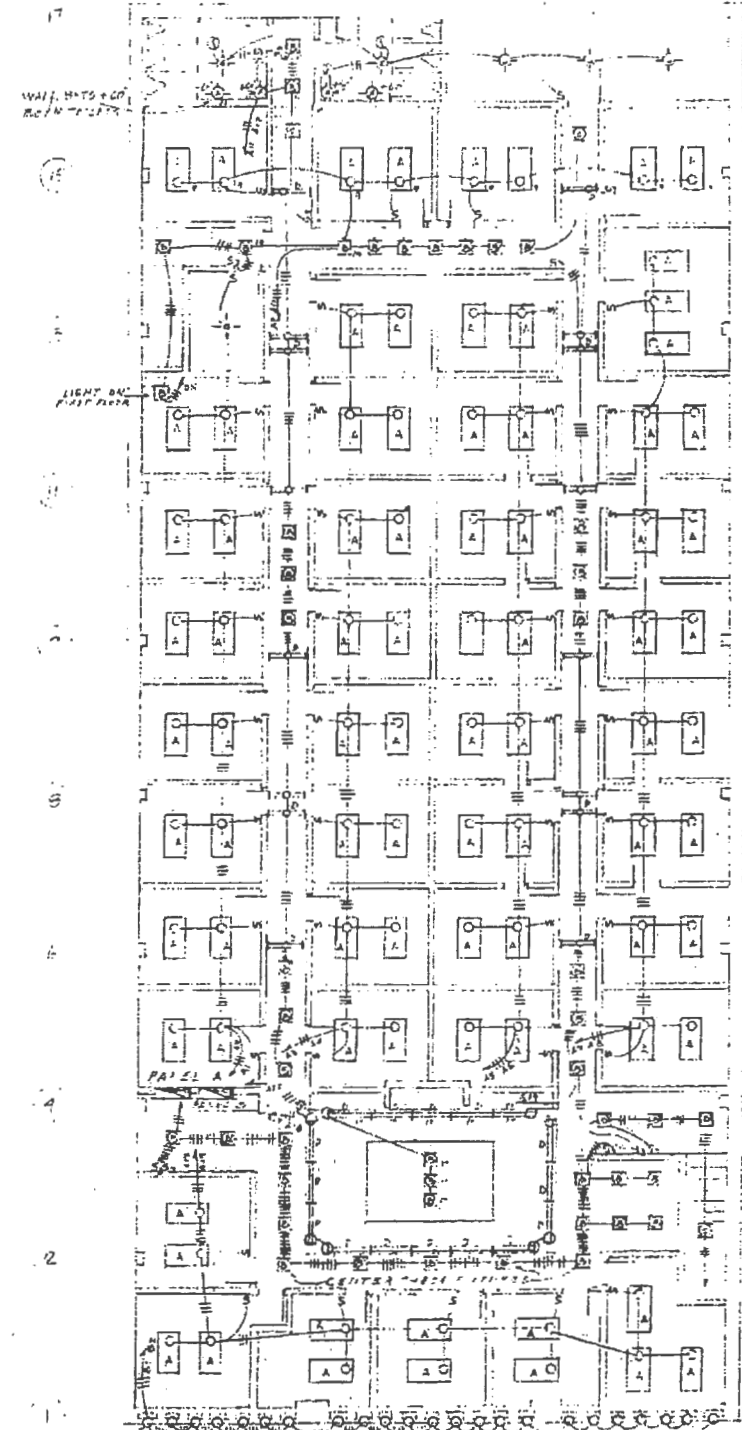
FIRST FLOOR

SCALE 1/8" = 1'-0"



2ND FLOOR

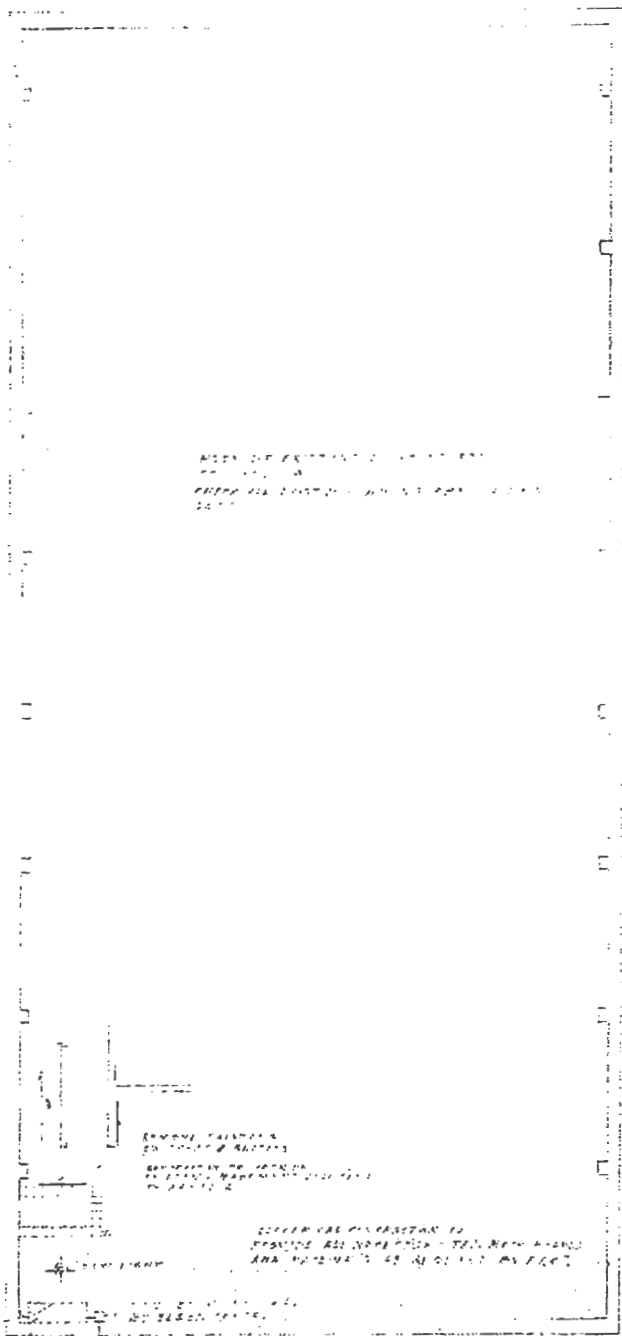
NOTE: ALL WALL DUPLEX OUTLETS UNLESS OTHERWISE NOTED TO BE 4" ABOVE FLOOR LEVEL & POSITIONED HORIZONTALLY; SWITCHES TO BE MOUNTED ALL SWITCHES, THERMOSTATS ALSO CONTROLS TO BE 42" FROM FINISH FLOOR.



2ND FLOOR

ELECTRICAL PLAN

 MILLER & SCOVILLE, INC. <small>REGISTERED ELECTRICAL ENGINEERS AND TRAINING SUBJECTS 1000 CALIFORNIA STREET, SAN FRANCISCO, CALIFORNIA 94108</small>	REVISIONS
	14



PANEL A
 120V-230V-10-3-W-RE

NO	POLES	TRIP	LOAD
1	20	LIGHTS	1535
2	20	LIGHTS	1300
3	1		536
4	1		1536
5	1		1536
6	1		1536
7	1		1536
8	1		1730
9	1		1536
10	1		1450
11	1		1400
12	1		1400
13	1		1150
14	1		1350
15	1		900
16	1		1500
17	1		900
18	1		1000
19	1		1100
20	1		1100
21	1	RECEPTILES	1000
22	1		900
23	1		1000
24	1		1000
25	1		1000
26	1		1000
27	1		1000
28	1		1000
29	1		1000
30	1		1000
31	1		1000
32	1		1000
33	1		1000
34	1		900
35	1		900
36	2	40 PANEL B VIA TC #1	900
37	2	20 LIGHTS 5-FLR	4050
38	1		
39	1		
40	1		
41	1		

PANEL B
 120-230V-10-1-WIRE

NO	POLES	TRIP	LOAD
1	20	LIGHTS	1650
2	20	LIGHTS	600
3	1		
4	1		
5	1		
6	1		

PANEL C
 120-230V-10-1-WIRE

NO	POLES	TRIP	LOAD
1	20	LIGHTS	1500
2	20	LIGHTS	1500
3	1		
4	1		
5	1		
6	1		
7	1		
8	1		
9	1		
10	1		

PANEL D
 120-230V-10-1-WIRE

NO	POLES	TRIP	LOAD
1	20	LIGHTS	900
2	20	LIGHTS	900
3	1		
4	1		
5	1		
6	1		
7	1		
8	1		
9	1		
10	1		

PANEL E
 120-230V-10-1-WIRE

NO	POLES	TRIP	LOAD
1	20	LIGHTS	900
2	20	LIGHTS	900
3	1		
4	1		
5	1		
6	1		
7	1		
8	1		
9	1		
10	1		

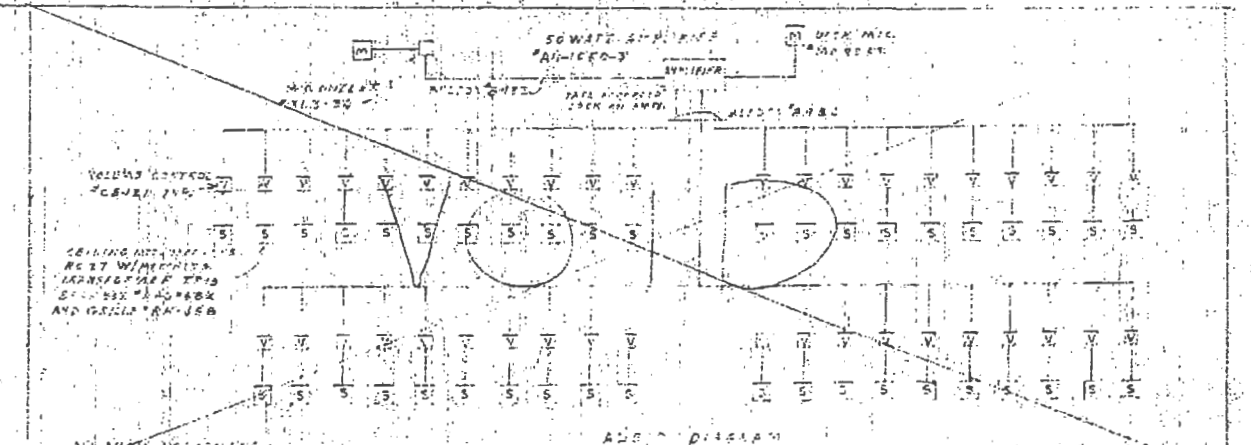
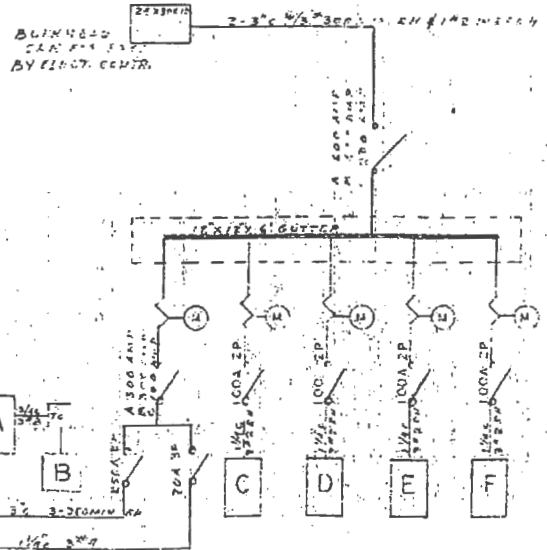
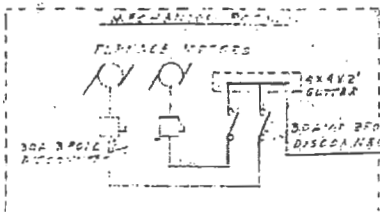
PANEL F
 120-230V-10-1-WIRE

NO	POLES	TRIP	LOAD
1	20	LIGHTS	900
2	20	LIGHTS	900
3	1		
4	1		
5	1		
6	1		
7	1		
8	1		
9	1		
10	1		

FEATURE SCHEDULE

LETTER	DESCRIPTION	QUANTITY	UNIT
A	KNOTON 4-400-21	2	SWITCHES
B	LIGHTOLIER 7-32	150	RAV
C	" " 7-700-1	150	RAV
D	STRIP LIGHT	1	1-100124J
E	LIGHTOLIER 5703	3	75 A
F	KNOTON K-4200-5	5	W/LAMPS
G	PORC KEYLESS	1	100 A
H	PRESCOLITE 5100	1	1-100 124
J	PRESCOLITE WB 1R	2	100A

BASEMENT



ELECTRICAL PANELS & DETAILS

WILLIS A. JONES, INC.
 ENGINEERS, ARCHITECTS AND PLANNING ENGINEERS
 107 FIFTH STREET, SAN FRANCISCO, CALIFORNIA 94102

REVISIONS

15
 15.05.15

ARCHITECTURE
PLANNING & RESEARCH
MATERIALS CONSERVATION

1000 Sansome Street, Suite 200
San Francisco, California 94108
415.362.5154 / 415.362.5560 fax

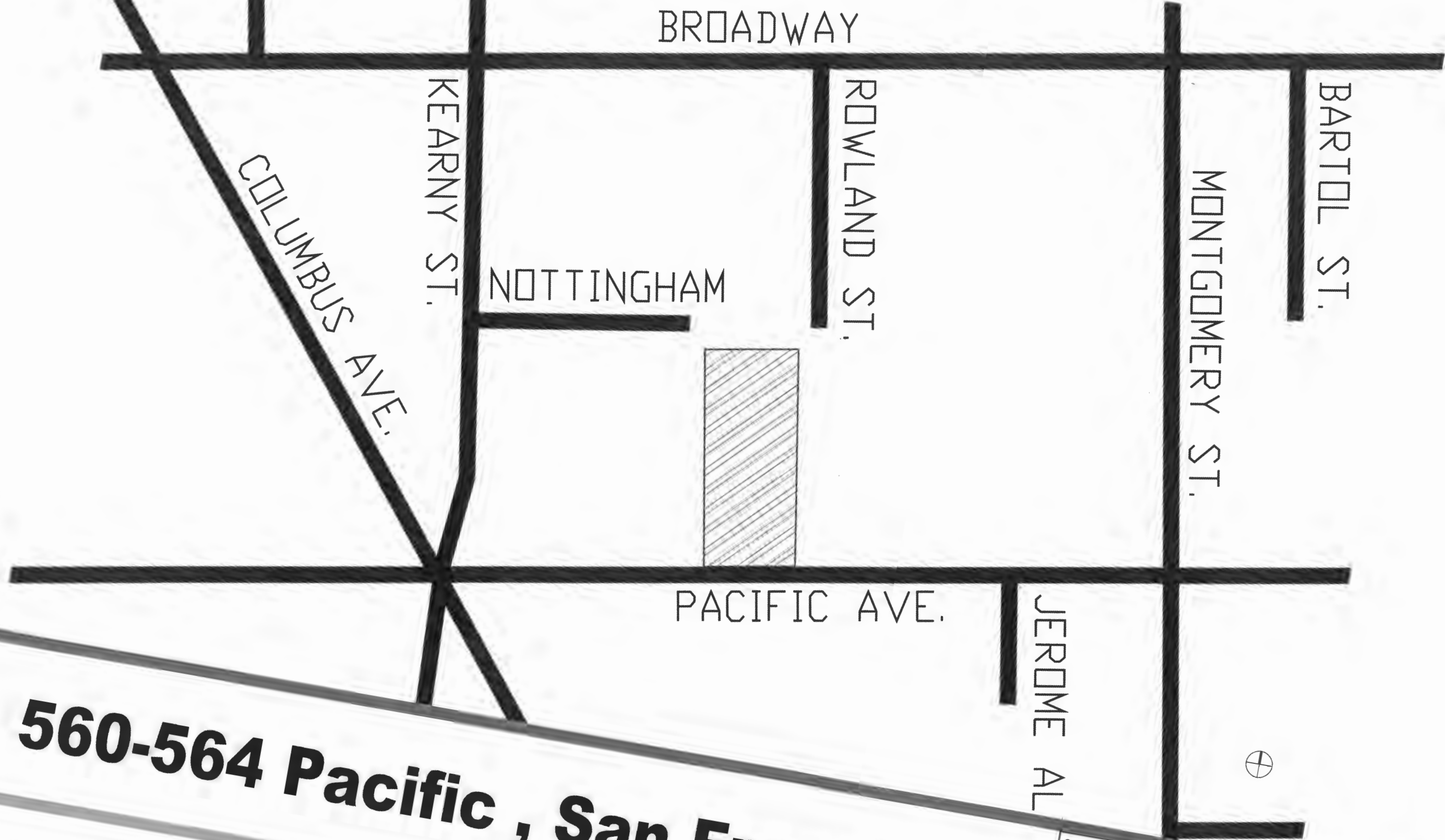
2401 C Street, Suite B
Sacramento, California 95816
916.930.9903 / 916.930.9904 fax

417 S. Hill Street, Suite 211
Los Angeles, California 90013
213.221.1200 / 213.221.1209 fax



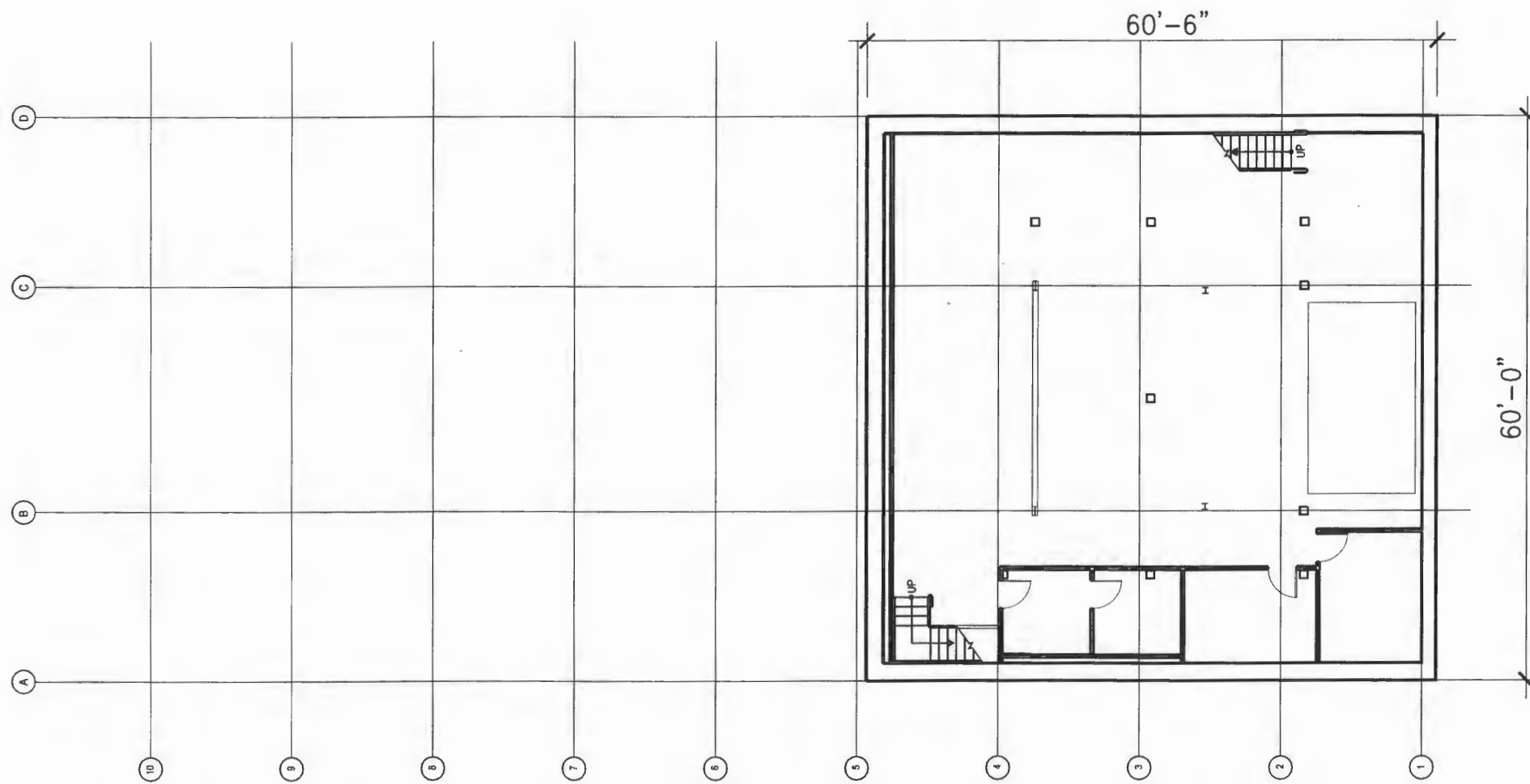
560-564 Pacific , San Francisco

Sheet Title.	cover	studio TMT planning / architecture / interiors
Sheet No.	0	
Proj. Review Meeting	6-2-2011	4131 Los Arabis Drive Lafayette, CA 94549 Tel: 925.385.1950 Fax: 925.299.8821
Scale		



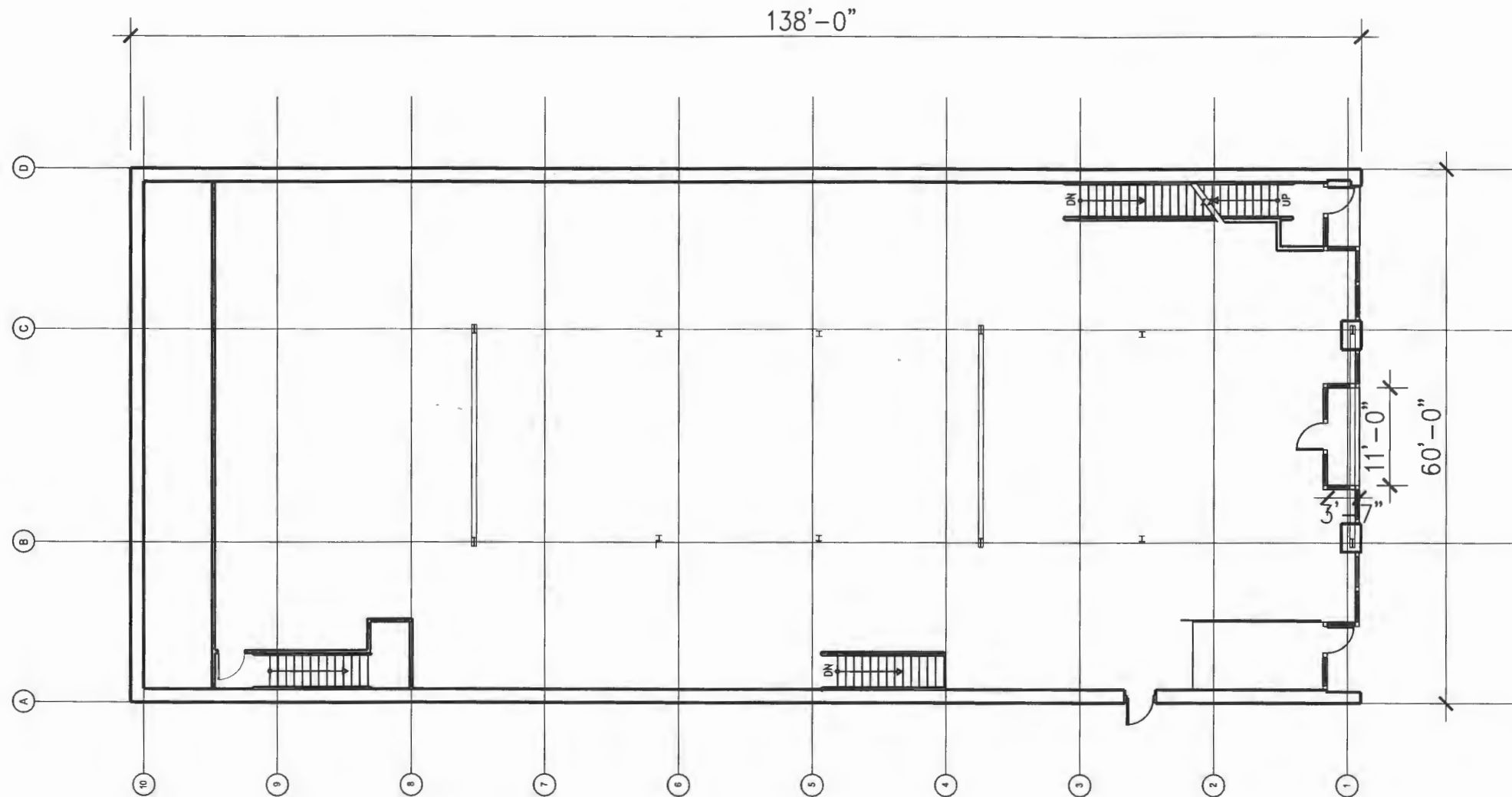
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Sheet Title.	site plan	studio TMT planning / architecture / interiors
Sheet No.	1	
Proj. Review		



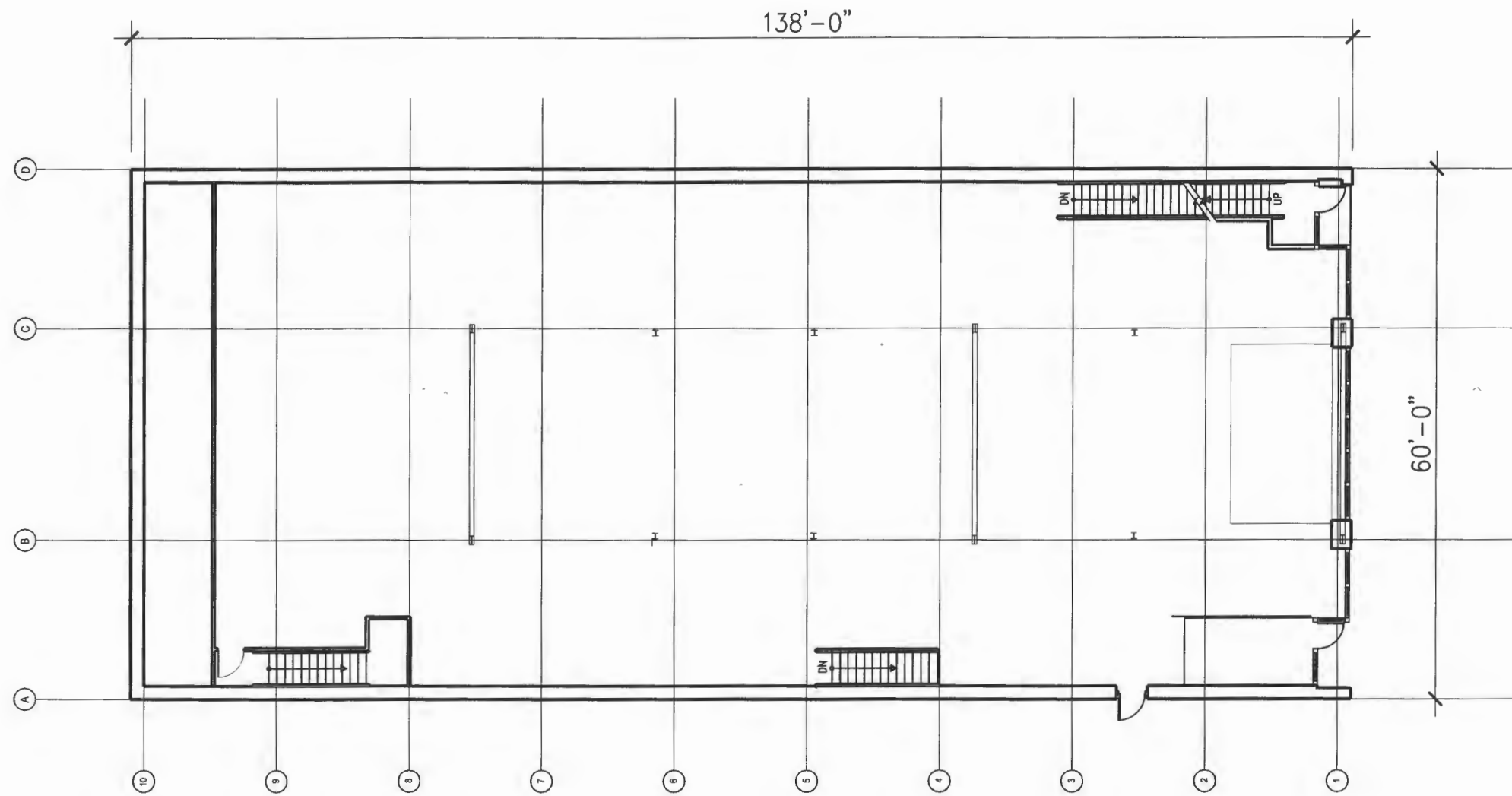
560-564 Pacific , San Francisco

Sheet Title.	basement plan	studio TMT planning / architecture / interiors 4131 Los Arabis Drive Lafayette, CA 94549 Tel: 925.385.1950 Fax: 925.299.8821
Sheet No.	2	
Proj. Review Meeting	6-2-2011	
Scale	1/16" = 1'-0"	



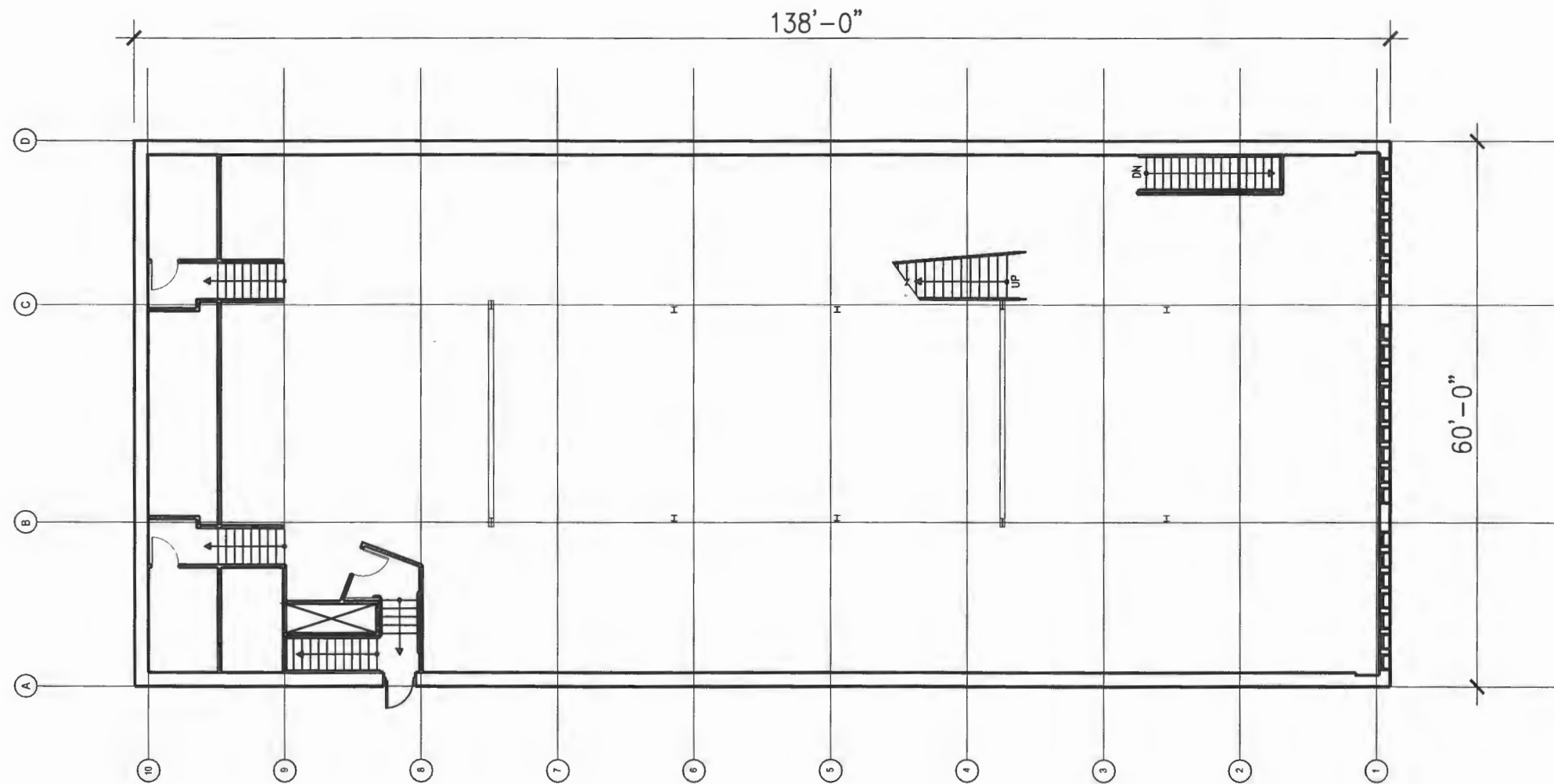
560-564 Pacific , San Francisco

Sheet Title.	existing ground fl. plan	studio TMT planning / architecture / interiors 4131 Los Arabis Drive Lafayette, CA 94549 Tel: 925.385.1950 Fax: 925.299.8821
Sheet No.	3	
Proj. Review Meeting	6-2-2011	
Scale	1/16" = 1'-0"	



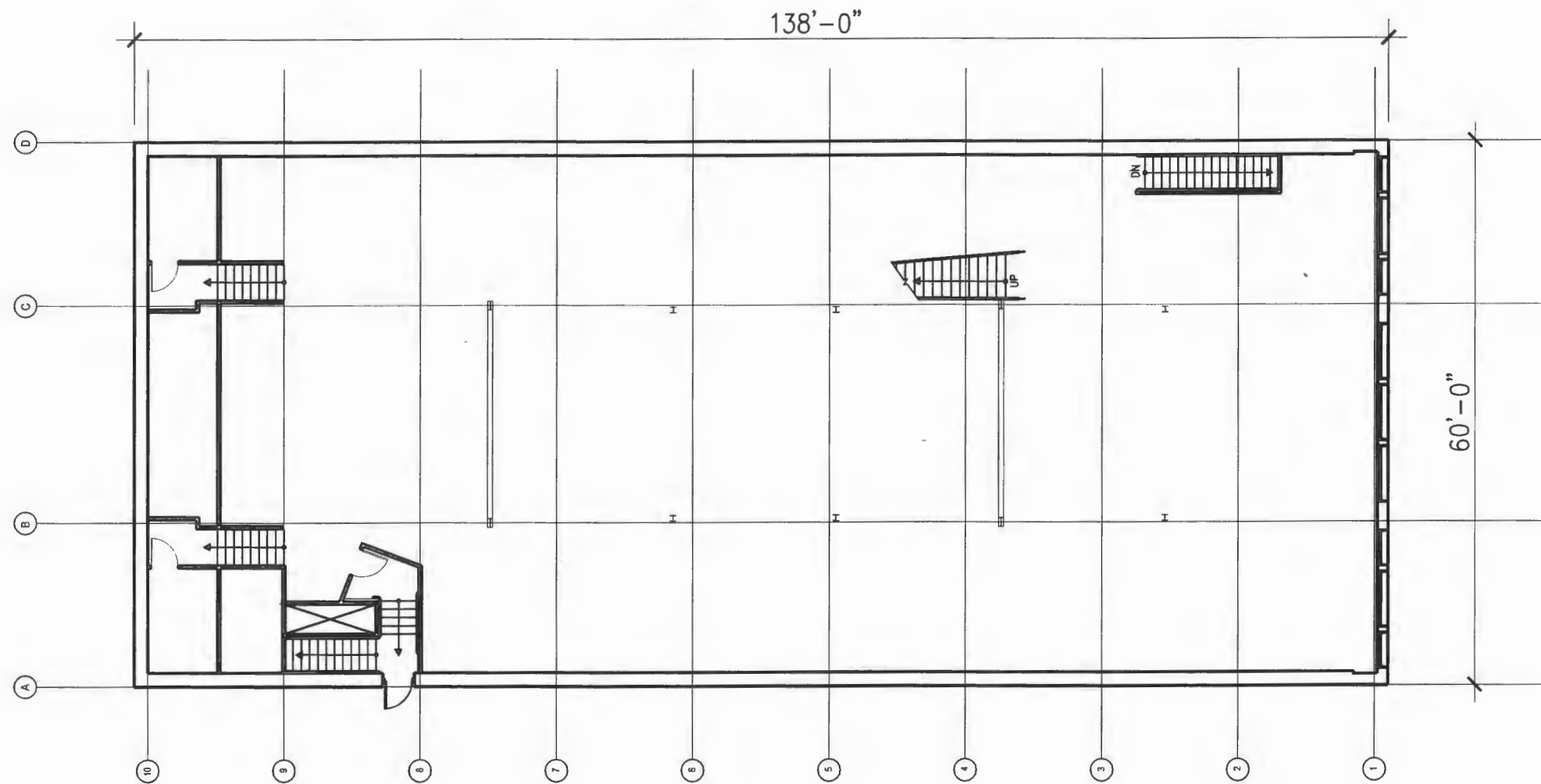
560-564 Pacific , San Francisco

Sheet Title.	proposed ground fl. plan	studio TMT planning / architecture / interiors 4131 Los Arabis Drive Lafayette, CA 94549 Tel: 925.385.1950 Fax: 925.299.8821
Sheet No.	4	
Proj. Review Meeting	6-2-2011	
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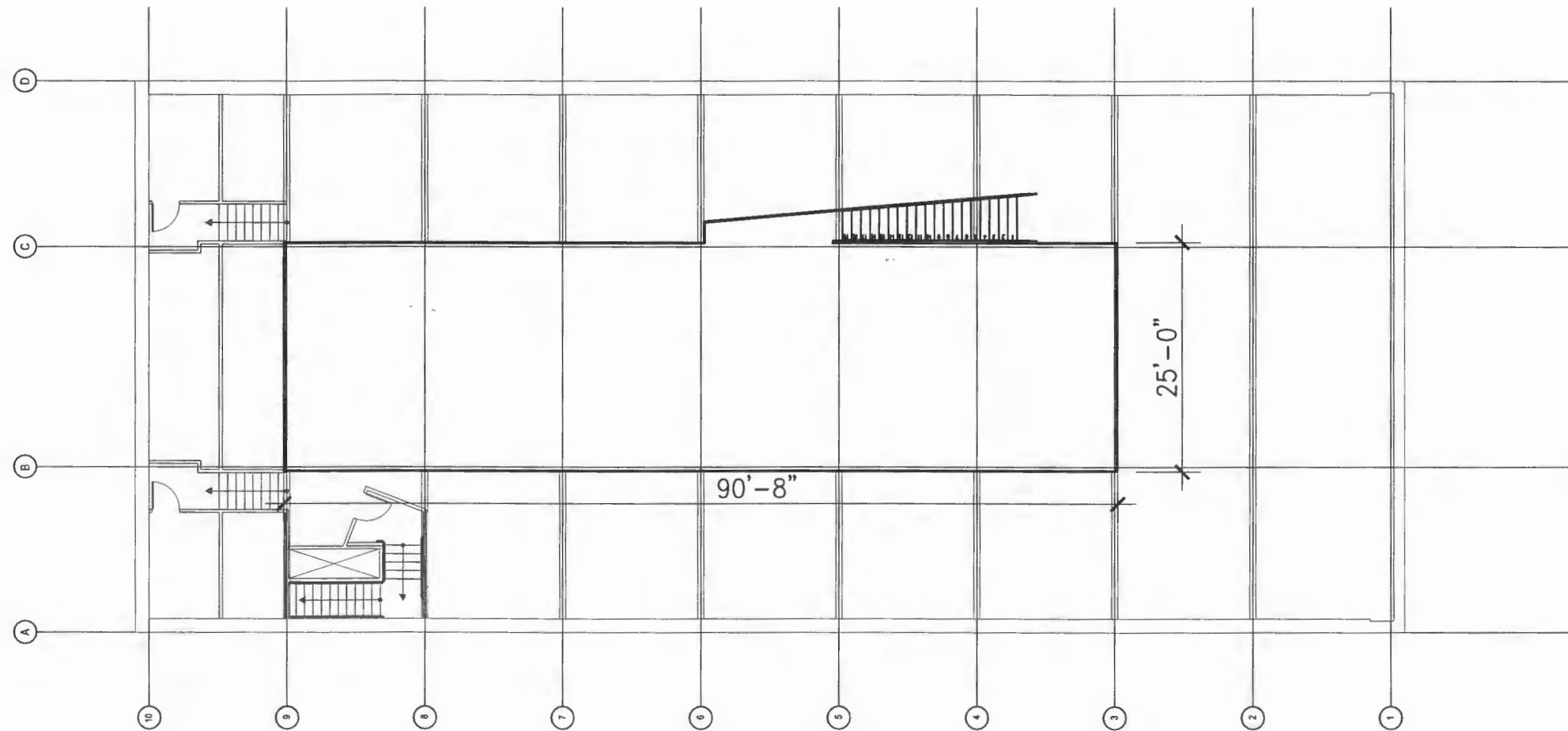
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Sheet Title.	existing 2nd fl. plan	studio TMT planning / architecture / interiors 4131 Los Arabis Drive Lafayette, CA 94549 Tel: 925.385.1950 Fax: 925.299.8821
Sheet No.	5	
Proj. Review Meeting	6-2-2011	
Scale	1/16" = 1'-0"	



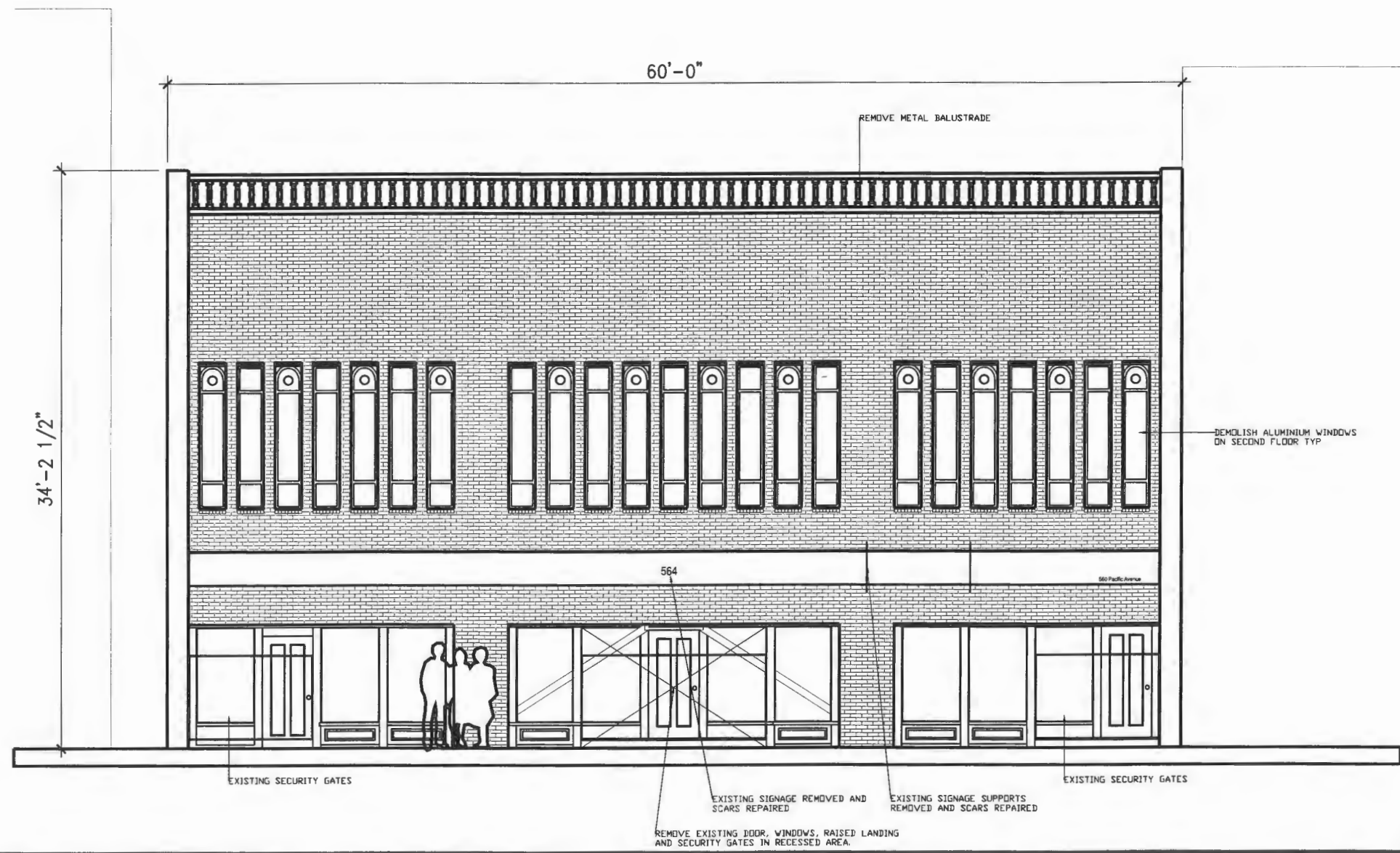
560-564 Pacific , San Francisco

Sheet Title.	proposed 2nd fl. plan	studio TMT planning / architecture / interiors 4131 Los Arabis Drive Lafayette, CA 94549 Tel: 925.385.1950 Fax: 925.299.8821
Sheet No.	6	
Proj. Review Meeting	6-2-2011	
Scale	1/16" = 1'-0"	



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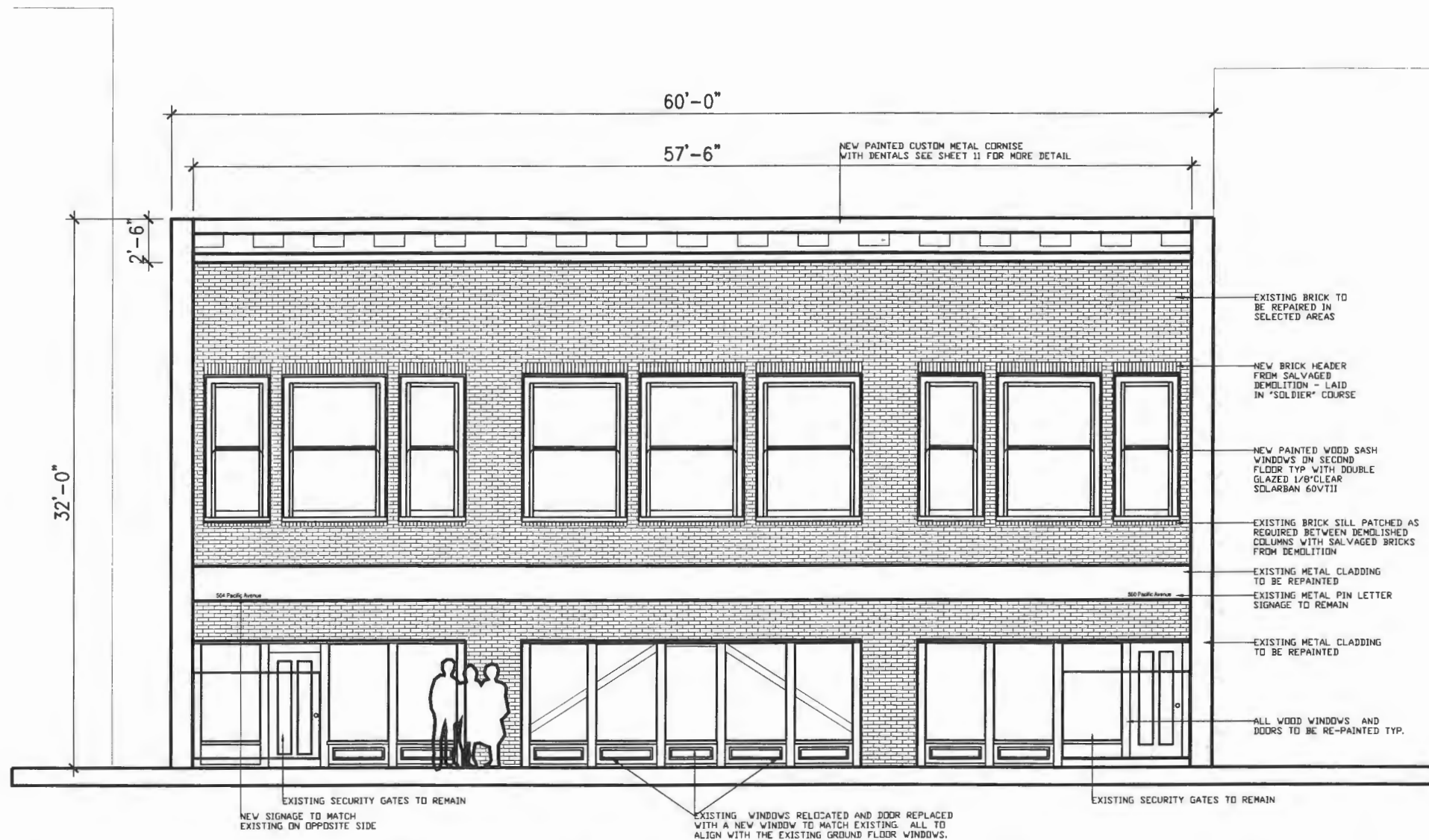
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Scale	1/16" = 1'-0"	



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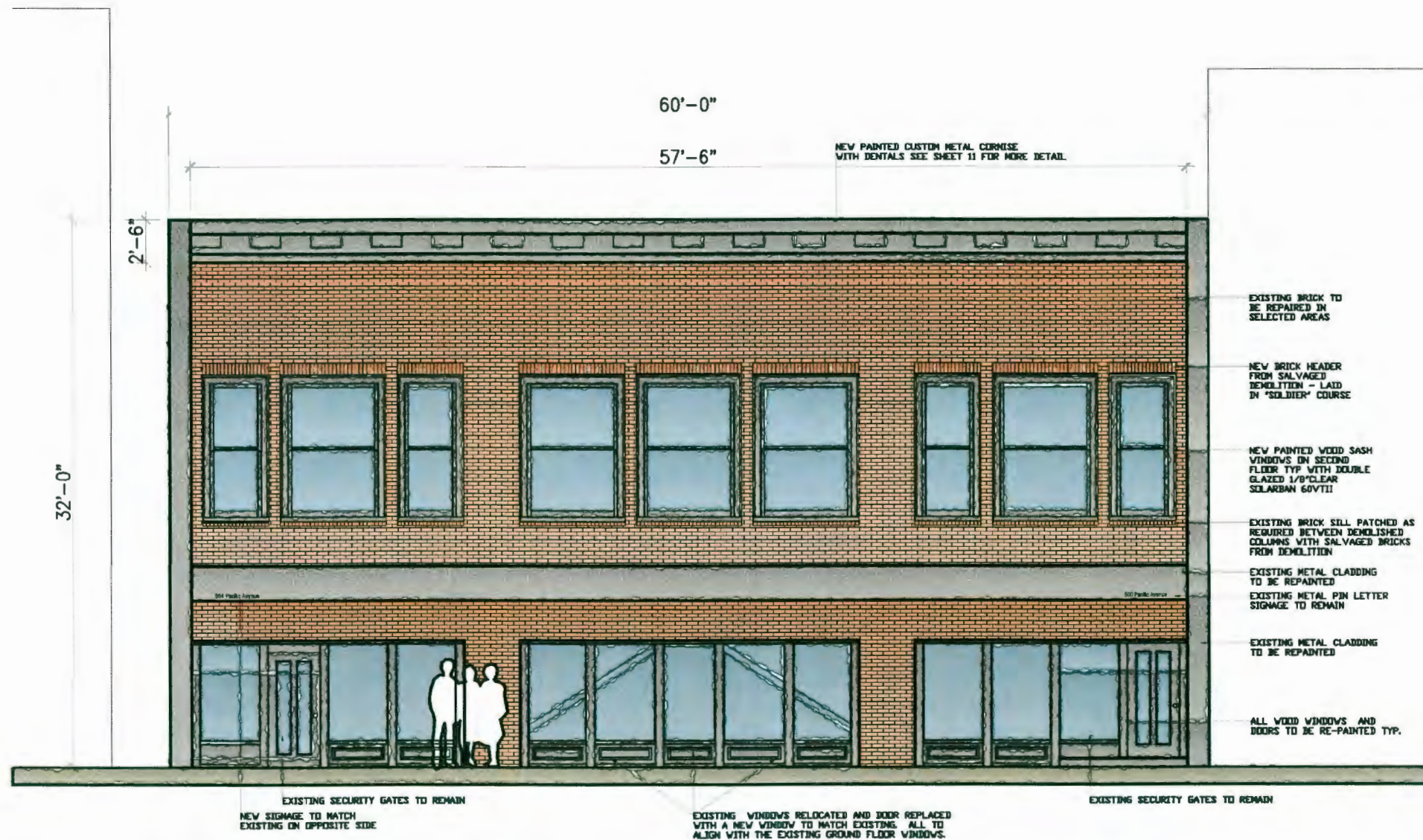
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Sheet No.	8
Proj. Review Meeting	6-2-2011
Scale	1/8" = 1'-0"

studio
TMT
 planning / architecture / interiors
 4131 Los Arabis Drive
 Lafayette, CA 94549
 Tel: 925.385.1950
 Fax: 925.299.8821



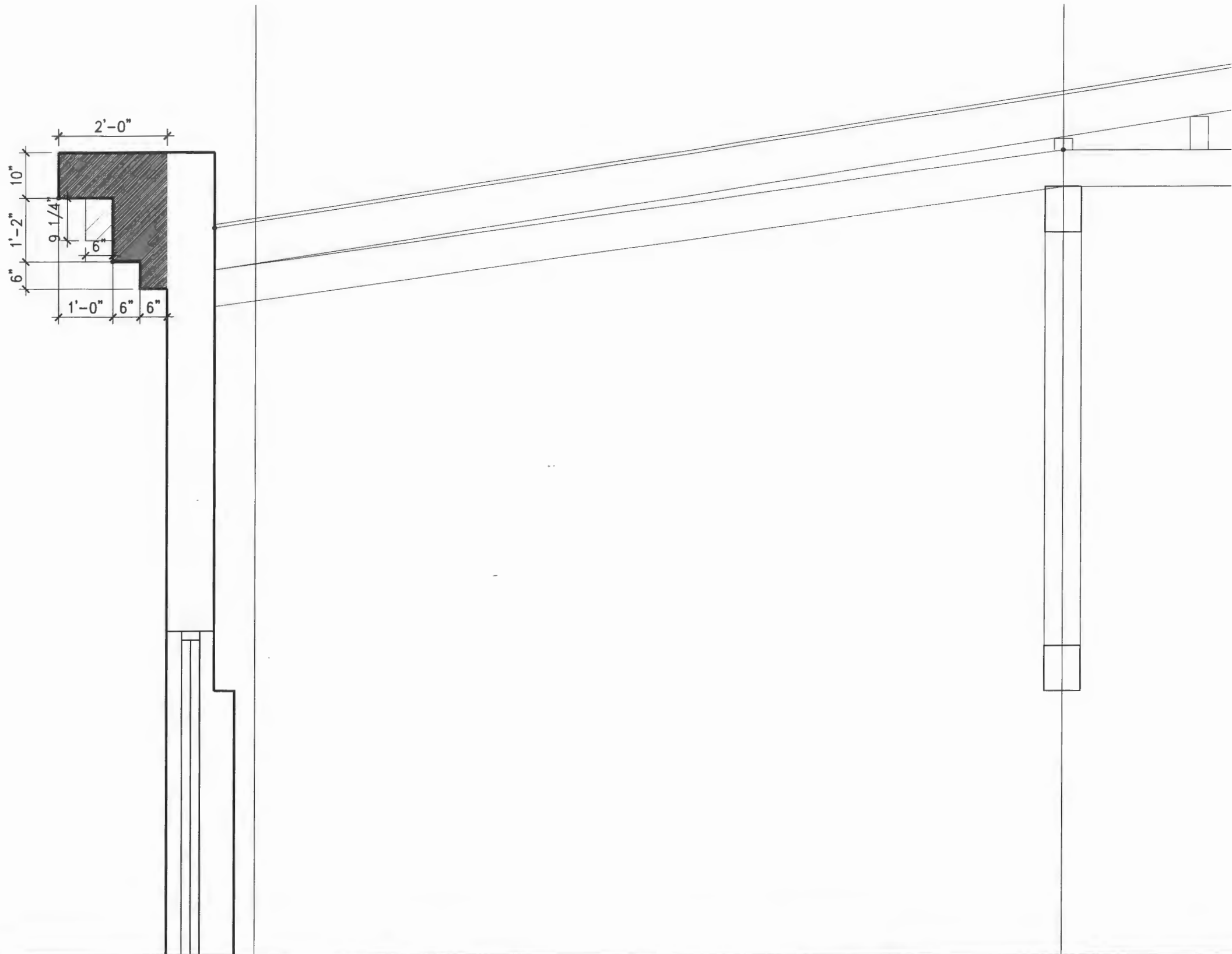
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Sheet Title.	proposed elevation	studio TMT planning / architecture / interiors 4131 Los Arabis Drive Lafayette, CA 94549 Tel: 925.385.1950 Fax: 925.299.8821
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Proj. Review Meeting	6-2-2011	
Scale	1/8" = 1'-0"	



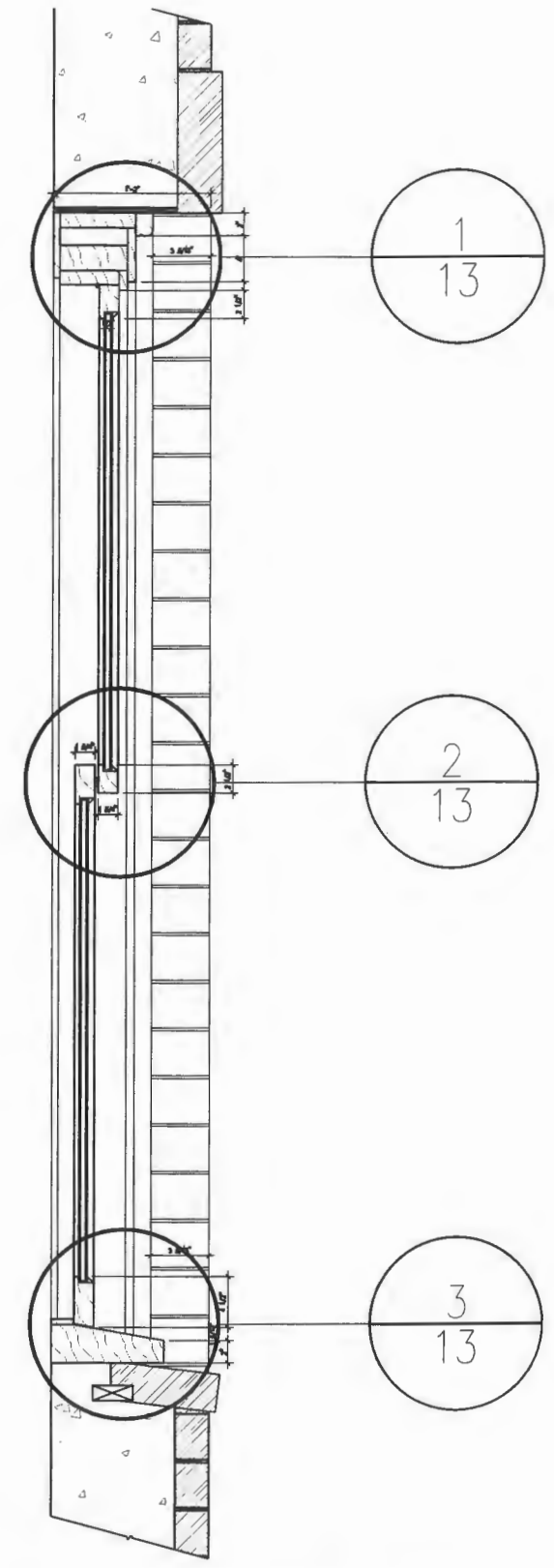
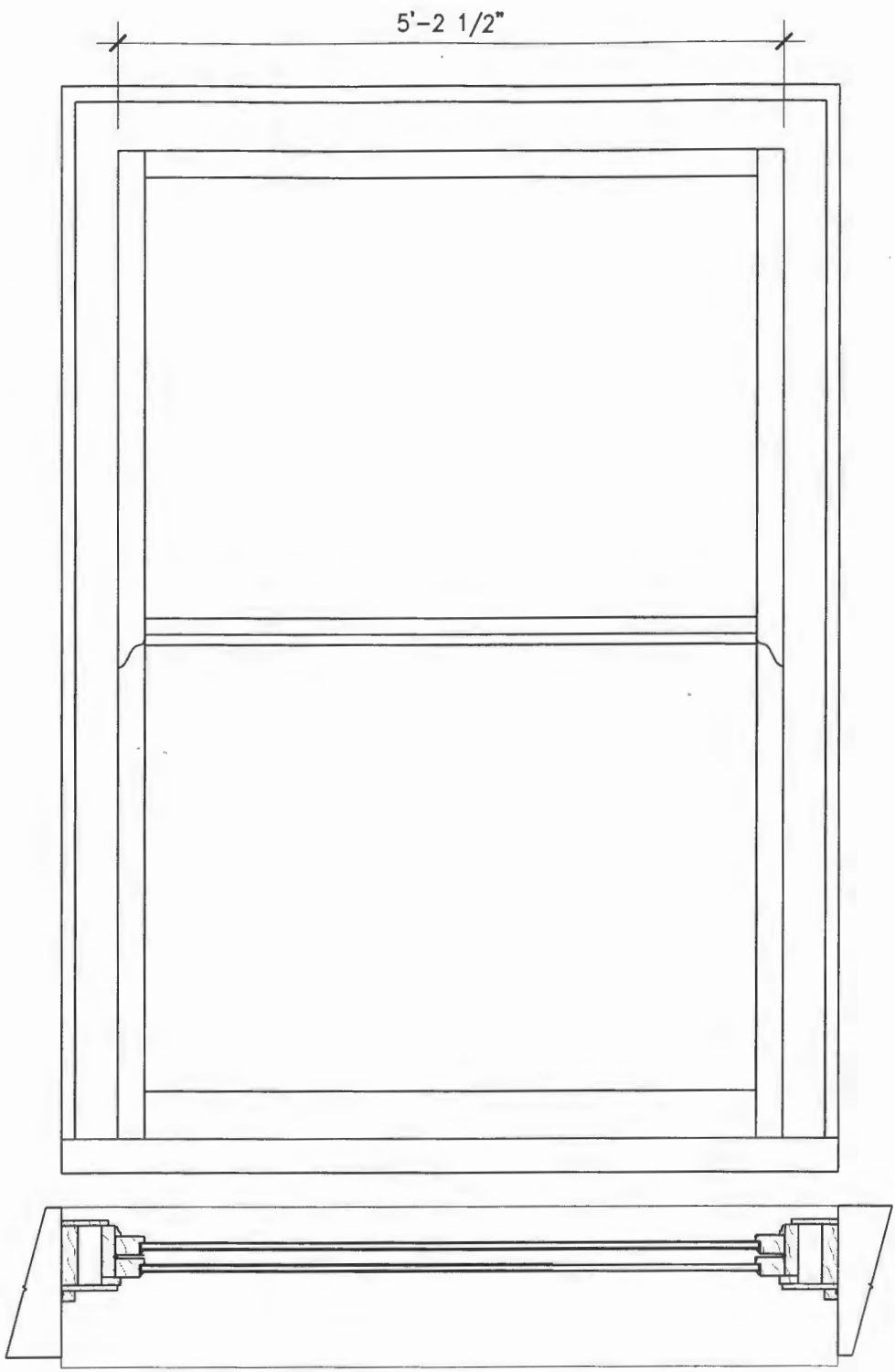
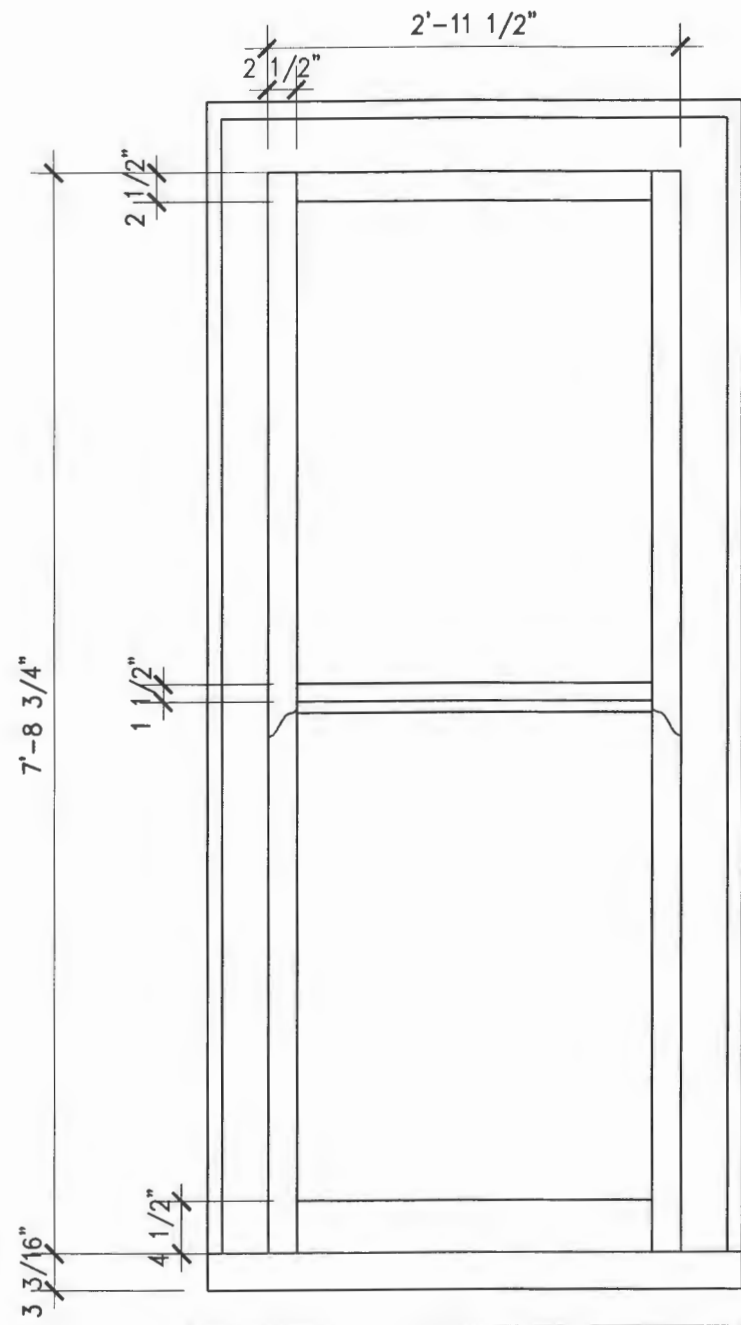
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Sheet Title.	proposed elevation	studio TMT planning / architecture / interiors 4131 Los Arabis Drive Lafayette, CA 94549 Tel: 925.385.1950 Fax: 925.299.8821
Sheet No.	9	
Proj. Review Meeting	6-2-2011	
Scale	1/8" = 1'-0"	



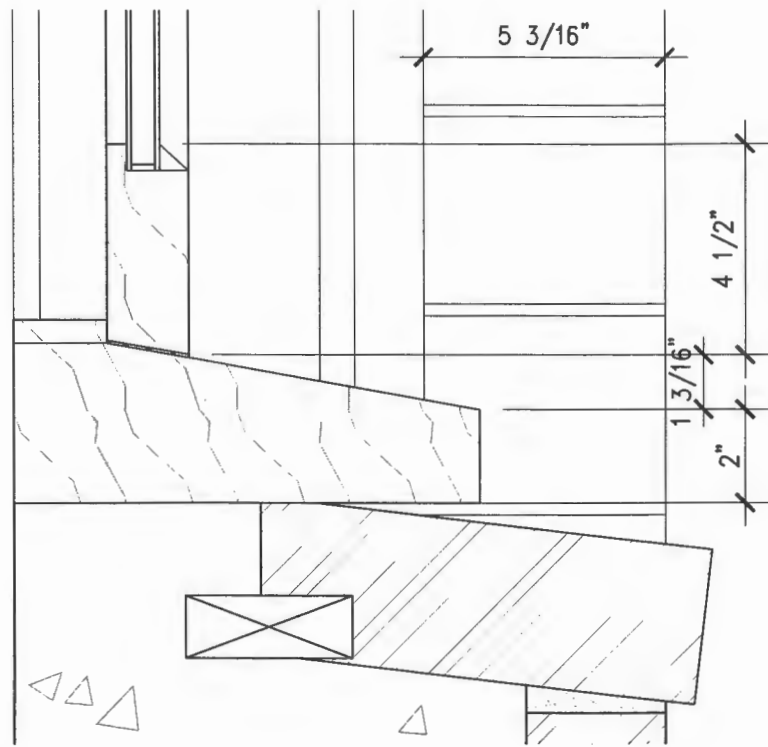
560-564 Pacific , San Francisco

Sheet Title.	Cornice Detail	studio TMT planning / architecture / interiors 4131 Los Arabis Drive Lafayette, CA 94549 Tel: 925.385.1950 Fax: 925.299.8821
Sheet No.	11	
Proj. Review Meeting	6-2-2011	
Scale	1/2" = 1'-0"	

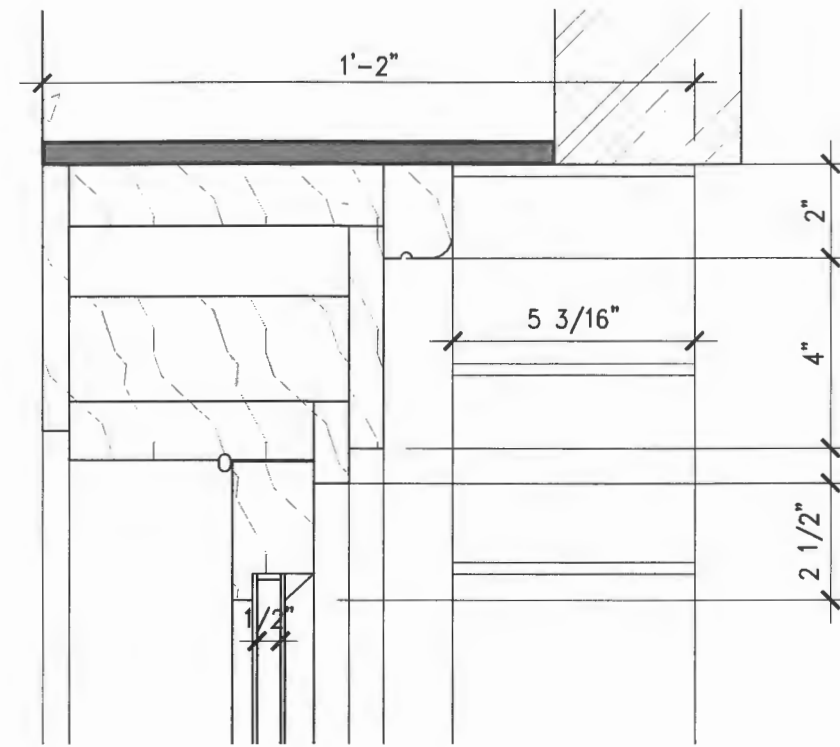


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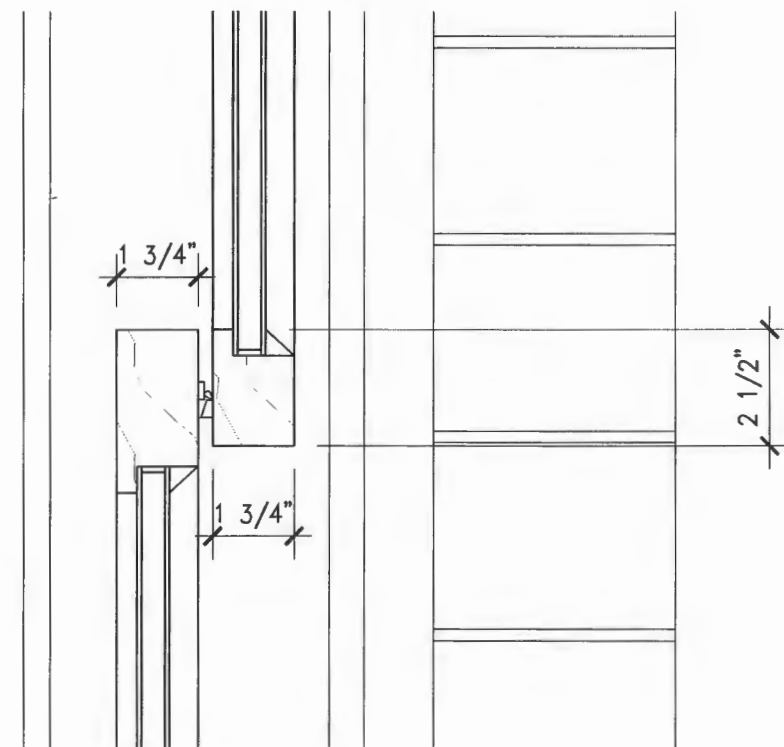
Sheet Title.	New Window Detail	studio TMT planning / architecture / interiors 4131 Los Arabis Drive Lafayette, CA 94549 Tel: 925.385.1950 Fax: 925.299.8821
Sheet No.	12	
Proj. Review Meeting	6-2-2011	
Scale	3/4" = 1'-0"	



3 WINDOW DETAIL
3/8" = 1'-0"



1 WINDOW DETAIL
3/8" = 1'-0"



2 WINDOW DETAIL
3/8" = 1'-0"

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Sheet Title.
**New Window
Details**

Sheet No. **13**

Proj. Review Meeting 6-2-2011

Scale 1/2" = 1'-0"

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