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Certificate of Appropriateness Case Report

HEARING DATE: JUNE 20, 2012

Filing Date:	March 29, 2012
Case No.:	**2011.1410A**
Project Address:	**275 BRANNAN STREET**
Historic Landmark:	South End Historic District
Zoning:	MUO Zoning District 65-X Height and Bulk District
Block/Lot:	3789/009
Applicant:	Reggie Hanna Hudson Pacific Properties 101 Spear Street, Ste. 200 San Francisco, CA 94105
Staff Contact	Richard Sucre - (415) 575-9108 richard.sucre@sfgov.org
Reviewed By	Timothy Frye – (415) 575-6822 tim.frye@sfgov.org

PROPERTY DESCRIPTION

275 BRANNAN STREET is located on the southwest corner of Brannan and Colin P. Kelly Streets (Assessor's Block 3789, Lot 009). Constructed in 1905, this property (also historically known as the Rosenberg Brothers' Warehouse) is a three-story brick warehouse with a stucco clad exterior façade, double-hung wood-sash windows, and a flat roof. The building is capped by a tabbed parapet and a plain horizontal cornice, and possesses a loading dock area along the Colin P. Kelly facade. The building is largely industrial in character, and is consistent with other industrial/warehouse properties from the early 20th Century. The subject property is designated as a contributing resource to the South End Historic District and is located within the MUO (Mixed-Use Office) Zoning District with a 65-X Height and Bulk limit.

PROJECT DESCRIPTION

The proposed scope of work includes exterior alterations, new signage, construction of two small-scale, rooftop stair/mechanical penthouses, construction of a new roof deck, interior alterations, and a seismic upgrade. On the Brannan Street and Colin P. Kelly Street facades, the proposed project would repair and restore the historic wood-sash windows, and would also repair any deteriorated portions of the scored stucco (cement plaster) exterior.

On the Brannan Street façade, the proposed project would:

- Remove non-historic doors within the center bay and the second bay from the west, and would restore these openings to match the adjacent historic openings. New, compatible windows would be installed in these restored openings to match the existing historic windows;
- Install a new glass pivot entry door and a new painted metal acrylic entry canopy at the ground floor. This new canopy would feature the building's address in standing numbers;
- Install a new blind door for egress within the westernmost bay on the ground floor level, which was previously altered with non-historic vents;
- Restore/repair the original wood door at the ground floor in the third bay from the east; and,
- Replace the existing vent within the ground floor opening in the easternmost bay.

On the Colin P. Kelly façade, the proposed project would:

- Remove non-historic doors within the second bay from the south and the second bay from the north, and restore these openings to match the adjacent historic openings. On the second and third floors, enclosed window openings would be re-opened. Within all of these restored openings, the project would install new, compatible windows to match the existing historic windows;
- Remove the wood door at the ground floor in the fourth bay from the south, and install new, compatible multi-lite windows to match the existing historic windows;
- Remove the metal roll-up door at the ground floor in the third bay from the north, and install a new aluminum storefront entry with a painted metal acrylic entry canopy. This new entry canopy would feature the building's address in standing numbers.
- Remove the overhead door, steel fence, steel gate, and wall opening within the loading dock, and install a new pedestrian entrance and contemporary, curtain wall system with operable transom windows; and,
- Install new painted louvers within one of the enclosed window openings on the ground floor of the second bay from the north.

In addition to the aforementioned scopes of work, the proposed project would remove several non-historic elements on the exterior facades along Brannan Street and Colin P. Kelly Street, including rainwater leaders, conductor heads, dry standpipes, non-historic fire escapes/exits, metal security grilles on the first floor windows, several metal balconies, and metal louvered vents.

On the roof, a new penthouse would be constructed along the western edge of the subject building, and will be setback approximately 13 ft from the Brannan Street façade and approximately 96 ft from the Colin P. Kelly facade. This new penthouse would house new mechanical equipment, a new elevator, and a new stair, and would be approximately 11 ft tall. The proposed project would construct another smaller stair penthouse along the southern edge of the subject building, which would also be 11 ft tall and would be setback approximately 125 ft from the Brannan Street façade and approximately 26 ft from the Colin P. Kelly façade. Other alterations on the roof would include: a new roof deck, which would measure

approximately 42 ft by 35 ft; a new boardwalk with steel handrails; and a new skylight. The existing skylight would remain and would be refurbished.

Within the interior, the proposed project would install new elevators and stairs, as well as new bathrooms and mechanical spaces. The seismic upgrade would consist of new shotcrete shear walls, which would be applied to the exterior walls.

Please see attached photographs and architectural drawings for details.

OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit. Additional entitlements may be required dependent on the pending Zoning Administrator Letter of Determination.

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:

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

c) For applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district. Notwithstanding the foregoing, for any exterior change where the subject property is not already compatible with the character of the historic district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility. Where the required compatibility exists, the application for a Certificate of Appropriateness shall be approved.

d) For applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

Article 10 – Appendix I – South End 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 South End Historic District as described in Appendix I of Article 10 of the Planning Code.

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 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.

Originally, 275 Brannan Street was constructed as a warehouse, and appears to have been later used for office within the past couple of years. The proposed project would continue the office use, which would require minimal change to the defining characteristics of the subject building. Therefore, the proposed project complies with Rehabilitation Standard 1.

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

The proposed project maintains the historic character of the subject property, as defined by its character-defining features, which are composed of the following: three-story height and massing; prominent corner location; symmetrical composition; brick walls clad in scored stucco; three-story bays divided by pilasters with articulated capitals; cornice and tabbed parapet; arched windows and door openings with scored stucco lintels, projecting sill and arched wood panels; four-over-four, double-hung, wood-sash windows; wood doors; concrete loading dock; and, exposed interior framing, wood columns, exposed roof trusses, and exposed brick walls.

The proposed project would remove a minimal amount of historic materials, including a pair of wood doors in the third bay from the west on the Brannan Street façade and two wood-sash windows on the ground floor of the westernmost bay. Overall, the removal of these materials is minor and the subject property would still possess sufficient representation of historic doors and windows from the period of significance. These alterations are balanced against other aspects of the proposed project, which reinforce the historic character of the subject property by restoring window openings of the Brannan and Colin P. Kelly facades, and by providing compatible new alterations.

In general, the proposed project would remove non-historic elements on the exterior facades, including non-historic doors, louvers, fire escapes/exits, and balconies. All of these materials were

added to the subject property after the district's period of significance. Therefore, the proposed project complies with Rehabilitation Standard 2.

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 proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be contemporary in character. On the exterior, reconstructed elements, including the restored windows and openings, would be based upon photographic evidence and existing historic features. Therefore, the proposed project complies with Rehabilitation Standard 3.

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

The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. The proposed project maintains the building's historic character from the period of significance (1867 to 1935) of the South End Historic District. All elements removed on the exterior, including the upper floor doorways, balconies, and fire escapes, are not historic and were added to the subject property after 1935. Therefore, the proposed project complies with Rehabilitation Standard 4.

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

The proposed project would preserve distinctive features, finishes and construction techniques, including, but not limited to, the scored stucco exterior, arched wood-sash windows, pilasters, cornice and tabbed parapet. Generally, the exterior scope of work is restorative, and new elements, such as new entry doors and awnings, do not impact distinctive features, finishes or construction techniques. Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will 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.

Generally, the proposed project adopts an ethos of repair over replacement. The project does not call for the replacement of any historic features; rather, the proposed project would restore several historic openings to their original condition. Within these openings, the project would install new windows to match the existing historic windows, as based upon photographic evidence. Further, the proposed project does call for the repair and restoration of the historic wood windows, which may include: repair and restoration of deteriorated wood elements; repair of cracks and checks in

wood; gluing of splits; adhesive repairs at joints; epoxy consolidation; replacement of glazing stops; replacement of glazing putty; restoration of window sash to proper function; replacement of sash cords; replacement of cracked or broken glazing; dutchman/splicing repairs; repairs of natural defects; reinforcement of joints with dowels; restoration of window hardware; and installation of sealant. Therefore, the proposed project complies with Rehabilitation Standard 6.

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 proposed project does involve a physical treatment to the exterior scored stucco facade, which would patch and repair any deteriorated historic materials. Overall, this treatment assists in repairing the exterior façade and would not damage any historic materials. The proposed project would undertake these treatments using the gentlest means possible, and would institute a program for discrete mock-ups and testing for any specified chemical treatments. Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not include foundation work or any substantial underground work. If any archaeological material is encountered during this project, construction would be halted and an appropriate study/treatment would be undertaken, including consultation with the San Francisco Planning Department's Environmental Planning Division. Therefore, the proposed project complies with Rehabilitation Standard 8.

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

The proposed project includes a number of exterior alterations consisting of: restoring original window openings; installing new windows to match existing historic windows; new ground floor doorways and canopies; and installing a new curtain wall system within the loading dock. In general, these alterations are compatible with the building's historic character, since they do not remove or destroy significant portions of historic materials, including the wood doors, wood-sash windows and scored stucco exterior. Further, these alterations are design to be compatible, yet differentiated, with the overall size, scale and architectural features of the subject property. The restoration of the original window openings and installation of new compatible windows assists in reinforcing the building's historic character by restoring the building back towards its historic condition. The new ground floor doorways and canopies call for a glass pivot door, a new aluminum storefront system, and new projecting painted metal canopies, which are sufficiently differentiated, but compatible with the building's overall size and scale, since these new doorways occur within existing historic openings and since the new canopies have minimal impact upon

historic fabric. Finally, the new curtain wall system within the loading dock is designed to reference/adhere to the building's existing pilaster and bay division, while being rendered in a contemporary aluminum and glass material, which is differentiated from the historic materials of the subject property. This curtain wall maintains the character-defining elements of the loading dock, including the concrete platform, steel beam, and overall size/shape, while being differentiated in material and design.

In addition to the exterior alterations, the proposed project includes new construction consisting of a new roof deck and two rooftop penthouses, which would house new staircases and new mechanical equipment. The new roof deck would consist of a raised platform system and new metal handrails. The new rooftop penthouses would have flat roofs, be clad in a perforated metal screen and corrugated aluminum cladding, and would feature an aluminum storefront system. The two rooftop penthouses are setback from the Brannan Street and Colin P. Kelly Street facades, and would be minimally visible from the public rights of way. The overall massing and form of these penthouses is compatible with the subject building, since the new construction is small in scale and is differential to the historic massing. The corrugated aluminum and perforated metal screen cladding of the penthouses is compatible with the industrial character of the larger historic district, which does feature smaller-scale rooftop additions rendered in a similar material. Overall, the new construction does not destroy any historic materials, and maintains the overall integrity and form of the historic property. Therefore, the proposed project complies with Rehabilitation Standard 9.

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.

The proposed project would include new construction consisting of two rooftop penthouses and a new roof deck. These elements are distinct and separate from the larger historic property, and are rooftop elements. Generally, the new construction would be undertaken in such a manner that if removed in the future, the essential form and integrity of the property would be unimpaired. Therefore, the proposed project complies with Rehabilitation Standard 10.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the proposed project.

ISSUES & OTHER CONSIDERATIONS

The Department has no issues with the proposed project.

STAFF ANAYLSIS

Based on the requirements of Article 10, Appendix I – South End Historic District, and the *Secretary of Interior's Standards*, staff has determined the following:

Façade Alterations (Window Rehabilitation/Restoration): The proposed project would remove the non-historic doors and enclosed windows on the Brannan Street and Colin P. Kelly Street facades, and would restore these openings to match the adjacent historic windows openings. The project would install new, compatible, double-hung wood-sash windows in these openings to match the existing historic windows, and would rehabilitation the existing historic wood-sash windows. The new restored windows are designed to match the existing historic windows in material, design, and configuration, and would be compatible with the building and district's historic character. Further, these new restored windows would reinforce the district's overall historic character by removing incompatible features on the existing facades.

Similarly, the windows rehabilitation would assist in preserving and restoring a character-defining feature of the subject property. As noted within the specifications, the window rehabilitation calls for "…repair and restoration of deteriorated wood elements, repair of cracks and checks in wood, gluing of splits, adhesive repairs at joints, epoxy consolidation, replacement of glazing stops, replacement of glazing putty, restoration of window sash to proper function, replacement of sash cords, replacement of cracked or broken glazing, dutchman/splicing repairs, repairs of natural defects, reinforcement of joints with dowels, restoration of window hardware, and installation of sealant. All pieces being replaced or restored to be of equal or superior grade and grain." Further, new weather stripping would be installed around all of the repaired windows. This window rehabilitation treatment is appropriate for the subject property, and would preserve and appropriately restore the existing wood-sash windows. To ensure that the work is undertaken appropriately, Department staff has included a condition of approval to review a mock-up of the window rehabilitation/restoration.

Façade Alterations (New Features): The proposed project includes installation of a number of new features, including: a new glass, pivot entry door and painted metal acrylic entry canopy on Brannan Street; a new blind door for egress on Brannan Street; a new aluminum storefront entry and painted metal acrylic entry canopy on Colin P. Kelly Street; and, a new pedestrian entrance and contemporary curtain wall system with operable transoms within the loading dock area on Colin P. Kelly Street. Overall, these new elements would be installed within areas previously altered, or within areas that would require the removal of a minimal amount of historic fabric. The installation of these new features would not severely affect the historic character of the subject property or the surrounding historic district, since the materials and design of these elements are compatible, yet differentiated from the historic fabric. For example, the contemporary storefront within the loading dock area is designed in a contemporary material (aluminum), but is designed to reference the stucco-clad pilasters on the Colin P. Kelly Street façade. Similarly, the new, glass entry doors are compatible with the overall historic property, since the new doors provide a clear reading of the historic openings, and are minimal in detail and design. Overall, the new features on the exterior façade are subordinate to the overall design and massing of the historic property, and are compatible, yet differentiated, with the historic character of the subject property and the surrounding historic district. To ensure that the new features have a finish appropriate to the historic property, Department staff has included a condition of approval to review the finish of the new storefronts, entrances, and canopies.

Rooftop Penthouses/Roof Deck: The proposed project would construct a new roof deck and two new rooftop penthouses for a new interior stair and for a new elevator/mechanical equipment. The new roof deck consists of a raised platform system and new metal handrails. The new rooftop penthouses would have flat roofs, be clad in perforated metal screen and corrugated aluminum cladding, and would feature an aluminum window system. The overall massing and form of these penthouses and the roof deck are compatible with the historic property, since the new construction is small in scale, is differential to the overall historic massing, and is sufficiently setback from the exterior building walls to be minimally visible from the public right of ways. Further, the exterior cladding is consistently with the industrial character of the surrounding historic district, since corrugated aluminum cladding is often found on projecting canopies and rooftop penthouses. These features maintain the industrial character of the subject property, and their construction would not remove any historic features. In addition, these rooftop penthouses are sufficiently setback from the exterior building wall, and would be minimally visible from the public rights of way. Therefore, this aspect of the project is consistent and compatible with the historic character of the subject property and surrounding historic district.

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the Project Sponsor shall provide a mock-up of the window rehabilitation/restoration for review and approval by Planning Department Preservation Staff. The Project Sponsor shall provide additional information on the window rehabilitation, including a detailed conditions assessment of each window, a window schedule, and appropriate plan details, as determined by staff.
2. As part of the Building Permit, the new storefronts and canopies shall feature a painted or powder-coated finish to ensure compatibility with the surrounding historic fabric. A material and finish sample of the storefront and canopies shall be provided to Planning Department Preservation Staff for review and approval. The Project Sponsor shall provide updated annotations and details on the architectural drawings, as determined by staff.

Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined that the proposed work will not negatively affect the subject building or surrounding eligible historic district.

ENVIRONMENTAL REVIEW STATUS

The Project received a Categorical Exemption on June 4, 2012. Therefore, the Project is exempt per Section 15301 of the California Environmental Quality Act ("CEQA") Guidelines and California Public Resources Code Section 21083.3.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10, Appendix I – South End Historic District.

ATTACHMENTS

Draft Motion
Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos
Architectural Drawings/Plans
Specifications
Historic Resource Evaluation (March 7, 2012)

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Historic Preservation Commission
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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 009 IN ASSESSOR'S BLOCK 3789, WITHIN THE MUO ZONING DISTRICT, 65-X HEIGHT AND BULK DISTRICT, AND THE SOUTH END HISTORIC DISTRICT.

PREAMBLE

WHEREAS, on March 29, 2012, Reggie Hanna of Hudson Pacific Properties on behalf of Hudson 275 Brannan, LLC (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for exterior alterations, located on Lot 014 in Assessor's Block 0794.

WHEREAS, the Project was determined by the Department to be exempt per Section 15301 of the California Environmental Quality Act (CEQA) and California Public Resources Code Section 21083.3. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on June 20, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.1410A (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 a Certificate of Appropriateness, in conformance with the project information dated June 8, 2012 and labeled Exhibit A on file in the docket for Case No. 2011.1410A based on the following findings:

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the Project Sponsor shall provide a mock-up of the window rehabilitation/restoration for review and approval by Planning Department Preservation Staff. The Project Sponsor shall provide additional information on the window rehabilitation, including a detailed conditions assessment of each window, a window schedule, and appropriate plan details, as determined by staff.
2. As part of the Building Permit, the new storefronts and canopies shall feature a painted or powder-coated finish to ensure compatibility with the surrounding historic fabric. A material and finish sample of the storefront and canopies shall be provided to Planning Department Preservation Staff for review and approval. The Project Sponsor shall provide updated annotations and details on the architectural drawings, as determined by 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 10:

   The Historical Preservation Commission has determined that the proposed work is compatible with the character of the South End Historic District as described in Appendix I of Article 10 of the Planning Code.

   - That the proposed new windows are consistent with the character of the surrounding historic district and are compatible with the historic fabric of the subject building.
   - That the proposed window rehabilitation would preserve and restore a character-defining feature of the subject property.
   - That the façade alterations are consistent with the character of the surrounding historic district and are compatible, yet differentiated, with the historic fabric of the subject building.

- That the proposed rooftop penthouses are a reversible alteration, are minimally visible from the public rights of way, and will not impact the building's historic fabric and the character of the district.
- That the essential form and integrity of the historic district and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features within the South End Historic District.
- The proposed project meets the requirements of Article 10 – Appendix I.
- The proposed project meets all of the *Secretary of the Interior's Standards for Rehabilitation*.

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 South End 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 will not have any impact on neighborhood serving retail uses. The proposed project will provide new office space, which will enhance the business and employment opportunities within the neighborhood.

   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 for Rehabilitation.

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

   The proposed project will have no impact to 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.

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

The proposed project will not have any impact on industrial and service sector jobs. Although the subject building has been used for manufacturing and as a warehouse in the past, the subject building is currently vacant. The proposed project does not displace any existing industrial or service section business. The proposed project will enhance the opportunity for resident employment and ownership within the neighborhood.

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

The proposed project will be executed in compliance with all applicable construction and safety measures.

G) That landmark and historic buildings will be preserved:

The project as proposed 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 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-Appendix I, 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 WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 009 in Assessor's Block 3789 for proposed work in conformance with the project information dated June 8, 2012, labeled Exhibit A on file in the docket for Case No. 2011.1410A.

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 June 20, 2012.

Linda D. Avery
Commission Secretary

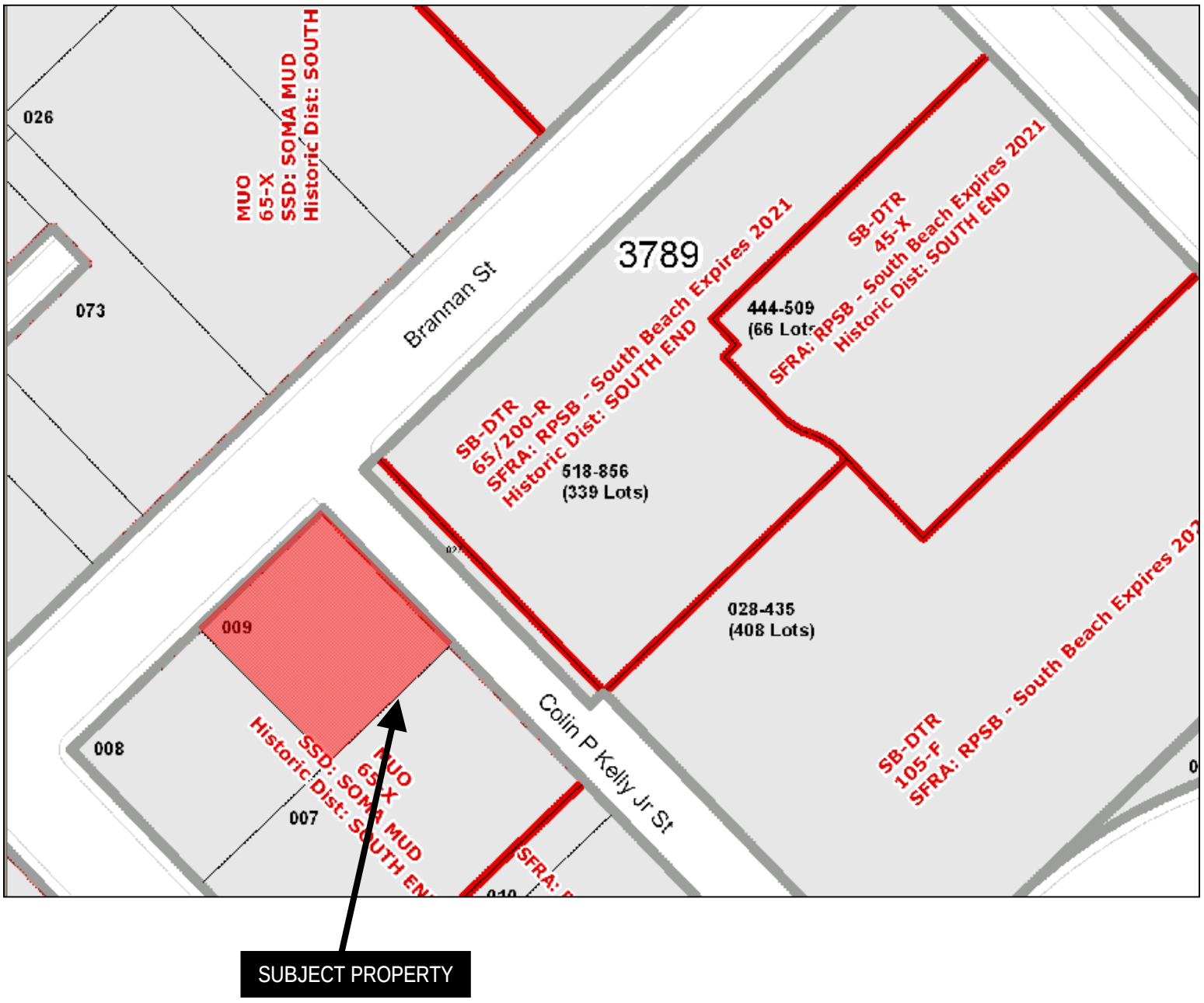
AYES:

NAYS:

ABSENT:

ADOPTED: June 20, 2012

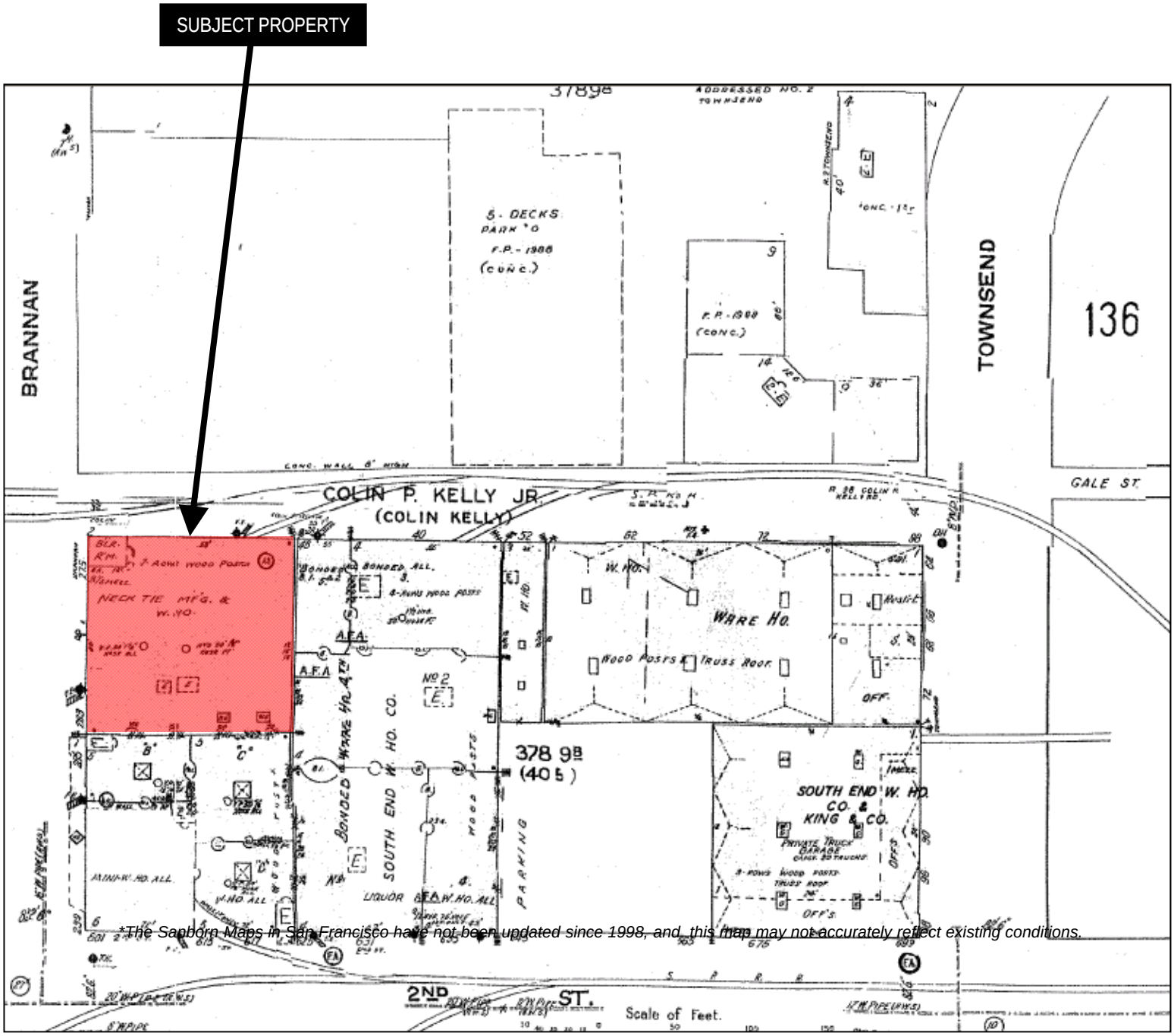
Parcel Map



Certificate of Appropriateness Hearing
Case Number 2011.1410A
275 Brannan Street

SAN FRANCISCO
PLANNING DEPARTMENT

Sanborn Map*

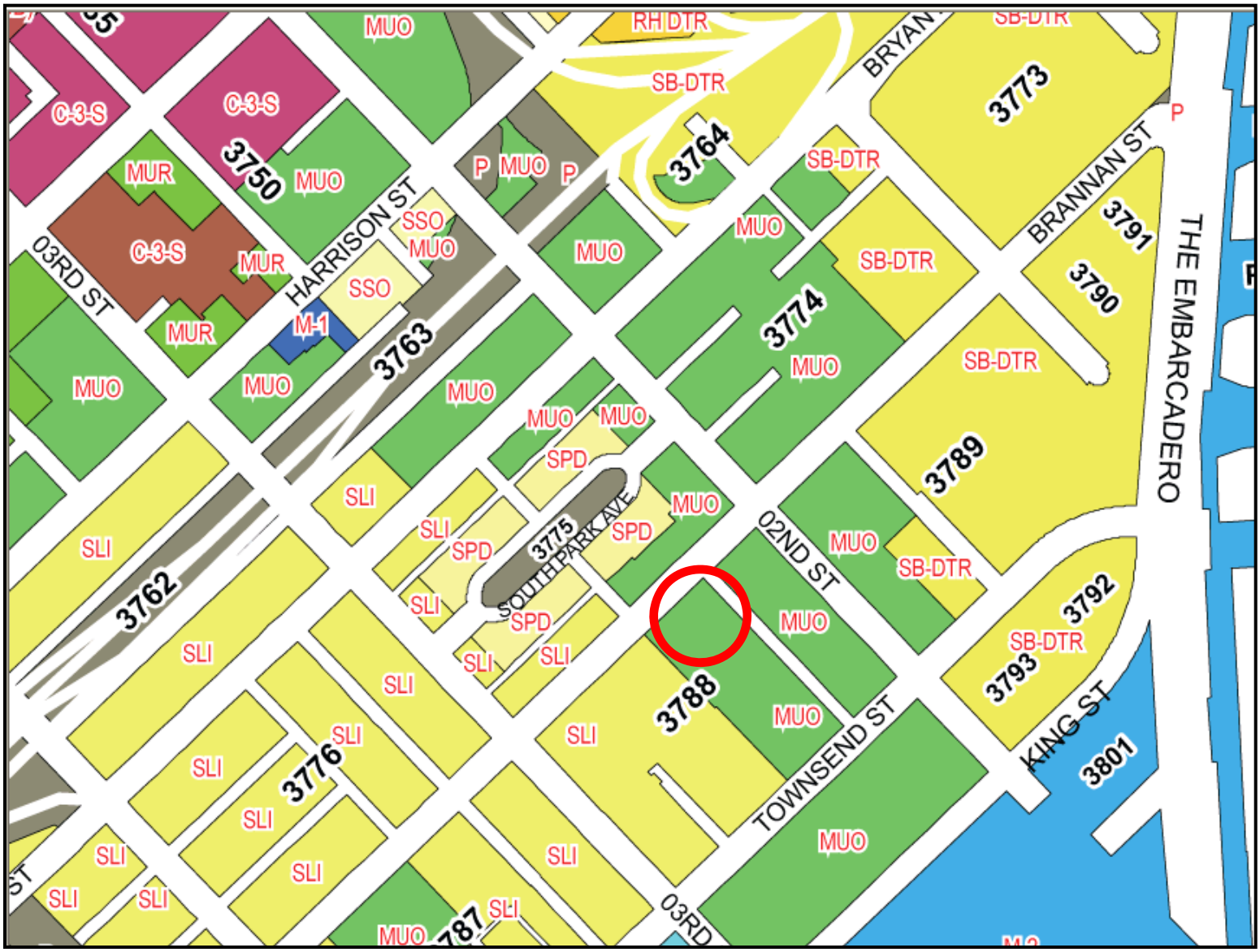


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Certificate of Appropriateness Hearing
Case Number 2011.1410A
275 Brannan Street

SAN FRANCISCO
PLANNING DEPARTMENT

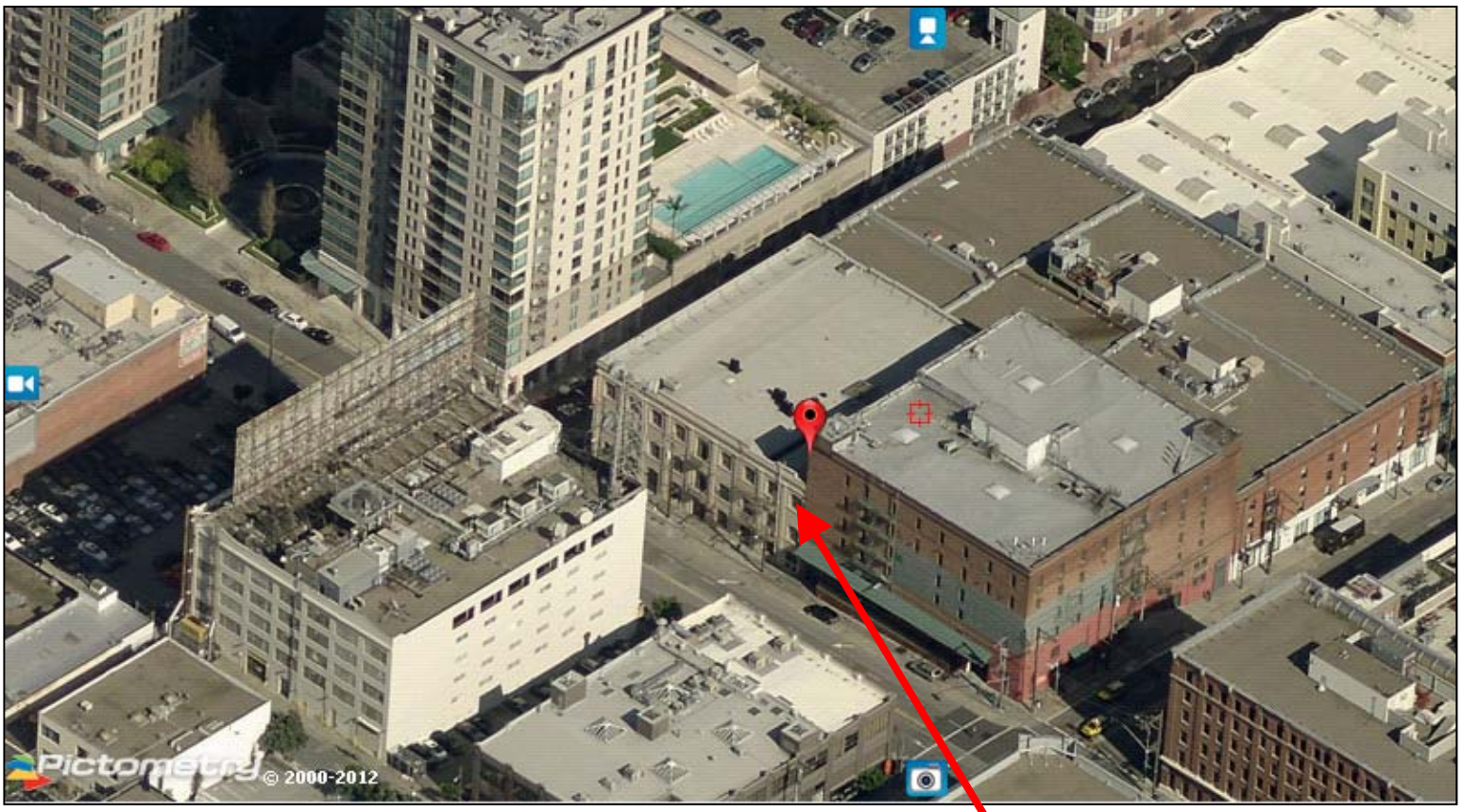
Zoning Map



Certificate of Appropriateness Hearing
Case Number 2011.1410A
275 Brannan Street

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo



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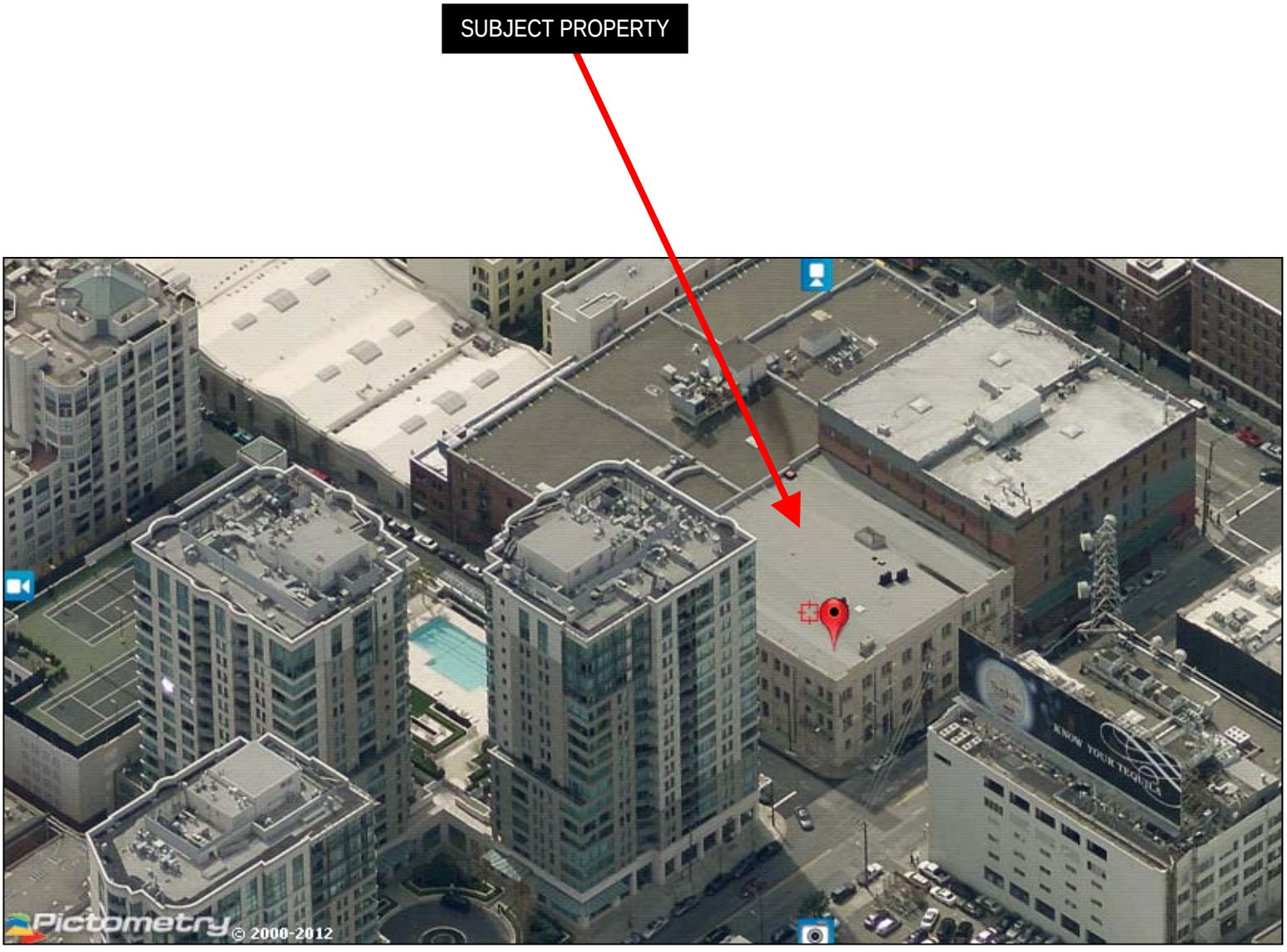


Site Photo

275 Brannan St, View along Brannan Street

Site Photo

275 Brannan St, View of Colin P. Kelly St Façade

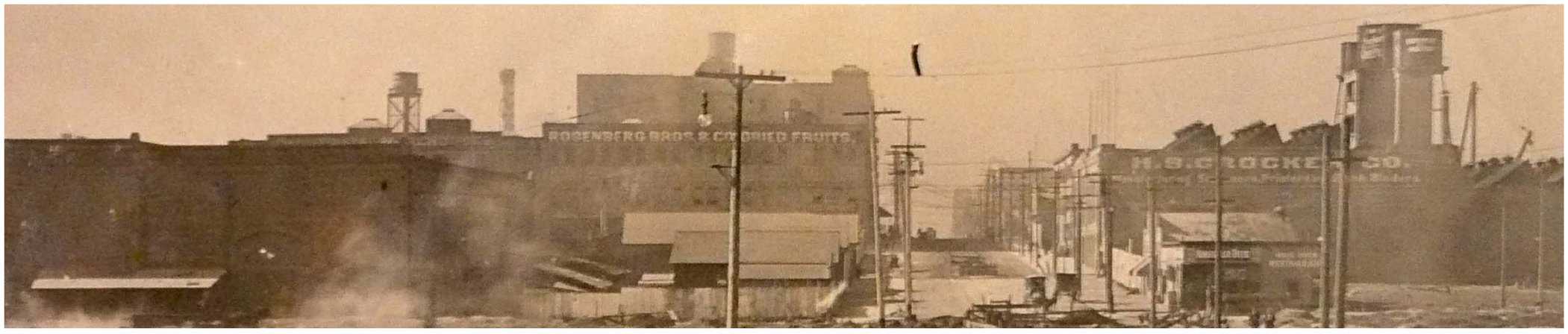
Site Photo

275 Brannan St, View of Colin P. Kelly Street Facade

275 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA

CERTIFICATE OF APPROPRIATENESS SUBMITTAL (REVISED)

JUNE 8, 2012



HUDSON PACIFIC PROPERTIES

98 Jack London Alley San Francisco CA 94107
415 908 6408 pfaulong.com

PFAU LONGNOT ARCHITECTURE

PLA JOB# 21112

1. ALL CONSTRUCTION AND DETAILS SHALL BE COMPLETED IN FULL COMPLIANCE WITH 2010 SAN FRANCISCO BUILDING CODE AND ALL OTHER APPLICABLE LOCAL AND STATE CODES AND REQUIREMENTS. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THIS PROJECT.

2. THE CONTRACTOR AND HIS/HER SUB-CONTRACTORS SHALL STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT IN WRITING ALL ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING THE WORK. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK SO AFFECTED WITHOUT WRITTEN INSTRUCTIONS OF THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, REVIEWED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES FOR SUCH PORTION OF THE WORK.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AMONG ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION DISCIPLINES. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.

4. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.

6. THE INTENT OF THESE DRAWINGS IS TO PROVIDE A COMPLETE AND FINISHED JOB IN ALL RESPECTS. CONTRACTOR TO MAKE ACCURATE FIELD INSPECTIONS OF ALL ASPECTS OF THE JOB, VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. CHANGES TO THE CONTRACT WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE OWNER AND ARCHITECT BY WRITTEN CHANGE ORDER.

7. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO CONFORM WITH THE CODE, AND TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.

8. CONTRACTOR SHALL CHECK WITH ALL EQUIPMENT AND PRODUCT MANUFACTURERS TO VERIFY DIMENSIONS AND DETAILS PRIOR TO THE COMMENCEMENT OF WORK.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH WORK, AND FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER AND THE ARCHITECT.

10. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AND DUST-PROOF PARTITIONS AS NEEDED FOR PROTECTION AGAINST ACCIDENTS, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS/HER ONGOING WORK AND THE OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH ANY CONSTRUCTION.

11. CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AT THE JOB AS NECESSARY AND REQUIRED BY CODE.

12. IMPROVEMENTS ON THE JOB SITE, WORK IN PROGRESS, STORED MATERIALS AND PUBLIC AND PRIVATE IMPROVEMENTS ON THE PREMISES SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK. ALL DAMAGE SO OCCURRING SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO OWNER OR ARCHITECT.

13. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEMS.

14. THE CONTRACTOR SHALL PROVIDE, AND COORDINATE WITH OTHER TRADES, WOOD OR METAL BLOCKING AS REQUIRED FOR THE PROPER INSTALLATION OF ALL TRIM, CASEWORK, AND PRE-MANUFACTURED PRODUCTS.

15. THE CONTRACTOR SHALL CONNECT WASTE LINES TO SEWER AND PROVIDE CLEANOUTS AND VENTILATION AS REQUIRED BY ALL APPLICABLE PLUMBING CODES.

16. ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. CONTRACTOR TO SUPPLY MANUFACTURER'S CERTIFICATE OF COMPLIANCE TO OWNER.

17. CONTRACTOR SHALL PROTECT FLOOR SURFACES FROM DAMAGE AND EQUIP MOBILE EQUIPMENT WITH PNEUMATIC TIRES.

18. INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF ALL CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.

19. VERIFY CLEARANCES, FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.

20. PROVIDE FIRE-STOP IN CONCEALED SPACES OF ALL STUD SPACES OVER 10'-0" HIGH WITH 2X SOLID BLOCKING OR APPROVED FIRE STOP U.O.N.

21. WINDOW SIZES ON DRAWINGS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.

22. MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS, AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AS REQUIRED.

23. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS.

24. DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, THE MORE STRINGENT ALTERNATE GOVERNS.

25. ALL ATTICS, RAFTER SPACES, SOFFITS, ETC. SHALL BE FULLY VENTILATED.

26. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL WET LOCATIONS.

27. SMOKE DETECTORS SHALL BE PROVIDED AS REQUIRED BY ALL APPLICABLE BUILDING CODES.

28. CONTRACTOR SHALL PROVIDE A BLANKET ONE-YEAR GUARANTEE FOR THE TOTAL JOB WITH A SEPARATE GUARANTEE FOR SPECIFIC TRADES / EQUIPMENT ITEMS WITH NAMES OF LOCAL REPRESENTATIVES TO BE CONTACTED FOR SERVICE. PROVIDE OPERATING AND MAINTENANCE BROCHURES AS REQUIRED.

29. SUBMITTALS: SUBMIT SHOP DRAWINGS OF ALL FABRICATED ITEMS FOR REVIEW BEFORE FABRICATION AND INSTALLATION. SUBMIT MANUFACTURER'S PRODUCT DATA FOR ALL STANDARD PRE-MANUFACTURED ITEMS. SUBMIT SAMPLES OF FINISHES, IF REQUESTED BY ARCHITECT.

30. WHERE SPECIFIED ITEMS ARE MENTIONED, THE CONTRACTOR MAY SUBMIT ALTERNATE MATERIALS FOR APPROVAL BY THE OWNER AND THE ARCHITECT.

31. REMOVE ALL MATERIALS NOT SCHEDULED FOR SALVAGE, AND DEBRIS AND RUBBISH RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES, CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.

32. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN THE ENTIRE WORK PREMISES, SITE, EXTERIOR AND INTERIOR OF BUILDING, REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT AS WELL AS TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS, REMOVE PUTTY AND PAINT FROM ALL GLASS, MIRRORS AND SKYLIGHTS AND WASH AND POLISH, REMOVE ALL LABELS, TAGS, GREASE, DIRT, STAINS, ETC., CLEAN ALL FIXTURES AND EQUIPMENT TO THE EXTENT OF RESTORING THEM TO THE ORIGINAL FINISH. VACUUM CLEAN THE ENTIRE INTERIOR OF THE BUILDING. AT THE VERY LEAST, THIS MUST OCCUR BEFORE TURNING THE BUILDING OVER TO THE OWNER.

33. ANY CHANGE, MODIFICATION OR INTERPRETATION OF THE SCOPE OR REQUIREMENTS OUTLINED WITHIN THESE DOCUMENTS, UNDERTAKEN WITHOUT CONSULTATION WITH THE ARCHITECT (OR ANY UNFORESEEN CONDITIONS RESULTING THEREFROM) SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR RESPECTIVELY. AS STIPULATED WITHIN THE OWNER/ARCHITECT AGREEMENT, PFAU LONG ARCHITECTURE SHALL BE HELD HARMLESS FROM ANY CLAIMS RESULTING FROM SUCH ACTIVITY.

GENERAL NOTES | 7

PROPERTY LINE

MATCH LINE

COLUMN LINE

CENTER LINE

SECTION (10 / A2.0)

EXTERIOR ELEVATION (12 / A2.0)

INTERIOR ELEVATION (E, N, S, W, A2.1)

DETAIL REFERENCE (9 / A2.0)

DOOR REFERENCE

WINDOW REFERENCE (X)

CONTROL POINT OR DATUM

REVISION & DELTA (1)

PARTITION TYPE (3)

KEY NOTE (X)

SYMBOLS n/a | 6

ADJ.	Adjacent	LEV.	Level
A.F.F.	Above Finish Floor	LOC.	Location
@	At	MAX.	Maximum
BD.	Board	MECH.	Mechanical
BETW.	Between	MEMB.	Membrane
BLKG.	Blocking	MFR.	Manufacturer
BM.	Beam	MIN.	Minimum
B.O.	Bottom of	MTD.	Mounted
C.J.	Control Joint	MTL.	Metal
C.L.	Center Line	MOD.	Module
CLNG.	Ceiling	N.I.C.	Not in Contract
CLR.	Clear	NO.	Number
COL.	Column	(N)	New
CONC.	Concrete	O.C.	On Center
CONST.	Construction	OPNG.	Opening
CONT.	Continuous	OPP.	Opposite
D.B.	Design-Build	P.L.	Property Line
DBL.	Double	PLT.	Plate
DIA.	Diameter	PLY.	Plywood
DIM.	Dimension	PT.	Point
DN.	Down	PTD.	Painted
DR.	Door	RAD.	Radius, Radii
DTL.	Detail	R.D.	Roof Drain
DWG.	Drawing	RE.	Refer To
EA.	Each	RES.	Resistant
EL.	Elevation	RESIL.	Resilient
ELEC.	Electrical	REQ'D	Required
ELEV.	Elevator	RM.	Room
EQ.	Equal/Equal To	R.O.	Rough Opening
EQUIP.	Equipment	R.W.	Rain Water
EXP.	Expansion	S.C.	Solid Core
EXT.	Exterior	SCHED.	Scheduled
(E)	Existing	SECT.	Section
F.F.	Finish Floor	SHT.	Sheet
FLR.	Floor	SIM.	Similar
FLUOR.	Fluorescent	SKD.GD.	Skid Guard
FIN.	Finish	ST.	Steel
F.O.	Face Of	STL/SS	Stainless Steel
F.O.S.	Face of Stud	STRUCT.	Structural
F.O.W.	Face of Wall	SUSP.	Suspended
GA.	Gauge	THK.	Thick
GR.	Grade	THRU	Through
GSM	Galvanized Sheet Metal	T.O.	Top Of
GYP. BD.	Gypsum Board	TYP.	Typical
H.C.	Hollow Core	VEN.	Veneer
H.M.	Hollow Metal	VEST.	Vestibule
HR.	Hour	VER.	Verify
HT.	Height	V.I.F.	Verify in Field
INS.	Insulation	W/	With
INT.	Interior	WD.	Wood
JT.	Joint		

ABBREVIATIONS | 5

PROJECT ADDRESS: 275 BRANNAN STREET, SAN FRANCISCO, CA 94107

PROJECT DESCRIPTION: THE PROPOSED PROJECT IS A SHELL CORE RENOVATION OF A THREE STORY HISTORIC MASONRY AND HEAVY TIMBER OFFICE BUILDING. THE RENOVATION WILL INCLUDE A NEW BUILDING CORE ON EACH FLOOR, INCLUDING NEW STREET LEVEL BUILDING ENTRIES, NEW ELEVATORS, EGRESS STAIRS, RESTROOMS, LOBBIES AND AN UPGRADE TO THE BUILDING SEISMIC SYSTEM. THE FIRST FLOOR LOBBY IS PROPOSED TO INCLUDE BICYCLE STORAGE AND CHANGING ROOMS WITH SHOWERS. NEW MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, INCLUDING AN UPGRADED AUTOMATIC FIRE SPRINKLER SYSTEM ARE PROPOSED FOR THE ENTIRE BUILDING.

THE EXTERIOR FACADE OF THE BUILDING WILL BE RESTORED. THE PROJECT WILL REMOVE NON-HISTORIC BUILDING ELEMENTS, INCLUDING EXTERIOR FIRE EXITS MADE SUPERFLUOUS BY THE NEW INTERIOR STAIRS. THE EXISTING ENTRY IN THE MIDDLE BAY OF THE BRANNAN STREET FACADE - A NON-HISTORIC METAL AND GLASS ASSEMBLY OF RECENT VINTAGE - WILL BE REMOVED AND REPLACED WITH HISTORICALLY COMPATIBLE WINDOWS SET IN THE EXISTING WALL OPENING. THE EXISTING SET OF WOOD DOORS AND TRANSOM AT THE MAIN ENTRY WILL BE REMOVED AND REPLACED WITH A GLASS PIVOT DOOR WITH A TRANSOM AND A SIDELIGHT. THE UPPER FLOOR WINDOWS ARE NON-HISTORIC, BUT WILL REMAIN IN PLACE. AT THE LOADING DOCK, NON-HISTORIC WALLS AND ROLL UP DOORS WILL BE REPLACED WITH A NEW HISTORICALLY COMPATIBLE CURTAINWALL SYSTEM. THE LOADING DOCK PLATFORM, FACADE OPENING AND HISTORIC FRAMING WILL BE RESTORED IN PLACE. BUILDING WALL SIGNAGE IS PROPOSED ON BOTH STREET FACADES TO THE MAXIMUM ALLOWABLE SIGN AREA PER THE PLANNING CODE. AN EXISTING BLADE SIGN LOCATED AT THE NEW BUILDING ENTRY ON BRANNAN STREET WILL BE RETAINED, REPLACING THE SIGN ITSELF. A MECHANICAL PENTHOUSE AND TENANT ACCESSIBLE DECK WILL BE DEVELOPED ON THE ROOF. CHANGES TO THE FACADE WERE DESIGNED IN CONSULTATION WITH ARCHITECTURAL RESOURCES GROUP, WHO REGULARLY REVIEWED PROJECT PLANS TO ENSURE THEY RESPECTED THE HISTORIC INTEGRITY OF THE STRUCTURE.

APPLICABLE CODES: SAN FRANCISCO MUNICIPAL CODES, INCLUDING:
2010 SAN FRANCISCO BUILDING CODE
2010 SAN FRANCISCO MECHANICAL CODE
2010 SAN FRANCISCO PLUMBING CODE
2010 SAN FRANCISCO ELECTRICAL CODE
SAN FRANCISCO PLANNING CODE

APN: BLOCK 3789, LOT 09

ZONE: MUO

BUILDING HEIGHT LIMIT: 65-X

NUMBER OF STORIES: 3 EXISTING. ROOF DECK & MECHANICAL PENTHOUSE PROPOSED.

OCCUPANCY: B (OFFICE)

CONSTRUCTION TYPE: III-B

FIRE PROTECTION: EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM W/ PROPOSED UPGRADES.

LOT AREA: 17,532 SF

EXISTING AREA: 52,411 GROSS SF

ALLOWABLE AREA: THE MAXIMUM ALLOWABLE AREA PER STORY IS TABULATED FROM THE FOLLOWING EQUATION TAKEN FROM THE 2010 CALIFORNIA BUILDING CODE W/ SAN FRANCISCO AMENDMENTS:

Aa = {At + [At x If] + [At x Is]} (Equation 5-1)

Aa = Allowable area per story
At = Tabular allowable area per story from Table 503, 19,000 SF
If = Area increase factor due to frontage
Is = Areas increase factor due to sprinkler protection

Frontage or If = Area increase factor due to frontage - - The permitted increase based on frontage is found in Section 506.2 of the CBC. Frontage is based on the open space around a building. The space can be between buildings on a common parcel or a dedicated street or public way. The increase is limited to a maximum of 75% when the open space is 30 feet or more. Since there is a minimum of 30-feet around two sides of the building, the maximum increase will be applied to the building area.

If = [F / P - 0.25] W/30

If = Area increase factor due to frontage
F = Building Perimeter that fronts on a public way or open space have in 20-feet minimum.

P = Perimeter of entire building

W = Width of open space

If = [263 / 526 - 0.25] 30/30 = 0.25 or 25%

Aa = { 19,000 + [19,000 x 0.25] + [19,000 x 2] } = 19,000 + 4,750 + 38,000 = 61,750 maximum square feet per story. The maximum building area is 3 X 61,750 = 185,250 SF as permitted by Section 506.4.1

PROPOSED AREA:

FIRST FLOOR:	17,493 GROSS SF
SECOND FLOOR:	17,482 GROSS SF
THIRD FLOOR:	17,436 GROSS SF
TOTAL:	*52,411 GROSS SF*
MECH. PENTHOUSE/VESTIBULE:	2,119 GROSS SF
GRAND TOTAL:	*54,530 GROSS SF*

PROJECT DATA | 4

HUDSON PACIFIC PROPERTIES
DREW GORDON, SENIOR VICE PRESIDENT
REGGIE HANNA, PROJECT MANAGER

121 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
TEL: (415) 777-4100

ARCHITECT
PETER PFAU, PRINCIPAL
EVAN JACOB, SENIOR PROJECT MANAGER

PFAU LONG ARCHITECTURE LTD
98 JACK LONDON ALLEY
SAN FRANCISCO, CA 94107
TEL: (415) 908-6408
FAX: (415)908-6409

HISTORIC PRESERVATION ARCHITECT
CHARLES CHASE, PRINCIPAL
MATTHEW DAVIS, PRESERVATION PLANNER
LACEY BUBNASH

ARCHITECTURAL RESOURCES GROUP
PIER 9, THE EMBARCADERO, SUITE 107
SAN FRANCISCO, CA 94111
TEL: (415) 421-1680
FAX: (415) 421-0127

CIVIL ENGINEER
BRIAN SCOTT, ASSOCIATE/PROJECT MANAGER

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

STRUCTURAL ENGINEER
DAVID MURPHY, SE, PRINCIPAL
THAD POVEY, CE, PROJECT MANAGER

MURPHY BURR CURRY STRUCTURAL ENGINEERS
85 SECOND STREET, SUITE 501
SAN FRANCISCO, CA 94105
TEL: (415) 546-0431

MECHANICAL / PLUMBING / FIRE PROTECTION ENGINEERS
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MOLLY MCGUIRE, PE, SENIOR MECHANICAL ENGINEER
BILL STAHL, SENIOR PLUMBING & FIRE PROTECTION ENGINEER

TAYLOR ENGINEERING, LLC
1080 MARINA VILLAGE PARKWAY, SUITE 501
ALAMEDA, CA 94501
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FAX: (510) 749-9136

ELECTRICAL ENGINEER
BRIAN SMITH

THE ENGINEERING ENTERPRISE
1305 MARINA VILLAGE PARKWAY
AIAMEDA, CA 94501
TEL: (510) 769-7600
FAX: (510(769-1261

ELEVATOR CONSULTANT
JOHN MORAN

SYSKA HENNESSY
425 CALIFORNIA STREET, SUITE 1250
SAN FRANCISCO, CA 94104
TEL: (415) 288-9061

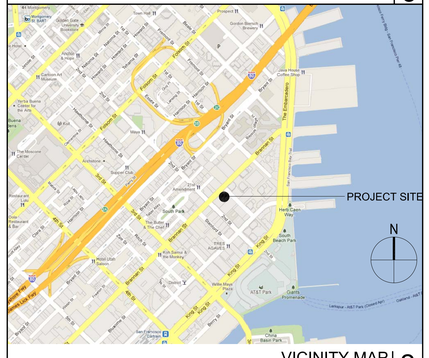
LIGHTING DESIGN
MICHAEL WEBB

REVOLVER DESIGN
1177 SAN PABLO AVENUE
BERKELEY, CA 94706
TEL: (510) 588-4080

CODE CONSULTANT
TOM DUSZA

ROLF JENSEN & ASSOCIATES, INC.
2125 OAK GROVE ROAD, SUITE 300
WALNUT CREEK, CA 94598
TEL: (925) 938-3550

PROJECT DIRECTORY | 3



VICINITY MAP | 2

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COVER	
ARCHITECTURAL	
A0.0	PROJECT DATA
A0.1	SITE PHOTOGRAPHY
A0.2	SITE PHOTOGRAPHY
A1.1	FIRST FLOOR DEMOLITION PLAN
A1.2	SECOND FLOOR DEMOLITION PLAN
A1.3	THIRD FLOOR DEMOLITION PLAN
A1.4	DEMOLITION ELEVATIONS
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	ROOF PLAN
A2.5	PENTHOUSE ROOF PLAN
A3.1	BUILDING SECTIONS
A4.1	BUILDING ELEVATIONS
A4.2	PENTHOUSE ELEVATIONS
A8.1	EXTERIOR DETAILS
A8.2	WINDOW DETAILS

SHEET INDEX | 1

HUDSON PACIFIC PROPERTIES

PFAU LONG ARCHITECTURE

98 Jack London Alley San Francisco CA 94107
415 908 6408 pfaulong.com

275 BRANNAN STREET
San Francisco, CA 94107

No.	Date	Issues and Revisions
	03/29/2012	CERTIFICATE OF APPROPRIATENESS
	05/08/2012	CERTIFICATE OF APPROPRIATENESS

Project Name: 275 BRANNAN STREET

Project Number: 21112

Description: PROJECT DATA

Ref. North

Date: 05/08/2012

A0.0

Scale

BRANNAN STREET EXISTING CONDITIONS | 2

COLIN P. KELLY STREET EXISTING CONDITIONS | 1

HUDSON PACIFIC PROPERTIES

PFAU LONG ARCHITECTURE

98 Jack London Alley San Francisco CA 94107
415 908 6408 pfaulong.com

275 BRANNAN STREET
San Francisco, CA 94107

No.	Date	Issues and Revisions
	03/20/2012	CERTIFICATE OF APPROPRIATENESS

Project Name
275 BRANNAN STREET

Project Number
21112

Description
SITE PHOTOGRAPHY

Ref. North

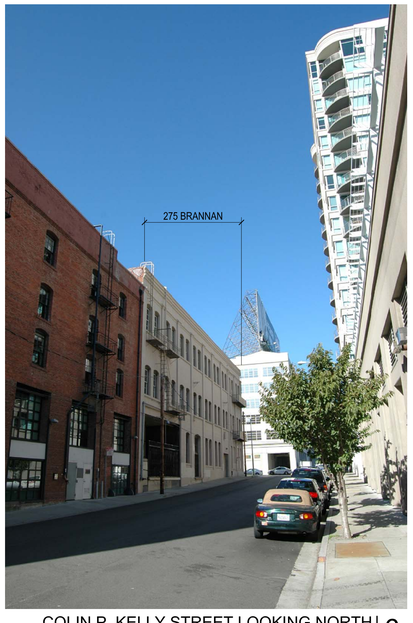
Date
03/19/2012

A0.1

Scale

PROPOSED: ROOF DECK | 5

PROPOSED: BRANNAN STREET LOOKING WEST | 2



COLIN P. KELLY STREET LOOKING NORTH | 6

BRANNAN STREET LOOKING WEST | 4

BRANNAN STREET LOOKING EAST | 3

PROPOSED: BRANNAN STREET LOOKING EAST | 1

HUDSON PACIFIC PROPERTIES

PFAU LONG ARCHITECTURE

98 Jack London Alley San Francisco CA 94107
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275 BRANNAN STREET
San Francisco, CA 94107

No.	Date	Issues and Revisions
	03/29/2012	CERTIFICATE OF APPROPRIATENESS
	05/08/2012	CERTIFICATE OF APPROPRIATENESS
	05/11/2012	CERTIFICATE OF APPROPRIATENESS
	06/04/2012	CERTIFICATE OF APPROPRIATENESS

Project Name: 275 BRANNAN STREET

Project Number: 21112

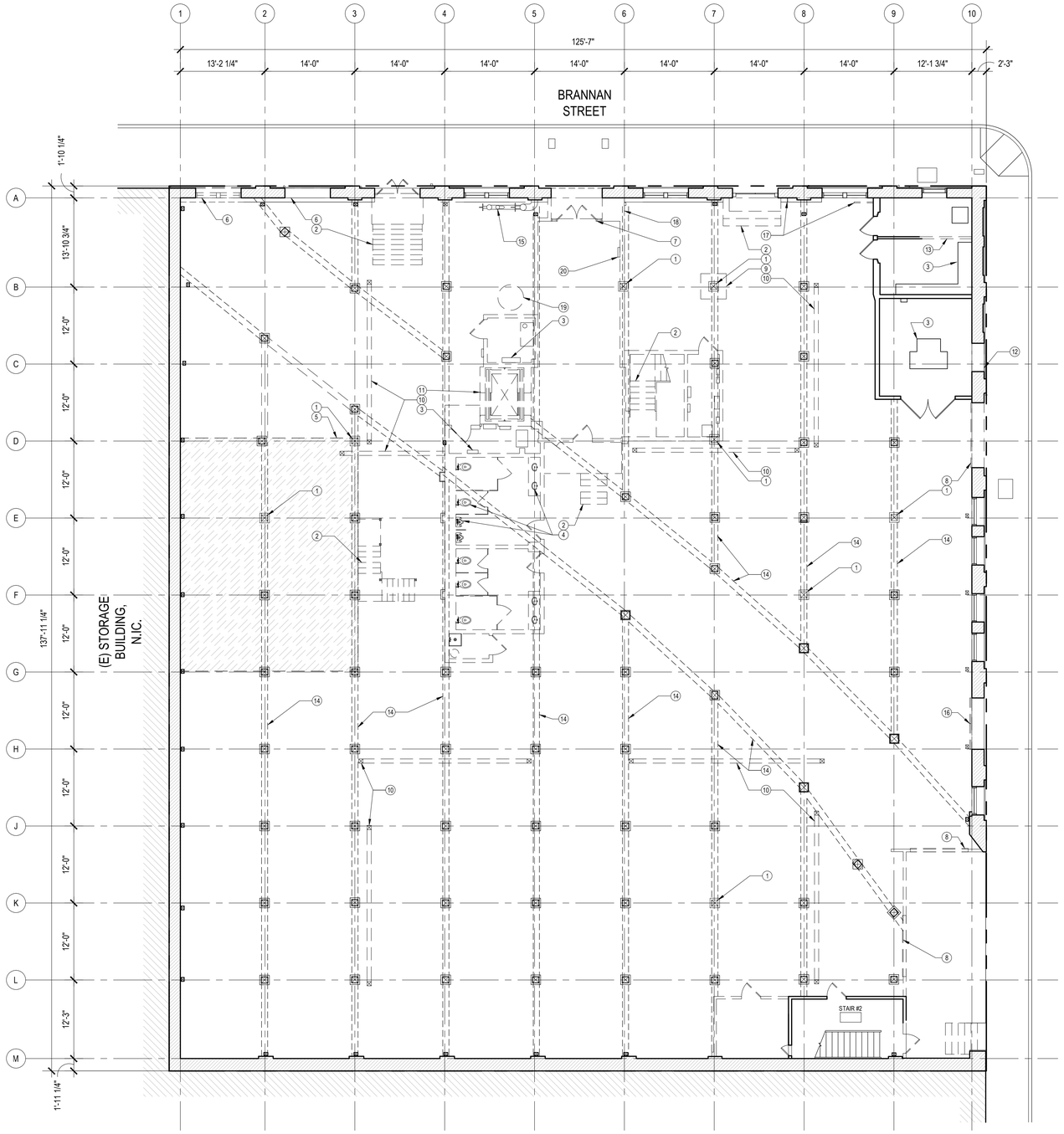
Description: SITE PHOTOGRAPHY

Ref. North

Date: 05/11/2012

A0.2

Scale: 0 3 6 12



(E) OFFICE BUILDING, N.I.C.

FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8"=1'-0"

1

GENERAL NOTES

SHEET NOTES

1. REMOVE (E) WD. COLUMN AND CONC. COLUMN BASE. REMOVE ASSOCIATED BEAM ATTACHMENT HARDWARE. PATCH AND REPAIR CONC. SLAB @ COL. BASE. SALVAGE WD. COLUMN FOR RE-USE.
2. REMOVE (E) STAIR
3. (E) ELECTRICAL E: UIPMENT TO REMAIN. PROTECT IN PLACE
4. REMOVE (E) PLUMBING FI: TURES. CAP (E) PIPE FLUSH TO FINISH.
5. REMOVE (E) MEZZANINE LEVEL IN ITS ENTIRETY, INCLUDING ELECTRICAL CONDUIT AND FI: TURES. AREA SHOWN HATCHED. SALVAGE LUMBER, TIMBER & WOOD PLANKS SUITABLE FOR RE-USE.
6. REMOVE (E) WINDOW, SEE DEMOLITION ELEVATION FOR ROUGH OPENINGS
7. REMOVE (E) ENTRY IN ITS ENTIRETY
8. REMOVE (E) OVERHEAD COILING DOOR
9. REMOVE (E) WD SEAT
10. REMOVE (E) STL BRACE FRAME IN ITS ENTIRETY, PATCH CONC., REMOVE ASSOCIATED FRAMING AND HARDWARE.
11. REMOVE (E) ELEVATOR IN ITS ENTIRETY, INCLUDING ASSOCIATED E: UIPMENT & INFRASTRUCTURE
12. SAWCUT (N) WINDOW ROUGH OPENING, SEE DEMOLITION AND BUILDING ELEVATIONS
13. REMOVE PORTION OF WALL AS SHOWN. SEE A2.1 FOR NEW WALL LAYOUT. SHORE & PATCH CEILING TO MATCH ADJACENT FINISH.
14. (E) WD BEAM SHOWN DASHED TO REMAIN.
15. (E) FIRE SPRINKLER RISER ASSEMBLY
16. REMOVE (E) WOOD DOOR. TRANSOM ABOVE TO REMAIN. PROTECT IN PLACE.
17. REMOVE & CAP (E) ABANDONED GAS LINE. COORDINATE W/ PG&E TO CONFIRM ABANDONED STATE BEFORE COMMENCING WITH WORK.
18. (E) WATER MAIN POINT OF ENTRY
19. REMOVE (E) PLASTIC WATER STORAGE TANK
20. REMOVE (E) FIRE ANNUNCIATOR PANEL

HUDSON PACIFIC PROPERTIES

PFAU LONG ARCHITECTURE

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San Francisco, CA 94107

No.	Date	Issues and Revisions
	03/20/2012	CERTIFICATE OF APPROPRIATENESS

Project Name: 275 BRANNAN STREET

Project Number: 21112

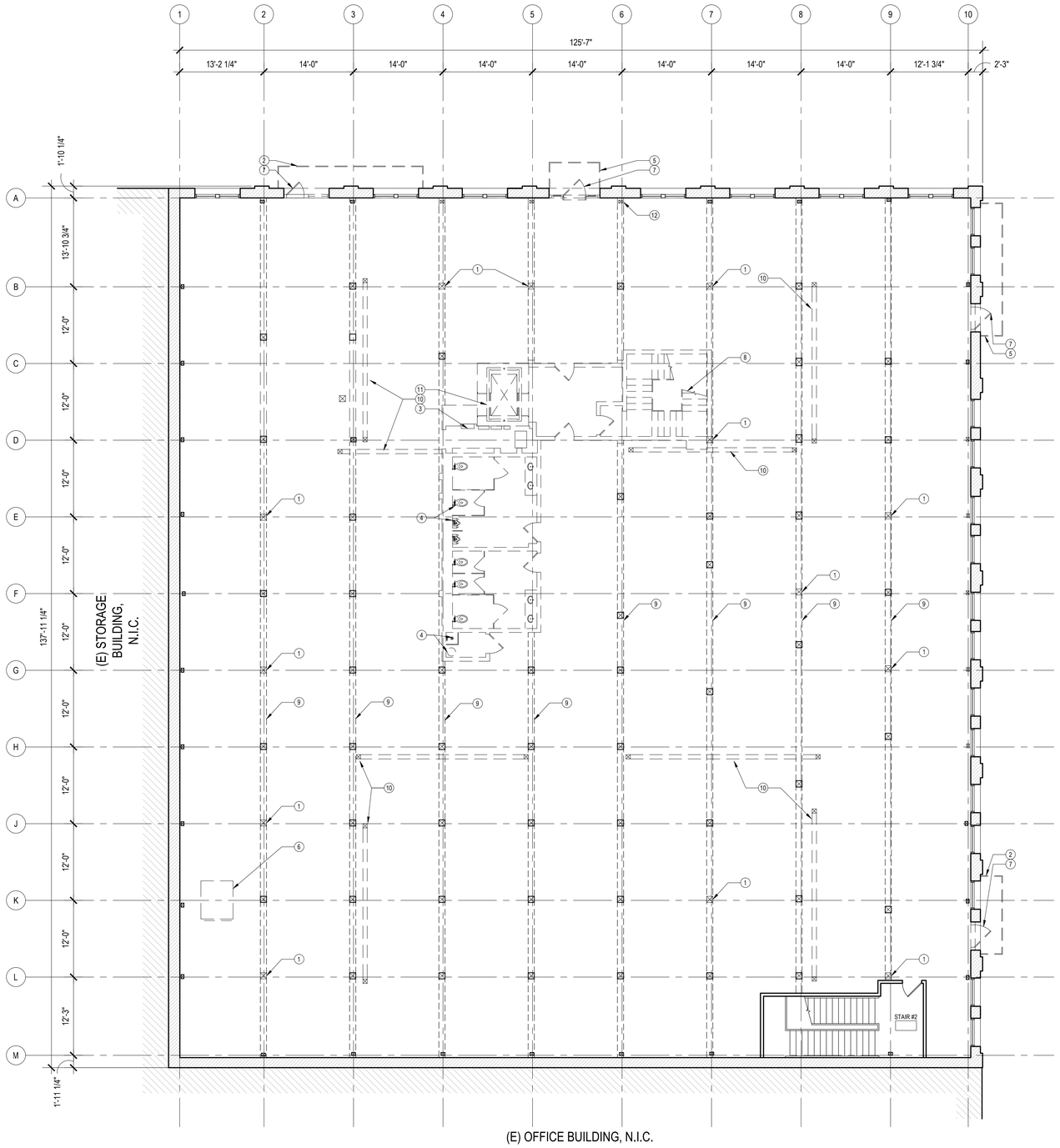
Description: FIRST FLOOR DEMOLITION PLAN

Ref. North

Date: 02/29/2012

A1.1

Scale: 0 2' 4' 8' 16'



(E) OFFICE BUILDING, N.I.C.

GENERAL NOTES

SHEET NOTES

1. REMOVE (E) WD. COLUMN & ASSOCIATED BEAM ATTACHMENT HARDWARE. SALVAGE WD. COLUMN FOR RE-USE.
2. REMOVE (E) MTL FIRE ESCAPE, REPAIR PLASTER FACADE @ CONNECTION POINTS, MATCH ADJACENT FINISH
3. REMOVE (E) E: UIPMENT. CAP (E) CONDUIT FLUSH TO FINISH.
4. REMOVE (E) PLUMBING FI: TURES. CAP (E) PIPE FLUSH TO FINISH.
5. REMOVE (E) BALCONY, REPAIR PLASTER FACADE @ CONNECTION POINTS, MATCH ADJACENT FINISH
6. REMOVE (E) DUMBWAITER
7. REMOVE (E) DOOR & WINDOW IN ITS ENTIRETY
8. REMOVE (E) STAIR
9. (E) WD BEAMS SHOWN DASHED TO REMAIN.
10. REMOVE (E) STL BRACE FRAME IN ITS ENTIRETY, PATCH CONC., REMOVE ASSOCIATED FRAMING AND HARDWARE.
11. REMOVE (E) ELEVATOR IN ITS ENTIRETY, INCLUDING ASSOCIATED E: UIPMENT & INFRASTRUCTURE
12. REMOVE (E) WD POST, CUT & SHORE (E) BEAM IN PREPARATION FOR (N) CONCRETE SHEAR WALL, TYP

SECOND FLOOR DEMOLITION PLAN
SCALE: 1/8"=1'-0" | 1

HUDSON PACIFIC PROPERTIES

PFAU LONG ARCHITECTURE

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San Francisco, CA 94107

No.	Date	Issues and Revisions
	03/20/2012	CERTIFICATE OF APPROPRIATENESS

Project Name: 275 BRANNAN STREET

Project Number: 21112

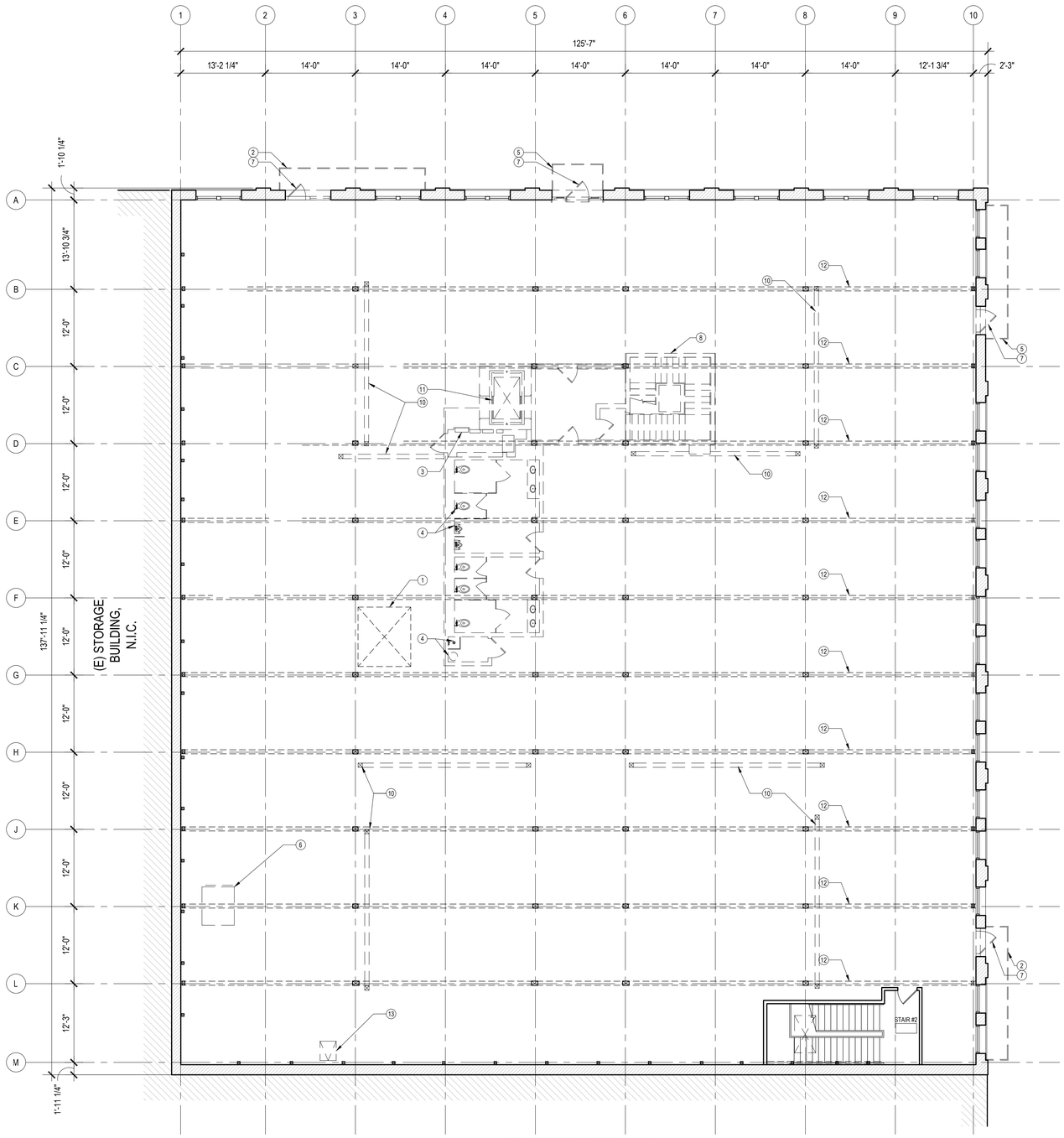
Description: SECOND FLOOR DEMOLITION PLAN

Ref. North

Date: 02/29/2012

A1.2

Scale: 0 2' 4' 8' 16'



(E) OFFICE BUILDING, N.I.C.

GENERAL NOTES

SHEET NOTES

1. (E) SKYLIGHT ABOVE TO REMAIN. REMOVE (E) INTERIOR PLASTER.
2. REMOVE (E) MTL FIRE ESCAPE, REPAIR PLASTER FACADE @ CONNECTION POINTS, MATCH ADJACENT FINISH
3. REMOVE (E) E: UIPMENT. CAP (E) CONDUIT FLUSH TO FINISH.
4. REMOVE (E) PLUMBING FI: TURES. CAP (E) PIPE FLUSH TO FINISH.
5. REMOVE (E) BALCONY, REPAIR PLASTER FACADE @ CONNECTION POINTS, MATCH ADJACENT FINISH
6. REMOVE (E) DUMBWAITER
7. REMOVE (E) DOOR & WINDOW IN ITS ENTIRETY
8. REMOVE (E) STAIR
10. REMOVE (E) STL BRACE FRAME IN ITS ENTIRETY, PATCH CONC., REMOVE ASSOCIATED FRAMING AND HARDWARE.
11. REMOVE (E) ELEVATOR IN ITS ENTIRETY, INCLUDING ASSOCIATED E: UIPMENT & INFRASTRUCTURE
12. (E) WOOD TRUSSES & ROOF FRAMING SHOWN DASHED TO REMAIN. PROTECT IN PLACE.
13. REMOVE (E) ROOF HATCH.

THIRD FLOOR DEMOLITION PLAN
SCALE: 1/8"=1'-0" | 1

HUDSON PACIFIC PROPERTIES

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No.	Date	Issues and Revisions
	03/20/2012	CERTIFICATE OF APPROPRIATENESS

Project Name: 275 BRANNAN STREET

Project Number: 21112

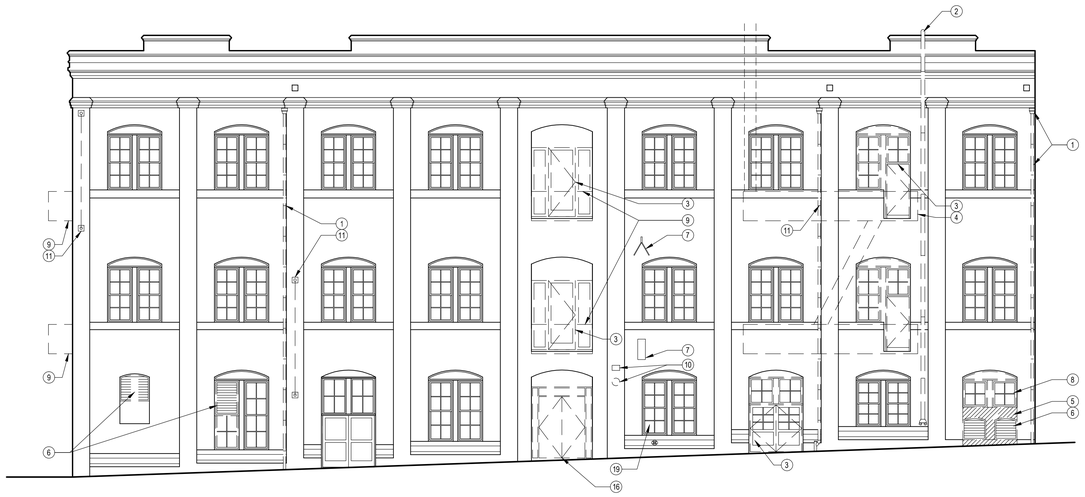
Description: THIRD FLOOR DEMOLITION PLAN

Ref. North

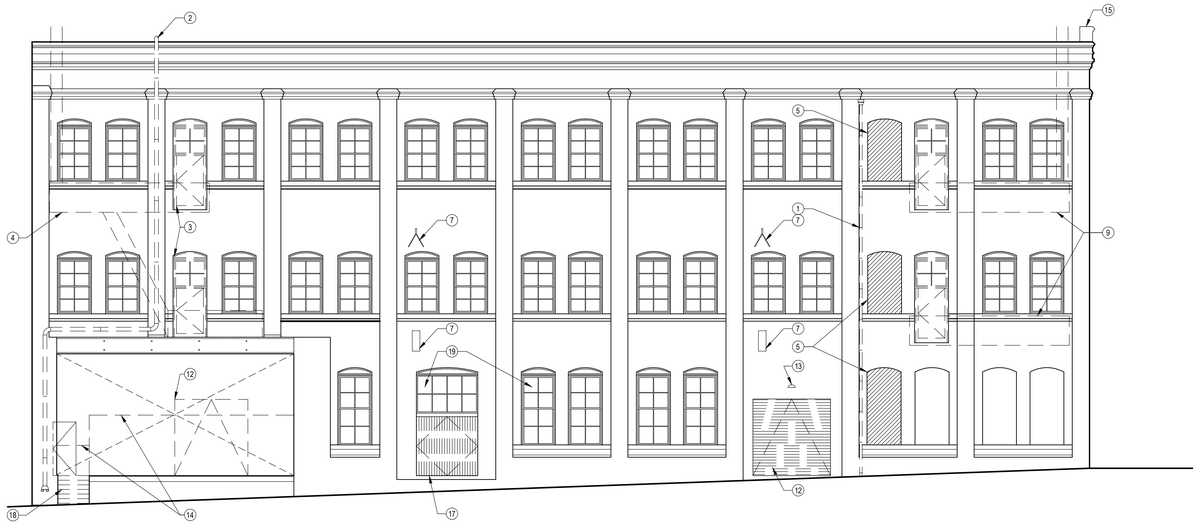
Date: 02/29/2012

A1.3

Scale: 0 2 4 8 16



EXISTING NORTH ELEVATION - BRANNAN STREET
SCALE: 1/8"=1'-0" 2



EXISTING EAST ELEVATION - COLIN P. KELLY JR. ST.
SCALE: 1/8"=1'-0" 1

GENERAL NOTES

SHEET NOTES

1. REMOVE (E) RAIN WATER LEADER & CONDUCTOR HEAD. REPAIR PLASTER, MATCH ADJACENT FINISH
2. REMOVE (E) DRY STANDPIPE, REPAIR PLASTER, MATCH ADJACENT FINISH
3. REMOVE (E) DOOR & WINDOW. ROUGH OPENING TO REMAIN IN PLACE.
4. REMOVE (E) MTL FIRE ESCAPE, REPAIR PLASTER FACADE @ CONNECTION POINTS, MATCH ADJACENT FINISH
5. REMOVE (E) PORTION OF WALL SHOWN HATCHED, SEE BUILDING ELEVATIONS
6. REMOVE (E) LOUVER
7. REMOVE (E) FIRE ESCAPE HARDWARE
8. REMOVE (E) WINDOW
9. REMOVE (E) BALCONY, REPAIR PLASTER FACADE @ CONNECTION POINTS, MATCH ADJACENT FINISH
10. REMOVE (E) FIRE ALARM BELL & SIGNAGE
11. REMOVE (E) BANNER & MOUNTING HARDWARE. REPAIR PLASTER, MATCH ADJCENT FINISH
12. REMOVE (E) COILING OVERHEAD DOOR
13. REMOVE (E) LIGHT FI: TURE
14. REMOVE (E) STL FENCE & GATE
15. (E) PARAPET BEYOND
16. REMOVE (E) NON-HISTORIC ALUM. & GLASS STOREFRONT. ROUGH OPENING TO REMAIN IN PLACE.
17. REMOVE (E) DOOR. WINDOW TO REMAIN. PROTECT IN PLACE.
18. REMOVE (E) CONC. STAIR
19. REMOVE (E) PTD. STL. SECURITY GRILLES AT FIRST FLOOR WINDOWS, TYP.

HUDSON PACIFIC PROPERTIES

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No.	Date	Issues and Revisions
	03/20/2012	CERTIFICATE OF APPROPRIATENESS

Project Name: 275 BRANNAN STREET

Project Number: 21112

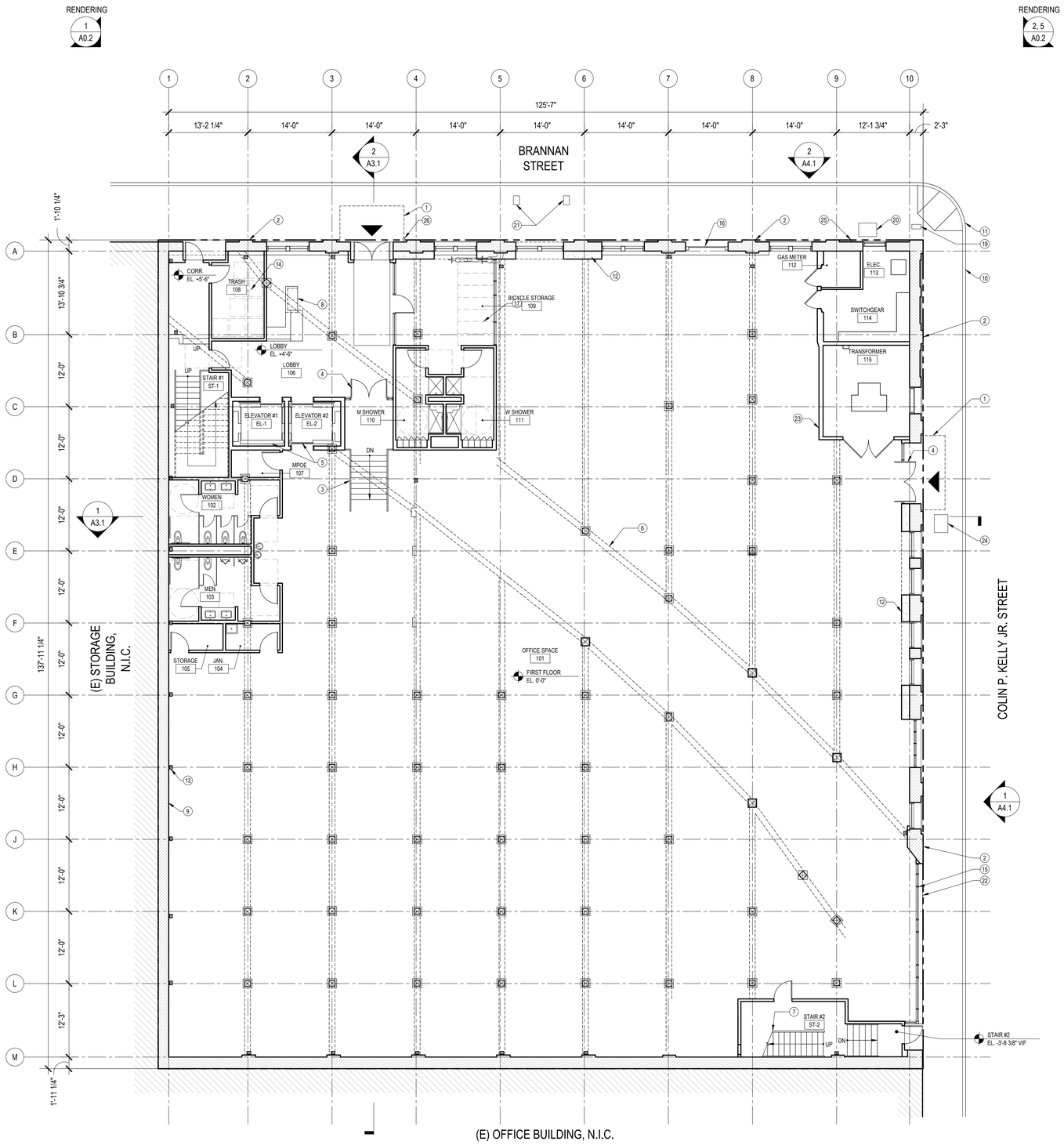
Description: EXISTING ELEVATIONS

Ref. North

Date: 02/29/2012

A1.4

Scale: 0 2' 4' 8' 16'



(E) OFFICE BUILDING, N.I.C.

FIRST FLOOR PLAN
SCALE: 1/8"=1'-0" 1

GENERAL NOTES

SHEET NOTES

1. (N) CANOPY ABOVE
2. PROPERTY LINE @ FACE OF PILASTER
3. (N) STAIR
4. OPTIONAL TENANT ENTRY DEPENDING ON LEASING SCENARIO
5. (N) MACHINE ROOM LESS GURNEY SIZED ELEVATOR
6. (E) WD BEAM ABOVE, SHOWN DASHED, TYP.
7. UPGRADE (E) STAIR HANDRAILS & GUARDRAILS TO MEET CODE
8. (N) RECEPTION DESK
9. (E) 21" THK MASONRY DEMISING WALL
10. (E) CONCRETE SIDEWALK & CURB
11. (E) CONCRETE CURB CUT
12. (N) SHOTCRETE SHEAR WALL
13. (E) SECONDARY SUPPORT COLUMNS
14. (N) 64 GAL. TRASH BIN, SHOWN DASHED, N.I.C., TYP OF 10
15. (N) ALUM. CURTAINWALL @ (E) LOADING DOCK. ALIGN FACE OF CURTAINWALL W/ BACK EDGE OF (E) PTD. STL. BEAM ABOVE.
16. LOCK (E) DOOR IN PLACE
17. (N) 2-LEVEL BIKE STORAGE RACK, SHOWN DASHED (14 SPACES TOTAL)
19. (E) STREET LIGHT VAULT
20. (E) PG&E VAULT
21. (E) CITY WATER DEPT. VAULT
22. EDGE OF (E) CONC. LOADING DOCK
23. PATCH OPENING @ FORMER DUCT PENETRATION W/ CONC. MAINTAIN WALL FIRE RATING.
24. (E) TELEPHONE VAULT
25. (E) GAS LINE
26. (E) SEWER CLEANOUT

LEGEND

BUILDING ENTRY

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Project Name: 275 BRANNAN STREET

Project Number: 21112

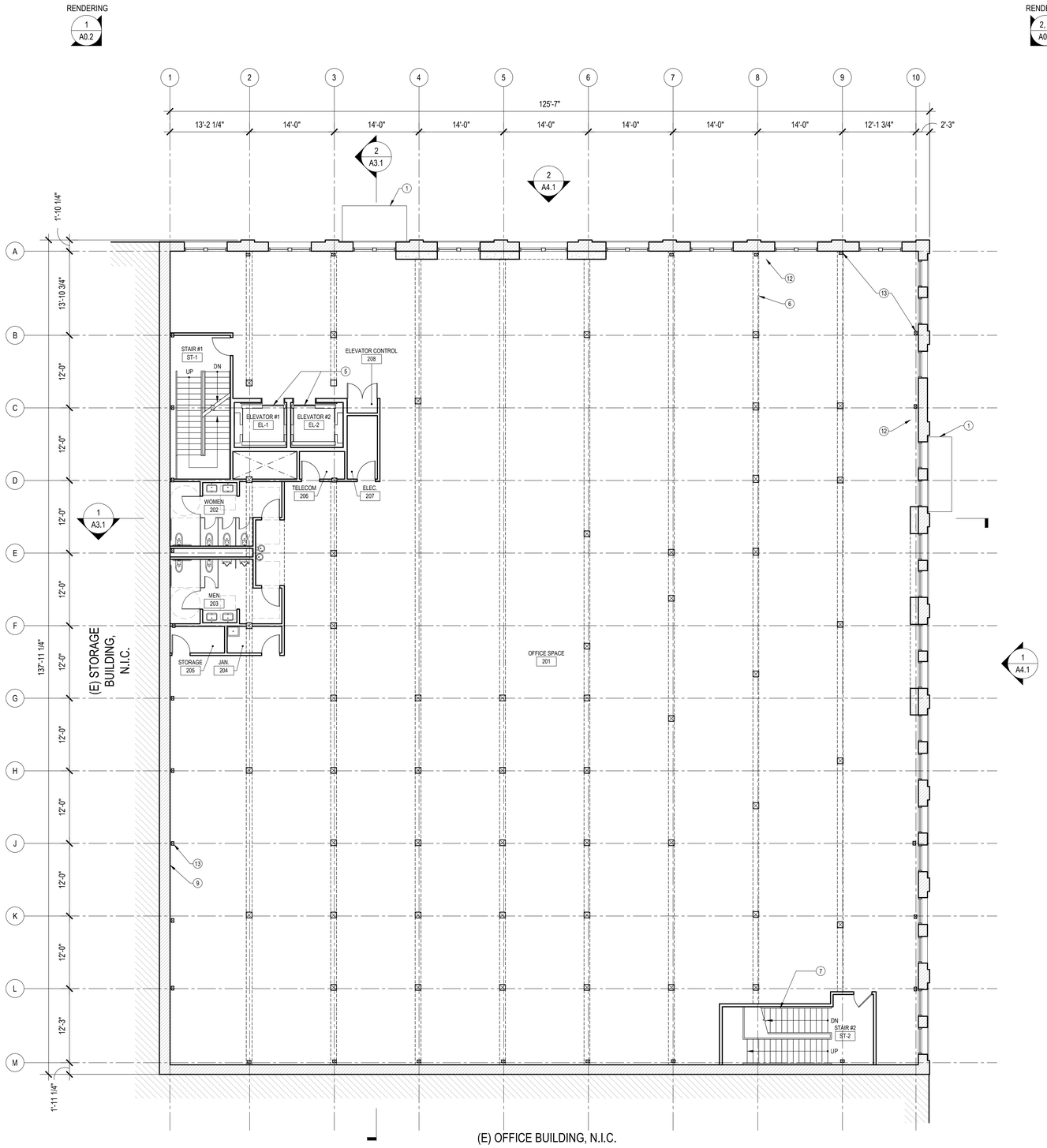
Description: FIRST FLOOR PLAN

Ref. North

Date: 02/29/2012

A2.1

Scale: 0 2' 4' 8' 16'



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

1

GENERAL NOTES

SHEET NOTES

1. (N) CANOPY BELOW
5. (N) MACHINE ROOM LESS GURNEY SIZED ELEVATOR
6. (E) WD BEAM ABOVE, SHOWN DASHED, TYP.
7. UPGRADE (E) STAIR HANDRAILS & GUARDRAILS TO MEET CODE
9. (E) 21" THK MASONRY DEMISING WALL
12. (N) SHOTCRETE SHEAR WALL
13. (E) WD SECONDARY SUPPORT COLUMNS, TYP.

HUDSON PACIFIC PROPERTIES

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Description: SECOND FLOOR PLAN

Ref. North

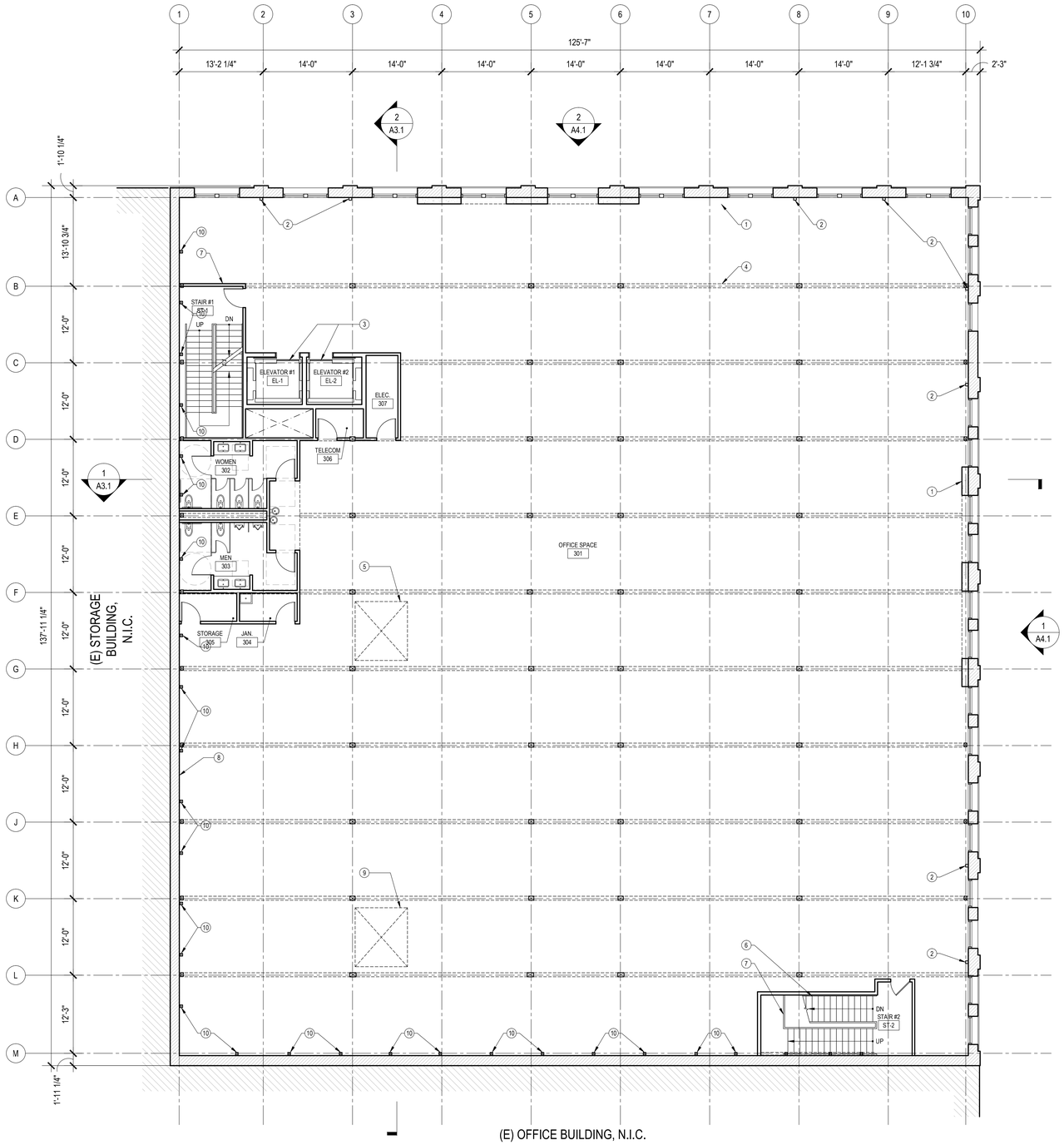
Date: 02/29/2012

A2.2

Scale: 0 2' 4' 8' 16'

RENDERING 1 A0.2

RENDERING 2, 5 A0.2



(E) OFFICE BUILDING, N.I.C.

THIRD FLOOR PLAN
SCALE: 1/8"=1'-0" 1

GENERAL NOTES

SHEET NOTES

1. (N) SHOTCRETE SHEAR WALL
2. (N) STL COLUMN, TYP.
3. (N) MACHINE ROOM LESS GURNEY SIZED ELEVATOR
4. (E) WD TRUSS ABOVE, SHOWN DASHED, TYP
5. (E) SKYLIGHT ABOVE, SHOWN DASHED
6. UPGRADE (E) STAIR HANDRAILS & GUARDRAILS TO MEET CODE
7. (N) ROOF ACCESS STAIR
8. (E) MASONRY DEMISING WALL
9. (N) SKYLIGHT ABOVE, SHOWN DASHED
10. (E) STL COLUMN, TO REMAIN

HUDSON PACIFIC PROPERTIES

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Project Name: 275 BRANNAN STREET

Project Number: 21112

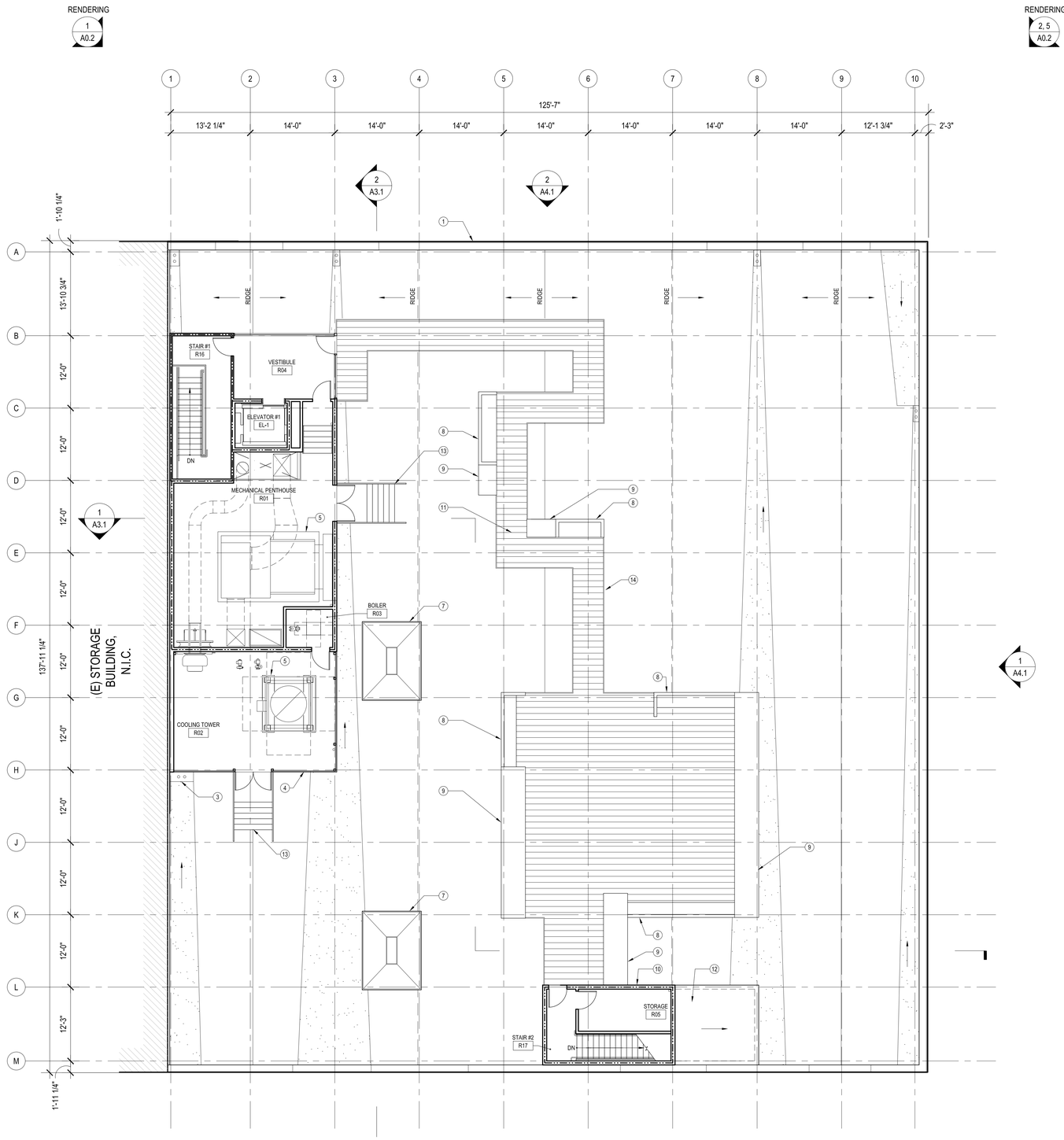
Description: THIRD FLOOR PLAN

Ref. North

Date: 02/29/2012

A2.3

Scale: 0 2 4 8 16



ROOF PLAN
SCALE: 1/8"=1'-0" | 1

GENERAL NOTES

ROOF AREA TABLE		
AREA OF ROOF DECK	1,749 SF	
AREA OF WALKWAYS	792 SF	
TOTAL AREA	2,541 SF	

SHEET NOTES

1. (E) PARAPET
3. (N) ROOF DRAIN
4. (N) LOUVER ENCLOSURE @ COOLING TOWER
5. (N) MECH. EQUIPMENT, SEE MECH. DRAWINGS.
7. (N) SKYLIGHT
8. (N) BENCH
9. (N) PLANTER
10. (N) STAIR ENCLOSURE
11. (N) WD DECKING
12. (N) ROOF OF STAIR ENCLOSURE, BELOW PARAPET
13. (N) PTD STL STAIR W/ GUARDS AND HANDRAILS.
14. (N) GUARD, TYP.

LEGEND

2-HR FIRE RATED WALL ASSEMBLY

HUDSON PACIFIC PROPERTIES

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No.	Date	Issues and Revisions
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	05/08/2012	CERTIFICATE OF APPROPRIATENESS

Project Name: 275 BRANNAN STREET

Project Number: 21112

Description: ROOF PLAN

Ref. North

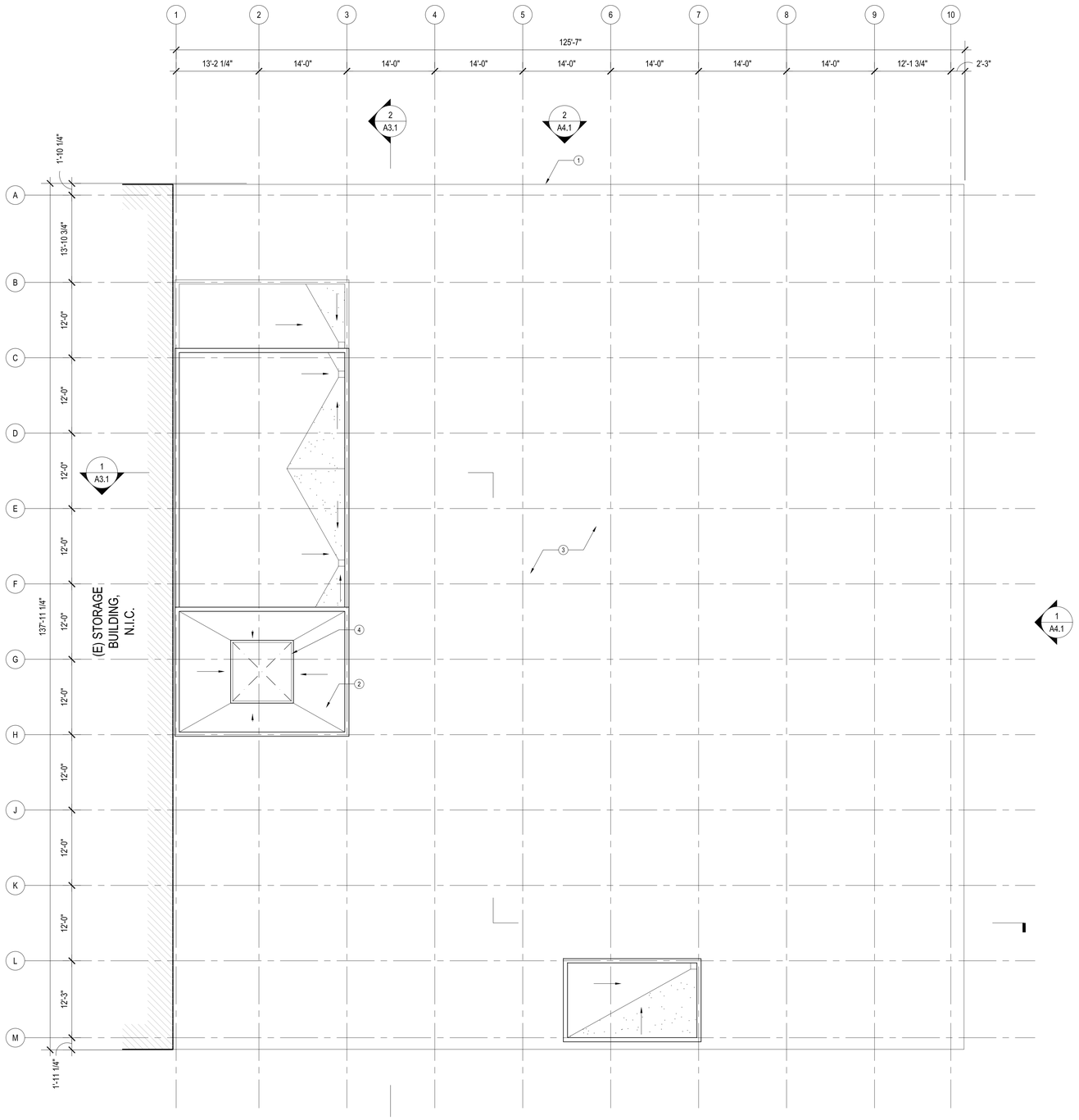
Date: 05/08/2012

Scale: 0 2 4 8 16

A2.4

RENDERING
1
A0.2

RENDERING
2, 5
A0.2



PENTHOUSE ROOF PLAN
SCALE: 1/8"=1'-0"
1

GENERAL NOTES

SHEET NOTES

1. (E) EDGE OF BUILDING BELOW
2. (N) COOLING TOWER ENCLOSURE
3. ROOF BELOW
4. PTD GSM GUTTER @ ROOF OPENING

HUDSON PACIFIC PROPERTIES

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	05/08/2012	CERTIFICATE OF APPROPRIATENESS

Project Name: 275 BRANNAN STREET

Project Number: 21112

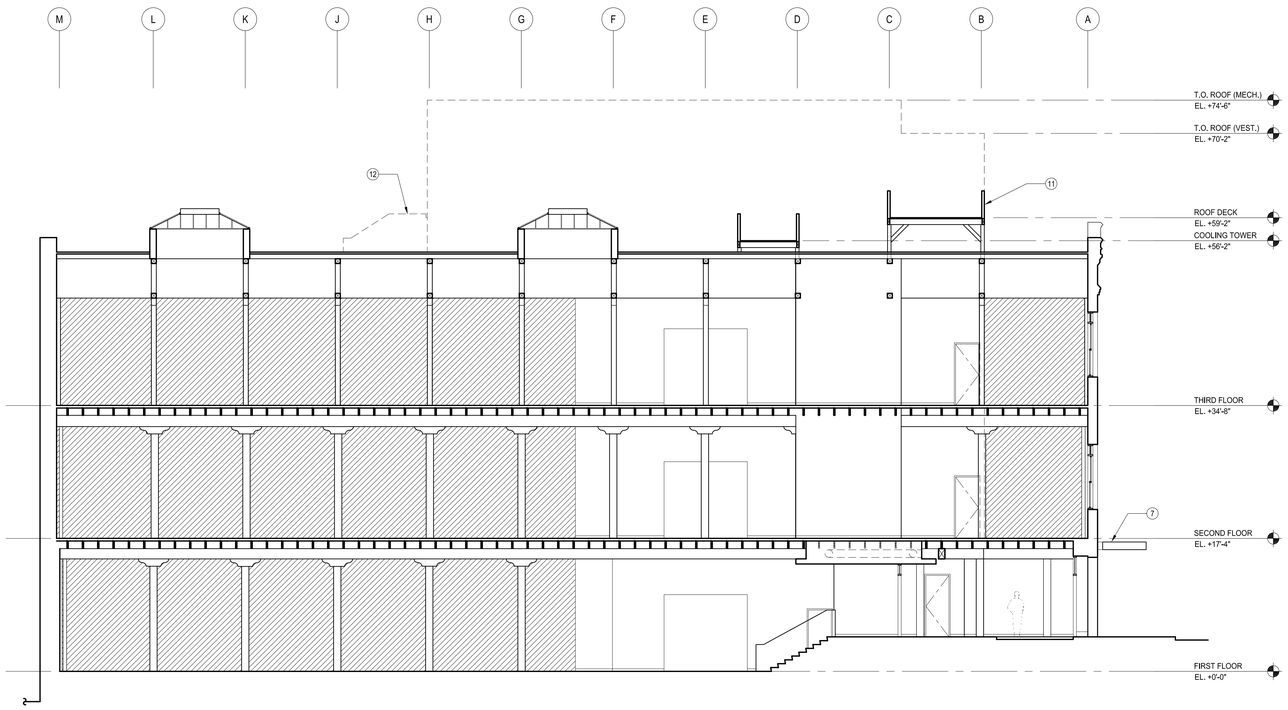
Description: PENTHOUSE ROOF PLAN

Ref. North

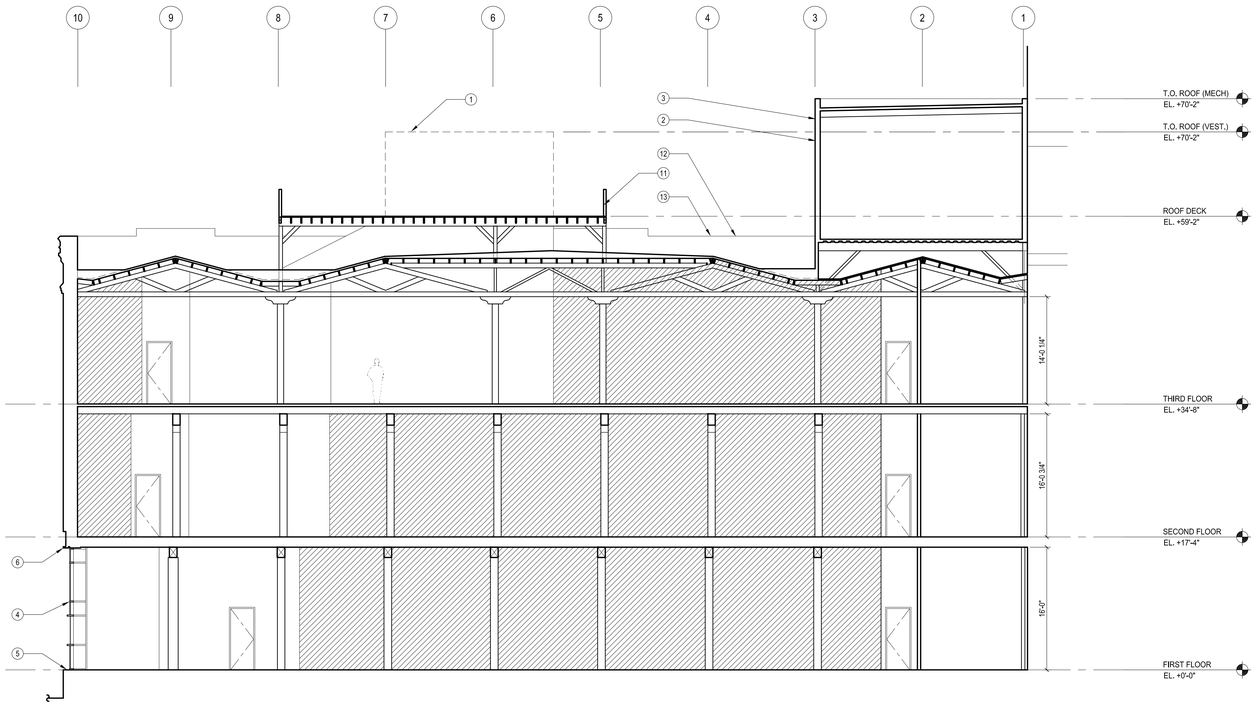
Date: 05/08/2012

A2.5

Scale: 0 2' 4' 8' 16'



BUILDING SECTION | 2
SCALE: 1/8"=1'-0"



BUILDING SECTION | 1
SCALE: 1/8"=1'-0"

GENERAL NOTES

SHEET NOTES

1. (N) STAIR TOWER BEYOND
2. (N) MECHANICAL PENTHOUSE
3. (N) COOLING TOWER ENCLOSURE
4. (N) CONTEMPORARY COMPATIBLE CURTAINWALL @ (E) LOADING DOCK
5. (E) CONC. LOADING DOCK
6. (E) PTD. STL. BEAM
7. (N) ENTRY CANOPY
11. (N) ROOF DECK
12. (N) PTD STL ACCESS STAIR
13. (E) PARAPET BEYOND

HUDSON PACIFIC PROPERTIES

PFAU LONG ARCHITECTURE

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Project Name: 275 BRANNAN STREET

Project Number: 21112

Description: BUILDING SECTIONS

Ref. North

Date: 05/08/2012

A3.1

Scale: 0 2' 4' 8' 16'

NORTH ELEVATION - BRANNAN STREET
SCALE: 1/8"=1'-0" | 2

EAST ELEVATION - COLIN P. KELLY JR. STREET
SCALE: 1/8"=1'-0" | 1

GENERAL NOTES

SHEET NOTES

1. (N) PTD MTL W/ ILLUMINATED ACRYLIC ENTRY CANOPY. CANOPIES HAVE MINIMAL ATTACHMENT POINTS TO THE HISTORIC FACADE AND ARE COMPLETELY REMOVABLE/REVERSIBLE.
2. (N) BLIND DOOR @ EGRESS STAIR EXIT, MATCH ADJ. FACADE MATERIAL.
3. INFILL (E) DOOR TO MATCH ADJ., REPLACE W/ (N) CONTEMPORARY COMPATIBLE WINDOW. (E) ROUGH OPENING TO REMAIN IN ORDER TO RETAIN POTENTIALLY HISTORIC ELEMENT.
5. (N) STAIR/ELEVATOR & MECHANICAL PENTHOUSE BEYOND
6. (N) STAIR PENTHOUSE BEYOND
7. (N) CONTEMPORARY COMPATIBLE WINDOW
8. (N) ALUM STOREFRONT ENTRY W/ BALANCED DOORS. RETAIN/RESTORE (E) FACADE OPENING.
10. (N) CONTEMPORARY COMPATIBLE CURTAINWALL, RECESSED TO BACK EDGE OF HISTORIC PTD STL BEAM.
11. (E) LOADING DOCK PLATFORM TO REMAIN.
12. (N) PTD LOUVER
13. (N) TRANSLUCENT GLASS ALIGNED WITH (E) PILASTERS ABOVE. SHOWN HATCHED.
14. (N) GLASS PIVOT DOOR AT (E) BUILDING ENTRY. RETAIN/RESTORE (E) FACADE OPENING.
15. RESTORE (E) WOOD DOOR.
16. RESTORE (E) HISTORIC FIRST FLOOR DOORS AND WINDOWS, TYP. UPPER FLOOR DOORS & WINDOWS ARE NON-HISTORIC, BUT WILL BE REPAINTED.
19. (N) HANDRAIL @ ROOF DECK & WALKWAY BEYOND
20. (N) ROOF DECK BEYOND
21. RESTORE PTD STL HISTORIC BEAM.
22. 2 SF SECONDARY SIGN

HUDSON PACIFIC PROPERTIES

PFAU LONG ARCHITECTURE

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	05/11/2012	CERTIFICATE OF APPROPRIATENESS
	06/04/2012	CERTIFICATE OF APPROPRIATENESS

Project Name: 275 BRANNAN STREET

Project Number: 21112

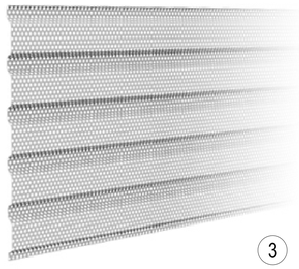
Description: BUILDING ELEVATIONS

Ref. North

Date: 05/11/2012

A4.1

Scale: 0 2' 4' 8' 16'

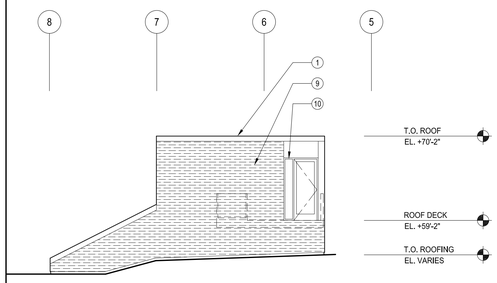


3

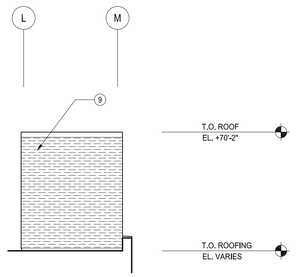
CORRUGATED, PERFORATED METAL SIDING | 10

9

CORRUGATED METAL SIDING | 9



NORTH ELEVATION - STAIR #2 PENTHOUSE | 8
SCALE: 1/8"=1'-0"



WEST ELEVATION - STAIR #2 PENTHOUSE | 7
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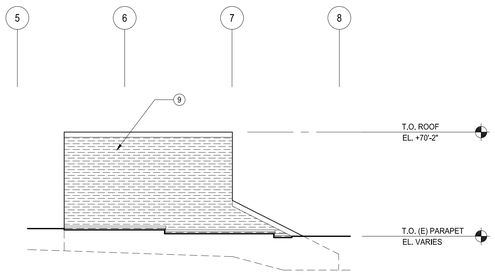

SOUTH ELEVATION - STAIR #2 PENTHOUSE | 6
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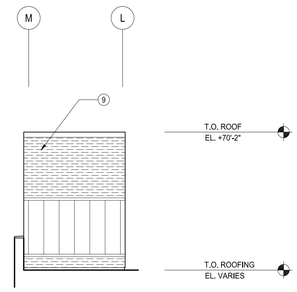
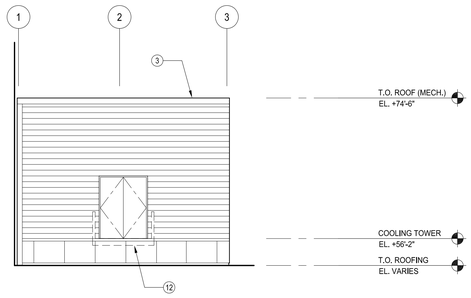


EAST ELEVATION - STAIR #2 PENTHOUSE | 5
SCALE: 1/8"=1'-0"



SOUTH ELEVATION - MECHANICAL PENTHOUSE | 4
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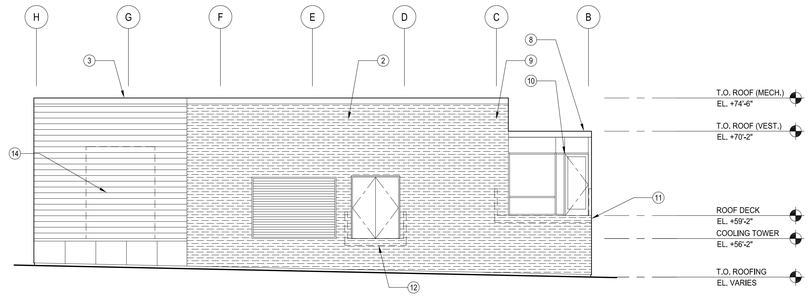
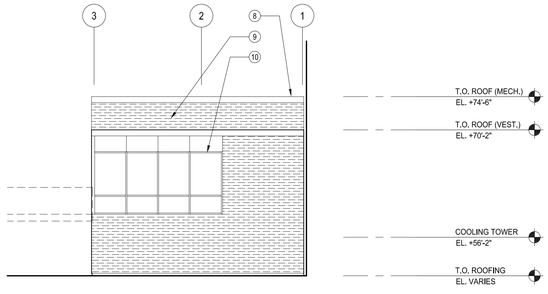


EAST ELEVATION - MECHANICAL PENTHOUSE | 3
SCALE: 1/8"=1'-0"



NORTH ELEVATION - MECHANICAL PENTHOUSE | 2
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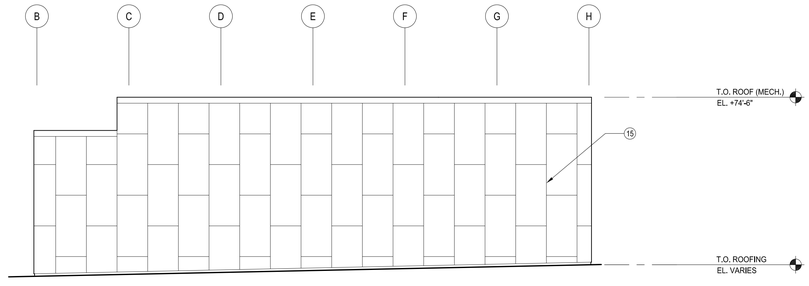

WEST ELEVATION - MECHANICAL PENTHOUSE | 1
SCALE: 1/8"=1'-0"

GENERAL NOTES

SHEET NOTES

1. (N) STAIR TOWER
2. (N) MECHANICAL PENTHOUSE
3. (N) COOLING TOWER ENCLOSURE
8. (N) ELEVATOR & STAIR PENTHOUSE
9. (N) CONTEMPORARY COMPATIBLE CLADDING PAINTED TO MATCH BUILDING EXTERIOR
10. (N) CONTEMPORARY COMPATIBLE ALUMINUM STOREFRONT
12. (N) PTD STL ACCESS STAIR
14. (E) COOLING TOWER, SHOWN DASHED. SEE MECHANICAL DRAWINGS
15. (N) BLIND WALL CONSTRUCTION

HUDSON PACIFIC PROPERTIES

PFAU LONG ARCHITECTURE

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275 BRANNAN STREET
San Francisco, CA 94107

No.	Date	Issues and Revisions
	03/29/2012	CERTIFICATE OF APPROPRIATENESS
	05/08/2012	CERTIFICATE OF APPROPRIATENESS

Project Name: 275 BRANNAN STREET

Project Number: 21112

Description: PENTHOUSE ELEVATIONS

Ref. North

Date: 05/08/2012

A4.2

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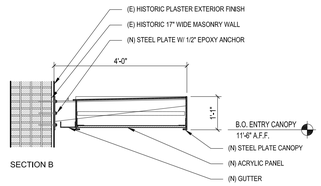
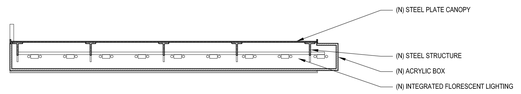


SECTION B



SECTION A

ENTRANCE CANOPY SECTIONS | 4
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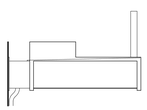
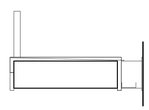


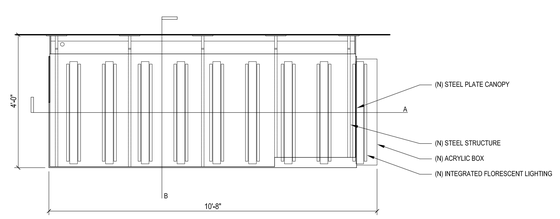
EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

ENTRANCE CANOPY ELEVATIONS | 3
SCALE: 1/2"=1'-0"



ENTRANCE CANOPY PLAN | 2
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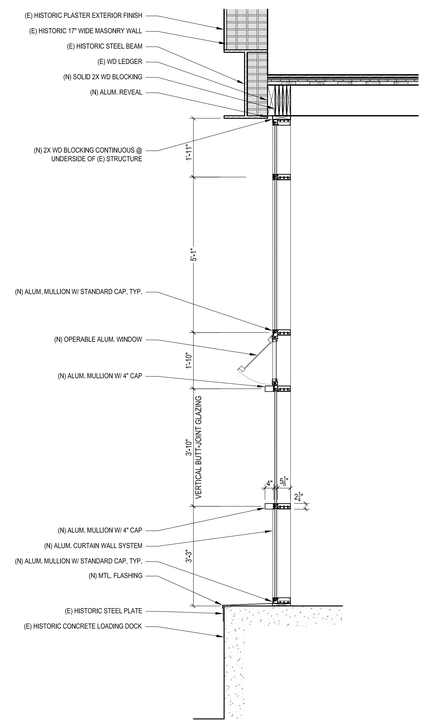

CURTAIN WALL SECTION @ LOADING DOCK | 1
SCALE: 1/2"=1'-0"

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No.	Date	Issues and Revisions
	03/29/2012	CERTIFICATE OF APPROPRIATENESS
	05/08/2012	CERTIFICATE OF APPROPRIATENESS
	05/11/2012	CERTIFICATE OF APPROPRIATENESS
	06/04/2012	CERTIFICATE OF APPROPRIATENESS

Project Name
275 BRANNAN STREET

Project Number
21112

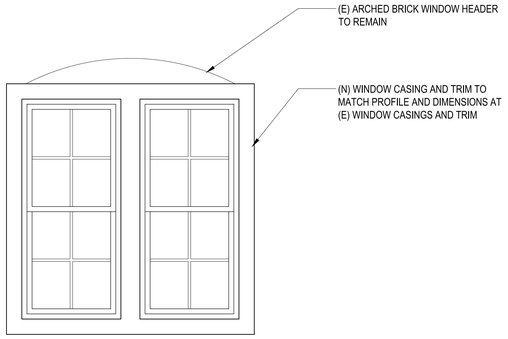
Description
EXTERIOR DETAILS

Ref. North

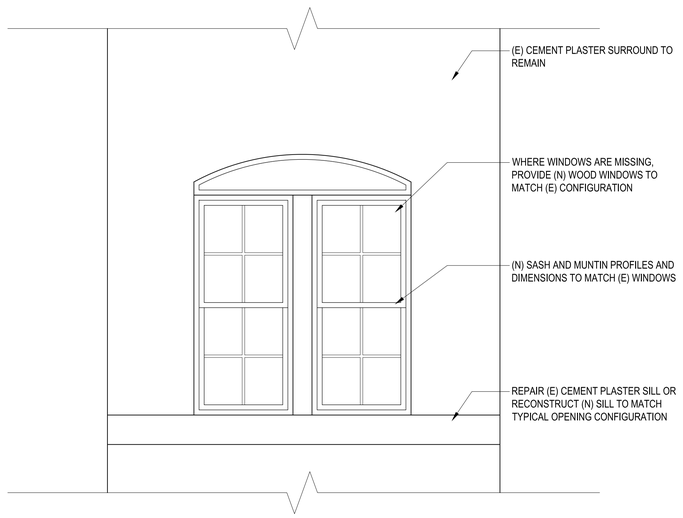
Date
05/11/2012

A8.1

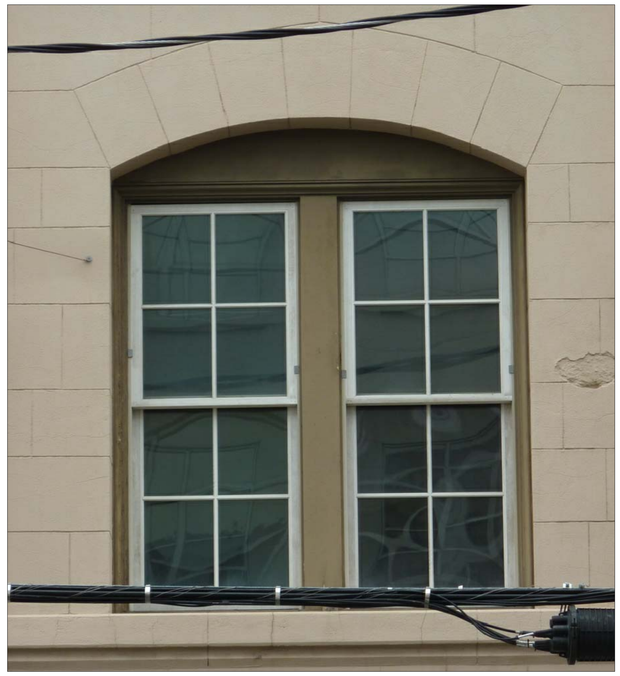
Scale
0 2 4 8 16



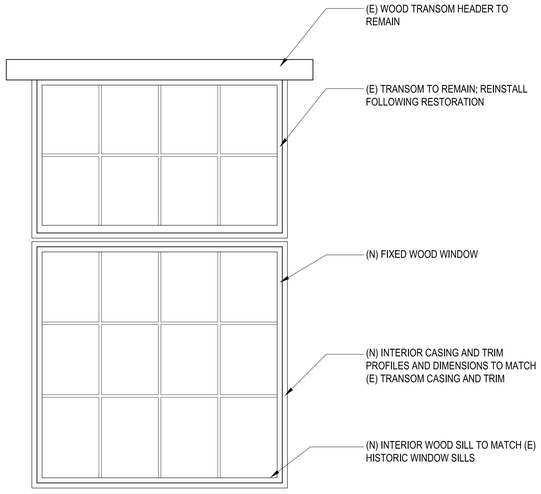
(N) TYPICAL INTERIOR WINDOW ELEVATION | 6
SCALE: 1/2"=1'-0"



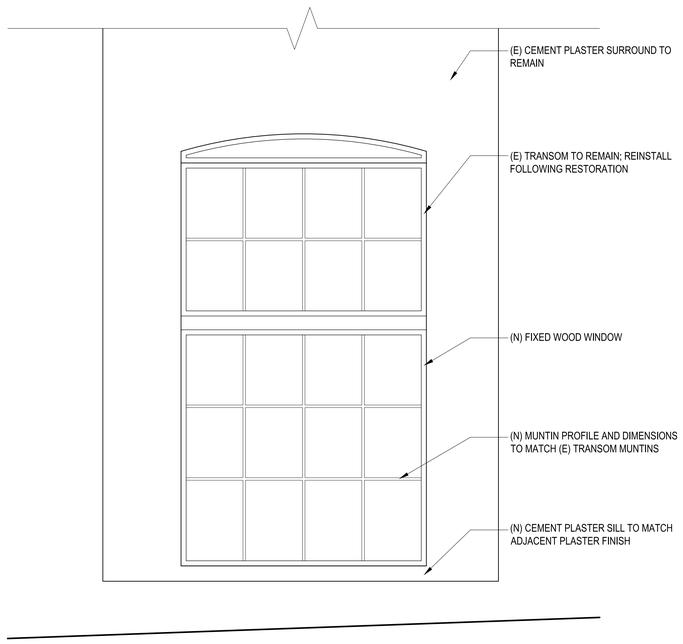
(N) TYPICAL EXTERIOR WINDOW ELEVATION | 5
SCALE: 1/2"=1'-0"



(E) TYPICAL UPPER FLOOR WINDOW ELEVATION | 4
NTS



(N) INTERIOR WINDOW ELEVATION | 3
SCALE: 1/2"=1'-0"



(N) EXTERIOR WINDOW ELEVATION | 2
SCALE: 1/2"=1'-0"

(E) DOOR AND TRANSOM ELEVATION - COLIN P. KELLY JR. STREET | 1
NTS

HUDSON PACIFIC PROPERTIES

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275 BRANNAN STREET
San Francisco, CA 94107

No.	Date	Issues and Revisions
	03/29/2012	CERTIFICATE OF APPROPRIATENESS
	05/08/2012	CERTIFICATE OF APPROPRIATENESS

Project Name: 275 BRANNAN STREET
Project Number: 21112
Description: WINDOW DETAILS
Ref. North
Date: 05/08/2012

A8.2

Scale:

SECTION 01 3591

HISTORIC TREATMENT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes special procedures for historic treatment on the Project including, but not limited to, the following:
   1. Temporary protection of historic materials during construction.
   2. Protection during use of heat-generating equipment.
   3. Historic preservation treatment procedures.

1.2 DEFINITIONS

A. “Preservation”: To apply measures necessary to sustain the existing form, integrity, and materials of a historic property. Work may include preliminary measures to protect and stabilize the property.

B. “Rehabilitation”: To make 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.

C. “Restoration”: To accurately return the form, features, and character of a property to its appearance at a particular period of time by means of the removal of features from other periods in its history and the repair and reconstruction of missing and deteriorated features from the restoration period.

D. “Reconstruction”: To reproduce in the exact form and detail a building, structure, or artifact as it appeared at a specific period in time. Reconstructed elements do not possess historic integrity in their own right since it is not original fabric.

E. “Stabilize”: To apply measures designed to reestablish a weather-resistant enclosure and the structural reinforcement of an item or portion of the building while maintaining the essential form as it exists at present. This level of intervention is aimed at retarding or arresting adverse impacts to structures.

F. “Consolidate”: To strengthen loose or deteriorated materials in place.

G. “Protect and Maintain”: To remove deteriorating corrosion, reapply protective coatings, and install protective measures such as temporary guards; to provide the least degree of intervention.

H. “Repair”: To stabilize, consolidate, or conserve; to retain existing materials and features while employing as little new material as possible. Repair includes patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading materials. Within restoration, repair also includes limited replacement in kind, rehabilitation, and reconstruction, with

compatible substitute materials for deteriorated or missing parts of features when there are surviving prototypes.

I. "Replace": To duplicate in its entirety a historic element or feature by matching its historic pattern, detail and appearance. . Replacement is justified when original or historic elements are damaged beyond repair or are missing. Replacement methods includes the following conditions:
   1. Replacement with Original or Historic Fabric: Includes fabric salvaged from other locations or projects having identical architectural qualities. It means duplication of appearance using identical material possessing historical significance.
   2. Replacement with New Materials: Includes replacement with new material of like kind (custom fabricated of manufactured) that is currently in production. It means duplication of appearance using like material.
   3. Replacement with Substitute Materials: Includes replacement with a compatible substitute that is frequently contemporary and unlike the historic fabric. It means duplication of appearance using modern (non-traditional) material Use of substitute materials is not approved unless matching materials are not available.

J. "Remove": To demolish or detach items from existing construction and legally dispose of them off-site unless indicated to be removed and salvaged or removed and reinstalled.

K. "Remove and Reinstall": To detach items from existing construction, repair and prepare them for reuse, and reinstall them where indicated.

L. "Existing to Remain" or "Retain": Existing items of construction that are not to be removed and that are not otherwise indicated to be removed and salvaged, or removed and reinstalled.

M. "Material in Kind": Material that closely matches existing materials, through comparison of architectural qualities and salient characteristic such as species, cut, color, grain, , dimension, profile, thickness, and finish.

N. "Match": To blend with adjacent construction and manifest no apparent difference in material type, species, cut, form, detail, color, grain, texture, or finish; as approved by Architect.

1.3 ACTION SUBMITTALS

A. Historic Preservation Treatment Program: Submit a written plan for each phase or process including protection of surrounding materials during operations. Describe in detail materials, methods, and equipment to be used for each phase of work.

B. Alternative Methods and Materials: If alternative methods and materials to those indicated are proposed for any phase of work, provide a written description including evidence of successful use on other, comparable projects, and program of testing to demonstrate effectiveness for use on this Project.

C. Preconstruction Documentation: Show preexisting conditions of adjoining construction and site improvements, including finish surfaces, that might be misconstrued as damage caused by Contractor's historic treatment operations.

1.4 STORAGE AND PROTECTION OF HISTORIC MATERIALS

A. Removed and Reinstalled Historic Materials:
   1. Clean and repair historic items to functional condition adequate for intended reuse.
   2. Pack or crate items after cleaning and repairing. Identify contents of containers.
   3. Protect items from damage during transport and storage.
   4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

B. Existing Historic Materials to Remain: Protect construction indicated to remain against damage and soiling during historic treatment. When permitted by Construction Manager, items may be removed to a suitable, protected storage location during historic treatment and reinstalled in their original locations after historic treatment operations are complete.

C. Storage and Protection: When removed from their existing location, store historic materials within a weather-tight enclosure where they are protected from wetting by rain, snow, or ground water, and temperature variations. Secure stored materials to protect from theft.

1.5 PROJECT SITE CONDITIONS

A. Exterior Repairs and Painting:
   1. Proceed with the work only when forecasted weather conditions are favorable.
      a. Wet Weather: Do not attempt repairs during rainy or foggy weather. Do not apply primer, paint, putty, or epoxy when the relative humidity is above 80 percent. Do not remove exterior elements of structures when rain is forecast or in progress.
      b. Do not perform exterior wet work when the air temperature is below 40 deg F.
      c. Do not begin cleaning, patching, or repairing when there is any likelihood of frost or freezing.
      d. Do not begin cleaning when either the air or the surface temperature is below 45 deg F unless approved means are provided for maintaining a 45 deg F temperature of the air and materials during, and for 48 hours subsequent to, cleaning.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

3.1 PROTECTION, GENERAL

A. Comply with manufacturer's instructions for precautions and effects of products and procedures on adjacent building materials, components, and vegetation.

B. Ensure that supervisory personnel are present when work begins and during its progress.

C. Temporary Protection of Historic Materials during Construction:

1. Protect existing materials during installation of temporary protections and construction. Do not deface or remove existing materials.
2. Attachments of temporary protection to existing construction shall be approved by Construction Manager prior to installation.

D. Existing Drains: Prior to the start of work or any cleaning operations, test drains and other water removal systems to ensure that drains and systems are functioning properly. Notify Construction Manager immediately of drains or systems that are stopped or blocked. Do not begin Work of this Section until the drains are in working order.
1. Provide a method to prevent solids including cement plaster residue from entering drains or drain lines. Clean out drains and drain lines that become blocked or filled by sand or any other solids because of work performed under this Contract.
2. Protect storm drains from pollutants. Block drains or filter out sediments, allowing only clean water to pass.

3.2 PROTECTION DURING APPLICATION OF CHEMICALS

A. Protect persons, motor vehicles, surrounding surfaces of building being restored, building site, plants, and surrounding buildings from harm or damage resulting from applications of chemical cleaners and paint removers.

B. Cover adjacent surfaces with materials that are proven to resist chemical cleaners selected for Project unless chemicals being used will not damage adjacent surfaces. Use covering materials that contain only waterproof, UV-resistant adhesives. Apply masking agents to comply with manufacturer's written instructions. Do not apply liquid masking agent to painted or porous surfaces. When no longer needed, promptly remove masking to prevent adhesive staining.

C. Do not clean surfaces during winds of sufficient force to spread cleaning solutions to unprotected surfaces.

D. Neutralize and collect alkaline and acid wastes and dispose of runoff from chemical operations by legal means and in a manner that prevents soil erosion, undermining of paving and foundations, damage to landscaping, and water penetration into building interiors.

3.3 PROTECTION DURING USE OF HEAT-GENERATING EQUIPMENT

A. Comply with the following procedures while performing work with heat-generating equipment, including welding, cutting, soldering, brazing, paint removal with heat, and other operations where open flames or implements utilizing heat are used:
1. Obtain Construction Manager’s approval for operations involving use of open-flame or welding equipment.
2. As far as practical, use heat-generating equipment in shop areas or outside the building.
3. Before work with heat-generating equipment commences, furnish personnel to serve as a fire watch (or watches) for location(s) where work is to be performed.
4. Do not perform work with heat-generating equipment in or near rooms or in areas where flammable liquids or explosive vapors are present or thought to be present. Use a combustible gas indicator test to ensure that the area is safe.

5. Remove and keep the area free of combustibles, including, rubbish, paper, waste, etc., within area of operations.
6. Where possible, furnish and use baffles of metal or gypsum board to prevent the spraying of sparks or hot slag into surrounding combustible material.
7. Prevent the extension of sparks and particles of hot metal through open windows, doors, holes, and cracks in floors, walls, ceilings, roofs, and other openings.
8. Inspect each location of the day's work not sooner than 30 minutes after completion of operations to detect hidden or smoldering fires and to ensure that proper housekeeping is maintained.

B. Where sprinkler protection exists and is functional, maintain it without interruption while operations are being performed. If operations are performed close to automatic sprinkler heads, shield the individual heads temporarily with guards.

C. Fire Extinguishers, Fire Blankets, and Rag Buckets: Maintain fire extinguishers, fire blankets, and rag buckets for disposal of rags with combustible liquids. Maintain each as suitable for the type of fire risk in each work area. Ensure that nearby personnel and the fire watch are trained in fire-extinguisher and blanket operation.

3.4 HISTORIC PRESERVATION TREATMENT PROCEDURES

A. The principal aim of preservation work is to halt the process of deterioration and stabilize the item's condition, to sustain the integrity of the historic element, feature or structure being preserved. Cyclic maintenance is often required as well as repair work. Repair is required where specifically indicated. The following procedures shall be followed:
1. Retain as much existing material as possible; repair and consolidate rather than replace.
2. Use additional material or structure to reinforce, strengthen, prop, tie, and support existing material or structure.
3. Use reversible processes wherever possible.
4. Record the existing condition before commencing with repair work; document with preconstruction photos, sketches and field notes. Record repair work during construction with periodic construction photos and daily inspection reporting.

B. Notify Architect of visible changes in the integrity of material or components whether due to environmental causes including biological attack, UV degradation, freezing, or thawing; or due to structural defects including cracks, movement, or distortion.

C. Where Work requires existing features to be removed, cleaned, and reinstalled, perform these operations without damage to the material itself, to adjacent materials, or to the substrate.

D. When cleaning, match samples of existing materials that have been cleaned and identified for acceptable cleaning levels. Avoid over-cleaning to prevent damage to existing materials during cleaning. Only the gentlest methods available should be attempted. Initiate cleaning using hand cleaning methods before introducing power cleaning methods and equipment.

END OF SECTION

SECTION 07 0192

JOINT SEALANTS FOR HISTORIC BUILDING MATERIALS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
1. General exterior sealants at historic materials.
2. Perimeter joints of exterior openings at historic cement plaster.
3. Perimeter joints at frames of doors and windows.
4. Perimeter joint at grade.
5. Joint sealant primers and accessories.

B. Related Sections:
1. Section 08 0114 “Treatment of Historic Wood Doors”
2. Section 08 0152.93 “Treatment of Historic Wood Windows”
3. Section 09 0190 “Exterior Painting for Historic Building Materials”
4. Section 09 2400 “Treatment of Historic Cement Plaster”

1.2 ACTION SUBMITTALS

A. Product Data: For each joint-sealant product indicated.

B. Samples for Initial Selection: Manufacturer's color charts consisting of strips of cured sealants showing the full range of colors available for each product exposed to view.

1.3 QUALITY ASSURANCE

A. Installer Qualifications: Manufacturer's authorized representative who is trained and approved for installation of units required for this Project.

B. Source Limitations: Obtain each kind of joint sealant from single source from single manufacturer.

C. Elastomeric joint sealants shall be produced and installed to establish and to maintain watertight continuous seals without causing staining or deterioration of joint substrates.

D. Sealant manufacturer shall confirm in writing that all materials contacting the sealants, including joint backings, gaskets, spacers, and joint substrates, are compatible with the sealant to be installed. Schedule sufficient time to test these materials for compatibility with the sealant, as necessary. Compatibility tests shall be performed to the sealant manufacturer’s standards.

E. Sealant manufacturer shall confirm in writing the appropriate joint preparation and priming techniques required to obtain rapid, acceptable adhesion of the joint sealants to the joint substrates.

F. Perform field adhesion testing of joint sealants to all surface and finish types. Field adhesion testing shall be completed and results shall be reviewed and approved by sealant manufacturer and installer before commencing sealant installation.

G. Do not proceed with installation of joint sealants under the following conditions:
   1. When ambient and substrate temperature conditions are outside limits permitted by joint-sealant manufacturer or are below 40 deg F (5 deg C).
   2. When joint substrates are wet.
   3. Where joint widths are less than those allowed by joint-sealant manufacturer for applications indicated.
   4. Where contaminants capable of interfering with adhesion have not yet been removed from joint substrates.

PART 2 - PRODUCTS

2.1 MATERIALS, GENERAL

A. Compatibility: Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by joint-sealant manufacturer, based on testing and field experience.

B. Colors: Provide color of exposed joint sealants to match colors indicated by reference to manufacturer's standard designations.

C. Provide selections made by Architect and Owner’s Representative from manufacturer’s full range of standard colors for products of type indicated.

2.2 JOINT SEALANTS

A. Weatherproofing Sealant: Provide product complying ASTM C920, also with ASTM C1193 and tested under ASTM C719; Type S, Grade NS, Class 25; that accommodates joint movement of not more than 25 percent in both extension and compression for a total of 50 percent, use at conventional glazing and for weatherproofing.
   1. Dow Corning Corporation; Dow Corning 790, 791, or 795.
   2. Tremco; Spectrem II or Spectrem III.

B. Perimeter and Control Joint Silicone Sealant: ASTM C920, Type S, Grade NS, Class 25; single component elastomeric accommodating joint movement of not more than 25 percent in both extension and compression for a total of 50 percent.
   1. Dow Corning Corporation; Dow Corning 791 or 795.

C. Mildew Resistant Silicone Sealant: ASTM C920, Type S, Grade NS, Class 25; single component elastomeric accommodating joint movement of not more than 12 percent in both extension and compression for a total of +/-25 percent; use on non-porous interior surfaces under high humidity and temperature extremes.
   1. Dow Corning Corporation; Dow Corning 786.

D. Adhesive and Finish Bead Sealant (Exterior Window and Door Casings): One-Part Polyurethane Sealant: One-component elastomeric sealant, FS TT-S-00230C, Class A, Type II, non-sag:
   1. Sealant: Sikaflex-15 LM High-performance, low-modulus elastomeric sealant, or approved equal.
   2. Interior joint sealant shall be compatible with exterior sealant.

2.3 JOINT SEALANT BACKING

A. General Provide sealant backings and accessory materials, including primers, of material and type that are non-staining; are compatible with joint substrates, sealants, and other joint fillers; and are approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.

B. Foam Joint Fillers: Preformed, compressible, resilient, non-staining, non-waxing, non-extruding strips of flexible plastic foam of material indicated below and of size, shape, and density to control sealant depth, prevent three-sided adhesion, provide a surface against which to tool, and otherwise contribute to producing optimum sealant performance:
   1. Open-cell polyurethane foam.

2.4 MISCELLANEOUS MATERIALS

A. Primer: Material recommended by joint sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from pre-construction joint sealant-substrate tests and field tests. Certify that primer will not permanently stain adjacent joint surfaces.

B. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming in any way joint substrates and adjacent nonporous surfaces, and formulated to promote optimum adhesion of sealants with joint substrates.

C. Masking Tape: Non-staining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints, to mask off adjacent joint surfaces where sealant is not permanently intended to be applied.

D. Bondbreaker Tape: Polyethylene pressure sensitive adhesive tape, to be used in areas where backer rod cannot fit and where three-sided adhesion is to be avoided.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting joint sealant performance.

B. Verify that joint sizes and surfaces are free of defects and acceptable for installation of joint sealants.

C. Verify joint dimensions and shapes to ensure they are within the sealant manufacturer's guidelines. Resolve any variances prior to installation. Do not proceed with sealant installation until the unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with recommendations of joint sealant manufacturer.

B. Thoroughly clean the areas that the new sealant will contact using a de-greasing solvent such as toluene or xylene and the two-rag wipe technique. IPA (isopropyl alcohol) is not a degreasing solvent. The new sealant should have a minimum contact area of 1/4".

C. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), oil, grease, waterproofing, water repellents, water, surface dirt, and frost.

D. Clean unglazed surfaces of ceramic tile and similar porous joint substrate surfaces by oil-free brushing, grinding, blast cleaning, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Do not damage finished surface of materials while performing cleaning operations. Remove loose particles remaining from above cleaning operations by vacuuming or blowing out joints with oil-free compressed air.

E. Clean metal, glass, porcelain enamel, glazed surfaces of ceramic tile, and other nonporous surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants.

F. Masking Tape: Use masking tape where required to prevent contact of sealant with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.

3.3 JOINT PRIMING

A. Prime joint substrates where indicated or where recommended by joint sealant manufacturer based on pre-construction joint sealant-substrate tests or prior experience. Apply primer to comply with joint sealant manufacturer's recommendations.

B. Confine primers to areas of joint sealant bond; do not allow spillage or migration onto adjoining surfaces.

C. Allow primer to dry. Do not prime areas that cannot be sealed the same day.

3.4 INSTALLATION OF SEALANT BACKINGS

A. Install joint fillers of type indicated to provide support of sealants during application and at position required to produce the cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.

B. Do not leave gaps between ends of joint fillers.

C. Do not stretch, twist, puncture, or tear joint fillers.

D. Remove absorbent joint fillers that have become wet prior to sealant application and replace with dry material.

E. Tolerances:
   1. Minimum Sealant Contact Area: 1/4-inch.
   2. Minimum Joint Depth: 1/4 + 1/8-inch, with the joint width at least twice the joint depth to allow the sealant its maximum movement capability.

3.5 INSTALLATION OF JOINT SEALANTS

A. General: Comply with joint sealant manufacturer's printed installation instructions applicable to products and applications indicated, except where more stringent requirements apply.

B. Sealant Installation Standard: Comply with recommendations of ASTM C1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.

C. Installation of Sealants: Install sealants by proven techniques that result in sealants directly contacting and fully wetting joint substrates, completely filling recesses provided for each joint configuration, and providing uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability. Install sealants at the same time sealant backings are installed.

D. Tooling of Non-sag Sealants: Immediately after sealant application and prior to time skinning or curing begins, tool sealants to form smooth, uniform beads of configuration indicated, to eliminate air pockets, and to ensure contact and adhesion of sealant with sides of joint. Remove excess sealants from surfaces adjacent to joint. Do not use tooling agents that discolor sealants or adjacent surfaces or are not approved by sealant manufacturer.

E. Provide concave joint configuration per Figure 5A in ASTM C1193, unless otherwise indicated.

3.6 CLEANING

A. Clean off excess sealants or sealant smears adjacent to joints as work progresses by methods and with cleaning materials approved by manufacturers of joint sealants and of products in which joints occur.

B. Leave finished work in a neat, clean condition with no evidence of spillovers onto adjacent surfaces.

3.7 PROTECTION

A. Protect joint sealants during and after curing period from contact with contaminating substances or from damage resulting from construction operations or other causes so that they are without deterioration or damage at time of Substantial Completion.

B. If, despite such protection, damage or deterioration occurs, cut out and remove damaged or deteriorated joint sealants immediately so that and installations with repaired areas are indistinguishable from original work.

END OF SECTION

SECTION 08 0114

TREATMENT OF HISTORIC WOOD DOORS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
   1. Repair and restoration of historic wood doors, frame and transom.
      a. Wood restoration may include repair of cracks and checks in wood, gluing of splits, adhesive repairs at joints, dutchman/splicing repairs, reinforcement of door joints with dowels, repair and replacement of veneers and substrates, and preparation and painting of repaired wood surfaces.
      b. Other required repairs may include restoration to proper function; removal of extraneous and non-historic metal plates, screws, bolts and hardware; restoration of hardware, installation of new hardware, and repair of glazing.

B. Related Sections:
   1. Section 01 3591 “Historic Treatment Procedures”
   2. Section 07 0192 “Joint Sealants for Historic Building Materials”
   3. Section 08 0152.93 “Treatment of Historic Wood Windows”
   4. Section 08 7100 “Door Hardware”
   5. Section 09 0190 “Exterior Painting for Historic Building Materials”
   6. Section 09 2400 “Treatment of Historic Cement Plaster”

1.2 ACTION SUBMITTALS

A. Contractor Qualifications: Qualification data for firms and persons specified in the "Quality Assurance" section to demonstrate their capabilities and experience.

B. Work Description: Submit description of work for all wood door and frame repair activities. Include all proposed methods, procedures and products required for work of this section in reference to drawings and door schedules.

C. Product Data: for each type of product and process specified and incorporated into items of wood door restoration during fabrication, finishing, and installation.

D. Shop Drawings: Submit shop drawings of door assemblies requiring work. Show details of material types, member sizes, profiles, methods of securing and fastening members to adjacent work, and complete schedule of work showing door types, finishes, locations, and dimensions.

1.3 QUALITY ASSURANCE

A. Contractor Qualifications: A firm experienced in producing architectural woodwork similar to that indicated for this Project and with a record of successful in-service performance, as well

as sufficient production capacity to produce required units. Firm shall have not less than five years successful experience in comparable woodwork projects and employing personnel skilled in the operations indicated.

1. Qualified contractors include, but are not limited to, the following:
    a. Wooden Window, Inc., 849 29th Street, Oakland, CA 94608, (510) 893-1157, www.woodenwindow.com

B. Quality Standard: Unless otherwise indicated, comply with the Woodwork Institute's (WIC) "Manual of Millwork" for grades of exterior architectural woodwork, construction, finishes, and other requirements.

1. Any item not given a specific quality grade shall be WIC premium grade.

C. Source Limitations for Fabrication and Installation: Engage a qualified woodworking firm to assume undivided responsibility for fabricating and installing woodwork specified in this Section.

1.4 DELIVERY, STORAGE AND HANDLING

A. Protect doors during transit, delivery, storage, and handling to prevent damage, soiling, and deterioration. Keep wood door and frame elements protected from exposure to weather at all times.

B. When doors are removed store door and frame elements sufficiently above the ground to avoid exposure to wet or damp surfaces.

C. Follow manufacturer's directions for proper storage of all products.

1.5 PROJECT CONDITIONS

A. Field Measurements: The contractor is responsible for all field measuring of dimensions for any required replacement parts or repairs and to verify scope of work. Show recorded measurements on final shop drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

B. Weather Limitations: Proceed with installation of interior and exterior doors only when existing and forecasted weather conditions will permit work to be performed and at least one coat of specified finish to be applied without exposure to rain or dampness.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Repair Material for Finish Millwork, Dutchman and Scarf Repairs: Use new wood that matches original species and grade.

B. Fasteners: Stainless Steel; size and type to suit application.

C. Epoxy Adhesive: Non-staining, clear adhesive for exterior applications. Titebond Wood Glue by Franklin International, Columbus, Ohio (800-669-4583), or Loctite Professional Wood Work adhesive by Loctite Brand Consumer Products (800-321-0253).

D. Epoxy Wood Fill: Two-part Wood Repair System as manufactured by Advanced Repair Technology, Cherry Valley, New York (607-264-9040).

E. Wood Preservative Treatment:
   1. General: Preservative chemicals acceptable to authorities having jurisdiction.
   2. Bora-Care insecticide and fungicide as manufactured by Nisus Corporation, www.nisuscorp.com.
   3. Woodlife 111 as manufactured by KopCoat, www.kopcoat.com.

F. Joint Sealants: As specified in Section 07 0192 “Joint Sealants for Historic Building Materials”

G. Glazing and Transom Repair Materials: As specified in Section 08 0152.93 “Treatment of Historic Wood Windows”

H. Paint Finish: As specified in Section 09 0190 “Exterior Painting for Historic Building Materials”

2.2 HARDWARE

A. Rehabilitate non-functioning existing hardware and reinstall. Replace missing or damaged hardware with new components to other building hardware and meet current codes and regulations.

B. New hardware as specified in Section 08 7100 “Door Hardware”

PART 3 - EXECUTION

3.1 INSPECTION

A. Contractor shall thoroughly examine existing conditions to determine the extent of wood door and frame elements to be repaired. Submit findings to Architect and Owner’s Representative for review and approval.
   1. All surfaces where wood decay is present or that do not retain original profiles require epoxy consolidation treatment.
   2. Areas of major damage and deterioration require replacement in kind.

3.2 REPAIR PROCEDURES

A. General
   1. Remove doors to perform repairs or install new hardware. Provide temporary protection at exterior door openings where doors are removed. Do not nail protection to door frame or any other historic materials.

2. Remove hardware as necessary for repairs and coordination with new hardware. Tag hardware as necessary for reinstallation in original location.
3. Remove dirt and debris from frame and threshold. Remove extraneous nails, staples, bolts and hooks from frame and doors.
4. Remove paint from wood surfaces requiring repair and as required to ensure proper closing and function of the door assemblies. Submit proposed process as part of work program. Ensure wood is neutralized following paint removal and prior to subsequent work.
5. Perform all required wood repairs to door, frame and related elements.
6. Remove any flaking and deteriorated paint at doors, frame and trim. Prepare surfaces as recommended by manufacturer, prime and paint.
7. Reinstall repaired door in specified location. Clean and lubricate all hardware mechanisms. Reinstall fully operable door that operates smoothly and properly.

B. Wood Repairs
1. Wood repairs as specified in Section 08 0152.93 “Treatment of Historic Wood Windows.”
2. Secure Loose Elements: loose element in original position, secure with adhesive and/or fasteners, as appropriate. Secure molding with stainless steel finishing nails of appropriate size. Pre-drill holes to avoid splitting wood.
3. Repair of wood joints
   a. Repair open or detached joints at wood members with specified adhesive.
   b. Work adhesive into split or open area using a syringe if necessary for adequate penetration of adhesive.
   c. Clamp split to achieve proper bonding. Do not allow clamp to stain wood at glue joint. Use adequate blocking to avoid compressing wood fibers at clamp location.
   d. Remove residual adhesive from wood surfaces. Sand smooth.

C. Reinforcement of Exterior Doors
1. General: Where required, the rail and stile joint of exterior doors shall be reinforced with dowels.
2. Bore holes for dowels. Each joint shall have two dowels. Dowels shall have minimum 3-1/2 inch embedment in rails.
3. Set dowels with specified adhesive 1/2 inch below surface.

D. Surface Preparation and Painting: as specified in Section 09 0190 “Exterior Painting for Historic Building Materials”

3.3 INSTALLATION

A. Install repaired door assemblies level and plumb, without warp or rack. Make joints tight and form joints to conceal shrinkage. Install work flush and tight to adjacent wood and plaster finishes. Any work that exhibits gaps larger than hairline will not be accepted.

B. Install new or repaired hardware as required. At installation, adjust and lubricate all hardware to provide for smooth operation.

C. Job-Fitted Doors: Align and fit doors in frames with uniform clearances and bevels as indicated below. Machine doors for hardware as required. Seal cut surfaces after fitting and machining.
   1. Clearances: Provide 1/8 inch at heads, jambs, and between pairs of doors. Provide 1/8 inch from bottom of door to top of decorative floor finish or covering. Where threshold is shown or scheduled, provide 1/4 inch from bottom of door to top of threshold.
   2. Bevel doors 1/8 inch in 2 inches (3-1/2 degrees) at lock and hinge edges.

3.4 CLEAN UP

A. Upon completion of wood door and frame restoration remove tools, equipment and other unnecessary materials from the site. Return adjacent area to the clean condition that existed prior to the start of work. Dispose of all debris and construction waste. Sustainable practices and recycling, where possible, are encouraged.

B. Clean woodwork on exposed and semi-exposed surfaces. Touch up shop-applied finishes to restore damaged or soiled areas. Rehabilitated doors and frames shall match existing in visual appearance, configuration and detail, be weathertight, and shall open and close smoothly and latch securely.

3.5 PROTECTION

A. Provide final protection and maintain conditions in a manner acceptable to fabricator and Installer that ensures that doors are without damage or deterioration at the time of Substantial Completion.

END OF SECTION

SECTION 08 0152

TREATMENT OF HISTORIC WOOD WINDOWS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
   1. Repair and restoration of historic wood windows at first floor, including window sash, frames and sills.
      a. Repairs may include: repair and restoration of deteriorated wood elements, repair of cracks and checks in wood, gluing of splits, adhesive repairs at joints, epoxy consolidation, replacement of glazing stops, replacement of glazing putty, restoration of window sash to proper function, replacement of sash cords, replacement of cracked or broken glazing, dutchman/splicing repairs, repairs of natural defects, reinforcement of joints with dowels, restoration of window hardware, and installation of sealant. All pieces being replaced or restored to be of equal or superior grade and grain.
   2. Installation of new weather stripping at historic wood windows at first floor.

B. Related Sections:
   1. Section 01 3591 “Historic Treatment Procedures”
   2. Section 07 0192 “Joint Sealants for Historic Building Materials”
   3. Section 08 0114 “Treatment of Historic Wood Doors”
   4. Section 09 0190 “Exterior Painting for Historic Building Materials”
   5. Section 09 2400 “Treatment of Historic Cement Plaster”

1.2 ACTION SUBMITTALS

A. Contractor Qualifications, as described in the “Quality Assurance” section below.

B. Work Description: A written narrative of all work procedures and proposed methods, including protection of window openings. Include a sequence of repair and schedule.

C. Shop Drawings: Include dimensioned elevations and sections as well as full size details of all typical members and joinery. Show attachment details and relationship to adjacent work. New window construction shall match original.

D. Product Data: Manufacturer’s literature describing each type of product to be provided.

E. Mock-up: Completely repair one historic window as prototype. After approval, prototype window will be used as a standard for all window repair work. Finishing and repair testing may be performed on a wood sash that is called out for removal. Repairs on mock-up windows to include the following:
   1. Adhesive repair at joint
   2. Replacement of fasteners

3. Replacement of glazing putty
4. Installation of a dutchman repair
5. Installation of new glazing
6. Installation of epoxy consolidation repair
7. Replacement of sash cords
8. Installation of new weather stripping
9. Preparation of surface for painting
10. Prime and finish paint at repaired sash

F. Sample of each type of existing historic hardware to be replaced with new (cleaned and stripped of paint) along with a sample of the proposed replacement. Include samples of decorative hardware and all components, separated and labeled with window from which it came, and documentation of its location and position at each window.

1.3 QUALITY ASSURANCE

A. Quality Standard: Unless otherwise indicated, comply with the Woodwork Institute's (WIC) "Manual of Millwork" for grades of exterior architectural woodwork, construction, finishes, and other requirements.
   1. Any item not given a specific quality grade shall be WIC premium grade.

B. Contractor Qualifications: A firm experienced in producing architectural woodwork similar to that indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units. Firm shall have not less than five years successful experience in comparable woodwork projects and employing personnel skilled in the operations indicated.
   1. Qualified contractors include, but are not limited to, the following:
      a. Wooden Window, Inc., 849 29th Street, Oakland, CA 94608, (510) 893-1157, www.woodenwindow.com

C. Source Limitations for Fabrication and Installation: Engage a qualified woodworking firm to assume undivided responsibility for fabricating and installing woodwork specified in this Section.

1.4 DELIVERY, STORAGE AND HANDLING

A. Wood window repair components: Keep all materials and fabricated items dry and protected from damage, soiling and deterioration.

B. Follow manufacturer's directions for proper storage of all products.

1.5 PROJECT CONDITIONS

A. Field Measurements: The contractor is responsible for field measuring of dimensions for any required replacement parts or repairs and to verify scope of work.

B. Provide temporary infill panels at openings where sash has been removed for repair work. Infill panels to be weather tight and secure. Do not nail infill to window frame.

C. Weather Limitations: Proceed with historic treatment of wood windows only when existing and forecasted weather conditions are within the environmental limits set by each manufacturer's written instructions and specified requirements.

PART 2 - PRODUCTS

2.1 REPLACEMENT WOOD MATERIALS

A. Wood: Clear fine-grained lumber; kiln dried to a moisture content of 6 to 12 percent at time of fabrication; free of visible finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch (0.8 mm) deep by 2 inches (51 mm) wide.
   1. Species: Match species of each existing type of wood product.

2.2 WOOD REPAIR MATERIALS

A. General: Use only materials that comply with referenced standards and other requirements specified.

B. Epoxy Adhesive: Non-staining, clear adhesive for exterior applications. Titebond Wood Glue by Franklin International, Columbus, Ohio (800-669-4583), or Loctite Professional Wood Work adhesive by Loctite Brand Consumer Products (800-321-0253).

C. Epoxy Wood Fill: Two-part Wood Repair System as manufactured by Advanced Repair Technology, Cherry Valley, New York (607-264-9040).

   1. Low Viscosity Epoxy Coupling/Bonding Agent: Prim-A-Trate Flexible Cell-Bonding Primer, two component epoxy-based coupling agent specifically designed to enhance the bonding strength of the wood repair compound.
      a. Tensile Strength: 7500 psi ASTM D638
      b. Flexural Strength: 16,503 psi per ASTM D790
      c. Compression Strength: 12,000 per ASTM D695
      d. Peel Strength: 10 psi per ASTM D1876

   2. Wood Repair Compound: Flex-Tec HV Elastomeric Wood Repair Compound, two-component epoxy-based repair material specifically engineered to move with the natural expansion and contraction of wood.
      a. Tensile Strength: 7500 psi ASTM D638
      b. Flexural Strength: 16,500 psi per ASTM D790
      c. Compression Strength: 14,000 per ASTM D695
      d. Peel Strength: 30 pi per ASTM D187

D. Dutchman and trim repairs: Type and species to match existing wood receiving repair. All new wood elements to be treated with preservative. Parting beads and window stops will typically require replacement due to their vulnerable location on the window sash and frame. All new elements to match original elements in wood species, size, shape, surface finish and profile.

E. Fasteners: Stainless Steel, type and size to fit application.

F. Wood Preservative:
   1. General: Preservative chemicals acceptable to authorities having jurisdiction.
   2. Bora-Care insecticide and fungicide as manufactured by Nisus Corporation, www.nisuscorp.com.
   3. Woodlife 111 as manufactured by KopCoat, www.kopcoat.com.

2.3 GLAZING REPAIR MATERIALS

A. Glazing Compound (putty): Federal Specification TT-P-731A.
   1. Sarco Multi-Glaze type “M” or Sarco Dual-Glaze as appropriate for conditions, or approved equal.

B. Glazing Points: Triangle glazier points by Fletcher, available at Aubuchon Hardware, www.aubuchonhardware.com, or approved equal.

C. Glazing: Clear float glass, type 1, ASTM C1036, thickness, color and dimensions to match original glass.

2.4 WEATHER STRIPPING

A. For compression points on all window types: silicone rubber corner tubeseals, size as necessary, by Resource Conservation Technology, www.conservationtechnology.com or approved equal.

B. For friction sides of hung type window: polypropylene pile brushseal with a flexible center fin, bonded to a hard plastic base, size as necessary, by Resource Conservation Technology, www.conservationtechnology.com or approved equal.

2.5 SASH CORD REPLACEMENT MATERIALS

A. Sash Cords: Sampson Number 8 Spot Sash Cord available at Boston Building Materials Co-op. (617) 442-2262, www.bbmc.com, or approved equal.

B. Sash Weights: existing to remain if possible. Reuse salvaged weights or provide new as required. Adjust existing as required for proper function.

2.6 HARDWARE

A. Rehabilitate non-functioning existing hardware and reinstall. Replace missing or damaged hardware with new components to match the historic appearance.

2.7 SASH TRACKS

A. Clear penetrating sealer for unpainted sash tracks: TWP 500, Clear Total Wood Preservative, as manufactured by Gemini Coatings, Inc., 2300 Holloway Drive, El Reno, OK 73036, 1-800-262-5710, www.gemini-coatings.com; or approved equal.

B. Wax for unpainted sash tracks: Microcrystalline wax, such as Renaissance Wax/Polish as available at http://www.restorationproduct.com/mainproducts.html or http://www.woodfinishsupply.com/RenWax.html, or approved equal.

2.8 MISCELLANEOUS MATERIALS

A. Sealant: Refer to Section 07 0192 “Joint Sealants for Historic Building Materials”

B. Primer and Finish Paint: Refer to Section 09 0190 “Exterior Painting for Historic Building Materials”

C. Protection Materials: Protect all adjacent surfaces from harmful effects of paint removal operations.
   1. Liquid Strippable Masking Agent: Manufacturer’s standard liquid, film-forming, strippable masking material for protecting stone, glass, metal, and other adjacent materials to be protected from damaging effects of stripping agents.
      a. Sure Klean Strippable Masking, manufactured by ProSoCo, Inc., Kansas City, KS, or approved equal.
   2. Polyethylene film, minimum 4 mil and masking tape can be used as temporary protection. Ensure that temporary measures are adequate to prevent damage to materials.
   3. Protection materials to contain all products used. Properly dispose of all materials, overspray and runoff.

D. Equipment: Provide scaffolding, staging, drop cloths, covers, brushes, scrapers, rollers and spraying and other equipment required for proper execution of the work.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Inspect all window sash, frames and sills to establish scope of window repairs. Submit findings to Architect for review and approval.

3.2 REPAIR PROCEDURES

A. General
   1. Remove sash from frames to perform repair work. Label sash and sash elements with a unique number.
   2. Provide temporary protection at window opening where sash is removed. Do not nail protection to window frame or to any other historic materials.
   3. Retain existing glazing for reinstallation. Replace glazing that is damaged or broken.
   4. Remove paint from wood surfaces requiring repair and as required to ensure proper closing and function of the window assemblies. Submit proposed process as part of work program. Ensure wood is neutralized following paint removal and prior to subsequent work.
   5. Perform all required wood repairs to sash, frame and sill elements.

6. Remove flaking and deteriorated paint at sash, frame, sill and trim. Prepare surfaces as recommended by manufacturer, prime and paint. If existing paint surface is in good condition, touching up of paint finishes is adequate. Do not paint sash tracks.
7. Kerf sash as required and install weather stripping per manufacturer's recommendations. Coordinate with hardware and other window elements.
8. Reinstall repaired sash in original location. Clean and lubricate all sash operating mechanisms. Reinstall fully operable sash so that they operate smoothly and properly.
9. Where hardware repairs are required, remove hardware and replace or repair for reuse.

B. Repair of open or damaged wood joint
1. Clean out joint. Fill joint with adhesive, allow to cure. Sand smooth to match level and/or profile of adjacent surface.

C. Dutchman Repair
1. Spot remove paint from area of dutchman repair.
2. Use a saw to remove the decayed area and at least 1/2 inch of the adjoining sound wood.
3. Cut wood dutchman slightly smaller than area to be filled. The seam between the wood and the repair should be 1/32 inch, or less.
4. Sand the bare wood to thoroughly remove loose fibers and raised grain prior to installing dutchman.
5. Mix adhesive in accordance with manufacturer's instructions.
6. Apply adhesive to dutchman and surfaces of voids, and insert dutchman. All joints shall be tight with only hairline glue lines. Dutchman shall extend minimum of 1/16 inch above surface of repaired member.
7. After adhesive has cured, carve or sand entire area smooth to match profile and texture of adjoining surfaces. Transitions and irregularities between wood and epoxy should not be visible after sanding. Prepare surface, prime and paint.

D. Repair of Large Voids at Sills or Frames
1. Remove all paint and other coatings from area to be repaired.
2. Check area of removal to determine complete elimination of decayed material. The remaining wood should be of even color, without red-brown and/or grey spots. No soft wood, existing brittle compound, or other previous repairs should remain.
3. Sand to bare wood, thoroughly removing loose wood fibers, paint, saw dust and dirt.
4. Treat bare and sanded wood thoroughly with epoxy primer. For larger or profiled repairs, acrylic strips matching the shape of the wood can be placed on the member to assist in modeling the compound.
5. Fill the repair area completely with epoxy repair compound, making surface even and smooth. Transitions and irregularities between wood and epoxy shall not be visible after sanding.
6. Remove sanding dust thoroughly.

E. Fastener Replacement
1. Remove existing fasteners where corroded. Install new fasteners and countersink. Fill void over fastener with wood fill, sand smooth.

F. Sash Cords
1. Replace sash cords where necessary to provide smooth window operation.

2. Reinstall salvaged sash weights at original locations unless missing or requiring otherwise. Adjust as necessary for proper weighting and operation of all window sash.

G. Glazing
1. Install glazing to clean, primed wood surfaces.
2. Apply a thin setting bead of glazing compound to muntin surface, press in glazing.
3. Install glazing points, minimum of two points on each side of glass pane, approximately 2 inches away from the corners. Install other points as needed.
4. Roll out a rope of glazing compound, approximately 3/8" in diameter, press into glass around entire perimeter. Finish compound with a long, smooth stroke over surface. Scrape off excess compound. Dimension of glazing compound to be consistent throughout project. Allow compound to dry for a minimum of two days. Paint glazing compound concurrently with painting of sash. All surfaces of glazing compound to be thoroughly coated with paint.

H. Repair of existing hardware:
1. Remove and rehabilitate historic hardware as required. Coordinate repairs with new hardware as necessary.
2. Missing or irreparable hardware shall be replaced with new hardware. Generally, hardware will be reinstalled in original locations.

3.3 COMPLETED REPAIRS

A. Repaired sash, frames and sills shall be consistent in detail and visual appearance and be weather tight. Where windows operate, windows shall open and close smoothly, and latch securely.

3.4 CLEANING

A. Clean both sides of all glazing at completion of project.

B. Remove and legally dispose of all materials, tools, equipment and debris generated from work of this section. Sustainable practices and recycling, where possible, are encouraged.

END OF SECTION

SECTION 09 0172

TREATMENT OF HISTORIC CEMENT PLASTER

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes: all labor, materials, equipment and services necessary to complete the work as described on the drawings, as specified in this section, and as may be required by conditions and authorities, including, but not limited to the following:
   1. Cement plaster crack, spall, and patch repair
   2. Cement plaster finish to match existing where removed or missing

B. Related Sections:
   1. Section 01 3591 “Historic Treatment Procedures”
   2. Section 07 0192 “Joint Sealants for Historic Building Materials”
   3. Section 09 0190 “Exterior Painting for Historic Building Materials”

1.2 REFERENCED STANDARDS

A. ACI 318: Building Code Requirements for Reinforced Concrete.

B. ACI 308: Recommended Practices for Curing Concrete.

C. Portland Cement Association: Portland Cement Plaster (Stucco) Manual

D. ASTM (American Society for Testing and Materials):
   1. C-926 “Standard Specification for Application of Portland Cement-Based Plaster”
   2. C-1063 “Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster”
   3. C-897 “Standard Specification for Aggregate for Job-Mixed Portland Cement-Based Plasters”

1.3 ACTION SUBMITTALS

A. Product Literature: Submit manufacturer’s product literature and instructions for use for each type of product specified.

B. Cement Plaster Mix Formulation: Contractor to provide a mortar analysis of the cement plaster by a professional qualified to perform mortar analysis and to submit mortar analysis results along with proposed mix formulation to Architect for approval. Mix formulation shall match density, absorption, permeability, color, aggregate texture, and finishing technique of original cement plaster.

C. The Contractor shall submit cured hand samples 3-inch x 3-inch x 1-inch of all cement plasters to Architect for review. The Architect shall review for color and texture.

D. Mock-ups: Provide sample of completed repairs:
   1. Mock-ups of each type of repair shall be prepared for inspection and review. Accepted mock-ups shall serve as model for the rest of the patching.
   2. No general patching and crack repair shall commence until acceptance of mock-ups is obtained.
   3. Repeat the patching and crack repair processes and alter methods and materials as required to achieve results which are satisfactory to the Owner and Architect.
   4. Contractor shall test variations of techniques to arrive at the most successful processes for matching original surface profile, texture, finishing technique, and color.
   5. Notify Architect at least 48 hours in advance of mock-up preparation.

1.4 QUALITY ASSURANCE

A. Contractor Qualifications: Work must be performed by a firm having not less than five (5) years successful experience in comparable cement plaster projects including work on at least three (3) projects similar in scope and scale to this project. Submit reference material and contact information for the three (3) similar projects. All work to be performed by personnel whose qualifications have been submitted.

B. All work is to be done by first class workmen experienced in the best and accepted methods of cement plaster.

C. Comply with EPA regulations, including but not limited to regulations regarding Toxic and Volatile Organic Compounds (VOC). If required, obtain permits for discharge of contaminated water into local sewers. If required by local authorities, provide alternate methods of disposal of wastes.

D. Pre-Installation Meeting: Following Contractor survey of existing conditions, Contractor to hold pre-installation meeting to review methods and procedures.

1.5 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Deliver all materials to the site in sealed manufacturer's containers with legends and labels intact.

B. Store packaged materials in clean, dry, well-ventilated areas, away from heat, sparks, flame and direct rays of the sun. Maintain storage areas free from fire hazard.

C. Do not use materials that show indications of moisture damage, caking, or other deterioration.

1.6 PROJECT CONDITIONS

A. Environmental Limitations for Epoxies: Do not apply when air and substrate temperatures are outside limits permitted by manufacturer. During hot weather, cool epoxy components before mixing, store mixed products in shade, and cool unused mixed products to retard setting. Do not apply to wet substrates unless approved by manufacturer. Confirm use of epoxy with Architect prior to use.

B. Cold-Weather Requirements for Cementitious Materials: Do not apply unless air temperature is between 40 and 90 degrees Fahrenheit and will remain so for at least 48 hours after completion of Work.

PART 2 - PRODUCTS

2.1 CEMENT PLASTER MATERIALS

A. Cement Plaster Types complying with ASTM C-926:
   1. Base (Scratch) Coat (multiple base coats may be required): Type CL (pending mortar analysis)
   2. 2nd (Brown) Coat, where applied at metal lath: Type CL (pending mortar analysis)
   3. Finish Coat: Type FL (pending mortar analysis)

B. Cement:
   1. Complying with ASTM C-150, Type I, white Portland cement or gray Portland cement, as required.
   2. Plastic cement of any type shall not be used.

C. Sand: Complying with ASTM C-144, clean, fine grained siliceous sand, with a mean particle size to achieve match of original adjacent texture.

D. Lime: ASTM C-207 “Standard Specification for Hydrated Lime for Masonry Purposes” and ASTM C-206 “Standard Specification for Finishing Hydrated Lime”; Type S, autoclaved; USG “Ivory” or approved equal.

E. Water: Clean, potable, and free from deleterious amounts of acid, alkali and organic materials.

F. Bonding Agent complying with ASTM C-932 “Specification for Surface-Applied Bonding Agent for Exterior Plastering”: ACRYL-60, as manufactured by Thoro Systems Products. Verify compatibility of ACRYL-60 with actual cement used.

G. Composition of Cement Plaster Mix: Final Composition will be approved by Architect after completion of test mixes.

H. Lathing Materials complying with ASTM C-1063 “Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster” and Referenced Documents (if required):
   1. Diamond Mesh Metal Lath: Copper-bearing steel, coated with rust-inhibitive paint after cutting, or cut from zinc-coated steel sheets.
   2. Wire Fasteners: Galvanized, annealed steel wire. The weight of galvanized finish shall not be less than for Class 1, as set forth in Federal Specification QQ-W-461 “Wire, Steel, Carbon, (Round, Bare, and Coated)”. Wire used for wire tying of lath to furring channels shall not be smaller than 18 gauge. Wire used for tying to furring channels to main runners or purlins, or for wire tying to concrete wall ties shall not be smaller than 12 gauge. Size as required.

I. Coating for metal reinforcing revealed by patching process:
   1. Chembuild 135 Prime Coat and 740 Endura-Shield Top Coat by Tnemec Company, Inc. P.O. Box 411749, Kansas City, MO, 64141-1749

2.2 METAL MEMBERS FOR CEMENT PLASTER REPAIR

A. Screeds and other metal accessories: Standard shapes for their intended uses fabricated from 26 guage or heavier hot-dipped, zinc-galvanized steel, prime coated unless otherwise specifically approved by the Architect.

B. Anchorage: Stainless Steel, Type 304 or Type 316, size as required.

C. Stainless Steel Wire, Type 304, for plaster reinforcing as required.

2.3 PINNING

A. Anchors for debonded cement plaster surfaces, if required: Stainless Steel, Type 304 or Type 316, Helifix anchor, “shorty” as manufactured by Helifix North America Corporation, 110 Maplecrete Road, Concord, Ontario L4K 1A4 (888)992-9989, www.helifix.com. Or Approved Equal

B. Contractor shall provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor, subject to the approval of the Architect.

PART 3 - EXECUTION

3.1 PREPARATION, GENERAL

A. Preparation of surfaces is mandatory and must be performed before any patching is done. Contractor shall perform surface preparation in strict accordance with referenced standards and with manufacturer's recommendations.

B. Contractor shall remove all loose particles, laitance, spalling, cracked or debonded cement plaster and foreign materials with hand tools, tapping to locate areas of unsound plaster. Contractor shall clean all areas to be patched by blowing with compressed air.

C. Mortar ingredients shall be measured carefully so that proportions are controlled and maintained throughout all work periods.

D. Mortar shall be mixed in an approved type power operated batch mixer. Mixing time shall be such as to produce a plastic homogeneous mortar, but mixing shall not be less than five minutes, approximately two minutes of which shall be for mixing the dry materials and not less than three minutes for continuing the mixing after water has been added. A minimum amount of water shall be used to produce a workable consistency. Mortar shall be as dry a consistency as will produce a mortar sufficiently plastic to be worked into the joints and areas to be patched.

E. After mixing, the mortar shall sit for 20 minutes prior to use to allow for initial shrinkage. Mortar shall be placed in final position within two hours of mixing. Re-tempering of partially hardened material is not permitted.

3.2 EXAMINATION AND REMOVAL OF DETERIORATED CEMENT PLASTER

A. Inspect all plaster surfaces Architect to confirm extent of spalling and cracking. "Sound" or tap all surfaces with a wooden or rubber mallet to find hollow sounding areas which indicate debonding or voids. Outline surfaces with chalk or other removable marker. Sounding and survey will be coordinated with Architect once access to upper walls is gained.

B. Architect and Owner's Representative shall approve extent of cement plaster to be removed after marking and before actual work proceeds.

C. Remove cement plaster by hand tools using chisel and mallet. Power tools shall not be used unless accepted by Architect. Edges of the removal area shall be cut to form straight lines and cement plaster removed to the substrate. No damage to substrate is permitted during removal of cement plaster or during later work. Architect shall be notified immediately if damage to substrate is sustained.

3.3 PREPARATION FOR CEMENT PLASTER REPAIR

A. After removal of deteriorated material, clean exposed reinforcing (where existing) and coat.

B. Remove all miscellaneous metal attachments and patch. If attachment cannot be removed easily, cut back to 1" below finish wall surface, coat metal and patch.

3.4 CRACK REPAIR

A. Cracks 1/16" or less:
   1. Sound wall surface around crack to determine if loss of bond has occurred. If cement plaster is debonded, proceed with removal and patching as specified.
   2. Where cement plaster is firmly bonded to substrate, proceed with crack repair. Dry pack cracks with color to match existing mortar.

B. Cracks greater than 1/16":
   1. Tap wall surface around crack to find extent of debonding. Remove debonded material by hand using mallet and chisel. Cut edges of removed area to form straight lines. Shoulder of cuts should be at least 90 degrees to facilitate keying of the final cement patch. Edges shall not be feathered. On soffits/overhangs, shoulder cut shall be greater than 90 degrees to facilitate mechanical keying of patch.
   2. Roughen surface of existing cement plaster to form key for new patch.
   3. Apply cement plaster mix, forcing it into cleaned-out area. Follow specified surface preparation and application instructions for patching. Finish to match adjacent existing color, texture and contours.

C. Hairline cracks generally do not require repair, provided the paint finish, as specified in Section 09 0190 “Exterior Painting for Historic Building Materials,” can bridge crack surfaces.

3.5 SPALL REPAIR

A. Apply cement plaster mix to spalled and removed areas. For spalls deeper than 4 inches, install stainless steel threaded anchors to pin spall repair to substrate. Set in epoxy if required and provide a minimum of 2 anchors per patch. Maintain over pins of at least 3/4 inch.

B. Preparation of Surface:
   1. Cut away all loose and crumbling material using a tooth chisel leaving a rough surface.
   2. Undercut the edges or repair areas to a slight dovetail.
   3. Wash area thoroughly with water and bristle brushes to remove all dust. Dampen surface. Apply bonding agent per manufacturer’s recommendations and per approved mock-up.

C. Substrate Preparation for Patches over 6 square inches:
   1. Repair substrate if required.
   2. Install building paper. Lap under existing paper if extant, seal joints at edge.
   3. Install sheet metal along top edge of patch lapped under existing and over new.
   4. Install expanded metal lath.

D. Built-up Patching:
   1. Apply cement plaster mix, build up in a minimum of two lifts to match original.
   2. Avoid excessive toweling or overworking of mortar layers. Remove mortar from adjacent surfaces before curing by brushing.
   3. Tool and finish repaired surface to match adjacent cement plaster surface in color, texture, profile and design.
   4. Aggregate may be added to final layer to aid in matching texture of surrounding cement plaster.
   5. Keep repair damp for 48 to 72 hours.
   6. All patches shall be firmly affixed to existing substrate with no shrinkage cracks or other defects.

3.6 WINDOW SILL AND STRING COURSE REPLICATION

A. Recreate window sill and string course profile to match existing.

B. Contractor may run the sills and string course in place, or fabricate sections in the shop and install on site. Sills and string course to be built up in a minimum of two lifts to match original construction technique. Provide details and locations of proposed anchors as required. Provide a smooth, seamless transition between all new cement plaster sections and existing.

3.7 COMPLETION

A. All concrete and adjacent surfaces shall be cleaned and left in a condition to accept subsequent work or left in an acceptable appearance.

B. Completed work shall be neat in appearance, solidly installed, free from trowel marks and stains, and uniform in color and texture.

C. At the end of cement plaster restoration operations, remove equipment, tools, and other unnecessary materials from the site. Return areas to the clean condition that existed prior to the beginning of the Work.

END OF SECTION

275 Brannan Street
Historical Resource Evaluation Report (HRER)
San Francisco, California

prepared for

Pfau Long Architecture

prepared by

Architectural Resources Group

San Francisco, California

March 7, 2012

ARCHITECTURAL RESOURCES GROUP, INC.
Architects, Planners & Conservators

Historical Resource Evaluation Report (HRER)
275 Brannan Street

March 7, 2012

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1. INTRODUCTION AND METHODOLOGY

Pfau Long Architecture has retained Architectural Resources Group, Inc. (ARG) to complete a Historical Resource Evaluation Report (HRER) for the proposed rehabilitation of the property at 275 Brannan Street (Rosenberg Brothers' Warehouse) in San Francisco's South of Market (SoMa) district. This report includes a summary of past historic evaluations of the property; a brief historical summary of the property and its surroundings; an examination of project-related impacts to historical resources; and specification of potential mitigation measures that would reduce those impacts.

The building at 275 Brannan Street is a three-story brick warehouse. The lower two stories were built in 1905; the third story was added in 1909. The warehouse was occupied by the Rosenberg Brothers & Co. dry fruit packing operation from the building's construction until the 1930s, after which it was home to L. DeMartini Co., a confectioners supply company. The building is a contributor to the South End Historic District, a local landmark historic district designated in Article 10 of the San Francisco Planning Code. The building has also been found individually eligible for listing on the National Register of Historic Places.

The proposed rehabilitation of 275 Brannan Street entails installation of a new building core (including new elevators, egress stairs, restrooms and lobbies); installation of new mechanical, plumbing and electrical systems; and an upgrade to the building seismic system. Non-historic materials will be removed and new windows and doors inserted at various locations along the Brannan Street and Colin P. Kelly Street façades of the building. The existing loading dock on the Colin P. Kelly Street façade will be in-filled with a glazed curtain wall system, and a mechanical penthouse and deck will be added to the building's roof. (A more detailed project description is included below in Section 6.1.)

This HRER was completed in accordance with "Appendix C: General Scope of Work for an Historical Resource Evaluation Report," which is included in the City of San Francisco's Preservation Bulletin 16, *CEQA and Historical Resources* (www.sf-planning.org/index.aspx?page=1825).

To complete the HRER for 275 Brannan Street, ARG:

- Conducted a site visit to examine and photograph the project area and its surroundings in October 13, 2011.

- Reviewed existing historic evaluations of 275 Brannan Street and the South End Historic District. (These are summarized below in Section 3).

- Conducted additional archival research as necessary to supplement the existing record, including research at San Francisco Architectural Heritage, the San Francisco Public Library, the San Francisco Department of Building Inspection, and the Preservation Library of the San Francisco Planning Department.

- ARG reviewed proposed project drawings prepared by Pfau Long Architecture, dated February 29, 2012.

In addition Architectural Resources Group (ARG) regularly reviewed project plans and offered ongoing design advice to the project architect regarding how best to rehabilitate the building in accordance with the Secretary of the Interior's *Standards for Rehabilitation* (included below in Appendix C).

2. SUMMARY OF FINDINGS

As a contributor to the South End Historic District, a local historic district identified in Article 10 of the San Francisco Planning Code, the property at 275 Brannan Street is an identified historical resource. Through previous survey evaluation, 275 Brannan Street has also been deemed eligible for individual listing on the National Register of Historic Places (NRHP). The South End Historic District has also been found eligible for listing on the NRHP. ARG concurs with these findings that 275 Brannan Street appears eligible for listing on the NRHP both individually and as a contributor to the South End Historic District and, in particular, ARG examined the building to confirm that it retains sufficient integrity to convey its historic significance.

In ARG's professional opinion, the proposed rehabilitation has been designed to comply with the Secretary of the Interior's *Standards for Rehabilitation* and would not cause a substantial adverse change in the significance of 275 Brannan Street or the South End Historic District.

3. PRIOR HISTORIC EVALUATIONS

This section summarizes national, state, and local historical ratings that have been assigned to 275 Brannan Street.

3.1 National Register of Historic Places

The National Register of Historic Places is the Nation's master inventory of known historic resources and includes listings of buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological or cultural significance at the national, state or local level. As described in National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, a property must have both historical significance and integrity to be eligible for listing in the National Register of Historic Places.

To be significant, a property must be "associated with an important historic context."[1] The National Register identifies four possible context types, of which at least one must be applicable to the property at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the National Register of Historic Places Registration Form, these are:

A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

B. Property is associated with the lives of persons significant in our past.

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D. Property has yielded, or is likely to yield, information important to prehistory or history.[2]

[1] National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation,* Washington, DC: National Park Service, updated 1997, 3.
[2] National Park Service, *National Register Bulletin: How to Complete the National Register Registration Form*, Washington, DC: National Park Service, updated 1997, 75.

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."[3] While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."[4] To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

> *Location* is the place where the historic property was constructed or the place where the historic event occurred.
>
> *Setting* is the physical environment of a historic property.
>
> *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
>
> *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
>
> *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
>
> *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
>
> *Association* is the direct link between an important historic event or person and a historic property.[5]

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.[6]

Applicability to 275 Brannan Street
Based on the State of California Office of Historic Preservation's Historic Property Data File, the property at 275 Brannan Street was deemed eligible for individual listing on the National Register in 1982. This determination was verified by a second evaluation in 2008, which found the building eligible under both Criterion A (Events) and Criterion C (Architecture).[7] In addition, the South End Historic District was found eligible for the National Register in 2008.[8] Despite having been found eligible, it appears that neither 275 Brannan Street nor the South End Historic District has been formally listed on the National Register. As a result, ARG has assigned 275 Brannan Street a California Historic Resource Status Code (see below) of "3B," indicating that the building "appears eligible for the National Register both individually and as a contributor to a NR-eligible district through survey evaluation."

[3] National Park Service, *How to Apply the National Register Criteria for Evaluation,* 3, 44.
[4] Ibid., 44.
[5] Ibid., 44-45.
[6] Ibid., 45.
[7] In both cases, the OHP's Property Data File lists a status code of "1S," indicating that the building is listed in the National Register of Historic Places. ARG found no corroborating evidence, however, that the building has in fact been formally listed on the National Register.
[8] Page & Turnbull, *South Historic District National Register Certification*, June 26, 2008.

3.2 California Register of Historical Resources

The California Register of Historical Resources is the authoritative guide to the State's significant historical and archeological resources. It serves to identify, evaluate, register and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for historic preservation grant funding and affords certain protections under the California Environmental Quality Act. All resources listed on or formally determined eligible for the National Register are eligible for the California Register. In addition, properties designated under municipal or county ordinances are also eligible for listing in the California Register.

The California Register criteria are modeled on the National Register criteria discussed above. An historical resource must be significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events or patterns of 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.

2. It is associated with the lives of persons important to local, California, or national history.

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

The California Historic Resource Status Codes (CHRSCs) are a series of ratings created by the California Office of Historic Preservation (SHPO) to quickly and easily identify the historic status of resources listed in the state's historic properties database. These codes were revised in August 2003 to better reflect the many historic status options available to evaluators. The following are the seven major status code headings:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or the California Register.
3. Appears eligible for National Register or California Register through Survey Evaluation.
4. Appears eligible for National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.
6. Not eligible for listing or designation.
7. Not evaluated for National Register or California Register or needs revaluation.

Applicability to 275 Brannan Street

See discussion on Section 3.1 above. By virtue of its National Register eligibility, the property at 275 Brannan Street is also eligible for listing, both individually and as a contributor to the South End Historic District, on the California Register of Historical Resources.

3.3 San Francisco City Landmarks ("Article 10" Resources)
Article 10 of San Francisco's Planning Code enables the City and County to identify and designate landmarks, historic districts and structures of merit. 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."[9] Since Article 10 was adopted in 1967, 262 landmarks, 11 historic districts, and 9 structures of merit have been designated.

Applicability to 275 Brannan Street
The property at 275 Brannan Street is a contributor to the South End Historic District, a historic district designated in Article 10 of the San Francisco Planning Code. As a result, the Planning Department Historic Resource Status of the building is "A – Known Historic Resource."

3.4 San Francisco Architectural Heritage
San Francisco Architectural Heritage (Heritage) is the city's oldest nonprofit organization dedicated to increasing awareness and preservation of San Francisco's unique architectural heritage. Heritage has completed several major architectural surveys of San Francisco, the most important of which was the 1977-1978 Downtown Survey. This survey, published in the 1979 book *Splendid Survivors*, laid the groundwork for San Francisco's Downtown Area Plan, which was adopted in 1985 as article 11 of the Planning Code (see below). Heritage ratings, which range from "A" (highest importance) to "D" (minor or no importance) are analogous to Categories I through V of Article 11, although the Planning Department used their own methodology to reach their own findings. In 1984, the original survey was expanded from the downtown area to include the South of Market Area in a survey called "Splendid Extended."

Applicability to 275 Brannan Street
The property at 275 Brannan Street received a "B" Heritage rating, indicating it is a resource of "Major Importance." As explained in *Splendid Survivors*, category B buildings "are of individual importance by virtue of architectural, historical, and environmental criteria." Such buildings typically "stand out for their overall quality rather than for any particular outstanding characteristics" and appear eligible for the National Register.[10]

3.5 Other Local Surveys
The property at 275 Brannan Street has been included in multiple other local historic resource surveys, which are described below.

1976 Department of City Planning Architectural Quality 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. The inventory assessed architectural significance, which included design features, the urban design context and overall environmental significance. Typically, each building was numerically rated from a low level of importance of "-2" to a high rating of "5."

[9] San Francisco Planning Department, *Preservation Bulletin No. 9: Landmarks*, January 2003, 1.
[10] Corbett, Michael R. *Splendid Survivors: San Francisco's Downtown Architectural Heritage*, San Francisco, CA: California Living Books, 1979, 12-13.

When completed, the 1976 Architectural Survey was believed to include the top 10 percent of the city's architecturally significant buildings. Buildings rated 3 or higher represent approximately the top 2 percent of all of San Francisco's buildings in terms of architectural importance. Summary ratings of 0 or 1 are generally interpreted to mean that the property has some contextual importance. Because the survey has not been officially adopted by City action, however, the 1976 Survey has not been recognized by the San Francisco Planning Department as a local register that would indicate whether a property is a historical resource for the purposes of CEQA. A building's inclusion in the 1976 survey indicates to Planning staff that the building may be a resource and more information is needed.

Applicability to 275 Brannan Street
The property at 275 Brannan Street was not included in the 1976 Architectural Quality Survey. The survey included two buildings in Block 3789: 601 Second Street (3789/008), which received a "2" rating, and 622-650 First Street (Oriental Warehouse, then 3789/015, now 3789/444-509), which received a "3" rating.

Unreinforced Masonry Building (UMB) Survey
Because of their age and the time period in which most were built, unreinforced masonry buildings (UMBs) in San Francisco as a class have a high degree of historical and architectural interest. In November of 1990 the San Francisco Planning Department completed *A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940*. The survey examined more than 2,000 privately-owned, unreinforced masonry buildings in San Francisco. The survey was evaluated by the California Office of Historic Preservation (OHP) and National Register of Historic Places determinations of eligibility were made by the OHP for many of the 2,000 buildings surveyed. The survey divided the UMBs into three categories: Priority I – Highest Value, Priority II – Second Highest Values and Priority III – Non-contributory.

Applicability to 275 Brannan Street
The property at 275 Brannan Street was included in the 1990 UMB survey. The building was given a Priority I rating, due to its status as a contributor to the South End Historic District.

SoMa Historic Context Statement and Survey
In 2011, the Planning Department completed the Eastern Neighborhoods SoMa Area Plan and Western SoMa Community Plan Historic Resource Survey (SoMa Survey). The purpose of the survey effort, which began in 2007, was to identify buildings and structures that appear to be eligible for listing in the California Register of Historical Resources (including those that appear eligible for listing in the National Register of Historical Places). The SoMa Survey resulted in documentation and/or assessment of 2,142 individual properties, of which approximately 1,467 properties were constructed in or before 1962. In conjunction with the survey, a historic context statement was completed for the South of Market Area. Several proposed districts were identified through the survey effort, including an addition to the South End Historic District.

Applicability to 275 Brannan Street
The property at 275 Brannan Street is located within the boundary of the SoMa Survey. As a previously identified historic resource, however, 275 Brannan Street was not re-evaluated as part of the survey.

4. PROPERTY DESCRIPTION AND HISTORICAL BACKGROUND

4.1 Property Description

The brick building at 275 Brannan Street is located at the southwest corner of Brannan and Colin P. Kelly Streets in San Francisco's South of Market (SoMa) Area. (See Appendix A for existing conditions photographs of the property.) The three-story building is clad in painted stucco that has been scored to resemble stone. The addition of the third story a few years after the building's original construction in 1905 is not visually evident. The building's tripartite roof is clad in a built-up membrane and consists of a central, shallow arch roof flanked by narrow, shallow-pitched gable roofs. The building shares a common wall with the adjacent brick warehouse at 601 Second Street.

The building's primary façade faces Brannan Street, with a secondary façade along Colin P. Kelly Street. Three-story pilasters divide each façade into nine bays, and a plain horizontal cornice in several bands caps the building. The pilasters meet the cornice with articulated capitals, above which sits a parapet wall. Non-original fire escapes have been attached to both façades. Wall openings are arched and are further articulated by the scoring of the stucco at the lintel areas to represent segmented stone arches. The primary window type is 4-over-4, double-hung, wood sash. All windows rest upon projecting sills and are surmounted by arched wood panels that fill the gap between the rectangular window and the arched lintel above. Windows are paired on the Brannan Street façade and single on the Colin P. Kelly Street façade. The windows at the second and third stories are replacement windows that date from 2002/2003. The windows at the first story appear to be original.

The center bays of the second and third stories of the Brannan Street façade are occupied by glass doors with sidelights and balconettes. These doors and balconettes are not original to the building and are of recent vintage. Paired, 4-over-4, double-hung sash windows occupy six of the nine first-story bays along Brannan Street, while doorways occupy the third, fifth (central), and seventh bays. The center bay contains a recessed arched doorway with a metal gate, behind which are paired fully glazed doors and sidelights of recent vintage. The entries at the third and seventh bays consist of paired, partially glazed wood doors, with transom comprised of two, four-light, wood-sash windows. The transom windows appear to match the windows used elsewhere on the first story. A small arched window opening occupies the first bay.

On the Colin P. Kelly Street façade, the southernmost two bays at the first story (bays eight and nine) are occupied by a concrete loading dock. The loading dock area includes two metal-roll-up doors and a partially glazed metal security door. The sixth bay of the first story is occupied by an entry consisting of paneled double doors with transom comprised of two, four-light, wood-sash windows. The third bay of the first story includes a non-historic metal roll-up door. The windows openings in the first two bays of the first story are filled in with stucco that has been scored to resemble the surrounding wall. The second and third story openings at the left column of windows within the second bay have been similarly in-filled. Based on historic photographs, these openings appear to have been filled in either during the building's original construction or soon thereafter. The column of filled-in openings corresponds to the historic chimney location.

The interior of the building is largely characterized by a three-story columnar grid and a central elevator/stairway/ restroom core set amidst otherwise open floor plates. Interior spaces feature exposed brick walls, exposed floor supports and, on the third story, exposed wood roof trusses. Steel-frame seismic bracing extends between some of the columns on all three floors. At the first story, ceiling beams extend diagonally from the loading dock area towards the building's northwest corner, along the

former path of rail into the structure. Brick and concrete partition walls enclose a utility transformer and switchgear at the building's northeast corner.

4.2 South End Historic District

The property at 275 Brannan Street is a contributing building to the South End Historic District, a local historic district identified in Appendix I to Article 10 of the San Francisco Planning Code. The district was designated in 1990. The following brief summary of the district is taken from Section 5 of Appendix I:

> For decades after the 1849 Gold Rush, San Francisco was the principal seaport and connection with the outside world for California and the West Coast. San Francisco's expansion and transformation into one of the most important cities in North America is attributable to the eminence of its port which, because of its sheltered location and deep water, became one of the best-suited on the Pacific Ocean.
>
> The development of warehouses over a 120-year period along the southern waterfront provides a benchmark from which to view architectural and technological responses to the rapid changes of growing industrial nation state and city. The interdependence of architecture and history can be seen from a look at the evolution of warehouse forms along the southern waterfront. Unlike most other areas of the San Francisco waterfront, the South End District contains an extraordinary concentration of buildings from almost every period of San Francisco's maritime history. Several street fronts - such as Second, Third and Townsend - are characterized by solid walls of brick and reinforced concrete warehouses. With this harmony of scale and materials, the South End Historic District is clearly a visually recognizable place.
>
> One-story warehouses were common in the nineteenth century but rare in the early twentieth due to the increasing cost of land….Multi-story buildings have been more common along the southern waterfront since the turn of the century. After 1906, almost all new warehouses were constructed to be at least three stories in height, and several warehouses on Second and Townsend Streets reached six stories. The invention of the forklift in the 1930s eliminated advantages which multi-story buildings enjoyed over single-story structures. Since 1945, almost all warehouses constructed in the United States have been one story in height. Many multi-story warehouses and industrial buildings have been converted to other uses or are vacant because they have become obsolete for most warehouse or industrial functions.
>
> [The] South End [Historic District]'s period of historical significance, 1867 to 1935, comprises the era during which the waterfront became a vital part of the City's and nation's maritime commerce. The buildings of the South End Historic District represent a rich and varied cross-section of the prominent local architects and builders of the period. Four buildings remain from the nineteenth century; another four were constructed in the six-year interval preceding the 1906 earthquake. The majority of the buildings were erected between 1906 and 1929, a period during which trade along the waterfront increased dramatically.
>
> Several events shaped this part of San Francisco. The building of Long Bridge in 1865 on the line of Fourth Street south to Point San Quentin or the Potrero district, opened up opportunities for new industrial development in the southern part of the city. The Second Street cut of 1869, through fashionable Rincon Hill, allowed access from downtown to the southern waterfront. The completion of the transcontinental railroad in 1869 (and the eventual extension of railway lines into the area) was the single most important event to impact the district. The fire of 1906

and the opening of the Panama Canal in 1914 were further impetuses to warehouse construction in this area, as were the seawall and the Belt Line Railway.

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

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

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

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

The proposed historic district is an important visual landmark for the City as a whole. The large number of intact masonry warehouses which remain to this day are reminders of the maritime and rail activities which helped to make San Francisco a great Turn-of-the-Century Port City. The warehouse district, because of its distinct building forms, is identifiable from many parts of San Francisco and the greater Bay Area.

4.3 Occupant History

The first two stories of the warehouse at 275 Brannan Street were built in 1905, making the building one of the oldest contributors to the South End Historic District. (Historic photographs and maps of the property are included below in Appendix B.) The building's original owner was Charles N. Felton, Sr. (1832-1914).[11] Felton, an early developer of oil in California, came to the state from New York in 1849 and served as U.S. Congressmen from 1885 to 1891 and U.S. Senator from 1891 to 1893.[12]

[11] "Builders' Contracts," *San Francisco Call*, July 1, 1905, 14.

[12] Paul A Lord, Jr., "South End Historic District Case Report," prepared for the San Francisco Landmarks Preservation Advisory Board, February 5, 1990, 13.

A July 1, 1905 listing in the *San Francisco Call* announcing the planned warehouse identifies 275 Brannan's architect as "Fennell Bros. (contractors)."[13] According to the 1907 City Directory, Fennell Bros. was a masonry and building firm led by Martin M. and James S. Fennell , with offices in the Chronicle Building at 690 Market. The 1990 Case Report completed for the South End Historic District identifies the building's architects as Alden W. Campbell and William D. Shea.[14] As discussed below, Shea, a well-known San Francisco architect, appears to have been associated only with the building's third story addition in 1909. Associating Alden W. Campbell with 275 Brannan Street appears to be an error. The same July 1, 1905 *Call* listing identifies Alden W. Campbell as the architect of the adjacent warehouse (and South End Historic District contributor) at 601 Second Street, but not 275 Brannan Street. (No additional information was found on Alden W. Campbell. He does not appear in San Francisco City Directories, either individually or under the architect listings.) The 1990 Case Report identifies William D. Shea as 601 Second Street's architect, implying that perhaps Alden W. Campbell was an associate of Shea's.

The third story of the warehouse at 275 Brannan Street was added in 1909 by contractor J. MacBain of Menlo Park.[15] Architect William D. Shea prepared plans for this addition, which precisely matched the building's existing exterior. Shea, a well-known and prolific San Francisco architect, also designed the 1909 D.N. & E. Walter Company Building at 601 Second Street, which shares a common wall with 275 Brannan Street. (The 601 Second Street building is also a contributor to the South End Historic District.) Shea does not appear to have been involved in developing the design of the 1905 portion of the Rosenberg warehouse.

The 1990 Case Report describes the significant changes that came to the city's southern waterfront with the advent of the twentieth century:

> Over the course of fifty years, between 1900 and 1950, technological innovation dramatically changed the appearance of [San Francisco's southern] waterfront landscape. The greatest change occurred on the eastern side of Second Street, between Townsend and Brannan Streets. Old Rincon Avenue, connecting Japan and Second Street, and lined with dwellings was replaced by two large warehouse buildings: the South End's California Warehouse at 625 Second and Rosenberg Brothers at 275 Brannan. The Fire of 1906 interrupted construction of another warehouse [601 Second Street] at the southeast corner of Second and Brannan which was not completed until 1909.[16]

The warehouse at 275 Brannan Street possesses several important characteristics that were common to most early twentieth century warehouses built in San Francisco and in particular, are shared by other contributors to the South End Historic District. By the turn of the century, warehouses were typically multi-story buildings with a freight elevator and were built with rail spurs extending into the structure. Most early twentieth-century warehouses consisted of masonry walls with timber-framed interiors, with heavy mill timber piers commonly used into the 1920s. Walls typically consisted of red brick laid in 5:1 American bond, while floors were typically comprised of planks resting on heavy beams.[17]

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[13] "Builders' Contracts," *San Francisco Call*, July 1, 1905, 14.
[14] Lord, Jr., 38.
[15] "Building Activity Increasing Daily," *San Francisco Examiner*, April 25, 1909, 46.
[16] Lord, Jr., 22.
[17] Lord, Jr., 4-6.

Rosenberg Bros.

The warehouse at 275 Brannan Street was a private warehouse used by the Rosenberg Brother's Company to store dried fruit, figs and raisins. The Rosenberg Bros. dried fruit company was founded in 1893 by Adolph Rosenberg (1867-1923), who was soon joined by his brothers Abraham (1865-1929) and Max (1871-1931).[18] The company's first office was a 4-foot by 8-foot cubicle at the back of wholesaler Norton, Teller & Roden's warehouse at 27-29 California Street (14). By 1896, the main office had moved to more spacious accommodations at 211-213 California Street, where it remained until 1906. Rosenberg's first packing house was on Washington Street, upstairs from green fruit merchants L. Scatena & Co. (15) In 1898, Rosenberg Bros. expanded outside of San Francisco, establishing a "modest fig packing plant" in Yuba City (15). The company soon thereafter built a prune packing plant in San Jose and a raisin packing plant in Fresno. According to the 1990 Case Report, "[b]y 1900, trade in fruits had supplanted precious metals and grains as the leading export item of the state, providing a significant share of the warehouse business along the San Francisco waterfront."[19]

Downtown San Francisco and the South of Market Area were almost completely destroyed by the 1906 Earthquake and Fire. While the Rosenberg Bros. office at 211-213 California Street was destroyed, the 275 Brannan Street warehouse survived. Firemen, with the help of Rosenberg employee Arthur C. Oppenheimer, saved the warehouse and its contents by dousing the building via a four-inch hose drawing directly on the nearby Bay.[20] The California Earthquake Investigation Commission's fire-line map shows the fire extending to the edge of the warehouse's north and west façades. Following the earthquake and fire, the Rosenberg Bros. offices were temporarily moved to the 275 Brannan Street warehouse, before being relocated to new offices at 153-157 California Street by 1908.

In 1917, Rosenberg Bros. built a large rice mill at Islais and Rankin Streets and went on to become the state's largest rice miller. By the 1940s, Rosenberg's other primary products included dried beans, California nuts, California honey, as well as prunes and nuts from the Pacific Northwest. Some of the company's most well-known brands included the "Ensign," "Sugaripe," and "Iris" lines.[21]

The Rosenberg Bros. main office remained at 153-157 California Street from 1908 through 1913, before moving to 334 California Street, where it remained until 1947. The main office is listed at 230 California Street from 1948 until the company's final appearance in the 1958 City Directory. It appears that Rosenberg Bros. continued to use the warehouse at 275 Brannan Street until the mid-1930s, at which time the building was leased by the L. DeMartini Co.

L. DeMartini Co.

The L. DeMartini Co., purveyors of confectioners' supplies and equipment, moved their operation from 125 Clay Street to the warehouse at 275 Brannan Street in 1936. In March 1946, Louis and Evelyn DeMartini purchased 275 Brannan Street from the Felton Company, who had continued to own the building following Charles N. Felton Sr.'s death in 1914.[22] The L. DeMartini Co. remained at the building until 1953, after which they no longer appear in City Directory listings.

[18] *Years Mature*, San Francisco: Rosenberg Bros. & Co, 1943, 12.
[19] Lord, Jr., 22.
[20] *Years Mature*, 23-24.
[21] *Years Mature*, 26, 100.
[22] "Edwards Abstracts from Records," March 4, 1946, available at San Francisco Architectural Heritage.

Following L. DeMartini's departure, 275 Brannan Street appears to have been divided into separate offices that housed a variety of smaller distribution and supply concerns. Tenants of 275 Brannan street listed in City Directories in the 1950s include Cal-Products Co, manufacturers agent George R Magnes, Ruby Sales Import, and the Tolentino Drayage Co., among others. This change in the nature of the building's use is in keeping with the significant land use changes that came to much of the city's waterfront with the marked decline of the shipping industry in San Francisco in the mid-twentieth century. As described in the 1990 Case Report completed for the South End Historic District, many of the warehouses in the District, originally built to house goods arriving and departing by ship, were shifted in the mid-twentieth century to general merchandise warehouses no longer connected to Port activities.[23]

4.4 Construction History

The first two stories of the warehouse at 275 Brannan Street were constructed in 1905. A third story was added in 1909.

The San Francisco Planning Department's Property Information Map page for 275 Brannan Street includes information on permits that have been granted for more recent work on the building. Major changes include:

- Reroofing
  Permits 9105339, 9105127 (filed 4/1991, completed 11/18/1991)

- Parapet corrective work
  Permit 9310923 (filed 6/29/1993, completed 10/21/1993)

- Building seismically retrofitted
  Permit 200105259998 (filed 5/25/2001, completed 11/9/2004)

- ADA work related to seismic work completed at restrooms, elevators, stairs
  Permit 200202068614 (filed 2/6/2002, completed 3/8/2002)

- Windows at 2nd and 3rd stories replaced and new mechanical ventilation installed
  Permit 200208012859 (filed 8/1/2002, completed 2/6/2003)[24]

Based on visual inspection, other changes made to the building include apparent expansion of the former boiler room at the Brannan Street/Colin P. Kelly Street corner of the building to accommodate the current PG&E vault room. (Permit 200302056768, for alteration of the vault room, was issued on 3/5/2003, but this permit expired on 3/4/2005. It is not clear if the alterations now visible were made in conjunction with this permit.) The original boiler room occupied a single bay along Colin P. Kelly Street, whereas the PG&E vault room is two bays deep.

The first-story window openings along Colin P. Kelly Street corresponding to the boiler room are filled in, as is the fourth column of window openings on this façade, corresponding to a former chimney. Based on inspection of the building and a review of historic photographs (see, for example Figures B3, B6 and B7 below), it appears that these "openings" never contained windows and were in fact filled in at the time of the building's construction or soon thereafter.

[23] Lord, Jr., 27.
[24] Note that a Certificate of Appropriateness was granted for these window alterations.

In addition, the main entrance, lobby area, stairs area and bathroom area have been remodeled. (Permit 200206108654, for repair and remodeling of bathroom area, stairs area and lobby area, was issued on 6/10/2002, but expired on 3/31/2005. It is not clear if the alterations now visible were made in conjunction with this permit.)

The 2002/2003 window replacement identified above appears to have also included installation of the fully glazed doors and sidelights at the second and third stories of the Brannan street façade's central bay. The arched openings in which these doors and sidelights sit appear to be original.

Finally, based on historic photos, at least some of the non-historic fire doors at the building's second and third stories (two on the Brannan street façade and four on the Colin P. Kelly Street façade) appear to be set in original, full-length openings (see Figure B7 below). It is unknown whether any of them are set in former window openings that were cut.

5. EVALUATION OF SIGNIFICANCE AND INTEGRITY

5.1 Evaluation of Significance

Based on our review of the relevant property and district history, we concur with previous evaluations that the warehouse at 275 Brannan Street appears eligible for listing on the National Register of Historic Places, both individually and as a contributor to the South End Historic District, under both Criterion A (Events) and Criterion C (Architecture). As a warehouse for the long-standing Rosenberg Bros. dried fruit company – and temporary company headquarters following the 1906 Earthquake and Fire – the building at 275 Brannan Street played a prominent role in the development of San Francisco's southern waterfront in the early years of the twentieth century.

We offer the single clarification that the warehouse at 275 Brannan Street does not appear to be architecturally significant for its association with prominent local architect William Shea. As described in Section 4.3 above, it appears that Shea's only involvement with the building was to design the third story addition to precisely match the existing first and second stories. As a multi-story, early twentieth-century warehouse built of masonry walls with timber-framed interiors and located near San Francisco's waterfront, 275 Brannan Street is architecturally significant as an embodiment of the distinctive characteristics of a type, period, and method of construction, and not for any association with a master architect.

Character-defining Features

Prior evaluations of the 275 Brannan Street have not included specification of the building's character-defining features. Based upon the building's history, present appearance, and status as a contributor to the South End Historic District, the character-defining features of 275 Brannan Street include:

- three-story height
- prominent corner location
- symmetric composition of Brannan street façade
- brick walls clad in stucco that has been scored to resemble stone
- three-story bays divided by pilasters with articulated capitals
- cornice and parapet

- arched window and door openings with scored stucco at lintels to represent segmented stone arches
- projecting sills and arched wood panels at windows
- 4-over-4, double-hung wood sash windows at first story
- on the Brannan Street façade, two sets of paired, partially glazed wood doors beneath transom with divided lights
- on the Colin P. Kelly Street façade, one set of paired wood doors beneath divided-light transom
- service entrance at rear of building consisting of concrete loading dock, two-bay-wide wall opening, and exposed I-beam
- exposed interior framing, including wood columns on all three stories and exposed roof trusses at the third story
- significant expanses of exposed brick wall on the interior

Period of Significance

The South End Historic District's period of historical significance extends from 1867 to 1935, comprising the era during which the waterfront became a vital part of the City's and the nation's maritime commerce. The period of significance for the warehouse at 275 Brannan Street extends from the building's construction in 1905 until approximately 1935, when the Rosenberg Bros. warehousing operation departed and the building was converted to less maritime-oriented use.

5.2 Evaluation of Integrity

The building at 275 Brannan Street appears to retain a high level of integrity, especially so for an industrial building over one hundred years of age. The building retains integrity of location, having never been moved. Not surprisingly, the building's setting has changed in significant ways over the past century, as several neighboring warehouse buildings have been replaced with or converted to office and residential uses. In addition, in-fill of the Bay associated with development of San Francisco's modern seawall moved the city's coastline a few hundred feet further east of the 275 Brannan Street property than it was originally. That said, the building maintains its original relationship to Brannan and Colin P. Kelly (Japan) Streets, and the presence of several other early twentieth century warehouses in the vicinity (many of them, like 275 Brannan Street, contributors to the South End Historic District) maintain important aspects of the building's historic setting.

The building at 275 Brannan Street retains integrity of materials, design and workmanship. Although originally constructed as a two-story building, the third story was added soon after the building's construction to match the existing stories and should be considered a historically significant addition in its own right. Of the alterations described above in Section 4.4, the most significant are the window and door replacements completed in 2003 at the building's second and third stories. While these replacements reduced the building's integrity of materials, the building's window and door openings appear to have been preserved. No other significant changes to the building's cladding or fenestration pattern are evident. Finally, as a contributor to the South End Historic District, the property at 275 Brannan maintains its integrity of feeling and association and is still clearly "legible" as an intact early twentieth-century warehouse.

6. PROJECT DESCRIPTION, IMPACTS AND MITIGATION MEASURES

6.1 Project Description

Removal of Non-historic Materials
Several non-historic elements will be removed from the Brannan Street and Collin P. Kelly Street façades of 275 Brannan Street as part of the building's rehabilitation, including:

- rainwater leaders, conductor heads and a dry standpipe;
- an exterior fire exit (made superfluous by new interior stairs);
- metal security grilles at first story windows;
- two metal fire escapes and related hardware;
- four metal balconies;
- two metal roll-up doors;
- four metal louvered vents (one of which will be replaced);
- a steel fence, gate and infill walls at the loading dock;
- six upper story fire doors; and
- two glazed door, sidelight and transom assemblies (with non-historic wall infill above) in the central bay of the Brannan Street façade.

First Story, Brannan Street Façade
The existing entry in the middle bay – a non-historic metal and glass assembly of recent vintage – will be removed and replaced with historically compatible windows set in the existing wall opening. The existing set of wood doors and transom at the third bay from the right will be removed and replaced with the building's main entry, which will consist of a glass pivot door with transom and sidelight, all set within the existing door/transom wall opening. This entry will be surmounted by an illuminated acrylic entry canopy that is slightly less than a single bay in width. Small individual letters or numbers may be installed at the edge of this canopy to indicate the building address. Other historic doors and windows at the first story will be retained and repaired as necessary. A new louvered vent will be installed in the existing opening at the left-most bay, which at present is partially occupied by a louvered vent. The right-most bay, which appears to have been partially in-filled and is currently occupied by two windows and two louvered vents, will be replaced by a blind door set in an infill wall that matches the adjacent façade material. The wall will be scored to indicate the extent of the previous opening.

First Story, Colin P. Kelly Street Façade
Historic windows at the first story will be retained and repaired as necessary. The entry at the fourth bay from the left, consisting of paired wood paneled doors and transom, will be modified. Specifically, the divided-light transom will be retained and the doors will be replaced with an array of wood sash fixed lights that match the style of the transom. The new glazing will match the dimensions of the transom glazing, and new window will be situated within the existing door opening. A secondary entrance, consisting of storefront entry with balanced doors, sidelight and transom, will be installed in the third bay from the right, in an opening currently occupied by a non-historic metal roll-up door. Like the main entry on the Brannan Street façade, this secondary entry will be surmounted by an illuminated acrylic entry canopy slightly less than a single bay in width that may include lettering indicating the address. At the loading dock, non-historic infill walls and a roll-up door will be replaced with a new glazed curtain wall system. The loading dock platform, façade opening and historic framing will be retained.

Upper Stories
The upper story windows, though non-historic, will remain in place. The six non-historic fire doors at the upper stories will be replaced with wood windows that match adjacent windows. The wall area beneath each window will be in-filled to match adjacent, with surface scoring to indicate the extent of the previous opening. Similarly, the two door/sidelight/transom assemblies at the second and third stories of the central Brannan Street bay will be replaced with paired wood windows with in-fill wall surface below that is scored to reference the previous openings. On the Colin P. Kelly Street façade, two new windows will be added to the second bay from the right, in window openings that have long been filled in to accommodate a chimney (no longer extant).

An existing blade sign area will be will be re-allocated to a new blade sign above the building entry on Brannan Street. In addition, signage composed of individual letters is proposed above the entries on both street façades. A mechanical penthouse and tenant-accessible roof deck and boardwalk will be added atop the building's roof.

Building Interior
The proposed rehabilitation of 275 Brannan Street will include installation of a new building core on each story that includes new elevators, egress stairs, restrooms and lobbies, as well as an upgrade to the building seismic system. New mechanical, plumbing and electrical systems, including an updated automatic fire sprinkler system, are proposed for the entire building.

6.2 Assessment for Conformance with the Secretary's Standards
The analysis in this section is based on project drawings prepared by Pfau Long Architecture and dated February 29, 2012. As discussed in detail below, the project has been designed to be consistent with each of the ten *Secretary's Standards for Rehabilitation*. (See Appendix C for an overview of the *Secretary's Standards*.)

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.

Analysis: The building at 275 Brannan Street was originally constructed for use as a warehouse, and appears to have later seen use as an office building. The building's open floor plan and extensive fenestration leaves it amenable to ongoing use as a modern office building, and the proposed project entails minimal change to the character-defining features identified above in Section 5.1.

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.

In general, the proposed project will retain and preserve the various character-defining features identified above in Section 5.1. Historic materials proposed for removal are limited to the following:

- one set of paired, partially glazed wood doors beneath a divided-light transom on the Brannan Street façade;
- one set of paired, paneled wood doors on the Colin P. Kelly Street façade;
- two wood sash windows in the southernmost bay along Brannan Street; and
- A column of three in-filled openings on the Colin P. Kelly Street façade.

These removals, even considered cumulatively, are minor in scope and will not compromise the historic character of the property. We discuss each in turn below.

The existing Brannan Street entry will be replaced with a glass pivot door with transom and sidelight, which will serve as the building's primary entry. At the Colin P. Kelly Street entry, the divided-light transom will be retained and the doors will be replaced with an array of wood sash fixed lights that match the style of the transom. In both cases, new features will be situated within the existing wall openings, thereby maintaining the overall rhythm of the building façades.

The proposed project will situate the necessary secondary egress door in the southernmost bay along Brannan Street, the most compromised bay of this façade. As currently configured, this bay does not match any of the façade's other bays and appears to have been partially in-filled at an undetermined date. While the two wood windows at this location appear to be original, the infill wall and louvered vents appear to be non-historic alterations. The windows, louvered vents, and infill wall will be removed and replaced by a flush door set in a new infill wall that matches the adjacent façade material. The border of the infill wall will be scored to indicate the extent of the previous opening.

The column of in-filled openings on the Colin P. Kelly Street façade corresponds to the historic chimney location. (This chimney is no longer extant.) Based on historic photographs, these "openings" appear to have been filled in at the time of the building's construction or soon thereafter. The two upper story in-filled openings will be replaced with wood windows that match the adjacent (non-historic) windows, while the first story opening will be replaced with a louvered vent to accommodate the utility transformer and switchgear at the building's northeast corner. Because the chimney is no longer extant, it does not seem historically significant to keep these openings filled, and the proposed changes will better maintain the visual consistency of the façade.

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.

Analysis: The proposed project does not include the addition of any elements that have the potential to create a false sense of historical development. As described below under Standard 9, new building features will be designed so as to be clearly differentiated from historic building features.

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

Analysis: As detailed above in Section 6.1, the proposed project entails removal of several non-original features from the Brannan and Collin P. Kelly Street façades of 275 Brannan Street, including rainwater leaders, two metal fire escapes, several metal security grilles, four metal balconies, two metal roll-up doors, four louvered vents, a steel fence, and eight upper story doors. None of these non-original features appears to have acquired historic significance in its own right. In fact, removal of these features, which in many cases partially obscure one or more of the building's character-defining features, will enhance the historic character of the property.

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

Analysis: The proposed project will preserve the distinctive exterior features that characterize the property at 275 Brannan street, including:

- three-story height
- brick walls clad in stucco that has been scored to resemble stone
- three-story bays divided by pilasters with articulated capitals
- cornice and parapet
- arched window and door openings with scored stucco at lintels to represent segmented stone arches
- projecting sills and arched wood panels at windows
- 4-over-4, double-hung wood sash windows at first story
- on the Brannan Street façade, one set of paired, partially glazed wood doors beneath transom with divided lights
- service entrance at rear of building consisting of concrete loading dock, two-bay-wide wall opening, and exposed I-beam

In addition, effort will be made to preserve important interior features – including exposed interior framing (wood columns on all three stories and exposed roof trusses at the third story) and significant expanses of exposed brick walls – as much as possible in the process of outfitting the interior spaces for new office use.

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.

Analysis: The project drawings (dated February 29, 2012) do not specify the manner or locations in which existing historical features will be repaired or otherwise rehabilitated. In general, the building's historic features are in good condition and it is anticipated that minimal replacement will be necessary. In the coming months, the exterior of the building, including the historic first story windows, will be surveyed and repaired as necessary. Material replacement will be done with materials matching the existing and will be limited to instances where the extent of deterioration requires it.

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.

Analysis: No chemical or physical treatments of existing historic materials are specified in the proposed project.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Analysis: An archeological evaluation is beyond the scope of this analysis. Our understanding is that the amount of ground disturbance required by the proposed project is sufficiently minimal that the Planning Department will not require completion of an archeological study as part of the environmental review process.

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.

Analysis: See discussion under Standard 2 regarding the loss of historic materials.

The proposed project includes several small-scale exterior alterations. These alterations, most of which entail installation of new materials within an existing wall opening, have been designed to be both compatible with and differentiated from the building's historic features:

- A new door assembly will be inserted in the third bay from the right on the Brannan Street façade. This entry, which will serve as the building's primary entry, will consist of a glass pivot door with transom and sidelight. Set within the existing door/transom wall opening, the new door assembly will maintain the rhythm and scale of the Brannan Street façade while clearly being of more recent vintage. An acrylic entry canopy will be mounted above the entry. This canopy is less than one bay in width and will not touch or visually interfere with the adjacent three-story pilasters. The canopy has been located so as not to touch or visually interfere with any adjacent wall openings.

- A secondary entrance will be installed in the third bay from the right on the Colin P. Kelly Street façade, in an opening currently occupied by a non-historic metal roll-up door. The entry will consist of a storefront entry with balanced doors, sidelight and transom. Like the main entry on the Brannan Street façade, this secondary entry will be surmounted by an acrylic entry canopy that is slightly less than a single bay in width. The use of aluminum and glazing will mark this secondary entry as contemporary. At the same time, the entry will be set within the existing wall opening and will not entail the loss of any historic material.

- A 4x3 array of wood sash fixed lights will be installed at the fourth bay from the left on the first story of the Colin P. Kelly façade, in an opening currently occupied by paired, wood, paneled doors. The divided-light transom above the existing doors will be retained. The use of wood sash, as well as window lights matching the dimensions of the transom glazing (which is similar to the dimensions of the other window lights on this façade), will make the proposed alteration highly compatible with the rest of the façade.

- New windows will be installed in the existing openings at all three stories of the Brannan Street façade's central bay. Like the adjacent windows, these windows will be paired, wood sash, double-hung windows with divided lights. The proposed alterations at these three locations entail no loss of historic materials: the two upper story openings are currently occupied by non-historic door/sidelight/transom assemblies, while the first story opening is currently occupied by

a non-historic metal and glass storefront assembly of recent vintage. At all three openings, the surface of the in-fill wall below the new windows will be scored to reference the extent of the previous openings. This surface treatment will serve to identify the windows as recent interventions, differentiating them from other window openings on the façade.

- Six single windows matching adjacent windows (paired, wood, double-hung with divided lights) will be installed in openings (two on the Brannan Street façade, four on the Colin P. Kelly Street façade) currently occupied by assemblies consisting of a window above a fire door. Neither the windows nor fire doors at these locations are historic. (See Section 4.4 above – at least some of these door openings appear to be potentially original.) The existing openings at these locations will be partially in-filled to match the adjacent window openings. As with the windows proposed for the central Brannan Street bay, the in-fill wall below the new windows will be scored to indicate the extent of the previous openings, while also differentiating the windows as interventions of recent vintage.

- A new glazed curtain wall system will be installed in the opening above the loading dock. The loading dock platform and the historic framing will be retained. The glass curtain wall will be clearly differentiated from the remainder of the building. That said, the wall will incorporate several features that make it compatible with the historic building: (1) the use of glass will maintain the shape of the existing façade opening; (2) the wall will be set back to reveal the historic I-beam that extends along the top of the opening; and (3) the wall will be broken up into sections in a manner that aligns the new wall with the pilasters and bays above the loading dock.

- A mechanical penthouse and tenant-accessible roof deck and boardwalk will be added on the building's roof. These new elements will be set back approximately 12 feet from the parapet along the Brannan Street façade, and approximately 26 feet from the parapet along Colin P. Kelly Street. The penthouse will be one story in height. Given its low profile and considerable setback, the roof deck will not be visible from street level. The penthouse will be only slightly less inconspicuous: the top few feet of the building will be visible from the opposite side of Brannan Street directly across from the building. The rooftop penthouse has been designed as a utilitarian "box" with Modernist elements that will mark it as a contemporary addition.

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.

Analysis: Proposed alterations have been designed in such a manner that they will be perceived as clearly additive to the existing building and can be removed in the future without negatively impacting the building's historic materials:

- As detailed under Section 9 above, new window and door features will sit within existing wall openings.

- The proposed blade signage, mounted signage, and canopies can be de-mounted from the building walls and removed with minimal loss of historic material.

- The glazed curtain wall system at the loading dock could be removed without adversely affecting the loading dock platform or historic framing. Similarly, flooring that will be added atop the loading dock platform as part of the conversion of this area to interior space could be removed in the future without adversely affecting the loading dock platform.

- The rooftop penthouse and deck could be removed without impacting any of the building's character-defining features.

Conclusion

Based on the above analysis, ARG concludes that the proposed project is in compliance with the *Secretary's Standards* and would not cause a substantial adverse change in 275 Brannan Street for purposes of the California Environmental Quality Act (CEQA).

Nor would the proposed project cause a substantial adverse change in the South End Historic District. The proposed project is almost entirely limited to work within 275 Brannan Street's existing building envelope. The one exception is the rooftop deck and penthouse, which would be minimally visible from the public right-of-way. Neither these rooftop additions nor any other aspect of the proposed project appears to have the potential to adversely affect any other contributor to the South End Historic District.

Appendix A: Existing Condition Photographs of 275 Brannan Street

Appendix A: Existing Condition Photographs of 275 Brannan Street

Figure A1. View of east and north elevations (Architectural Resources Group, October 2011).

Figure A2. View of main (north) façade. The right-most bay is not pictured (Architectural Resources Group, October 2011).

Appendix A: Existing Condition Photographs of 275 Brannan Street

Figure A3. Detail of middle three bays along main façade (Architectural Resources Group, October 2011).

Figure A4. View of entry at seventh bay of main façade (Architectural Resources Group, October 2011).

Appendix A: Existing Condition Photographs of 275 Brannan Street

Figure A5. A smaller, single window opening marks the ground floor's first bay, corresponding to the original boiler room (Architectural Resources Group, October 2011).

Figure A6. These window openings on the Colin P. Kelly Street side were filled-in originally or soon after the building's construction (Architectural Resources Group, October 2011).

Appendix A: Existing Condition Photographs of 275 Brannan Street

Figure A7. View of bays 3-9 on the Colin P. Kelly Street side (Architectural Resources Group, October 2011).

Figure A8. View of the loading dock, Colin P. Kelly Street side (Architectural Resources Group, October 2011).

Appendix A: Existing Condition Photographs of 275 Brannan Street

Figure A9. View of first floor interior, looking southeast. Note the diagonal beams along the former path of rail into the structure (Architectural Resources Group, October 2011).

Figure A10. View of partition walls enclosing the utility transformer and switchgear at the building's northeast corner (Architectural Resources Group, October 2011).

Appendix A: Existing Condition Photographs of 275 Brannan Street

Figure A11. View of second floor interior, looking northeast (Architectural Resources Group, October 2011).

Figure A12. View of third floor interior, looking northeast (Architectural Resources Group, October 2011).

Appendix A: Existing Condition Photographs of 275 Brannan Street

Figure A13. View of third floor interior, looking south (Architectural Resources Group, October 2011).

Figure A14. Partial view of seismic bracing at third floor (Architectural Resources Group, October 2011).

Appendix B: Historic Photographs and Maps of 275 Brannan Street

Appendix B: Historic Photographs and Maps of 275 Brannan Street

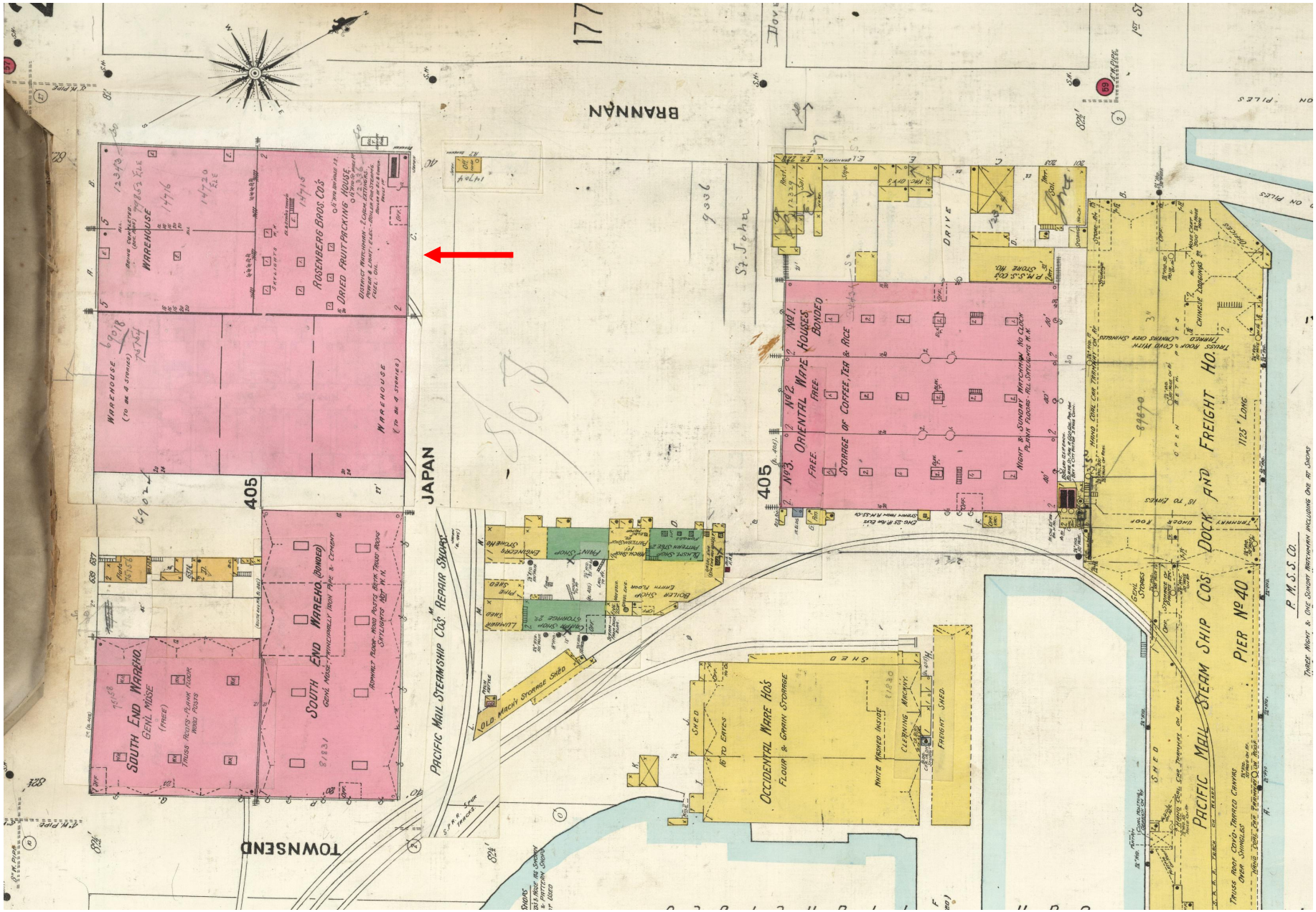

Figure B1. *1905 Sanborn Map showing the two-story Rosenberg Bros. warehouse at 275 Brannan Street, with initial construction at 601 Second Street underway. Note 275 Brannan's open elevator in the location of the building's current elevator, as well as a boiler room at the Brannan Street/Japan Street corner of the building. (Japan Street was renamed Colin P. Kelly Street during World War II.) (Available at the David Rumsey Historical Map Collection, http://www.davidrumsey.com/.)*

Appendix B: Historic Photographs and Maps of 275 Brannan Street

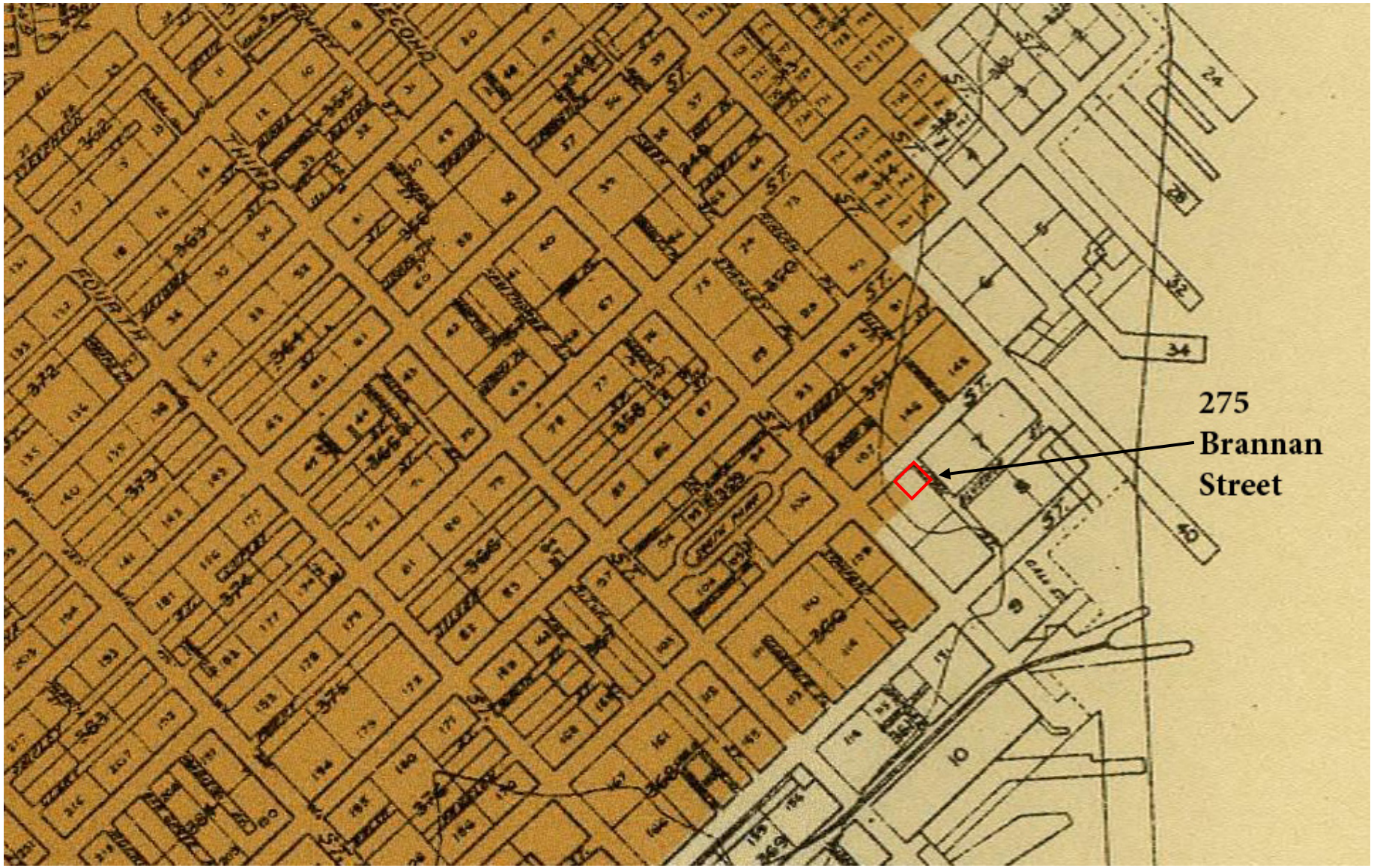

Figure B2. *Detail of the official 1906 fire-line map showing 275 Brannan Street on the edge of the fire-line. Note that 601 Second Street, under construction at the time, appears to have been consumed by the flames. ("Map of the city of San Francisco showing the streets and the burnt area, 1906." Earthquake Investigation Commission. Britton & Rey, engravers, San Francisco. (Carnegie Institution of Washington. 1908). Available at the David Rumsey Historical Map Collection, http://www.davidrumsey.com/.)*

Appendix B: Historic Photographs and Maps of 275 Brannan Street

Figure B3. *Photograph from 1907 or 1908 showing 275 Brannan Street at two stories. View is looking north. The 1898 Call Building is in the distance (courtesy of San Francisco Maritime National Historical Park [SAFR 21374]).*

Appendix B: Historic Photographs and Maps of 275 Brannan Street

Figure B4. *1912 view looking west along Brannan Street. The Oriental Warehouse (now 650 Delancey Street) is in the left foreground, with the three-story Rosenberg Bros. warehouse behind (San Francisco History Center, San Francisco Public Library).*

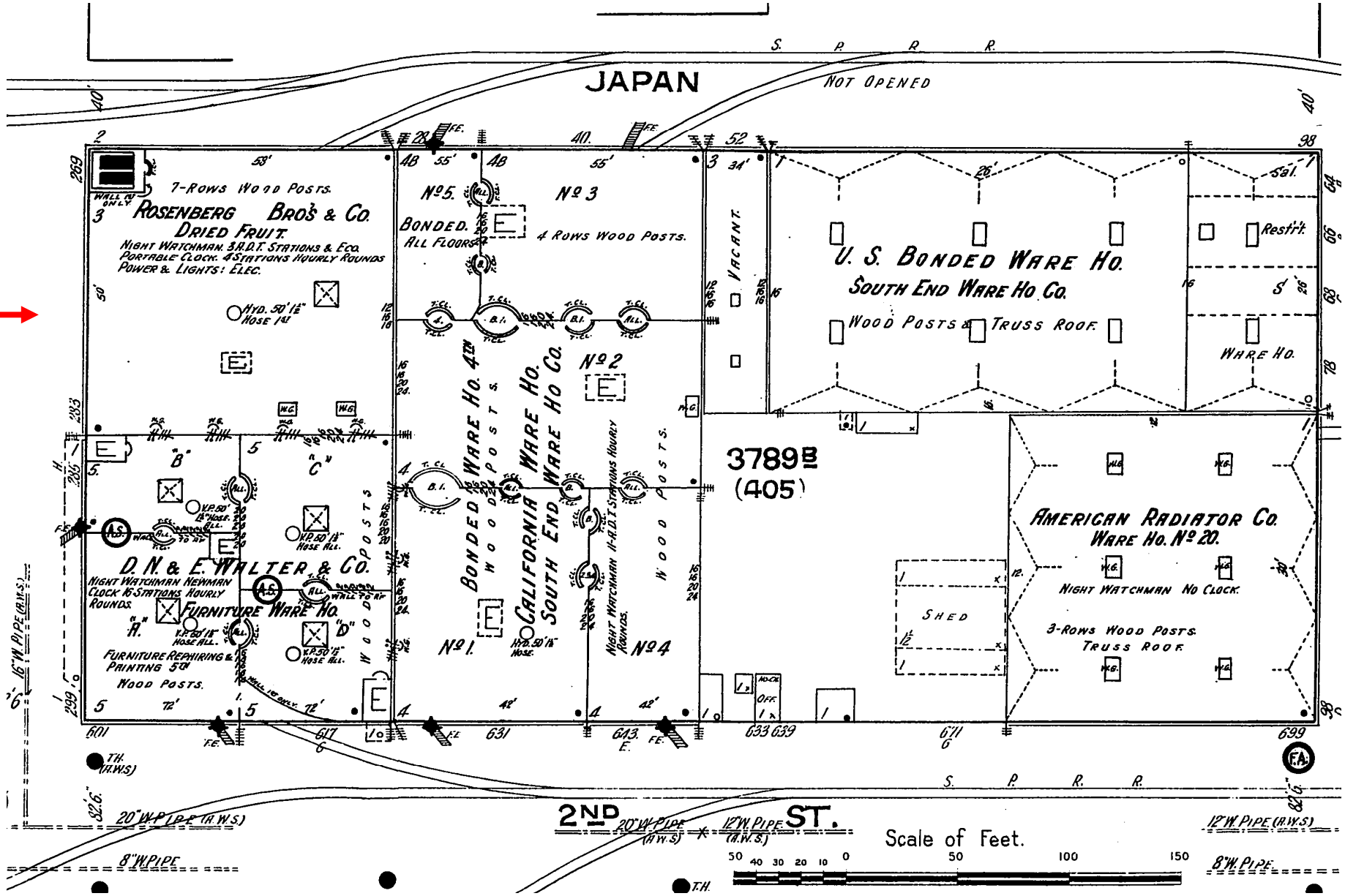

Figure B5. *1915 Sanborn Map, which identifies 275 Brannan Street as a three-story building. Note that a second horizontal boiler has been added to the corner boiler room.*

Appendix B: Historic Photographs and Maps of 275 Brannan Street

Figure B6. *1920 view looking west along Brannan Street. The tanks in front of the Rosenberg Bros. warehouse were part of the Pacific Vegetable Oil Co. operation. Note the streetcar running along Brannan Street (San Francisco History Center, San Francisco Public Library).*

Appendix B: Historic Photographs and Maps of 275 Brannan Street

Figure B7. *1921 view looking west along Brannan Street. Note that, on the 275 Brannan Street warehouse, the fourth column of window openings from the right appear to be filled in, as they are today (San Francisco History Center, San Francisco Public Library).*

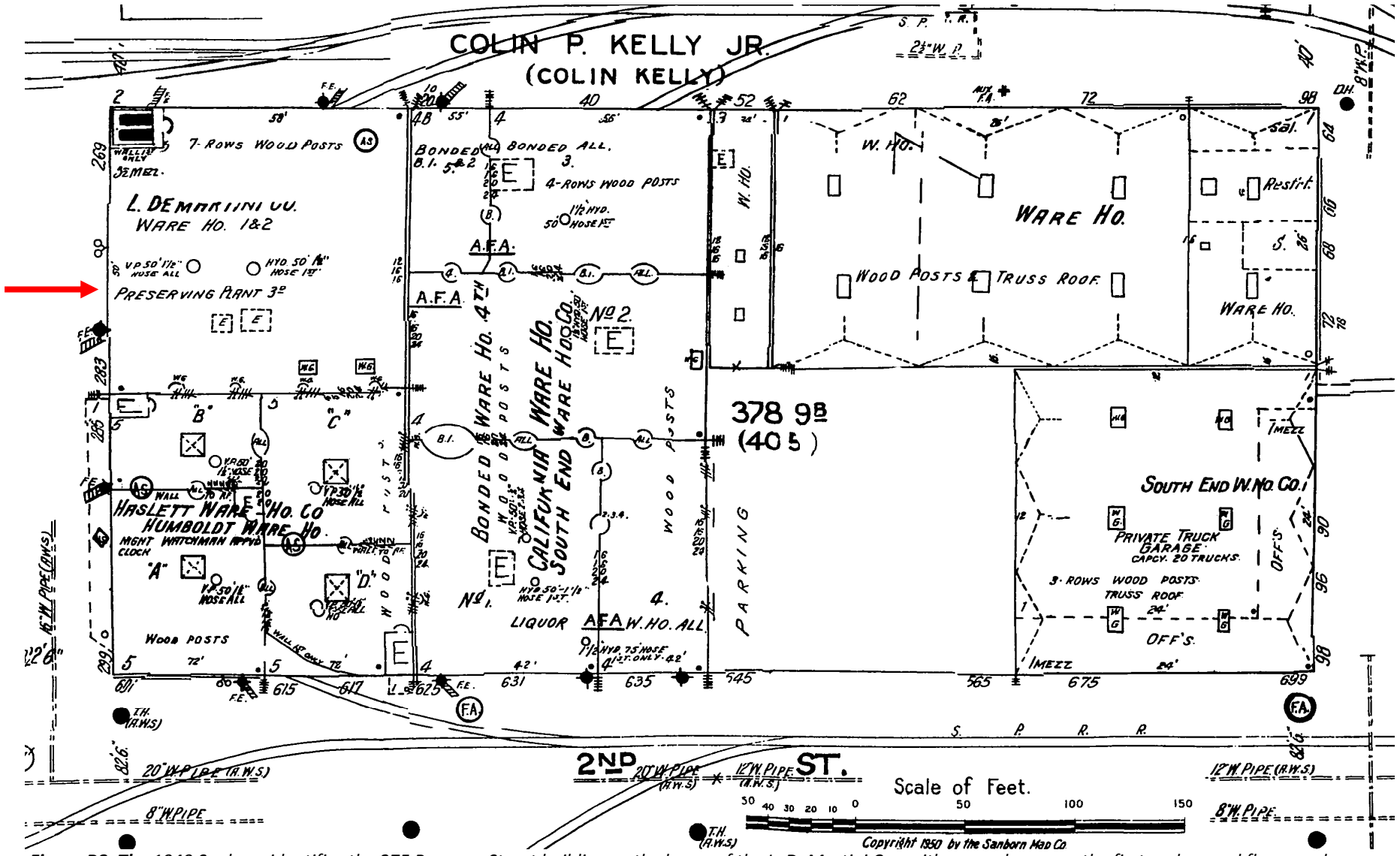

Figure B8. The *1949 Sanborn identifies the 275 Brannan Street building as the home of the L. DeMartini Co., with a warehouse on the first and second floors and a preserving plan on the third floor. The L. DeMartini Co was a confectioners supply company.*

Appendix B: Historic Photographs and Maps of 275 Brannan Street

Figure B9. *Mid-1980s photograph of 275 Brannan Street. Note the chimney above the filled-in column of window openings along Colin P. Kelly Street ("275 Brannan Street" file, San Francisco Planning Department).*

Appendix C: The Secretary of the Interior's Standards for Rehabilitation

Appendix C: The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places. The *Standards for Rehabilitation* (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the *Standards for Rehabilitation* (the *Standards*) have been widely used over the years—particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the *Standards* have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the *Standards* is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The *Standards* pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary of the Interior to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The ten Standards are:

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.

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.