



SAN FRANCISCO PLANNING DEPARTMENT

Permit to Alter Case Report

Hearing Date: July 18, 2012
Filing Date: February 29, 2012
Case No.: **2012.0194H**
Project Address: **459 Geary Street**
Category: Category IV (Contributing)
Zoning: C-3-G (Downtown General)
80-130-F Height and Bulk District
Block/Lot: 0316/018
Applicant: Jim Brenza
FME Architecture + Design
500 Montgomery Street
San Francisco, CA 94111
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PROPERTY DESCRIPTION

The subject building is located at 459 Geary Street (Assessor's Block 0316; Lot 018) at mid-block on south side of street between Mason and Taylor Streets. It is a Category IV (Contributory) Building. The building is located within a C-3-G (Downtown General) Zoning District with an 80-130-F Height and Bulk limit.

459 Geary Street, constructed in 1922, is a six-story over basement reinforced concrete building clad in scored stucco with terra cotta/cast concrete details surrounds at the large wood frame windows. There is a projecting cornice. The base of the building was modernized sometime in the recent past and prior to its designation under Article 11; however, the upper-floors retain a high level of historic integrity. The building exhibits a typical tripartite arrangement of base, shaft, and capital and its overall design exhibits a variety of Revival-style architectural motifs.

PROJECT DESCRIPTION

The proposed project includes exterior alterations associated with the rehabilitation and reuse of the existing office building as art gallery (retail/arts activity), office, and one residential dwelling unit. The proposed project is described in architectural plans prepared by FME Architecture + Design, dated June 27, 2012. The scope of work subject to this Major Permit to Alter includes:

- Removal of existing elevator and stair penthouses and construction of a one-story vertical addition;
- Partial infill of existing lightwell at east (side) elevation;

- Replacement of non-historic storefront;
- Removal of non-historic canopies at all levels;
- Installation of new windows and doors at basement through 2nd floors on rear elevation;
- Rehabilitation of existing, non-historic projecting sign.

OTHER ACTIONS REQUIRED

Downtown Project Authorization pursuant to Section 309 of the Planning Code for an exception from Planning Code Section 263.8 for construction over 80 feet in height in an 80-130-F Height and Bulk District and for construction over 75 feet in height within a C-3 zoning district. The case (Case No. 2012.0194X) is scheduled to be heard by the Planning Commission at its regularly scheduled public hearing on July 26, 2012.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11

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

SECTIONS 1111.6 AND 1111.2 OF THE PLANNING CODE

Section 1111.6 and Section 1111.2, as it relates to signage, of the Planning Code outlines the specific standards and requirements the Historic Preservation Commission shall use when evaluating permits to alter. These standards, in relevant part(s), are listed below:

- (a) The proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.
- (b) The proposed work's compliance with the Secretary of Interior's Standards for specific application in San Francisco pursuant to Guidelines, Interpretations, Bulletins, or other policies shall be considered.
- (c) For Significant Buildings - Categories I and II, and for Contributory Buildings - Categories III and IV, proposed alterations of structural elements and exterior features shall be consistent with

the architectural character of the building, and shall comply with the following specific requirements:

- (1) The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.
- (2) The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.
- (3) Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or photographic evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.
- (4) Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior material and that such design is compatible with the size, scale, color, material, and character of the building and its surroundings.
- (6) In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Based on the requirements of Article 11 and the *Secretary of Interior's Standards for Rehabilitation (Secretary's Standards)*, staff has determined that the proposed work will not adversely affect the Category IV (Contributory) Building.

The revised proposal consists of a one-story vertical addition and roof deck. The vertical addition will be low-slung and setback 14 feet from the front façade and 12 feet from the east (side) elevation in conformance with the *Secretary's Standards*. Further, the new construction will be clearly contemporary with large windows, wood shiplap cladding, and flat roof. Due to the height of existing, and adjacent, buildings, as well as the front and side setbacks, the new construction will be minimally visible from the public right-of-way. In conformance with the *Secretary's Standards*, the proposed vertical addition will be clearly differentiated but compatible with the scale and character of the building through setbacks, massing, and use of contemporary cladding materials.

The existing lightwell extends between the 4th and 6th floors of the building. This lightwell area is proposed to be infilled with the exception of one half of the opening at 6th floor. The existing lightwell is setback approximately 24 feet from the front building façade and faces onto a narrow passage (8 feet wide) that runs along the west (side) elevation of the Curran Theater (445 Geary Street). Due to the narrow passage between the two buildings, the lightwell area is slightly visible from the street. The infill will be cast concrete painted to match the existing painted boardform concrete finish of this elevation. The lightwell occurs on a secondary elevation with no distinctive, or character-defining, features or finishes. Therefore, infill of the lightwell and installation of several new windows will not detract from the historic significance or character of the building or surrounding conservation district.

Installation of new windows and doors at lower floors of rear elevation will not be visible from the public right-of-way and will not alter distinctive, or character-defining, features or finishes.

Proposed work at the front façade, which includes removal of non-historic canopies, painting, replacement of non-historic storefront, and rehabilitation of existing projecting sign, appears to comply with the *Secretary's Standards* and the Department's *Signs and Storefront Standards* (draft). The proposed storefront will be a wood and glass system with low bulkhead wall clad in wood, transom, and recessed entrance doors. Signs at the storefront will consist of non-illuminated stainless steel letters affixed to the glazing. Existing scored stucco, terra cotta/cast concrete details, and window frames and sash will be painted. The non-historic projecting sign will be rehabilitated by repainting the structure and removing the existing acrylic lenses. In place of the acrylic lenses there will be internally illuminated stansion-mounted figures (taken from art works by the property owner). The rehabilitated sign will be much more open than currently as only the mounted figures will be solid and illuminated. Based on this assessment, it appears that the proposed façade work is compatible with the size, scale, material, and character of the building and surrounding district.

ENVIRONMENTAL REVIEW STATUS

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

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the provisions of Article 11 of the Planning Code regarding Major Alteration to a Category IV (Contributory) Building and the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

Block Book
Sanborn Map
Draft Motion
Plans
Photographs

PL: G:\DOCUMENTS\459 Geary St\2012.0194H case rpt.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion Permit to Alter MAJOR ALTERATION

HEARING DATE: JULY 18, 2012

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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS TO A CATEGORY IV (CONTRIBUTORY) BUILDING, INCLUDING ONE-STORY VERTICAL ADDITION AND INFILL OF LIGHT WELL AT EAST (SIDE) ELEVATION, FOR THE PROPERTY LOCATED ON LOT 018 IN ASSESSOR'S BLOCK 0316. THE SUBJECT BUILDING IS WITHIN A C-3-G (DOWNTOWN GENERAL) ZONING DISTRICT, AN 80-130-F HEIGHT AND BULK DISTRICT, AND THE KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT.

PREAMBLE

WHEREAS, on February 29, 2012, Jim Brenza on behalf of the property owner ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter for exterior rehabilitation, including a one-story vertical addition, infill of lightwell at east elevation, and façade alterations at the subject building located on Lot 018 in Assessor's Block 0316, a Category IV (Contributory) Building.

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

WHEREAS, on July 18, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0194H ("Project"), for the Permit to Alter.

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, and has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Permit to Alter and in conformance with the architectural submittal dated June 27, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0194H based on the following findings:

FINDINGS

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

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

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

- That the proposal respects the character-defining features of the subject building;
- That the architectural character of the subject building will be maintained and those features that affect the building's overall appearance that are removed or repaired shall be done so in-kind;
- All architectural elements and cladding repaired where possible in order to retain as much historic fabric as possible;
- That the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- That the new additional will have a contemporary design that is compatible with the size, scale, color, material, and character of the building and surroundings, and will not destroy significant features.

For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code and complies with the *Secretary of the Interior's Standards for Rehabilitation*..

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

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

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the historic building in conformance with the Secretary of the Interior's Standards.

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

The project will not reduce the affordable housing supply.

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

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

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

The proposal will retain a mix of uses including office, retail, and residential to contribute to the diverse economic base of downtown.

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

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

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

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

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

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

5. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 11 of the Planning Code regarding Major Alterations to Category IV (Contributory) buildings.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Permit to Alter** for the property located at Lot 018 in Assessor's Block 0316 for proposed work in conformance with the architectural submittal dated June 27, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0194H.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on July 18, 2012.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 18, 2012

Parcel Map

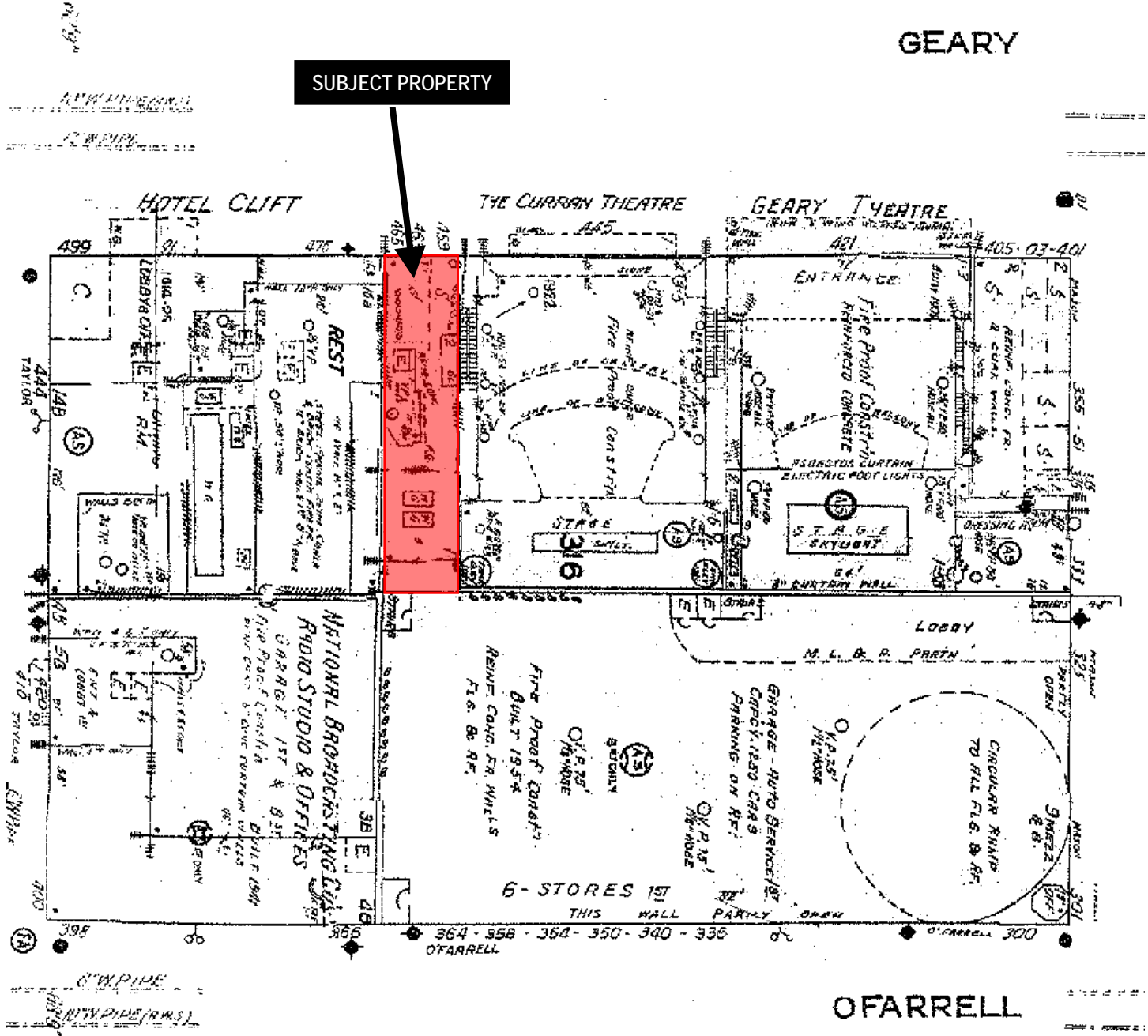
SUBJECT PROPERTY



Sanborn Map*

GEARY

SUBJECT PROPERTY



O'FARRELL

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



Permit to Alter Hearing
 Case Number 2012.0194H
 459 Geary Street

459 GEARY STREET - RENOVATION & SEISMIC UPGRADES



PROJECT DESCRIPTION

EXTERIOR ALTERATIONS:

- **GEARY STREET STOREFRONT** - A NEW PAINTED WOOD STOREFRONT IS PROPOSED, TO REPLACE THE EXISTING NON-HISTORIC MONOLITHIC GLASS STOREFRONT.
- **BLADE SIGN MODIFICATIONS** - CONVERT THE EXISTING "COURTOUE" BLADE SIGN SO THAT THE METAL FRAME CAN EXHIBIT THE OWNER'S STREET ART ILLUSTRATIONS
- **EAST LIGHTWELL INFILL** - A LIGHT WELL THAT CURRENTLY SERVES FLOORS 4-6 WILL BE INFILLED TO INCREASE THE SEISMIC RESISTANCE OF THE BUILDING. A SMALLER LIGHT WELL WILL BE PROVIDED ON 6TH FLOOR TO PROVIDE NATURAL LIGHT FOR THE DWELLING UNIT.
- **7TH FLOOR (PENTHOUSE) EXPANSION** - THE EXISTING PENTHOUSE WILL BE DEMOLISHED, AND REPLACED WITH AN EXPANDED PENTHOUSE AND FINISHED ROOF DECK. IN ORDER TO PROVIDE A LEVEL TRANSITION BETWEEN THE INTERIOR AND EXTERIOR (UNLIKE THE EXISTING CONDITION), THE FINISH FLOOR LEVEL WILL BE RAISED 3'-6". THE HEIGHT OF BUILDING WILL INCREASE 4'-3" TO ACCOMODATE THE NEW FINISH FLOOR. THE PROPOSED PENTHOUSE WILL NOT BE VISIBLE FROM GEARY STREET, DUE TO THE EXISTING HIGH PARAPET.
- **2ND FLOOR MECHANICAL DECK** - A NEW MECHANICAL DECK WILL BUILT TO REPLACE THE EXISTING MECHANICAL DECK AT THE 2ND FLOOR. (NOT VISIBLE FROM PUBLIC WAY)
- **2ND FLOOR, SOUTH WINDOWS** - NEW WOOD WINDOWS WILL REPLACE THE DAMAGED WINDOWS, FACING ONTO THE NEW MECHANICAL DECK. (NOT VISIBLE FROM PUBLIC WAY)
- **EXISTING WINDOWS AND FIRE ESCAPES** - TO REMAIN IN TACT, WITH NEW PAINT AND MINOR REPAIRS ONLY AS REQUIRED FOR BUILDING MAINTENANCE.

INTERIOR ALTERATIONS:

- THE SCOPE OF WORK INCLUDES A NEW FULLY AUTOMATED SPRINKLER SYSTEM THROUGHOUT THE BUILDING, A NEW RATED SHAFT ENCLOSURE TO PROTECT THE CENTRAL EXIT STAIR, AND A NEW ELEVATOR TO IMPROVE ACCESSIBILITY. ALTHOUGH 663 SQ FT HAS BEEN ADDED TO THE BUILDING BY INFILLING THE EXISTING LIGHTWELL, A PORTION OF THE FIRST FLOOR (1120 SQ FT) IS TO BE REMOVED BETWEEN GRID LINES 8 & 6 TO PROVIDE A DOUBLE HEIGHT SPACE FOR THE GALLERY.

USE:

- THE BUILDING PREVIOUSLY HOUSED RETAIL ON THE 1ST, 2ND, & 3RD FLOORS WITH OFFICES ON THE BASEMENT, 4TH, 5TH, 6TH, & 7TH FLOORS. THE OWNER INTENDS TO CONVERT THE BASEMENT & 1ST FLOOR LEVELS TO AN ART GALLERY. THE 2ND THROUGH 5TH FLOOR LEVELS ARE TO REMAIN AS OFFICES. THE 6TH FLOOR IS TO BE CONVERTED TO A SINGLE DWELLING UNIT, AND THE 7TH FLOOR (PENTHOUSE) WILL SERVE AS ADDITIONAL RESIDENTIAL USE FOR THE 6TH FLOOR OCCUPANT AND PROVIDE ACCESS TO THE 7TH FLOOR ROOF DECK.

AREA TABULATIONS

LEVEL	EXISTING		PROPOSED		NET INCREASE/DECREASE	COMMENTS
	USE	GROSS AREA *	USE	GROSS AREA *		
BASEMENT	OFFICE	3957 SF	RETAIL	3957 SF	0 SF	
1ST FLOOR	RETAIL	3957 SF	RETAIL	2837 SF	-1120 SF	(N) FLOOR OPENING BETWEEN G.L. 6-8
2ND FLOOR	RETAIL	2836 SF	OFFICE	2836 SF	0 SF	
3RD FLOOR	RETAIL	2652 SF	OFFICE	2836 SF	184 SF	(E) MECH CONVERTED TO OFFICE
4TH FLOOR	OFFICE	2652 SF	OFFICE	2836 SF	184 SF	(N) LIGHT WELL INFILL
5TH FLOOR	OFFICE	2652 SF	OFFICE	2836 SF	184 SF	(N) LIGHT WELL INFILL
6TH FLOOR	OFFICE	2652 SF	DWELLING	2762 SF	110 SF	(N) LIGHT WELL INFILL
(N) 7TH FLOOR	OFFICE	556 SF	DWELLING	1348 SF	792 SF	(N) ELEVATOR LOBBY & EXPANDED FOOTPRINT
		21914 SF		22247 SF	334 SF	

* GROSS AREA MEASURED BY SAN FRANCISCO PLANNING CODE, SECTION 102.9.

PROJECT DIRECTORY

CLIENT:

459 GEARY LLC
 1900 SOUTH NORFOLK STREET
 SUITE 350
 SAN MATEO, CA 94403

PROJECT MANAGER/OWNER'S REP:

CM+ GROUP, LLC
 ORINDA, CA
 TEL: (925) 254-1688
 FAX: (925) 254-1689
 STEVEN I. DOCTORS, PRINCIPAL

ARCHITECT:

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 JIM BRENZA, PROJECT ARCHITECT

DRAWING INDEX:

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- SD-A0.2 EXISTING PHOTOS
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- SD-A5.6 ENLARGED ELEVATION AND SECTION

PROJECT DESCRIPTION

459 GEARY STREET PLANNING SUBMITTAL

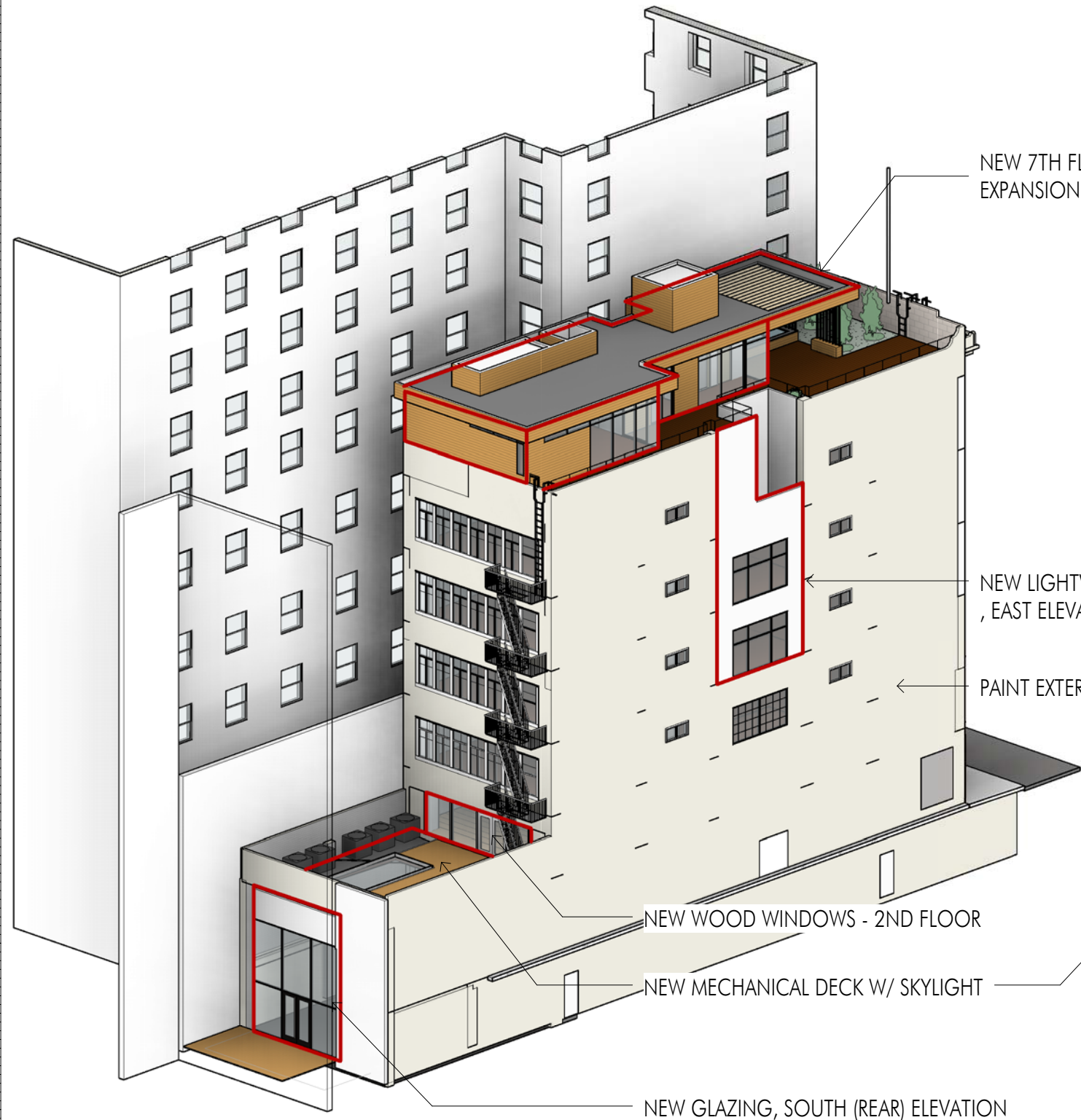
12" = 1'-0"



EXISTING PHOTOS
459 GEARY STREET PLANNING SUBMITTAL



EXISTING PHOTOS
459 GEARY STREET PLANNING SUBMITTAL



NEW 7TH FLOOR EXPANSION

NEW LIGHTWELL INFILL, EAST ELEVATION

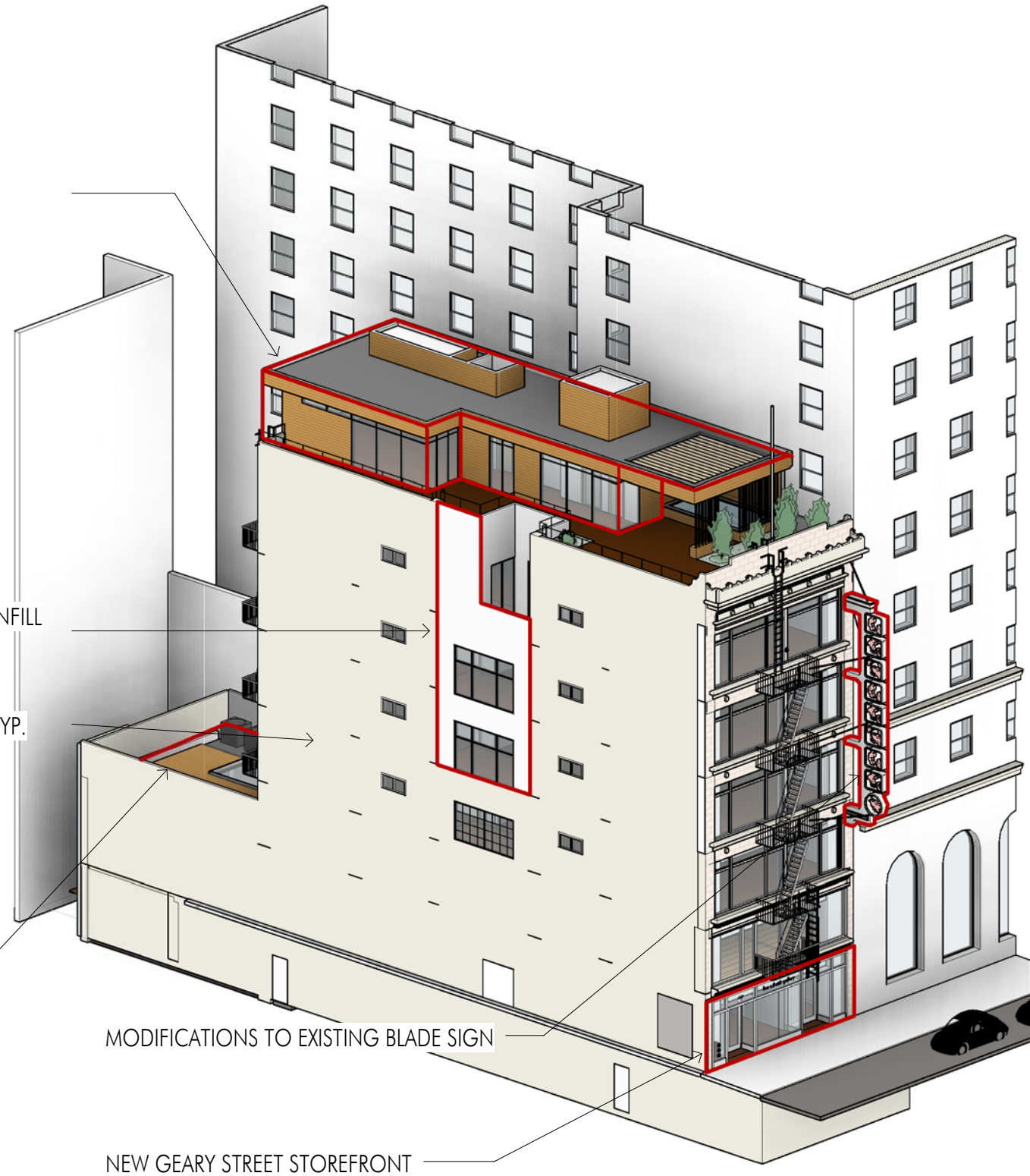
PAINT EXTERIOR, TYP.

NEW WOOD WINDOWS - 2ND FLOOR

NEW MECHANICAL DECK W/ SKYLIGHT

NEW GLAZING, SOUTH (REAR) ELEVATION

AXONOMETRIC - SOUTHEAST



MODIFICATIONS TO EXISTING BLADE SIGN

NEW GEARY STREET STOREFRONT

AXONOMETRIC - NORTHEAST

EXTERIOR ALTERATIONS - AXONOMETRIC

459 GEARY STREET PLANNING SUBMITTAL

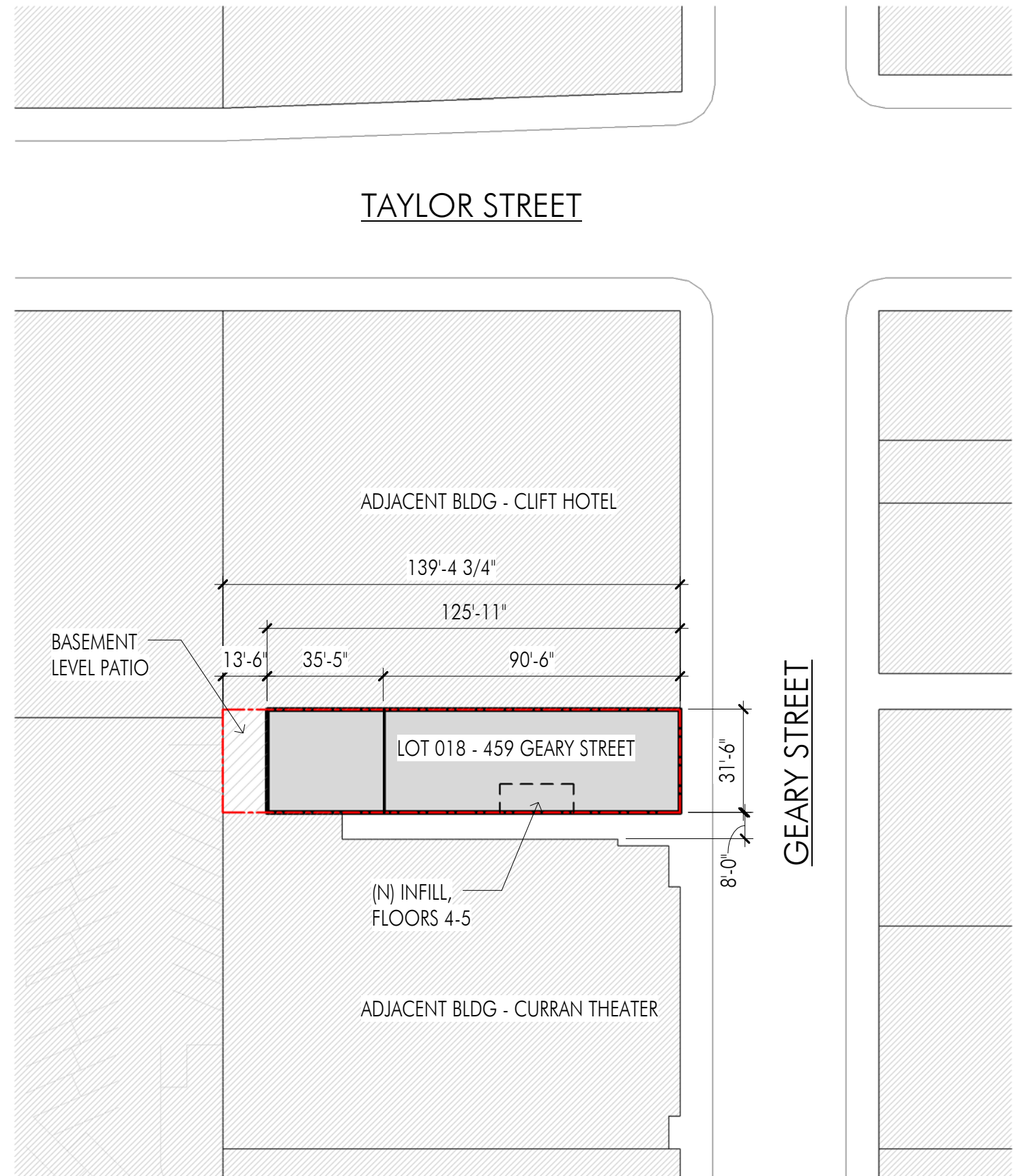
12" = 1'-0"

SITE AND PROJECT DATA

ASSESSOR'S BLOCK:	#0316
ASSESSOR'S LOT:	#018
LOT AREA:	4,329 SQ FT
BLDG AREA:	21,714 SQ FT
PROPOSED ADDITION:	1,396 SQ FT
CONSTRUCTION TYPE:	TYPE IIIA
ZONING DISTRICT:	C-3-G
HEIGHT AND BULK DISTRICT:	80-130-F
CONSERVATION DISTRICT:	KEARNY-MARKET-MASON-SUTTER
ARTICLE 11 CATEGORY:	IV
HISTORIC RESOURCE STATUS:	A
NATIONAL REGISTER STATUS CODE:	3S
AREA PLAN:	DOWNTOWN PLAN
HERITAGE RATING:	B

CATEGORICAL EXEMPTIONS CEQA:

PER SAN FRANCISCO PLANNING COMMISSION, RESOLUTION NO. 14952, 459 GEARY IS A CLASS 1 EXISTING FACILITY. THE PROPOSED 800 SQ FT ADDITION TO THE EXISTING STRUCTURE (LIGHT WELL INFILL AT FLOORS 3-6) WILL NOT RESULT IN AN INCREASE OF MORE THAN 50% OF THE FLOOR AREA BEFORE THE ADDITION OR 2,500 SQ FT. ADDITIONALLY, THE INFILL MINIMALLY VISIBLE FROM THE PUBLIC WAY AND IS SUBORDINATE TO THE HISTORIC CHARACTER OF THE GEARY STREET FACADE. THEREFORE, WE ASSUME THAT THE PROJECT SHOULD BE CATEGORICALLY EXEMPT FROM CEQA REVIEW.



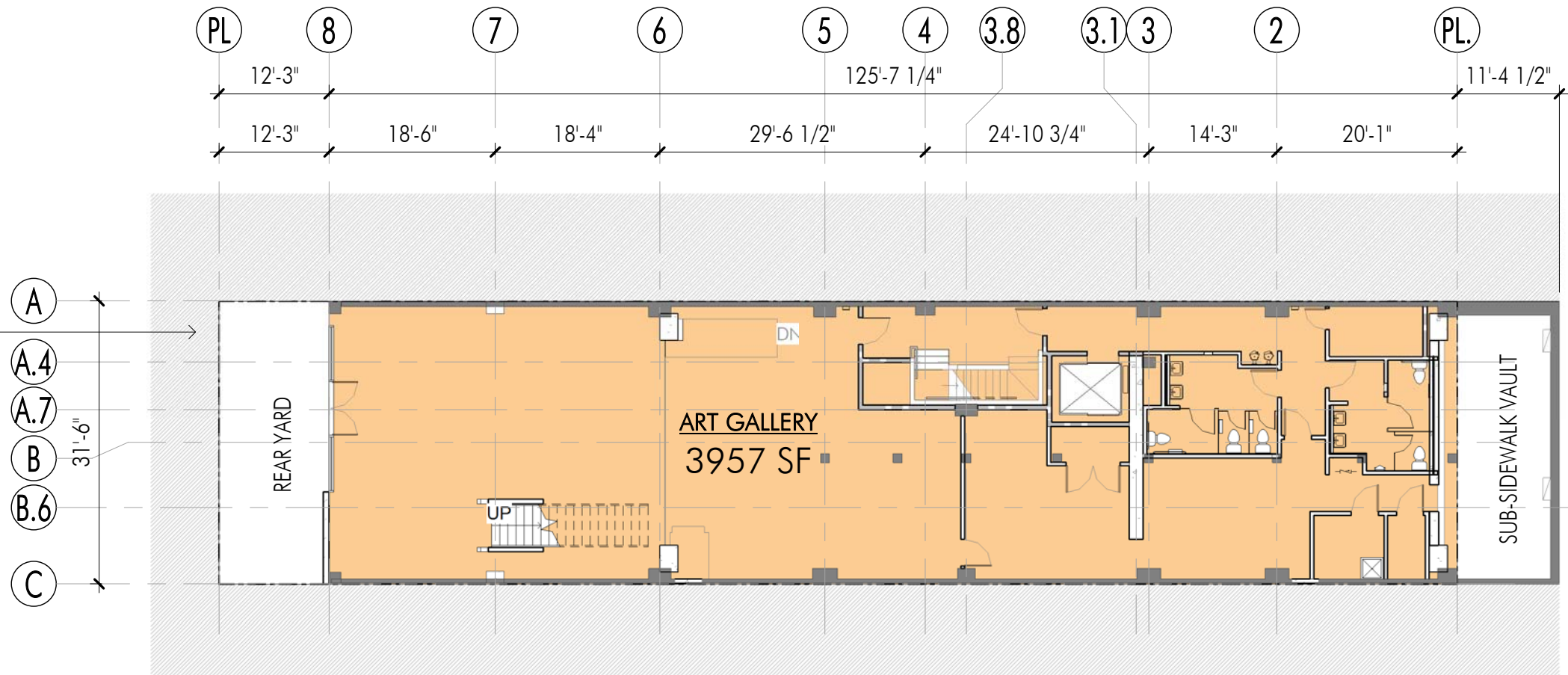
SITE PLAN & PROJECT DATA

459 GEARY STREET PLANNING SUBMITTAL

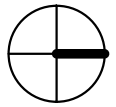
1" = 40'-0"



ADJACENT
BLDG, TYP.



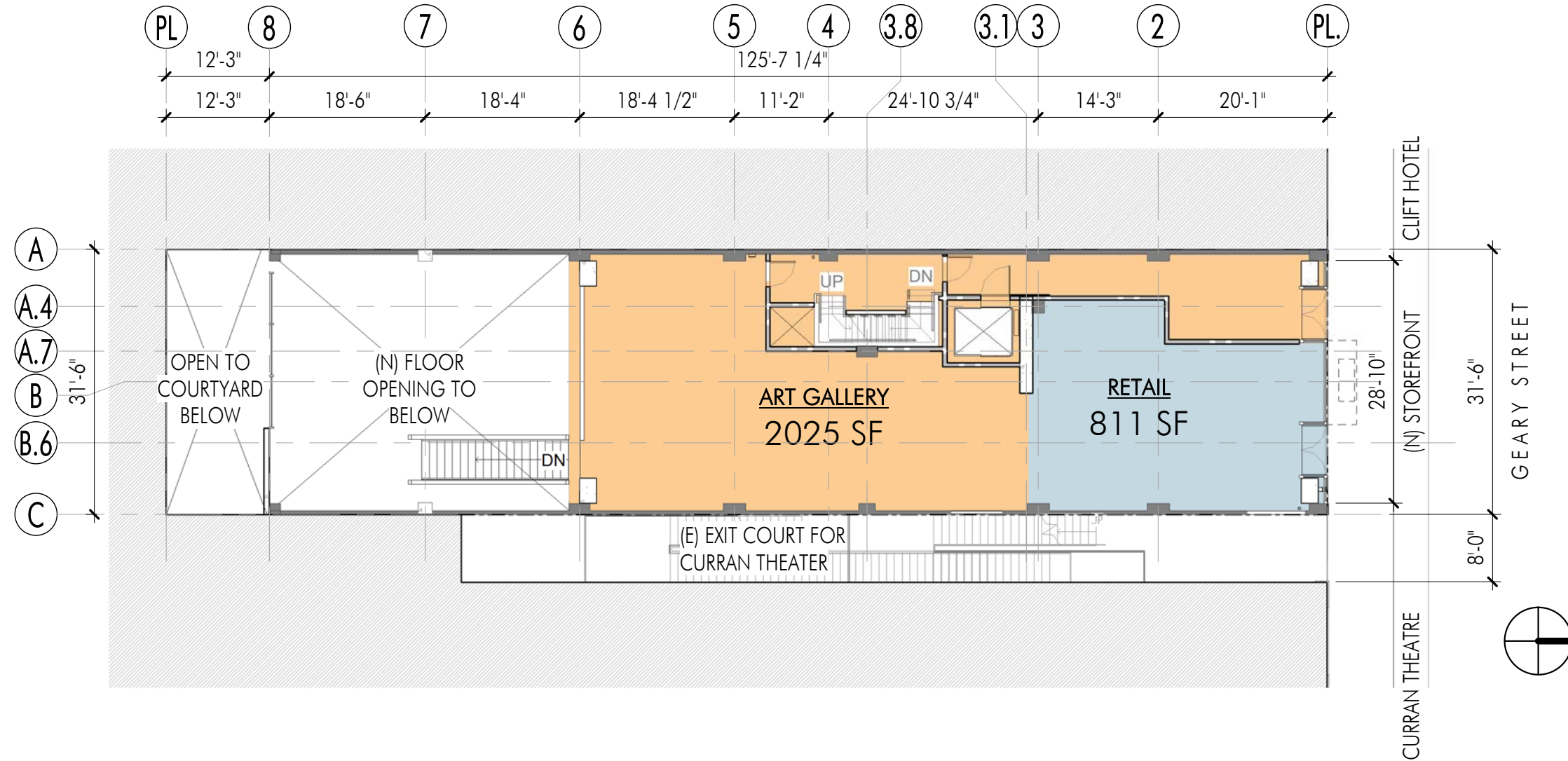
GEARY STREET
(ABOVE)



BASEMENT FLOOR PLAN

459 GEARY STREET PLANNING SUBMITTAL

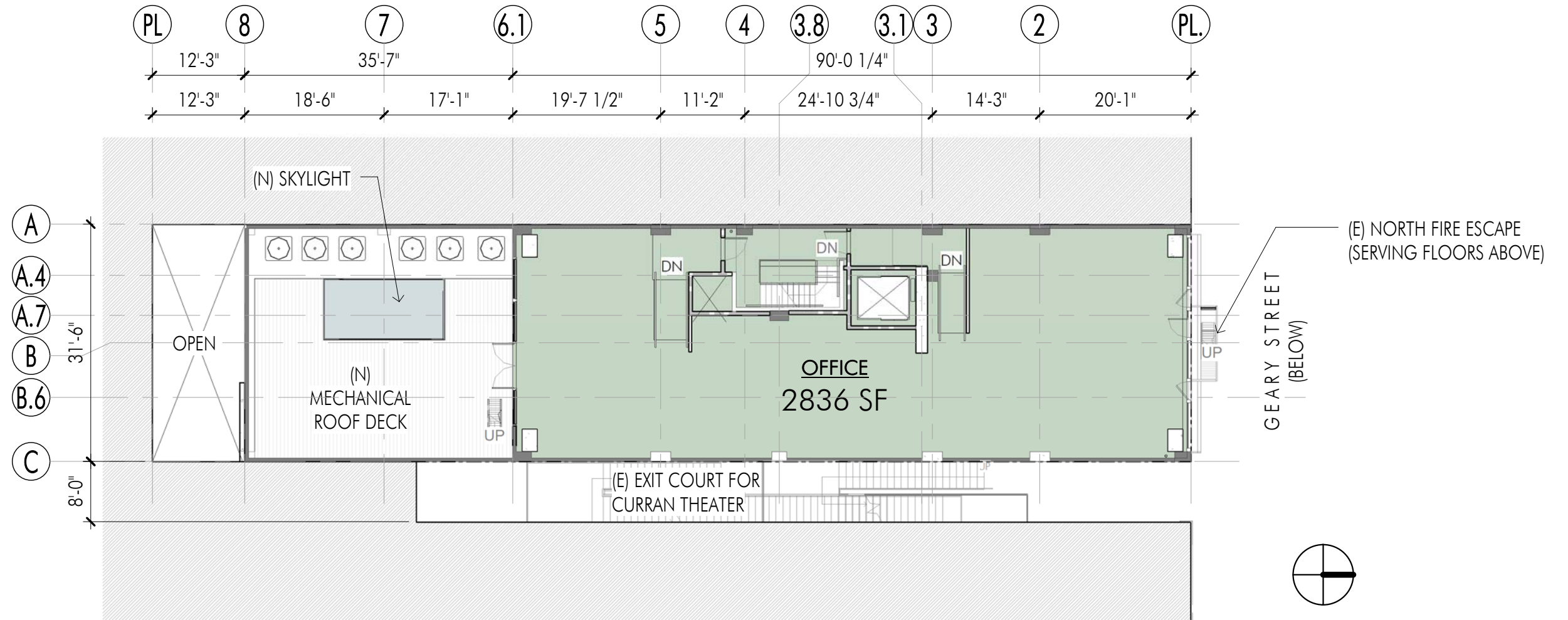
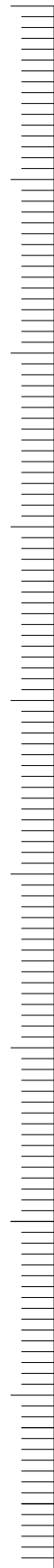
1/16" = 1'-0"



1ST FLOOR PLAN

459 GEARY STREET PLANNING SUBMITTAL

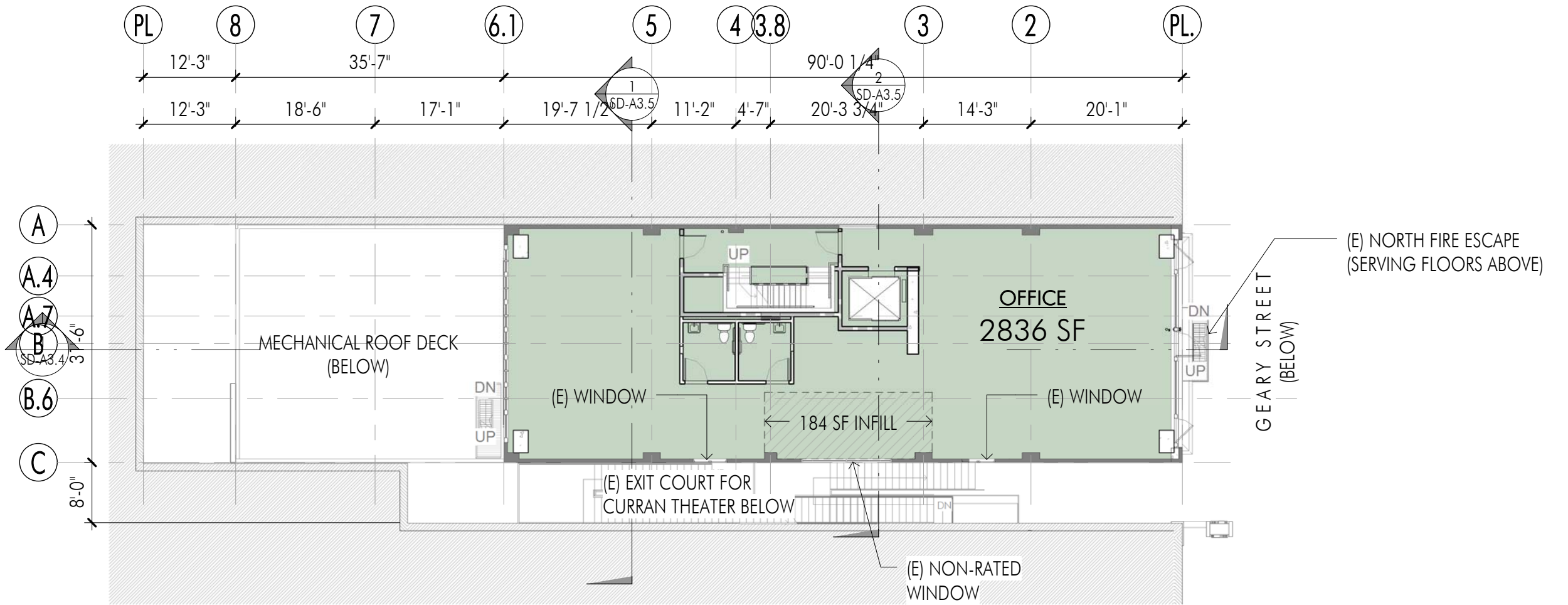
1/16" = 1'-0"



2ND FLOOR PLAN

459 GEARY STREET PLANNING SUBMITTAL

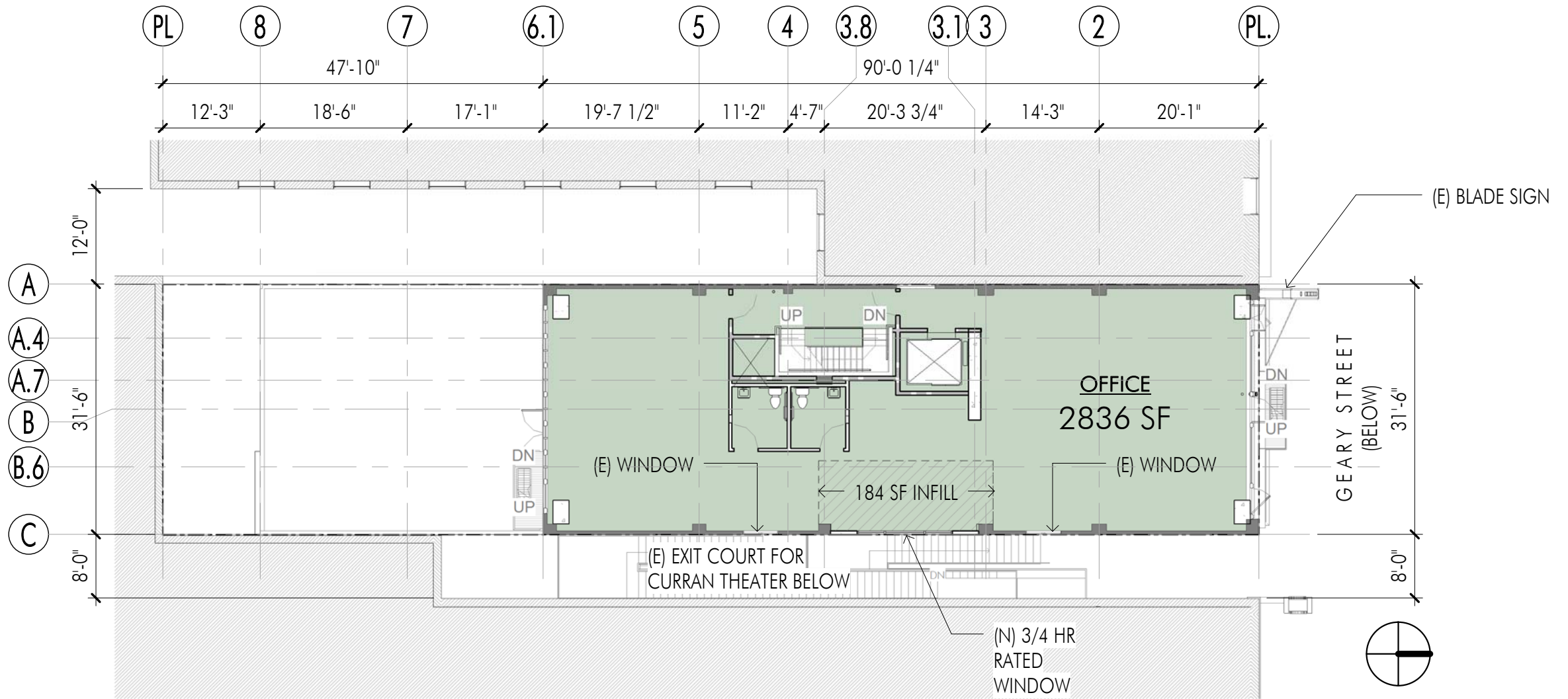
1/16" = 1'-0"



3RD FLOOR PLAN

459 GEARY STREET PLANNING SUBMITTAL

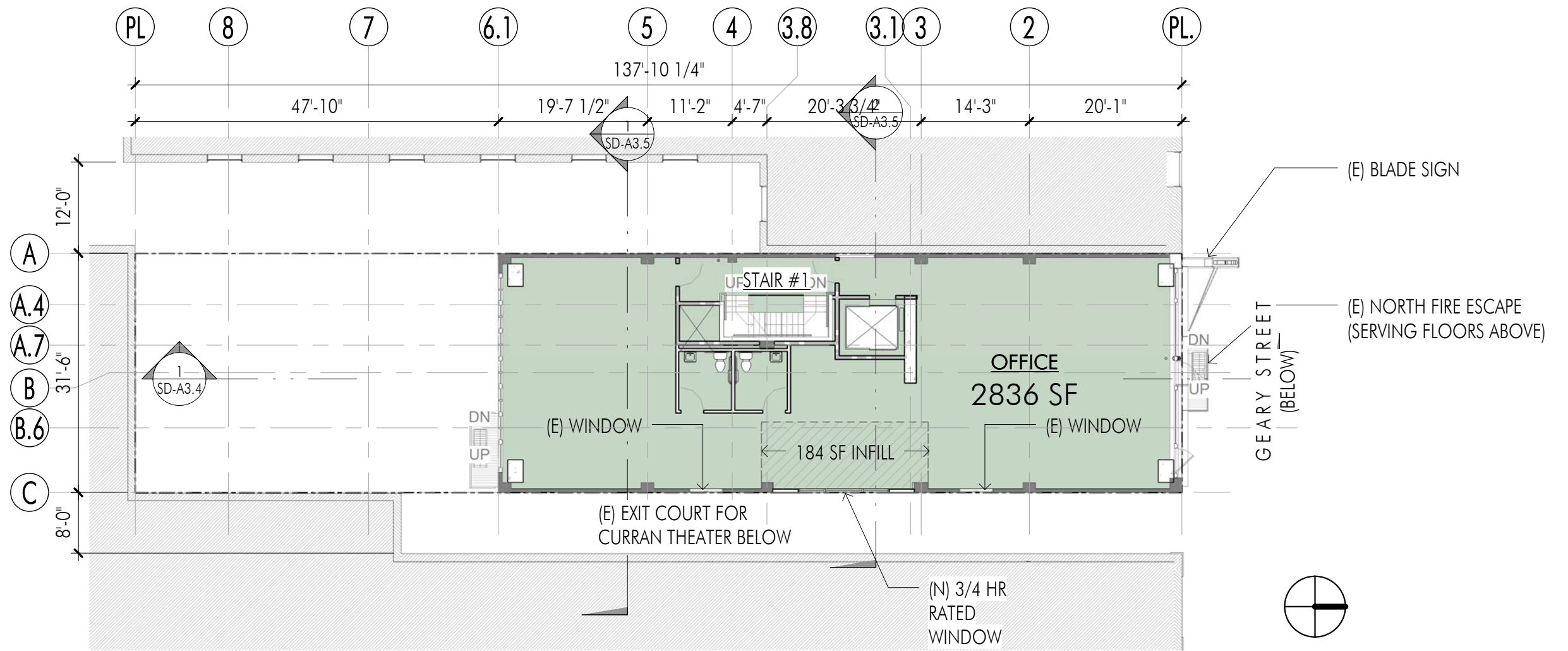
1/16" = 1'-0"



4TH FLOOR PLAN

459 GEARY STREET PLANNING SUBMITTAL

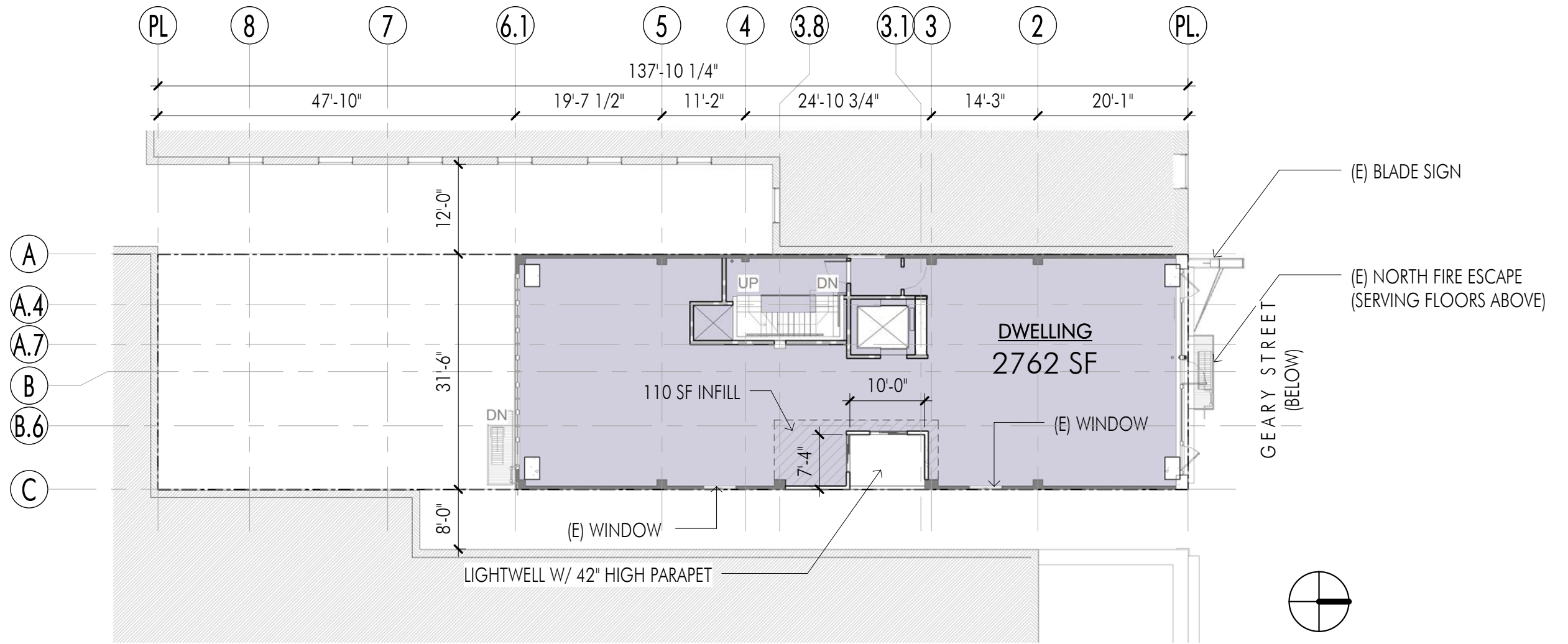
1/16" = 1'-0"



5TH FLOOR PLAN

459 GEARY STREET PLANNING SUBMITTAL

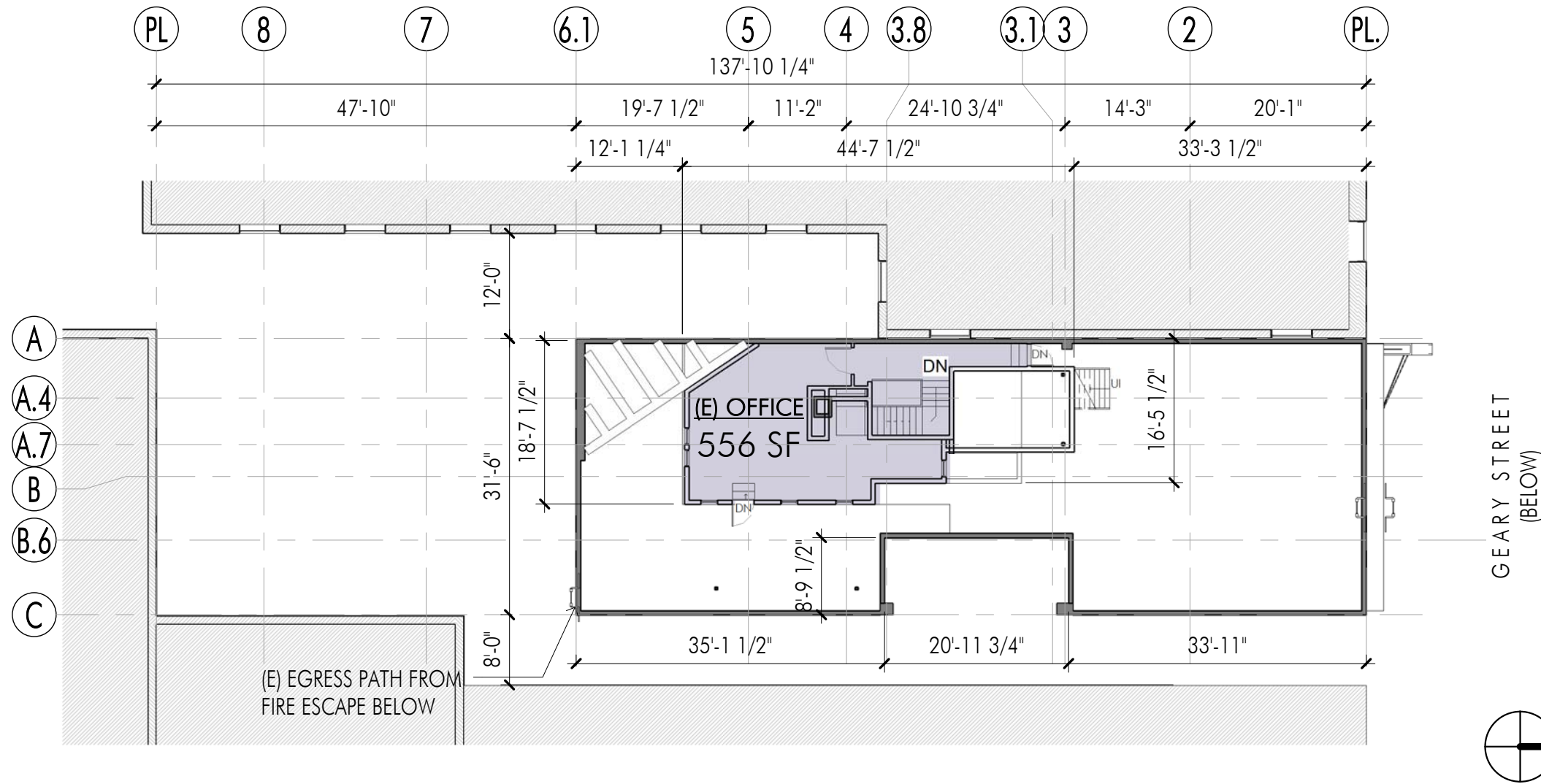
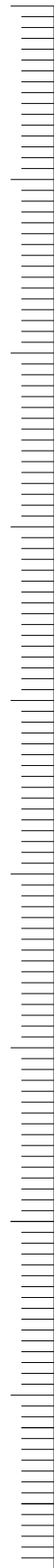
1/16" = 1'-0"



6TH FLOOR PLAN

459 GEARY STREET PLANNING SUBMITTAL

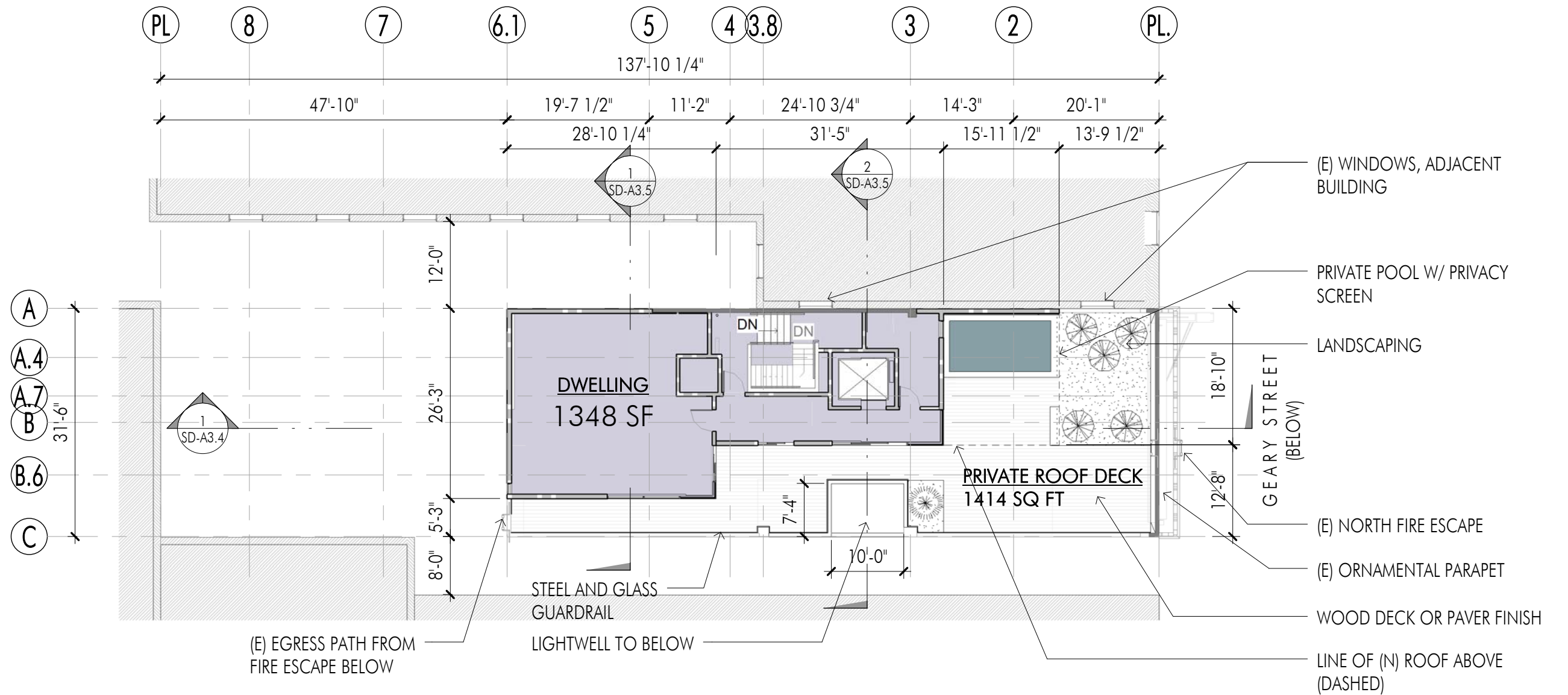
1/16" = 1'-0"



7TH FLOOR PLAN - EXISTING

459 GEARY STREET PLANNING SUBMITTAL

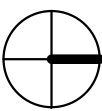
1/16" = 1'-0"

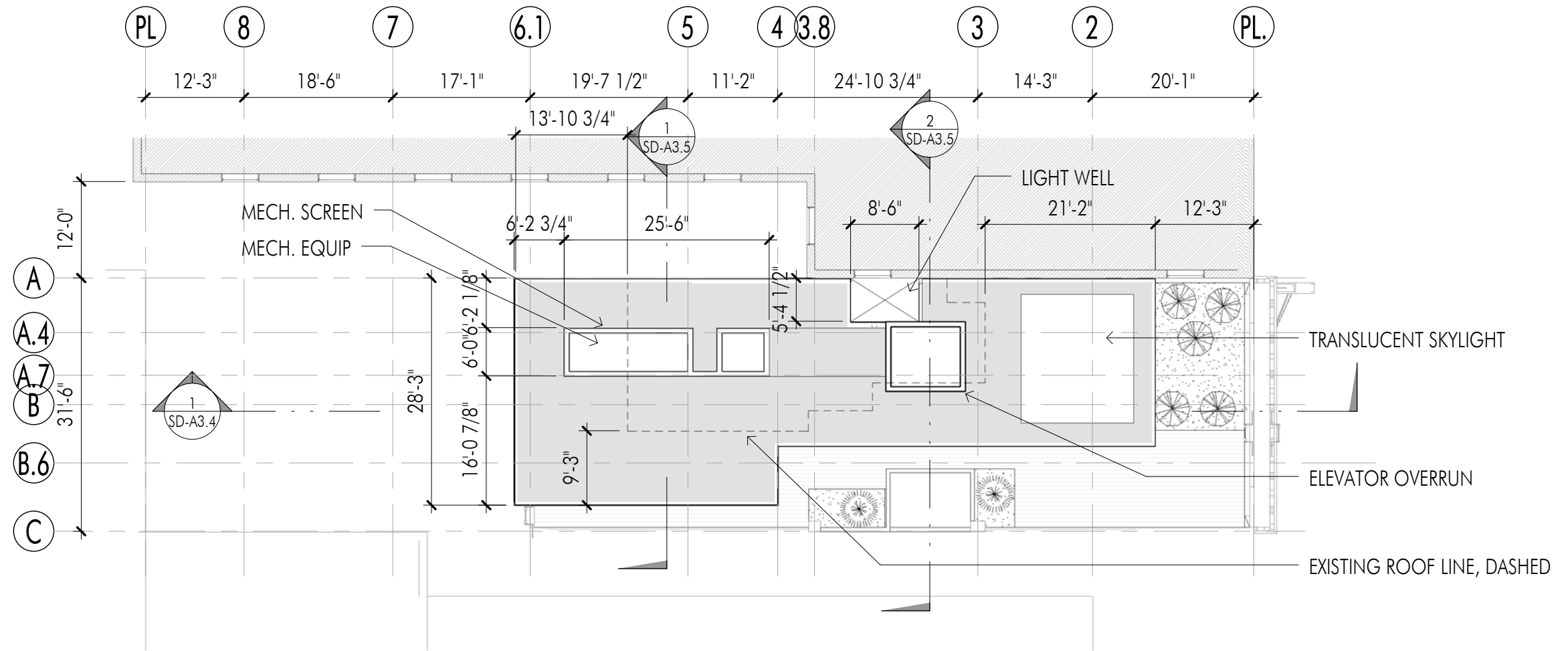
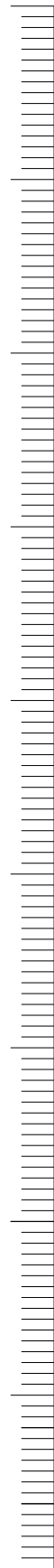


7TH FLOOR PLAN

459 GEARY STREET PLANNING SUBMITTAL

1/16" = 1'-0"





ROOF PLAN

459 GEARY STREET PLANNING SUBMITTAL

1/16" = 1'-0"

TYP. EXTERIOR PAINT COLORS:

CORNICE & WINDOW SILLS:
DARK GRAY

WINDOW FRAMES:
WHITE

FIRE ESCAPE & LADDERS:
WHITE

CONCRETE & PLASTER
EXTERIOR WALLS :
LIGHT GRAY

NEW STOREFRONT
FRAME & BASE: WHITE



NORTH ELEVATION

1/16" = 1'-0"

- T.O. (N) ELEVATOR OVER RUN 91' - 3 1/2"
- T.O. (N) ROOF 85' - 2"
- T.O. (E) ROOF 79' - 4"
- (N) 7TH FLOOR 73' - 2"
- (E) 7TH FLOOR 69' - 8"
- 6TH FLOOR 57' - 9 1/2"
- 5TH FLOOR 45' - 11"
- 4TH FLOOR 34' - 0 1/2"
- 3RD FLOOR 22' - 2"
- 2ND FLOOR 12' - 2"
- 1ST FLOOR 0' - 0"
- BASEMENT -10' - 6"

(E) BLADE SIGN, SEE A4.2 & A4.3 FOR DETAILS

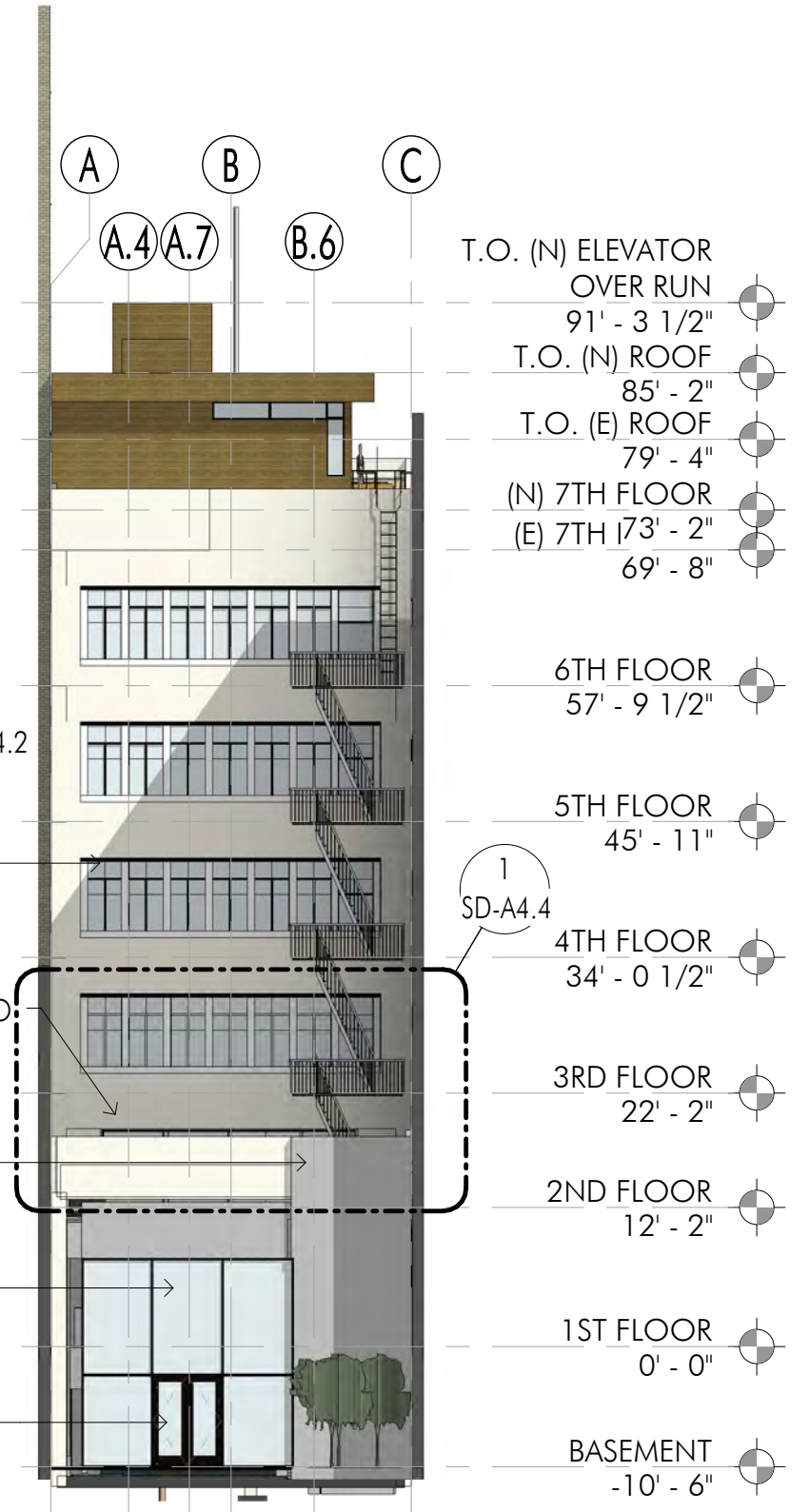
(E) ALUM. WINDOWS TO BE REPAIRED

(N) WD. WINDOWS TO REPLACE DAMAGED WINDOWS

(N) CONC. SHEAR WALL

(N) RATED GLAZING

(N) ALUMINUM STOREFRONT SYSTEM



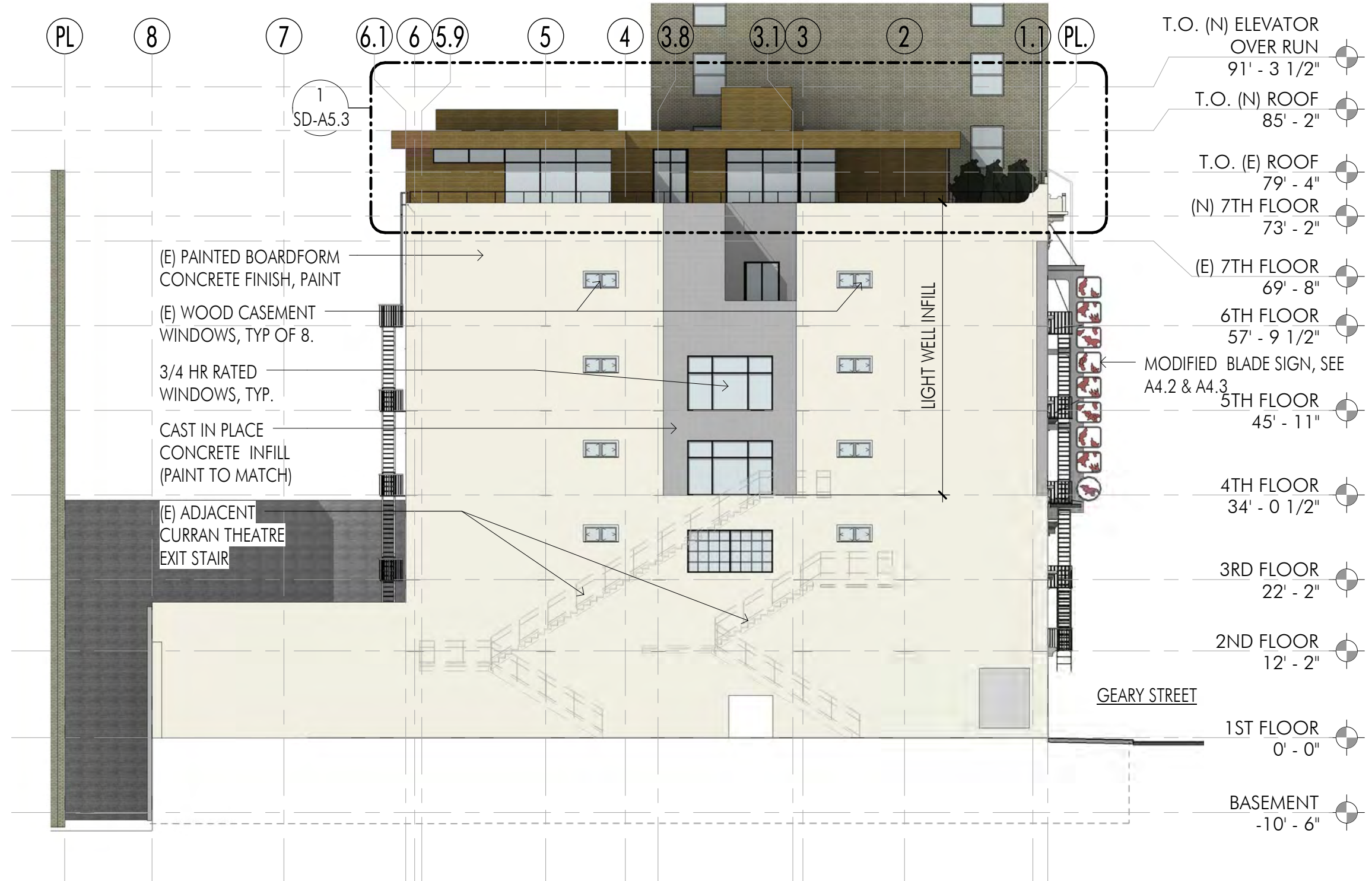
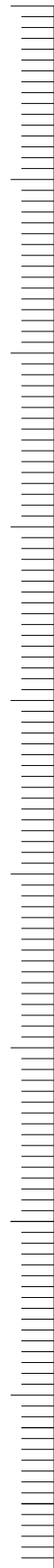
SOUTH ELEVATION

1/16" = 1'-0"

NORTH AND SOUTH ELEVATIONS

459 GEARY STREET PLANNING SUBMITTAL

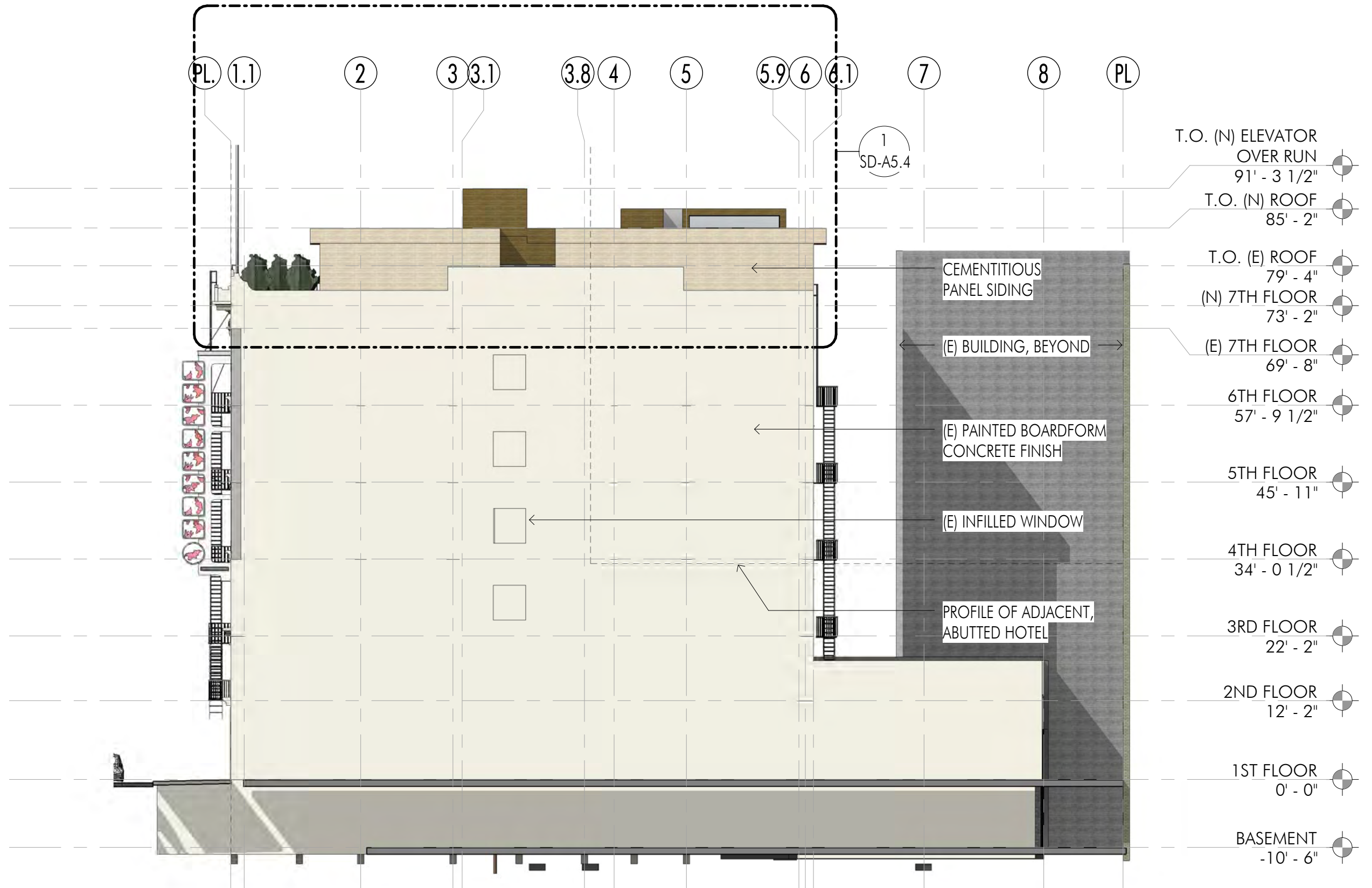
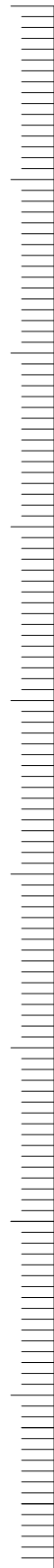
1/16" = 1'-0"



EAST ELEVATION

459 GEARY STREET PLANNING SUBMITTAL

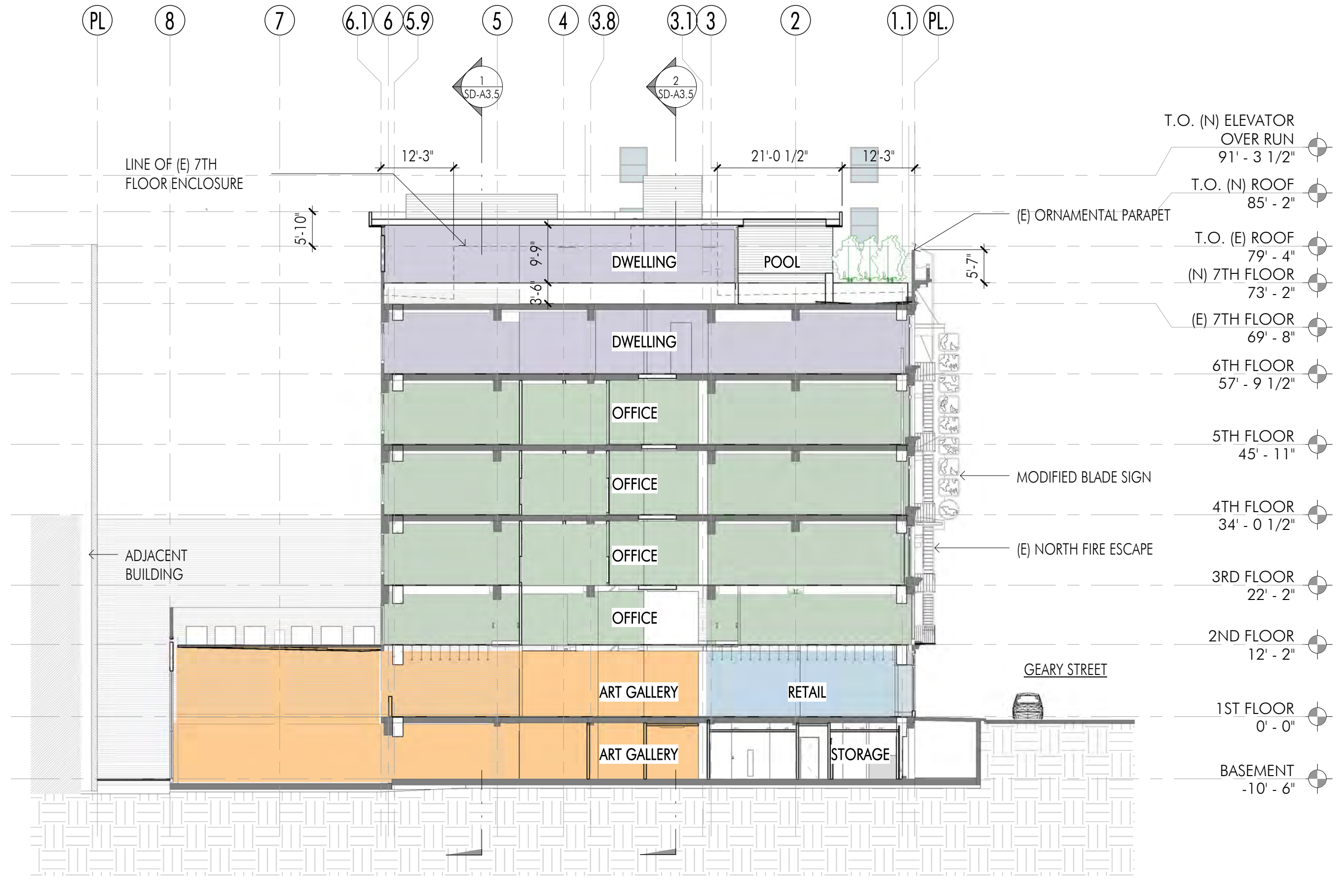
1/16" = 1'-0"



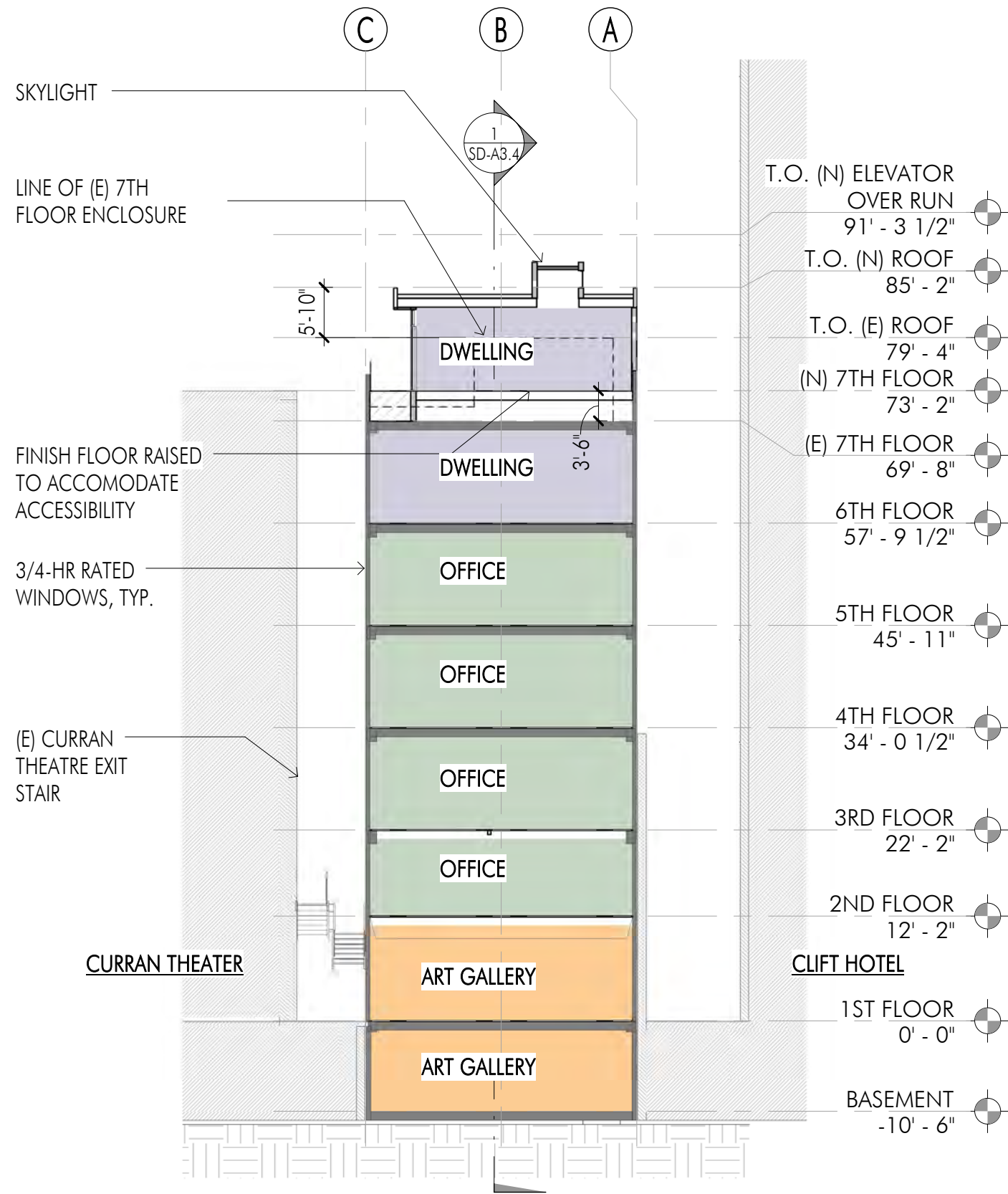
WEST ELEVATION

459 GEARY STREET PLANNING SUBMITTAL

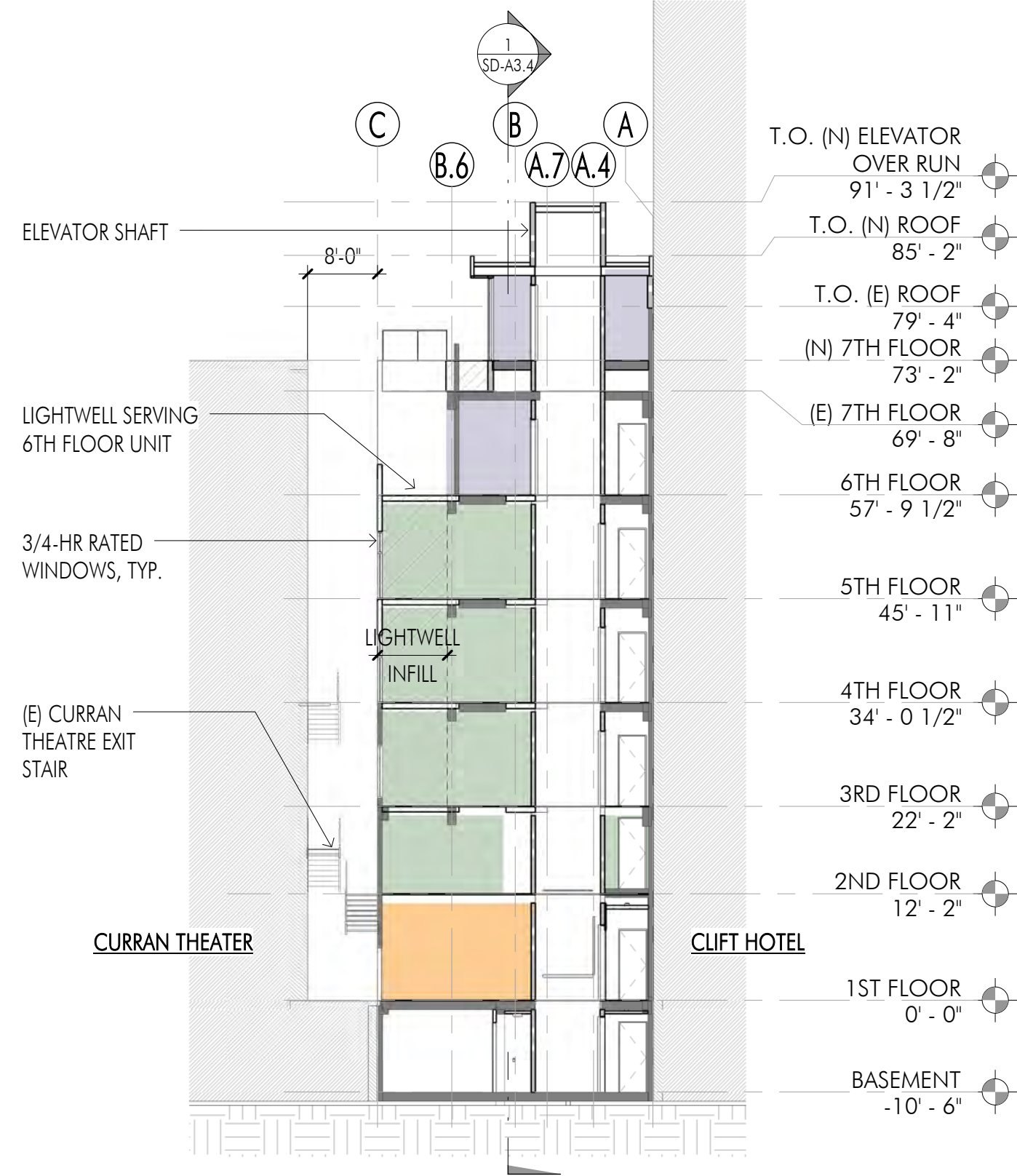
1/16" = 1'-0"



BUILDING SECTION
 459 GEARY STREET PLANNING SUBMITTAL
 1/16" = 1'-0"



1 SECTION - TYPICAL
 1/16" = 1'-0"



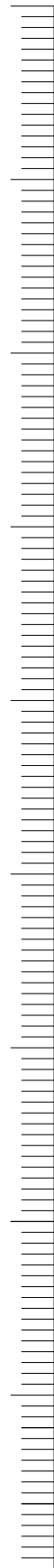
2 SECTION AT LIGHTWELL INFILL
 1/16" = 1'-0"



ENLARGED ENTRY ELEVATION

459 GEARY STREET PLANNING SUBMITTAL

1/4" = 1'-0"



EXISTING BLADE SIGN

N.T.S.

SEE SHEET A4.3
FOR ADDITIONAL DETAIL

DEMOLISH AWNINGS

REMOVE EXISTING ACRYLIC LENSE

EXISTING BLADE STRUCTURE
& FRAME TO REMAIN



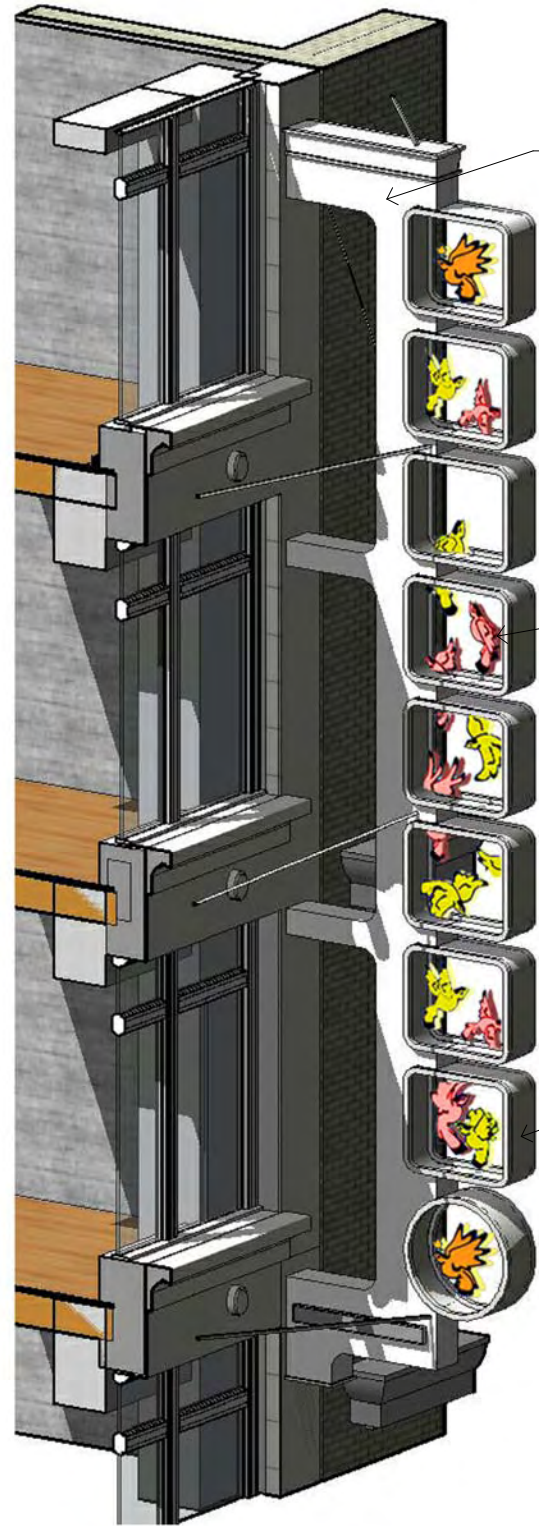
BLADE SIGN - CONCEPT

N.T.S.

EXISTING BLADE SIGN MODIFICATIONS

459 GEARY STREET PLANNING SUBMITTAL

N.T.S.



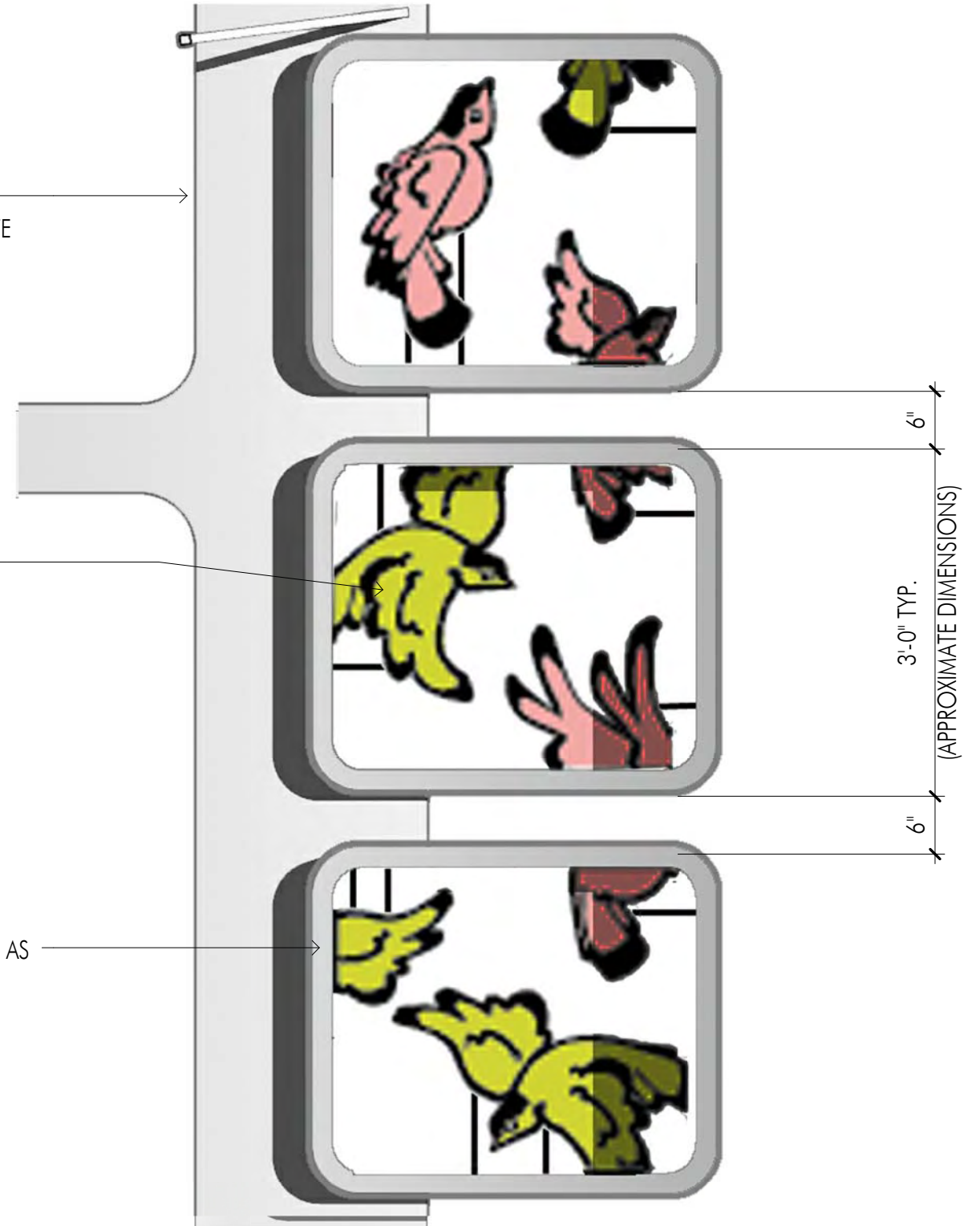
EXISTING BLADE STRUCTURE, REPAIR SHEET METAL AS NEEDED, PAINT WHITE

STANSION MOUNTED ACRYLIC FIGURES, DIMLY INTERNALLY ILLUMINATED, TYP.

EXISTING SHEET METAL FRAME, REPAIR AS NEEDED, PAINT LIGHT GRAY

MODIFIED BLADE SIGN - AXONOMETRIC

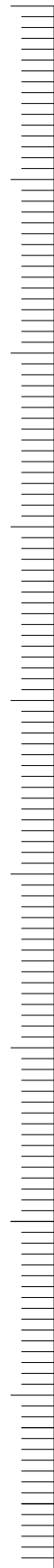
NOT TO SCALE



6"
 3'-0" TYP. (APPROXIMATE DIMENSIONS)
 6"

BLADE SIGN DETAIL

3/4" = 1'-0"



ENLARGED SOUTH ELEVATION - 2ND FLOOR REAR WINDOW REPLACEMENT

459 GEARY STREET PLANNING SUBMITTAL

1/4" = 1'-0"

(E) ELEVATOR
PENTHOUSE TO BE
REMOVED

(E) 7TH FLOOR
ENCLOSURE

(E) WOOD TRELLIS

(E) LIGHTWELL



EXISTING VIEW OF 7TH FLOOR

7TH FLOOR PERSPECTIVES

459 GEARY STREET PLANNING SUBMITTAL

ELEVATOR OVER RUN
MECHANICAL SCREEN
7TH FLOOR
ENCLOSURE WITH
HORIZONTAL
WOOD SHIPLAP
SIDING
STEEL AND GLASS
GUARDRAIL
LIGHTWELL AT
6TH-7TH FLOOR

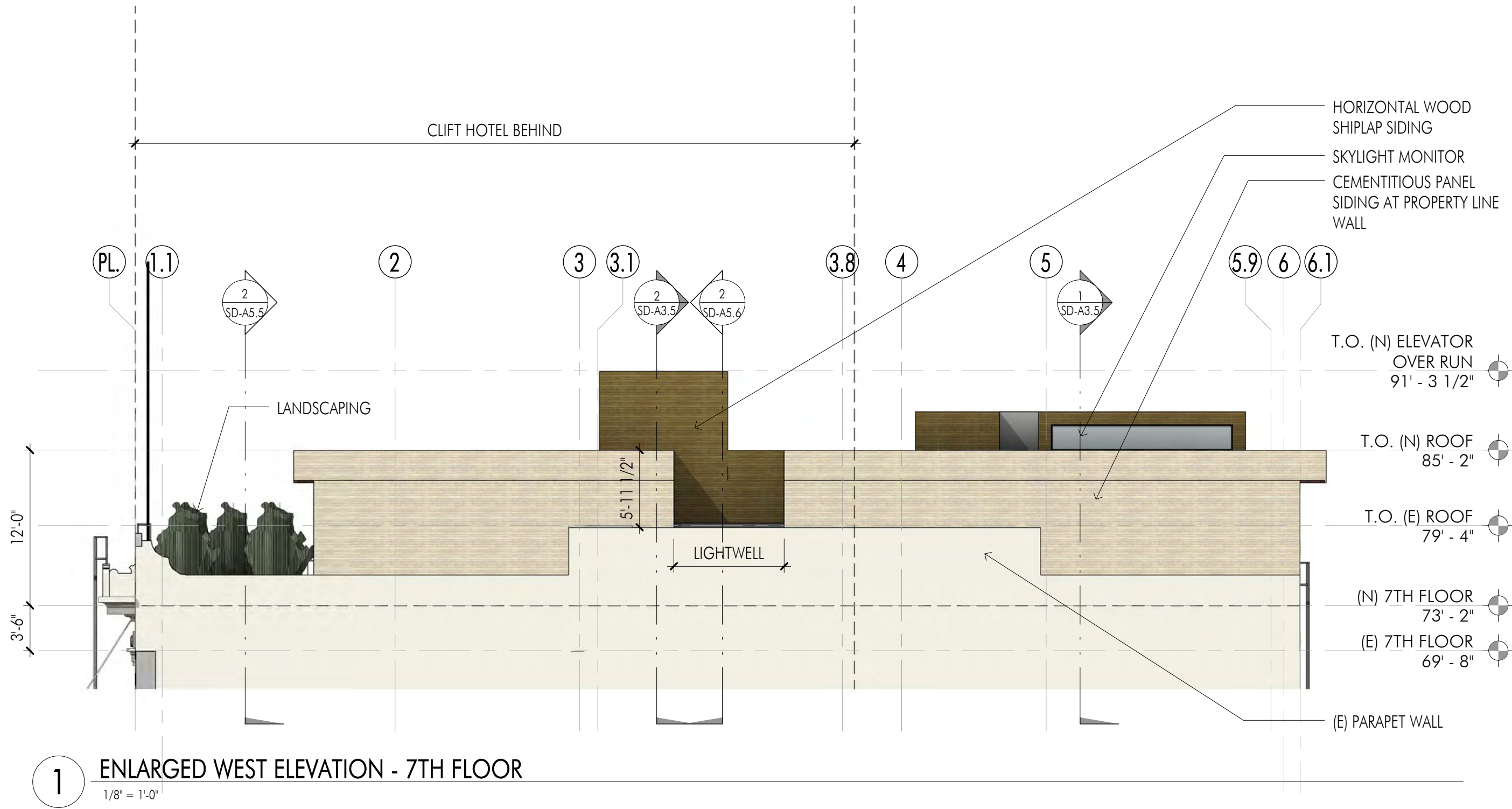


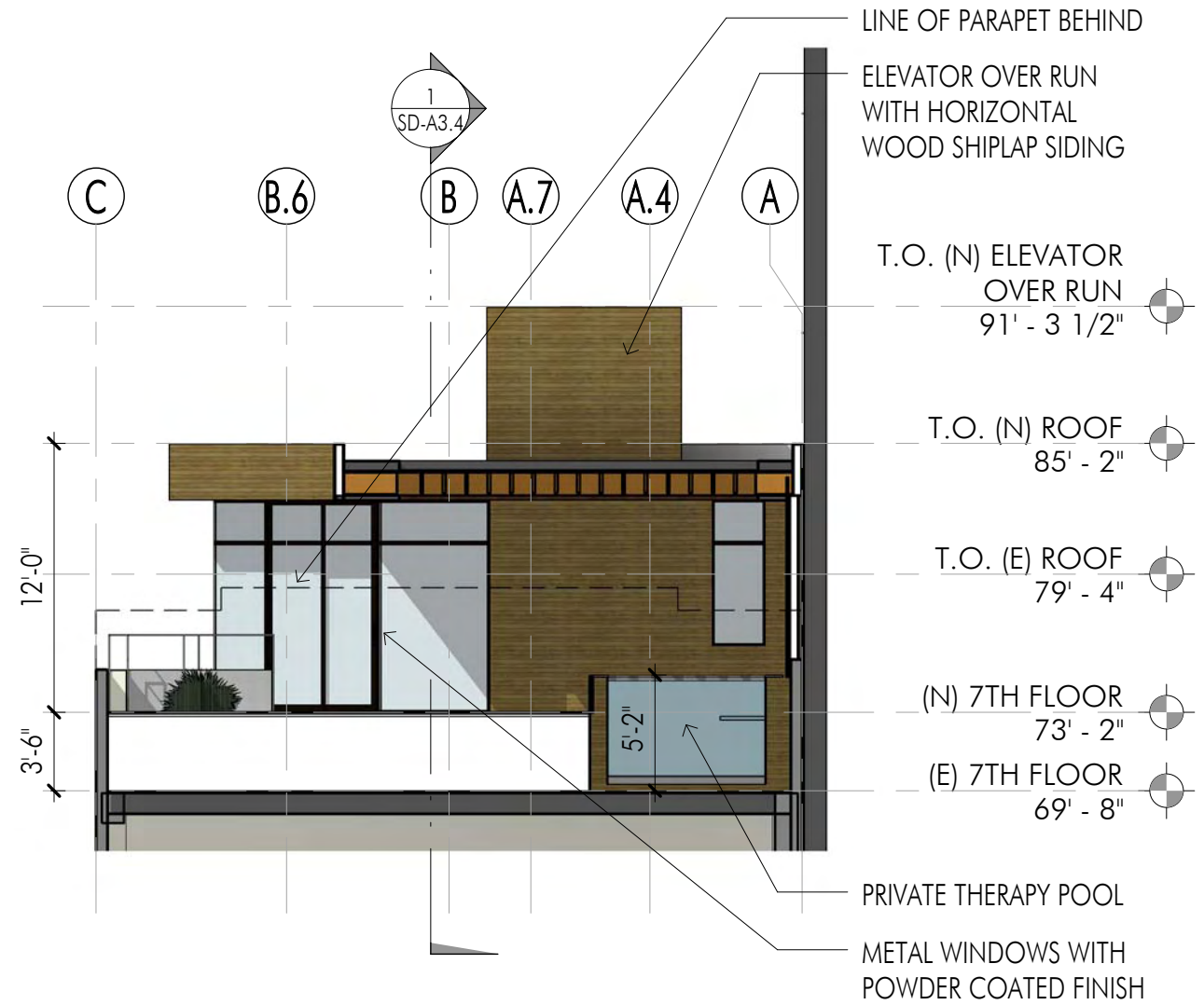
TRANSLUCENT
SKYLIGHT
PRIVATE THERAPY
POOL
PRIVACY SCREEN
WOOD DECKING
OR PAVER FINISH
LANDSCAPING

PROPOSED VIEW OF 7TH FLOOR - SOUTH-EAST EXPANSION

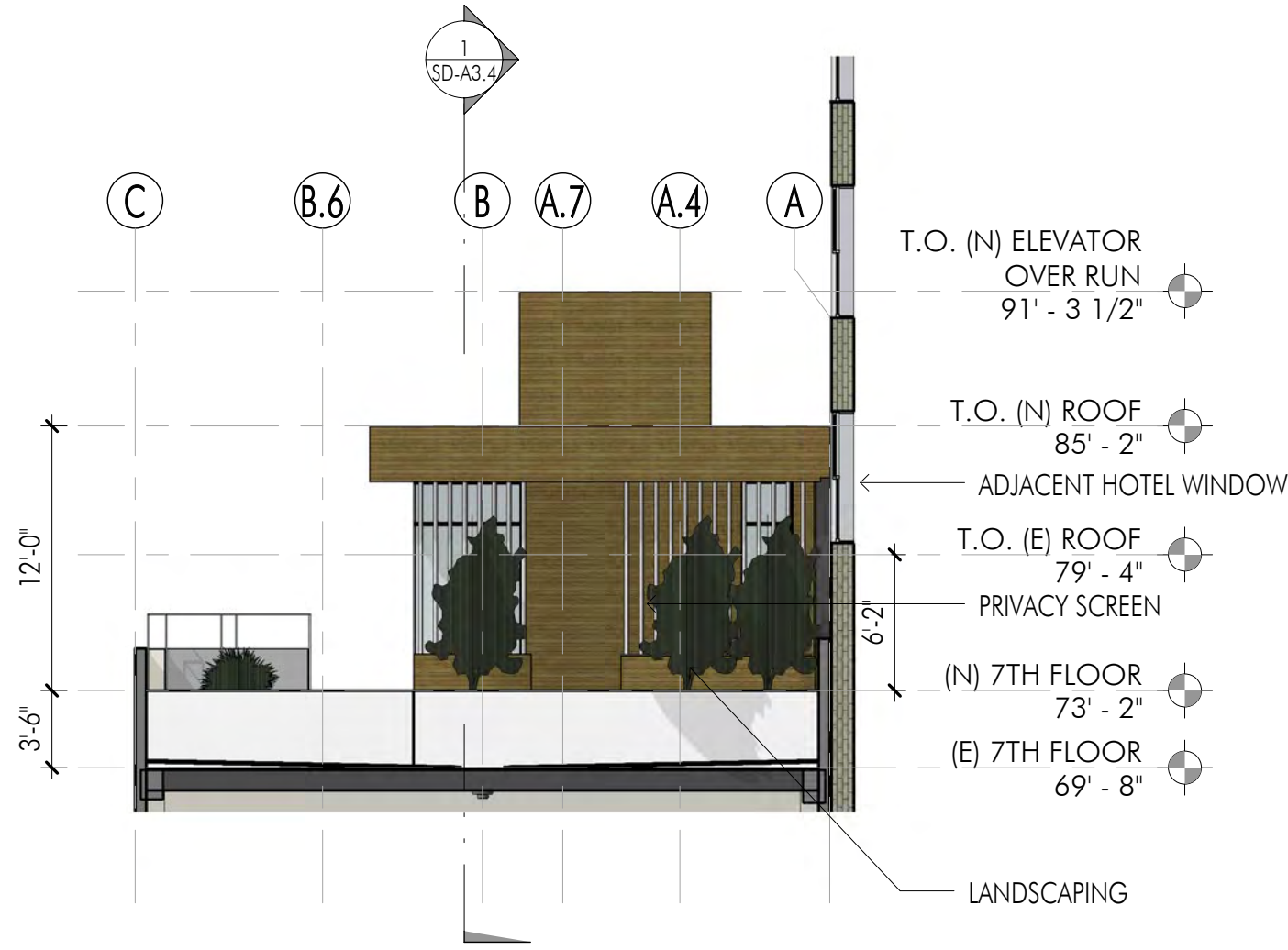


1 ENLARGED EAST ELEVATION - 7TH FLOOR
 1/8" = 1'-0"

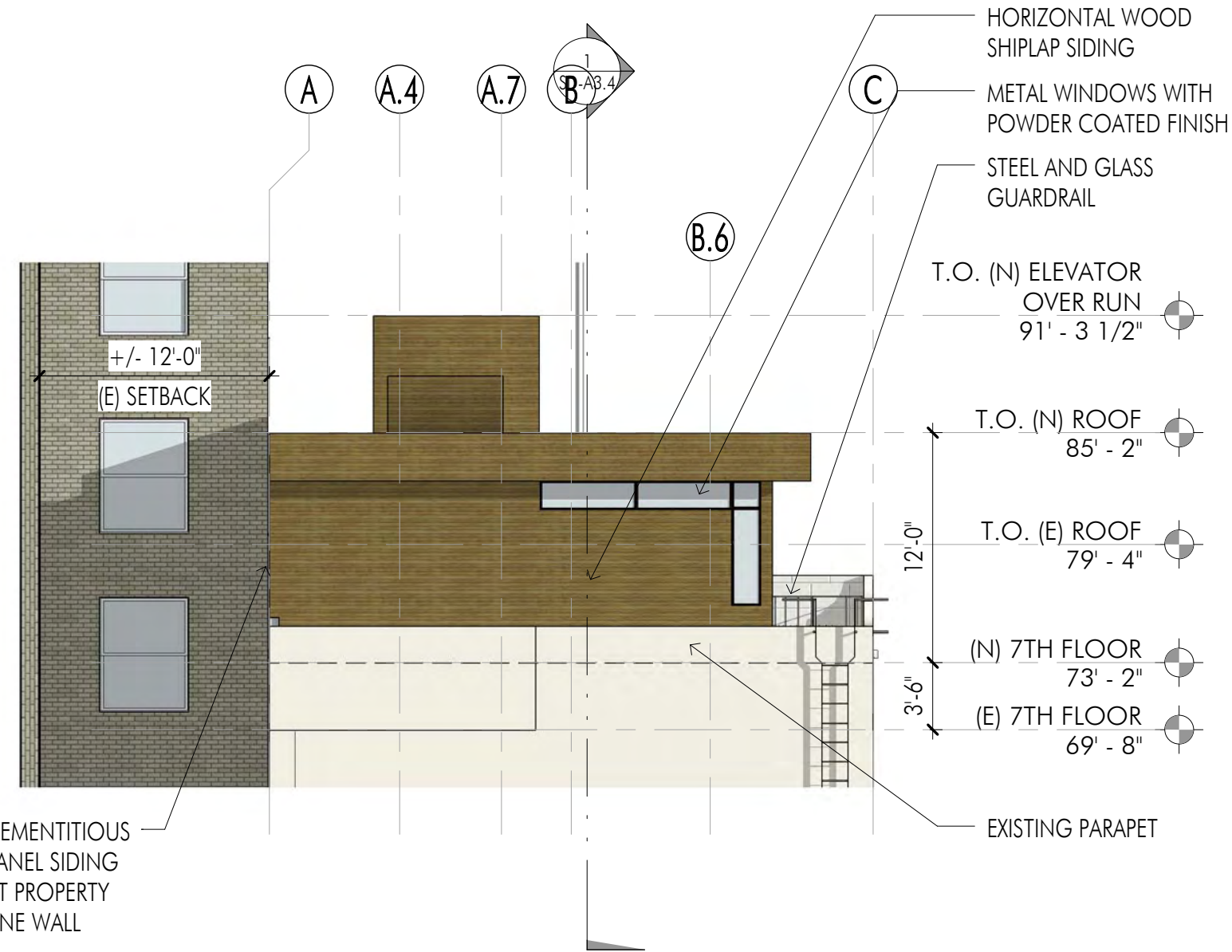
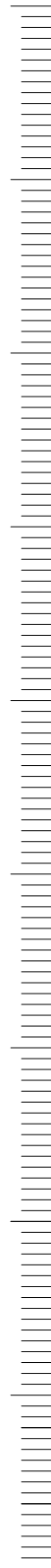




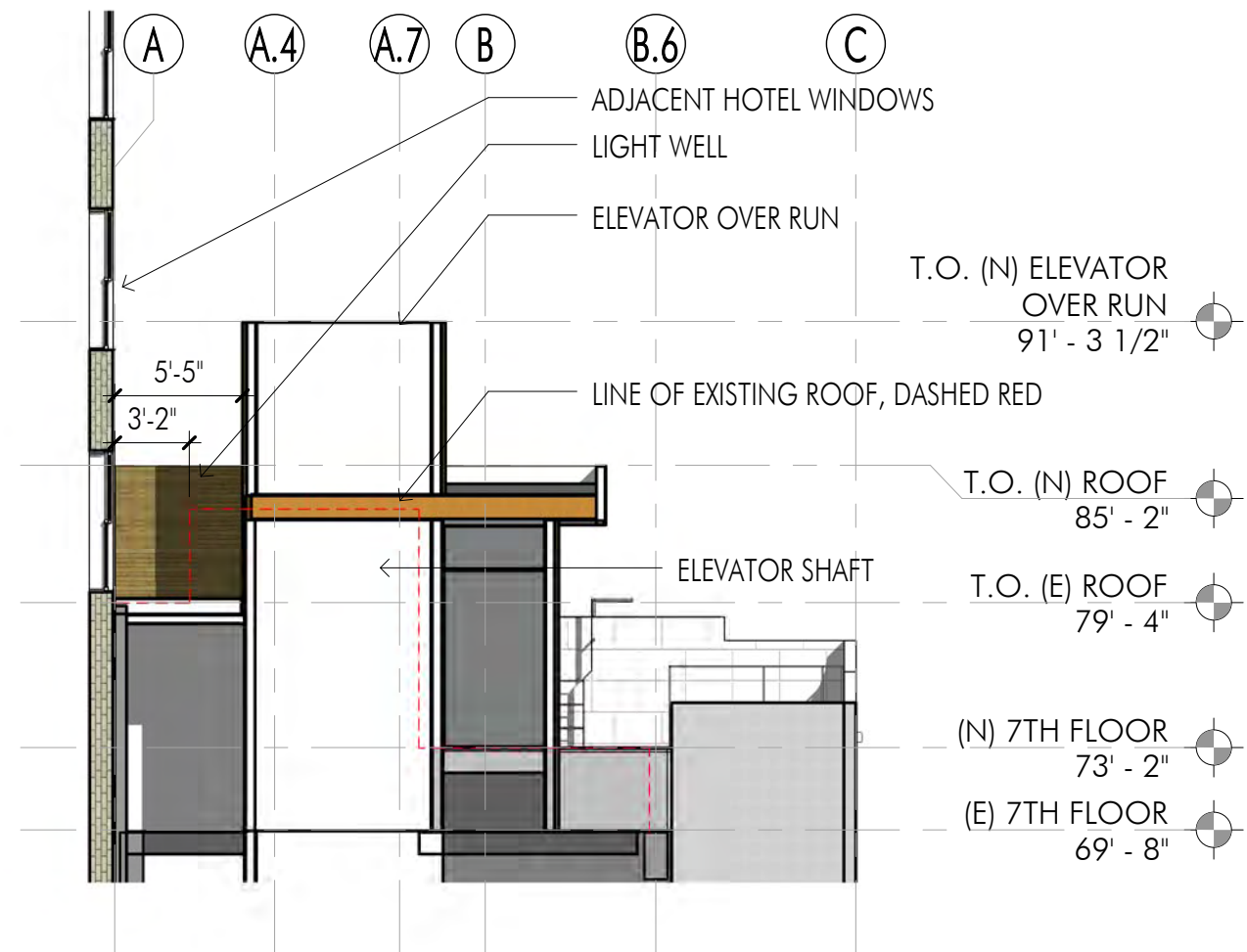
1 ENLARGED NORTH ELEVATION - 7TH FLOOR
 1/8" = 1'-0"



2 SECTION AT (E) CLIFT HOTEL WINDOW AND LANDSCAPING
 1/8" = 1'-0"



1 ENLARGED SOUTH ELEVATION - 7TH FLOOR
 1/8" = 1'-0"



2 SECTION AT (E) CLIFT HOTEL WINDOW
 1/8" = 1'-0"