



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** August 13, 2014  
**TO:** Architectural Review Committee of the Historic Preservation Commission  
**FROM:** Rich Sucre, Historic Preservation Technical Specialist, (415) 575-9108  
**REVIEWED BY:** Tim Frye, Preservation Coordinator, (415) 575-6822  
**RE:** **Review and Comment: 901 Tennessee Street  
Case No. 2013.0321AEX**

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## BACKGROUND

The Planning Department (Department) has requested review and comment before the Architectural Review Committee (ARC) regarding the proposal to demolish the existing one-story non-contributing industrial building, and construct a new four-story-with-basement residential building within the Dogpatch Landmark District, which is listed in Appendix L of Article 10 of the San Francisco Planning Code.

## PROPERTY DESCRIPTION

901 Tennessee Street is located on a rectangular lot (measuring approximately 100-ft x 100-ft) on the southeast corner of 20<sup>th</sup> and Tennessee Streets. Currently, the project site contains a one-story, non-historic, non-contributing industrial building with a shallow barrel vaulted roof. The project site is located within the boundaries of the Dogpatch Landmark District, adjacent to two contributing resources: 909 Tennessee Street (former San Francisco Fire Department Fire Engine House No. 16) and 2300 3<sup>rd</sup> Street (former Police Station). The existing industrial building is a non-contributing resource within the Dogpatch Landmark District. The project site is located within UMU (Urban Mixed Use) Zoning District with a 40-X Height and Bulk Limit.

## PROJECT DESCRIPTION

The proposed project entails the demolition of the existing one-story industrial building (approximately 9,000 sq ft), and the new construction of a new four-story-with-basement residential building (approximately 42,400 sq ft) with forty-four dwelling units and thirty-three below-grade off-street parking spaces. The proposed project would construct three studios, twenty-three one-bedroom units, ten two-bedroom units, five "flexible-occupancy two-bedroom units, and three three-bedroom units. The proposed project includes an interior courtyard (approximately 1,692 sq ft), a roof deck (3,662 sq ft), and eighty-eight Class 1 bicycle parking spaces.

The proposed project requires review and approval by the Historic Preservation Commission and Planning Commission. The Historic Preservation Commission shall review the proposed project

as part of a Certificate of Appropriateness (Planning Code Section 1006), since the project includes new construction within the Dogpatch Landmark District. The Planning Commission shall review the proposed project as part of the Large Project Authorization (Planning Code Section 329), since the project includes the new construction in excess of 25,000 gross square ft within the Eastern Neighborhoods Area Plan.

## ENVIRONMENTAL REVIEW

The proposed project is currently undergoing environmental review as part of a Community Plan Exemption (CPE).

## APPENDIX I OF ARTICLE 10

The Dogpatch Landmark District is locally designated in Appendix L of Article 10 of the San Francisco Planning Code (Appendix I). The Dogpatch Landmark District is significant under events and design/construction as the oldest and most intact concentration of industrial worker's housing in San Francisco. The Dogpatch Landmark District is comprised of almost one hundred flats and cottages, as well as several industrial, commercial and civic building, which have a period of significance from 1867 to 1945.

Per Section 6 of Appendix I, the Dogpatch Landmark District is characterized by the following character-defining features:

*(a) Residential - Features of Existing Buildings.*

*1. Overall Form and Continuity. Building height is generally within a three-story range, with a substantial number of structures built at one or two stories in height. The majority of structures have been either elevated or altered to allow for the construction of a garage level at grade. However, despite these and other alterations, the majority of residences in the district retain their historic integrity. Residential buildings are generally set back an average of 10 feet from the public right-of-way.*

*2. Scale and Proportion. The buildings vary in height, bulk, scale and proportion. The width of lots in Dogpatch range from single lots of 20 feet to 40 feet for larger lots. Early homes in Dogpatch constructed circa 1870 were designed in a vernacular style with Greek Revival influences. Later homes continued in the Greek Revival form, but were joined by homes designed in the Queen Anne, Italianate and Classical Revival styles, as well as the Eastlake-styled Pelton Cottages. Multi-story residences are large in bulk, often as great as 3,500 square feet. Smaller cottage-size structures, typically 800 square feet, are well scaled to the smaller lots.*

*3. Fenestration. Existing fenestration consists of predominantly double-hung, wood sash windows that are vertical in orientation. Residential buildings feature a fairly symmetrical and regular pattern of windows with consistent dimensions along primary facades. Generally, the size and shape of window openings have not been altered over time.*

4. *Materials.* Horizontal rustic wood siding is the traditional cladding material found in the district. However, fishscale wood shingles and asbestos siding are also found throughout the district.

5. *Design Features.* Recessed porches and entry porticos are characteristic design features of the district.

6. *Architectural Detail.* Architectural detail found in the district usually follows transitional elements associated with the Greek Revival, Eastlake, Queen Anne, Italianate and Classical Revival architectural styles.

*(b) Industrial/Commercial - Features of Existing Buildings.*

1. *Overall Form and Continuity.* Building height is generally within a four-story range and many of the industrial/commercial structures are one or two stories in height. Typically, these buildings are constructed closer to the property line than the residential structures found in the district.

2. *Scale and Proportion.* The buildings are of typical warehouse design, large in bulk, often with large, ground level openings originally designed for rail or vehicular access. Industrial/commercial structures are found throughout the district, often surrounded by residential buildings. While gaps may exist, because of height, bulk and setback, there is regularity to the overall form of industrial/commercial buildings. A small cluster of brick and stucco public buildings (police, fire, and hospital) are easily recognizable from other industrial/commercial structures found in the district. These resources, while offering a different scale and proportion, are compatible with the plain reinforced concrete and brick-faced structures characteristic of 20th century industrial architecture.

3. *Fenestration.* For the most part, the district's industrial/commercial buildings lack strong fenestration patterns, which typically are not supportive of a warehouse function. Windows exist near entrances and in some cases, offer small storefronts to display products. Early 20th century warehouse buildings were often constructed with office spaces above warehouse functions. In this case, double-hung, residential-type windows can be found. Larger industrial, metal sash windows are prevalent on commercial buildings built after 1920. Door openings are often massive to facilitate easy access of bulk materials.

4. *Materials.* Standard brick masonry is found on the older industrial/commercial buildings in the district; reinforced concrete was introduced as a cladding material following the earthquake and fire of 1906. Concrete block and stucco are also found on some 20th century, industrial/commercial buildings.

5. *Color.* Red brick is typical, with some yellow and painted brick. Muted earth tones of red, brown, green, gray, and blue are found on reinforced concrete, concrete block, and stucco-faced buildings.

6. *Texture.* Typical facing materials give both a rough textured or smooth appearance, depending on the cladding material.

7. *Architectural Detail.* Industrial and commercial buildings typically lack ornamentation. Warehouses by their very nature are utilitarian; warehouses constructed

*towards the end of the Dogpatch Historic District period of significance (1943) have even less ornamentation than older counterparts. Cornices are simple and may be abstract versions of more elaborate cornices found on larger, commercial structures in San Francisco's Financial District. Where detail occurs, it is often found surrounding entryways to industrial/commercial buildings.*

In addition to the aforementioned features, Section 7 of Appendix I also includes the following standards for new construction and alterations within the Dogpatch Landmark District:

*(a) Character of the Historic District. The general standards for review of all applications for Certificates of Appropriateness are as set forth in Article 10. For purposes of review pursuant to said standards, the character of said Historic District shall mean the features of the Dogpatch Historic District referred to and described in Section 6 of this ordinance. For projects on buildings that have been previously compromised by incompatible alterations or additions, proposed exterior changes which bring these buildings closer to their original, historic appearance and make the buildings more in conformity with the character of the district are encouraged.*

*(b) Residential - Alterations and New Construction. Exterior alterations or new additions to a contributory or non-contributory residential resource in the Dogpatch Historic District shall not destroy historic materials that characterize the resource or its environs. New additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. Any new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment, and must conform to the following provisions:*

*1. False Historicism. False historicism and the conjectural replication of historic styles and details is discouraged; if restoration is the selected alteration approach, historic documentation through original architectural plans, historic photographs, or physical investigation will be required. Where original plans or historic photographs are unavailable, close physical examination of the building and existing scar traces, along with a comparison to buildings of the same age and style in the neighborhood, may be sufficient to reveal evidence necessary to guide the restoration.*

*2. Materials. Horizontal rustic wood siding is the traditional cladding material in the district and its use is encouraged over other cladding materials, including wood shingles (except where appropriate).*

*3. Fenestration. Fenestration should be proportionate and in scale with traditional patterns within the district. Double-hung wood sash windows are encouraged over vinyl or metal sash windows. "Slider" windows of vinyl or aluminum construction are discouraged, especially on primary facades. True divided lites, rather than snap-in or faux muntins, are encouraged when divided lite wood windows are appropriate.*

*4. Style. New construction in a contemporary, yet compatible, idiom is encouraged.*



5. *Scale and Proportion.* New construction must be compatible with the massing, size, scale and architectural details of residential resources found in the district.

6. *Setbacks.* New construction should conform to existing setback patterns found in the district.

7. *Roofline.* Gabled roof forms and raised parapets are encouraged on new construction.

8. *Detailing.* Detailing on new construction should relate to the simple, traditional vernacular forms found in the district.

*(c) Industrial/Commercial - Alterations and New Construction.* Exterior alterations or new additions to a contributory or non-contributory industrial/commercial resource in the Dogpatch Historic District shall not destroy historic materials that characterize the resource or its environs. New additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. Any new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment, and must conform to the following provisions:

1. *Materials.* The traditional cladding materials of industrial/commercial structures found in the district are brick, reinforced concrete, cinder block, and stucco; they are encouraged over other cladding materials.

2. *Fenestration.* Fenestration should be proportionate and in scale with traditional patterns within the district. Wood or metal sash windows are encouraged, while "slider" windows of vinyl or aluminum construction on either industrial or commercial buildings are discouraged.

3. *Roofline.* Flat roof forms are encouraged on industrial and/or commercial structures; gabled roof forms may be appropriate for commercial structures that include residential upper floors.

4. *Parapets.* Raised parapets are typically found on industrial and/or commercial structures in the Dogpatch Historic District and are encouraged where appropriate. Parapets should be kept to a minimum height necessary to screen rooftop equipment, or to facilitate characteristic design features.

5. *Design Features.* The addition of bay windows, porches, balconies or other typically residential features to new or existing industrial/ commercial structures in the district are discouraged. These elements may be appropriate on commercial structures that include residential upper floors.

6. *Style.* New construction in a contemporary, yet compatible, idiom is encouraged.

7. *Scale and Proportion.* New construction must be compatible with the massing, size, scale and architectural details of industrial/commercial resources found in the Dogpatch Historic District.

8. *Setbacks.* New construction should conform to existing setback patterns found in the district.

9. *Detailing. Detailing on new construction should relate to the simple, traditional vernacular forms found on industrial/commercial structures in the district.*

Appendix I also includes additional standards for infill construction in Section 10, which read:

*Additions to existing buildings and new infill construction proposed within the Dogpatch Historic District must reflect an understanding of the relationship of the proposal with the contributing buildings within the district. Additions shall be reviewed for compatibility with the historic building and the district while infill construction shall be reviewed for compatibility with the overall district. Neither should directly imitate nor replicate existing features. For additions, every effort should be made to minimize the visibility of the new structure within the district. Infill construction should reflect the character of the district, including the prevailing heights of contributing buildings without creating a false sense of history. Property owners should consult early in the process with a Planning Department Historic Preservation Technical Specialist when developing a proposal.*

*Additions will be reviewed on a case-by-case basis and any proposed addition should be located in an inconspicuous location and not result in a radical change to the form or character of the historic building. A vertical addition may be approved, depending on how the addition impacts the building and its relative visibility from the surrounding public rights-of-way within the district. The Planning Department evaluates all proposals for properties identified under Article 10 of the Planning Code for compliance with the Secretary of the Interior's Standards (36 C.F.R. § 67.7 (2001)). Based on these Standards, Department staff uses the following criteria when reviewing proposals for vertical additions:*

- *The structure respects the general size, shape, and scale of the features associated with the property and the district and the structure is connected to the property in a manner that does not alter, change, obscure, damage, or destroy any of the character-defining features of the property and the district.*
- *The design respects the general historic and architectural characteristics associated with the property and the district without replicating historic styles or elements that will result in creating a false sense of history.*
- *The materials are compatible with the property or district in general character, color and texture.*

*As part of the Planning Department review process, the project sponsor shall conduct and submit an analysis that illustrates the relative visibility of a proposed vertical addition from within the district. As part of this analysis, sightline cross-sections and perspective drawings illustrating the proportionality and scale, as well as the visible extent of the addition from prescribed locations should be submitted.*

*When a district provides an opportunity for new construction through existing vacant parcels or by replacing non-contributing buildings, a sensitive design is of critical importance. Historic buildings within the district should be utilized and referenced for*

*design context. Contemporary design that respects the District's existing character-defining features without replicating historic designs is encouraged. The Department uses the following criteria when reviewing proposals for infill construction:*

- The structure respects the general size, shape, and scale of the character-defining features associated with the district and its relationship to the character-defining features of the immediate neighbors and the district.*
- The site plan respects the general site characteristics associated with the district.*
- The design respects the general character-defining features associated with the district*
- The materials are compatible with the district in general character, color, and texture.*
- The only instance where a replication of an original design may be appropriate is the replacement of a missing structure in a row of identical houses.*

## **STAFF ANALYSIS & RECOMMENDATIONS**

The Department seeks the advice of the ARC regarding the compatibility of the new construction with the surrounding landmark district as defined by Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards) and Article 10 of the San Francisco Planning Code. The Department would like the ARC to consider the following information:

### **Demolition**

The existing one-story industrial building is a non-contributing resource within the Dogpatch Landmark District, and is not considered a historic resource in its own right. Department staff has determined that the demolition of the existing building would not impact any character-defining features of the Dogpatch Landmark District, since there are no contributing resources located on the project site.

### **Secretary of the Interior's Standards for Rehabilitation**

The proposed project would not destroy or damage any contributing elements to the Dogpatch Landmark District.

Department staff will undertake a complete analysis of the proposed project per the applicable Standards as part of the environmental review and the subsequent preservation entitlements.

## **Appendix L of Article 10**

Department staff will undertake additional analysis of the proposed project, specifically as it conforms to the guidelines for new construction and compatibility within the surrounding landmark district.

Overall, aspects of the project should be refined to better fit within the context of the surrounding historic district. Since the project incorporates both residential and industrial elements, the subsequent analysis references both features, as listed in Section 7 of Appendix L of Article 10 of the San Francisco Planning Code.

### *Fenestration*

Within the Dogpatch Landmark District, the residential properties are characterized by a fairly symmetrical and regular pattern of double-hung wood-sash windows with consistent dimensions. The industrial properties in the surrounding district feature large-scale door openings and larger industrial metal sash windows. Due to the wide range of industrial properties, the district's industrial fenestration pattern is not as consistent.

Along Tennessee Street, the proposed project incorporates multi-lite aluminum-sash windows in a regular pattern on the second and third floors, which strongly relates to the surrounding district.

Along 20<sup>th</sup> Street, the proposed project incorporates large fixed and double-hung aluminum-sash windows, which are not organized in a consistent pattern. Although there is somewhat of a pattern to the fenestration on the second, third and fourth floors, this fenestration pattern is irregular and does not clearly evoke the district's characteristics.

### Recommendation:

Department staff recommends further refinement of the 20<sup>th</sup> Street façade to reinforce compatibility with the surrounding district. The project would benefit from a simpler, regular and more clearly defined pattern of fenestration on the second, third and fourth floor levels. The district's fenestration is commonly characterized by symmetrical window openings placed within a regular pattern. The Project Sponsor may also consider an alternative window material. Wood-sash windows are common characteristics of residential properties within the landmark district.

### *Ground Floor Treatment, Design Features & Architectural Details*

Within the Dogpatch Landmark District, the residential properties are primarily characterized by recessed porches, entry porticos and architectural details designed in either Greek Revival, Eastlake, Queen Anne, Italianate or Classical Revival architectural styles. The industrial properties in the surrounding district are primarily characterized by their lack of ornamentation and utilitarian aesthetic. The industrial properties in the surrounding district feature a regularly-spaced rhythm of large-scale deeply recessed openings.

Along Tennessee Street, the proposed project incorporates three regularly-spaced recessed porches on the ground floor, which clearly evoke the characteristics of the surrounding district.

Along 20<sup>th</sup> Street, the proposed project features one dwelling unit, an entry breezeway, a small lobby and gas meter room and the entry to the below-grade parking garage. These openings vary in their depth and size. Overall, this ground floor treatment and design seems out of character with the surrounding district, since it is irregular in organization, is out of scale and proportion with the district's traditional ground floor, and does not provide for a clear point of entry.

Recommendation:

Department staff recommends further refinement of the ground floor treatment of the 20<sup>th</sup> Street façade to reinforce compatibility with the surrounding district. The Department shall request additional information on the architectural elements and details of the proposed project. The Project Sponsor should consider more regularly-spaced and consistent openings. In addition, the project should better define the main points of entry and provide for a better relationship between the ground level and the floors above.

*Cornice/Roofline Termination:*

Within the Dogpatch Landmark District, the residential properties are primarily characterized by ornate cornices/rooflines and raised parapets. The industrial properties often feature a simple cornice or cap.

Along Tennessee Street, the proposed project incorporates a simple cornice at the third floor level, which provides for a roofline termination similar to the industrial properties within the surrounding district.

Along 20<sup>th</sup> Street, the project lacks any type of termination at the roofline, though the project does incorporate a raised parapet, which is encouraged by the Guidelines for New Construction in Section 10 of Appendix L.

Recommendation:

Department staff recommends incorporating a simple cornice or an articulated roofline to better fit within the context of the surrounding district. Within the surrounding district, the residential and industrial properties commonly feature a cornice element or some type of termination at the roofline.

*District Views:*

Within the Dogpatch Landmark District, views down major streets offer a mixture of industrial and residential properties, which is part of the district's significance and character. The individual resources within the landmark district vary in height and scale, and are enhanced by the district's setting, which has remained consistent since establishment of the district in 2000.

Along Tennessee Street, the proposed project provides a strong relationship to the surrounding district, as evidenced by the façade's regularity, design and rhythm.

Along 20<sup>th</sup> Street, the proposed project's design does not offer as clear of a relationship to the surrounding district. This façade incorporates traditional residential elements, such as a double-hung window and shiplap wood siding, but is more contemporary in its character and organization. This façade is an important demarcation of the Dogpatch Landmark District, since it offers a context to 20<sup>th</sup> Street and the adjacent building at 2300 3<sup>rd</sup> Street (former Potrero Police Station). Currently, 20<sup>th</sup> Street is ill-defined and fairly utilitarian; however, the upcoming projects at 901 Tennessee Street and 2290 3<sup>rd</sup> Street have the potential to dramatically change the character of this street and the district edge.

Along 3<sup>rd</sup> Street, the proposed project provides a visible backdrop to the adjacent building at 2300 3<sup>rd</sup> Street. The proposed project's secondary façade (facing east) is more contemporary in its expression with a metal mesh green wall, which will feature plant material in the future. Overall, as a secondary façade, Department staff finds that this is an appropriate approach towards the design.

Recommendation:

Department staff does not have a firm recommendation for addressing the district views; however, the Department finds that addressing earlier comments regarding the fenestration and ground floor treatment will assist in reinforcing the building's compatibility with the surrounding landmark district (see above). Particularly along the public street-facing facades, the project should reinforce the characteristics of the surrounding landmark district. The Department is asking ARC to comment on this aspect of the project.

## REQUESTED ACTION

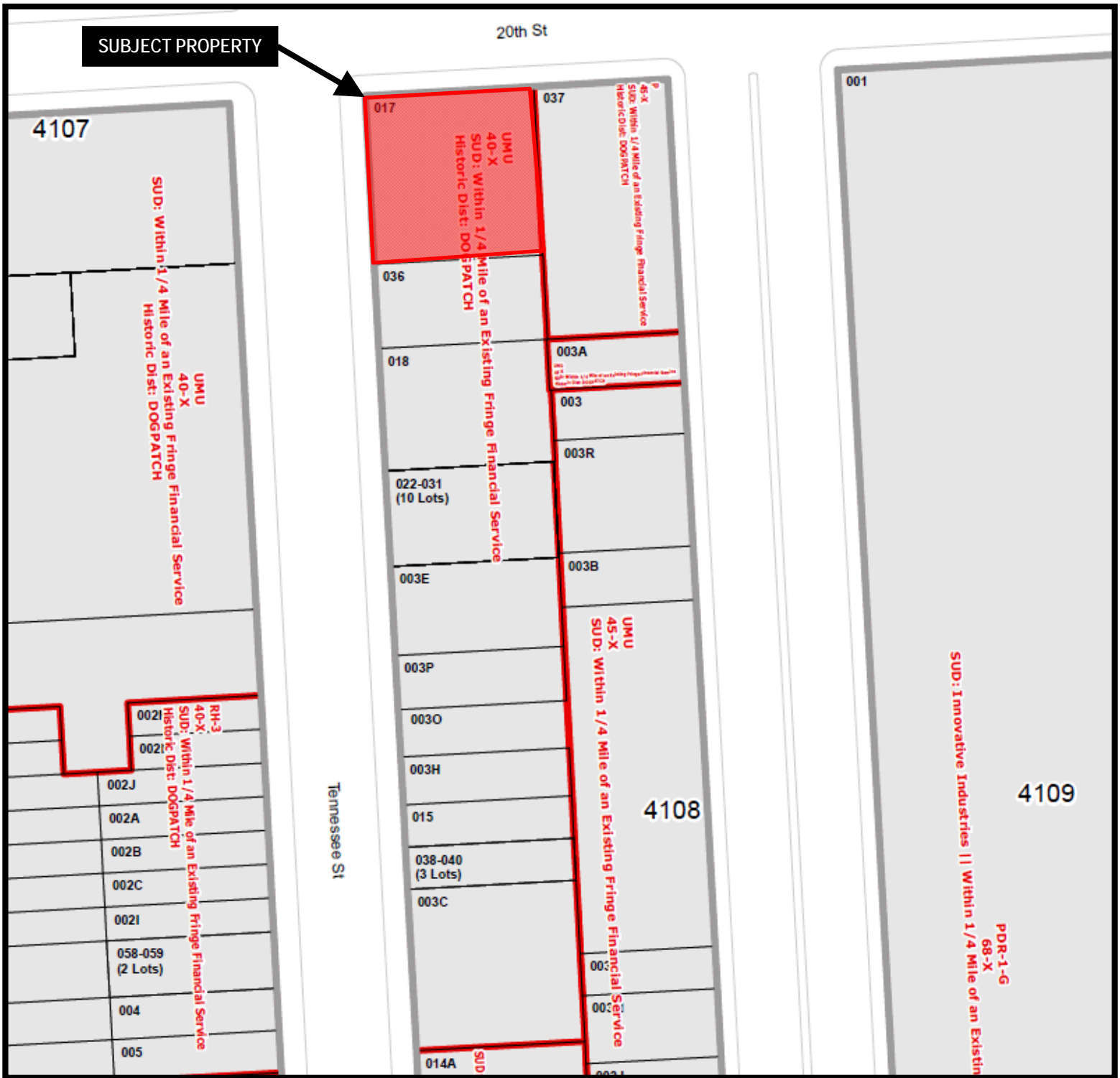
Specifically, the Department seeks comments on:

- Compatibility of the new construction with the Dogpatch Landmark District;
- Recommendations for Fenestration;
- Recommendations for Ground Floor Treatment, Design Features and Architectural Details;
- Recommendations for Cornice/Roofline Termination; and,
- Recommendations for District Views.

## ATTACHMENTS

- Proposed Project Architectural Drawings by DwellWellGroup (July 15, 2014);
- Tim Kelley Consulting, *Historical Resource Evaluation, 901 Tennessee Street, San Francisco, California.*

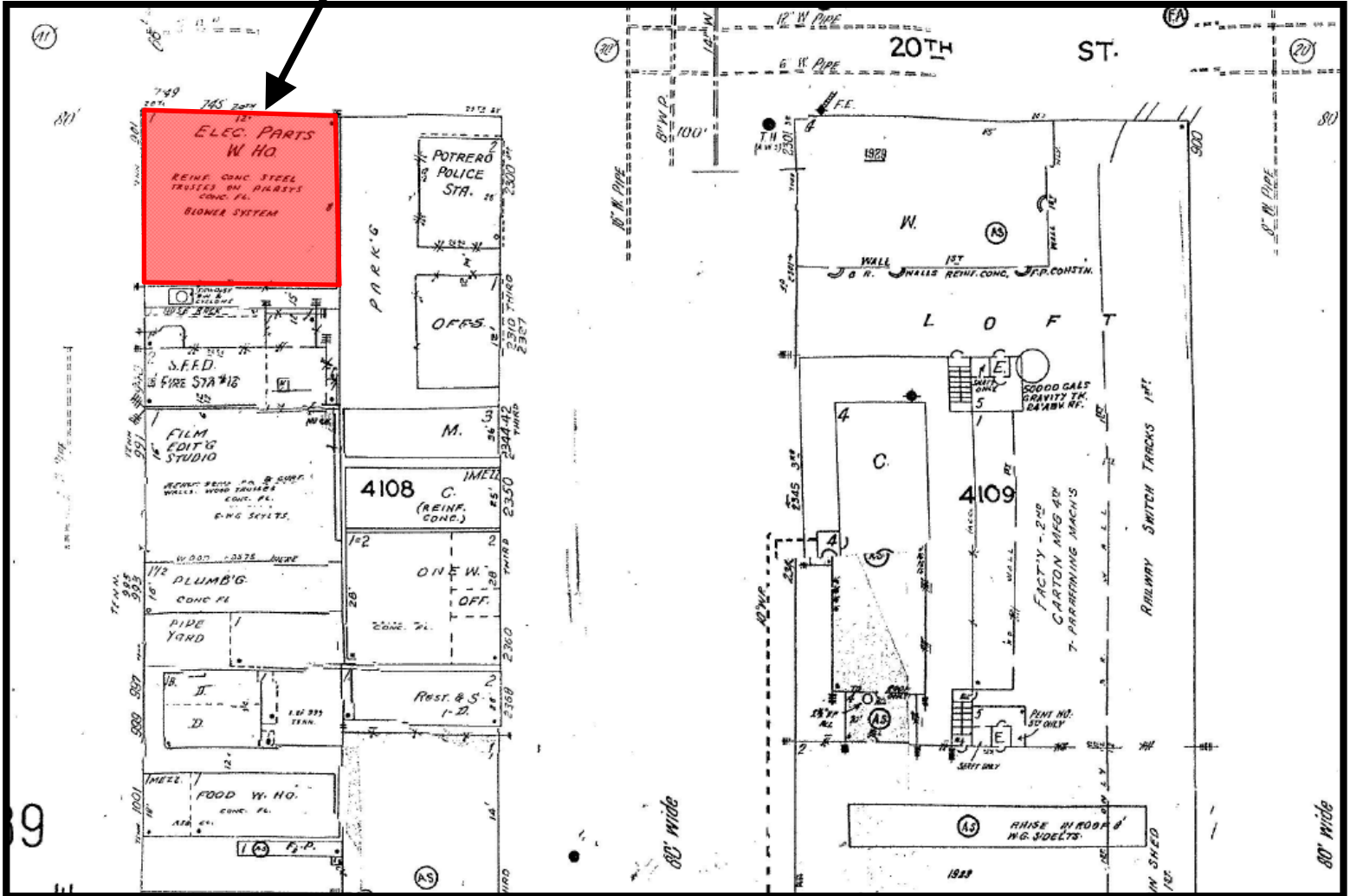
# Parcel Map



ARC Hearing  
Case Number 2013.0321AEX  
901 Tennessee Street

# Sanborn Map\*

SUBJECT PROPERTY



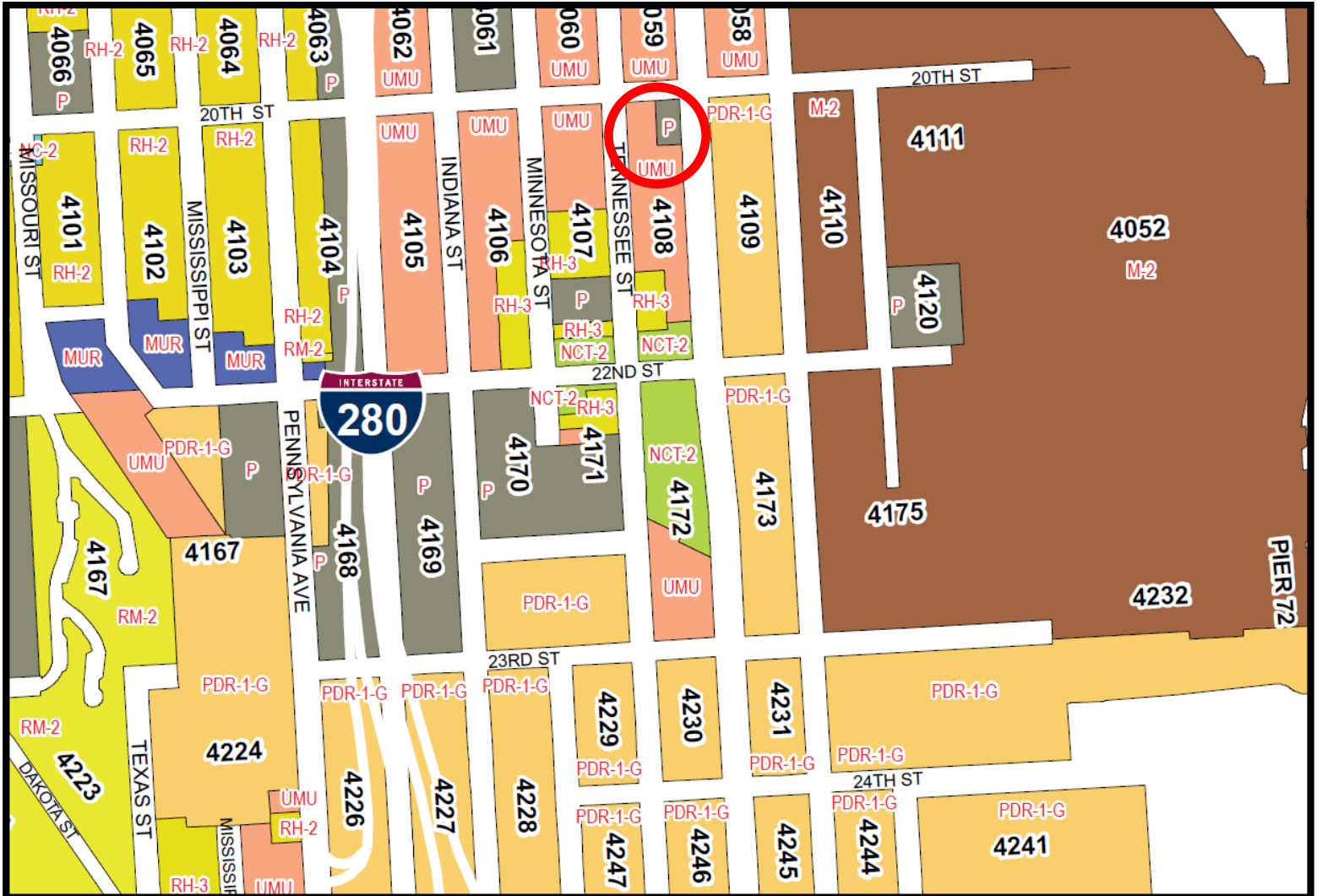
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



ARC Hearing  
 Case Number 2013.0321AEX  
 901 Tennessee Street

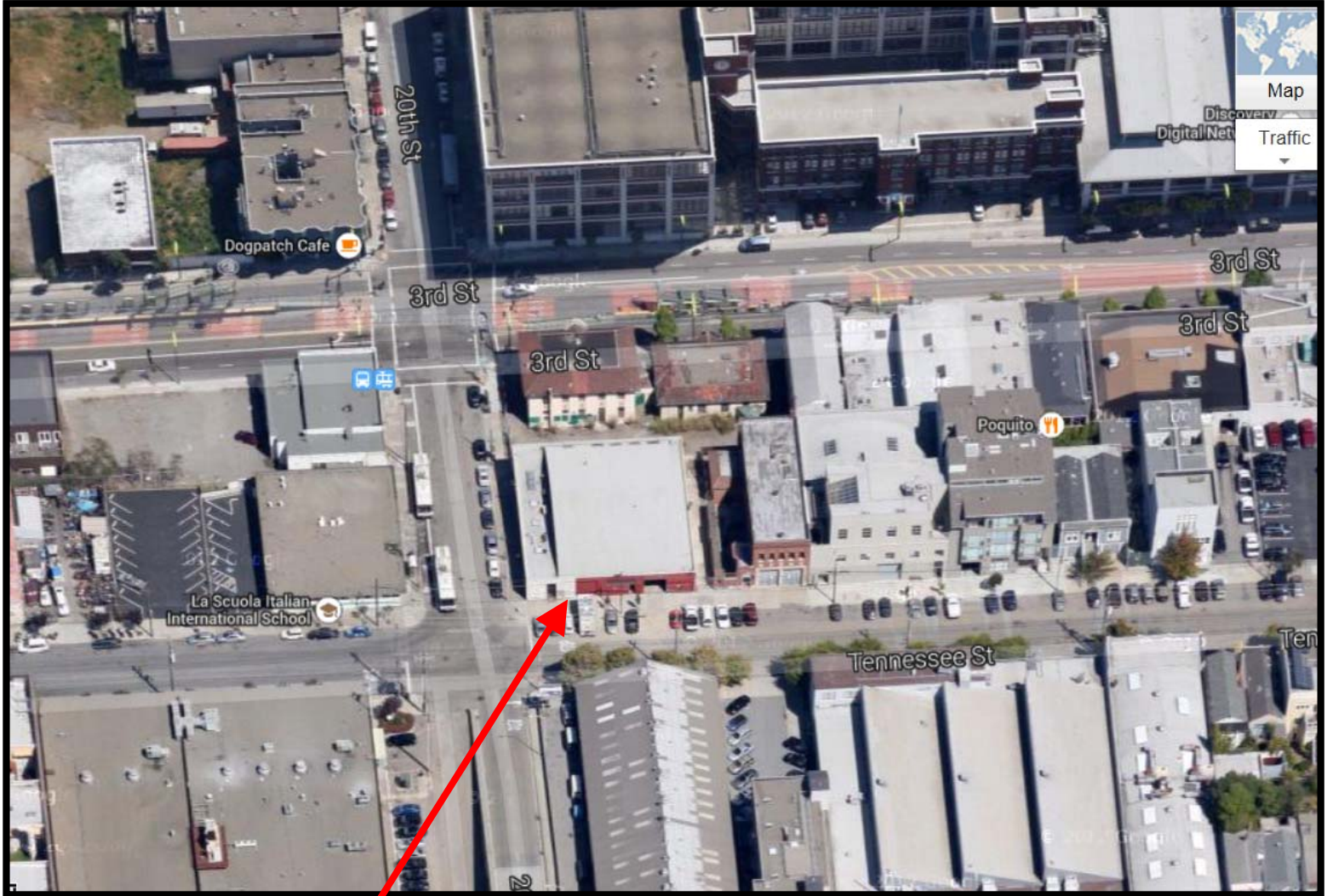


# Zoning Map



ARC Hearing  
Case Number 2013.0321AEX  
901 Tennessee Street

# Aerial Photo

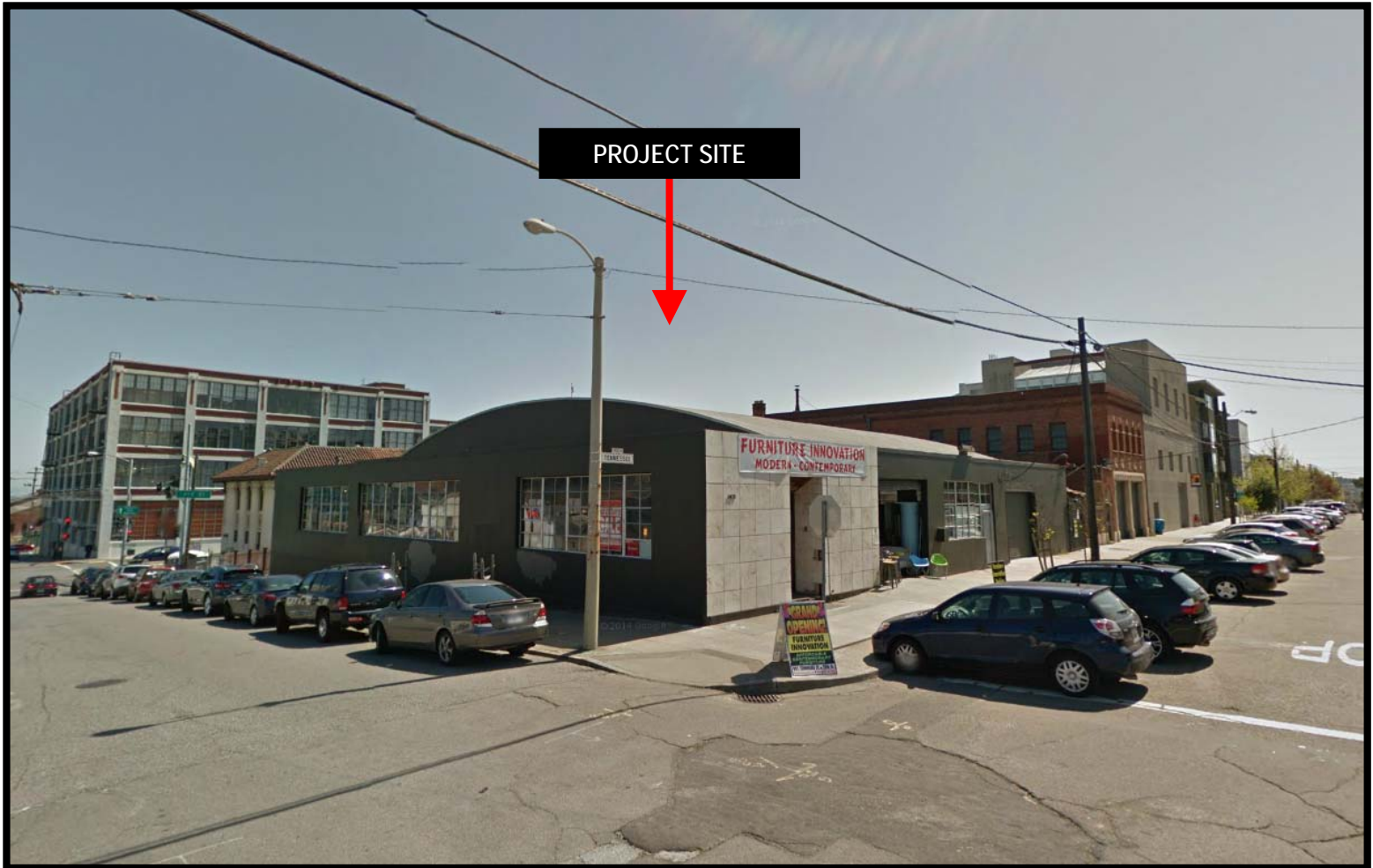


**PROJECT SITE**



ARC Hearing  
Case Number 2013.0321AEX  
901 Tennessee Street

# Site Photo

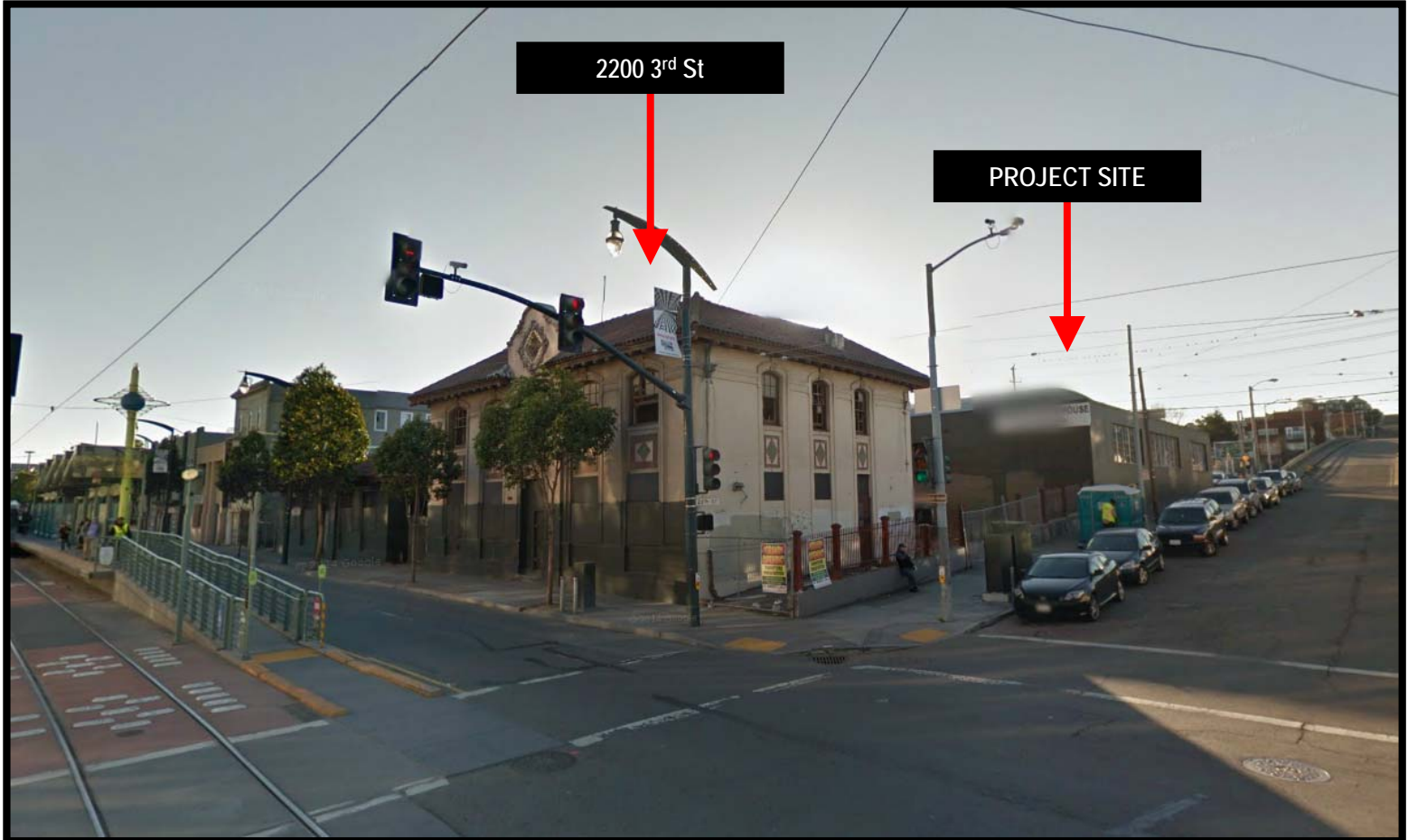


901 Tennessee Street, View of 20<sup>th</sup> and Tennessee Streets

ARC Hearing  
Case Number 2013.0321AEX  
901 Tennessee Street



# Site Photo



901 Tennessee Street, View down 20<sup>th</sup> Street

ARC Hearing  
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901 Tennessee Street

# Site Photo



901 Tennessee Street, View down Tennessee Street

ARC Hearing  
Case Number 2013.0321AEX  
901 Tennessee Street

# Site Photo



901 Tennessee Street, View down Tennessee Street

ARC Hearing  
Case Number 2013.0321AEX  
901 Tennessee Street



# HISTORICAL RESOURCE EVALUATION

901 TENNESSEE STREET

SAN FRANCISCO, CALIFORNIA



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## I. INTRODUCTION

Tim Kelley Consulting (TKC) was engaged through a Preliminary Project Assessment (PPA) process to conduct an Historical Resource Evaluation (HRE) for a proposed project at 901 Tennessee Street that involves demolition of an existing one story 1948 industrial building and construction of a replacement five story residential building. A scoping discussion was held with Preservation Planner Rich Sucre, in which the following points regarding the building's current historical status were clarified:

1. Article 10, Appendix L of the Planning Code states the subject building is considered a non-contributor to the Dogpatch district due to its having been constructed outside the Period of Significance for the district, which ends in 1945.
2. Documentation for the Dogpatch district does not specifically discuss the building beyond a brief architectural description, i.e. no formal evaluation of the building as a potential individually significant historical resource was conducted.
3. The Property Information Map states the building is assigned a California Register Status Code of 7, defined as "Not evaluated for National Register or California Register or Needs Revaluation"
4. The Property Information Map further states the building is a "Known Historic Resource."

Since the building is considered a non-contributor to the Dogpatch district and does not appear to have been evaluated for possible individual historical significance, the basis for its being a Known Historic Resource remains unclear. In response to that issue, TKC was instructed to perform "limited research on the subject property (probably City Directory, Building Permit, and SFPL), and produce an DPR 523L form for inclusion within the HRE." and to "focus on the compatibility of the new project with the surrounding Dogpatch Historic District."<sup>1</sup> This report follows those instructions.

## II. SUMMARY

The proposed replacement building is compatible with the Dogpatch district characteristics as delineated in Article 10 and complies with the Secretary of the Interior's Standards as applied to new construction in historic districts.

## III. CURRENT HISTORIC STATUS

As stated above, the subject building is identified as a non-contributor to the Dogpatch Historic District, with California Register Status Code of 7, and listed as a Known Historical Resource in the Planning Department database.

## V. HISTORIC CONTEXT

### A. *Dogpatch Historic District*

The Dogpatch Historic District Statement of Significance, states the area is

"the oldest and most intact concentration of industrial workers' housing in San Francisco. No other district of San Francisco or California was industrialized to the degree of Potrero Point during the last quarter of the 19th Century. The shipyards and other maritime-related industries of Potrero Point required a steady supply of inexpensive immigrant labor in an

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<sup>1</sup> Email from Richard Sucre to Kara Fortuna, Oct 11,2013

area that was geographically cut off from the rest of the City. Local developers and landholders including Santa Fe Land Improvement Company responded to this need by constructing rows of inexpensive cottages and selling individual parcels to laborers and their families, allowing the neighborhood to develop as an informal company town. Dogpatch is also significant at the local level under Criterion A (Events/Patterns of History), within the category of Exploration/Settlement, as the first housing developed in the Potrero District. Initially developed in the early 1870s, Dogpatch became the nucleus of the Potrero District that would evolve after the 1906 earthquake. Finally, Dogpatch is significant under Criterion C (Design/Construction) within the category of Architecture, as a moderately intact district of mostly Victorian and Edwardian-era workers' dwellings constructed between 1870 and 1910. Residences within the district reflect vernacular forms of architectural styles that were prevalent throughout the country, including Greek Revival, Queen Anne, Italianate, Eastlake and Classical Revival styles, or combinations thereof. The district has several clusters and pairs of identical dwellings, including a group of thirteen identical Eastlake-style cottages based on the plans of San Francisco architect John Cotter Pelton, Jr. While the significance of Union Iron Works/Bethlehem Steel is national in scope, the significance of Dogpatch under this criterion remains local.”

The period of significance for the district dates from 1867, the opening of Long Bridge and the beginning of construction in the neighborhood, to 1945, the end of World War II.

Although the case study gives greater emphasis to the residential character and history of Dogpatch, it also notes there are several commercial and industrial buildings contained within the district, of which the present building is one. In addition, the close juxtaposition of residential and industrial buildings is an important characteristic of the district.

*B. Project Site History*

This parcel remained vacant and undeveloped until the present building was constructed in 1948. By that time, the surrounding area was near fully developed, with the residential core of Dogpatch to the south and industrial plants to the west. The Potrero Police Station (John Reid, 1912) and early 20<sup>th</sup> century commercial buildings lined 3<sup>rd</sup> Street to the east, while further east was the Bethlehem Steel, nee Union Iron Works, shipyard. Construction of the police station had required removal of a tall serpentine rock outcropping.

*C. Building History*

The present building was constructed in 1948 as a chewing gum factory. The design architect was W. H. Edie; the builder was S. J. Amoroso Construction; and the owner was E. L. Harvey and Sons. The Harvey chewing gum company had formerly been located at 1130 Mission Street. The Harvey family owned the property until 1966. By 1954, the building was occupied by the Wooden Box and Novelty Company.

Permits on Record

Date	Permit #	Description	Owner
7/19/1948	#10895	To build 1sty reinf concrete gum factory	Architect W. H. Edie, builder S. J. Amoroso Construction, owner E. L. Harvey & Son 1130 Mission St
6/3/1954	#148897	lateral bracing of sawdust bin	Wooden Box & Novelty Co.
1/27/1977	#418985	new toilets, suspended ceiling & lighting	Kopa Engineering
1/6/1989	#603975	saw concrete to extend existing window, driveway	Vickers Management Ltd.

## VI. IMPACTS ON HISTORICAL RESOURCES

Although the Planning Department database identifies the present building as a Known Historic Resource, neither existing documentation nor the limited research conducted for this report substantiates any claim of individual significance for the building. In addition, it is identified as non-contributing to the Dogpatch district. Thus, while the district is a recognized historical resource, the building itself is not one. TKC has been instructed not to evaluate CEQA impacts to the district, but only to examine compliance of the design for the replacement building under the Secretary of the Interior's Standards and the requirements of Article 10 of the planning code.<sup>2</sup> This analysis is conducted in the following sections: (1) a description of the proposed design, based on drawings and renderings dated 15 July, 2014 by Dwellwell Group, which are attached in full to this document and selectively detailed in the body of the report (2) an analysis of the proposed design under the requirements of Article 10 and the Secretary's Standards.

### *A. Proposed Replacement Building Design*

The project proposes replacing an existing industrial building with a new residential building, therefore potentially engaging both sets of district characteristics as described in the designating ordinance. However, the size of the parcel and scale of the existing building dictate a replacement structure closer to the industrial type. The proposed design calls for a flat roofed four story C plan structure built to the lot lines with several grade level pedestrian entrances on both Tennessee and 20th streets. Cladding is plaster cement siding with smooth, concrete-style finish and horizontal wood planks. There is also a proposed alternative that would use corten steel on the elevator and stair tower at the northeast corner.



View to southeast, Tennessee Street (r) and 20th Street (l) facades

The Tennessee Street wing is composed of three structural bays defined by plaster cement siding with smooth, concrete-style finished piers and spandrels and featuring industrial style multi light window grids, thus conveying an industrial character. A fourth bay at the corner projects slightly more forward and is clad in horizontal wood siding above a base of plaster

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<sup>2</sup> Email, Ibid.

cement siding with smooth, concrete-style finish. Here and on the 20th Street facade, larger windows with one double hung panel and a fixed panel are used, with the second and fourth floor fenestration aligned vertically and the third floor windows offset to the right. This wing presents a more traditional residential character.

Ground level on the Tennessee Street facade has two entrances in each of three recessed bays. These entrances are storefront types with glazed wooden doors. Each of the bays has a



View to northeast, Tennessee Street facade (l) south facade (r)

projecting glass canopy and is enclosed by a low fence of horizontal metal bars. The second and third floors have regular grids of metal sash industrial style windows. The fourth floor is recessed slightly from the plane of the lower facade, is clad in horizontal wood siding, and has large single light windows and glazed doors accessing private terraces in the setback. The corner bay on Tennessee Street is the end elevation of the 20th Street wing, clad in horizontal wood siding on the upper stories above a base plaster of cement siding with smooth, concrete-style finish that is recessed and angles inward from left to right.

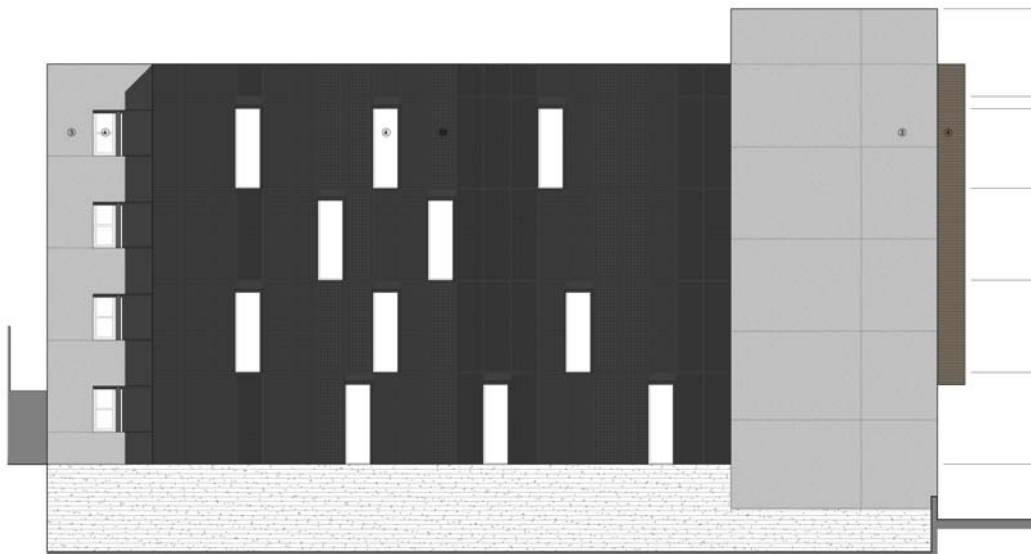
On 20th Street, the upper stories project slightly above the ground floor, which angles inward from the corner. Just left of center is a large breezeway opening that accesses the interior courtyard. This recessed entrance is closed with a metal security fence and gate of horizontal metal bars. Within the recess are entrances to the elevator lobby and to a utilities space. Left of this is the entrance ramp to the below-grade parking garage. Another pedestrian entrance at the far left accesses the stair and elevator tower, which is of plaster cement siding with smooth, concrete-style finish for its full height and has a horizontal slit window at each level. To



the right of the courtyard entrance is a concrete bench. Further right is a recessed private residential entrance similar to those on Tennessee Street.

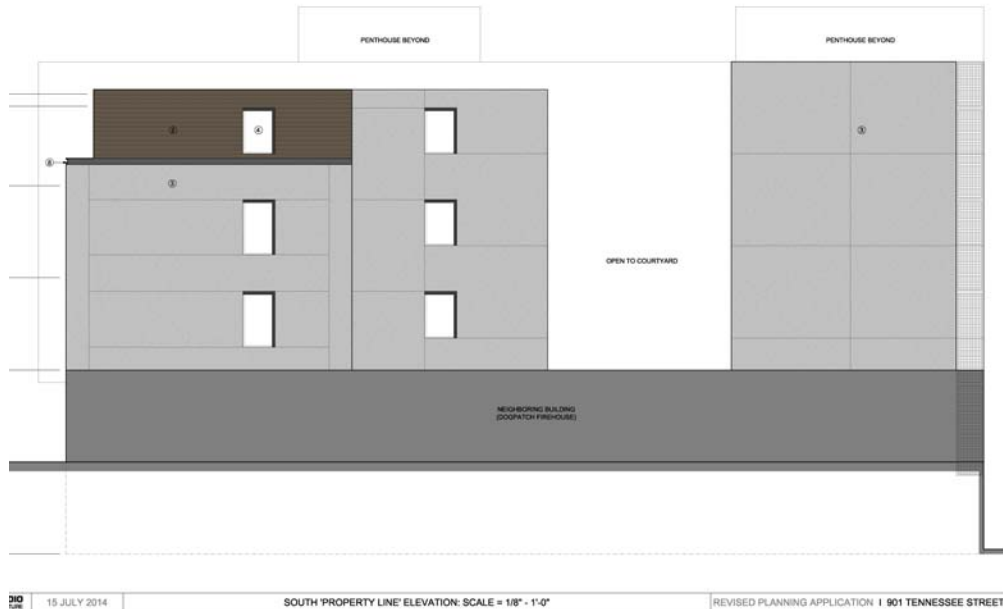
View to southwest, 20th Street facade (r), east facade left, concrete-finish elevator & stair tower

The east facade features a planted green wall grown on a screen of metal mesh. There are narrow vertical windows on each floor. The stair and elevator tower, rising above the roofline at the northeast corner, is finished in plaster cement siding with smooth, concrete-style finish and is blind on this facade.



East facade, stair tower right

The south facades are finished in plaster cement siding with smooth, concrete-style finish. Only the top three stories are visible over the adjacent building. The interior courtyard, open full height to the south, divides this facade in two. The east wing is blind on this elevation and the west wing has two windows on each floor.



South facades, courtyard open to south

### *B. Article 10 Requirements*

Evaluation is first conducted in reference to the requirements of Article 10 of the Planning Code, Appendix L, which designates the Dogpatch Historic District and specifies its character defining features. General requirements for all local landmark districts are given in Article 10 itself, and more specific guidelines in the appendix for each district. The ordinance requires a Certificate of Appropriateness for any exterior alterations, for demolition, or for new construction within a district. In general, any new construction is required to be compatible with the character of the historic district as described in the designating ordinance.<sup>3</sup>

The Dogpatch district is composed of both residential and industrial buildings, as well as a small number of institutional or civic buildings. The predominant building type is residential, but the significance of the district rests in part on the juxtaposition of residential and industrial buildings, originally expressing a relationship of working class housing to places of industrial employment in an era when most workers walked to work.

The two building types differ significantly in scale and materials. Each is described separately in the designating ordinance. Most of the nearly 100 residential structures are wood frame, small scale, one or two stories, with small street setbacks. In general the industrial structures are larger, up to four stories, masonry construction, and built to the lot lines. There are also

<sup>3</sup> San Francisco Planning Code SEC. 1006.6 (d)



significant differences in fenestration and entry sequences, with the residential buildings displaying lower solid to void ratios and above grade recessed entrances compared to industrial buildings with street level entrances often scaled for vehicular access.

Although this project proposes a residential building, the scale of the parcel calls for a building more industrial in massing than the typical cottages of Dogpatch. The specific characteristics of Dogpatch industrial buildings as given in Article 10 Appendix L are as follow.

### *C. Dogpatch Industrial Building Characteristics*

#### 1. Overall Form and Continuity.

Building height is generally within a four-story range and many of the industrial/commercial structures are one or two stories in height. Typically, these buildings are constructed closer to the property line than the residential structures found in the district.

#### 2. Scale and Proportion.

The buildings are of typical warehouse design, large in bulk, often with large, ground level openings originally designed for rail or vehicular access. Industrial/commercial structures are found throughout the district, often surrounded by residential buildings. While gaps may exist, because of height, bulk and setback, there is regularity to the overall form of industrial/commercial buildings. A small cluster of brick and stucco public buildings (police, fire, and hospital) are easily recognizable from other industrial/commercial structures found in the district. These resources, while offering a different scale and proportion, are compatible with the plain reinforced concrete and brick-faced structures

#### 3. Fenestration.

For the most part, the district's industrial/commercial buildings lack strong fenestration patterns, which typically are not supportive of a warehouse function. Windows exist near entrances and in some cases, offer small storefronts to display products. Early 20th century warehouse buildings were often constructed with office spaces above warehouse functions. In this case, double-hung, residential-type windows can be found. Larger industrial, metal sash windows are prevalent on commercial buildings built after 1920. Door openings are often massive to facilitate easy access of bulk materials.

#### 4. Materials.

Standard brick masonry is found on the older industrial/commercial buildings in the district; reinforced concrete was introduced as a cladding material following the earthquake and fire of 1906. Concrete block and stucco are also found on some 20th century, industrial/commercial buildings.

#### 5. Color.

Red brick is typical, with some yellow and painted brick. Muted earth tones of red, brown, green, gray, and blue are found on reinforced concrete, concrete block, and stucco-faced buildings.

#### 6. Texture.

Typical facing materials give both a rough textured or smooth appearance, depending on the cladding material.

#### 7. Architectural Detail.

Industrial and commercial buildings typically lack ornamentation. Warehouses by their very nature are utilitarian; warehouses constructed towards the end of the Dogpatch Historic District period of significance (1943) have even less ornamentation than older counterparts. Cornices are simple and

may be abstract versions of more elaborate cornices found on larger, commercial structures in San Francisco's Financial District. Where detail occurs, it is often found surrounding entryways to industrial/commercial buildings.<sup>4</sup>

In addition, Appendix L gives the following design guidelines for replacement industrial buildings:

#### *D. Appendix L New Construction Guidelines*

##### 1. Materials.

The traditional cladding materials of industrial/commercial structures found in the district are brick, reinforced concrete, cinder block, and stucco; they are encouraged over other cladding materials.

##### 2. Fenestration.

Fenestration should be proportionate and in scale with traditional patterns within the district. Wood or metal sash windows are encouraged, while "slider" windows of vinyl or aluminum construction on either industrial or commercial buildings are discouraged.

##### 3. Roofline.

Flat roof forms are encouraged on industrial and/or commercial structures; gabled roof forms may be appropriate for commercial structures that include residential upper floors.

##### 4. Parapets.

Raised parapets are typically found on industrial and/or commercial structures in the Dogpatch Historic District and are encouraged where appropriate. Parapets should be kept to a minimum height necessary to screen rooftop equipment, or to facilitate characteristic design features.

##### 5. Design Features.

The addition of bay windows, porches, balconies or other typically residential features to new or existing industrial/ commercial structures in the district are discouraged. These elements may be appropriate on commercial structures that include residential upper floors.

##### 6. Style.

New construction in a contemporary, yet compatible, idiom is encouraged.

##### 7. Scale and Proportion.

New construction must be compatible with the massing, size, scale and architectural details of industrial/commercial resources found in the Dogpatch Historic District.

##### 8. Setbacks.

New construction should conform to existing setback patterns found in the district.

##### 9. Detailing.

Detailing on new construction should relate to the simple, traditional vernacular forms found on industrial/commercial structures in the district.<sup>5</sup>

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<sup>4</sup> San Francisco Planning Code Article 10 Appendix L Section 6 (b)

<sup>5</sup> San Francisco Planning Code Article 10 Appendix L Section 6 (c)



### *E. Design Compatibility under Article 10*

The proposed design is in substantial compliance with the Guidelines noted above. The use of smooth unpainted concrete-finished cladding is in keeping with characteristics of the district. Only the wood cladding deviates from their recommendations (**Guideline 1**)<sup>6</sup> However, as noted above, the building is a residential replacement for an industrial predecessor. So, while its overall characteristics relate to the Industrial/Commercial features of the district, it is appropriate to also include features that convey its new residential use. The choice of horizontal wood siding is the major such choice.

The metal sash window grids on the Tennessee Street facade are compatible with industrial buildings in the district. Windows on the other facades are intended to be metal sash casement hung units with some visually resembling double hung. They are proportionate and within scale with traditional patterns in the district thus complying with **Guideline 2**.

Further, the roof is flat with raised parapets (**Guidelines 3 & 4**). The building does not incorporate bay windows, or porches (**Guideline 5**). It is rendered in a contemporary, yet compatible idiom (**Guideline 6**) and is compatible with the massing, size, scale and architectural details of industrial/commercial resources found in Dogpatch (**Guideline 7**). It also conforms to existing setback patterns found in the district (**Guideline 8**) and its detailing relates to the simple, traditional vernacular forms of industrial/commercial structures in the district (**Guideline 9**).

In summary, the proposed design fulfills the requirements of Article 10 for new Industrial construction in the Dogpatch district, while its wood siding and open commercial appearing base expresses its actual residential character. .

### *F. Secretary of the Interior's Standards*

The Secretary of the Interior, National Park Service publishes guidelines for the treatment of historic properties.<sup>7</sup> Guidelines address four different scenarios; Preservation, Rehabilitation, Restoration, and Reconstruction. Of these, the most pertinent to the present project is Rehabilitation, the specific guidelines for rehabilitation are given below:

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.

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<sup>6</sup> The proposed alternative of corten steel cladding for the elevator and stair tower at the northeast corner, while not strictly in compliance with the district recommendations, would introduce an industrial material in a location not prominently visible from the district.

<sup>7</sup> U. S. Department of the Interior, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings*, Washington, 1995

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 historic 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.

As their sub-title conveys, these standards are written primarily with individual historic buildings in mind, rather than historic districts. However, no equivalent standards exist for historic districts. Of the ten Standards, #.9, quoted above, is the most pertinent to new construction projects in historic districts:

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

Since the existing building to be demolished is not a historic structure, the proposed project will not destroy historic features or materials that characterize the district. And as the massing and siting of the new building will be substantially similar to existing industrial properties in the district, the spatial relationships of the district will be preserved. Finally, the new work will be differentiated by its contemporary design and will be compatible with the historic materials, features, size, scale and proportion, and massing of the district. Thus, the project is in compliance with the Secretary of the Interior's Standards.

## VII. CONCLUSION

The proposed replacement building is compatible with the Dogpatch district characteristics and guidelines as delineated in Article 10 and complies with the Secretary of the Interior's Standards as applied to new construction in historic districts.

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**PROJECT DESCRIPTION**

THIS PROPOSAL IS TO CONSTRUCT A NEW 4 STORY PLUS BASEMENT, FULLY-SPRINKLERED, RESIDENTIAL BUILDING AT 901 TENNESSEE STREET (BLOCK 4801 AND LOT 017). THE PROJECT SITE IS LOCATED ON THE EAST SIDE OF TENNESSEE STREET AT THE CORNER OF 20TH STREET IN THE HISTORIC DOGPATCH NEIGHBORHOOD. IT IS IN THE BLOCK BOUNDED BY TENNESSEE STREET, 20TH STREET, 3RD STREET, AND 22ND STREET. THE LOT MEASURES 100' BY 100' AND IS APPROXIMATELY 10,000 SQ FT IN AREA. IT IS CURRENTLY IMPROVED WITH A VACANT ONE STORY INDUSTRIAL BUILDING OF APPROXIMATELY 9,000 SQ FT, WITH NO BASEMENT, THAT WAS CONSTRUCTED IN 1946. THE PROPERTY IS ZONED URBAN MIXED USE (UMU) AND IS LOCATED IN A 40-X HEIGHT AND BULK DISTRICT.

THE DESIGN OF THE PROPOSED BUILDING IS 'C' SHAPE WITH AN INTERNAL COURTYARD. THE BUILDING WILL CONTAIN 42,400 SQUARE FEET IN TOTAL, WILL HAVE 4 LEVELS OVER A FULL BASEMENT, AND WILL BE A HEIGHT OF 40 FEET AS MEASURED FROM THE MIDPOINT OF THE FRONTAGE ALONG TENNESSEE STREET. THE BUILDING HAS A TOTAL 44 UNITS THAT BREAK DOWN IN THE FOLLOWING MANNER: THERE ARE 3 STUDIOS, 23 ONE-BEDROOM UNITS, 10 TWO-BEDROOM UNITS, 5 TWO-BEDROOM "FLEXIBLE OCCUPANCY" UNITS, AND 3 THREE-BEDROOM UNITS. THE PLANNING CODE REQUIRES THAT 40% OF THE UNITS BE TWO-BEDROOM OR LARGER. THE PROPOSED DESIGN CONTAINS A TOTAL OF 18 UNITS THAT MEET THIS REQUIREMENT, OR 40.9%. FIVE OF THE UNITS (11.4%) SHALL BE BELOW MARKET RATE PER INCLUSIONARY HOUSING POLICY. THE UNITS RANGE IN SIZE FROM 388 TO 884 SQUARE FEET WITH THE AVERAGE ONE-BEDROOM MEASURING 551 SQUARE FEET, THE AVERAGE TWO-BEDROOM MEASURING 770 SQUARE FEET, AND THE AVERAGE THREE-BEDROOM MEASURING 884 SQUARE FEET.

THE BUILDING IS CONSISTENT WITH CHARACTER OF THE DOGPATCH NEIGHBORHOOD. THE FLEXIBLE OCCUPANCY UNITS, LINING THE BUILDING'S SIDEWALK FRONTAGE ALONG TENNESSEE STREET, HAVE STOREFRONT WINDOWS SETBACK WITH STOOPS AND OFFER HOME-BUSINESS OPPORTUNITIES FOR THE NEIGHBORHOOD - WHICH HAS AN ABUNDANCE OF SMALL OFFICES POPULAR AMONG DESIGNERS AND SMALL, CREATIVE COMPANIES. THESE UNITS PROMOTE THE UMU ZONING GOALS, WHICH CALLS FOR "A VIBRANT MIX OF USES WHILE MAINTAINING THE CHARACTERISTICS OF FORMERLY INDUSTRIALLY-ZONED AREAS."

FOLLOWING IS A DESCRIPTION OF THE BUILDING BY FLOOR/ FEATURE.

**BASEMENT LEVEL.** THE BASEMENT LEVEL CONTAINS A PARKING GARAGE WITH 33 CAR PARKING SPACES AND 88 BICYCLE PARKING SPACE. ADDITIONALLY, THERE ARE AREAS FOR THE BUILDING'S MECHANICAL ROOMS.

**1ST LEVEL (GROUND FLOOR).** THE 1ST LEVEL HAS 8 DWELLING UNITS CONSISTING OF 2 ONE-BEDROOM UNITS, 1 TWO-BEDROOM UNIT AND 5 TWO-BEDROOM "FLEXIBLE OCCUPANCY" UNITS, WHICH FACE TENNESSEE STREET. THE FLEXIBLE OCCUPANCY UNIT WOULD ALLOW SOMEONE TO OPERATE A HOME-BASED BUSINESS (OCCUPYING A LIMITED AMOUNT OF FLOOR AREA).

**COURTYARD.** A 1,692 SQUARE FOOT LANDSCAPED INTERNAL COURTYARD IS LOCATED ON THE 1ST LEVEL. A PORTION OF THE COURTYARD IS COVERED (NOT INCLUDED IN AFOREMENTIONED AREA), AS IT IS LOCATED WITHIN A BREEZEWAY THAT OPENS ONTO 20TH STREET AND SERVES AS THE BUILDING'S ENTRANCE. THE COURTYARD SERVES AS THE BUILDING'S REQUIRED REAR YARD AND WILL REQUIRE A REAR YARD MODIFICATION FOR ITS APPROVAL. BECAUSE THE UNITS FACE INTO THE COURTYARD, IT SERVES TO BUFFER THE RESIDENTIAL UNITS FROM THE ADJACENT DILAPIDATED PROPERTIES. THE ENTIRETY OF THE COURTYARD WILL SERVE AS PRIVATE OPEN SPACE FOR THE ADJACENT UNITS WITH A COMMON PEDESTRIAN ACCESS PATH FOR EACH.

**2ND, 3RD AND 4TH LEVELS.** THE 2ND THROUGH 4TH LEVELS EACH HAVE 12 UNITS CONSISTING OF 1 STUDIO UNIT, 7 ONE-BEDROOM UNITS, 3 TWO-BEDROOM UNITS AND 1 THREE-BEDROOM UNIT. THE 4TH LEVEL'S TENNESSEE STREET FRONTAGE IS SET BACK 3' PROVIDING EACH OF THE 3 ADJACENT UNITS WITH A SMALL EXTERIOR DECK SPACE.

**ROOF LEVEL.** THE ROOF LEVEL HAS 3,662 SQUARE FEET OF LANDSCAPED TO SERVE AS THE BUILDING'S REQUIRED COMMON OPEN SPACE. ADDITIONALLY, THERE ARE 2 PENTHOUSES CONTAINING STAIRS, AN ELEVATOR AND A BOILER ROOM.

**PROJECT DATA MATRIX**

	Beds	Baths	Flex	BMR	Saleable Area GSF	Other Area	Total GSF	Landscaped Area
Bicycle Parking						490		
Parking Garage						7,436		
Circulation/Mechanical						1,284		
<b>Basement Level</b>					0	9,210	9,210	0
101	2	1	1		836			78
102	2	1	1		871			235
103	2	1	1		795			287
104	2	1	1		795			287
105	2	1	1		871			271
106	1	1			754			231
107	1	1			597			231
108	2	1			740			231
Common Landscaped area								839
Circulation/Mechanical						801		
<b>Level 1</b>			5	0	6,259	801	7,060	2,690
201	3	1			884			
202	1	1			595			
203	1	1			595			
204	2	1			824			
205	1	1			535			
206	1	1		1	495			
207	1	1			554			
208	2	1		1	672			
209	0	1			388			
210	1	1			554			
211	1	1		1	495			
212	2	1			743			
Common Landscaped area						0		
Circulation/Mechanical						1,183		
<b>Level 2</b>			0	3	7,334	1,183	8,517	0
301	3	1			884			
302	1	1			595			
303	1	1			595			
304	2	1			824			
305	1	1			535			
306	1	1		1	495			
307	1	1			554			
308	2	1		1	672			
309	0	1		1	388			
310	1	1			554			
311	1	1			495			
312	2	1			743			
Common Landscaped area						0		
Circulation/Mechanical						1,183		
<b>Level 3</b>			0	3	7,334	1,183	8,517	0
401	3	1			884			
402	1	1			520			64
403	1	1			520			64
404	2	1			749			64
405	1	1			535			
406	1	1			495			
407	1	1			554			
408	2	1		1	672			
409	0	1			388			
410	1	1			554			
411	1	1		1	495			
412	2	1			743			
Common Landscaped area						0		
Circulation/Mechanical						1,183		
<b>Level 4</b>			0	2	7,109	1,183	8,292	192
Common Landscaped area								3,662
Circulation/Mechanical						804		
<b>Roof Level</b>			0	0	0	804	804	3,662
<b>Building Total</b>			5	8	28,036	14,364	42,400	6,544

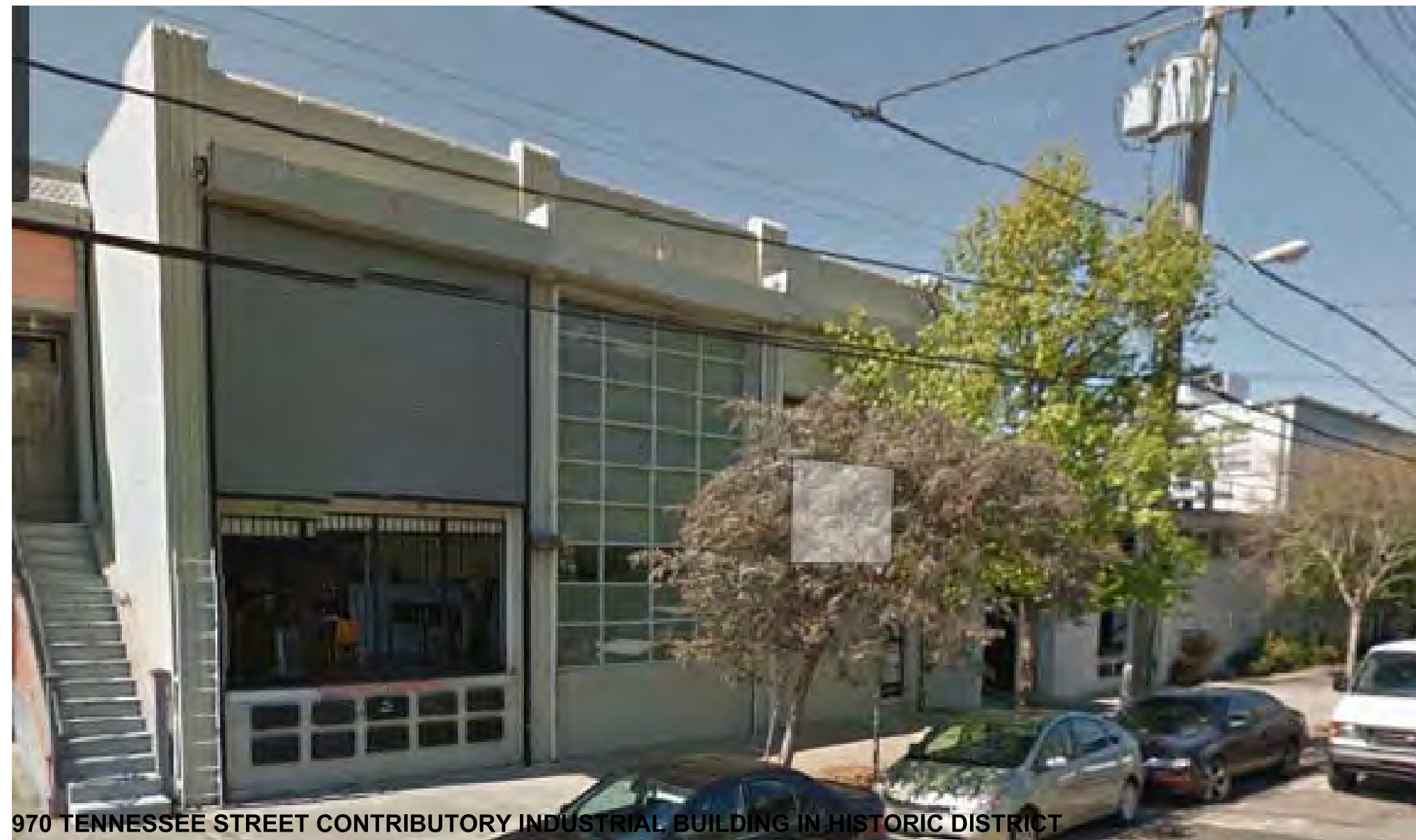
  

Unit Type	Qty	Avg Area	Flex	BMR
Studio	3	388	0	1
1 bedroom, 1 bath	23	551	0	4
2 bedroom, 1 bath	15	770	5	3
3 bedroom, 1 bath	3	884	0	0
<b>Total</b>	<b>44</b>	<b>637</b>	<b>5</b>	<b>8</b>

Key Project Info	Required	Provided
% of 2+ Bedroom Units	40%	40.9%
BMR Units	18%	8
Car Parking	33	33
Bike Parking	44	88
Private Open Space	0	6,544
Common Open Space	3,520	3,662

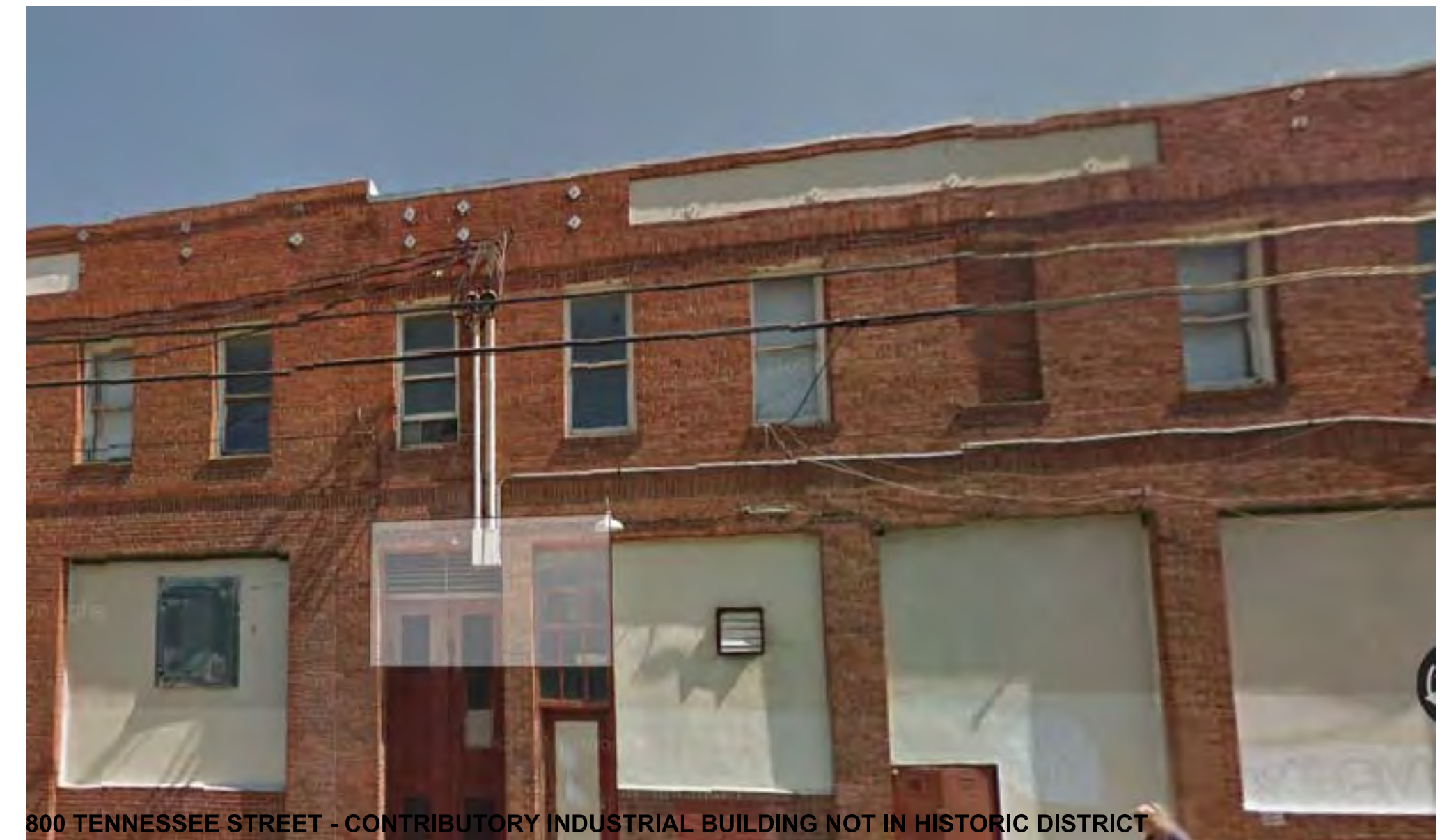




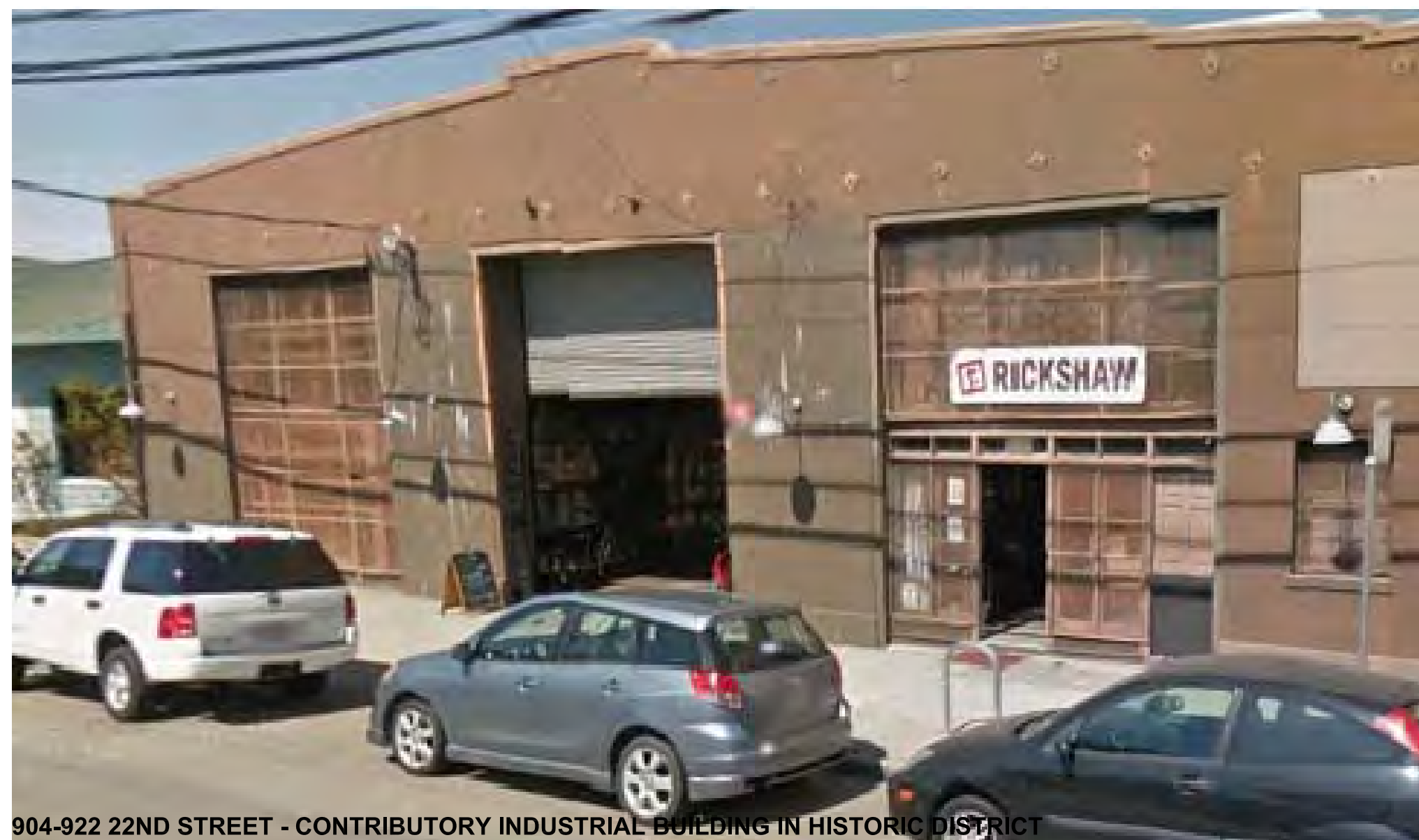
970 TENNESSEE STREET CONTRIBUTORY INDUSTRIAL BUILDING IN HISTORIC DISTRICT



807 22ND STREET - CONTRIBUTORY INDUSTRIAL BUILDING IN HISTORIC DISTRICT



800 TENNESSEE STREET - CONTRIBUTORY INDUSTRIAL BUILDING NOT IN HISTORIC DISTRICT



904-922 22ND STREET - CONTRIBUTORY INDUSTRIAL BUILDING IN HISTORIC DISTRICT



833 22ND STREET - CONTRIBUTORY INDUSTRIAL BUILDING IN HISTORIC DISTRICT



1060 TENNESSEE STREET - CONTRIBUTORY NON-INDUSTRIAL BUILDING IN HISTORIC DISTRICT

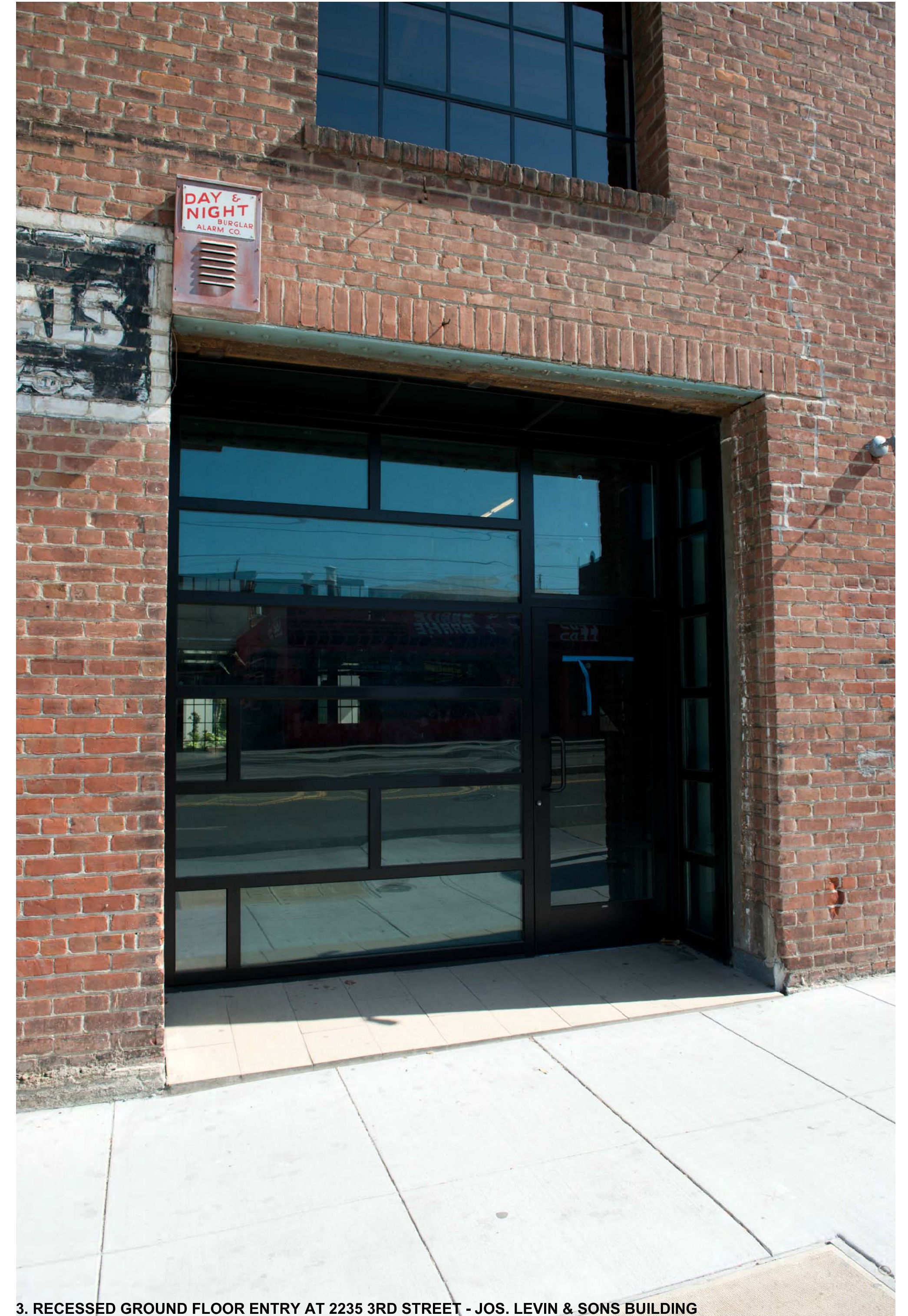


900 TENNESSEE STREET - CONTRIBUTORY INDUSTRIAL BUILDING IN HISTORIC DISTRICT



890-900 MINNESOTA STREET - CONTRIBUTORY INDUSTRIAL BUILDING IN HISTORIC DISTRICT



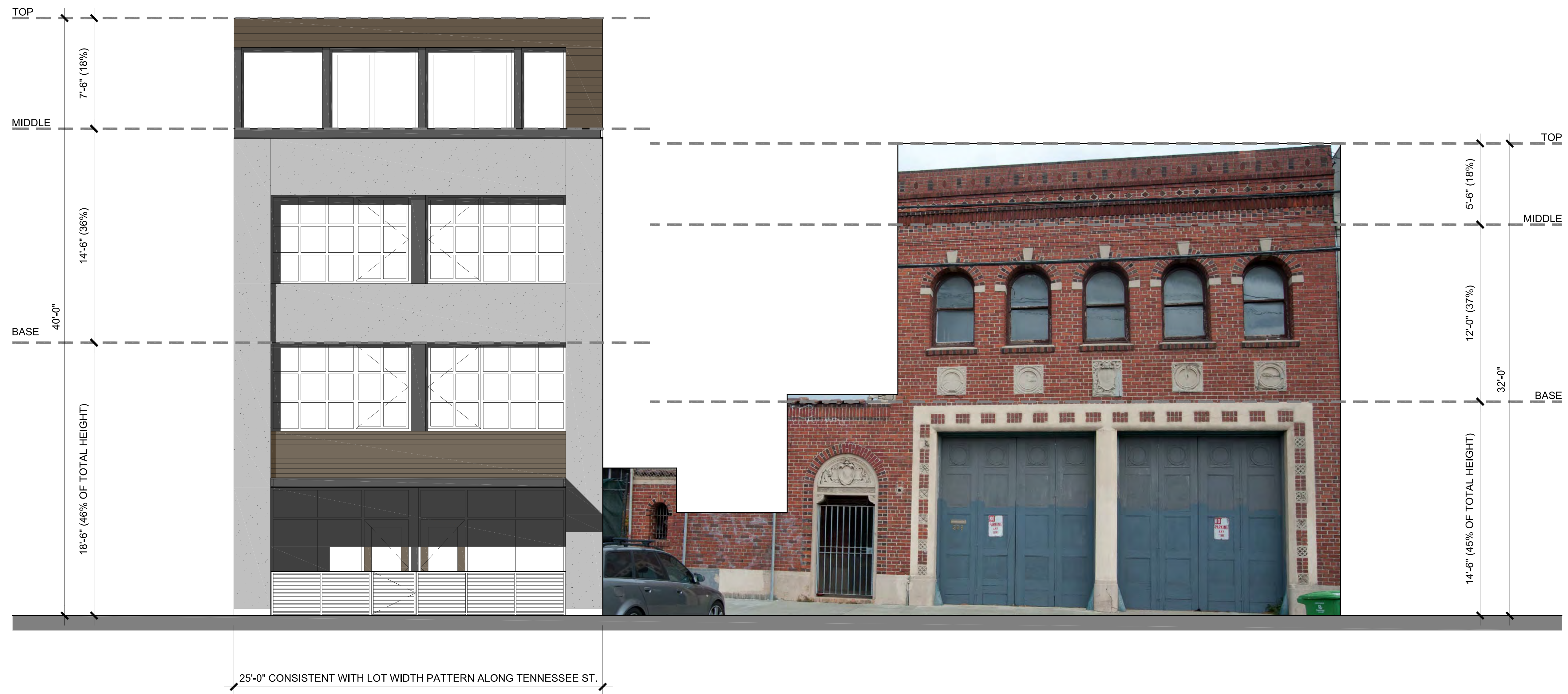


1. CONCRETE FACADE WITH PILASTERS AT 970 TENNESSEE STREET

2. INDUSTRIAL-SCALE ENTRY AT 904 22ND STREET - RICKSHAW BAGWORKS

3. RECESSED GROUND FLOOR ENTRY AT 2235 3RD STREET - JOS. LEVIN & SONS BUILDING





25' SEGMENT OF PROPOSED SUBJECT BUILDING ADJACENT TO NEIGHBORING FIREHOUSE. ALL 3 ADJACENT 25' BUILDING SEGMENTS ARE IDENTICAL, SEE TENNESSEE STREET ELEVATION FOR MORE INFORMATION AND A COMPLETE ELEVATION DRAWING.





PRIMARY SIDING MATERIAL - SHIPLAP (HORIZONTAL) WOOD SIDING W/ CLEAR OIL FINISH, "ARBOR WOOD CO"



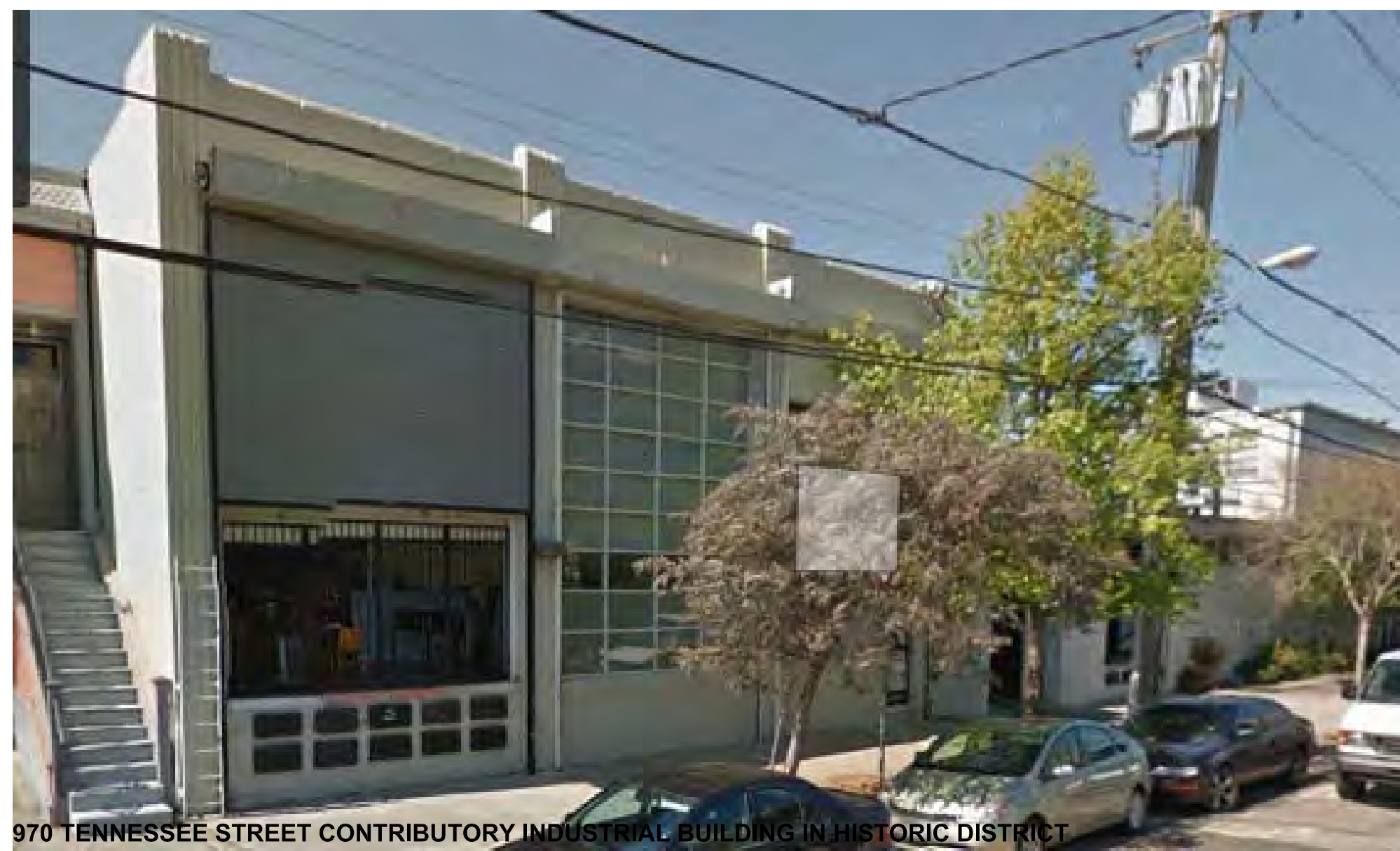
SECONDARY SIDING MATERIAL - CEMENT PLASTER SIDING WITH CONCRETE FINISH



PROPOSED ACCENT MATERIAL (SEE ALTERNATE RENDERINGS) - CORTEN STEEL PANEL W/ RUSTED FINISH



803 22ND STREET - CONTRIBUTORY INDUSTRIAL BUILDING IN HISTORIC DISTRICT



970 TENNESSEE STREET CONTRIBUTORY INDUSTRIAL BUILDING IN HISTORIC DISTRICT



PIER 70, BUILDINGS #113/114 "MACHINE SHOP"



1060 TENNESSEE STREET - CONTRIBUTORY NON-INDUSTRIAL BUILDING IN HISTORIC DISTRICT



904-922 22ND STREET - CONTRIBUTORY INDUSTRIAL BUILDING IN HISTORIC DISTRICT



PIER 70, WAREHOUSE #6 "LIGHT WAREHOUSE"





ITERATION 1 - NOVEMBER 2013 (INITIAL DESIGN)



ITERATION 3 - JULY 2014 (CURRENT DESIGN)



ITERATION 2 - MAY 2014







































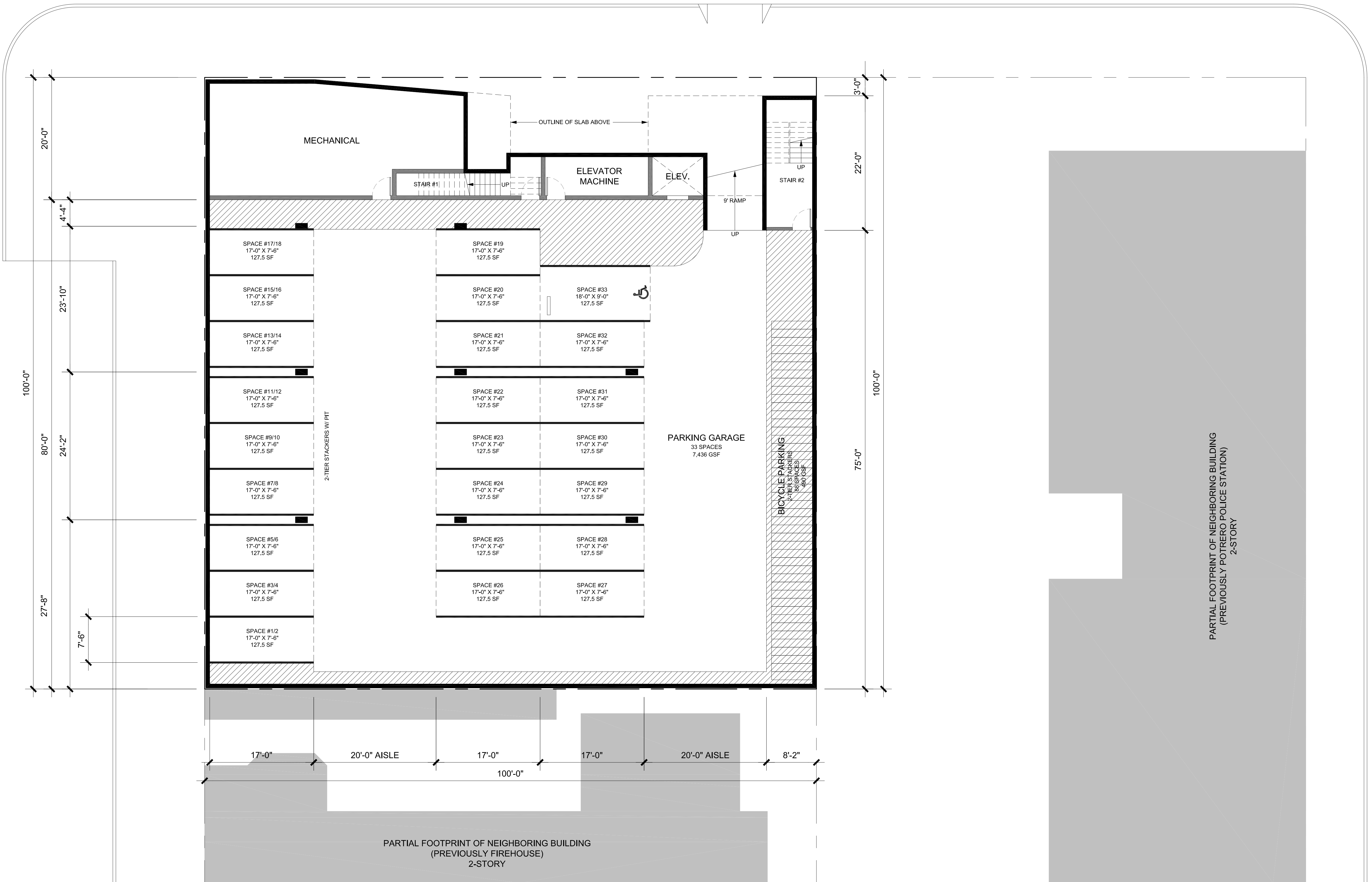
- NOTES:  
 1. BUILDING FOOTPRINT INDICATED WITH GRAY TONE  
 2. UPPER LEVEL FOOTPRINT INDICATED BY DASHED LINES



20TH STREET  
66' WIDE

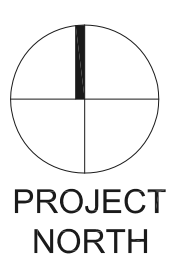
TENNESSEE STREET  
80' WIDE

3RD STREET

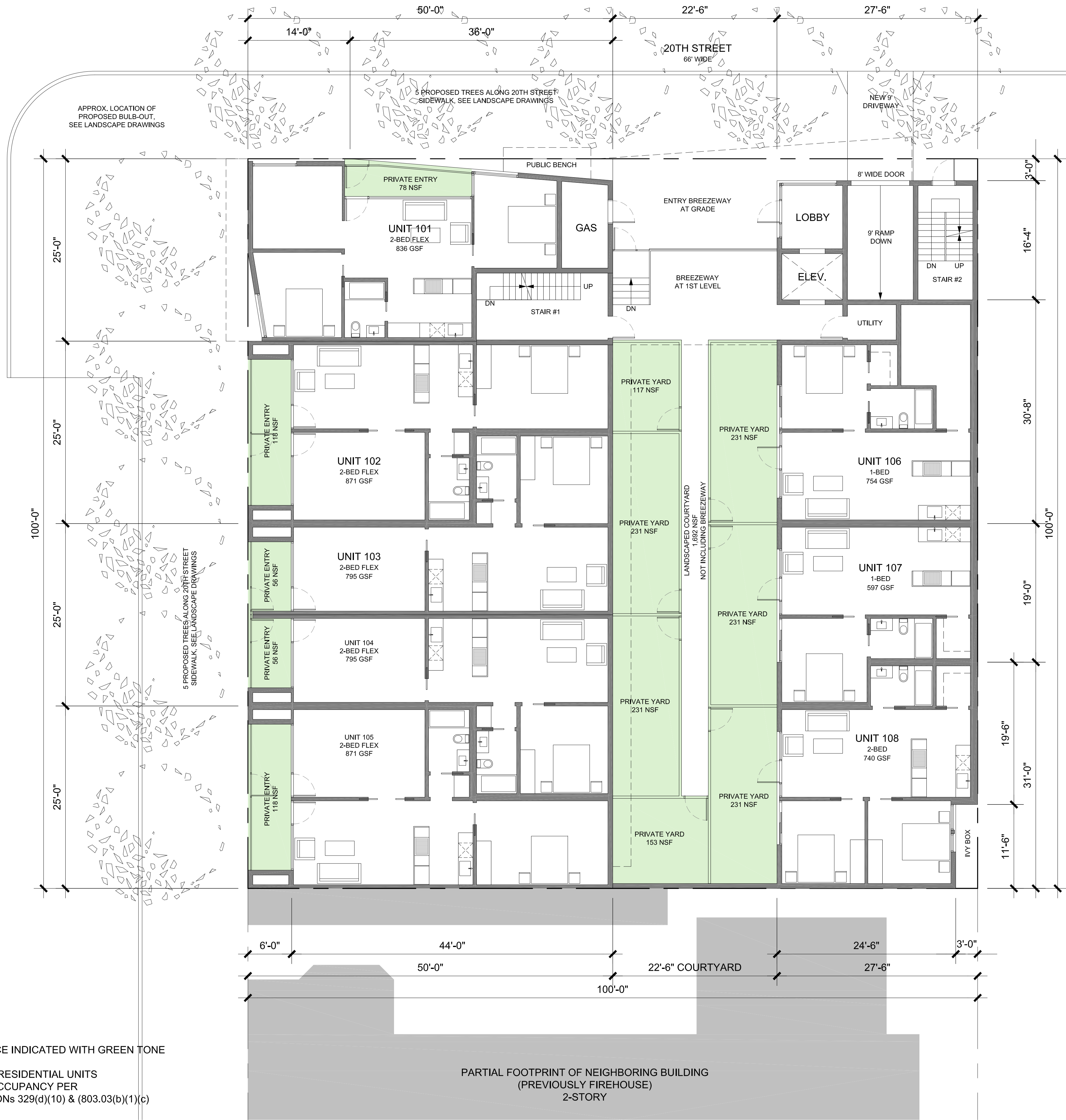


PARTIAL FOOTPRINT OF NEIGHBORING BUILDING  
(PREVIOUSLY POTRERO POLICE STATION)  
2-STORY

PARTIAL FOOTPRINT OF NEIGHBORING BUILDING  
(PREVIOUSLY FIREHOUSE)  
2-STORY



TENNESSEE STREET  
80' WIDE



APPROX. LOCATION OF PROPOSED BULB-OUT, SEE LANDSCAPE DRAWINGS

5 PROPOSED TREES ALONG 20TH STREET SIDEWALK, SEE LANDSCAPE DRAWINGS

5 PROPOSED TREES ALONG 20TH STREET SIDEWALK, SEE LANDSCAPE DRAWINGS

NEW DRIVEWAY

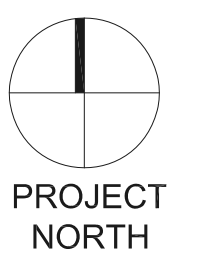
LANDSCAPED COURTYARD PER PERMITS NOT INCLUDING BREEZEWAY

PARTIAL FOOTPRINT OF NEIGHBORING BUILDING (PREVIOUSLY POTRERO POLICE STATION) 2-STORY

PARTIAL FOOTPRINT OF NEIGHBORING BUILDING (PREVIOUSLY FIREHOUSE) 2-STORY

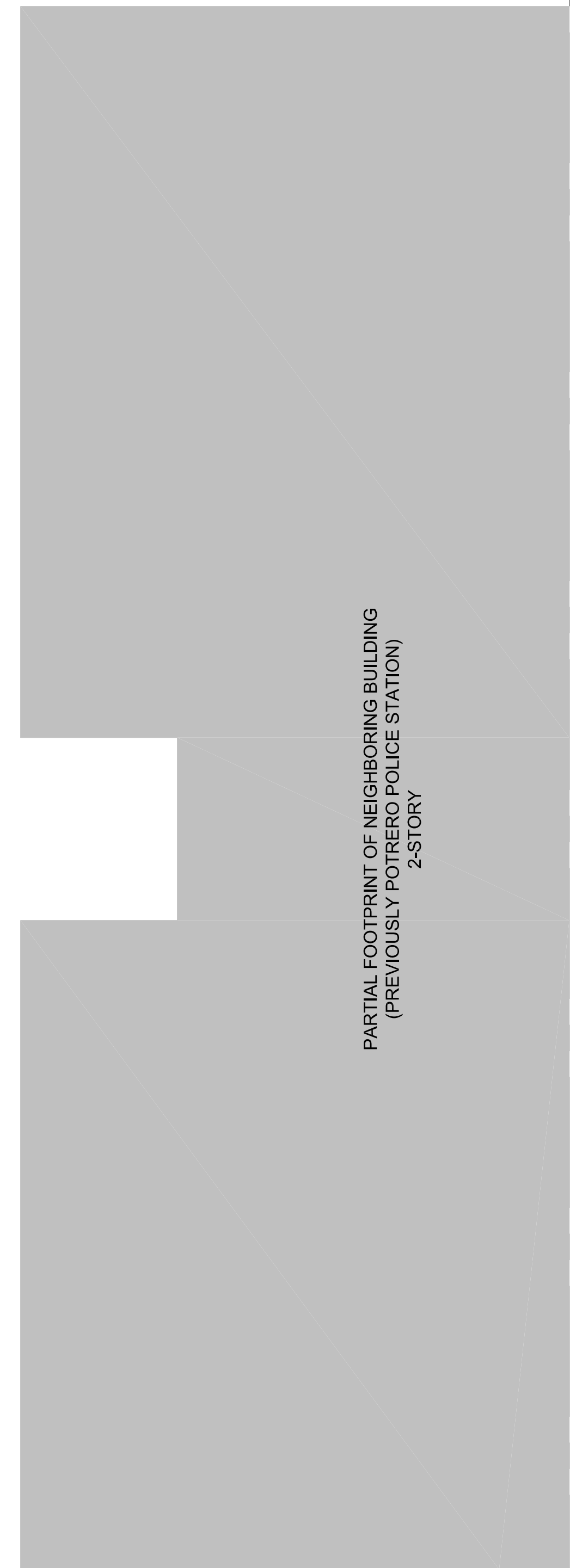
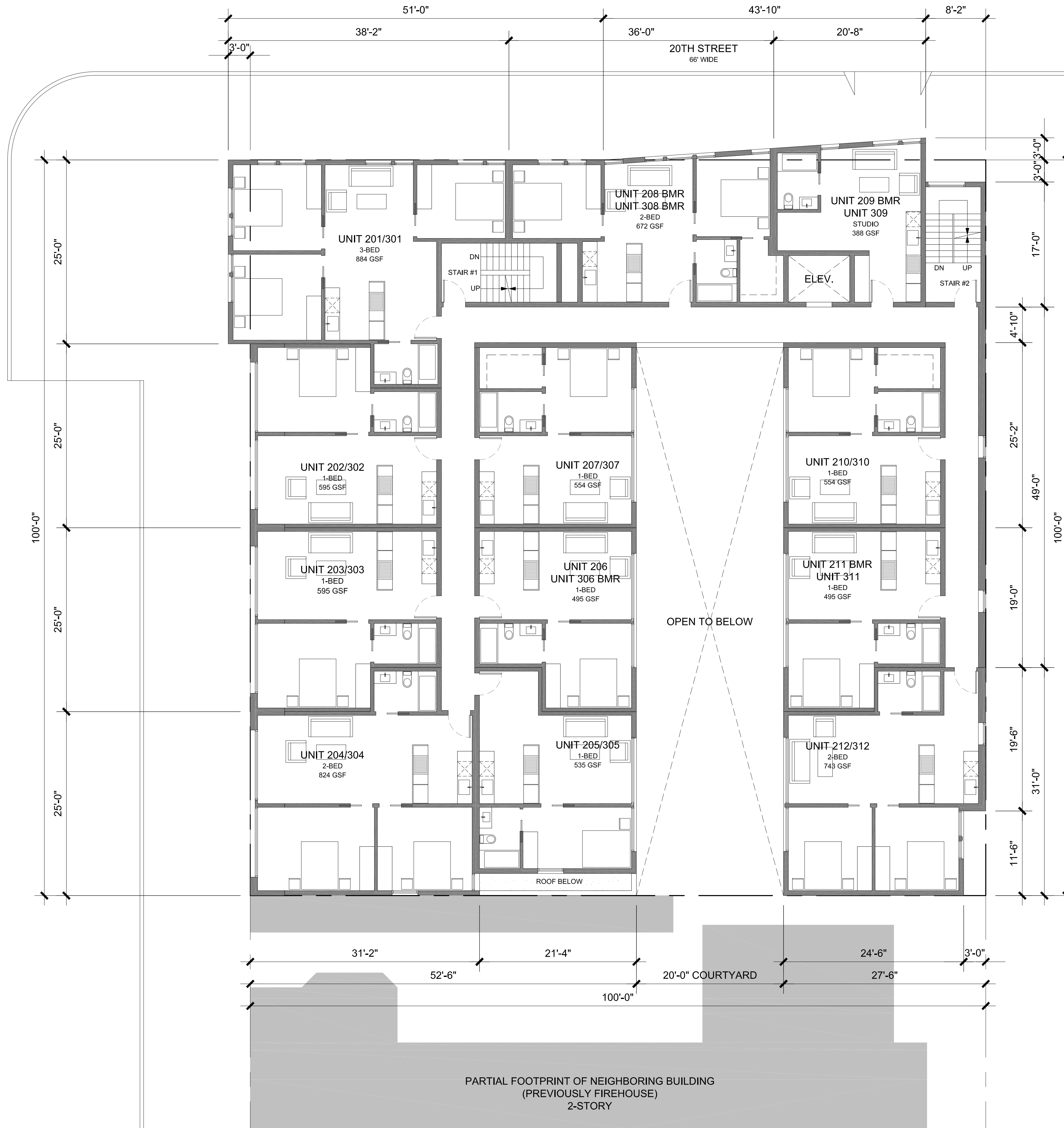
3RD STREET

- NOTES:
1. PRIVATE OPEN SPACE INDICATED WITH GREEN TONE
  2. "FLEX" DESIGNATES RESIDENTIAL UNITS THAT ARE FLEXIBLE OCCUPANCY PER PLANNING CODE SECTIONS 329(d)(10) & (803.03(b)(1)(c))





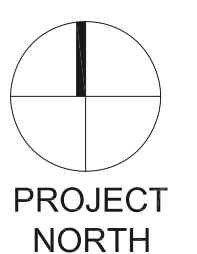
TENNESSEE STREET  
80' WIDE



PARTIAL FOOTPRINT OF NEIGHBORING BUILDING  
(PREVIOUSLY POTRERO POLICE STATION)  
2-STORY

3RD STREET

PARTIAL FOOTPRINT OF NEIGHBORING BUILDING  
(PREVIOUSLY FIREHOUSE)  
2-STORY



TENNESSEE STREET  
80' WIDE



NOTES:  
1. PRIVATE OPEN SPACE INDICATED WITH GREEN TONE

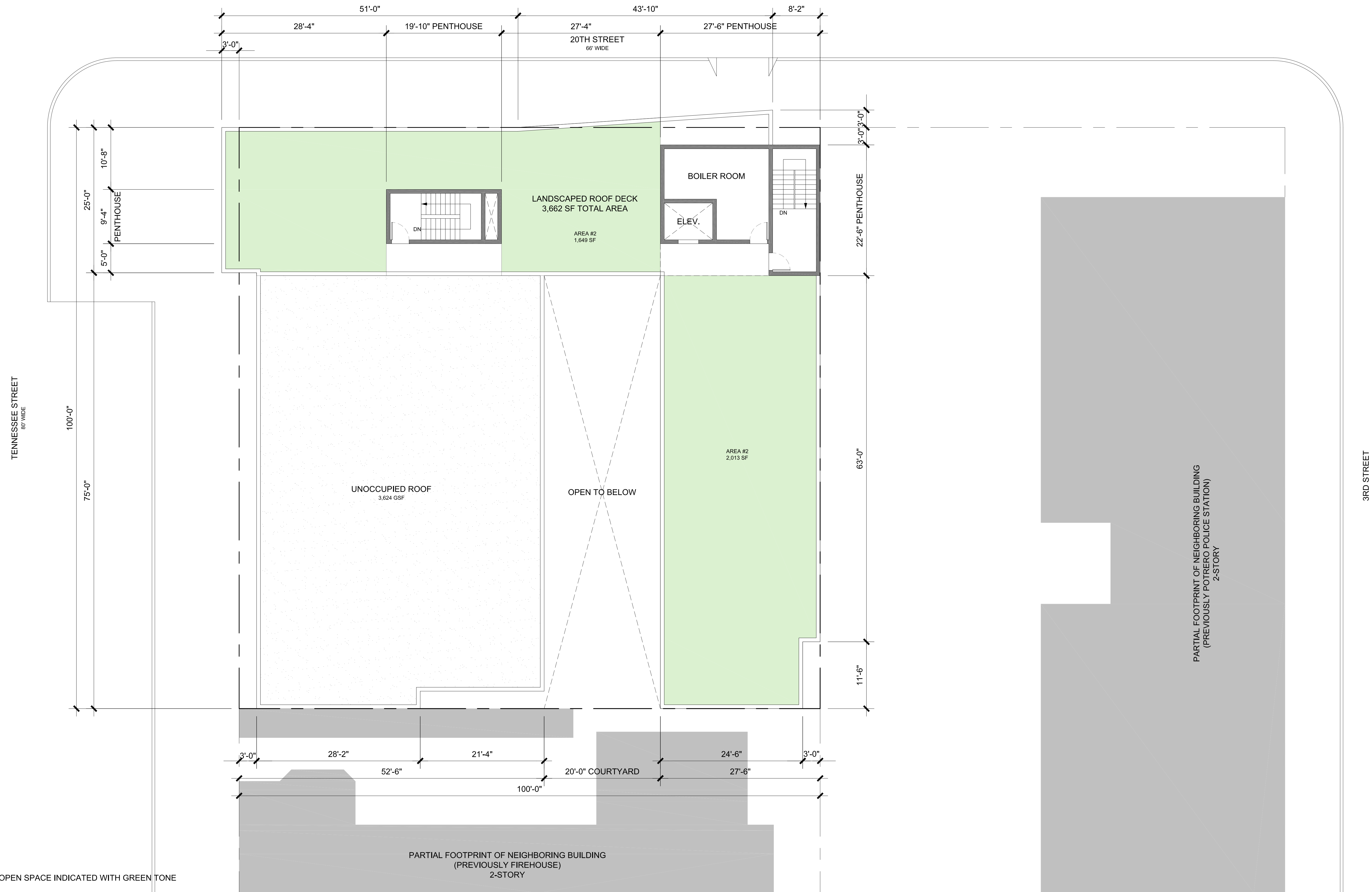
PARTIAL FOOTPRINT OF NEIGHBORING BUILDING  
(PREVIOUSLY FIREHOUSE)  
2-STORY

PARTIAL FOOTPRINT OF NEIGHBORING BUILDING  
(PREVIOUSLY POTRERO POLICE STATION)  
2-STORY

3RD STREET







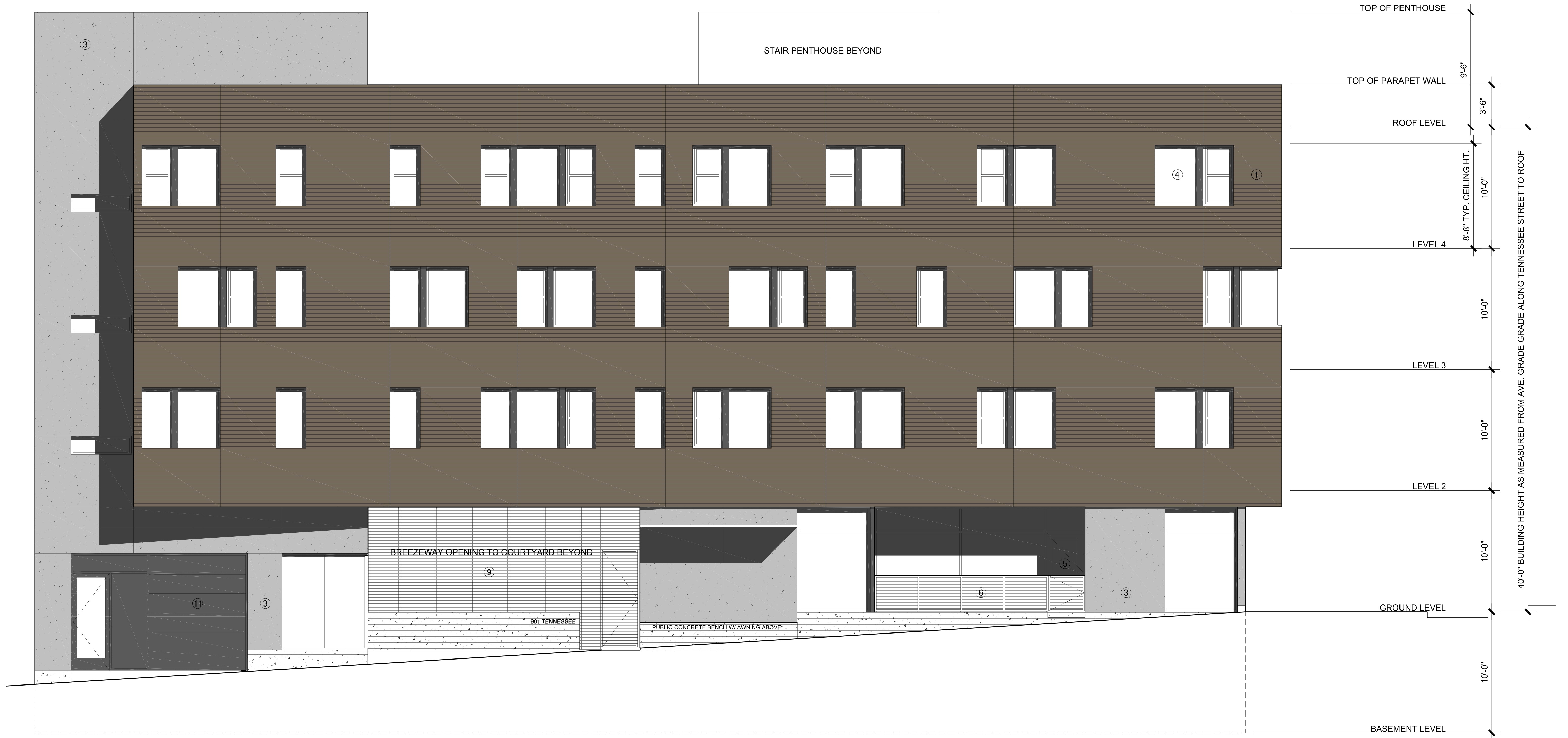
NOTES:  
1. COMMON OPEN SPACE INDICATED WITH GREEN TONE



- MATERIAL LIST**
1. SHIPLAP WOOD SIDING W/ 4" REVEAL AND DARK OIL FINISH
  2. SHIPLAP WOOD SIDING W/ 8" REVEAL AND DARK BROWN PAINTED FINISH
  3. CEMENT PLASTER SIDING W/ SMOOTH "CONCRETE" FINISH AND NATURAL GRAY COLOR
  4. ALUMINUM WINDOWS AND DOORS W/ ANODIZED BLACK FINISH AND INTEGRAL 4" RECESS
  5. MAHOGANY EXTERIOR DOORS W/ OIL FINISH
  6. CUSTOM METAL RAILINGS W/ BLACK POWDERCOAT FINISH
  7. CUSTOM METAL AWNINGS W/ BLACK POWDERCOAT FINISH
  8. CUSTOM METAL CAP FLASHING "CORNICHE" W/ BLACK POWDERCOAT FINISH
  9. CUSTOM METAL SECURITY SCREENING W/ BLACK POWDERCOAT FINISH
  10. MCNICOLS "ECO-MESH" W/ RUSTED FINISH ON BLACK CEMENT PANEL FOR GREEN (PLANTED) WALL
  11. FLUSH METAL GARAGE DOOR ASSEMBLY W/ BLACK POWDERCOAT FINISH



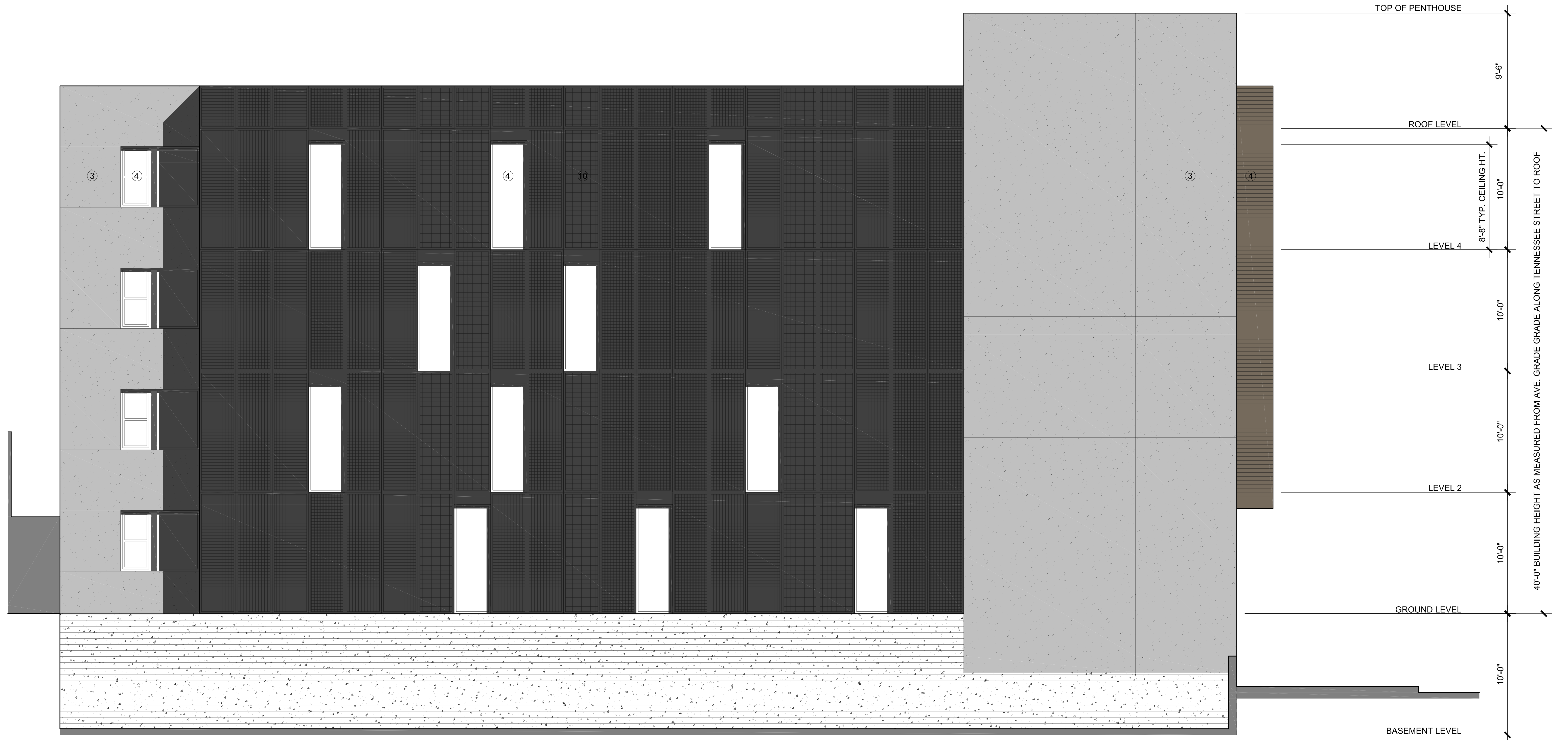
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