



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: DECEMBER 3, 2014

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Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
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Information:  
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*Filing Date:* October 16, 2014  
*Case No.:* **2014.1590A**  
*Project Address:* **2550 Mission Street (New Mission Theater)**  
*Historic Landmark:* Landmark No. 245  
*Zoning:* Mission St NCT (Neighborhood Commercial Transit) Zoning District  
85-X Height and Bulk District  
*Block/Lot:* 3616/007  
*Applicant:* Naomi Miroglio, Architectural Resources Group  
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### PROPERTY DESCRIPTION

**2550 MISSION STREET (NEW MISSION THEATER)** is located on an irregular mid-block parcel on the west side of Mission Street between 21<sup>st</sup> and 22<sup>nd</sup> Streets (Assessor's Block 3616 Lot 007). Originally constructed in 1910, the New Mission Theater is a three-story, single-screen theater distinguished with a 70-ft tall pylon sign and marquee, which fronts onto Mission Street. The building rests upon a concrete foundation and features an unreinforced brick masonry vestibule and lobby, and a reinforced concrete auditorium. The building is capped by a series of flat and low-pitched gable roofs, and a side-facing stepped parapet wall. In 1916, noted theater architects, the Reid Brothers enlarged and renovated the theater. Their work included adding the three-story main auditorium along Bartlett Street and renovating the interior with Neo-Classical Revival details. Later, in 1932, another noted architect, Timothy Pflueger of Miller & Pflueger, renovated the promenade lobby and Mission Street façade of the theater in an Art Deco style.

Per Article 10 of the San Francisco Planning Code, the New Mission Theater is designated as Landmark No. 245, and includes designated features within the interior and exterior of the subject property.

### PROJECT DESCRIPTION

The proposed project includes revisions to the previously-approved rehabilitation project at the New Mission Theater (See Case No. 2006.0494A). The previously-approved rehabilitation project included exterior and interior alterations and a change in use from a single-screen theater into a five-screen theater/restaurant (d.b.a. Alamo Drafthouse Cinema). The Historic Preservation Commission (HPC) approved the original project, as noted in HPC Motion No. 0183.

The proposed revisions to the original project include:

- Extension of the parapet walls along the side lot lines on the roof;
- Rear façade alterations along Bartlett Street, including relocation of an egress door, infill of existing openings, and patch, paint and repair of the exterior walls;
- New construction of an at-grade concrete screen wall/trash enclosure along Bartlett Street;
- Installation of new exterior straight-run metal stair/fire escape from ground floor level to second floor, as well as new roof access ladders and roof hatches; and,
- Installation of new mechanical equipment, including exterior duct work painted to match the exterior walls.

## OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit from the Department of Building Inspection (DBI).

## COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

## APPLICABLE PRESERVATION STANDARDS

### ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, 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*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

### THE SECRETARY OF THE INTERIOR'S STANDARDS

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

**Standard 1:** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

*The proposed project would maintain the subject property's historic use as a theater and would not alter the previously-approved change in use to a five-screen theater and restaurant.*

*Therefore, the proposed project complies with Rehabilitation Standard 1.*

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

*The proposed project maintains the historic character of the subject property, as defined by its character-defining features (See Landmark Designation Ordinance 87-04). The project would retain the historic character of the New Mission Theater and would not remove distinctive materials nor alter features, spaces, or spatial relationships that characterize the property. The proposed project does not include any major exterior additions and would retain, preserve and restore the exterior character-defining features, including the marquee, pylon sign, and parapet. Although the project does call for the extension of parapet walls along the side lot lines, this alteration does not impact the historic character of the roof or any other exterior element. Further, the rooftop alterations would not be visible from any public rights-of-way, due to the adjacent new construction and front parapet wall/marquee. Overall, no historic materials or features would be removed from the exterior. Proposed exterior work is focused on non-historic or a secondary (rear) facade.*

*Therefore, the proposed project complies with Rehabilitation Standard 2.*

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

*The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be contemporary and compatible in character.*

*Therefore, the proposed project complies with Rehabilitation Standard 3.*

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

*The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. Proposed work is limited to the rear façade or roof, and does not impact any exterior character-defining features.*

*Therefore, the proposed project complies with Rehabilitation Standard 4.*

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

*The proposed project would preserve distinctive features, finishes and construction techniques, including the cement plaster exterior and other significant exterior elements. Since proposed work is limited to a secondary (rear) façade and the roof, distinctive features, finishes and construction techniques are not impacted by the proposed project. The previously-approved project called for the rehabilitation and/or restoration of distinctive features, such as the blade sign and marquee.*

*Therefore, the proposed project complies with Rehabilitation Standard 5.*

**Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

*The proposed project does not call for the replacement of deteriorated historic features. Proposed exterior work includes patch, repair and repainting of the exterior wall along Bartlett Street, which shall not damage any important exterior materials or features.*

*Therefore, the proposed project complies with Rehabilitation Standard 6.*

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

*The proposed project does not include any chemical or physical treatments that may cause damage to historic materials. The proposed paint*

*Therefore, the proposed project complies with Rehabilitation Standard 7.*

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

*The proposed project does not include any major excavation work, and no archaeological resources are expected to be encountered.*

*Therefore, the proposed project complies with Rehabilitation Standard 8.*

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

*The proposed project includes construction of an at-grade screen wall/trash enclosure, as well as the addition of a new metal stair/fire escape and exterior duct work on the Bartlett Street façade. Most of the new exterior work is utilitarian in character, which is consistent with the street façade. The Bartlett Street façade is utilitarian in character with a simple cement plaster wall finish articulated with a regular rhythm of pilasters and cornices. The new façade alterations occur on a secondary unadorned facade and would not destroy historic materials, features, or spatial relationships on the exterior. Although the proposed exterior duct work is not detrimental to the property's overall historic character, this proposed work is not favorable from an urban design perspective and should be reduced in size or scale or masked. Despite this feature, the proposed project maintains the historic integrity of the subject property and introduces elements, such as the at-grade screen wall and metal stair, which are generally compatible with the property's overall size, scale and architectural features. The proposed project maintains the utilitarian character of the Bartlett Street façade, while introducing new elements, which do not effect the few character-defining features.*

*Therefore, the proposed project complies with Rehabilitation Standard 9.*

**Standard 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.

*The proposed project includes construction of an at-grade, concrete screen wall/trash enclosure along Barlett Street. This new screen wall is designed in such a manner that if removed in the future, the essential form and integrity of the subject property would be unimpaired. This proposed project preserves the exterior character-defining features of the subject property, and would not impact the overall integrity of the landmark.*

*Therefore, the proposed project complies with Rehabilitation Standard 10.*

**Summary:** The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

## PUBLIC/NEIGHBORHOOD INPUT

As of November 25, 2014, the Department has not received any public correspondence regarding the proposed project.

## STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, Department staff has determined the following:

**Bartlett Street Alterations:** Along Bartlett Street, the proposed project includes installation of a new straight-run metal stair/fire escape, installation of new exterior duct work from the first floor level to the roof, construction of an at-grade concrete screen wall/trash enclosure, relocation of door openings on the ground floor, and patch, repair, and paint of the exterior cement plaster wall. The Bartlett Street facade is utilitarian in character with a simple cement plaster wall finish articulated with a regular rhythm of pilasters and cornices. Overall, much of this new work is utilitarian in character, is located on a secondary (rear) façade, and does not affect any historic materials or features. This new utilitarian work is consistent with the character of the Bartlett Street façade and the original approval. For example, the original project called for the replacement of the existing stair with a new metal stair. The proposed revisions alter the configuration and design of this new metal stair. Despite the change in form and design, this metal stair is still considered compatible with overall landmark, since the stair is simple in design, constructed of a compatible material, and is small in scale. Similarly, the at-grade screen wall/trash enclosure is smaller in scale relative to the screen wall approved as part of the original project. The relocation of the door openings on the ground floor does not impact any historic features or materials, since many of these doors were utilitarian in character and are not character-defining features. Finally, the patch, repair and painting of the exterior are typical for rehabilitation work on secondary facades. To ensure that this work occurs according to local, state and national historic preservation guidelines, the Department has included a condition of approval to review detailed specifications of this patch, repair and paint work.

One notable difference from the original project and the proposed revisions is the installation of the new exterior duct work. Although the duct work does not impact the overall property's historic character or any historic materials, the duct work does not fit within the context of the larger neighborhood and is an obstructive feature on the exterior façade. Therefore, Department staff has included a condition of approval to continue working with the Project Sponsor to either eliminate this feature from the exterior or reduce the feature in size or scale.

Overall, these rear façade alterations would comply with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since the new work would be compatible with the historic features and would not destroy historic materials or features.

**Rooftop Alterations:** On the roof, the proposed project includes installation of new roof hatches and roof ladders, and the extension of the parapet walls along the side lot line. This work is utilitarian in character and would not impact any character-defining features of the subject property, since this work does not impact any historic materials, is not visible from any public rights-of-way and occurs within non-historic areas. The design of the existing building assists in obscuring the roof from the public rights-of-way. Along Mission Street, the tall parapet wall, marquee and blade sign obscure much of the rooftop, and the visibility of the roof from the public right-of-way. From Bartlett Street, the two-to-three-story mass of the theater assists in obscuring the visibility of the roof from the street. Therefore, this alteration would comply with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since the new work would be not impact any historic materials or features.

**Summary:** Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, as the proposed work shall not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site.

## CONDITIONS OF APPROVAL

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

- Prior to approval of the Building Permit, the Project Sponsor shall minimize all mechanical, electrical or plumbing equipment visible on the exterior to the greatest extent possible, as determined by Planning Department Preservation staff. Any proposed duct work shall be encased within an architecturally finished shroud. Any proposed shroud shall be painted to match the exterior and shall be constructed of a compatible material. Department Preservation staff shall conduct an on-site mock-up of the shroud in place to demonstrate the color, finish and compatibility with the building exterior. The Project Sponsor shall be careful to review proposed mechanical, electrical and plumbing work for its impact to exterior and interior character-defining features.
- Prior to approval of the Building Permit, the Project Sponsor shall provide detailed specifications for the patch, repair and painting of the exterior. Proposed paint shall be breathable. Planning Department Preservation staff shall review and approve the proposed paint, color and patch/repair techniques for compliance with local, state and national historic preservation standards and guidelines.

## ENVIRONMENTAL REVIEW STATUS

On November 21, 2012, a Preliminary Mitigated Negative Declaration (PMND), Initial Study and Community Plan Exemption for the original project was prepared and published for public review. The PMND, Draft Initial Study, and Community Plan Exemption was available for public comment until December 11, 2012. The Planning Department has determined that the proposed revisions are in substantial conformance with the original project.

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10.

## ATTACHMENTS

Draft Motion

Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos

Architectural Drawings

HPC Motion No. 0183

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Motion No. XXXX

HEARING DATE: DECEMBER 3, 2014

1650 Mission St.  
Suite 400  
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*Reviewed By* Timothy Frye – (415) 575-6822  
tim.frye@sfgov.org

**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 007 IN ASSESSOR'S BLOCK 3616, DESIGNATED AS LANDMARK NO. 245, AND LOCATED WITHIN MISSION ST NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND A 85-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, on October 16, 2014, Naomi Miroglio of Architectural Resources Group (Project Sponsor) on behalf of Alamo Mission LLC (Property Owners), filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for revisions to the previously approved project (Case No. 2006.0494A), including rear façade and rooftop alterations to the subject property located on Lot 007 in Assessor's Block 3616.

WHEREAS, On December 19, 2012, the Planning Department adopted the Initial Study/Mitigated Negative Declaration (MND) for the original project (Case No. 2006.0494A) and found that the contents of said report and the procedures through which the MND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and,



WHEREAS, the Planning Department found the MND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning, and approved the MND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31; and be it

RESOLVED, the Planning Department found the proposed revisions to the original project (Case No. 2014.0972A) to be in substantial conformance with the original project for the purposes of CEQA; and,

WHEREAS, the Planning Department, Jonas Ionin, is the custodian of records, located in Case No. 2006.0494A and Case No. 2014.1590A at 1650 Mission Street, Fourth Floor, San Francisco, California; and

WHEREAS, on December 3, 2014, the Commission conducted a duly noticed public hearing on the current project, Case No. 2014.1590A (Project) for its appropriateness.

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

**MOVED**, that the Commission hereby grants a Certificate of Appropriateness WITH CONDITIONS, in conformance with the project information dated September 2014 and labeled Exhibit A on file in the docket for Case No. 2014.1590A based on the following findings:

## **CONDITIONS OF APPROVAL**

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

- Prior to approval of the Building Permit, the Project Sponsor shall minimize all mechanical, electrical or plumbing equipment visible on the exterior to the greatest extent possible, as determined by Planning Department Preservation staff. Any proposed duct work shall be encased within an architecturally finished shroud. Any proposed shroud shall be painted to match the exterior and shall be constructed of a compatible material. Department Preservation staff shall conduct an on-site mock-up of the shroud in place to demonstrate the color, finish and compatibility with the building exterior. The Project Sponsor shall be careful to review proposed mechanical, electrical and plumbing work for its impact to exterior and interior character-defining features.
- Prior to approval of the Building Permit, the Project Sponsor shall provide detailed specifications for the patch, repair and painting of the exterior. Proposed paint shall be breathable. Planning Department Preservation staff shall review and approve the proposed paint, color and patch/repair techniques for compliance with local, state and national historic preservation standards and guidelines.

## FINDINGS

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

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

The Historic Preservation Commission has determined that the proposed work is compatible with the character of Landmark No. 245 as described in designating ordinance and Article 10 of the San Francisco Planning Code.

- That the proposed project features rear façade and rooftop alterations, which are compatible with the Landmark, since this new work does not destroy historic materials, and provides for alterations, which are compatible, yet differentiated.
- That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of Landmark No. 245.
- The proposed project meets the requirements of Article 10.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

***Standard 2.***

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

***Standard 9.***

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

***Standard 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.*

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

*The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the South End Landmark District for the future enjoyment and education of San Francisco residents and visitors.*

- 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 revisions to the theater rehabilitation project will not have any impact on any existing neighborhood serving retail uses. Currently, the theater is vacant and does not possess any retail use.*

- 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 revisions to the theater rehabilitation project will strengthen neighborhood character by respecting the character-defining features of Landmark No. 245 in conformance with the Secretary of the Interior's Standards for Rehabilitation.*

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

*The revisions to the theater rehabilitation project will have no impact to housing supply.*

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

*The revisions to the theater rehabilitation project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. The theater rehabilitation project does not include any parking, and the surrounding area is well-served by public transportation.*

- 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 revisions to the theater rehabilitation project will enhance the area's service sector jobs by providing for new employment opportunities with the new theater. The theater will draw new visitors to the neighborhood, who may frequent nearby restaurants, bars and other businesses.*

- 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 unaffected by the proposed work. The theater rehabilitation project included a seismic upgrade, which will be executed in compliance with all applicable construction and safety measures.*

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

*The revisions to the theater rehabilitation project are in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.*

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

*The revisions to the theater rehabilitation project will not impact the access to sunlight or vistas for parks and open space.*

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 007 in Assessor's Block 3616 for proposed work in conformance with the project information dated September 2014, labeled Exhibit A on file in the docket for Case No. 2014.1590A.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors, such as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

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

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

I hereby certify that the Historic Preservation Commission ADOPTED the foregoing Motion on December 3, 2014.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 3, 2014

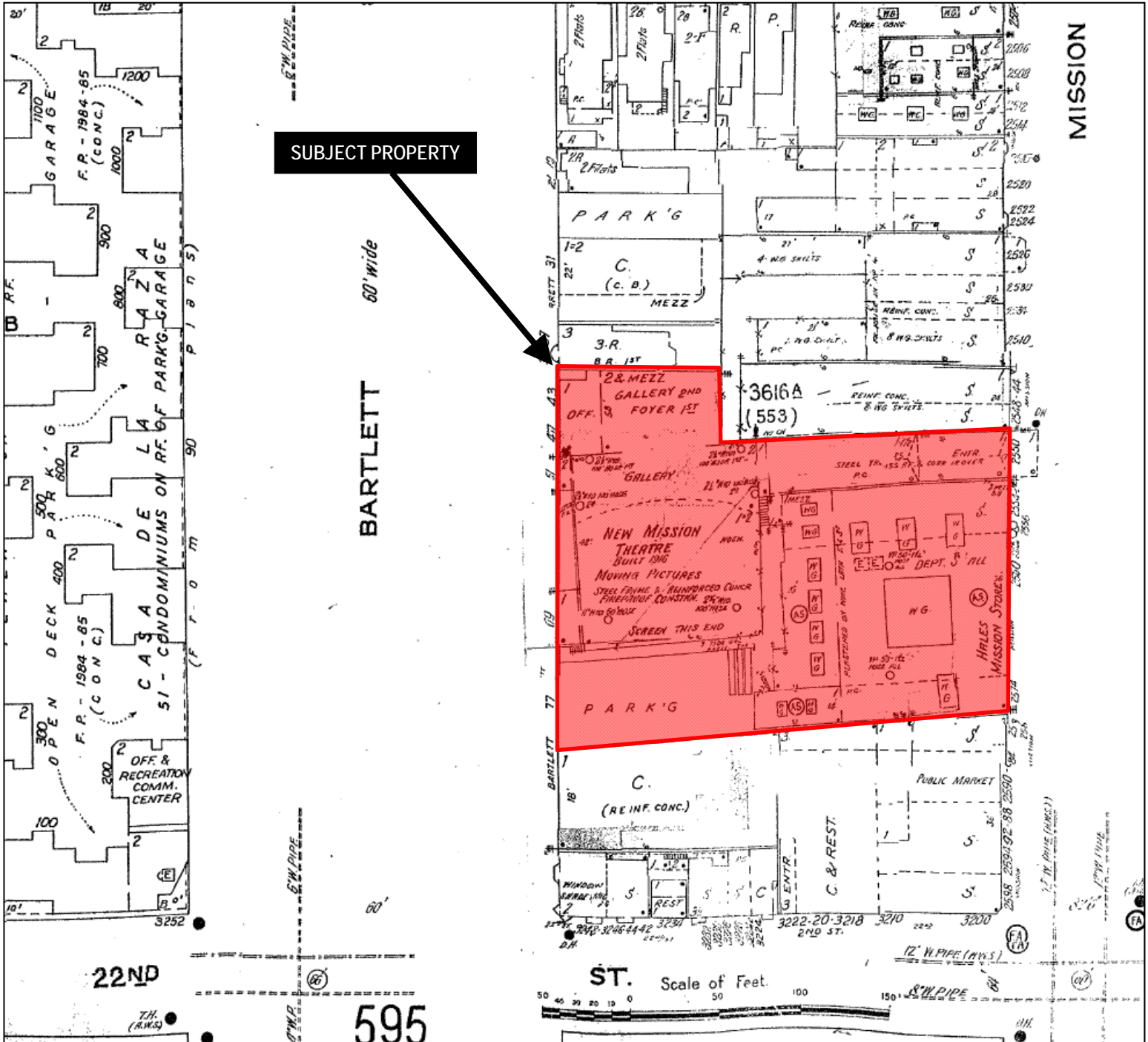
# Parcel Map



Certificate of Appropriateness Hearing  
 Case Number 2014.1590A  
 New Mission Theater, 2550 Mission Street



# Sanborn Map\*



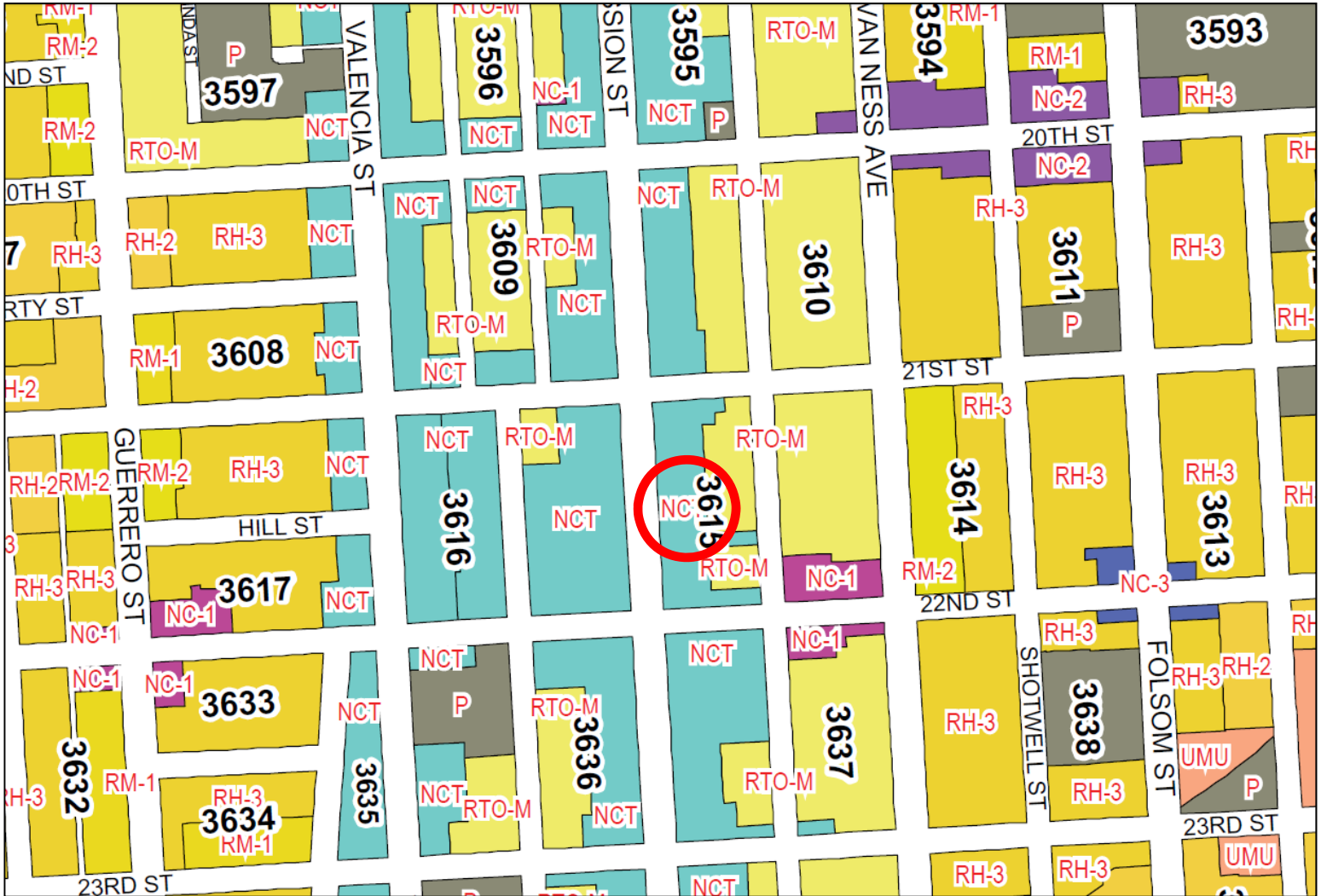
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

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 New Mission Theater, 2550 Mission Street



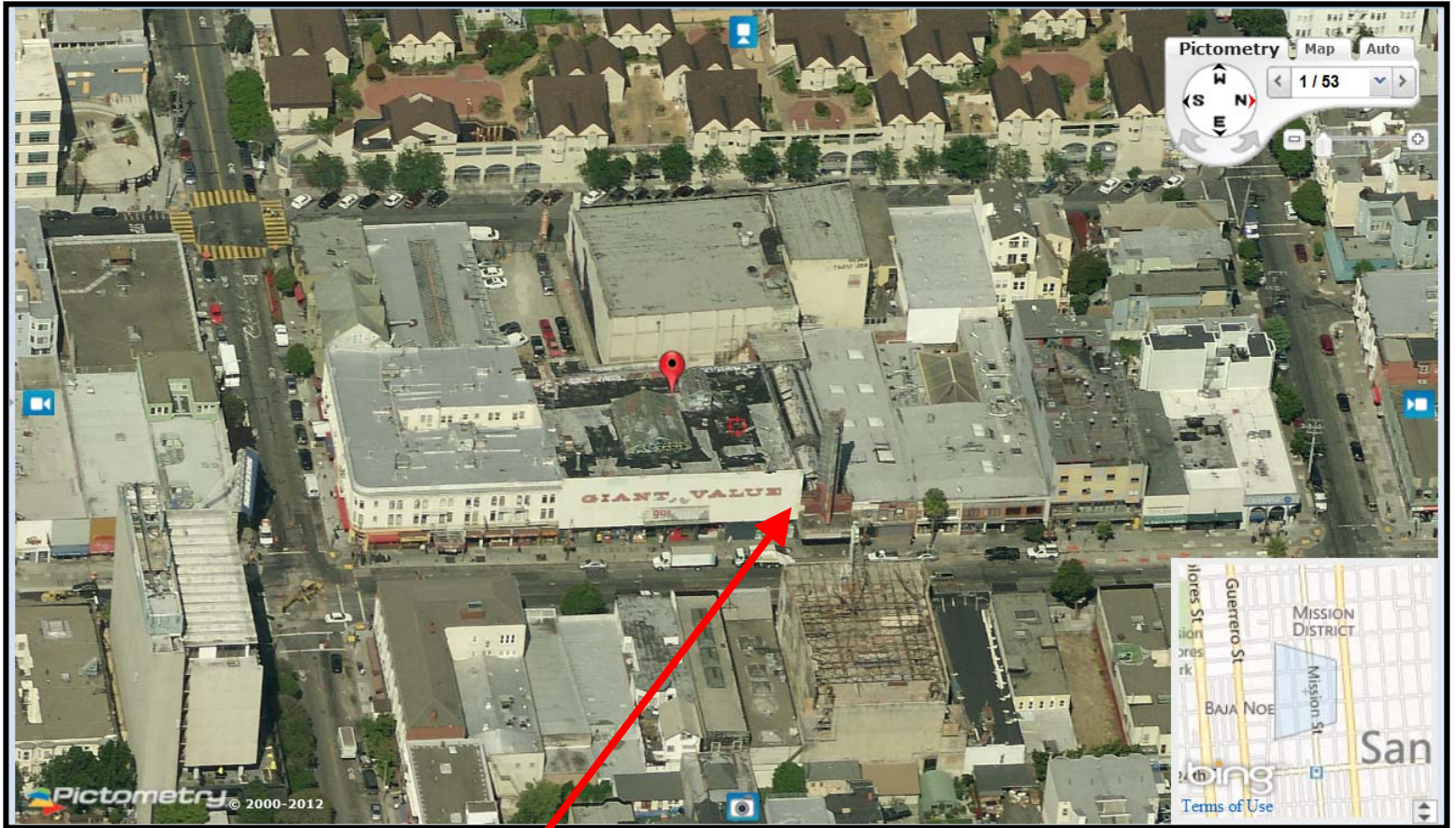


# Zoning Map



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Case Number 2014.1590A  
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# Aerial Photo



**SUBJECT PROPERTY**



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New Mission Theater, 2550 Mission Street

# Site Photo



New Mission Theater, 2550 Mission Street, View along Bartlett Street  
(Source: Google Maps, August 2014)

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Case Number 2014.1590A  
New Mission Theater, 2550 Mission Street

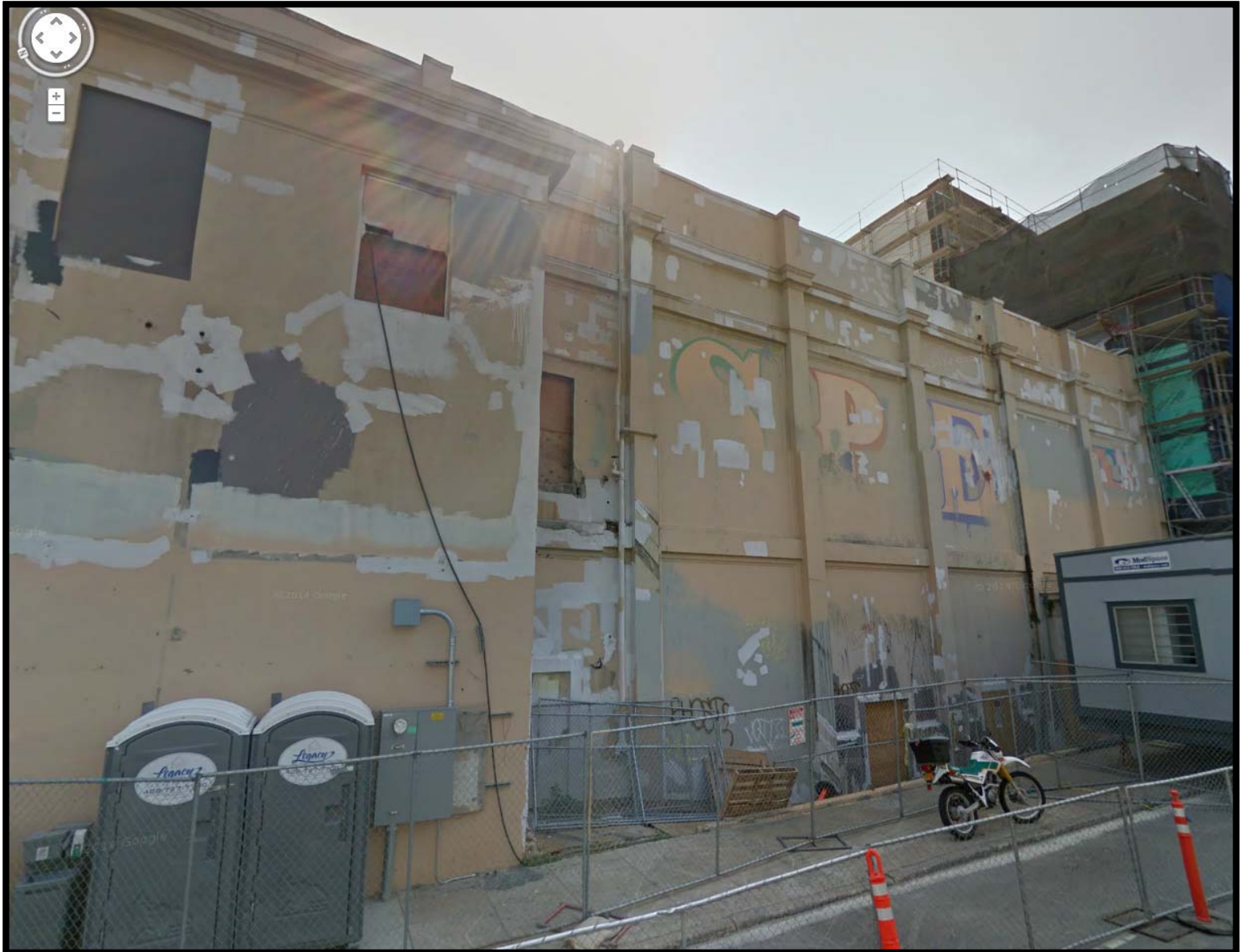
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New Mission Theater, 2550 Mission Street, View along Bartlett Street  
(Source: Google Maps, August 2014)

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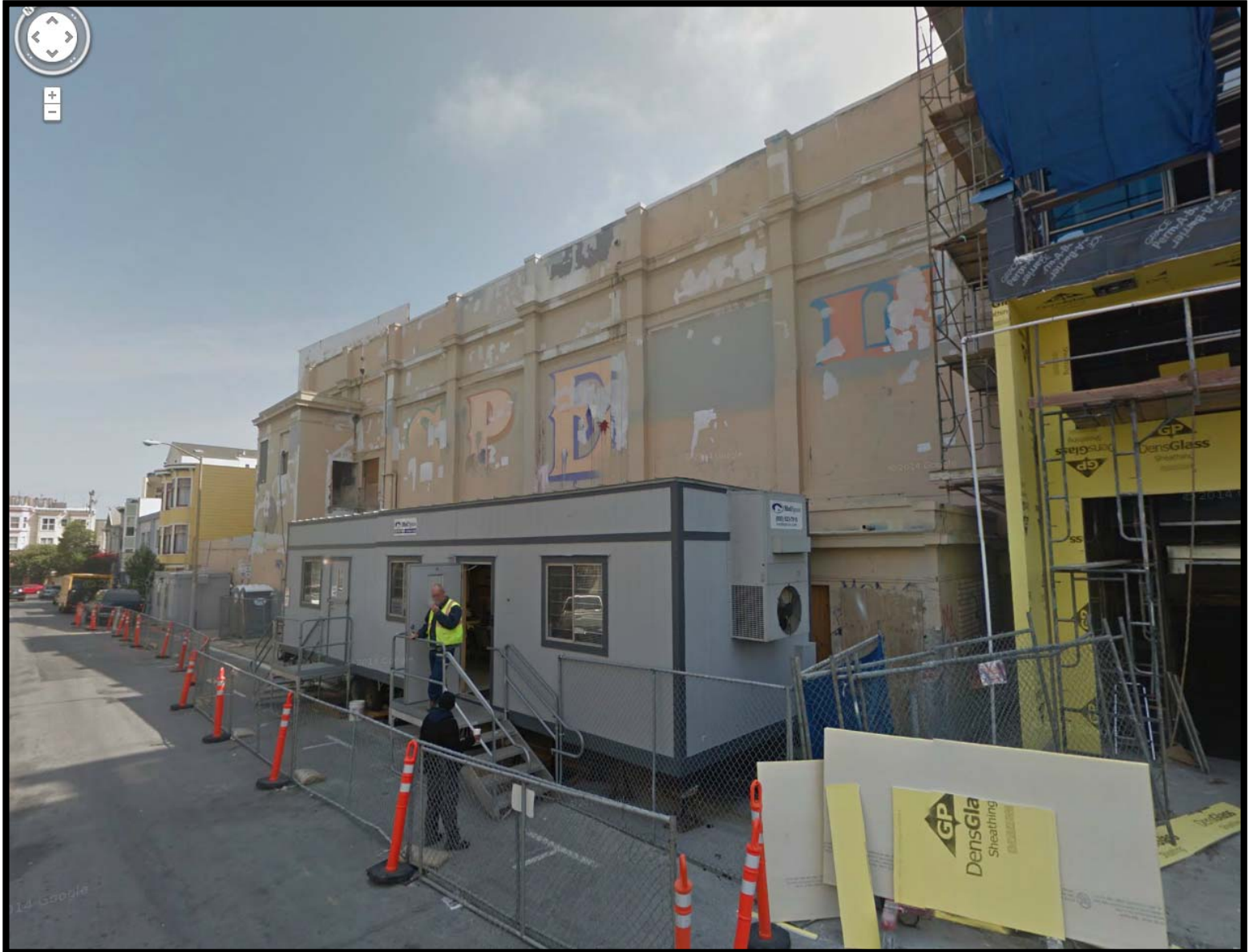
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New Mission Theater, 2550 Mission Street, View along Bartlett Street  
(Source: Google Maps, August 2014)

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# Site Photo



New Mission Theater, 2550 Mission Street, View along Bartlett Street  
(Source: Google Maps, August 2014)

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Motion No. 0183

HEARING DATE: DECEMBER 19, 2012

*Filing Date:* April 13, 2006  
*Case No.:* **2006.0494A**  
*Project Address:* **2554 MISSION STREET (NEW MISSION THEATER)**  
*Historic Landmark:* Landmark No. 245  
*Zoning:* Mission St NCT (Neighborhood Commercial Transit) Zoning District  
85-X Height and Bulk District  
*Block/Lot:* 3616/007  
*Applicant:* Andrew J. Junius, Reuben & Junius  
One Bush Street, Ste. 600  
San Francisco, CA 94104  
*Staff Contact:* Richard Sucre - (415) 575-9108  
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**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY DESIGNATED AS LANDMARK NO. 245 LOCATED ON LOT 007 IN ASSESSOR'S BLOCK 3616, WITHIN THE MISSION ST NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND 85-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, on April 13, 2006, Andrew Junius of Reuben & Junius on behalf of Gus Murad & Associates, LLC c/o Dean Givas of Oyster Development Corp. (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for a change of use and exterior and interior alterations to the subject property located on Lot 007 in Assessor's Block 3616.

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was prepared and published for public review on November 21, 2012; and

WHEREAS, the IS/MND was available for public comment until December 11, 2012; and

WHEREAS, an appeal of the IS/MND was not filed with the Department; and,

WHEREAS, On December 19, 2012, the Planning Department adopted the Initial Study/Mitigated Negative Declaration (MND) and found that the contents of said report and the procedures through

which the MND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and

WHEREAS, the Planning Department found the MND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning, and approved the MND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

WHEREAS, the Planning Department, Jonas Ionin, is the custodian of records, located in Case No. 2005.0694E at 1650 Mission Street, Fourth Floor, San Francisco, California; and

WHEREAS, Planning Department staff prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and the Planning Commission for the Commission's review, consideration and action; now therefore, be it

RESOLVED, That the Historic Preservation Commission (HPC) has reviewed and considered the IS/MND and the record as a whole, finds that the FMND is adequate for its use as the decision-making body for the Project, that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project, and hereby adopts the FMND; and, be it

FURTHER RESOLVED, That the HPC hereby adopts the MMRP attached hereto as Exhibit B and incorporated herein as part of this Resolution by this reference thereto and commits to all required mitigation measures within its jurisdiction identified in the IS/MND and contained in the MMRP; and be it

WHEREAS, on December 19, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2006.0494 (Project) for its appropriateness.

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

**MOVED**, that the Commission hereby grants a Certificate of Appropriateness with conditions, in conformance with the project information dated December 11, 2012 and labeled Exhibit A on file in the docket for Case No. 2006.0494A based on the following findings:

## **CONDITIONS OF APPROVAL**

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



- As part of the Site Permit, the Project Sponsor shall provide detailed information on the salvage and documentation plan for the vestibule, promenade lobby, main auditorium and balcony for review and approval by Planning Department Preservation Staff. Specifically, the Project Sponsor shall provide photographs and detailed measurements of the plaster elements to be removed and reconstructed within the vestibule, promenade lobby, main auditorium and balcony. The Project Sponsor shall also provide a detailed conditions assessment to record the existing condition of the plaster elements. Planning Department Preservation Staff shall apply a reasonable standard in reviewing this condition of approval, and shall complete their review in a timely manner and communicate determinations within a reasonable period of time.
- As part of the Site Permit, the Project Sponsor shall provide a reveal on the east wall of the main auditorium to denote the location of the former historic doors.
- As part of the Architectural Addendum, the Project Sponsor shall provide a mock-up of the neon lighting restoration and paint scheme for marquee and pylon sign for review and approval by Planning Department Preservation Staff. The restoration of the neon lighting and exterior paint scheme should be based upon historical precedent, and accurately reflect the theater's period of significance. Planning Department Preservation Staff shall apply a reasonable standard in reviewing this condition of approval, and shall complete their review in a timely manner and communicate determinations within a reasonable period of time.
- As part of the Architectural Addendum, the Project Sponsor shall provide detailed information on the salvage and documentation plan of the promenade lobby murals for review and approval by Planning Department Preservation Staff. For the salvaged murals, the Project Sponsor shall maintain proximity to the original location of the murals within the promenade lobby. The Department shall review the proposed locations. Planning Department Preservation Staff shall apply a reasonable standard in reviewing this condition of approval, and shall complete their review in a timely manner and communicate determinations within a reasonable period of time.
- As part of the Architectural Addendum, the Project Sponsor shall provide a sample mock-up of the various reconstructed plaster elements for review and approval by Planning Department Preservation Staff. The reconstructed plaster elements shall include the reconstructed scalloped balcony edge, and a sampling of deteriorated plaster trim/features from the vestibule/promenade lobby and the main auditorium. The Department shall determine the adequacy and appropriate number of plaster mock-ups. Planning Department Preservation Staff shall apply a reasonable standard in reviewing this condition of approval, and shall complete their review in a timely manner and communicate determinations within a reasonable period of time.
- As part of the Architectural Addendum, the Project Sponsor shall provide detailed information on the paint scheme for the vestibule and promenade lobby for review and approval by Planning Department Preservation Staff. Due to the seismic retrofit, these two areas would be larger reconstructed. The paint scheme should be historically accurate and based upon documentary evidence, as determined by Department staff and a qualified architectural paint conservator. Planning Department Preservation Staff shall apply a reasonable standard in reviewing this condition of approval, and shall complete their review in a timely manner and communicate determinations within a reasonable period of time.

- As part of the Architectural Addendum, the Project Sponsor shall provide detailed information on the interior light fixtures/lighting plan for review and approval by Planning Department Preservation Staff. Since many of the historic light fixtures are damaged and/or missing, new light fixtures will need to be recreated and/or reinstalled. The Project Sponsor shall develop a lighting plan, which accommodates for historically-accurate lighting. Planning Department Preservation Staff shall apply a reasonable standard in reviewing this condition of approval, and shall complete their review in a timely manner and communicate determinations within a reasonable period of time.
- As part of the Architectural Addendum, the Project Sponsor shall submit detailed specifications for repair, maintenance, restoration and reconstruction of the character-defining features for review and approval by Planning Department Preservation Staff. The detailed specifications shall clearly identify the proposed treatments and methods for repair, restoration and reconstruction. Due to the current state and condition of the interior, many of the project's character-defining features require special treatment. To ensure that the outlined treatment is consistent with national, state and local guidelines, Planning Department Preservation Staff shall review and approval the specifications for the proposed project. Planning Department Preservation Staff shall apply a reasonable standard in reviewing this condition of approval, and shall complete their review in a timely manner and communicate determinations within a reasonable period of time.
- As part of the Architectural Addendum, the Project Sponsor shall provide additional information on the mechanical, electrical and plumbing upgrades, as well as the new fire suppression systems. These new upgrades shall be designed to be minimally invasive and to avoid removal of original plaster ornamentation or other character-defining features, as determined by Planning Department Preservation Staff, in consultation with a qualified historic resource consultant with demonstrated experience in theater rehabilitation. The Department shall only review these documents for landmarks purposes only. Planning Department Preservation Staff shall apply a reasonable standard in reviewing this condition of approval, and shall complete their review in a timely manner and communicate determinations within a reasonable period of time.

## **FINDINGS**

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

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

The Historical Preservation Commission has determined that the proposed work is compatible with the character of Landmark No. 245 as described in Article 10 of the Planning Code.

- That the exterior alterations would preserve the exterior character-defining elements, and would rehabilitate and restore deteriorated features, including the neon lighting, pylon sign, and marquee.

- That interior alterations to character-defining features would respect the overall historic character of the theater and be appropriately retained, repaired, restored and/or reconstructed according to national, state and local guidelines.
- That reconstructed features, including the scalloped balcony edge and plaster trim/ornamentation in the vestibule, promenade lobby and main auditorium, are based upon documentary evidence or historic photographs.
- That the subdivision of the main auditorium, lower balcony and upper balcony from one theater into five theaters appropriately maintains the historic character of the interior, and provides for minimal impact upon important interior character-defining features.
- That new interior elements are compatible and sensitive to the historic character and architectural design of the historic theater, as identified within the landmark designation ordinance.
- That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of Landmark No. 245.
- The proposed project meets the requirements of Article 10.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

***Standard 2.***

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

***Standard 5.***

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

***Standard 9.***

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

***Standard 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.*

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

*The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Landmark No. 245 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 theater rehabilitation project will not have any impact on any existing neighborhood serving retail uses. Currently, the theater is vacant and does not possess any retail use.*

- 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 theater rehabilitation project will strengthen neighborhood character by respecting the character-defining features of Landmark No. 245 in conformance with the Secretary of the Interior's Standards for Rehabilitation.*

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

*The theater rehabilitation project will have no impact to housing supply.*

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

*The theater rehabilitation project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. The theater rehabilitation project does not include any parking, and the surrounding area is well-served by public transportation.*

- 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 theater rehabilitation project will enhance the area's service sector jobs by providing for new employment opportunities with the new theater. The theater will draw new visitors to the neighborhood, who may frequent nearby restaurants, bars and other businesses.*

- 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 unaffected by the proposed work. The theater rehabilitation project includes a seismic upgrade, which will be executed in compliance with all applicable construction and safety measures.*

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

*The theater rehabilitation project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.*

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

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

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

**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 007 in Assessor's Block 3616 for proposed work in conformance with the project information dated December 11, 2012, labeled Exhibit A on file in the docket for Case No. 2006.0494A.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors, such as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

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

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on December 19, 2012.

Jonas P. Ionin  
Acting Commission Secretary

AYES: Damkroger, Hasz, Johns, Matsuda and Wolfram

NAYS:

ABSENT: Chase (Recused) and Martinez

ADOPTED: December 19, 2012

PROJECT LOCATION



INDEX OF DRAWINGS

- A1.0 TITLE SHEET AND SITE PLAN
- A2.1 FIRST FLOOR PLANS
- A2.2 MEZZANINE FLOOR PLANS
- A2.3 BALCONY FLOOR PLANS
- A3.1 WEST (BARTLETT STREET) ELEVATIONS
- A3.2 NORTH AND SOUTH ELEVATIONS
- A3.3 EAST ELEVATION
- A5.1 ROOF PLAN
- A5.2 ROOF DETAILS
- A5.3 ROOF AND FIRE ESCAPE DETAILS



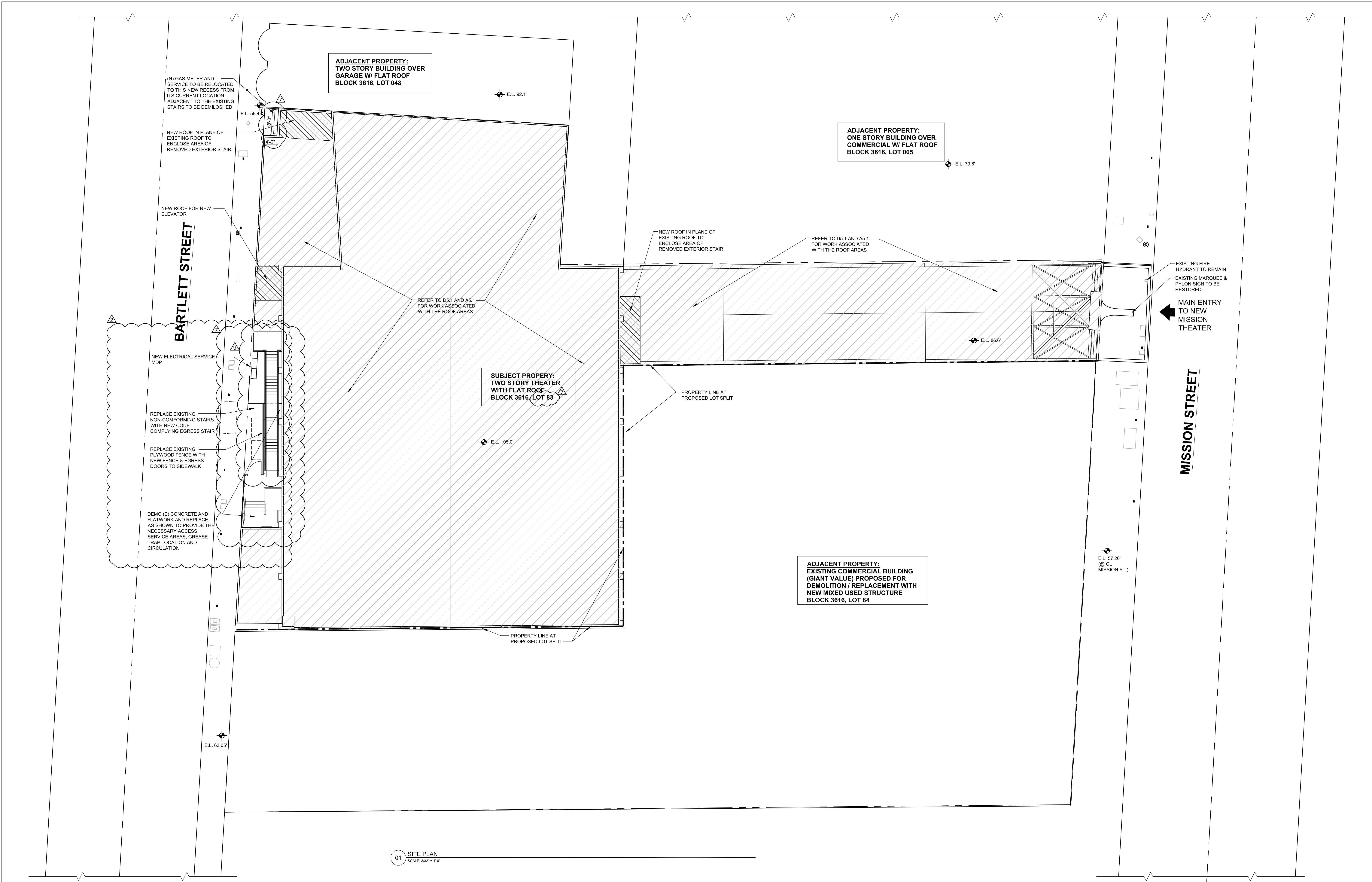
# ALAMO DRAFTHOUSE CINEMA

## NEW MISSION THEATER RENOVATION

### BARTLETT STREET FACADE CERTIFICATE OF APPROPRIATENESS APPLICATION PACKAGE

DESCRIPTION OF WORK

THIS CERTIFICATE OF APPROPRIATENESS APPLICATION PACKET INCLUDES ONLY NEW EXTERIOR FIRE ESCAPES, ROOF ACCESS LADDERS, ROOF HATCHES, AND RELATED WORK ON SECONDARY BUILDING FACADES. ALL OTHER WORK AT SITE WAS APPROVED UNDER A PREVIOUS CERTIFICATE OF APPROPRIATENESS APPLICATION (SEE CASE NO. 2006.0444A) OR APPROVED ADMINISTRATIVELY BY PLANNING DEPARTMENT STAFF. ALL FACADES IMPACTED ARE UTILITARIAN IN NATURE AND WERE NOT IDENTIFIED AS CHARACTER-DEFINING FEATURES IN THE LANDMARK DESIGNATION REPORT.



01 SITE PLAN  
SCALE: 3/32" = 1'-0"

NO.	DESCRIPTION	DATE
REVISIONS		

**ALAMO DRAFTHOUSE CINEMA**

**NEW MISSION THEATER RENOVATION**

2550 MISSION STREET  
SAN FRANCISCO, CA 94110

SHEET TITLE

ISSUANCE  
BARTLETT STREET FACADE CoFA  
DATE  
SEPTEMBER 2014

PROJ. NO.  
12036  
DRAWN  
CHECKED

DRAWING NO.

**A1.0**  
TITLE SHEET AND SITE PLAN



NO.	DESCRIPTION	DATE
REVISIONS		

# ALAMO DRAFTHOUSE CINEMA

## NEW MISSION THEATER RENOVATION

2550 MISSION STREET  
SAN FRANCISCO, CA 94110

SHEET TITLE

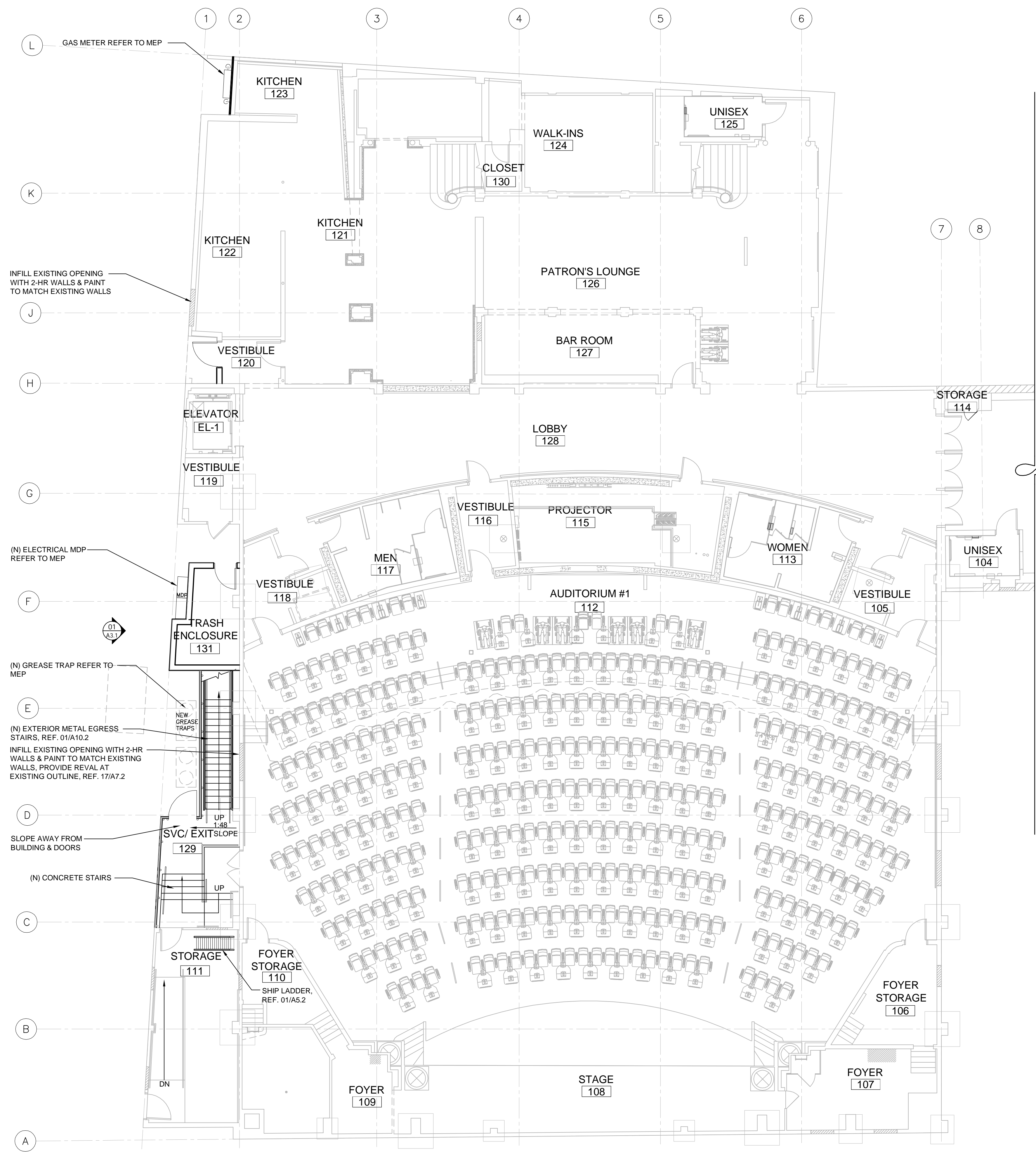
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BARTLETT STREET FACADE CoA  
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PROJ. NO.  
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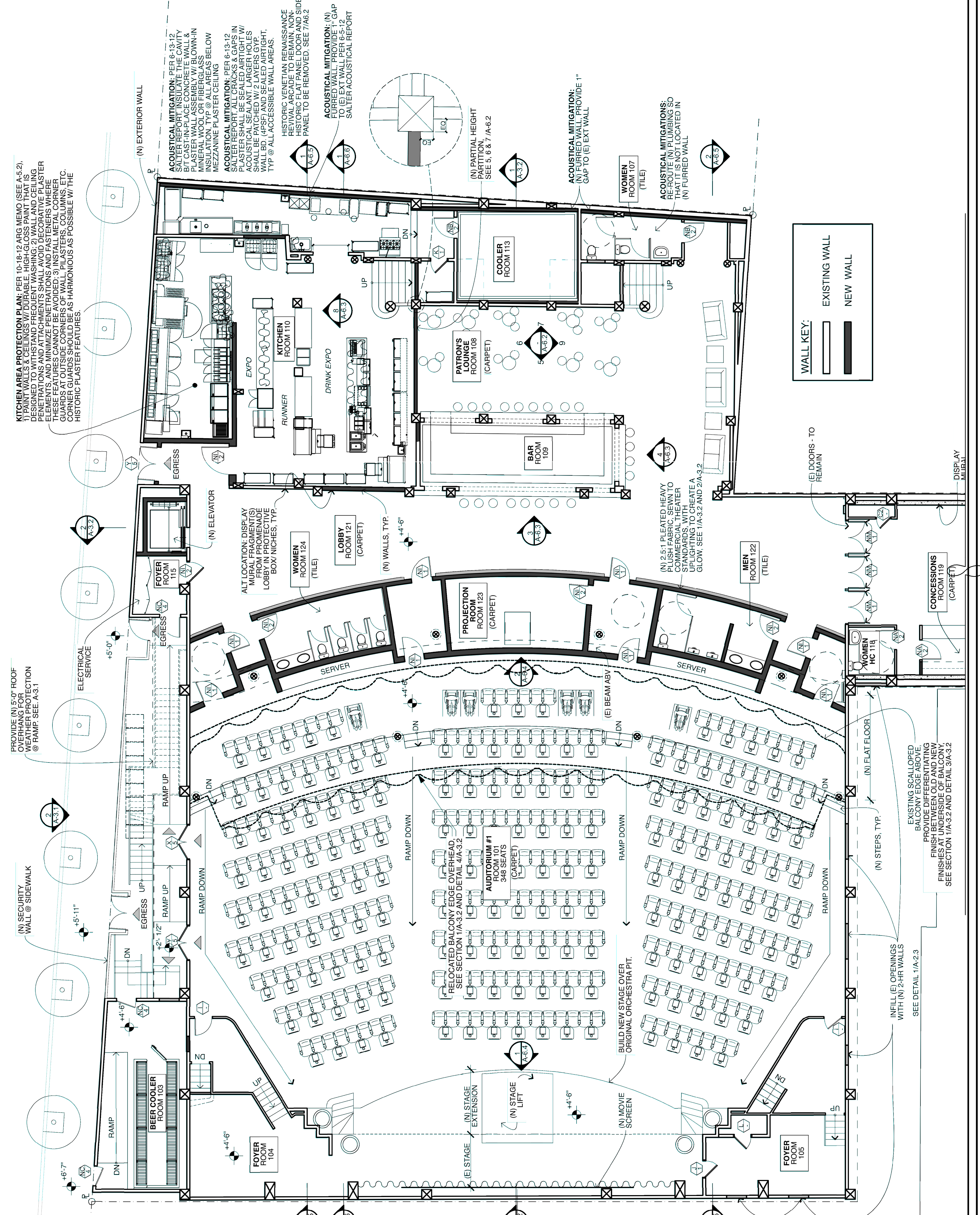
# A2.1

FIRST FLOOR PLAN

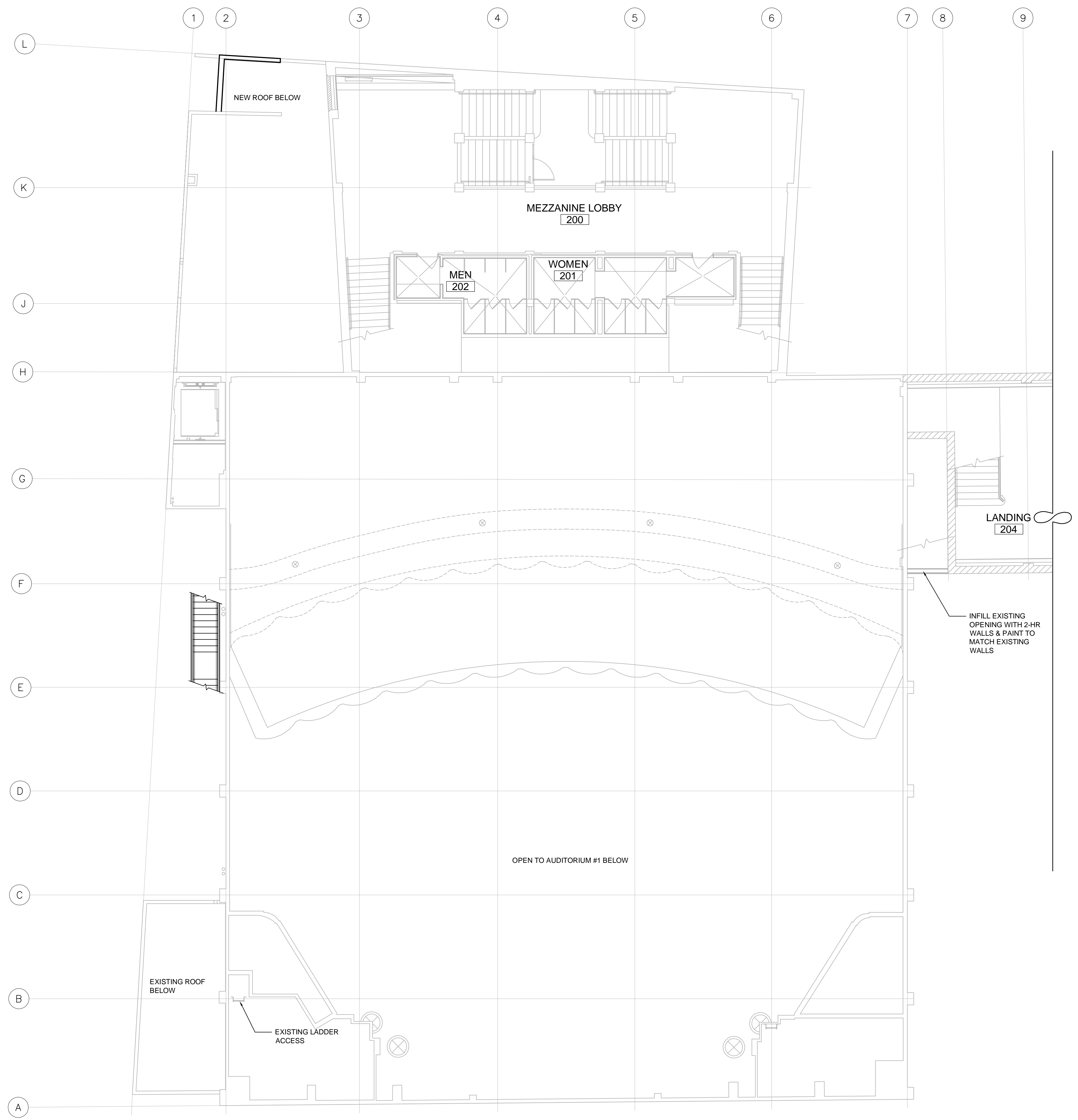


2 PROPOSED PARTIAL FIRST FLOOR PLAN  
1/8" = 1'-0"

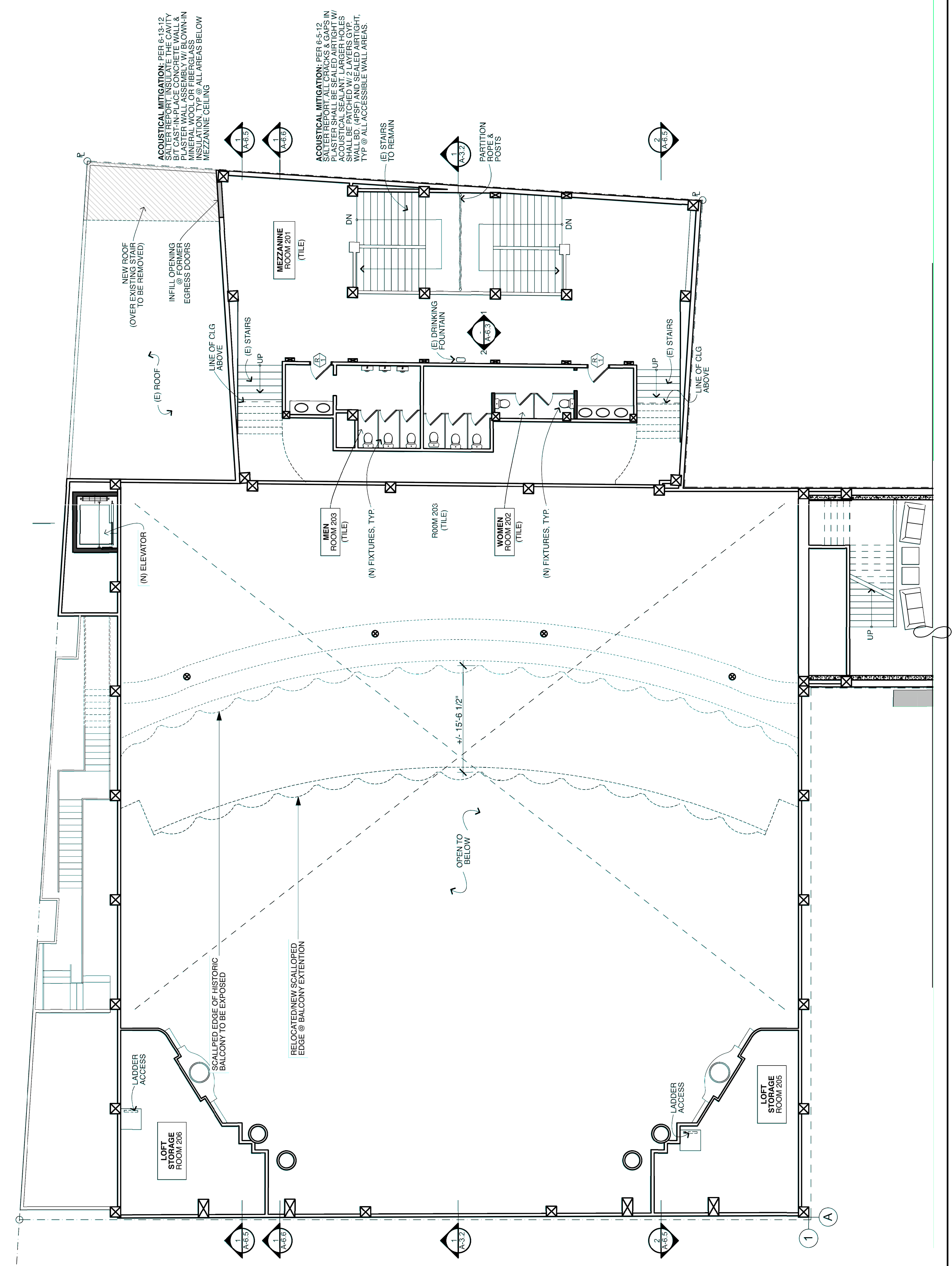
34"x44" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.



1 APPROVED PARTIAL FIRST FLOOR PLAN  
1/8" = 1'-0"



2 PROPOSED MEZZANINE FLOOR PLAN  
1/8" = 1'-0"



1 APPROVED MEZZANINE FLOOR PLAN  
1/8" = 1'-0"

NO.	DESCRIPTION	DATE
REVISIONS		

**ALAMO DRAFTHOUSE CINEMA**  
**NEW MISSION THEATER RENOVATION**  
2550 MISSION STREET  
SAN FRANCISCO, CA 94110

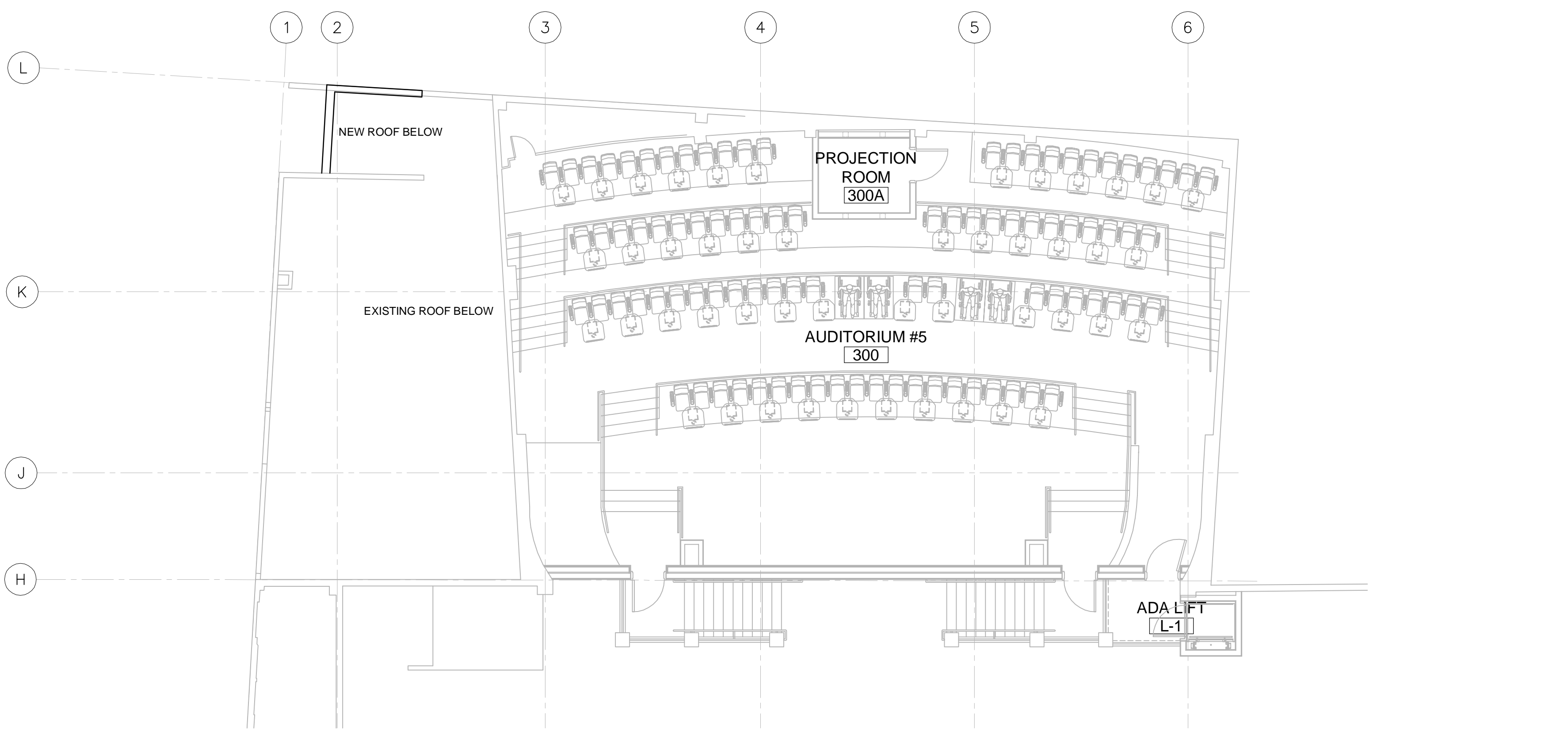
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ISSUANCE  
BARTLETT STREET FACADE CoA  
DATE  
SEPTEMBER 2014

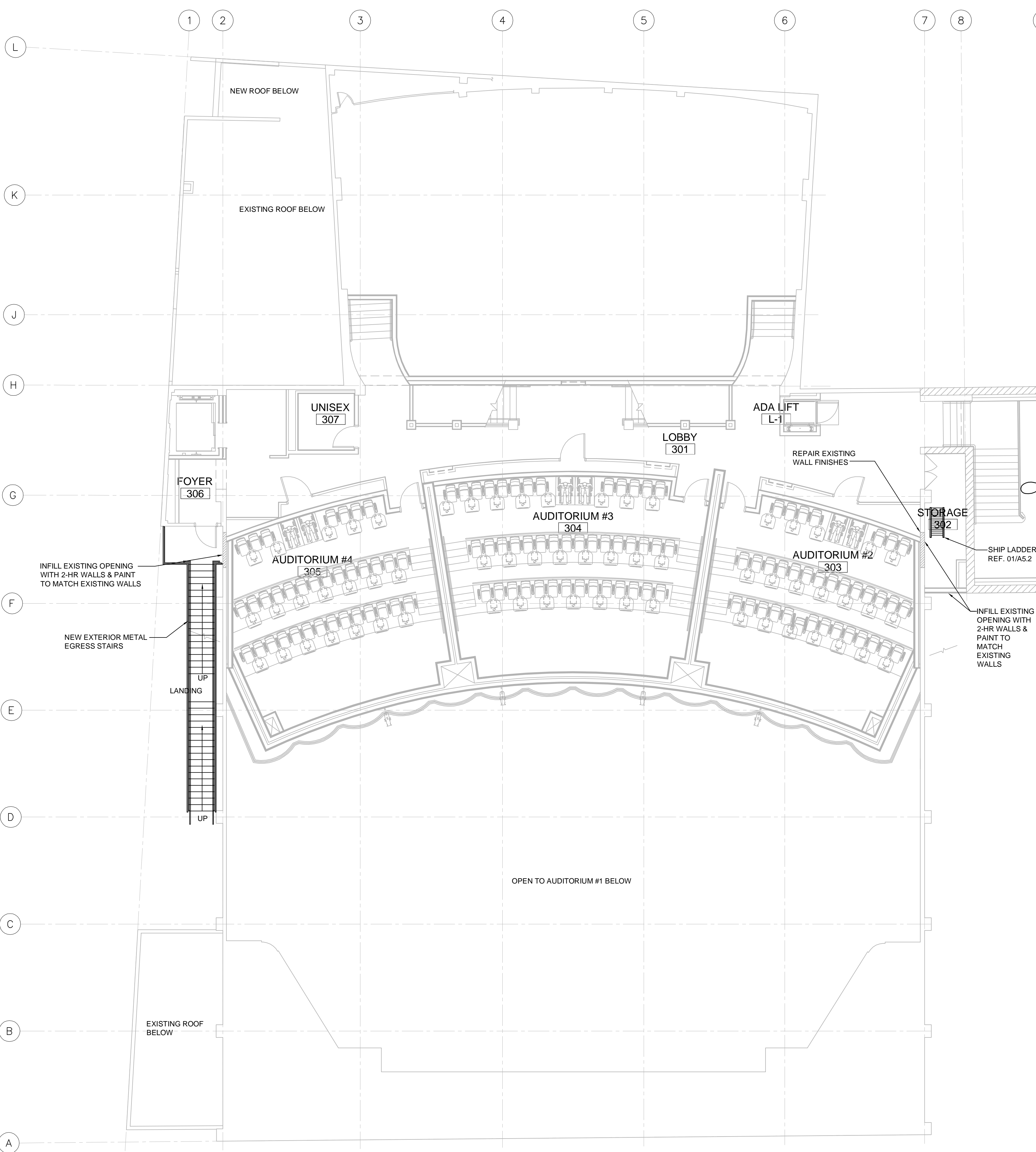
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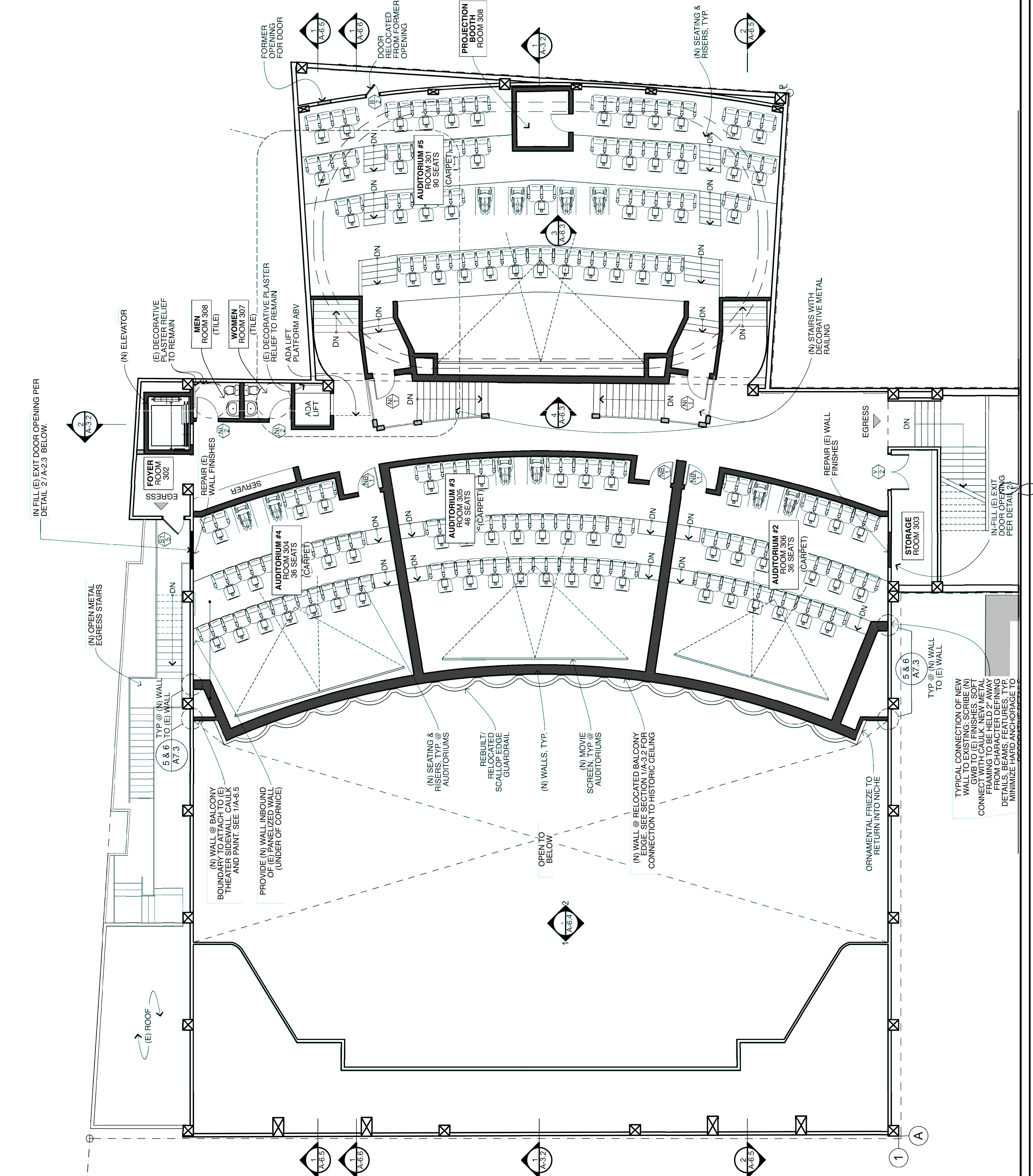
**A2.2**  
MEZZANINE FLOOR PLAN



3 PROPOSED UPPER BALCONY FLOOR PLAN  
1/8" = 1'-0"



2 PROPOSED LOWER BALCONY FLOOR PLAN  
1/8" = 1'-0"



1 APPROVED BALCONY FLOOR PLAN  
1/8" = 1'-0"

NO.	DESCRIPTION	DATE
REVISIONS		

**ALAMO DRAFTHOUSE CINEMA**  
**NEW MISSION THEATER RENOVATION**  
2550 MISSION STREET  
SAN FRANCISCO, CA 94110

SHEET TITLE

ISSUANCE  
BARTLETT STREET FACADE CoA  
DATE  
SEPTEMBER 2014

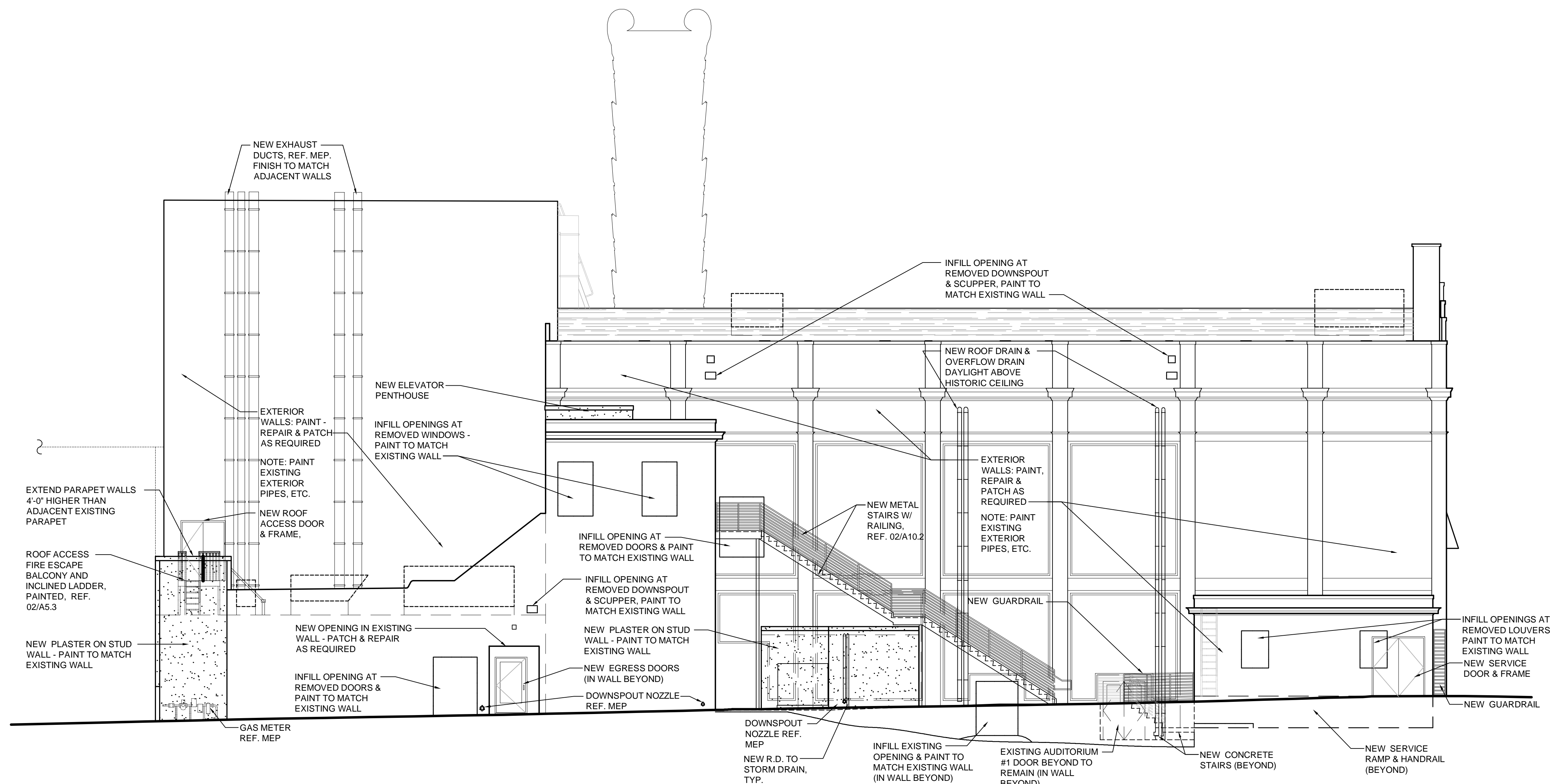
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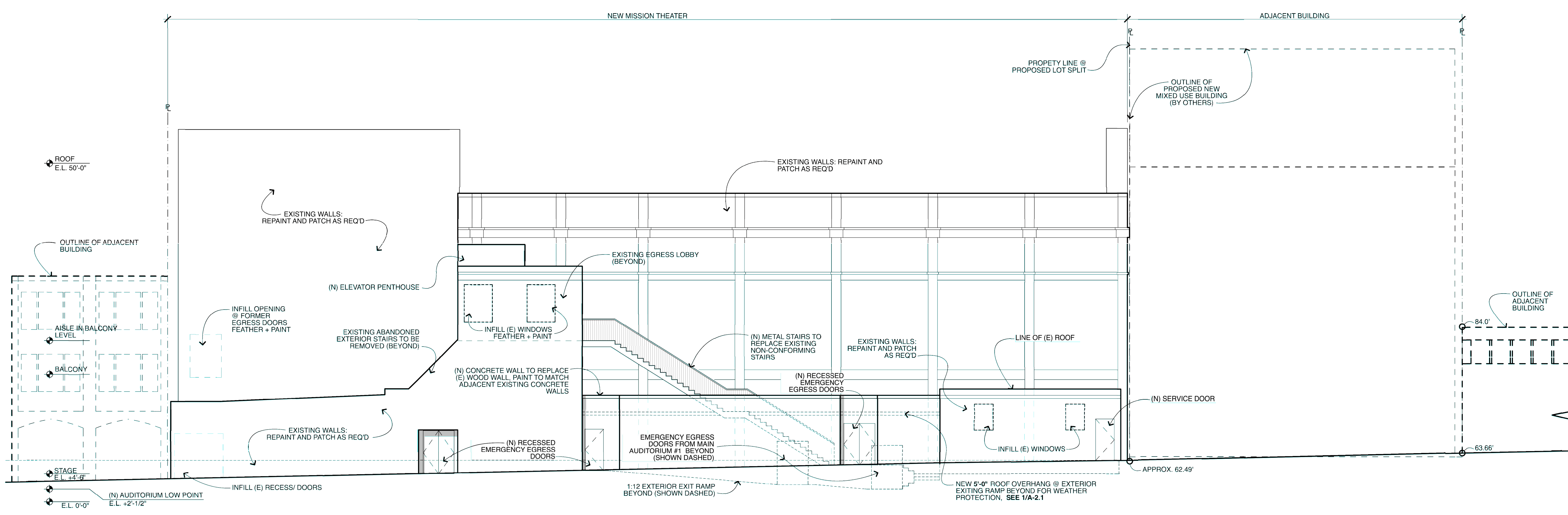
**A2.3**  
BALCONY FLOOR PLANS



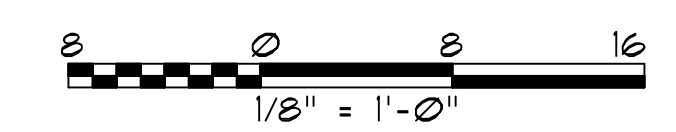
3 EXISTING CONDITIONS AT WEST (REAR) ELEVATION AT BARTLETT STREET  
NOT TO SCALE



2 PROPOSED WEST (REAR) ELEVATION AT BARTLETT STREET  
1/8" = 1'-0"



1 APPROVED WEST (REAR) ELEVATION AT BARTLETT STREET  
1/8" = 1'-0"



NO.	DESCRIPTION	DATE
REVISIONS		

**ALAMO DRAFFHOUSE CINEMA**  
**NEW MISSION THEATER RENOVATION**  
2550 MISSION STREET  
SAN FRANCISCO, CA 94110

SHEET TITLE

ISSUANCE  
BARTLETT STREET FACADE CoFA  
DATE  
SEPTEMBER 2014

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**A3.1**  
EXTERIOR ELEVATIONS

NO.	DESCRIPTION	DATE
REVISIONS		

**ALAMO DRAFTHOUSE CINEMA**

**NEW MISSION THEATER RENOVATION**

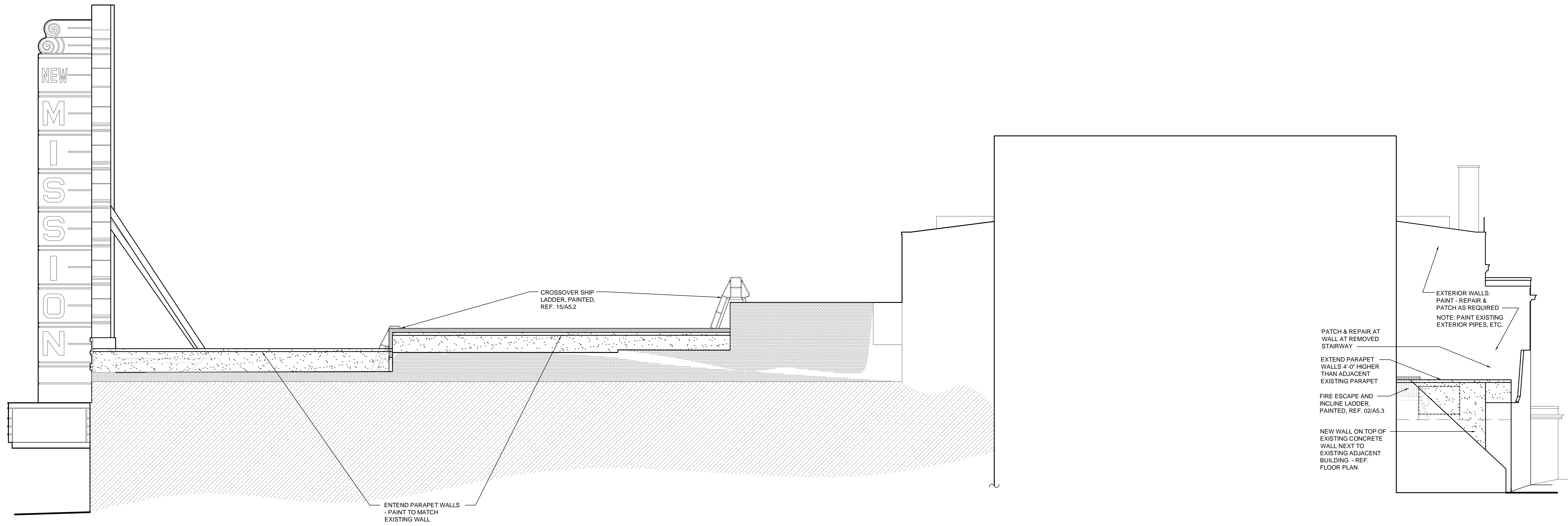
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SAN FRANCISCO, CA 94110

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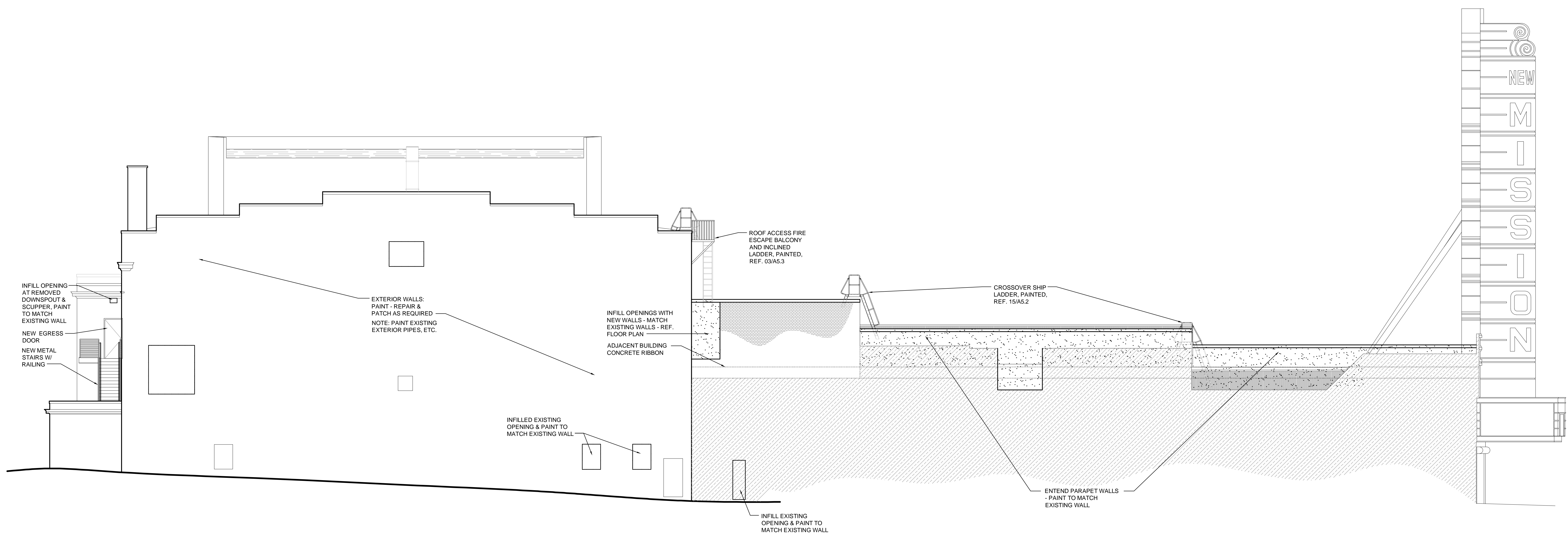
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BARTLETT STREET FACADE Co/A  
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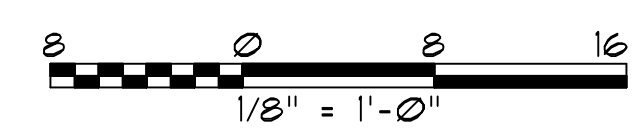
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**A3.2**  
EXTERIOR ELEVATIONS



2 PROPOSED NORTH ELEVATION (NOTE: MOST OF ELEVATION IS NOT VISIBLE FROM PUBLIC RIGHT OF WAY)  
1/8" = 1'-0"



1 PROPOSED SOUTH ELEVATION (NOTE: MOST OF ELEVATION IS NOT VISIBLE FROM PUBLIC RIGHT OF WAY)  
1/8" = 1'-0"



NO.	DESCRIPTION	DATE
REVISIONS		

**ALAMO  
DRAFTHOUSE  
CINEMA**  
**NEW MISSION  
THEATER  
RENOVATION**

2550 MISSION STREET  
SAN FRANCISCO, CA 94110

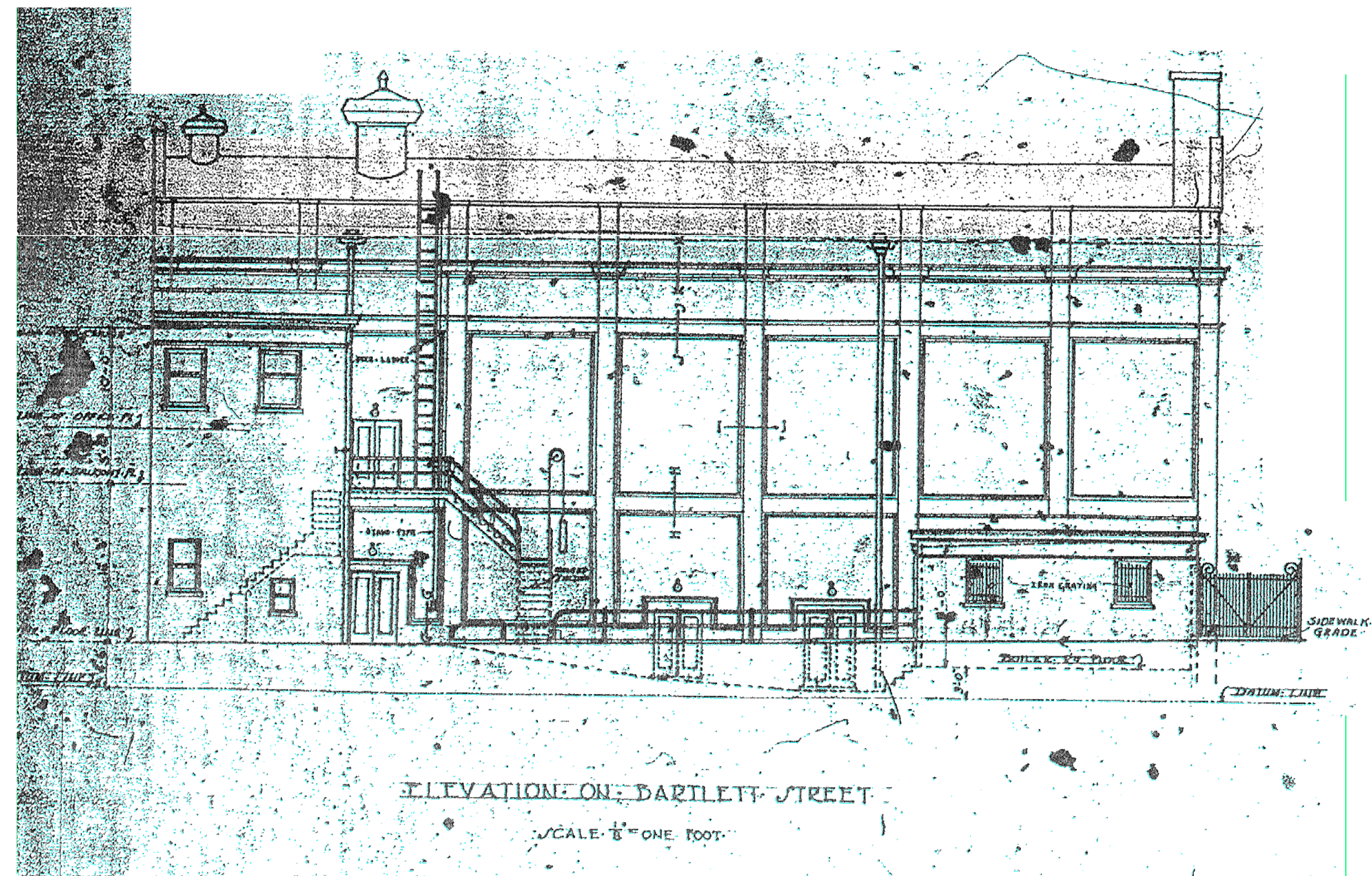
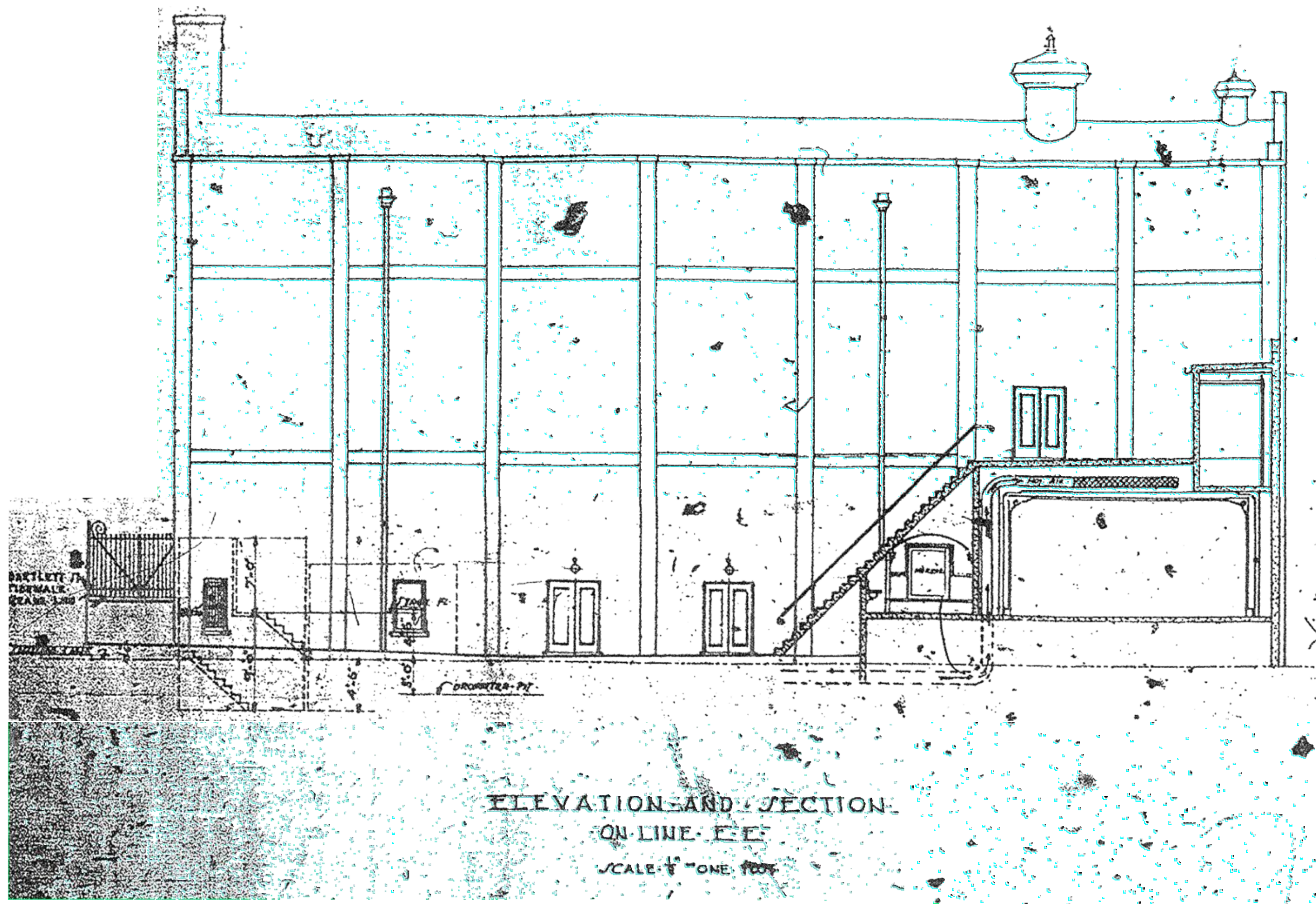
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ISSUANCE  
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DATE  
SEPTEMBER 2014

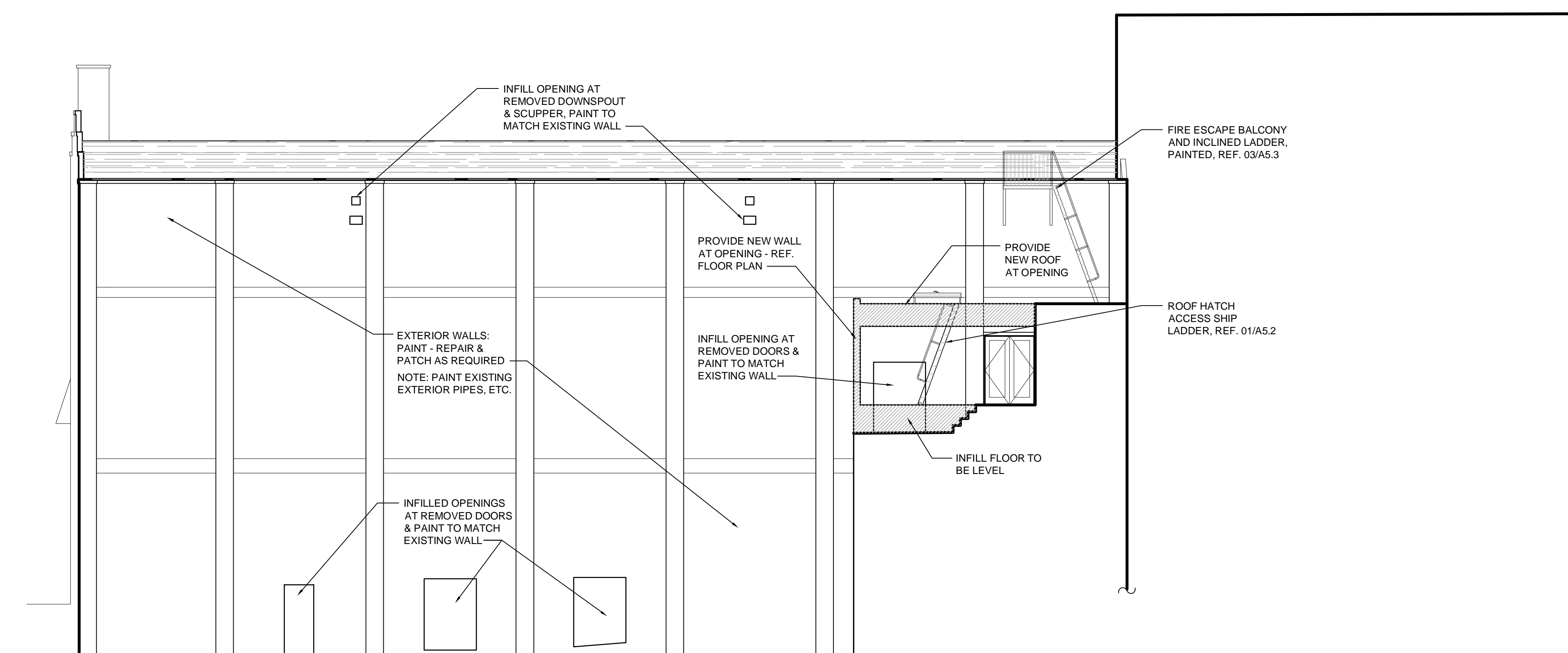
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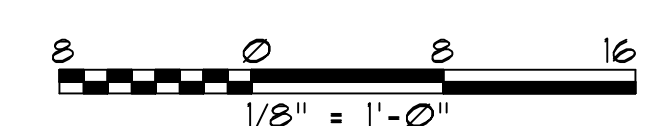
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EXTERIOR ELEVATIONS

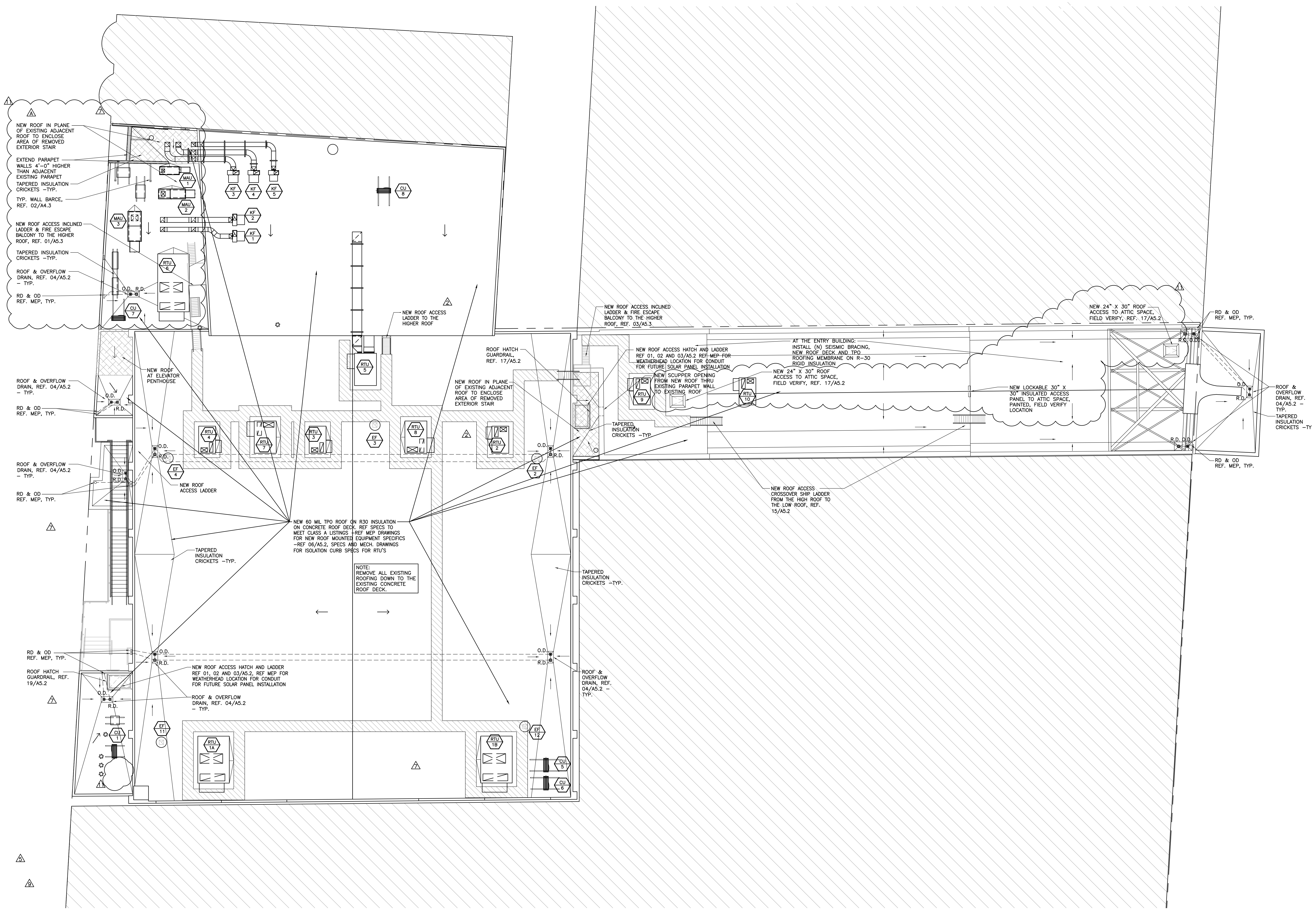


2 ORIGINAL (1916) DRAWINGS OF EAST AND WEST ELEVATIONS BY REID BROS.  
NOT TO SCALE



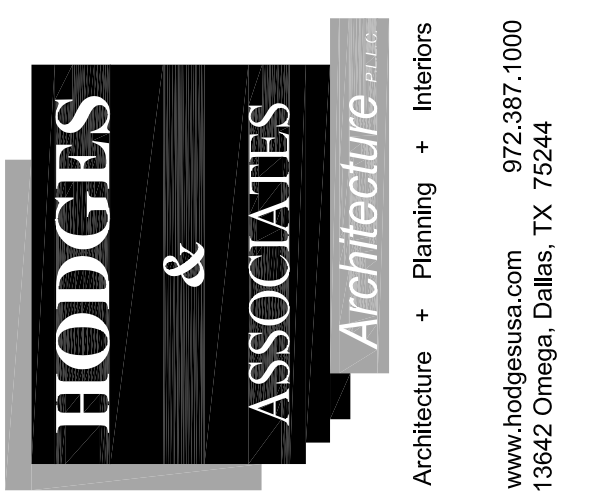
1 PROPOSED EAST ELEVATION  
1/8" = 1'-0"





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

**ALAMO DRAFTHOUSE CINEMA**  
**NEW MISSION THEATER RENOVATION**  
 2550 MISSION STREET  
 SAN FRANCISCO, CALIFORNIA 94110

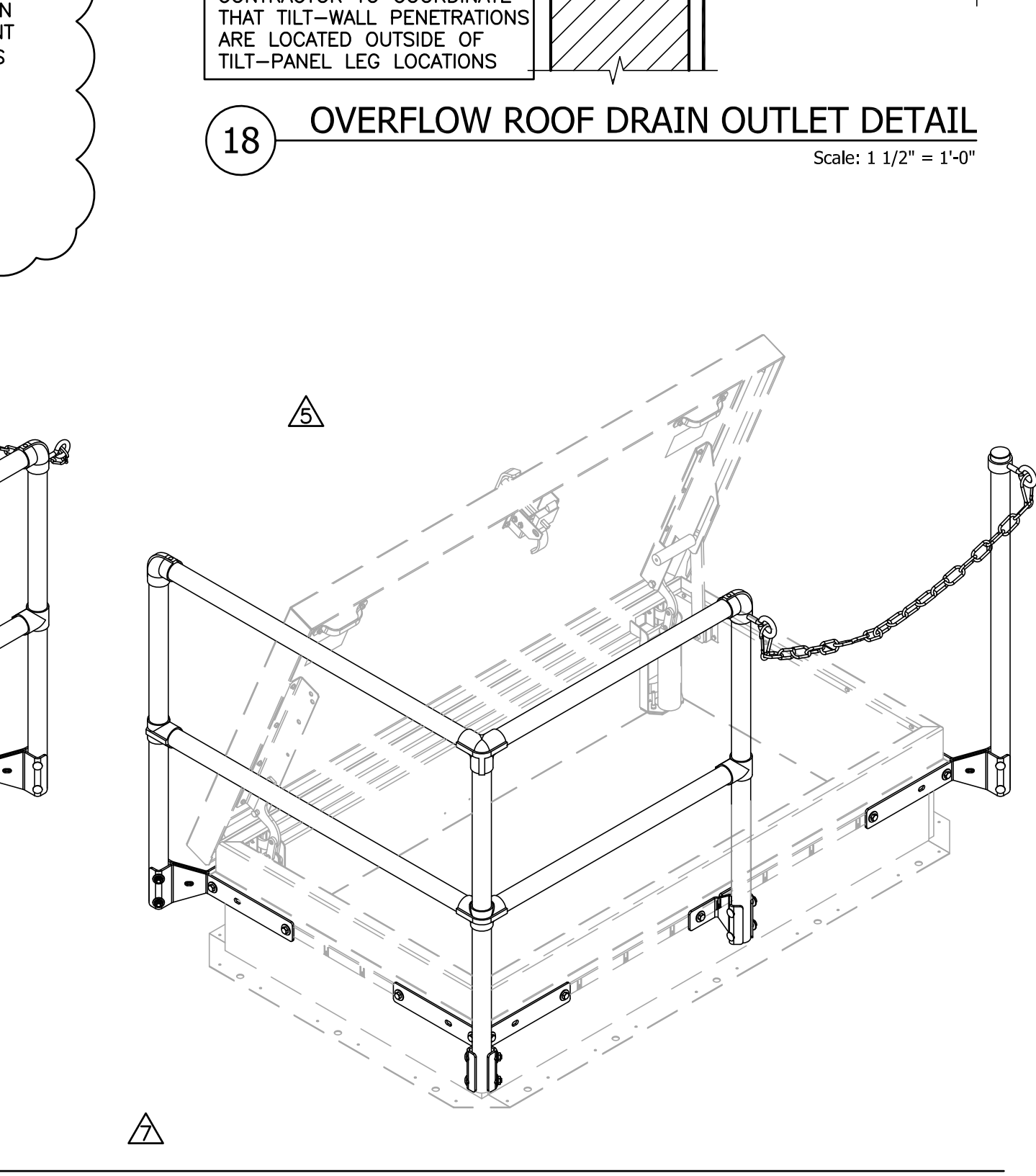
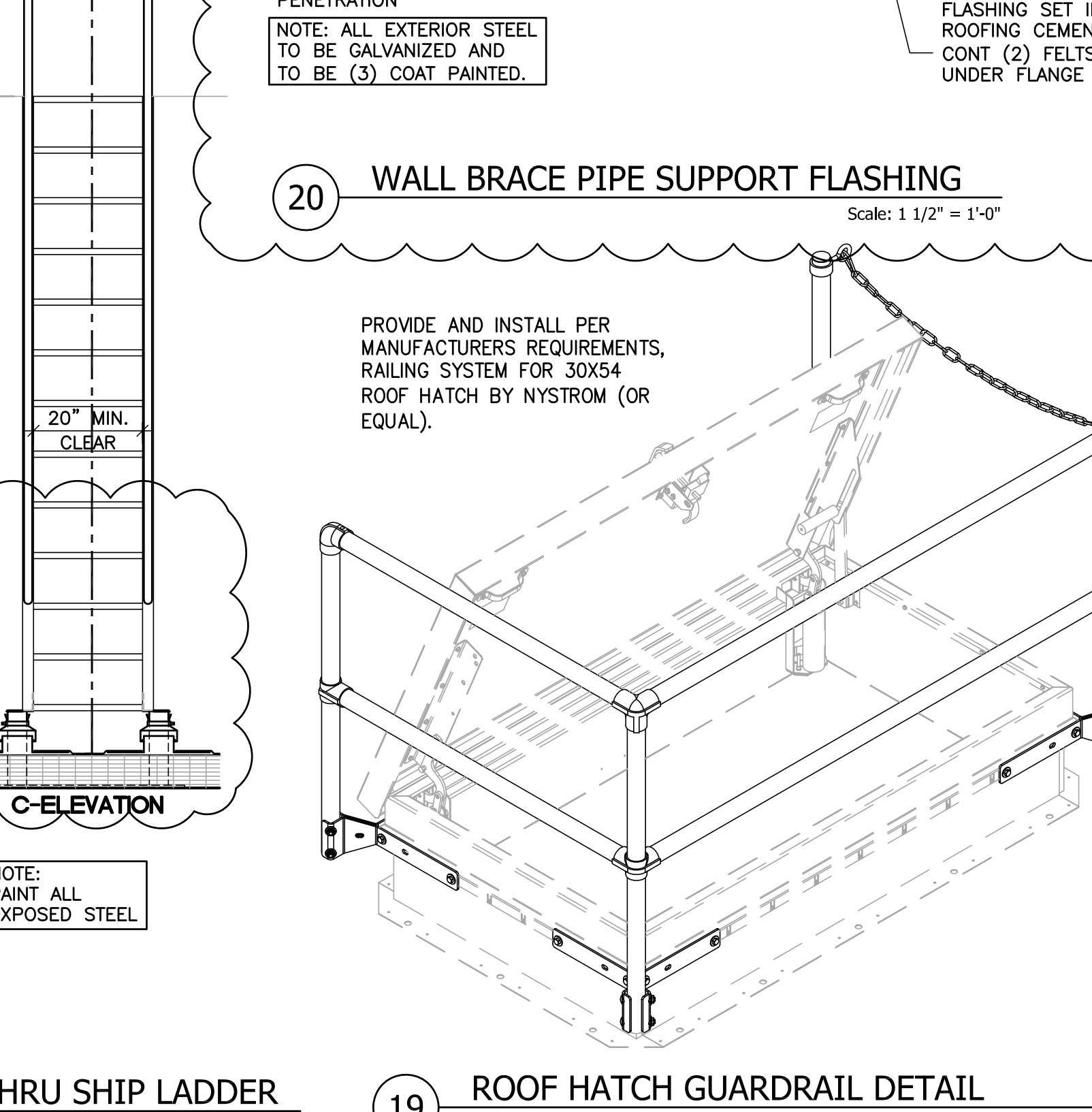
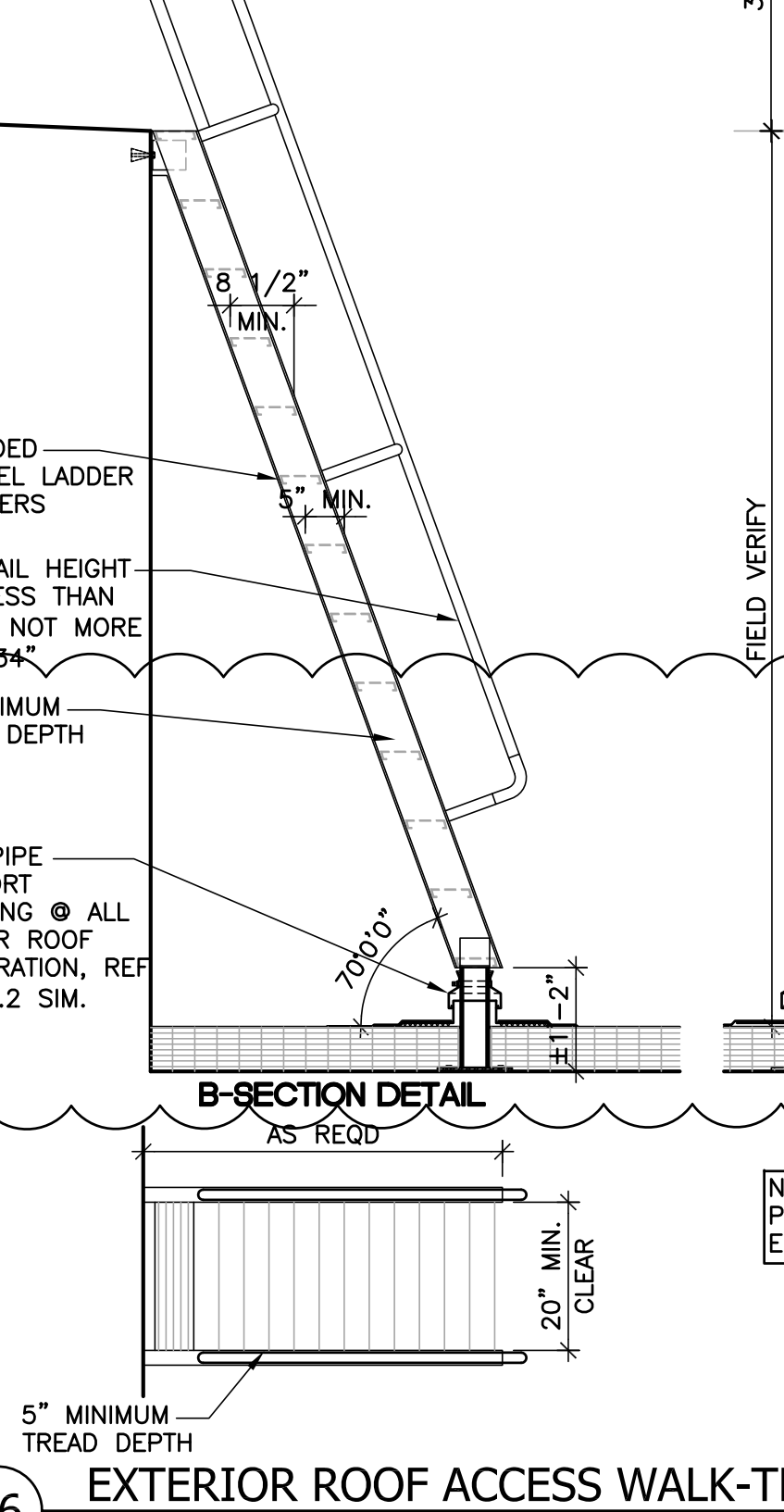
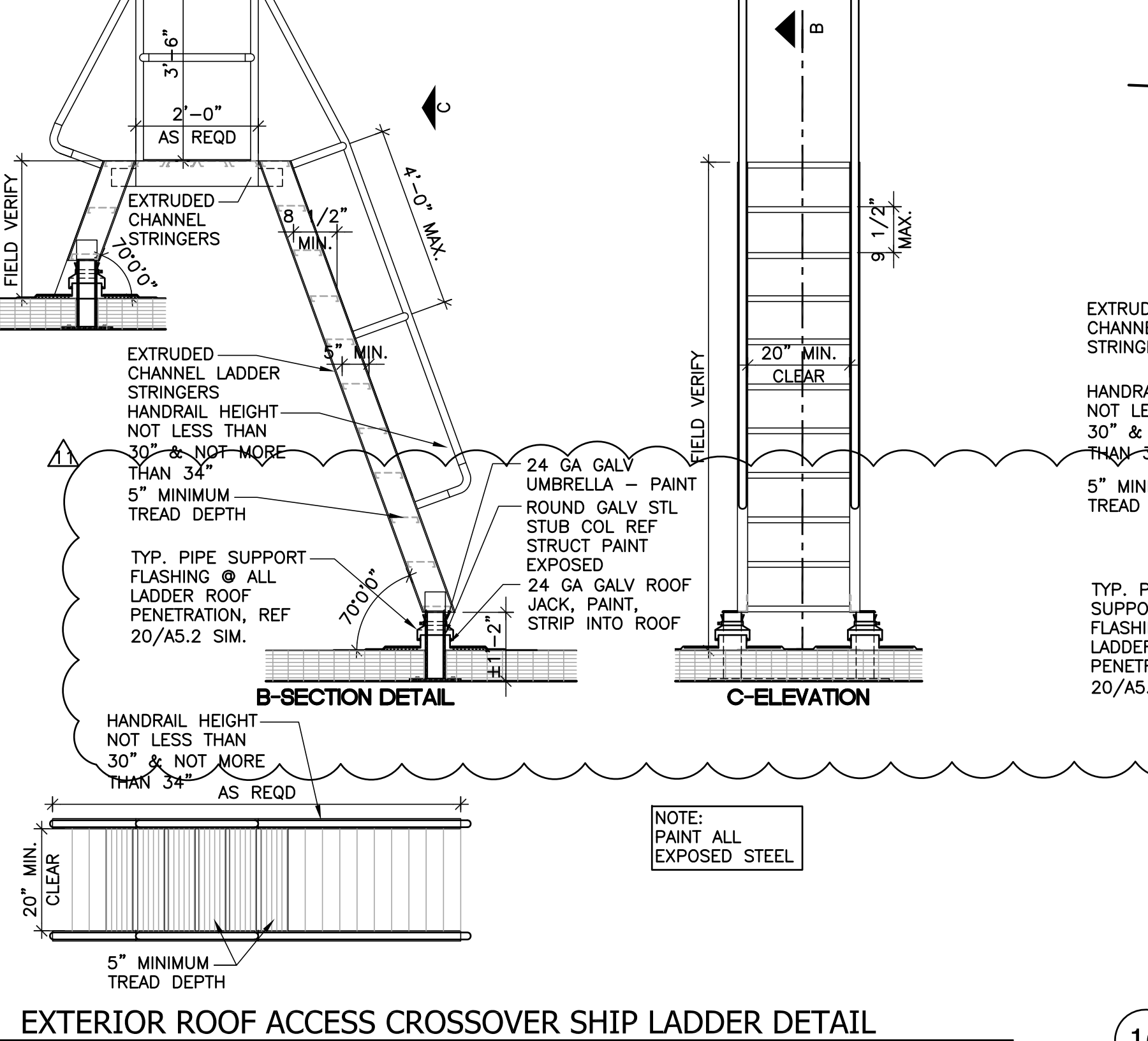
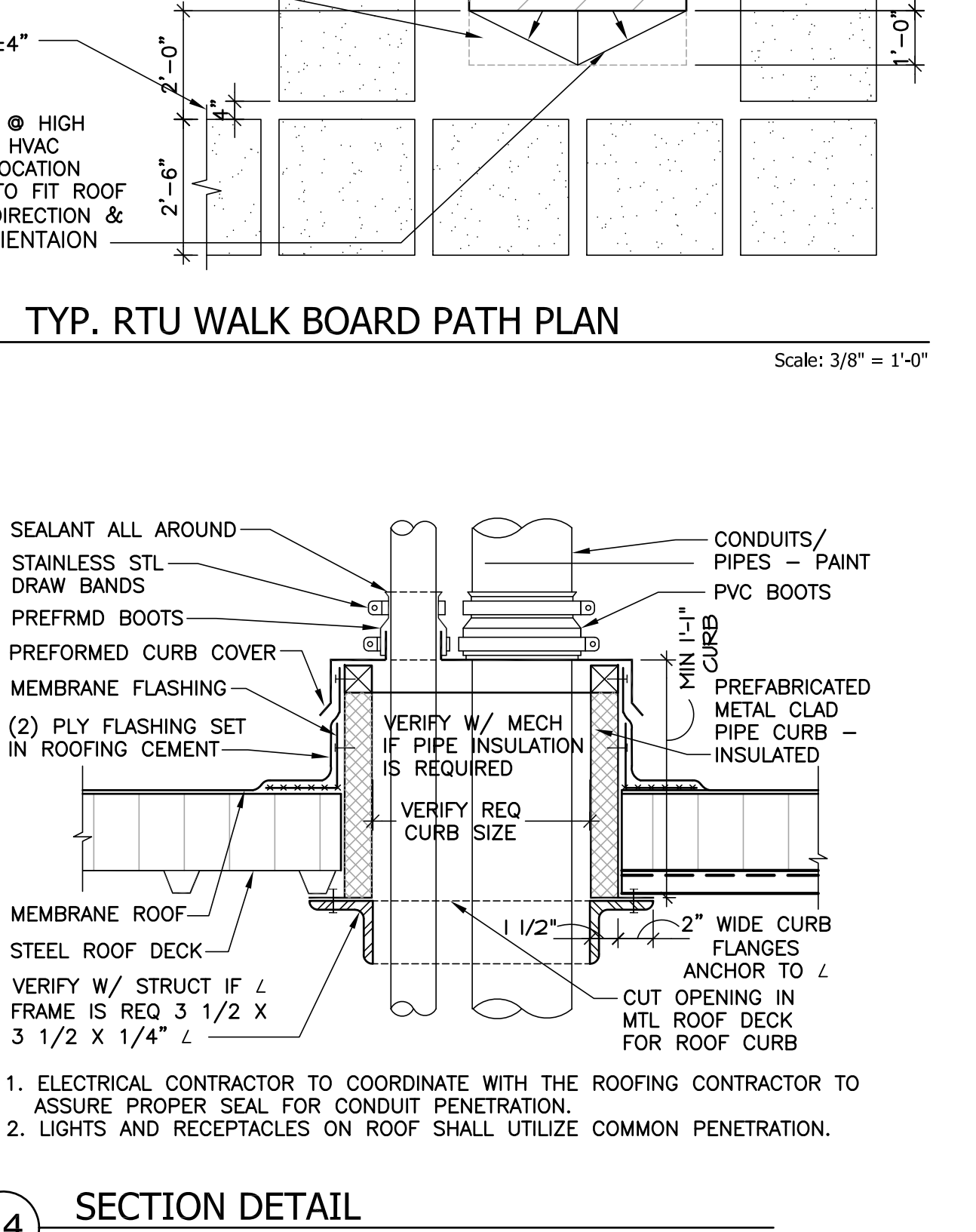
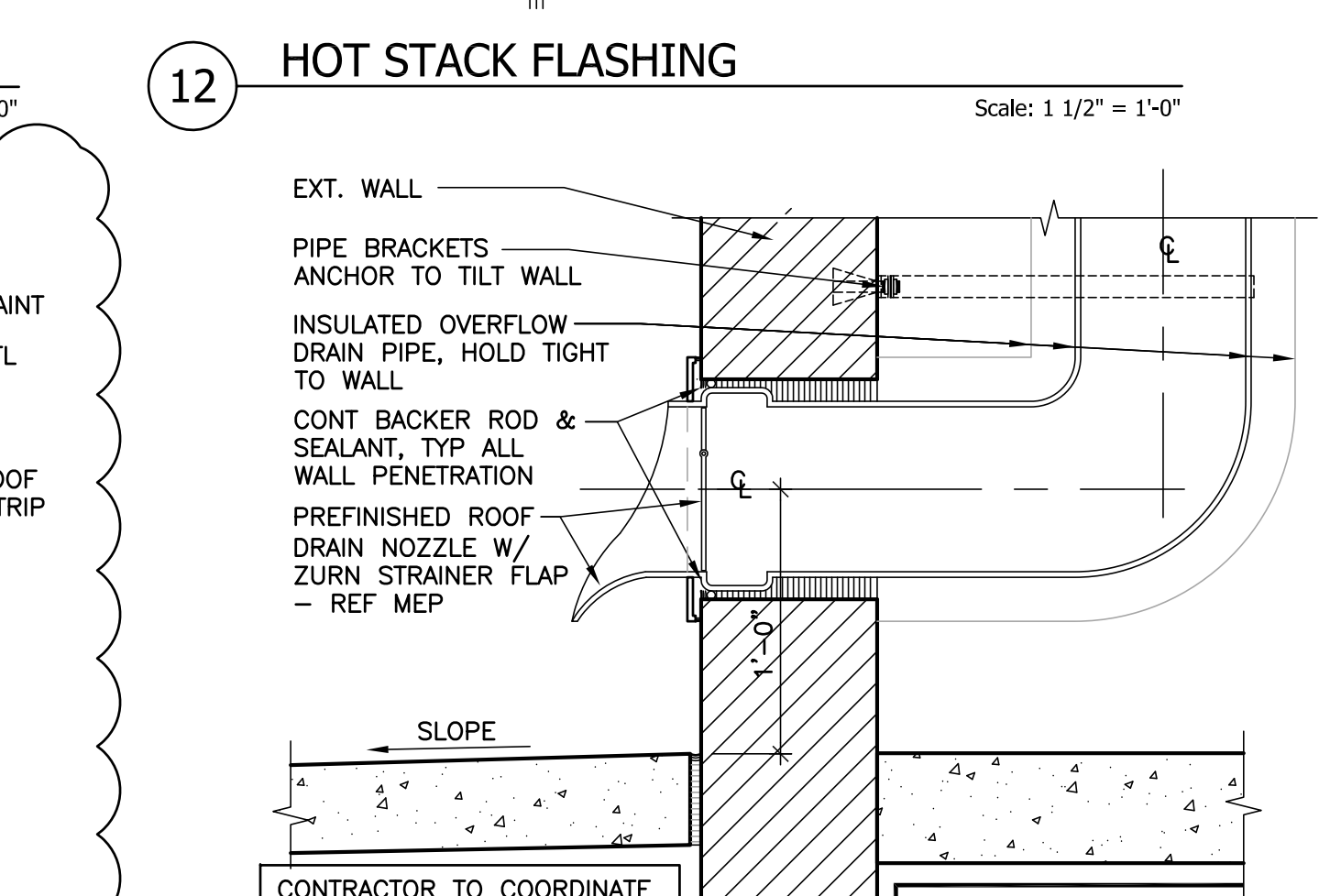
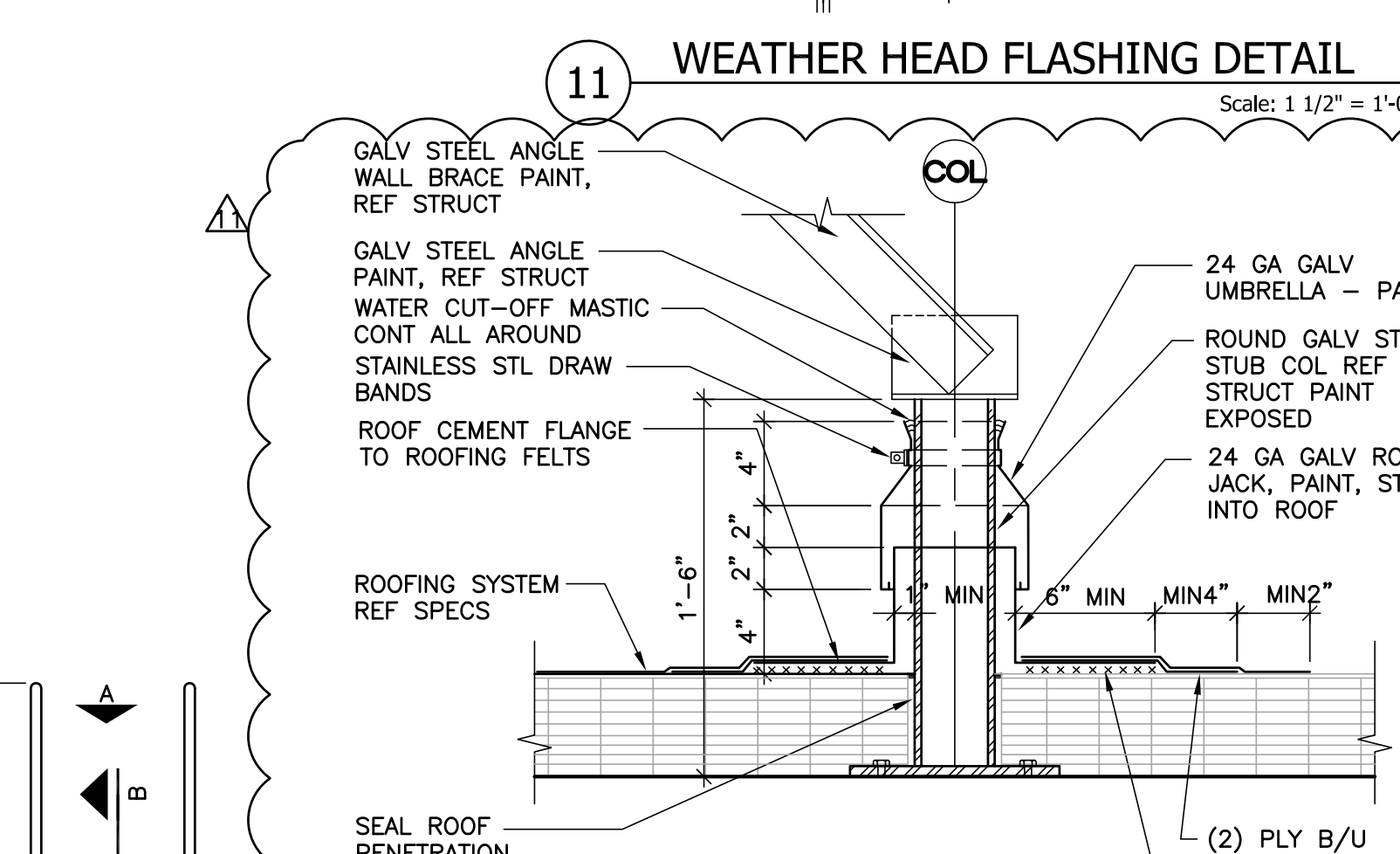
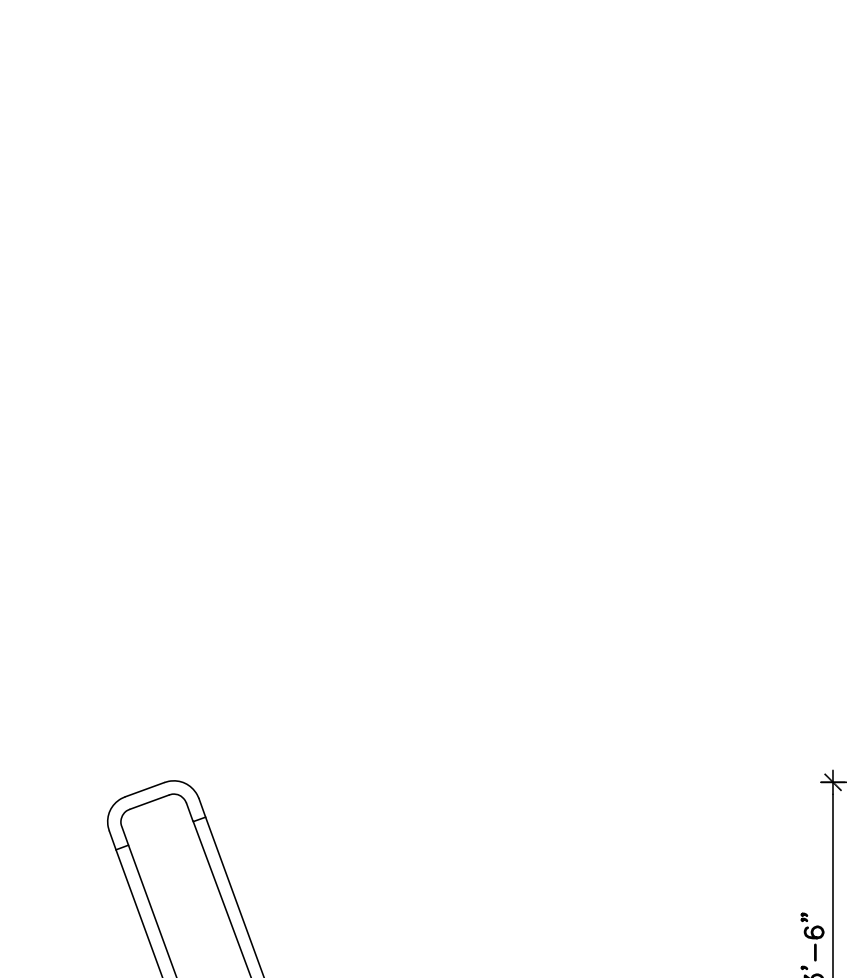
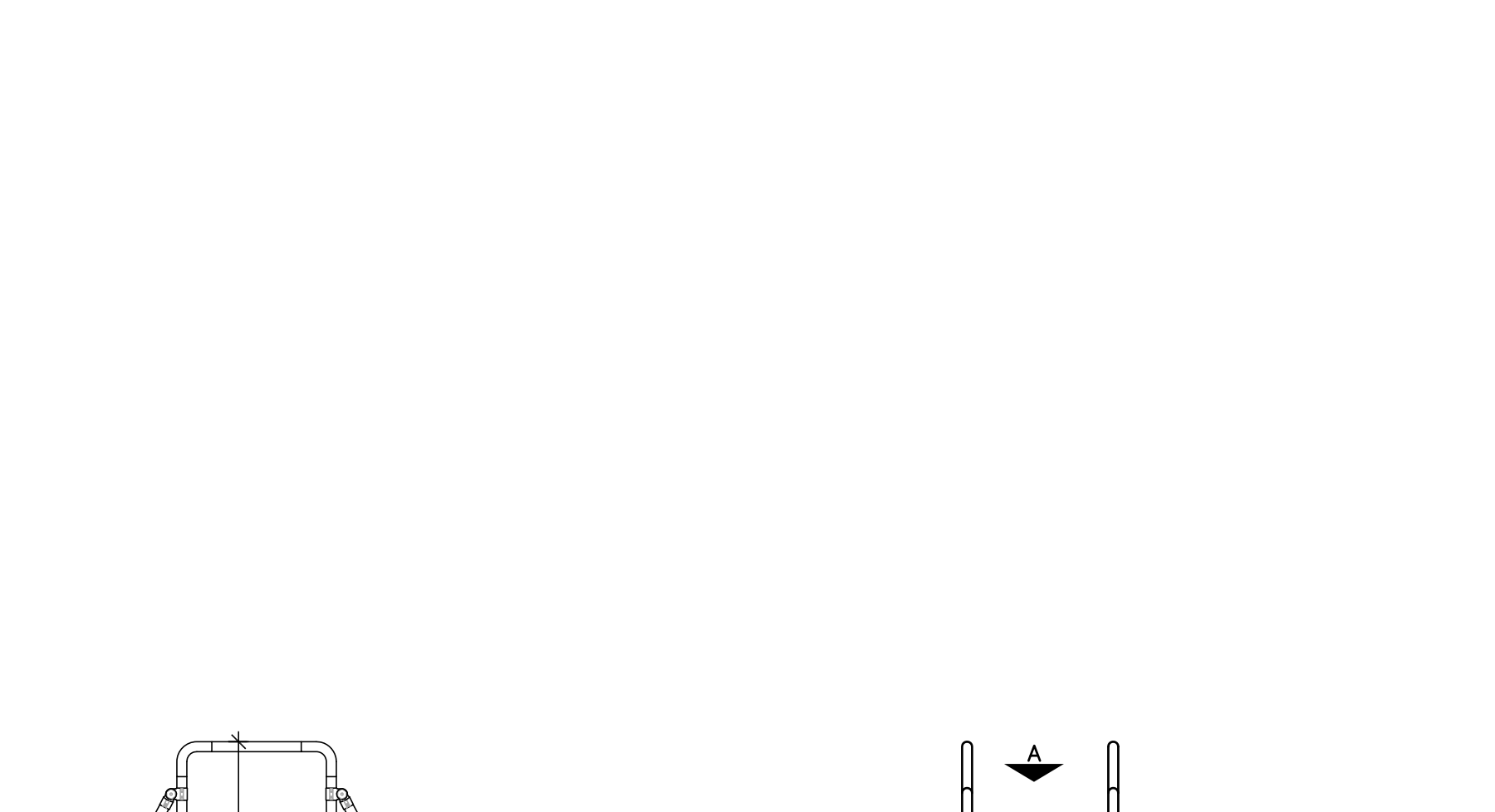
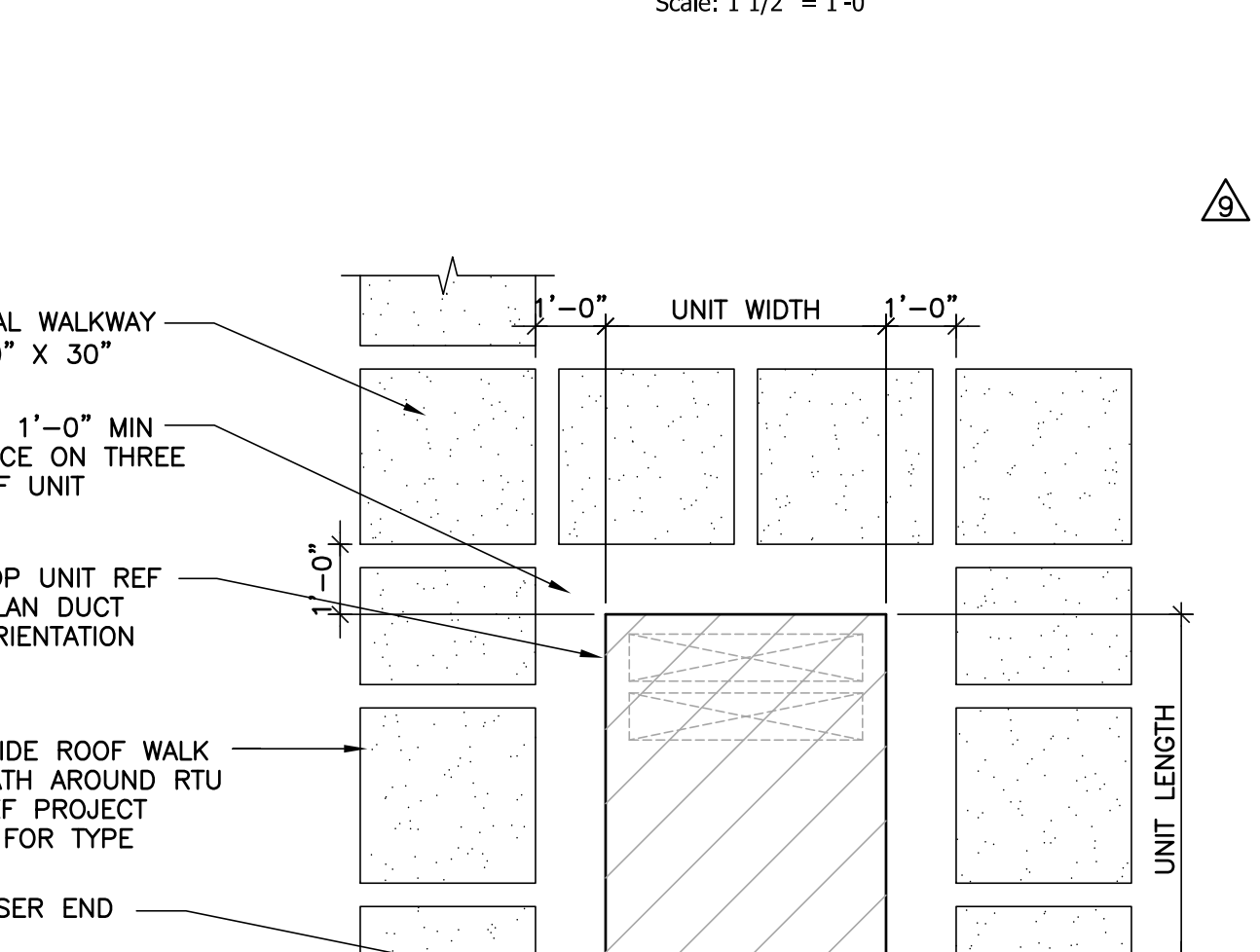
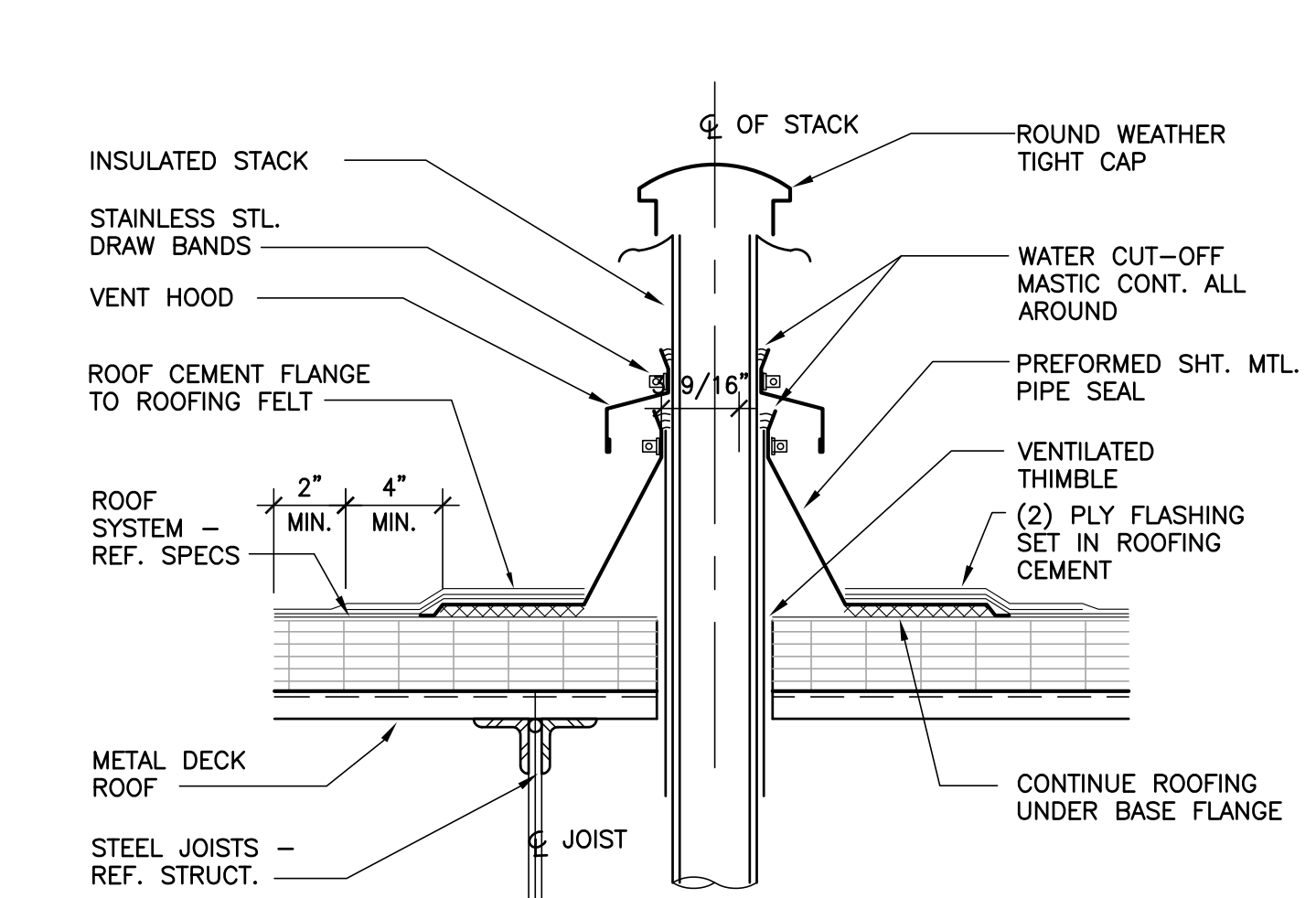
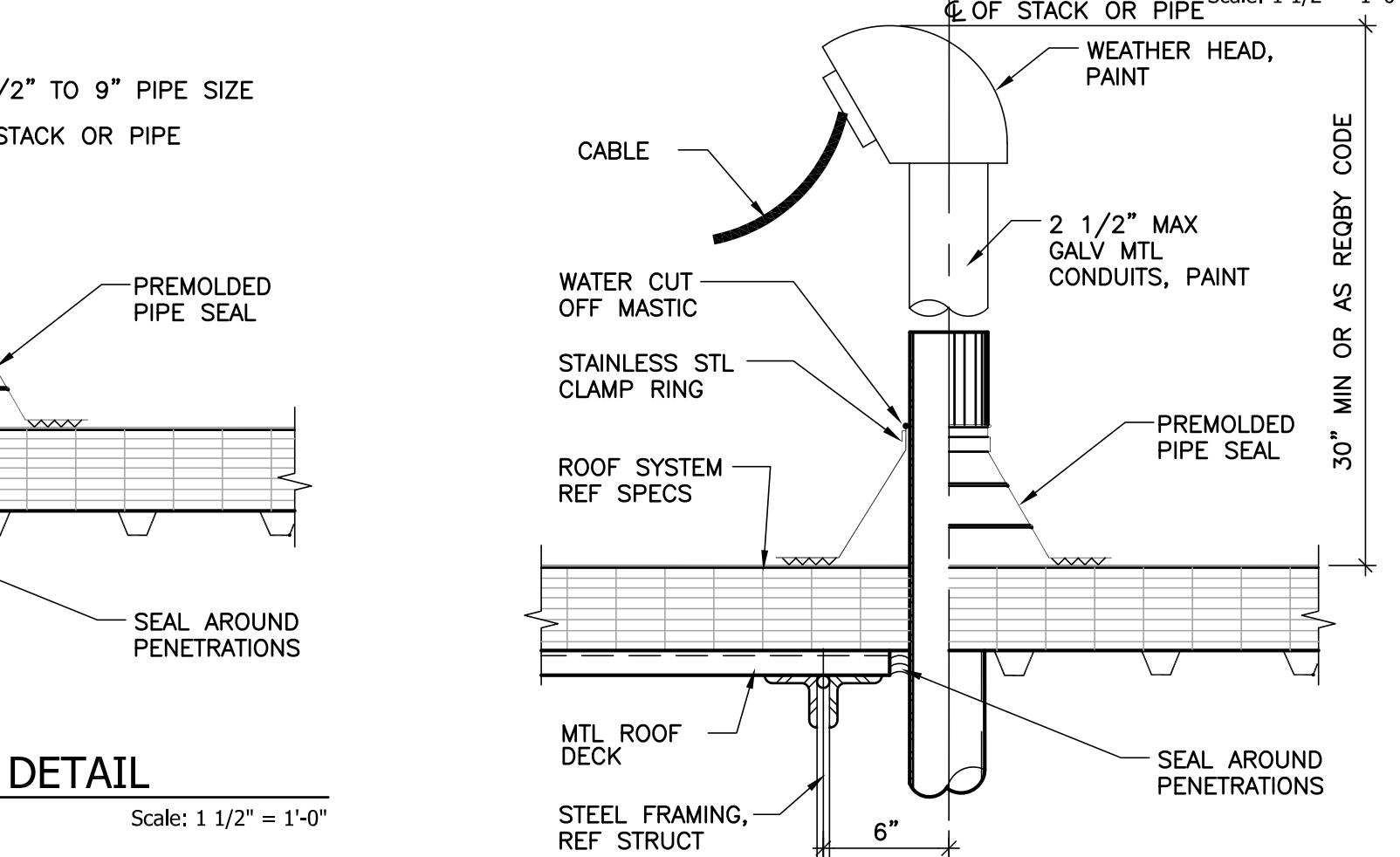
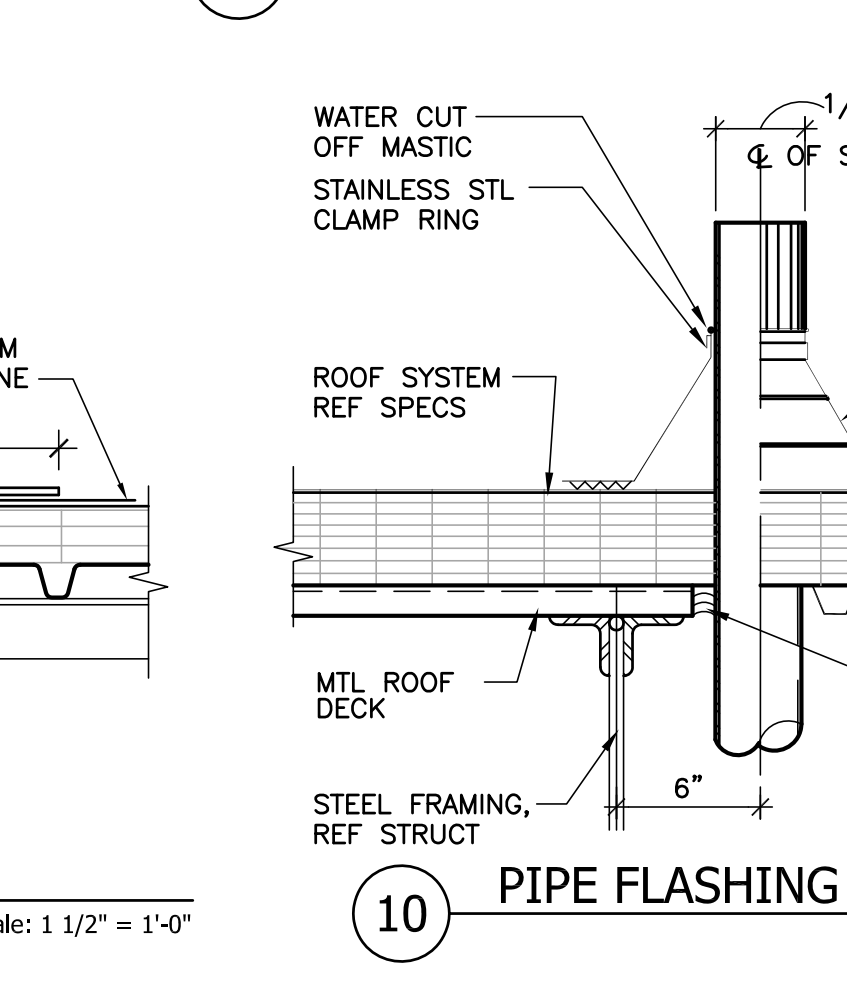
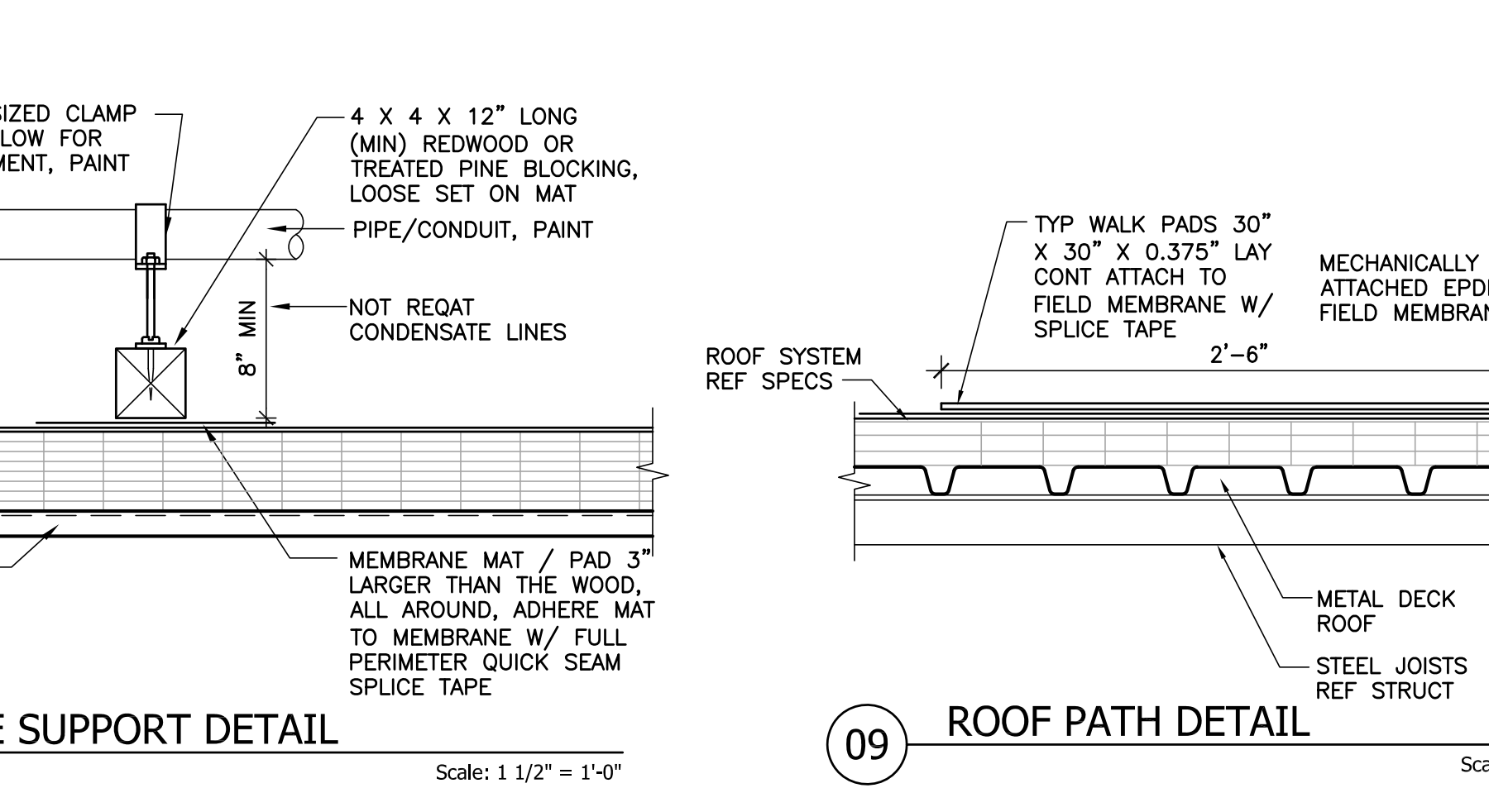
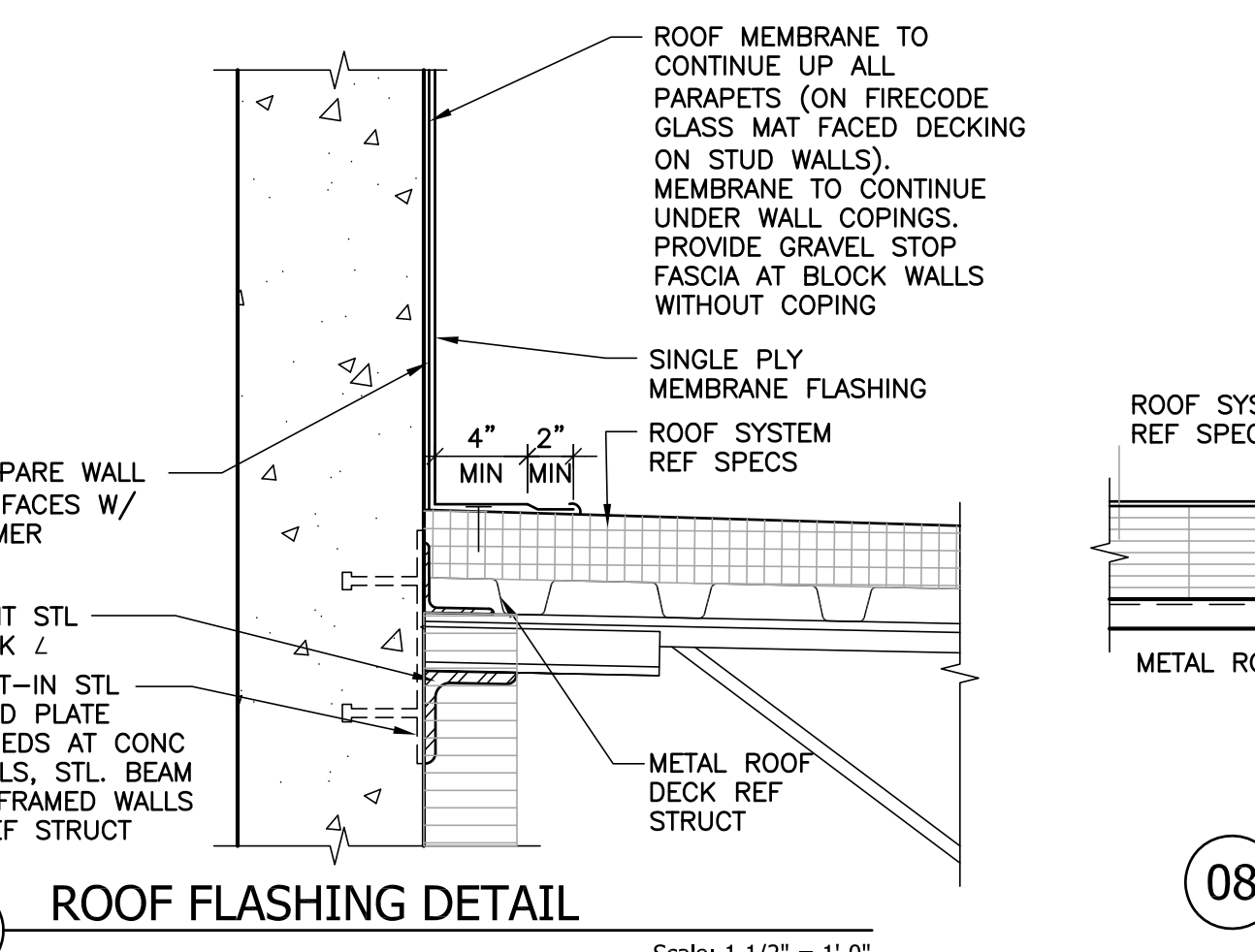
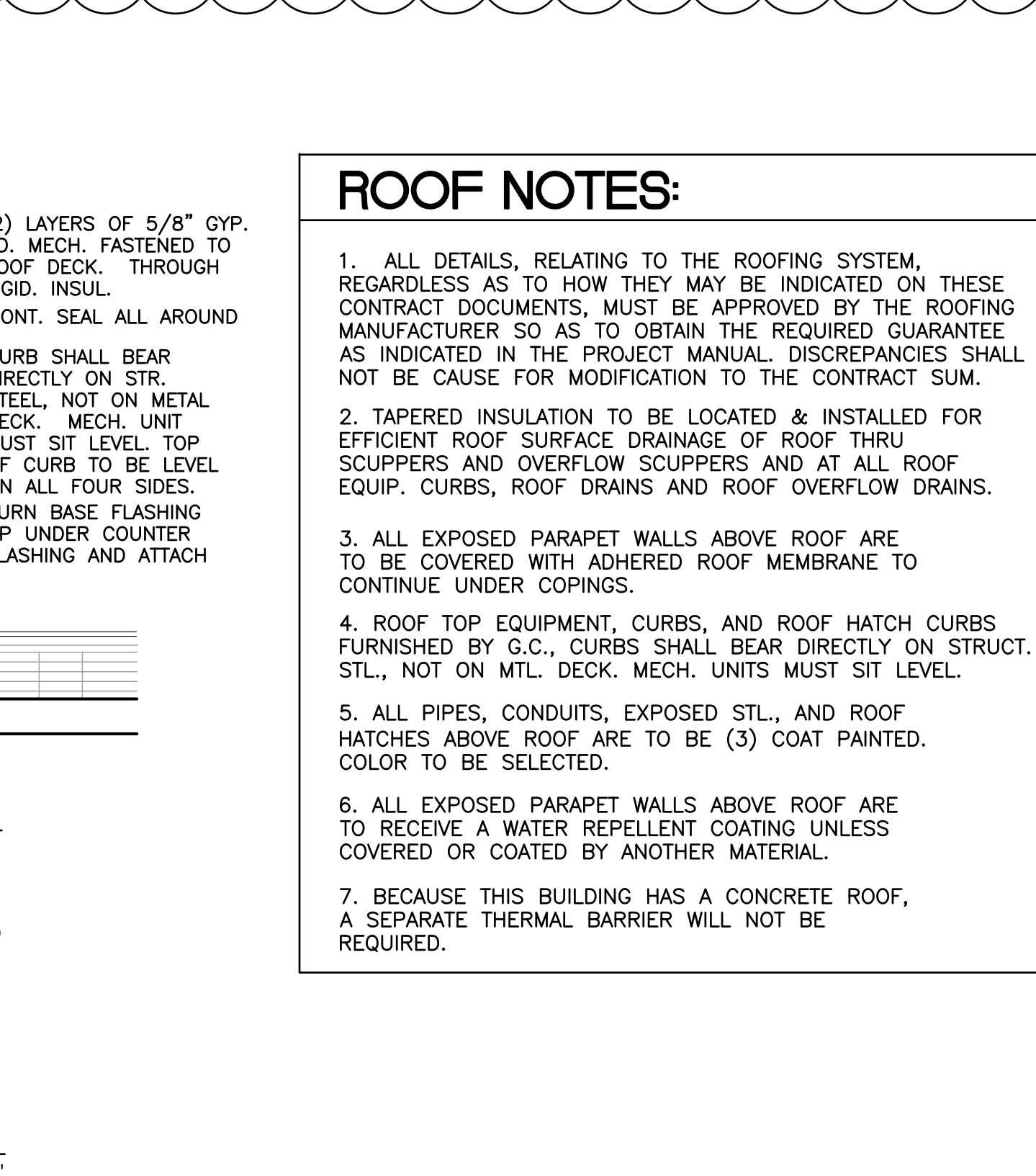
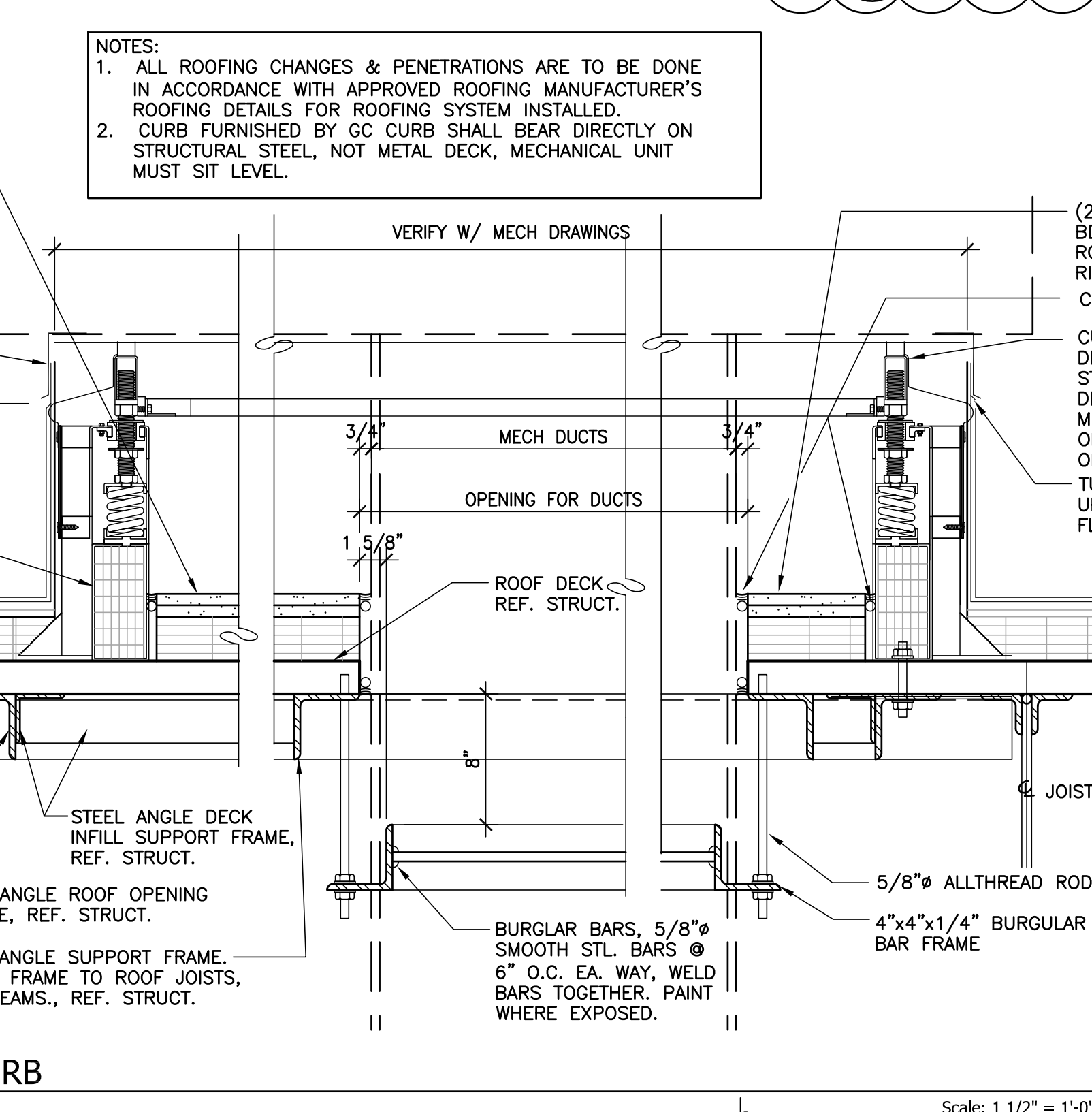
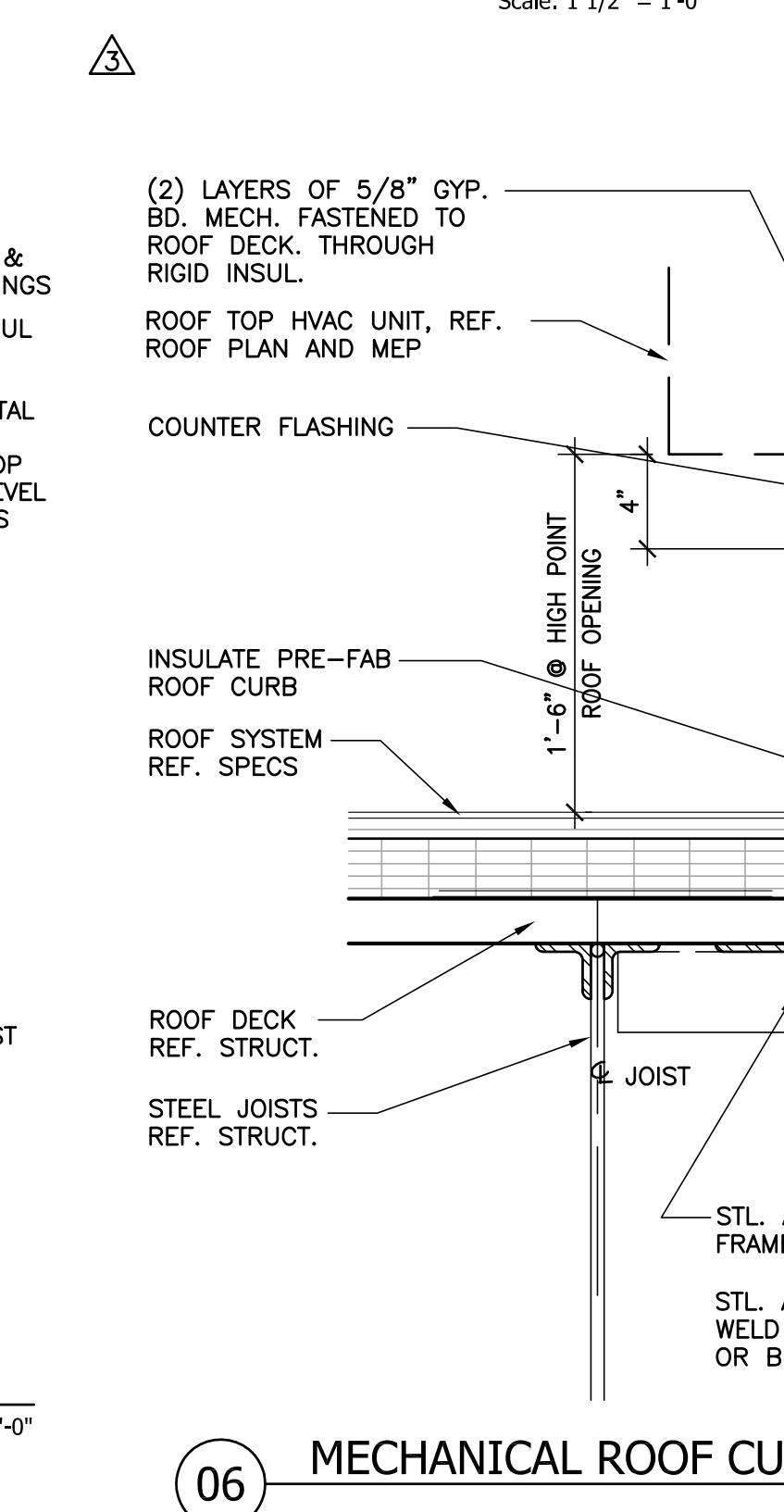
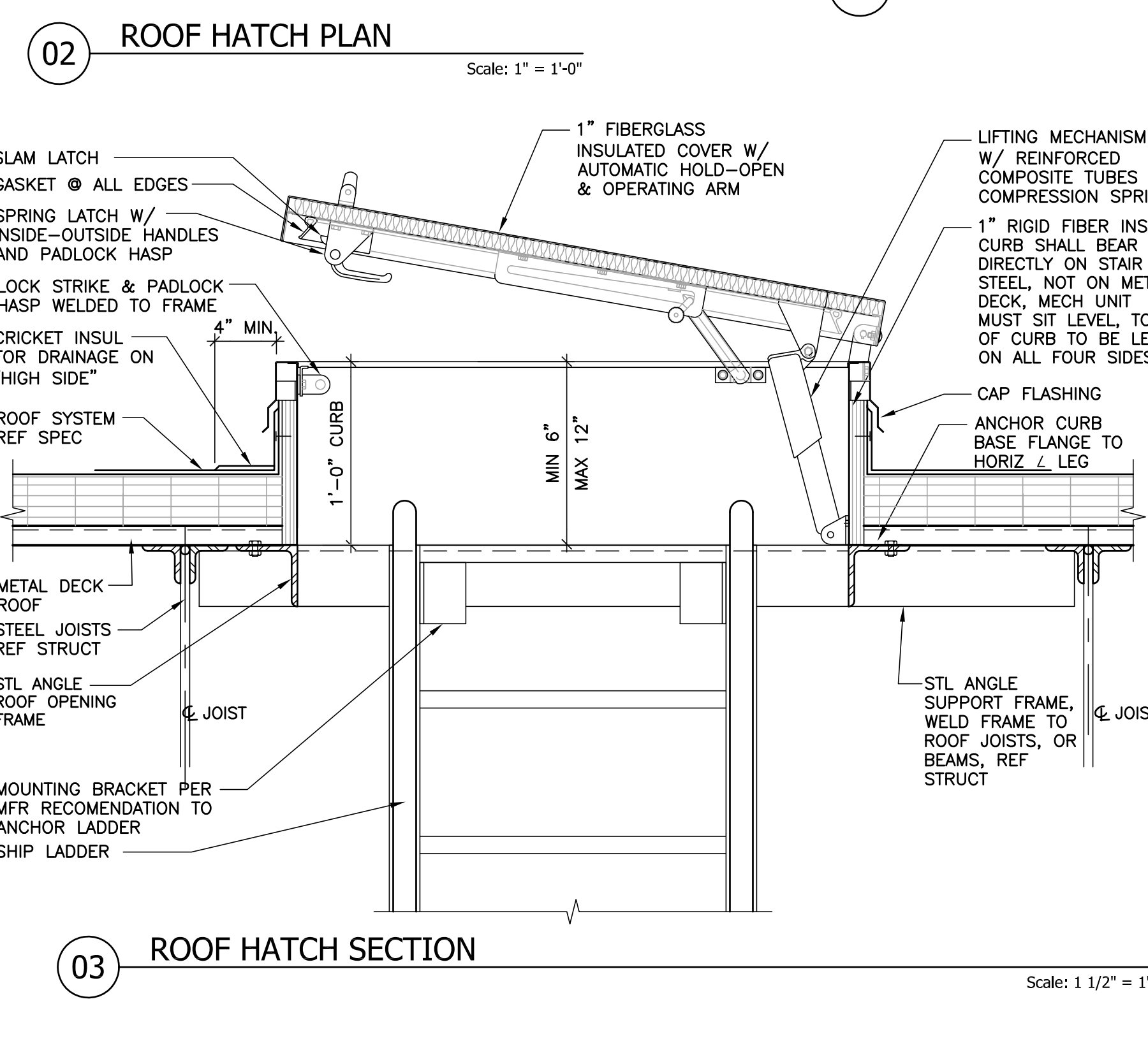
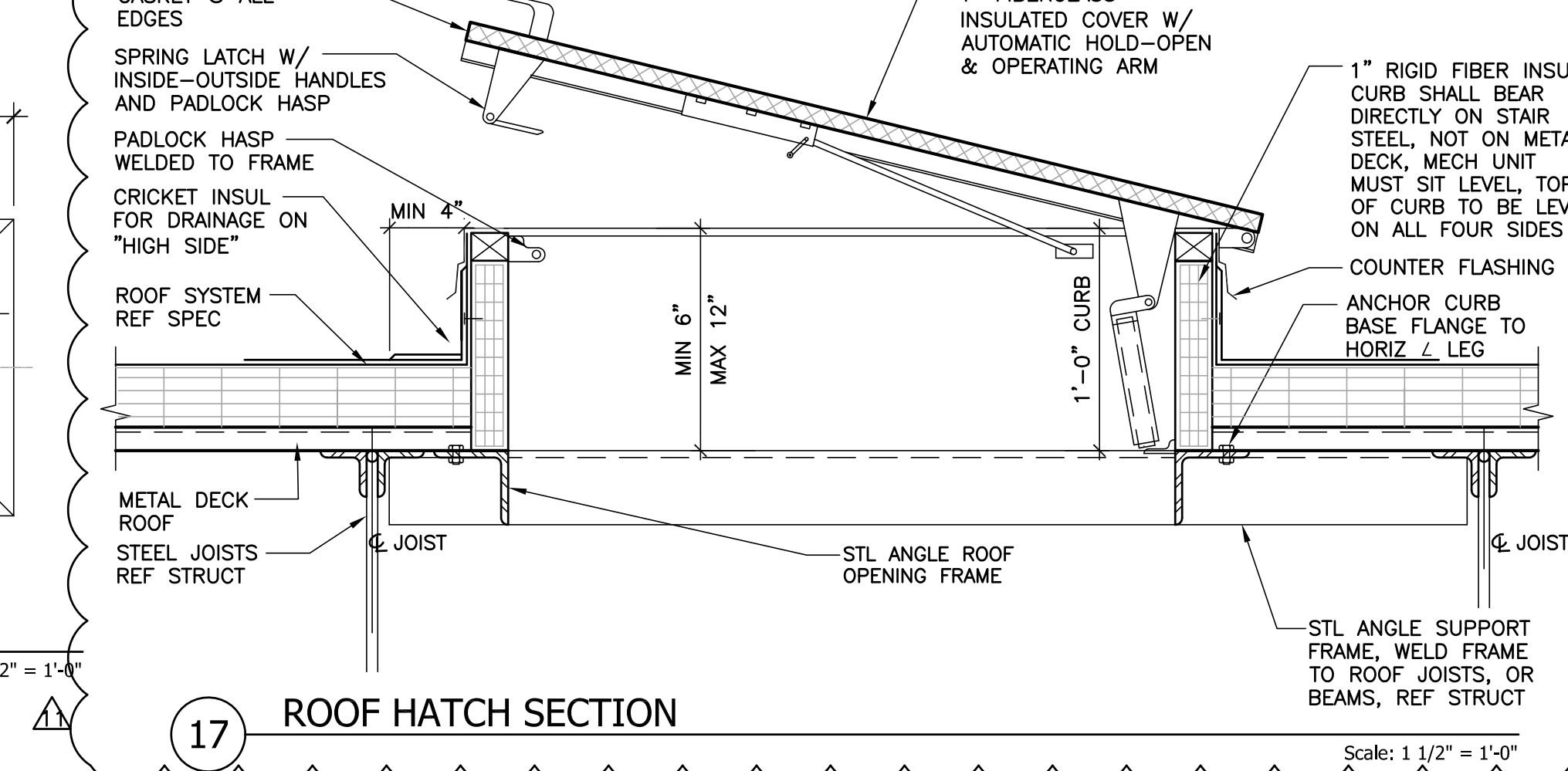
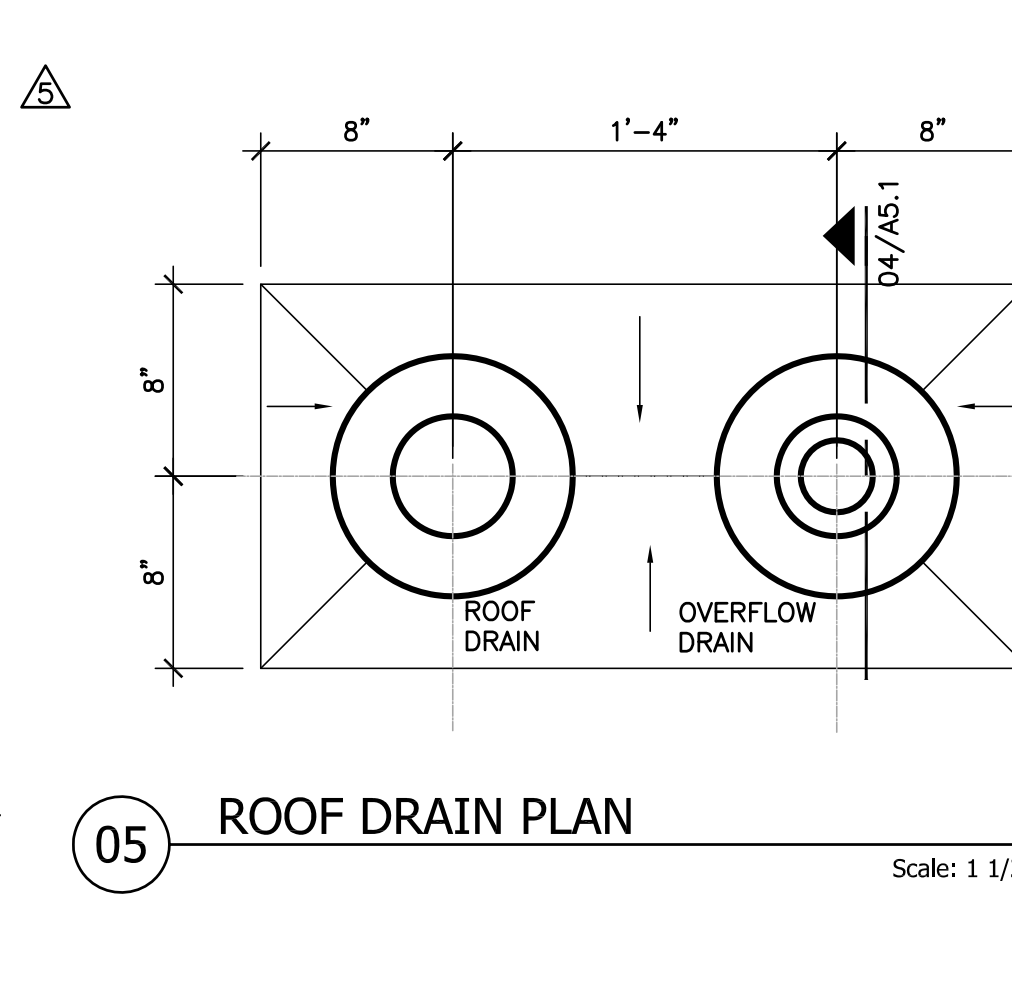
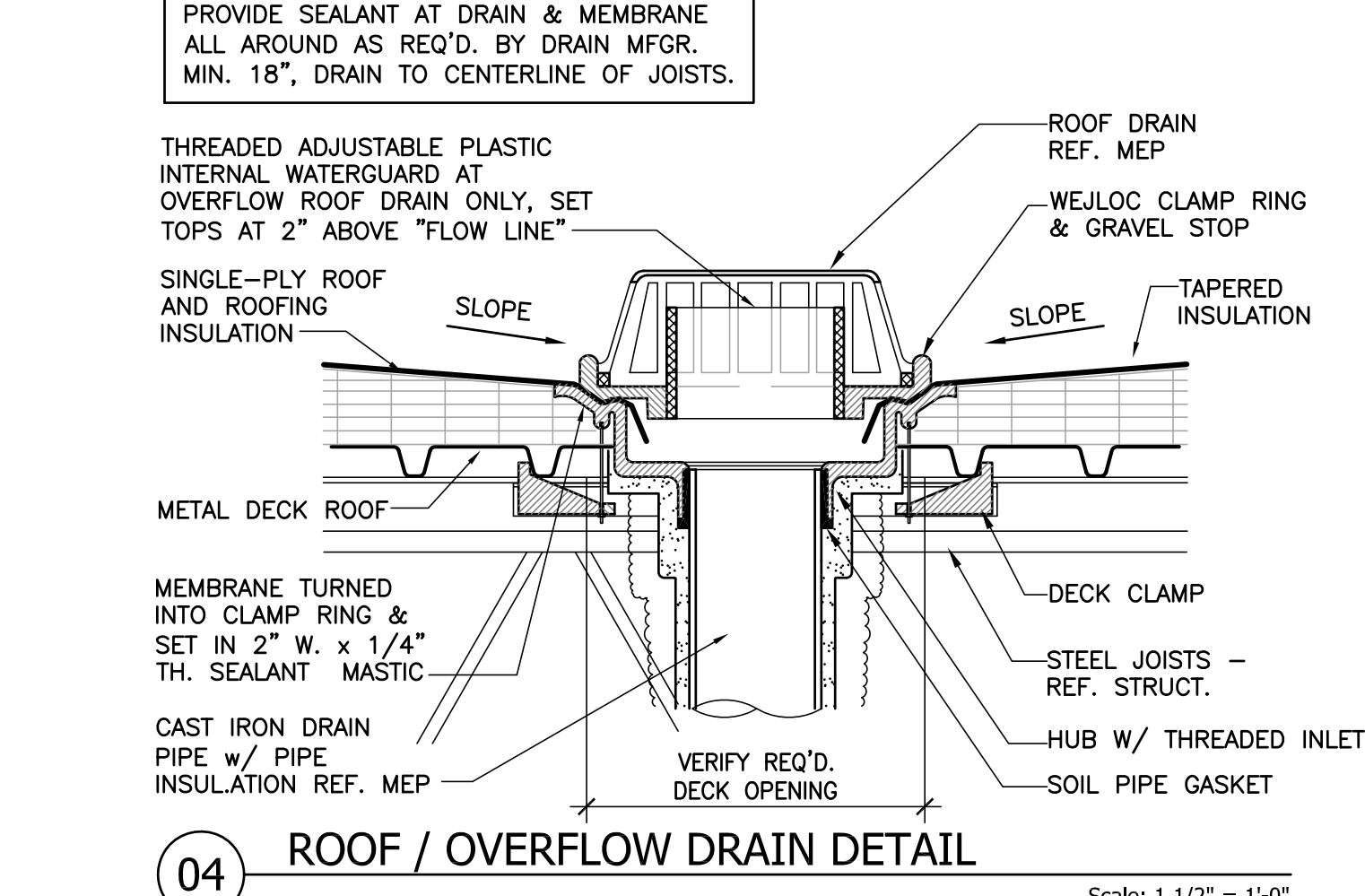
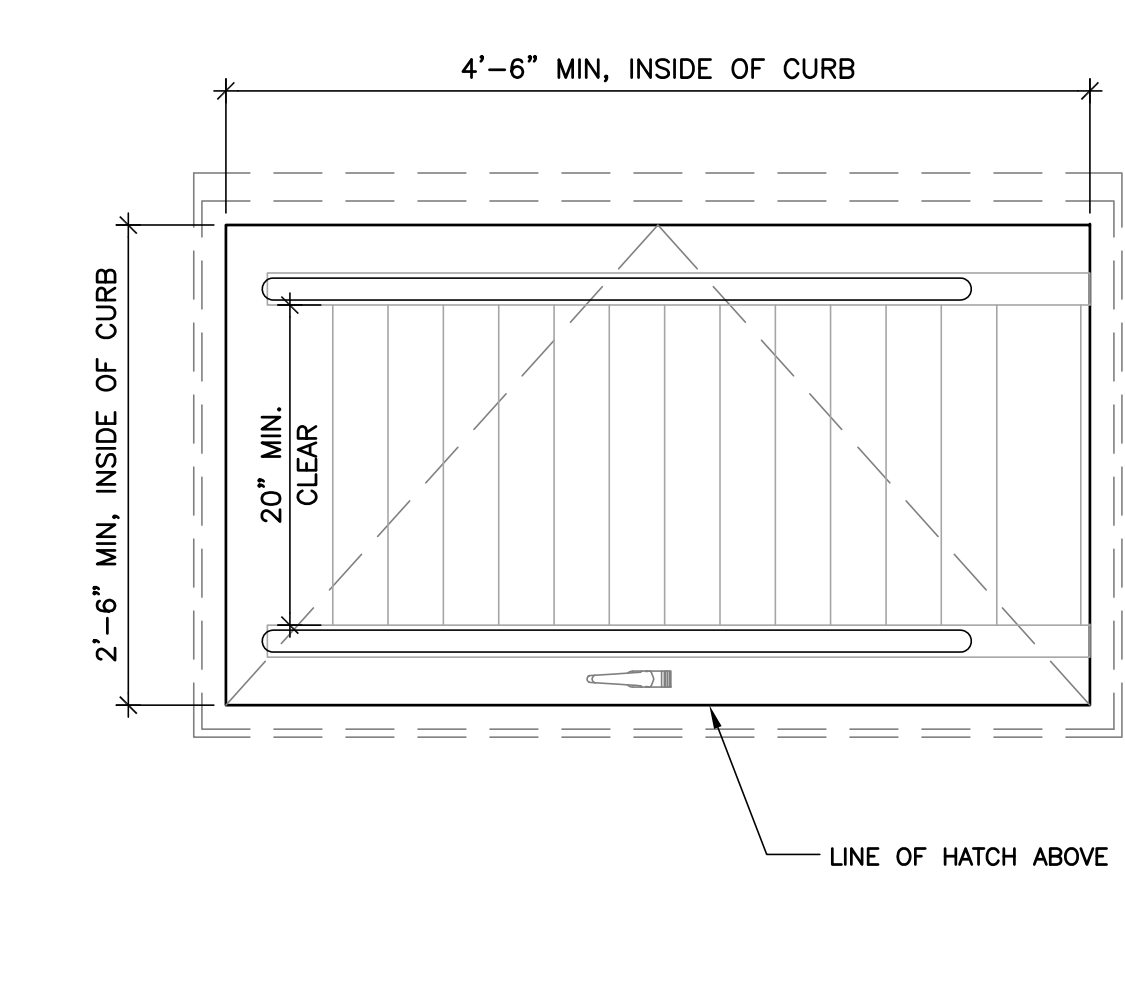
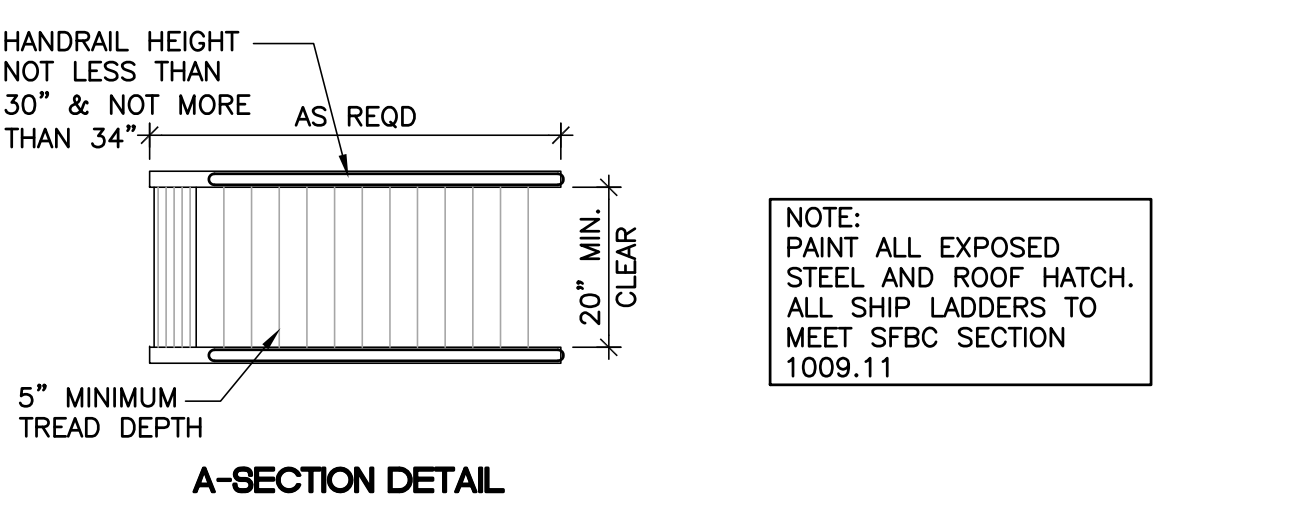
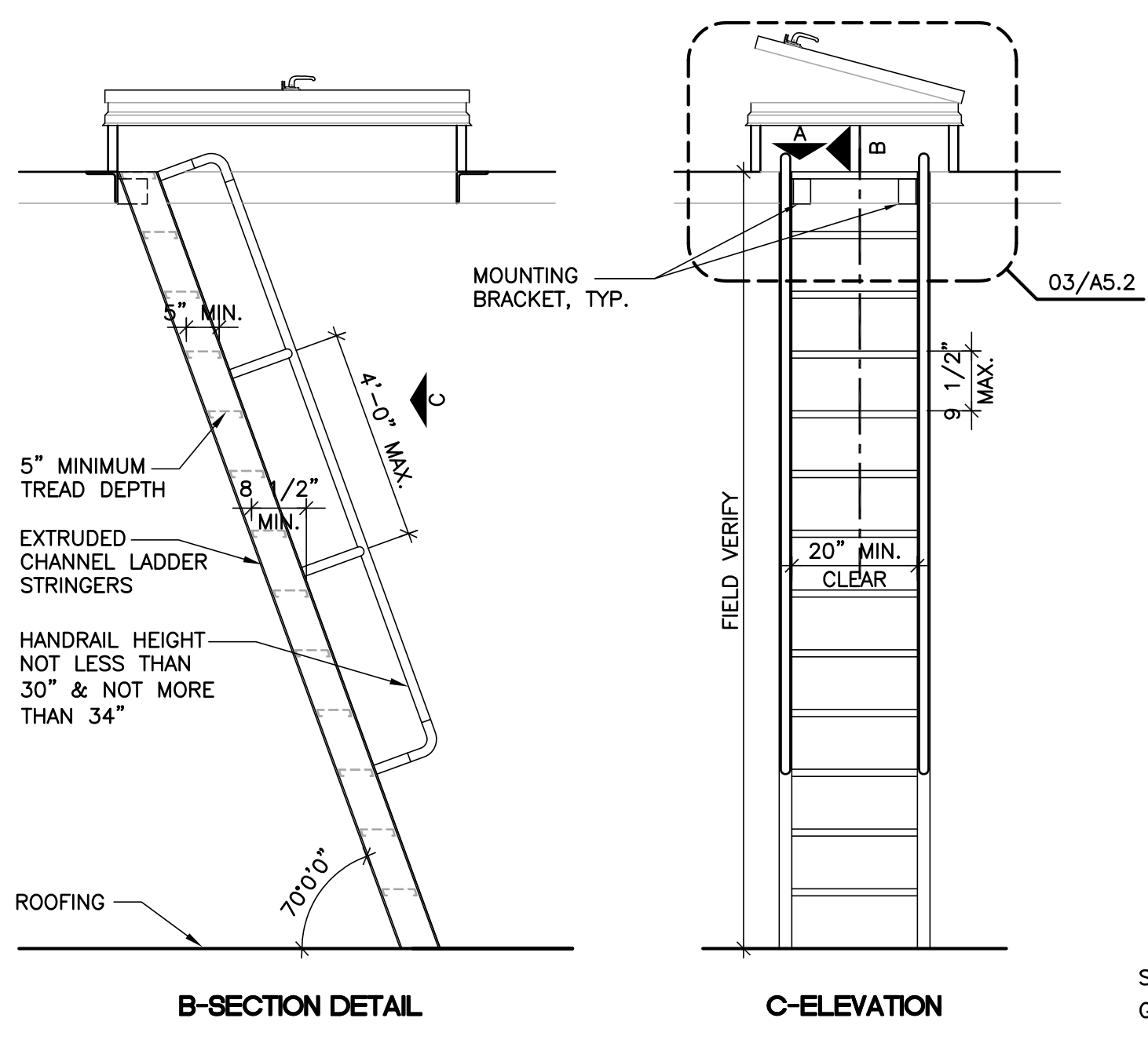


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12040-01

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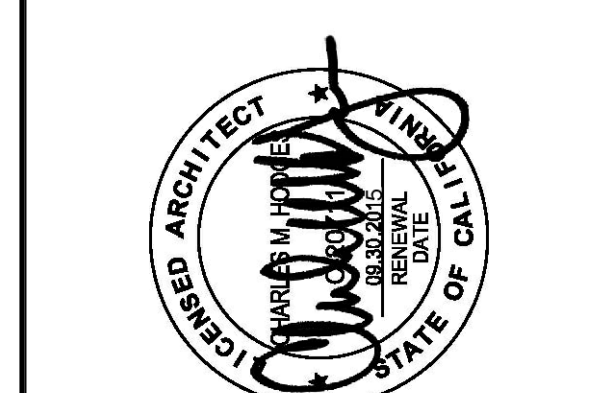
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▲	ADDENDUM A	07/05/13
▲	REVISION #2	08/01/13
▲	REVISION #3	10/28/13
▲	REVISION #5	11/28/13
▲	REVISION #7	03/11/14
▲	REVISION #9	04/10/14
▲	REVISION #11	06/10/14

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**HODGES & ASSOCIATES**  
 Architecture + Planning + Interiors  
 www.hodgesusa.com 972.397.1000  
 13842 Omega, Dallas, TX 75244



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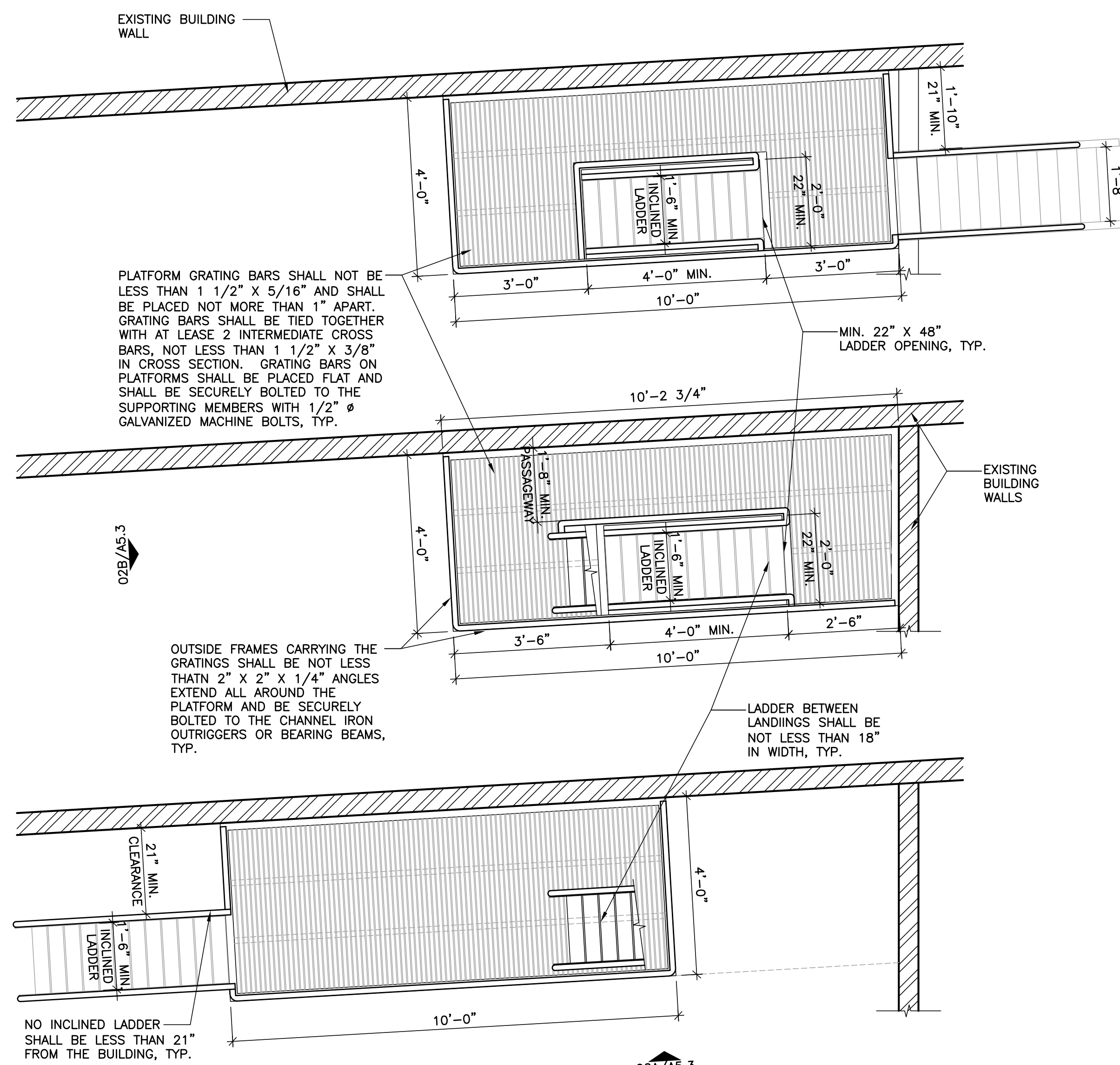
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No.	Issue Log	Date
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	FOR BID	06/17/13
▲	ADDENDUM A	07/03/13
▲	REVISION #3	10/28/13
▲	REVISION #5	11/26/13
▲	REVISION #7	03/14/14
▲	REVISION #9	04/15/14
▲	REVISION #11	06/10/14

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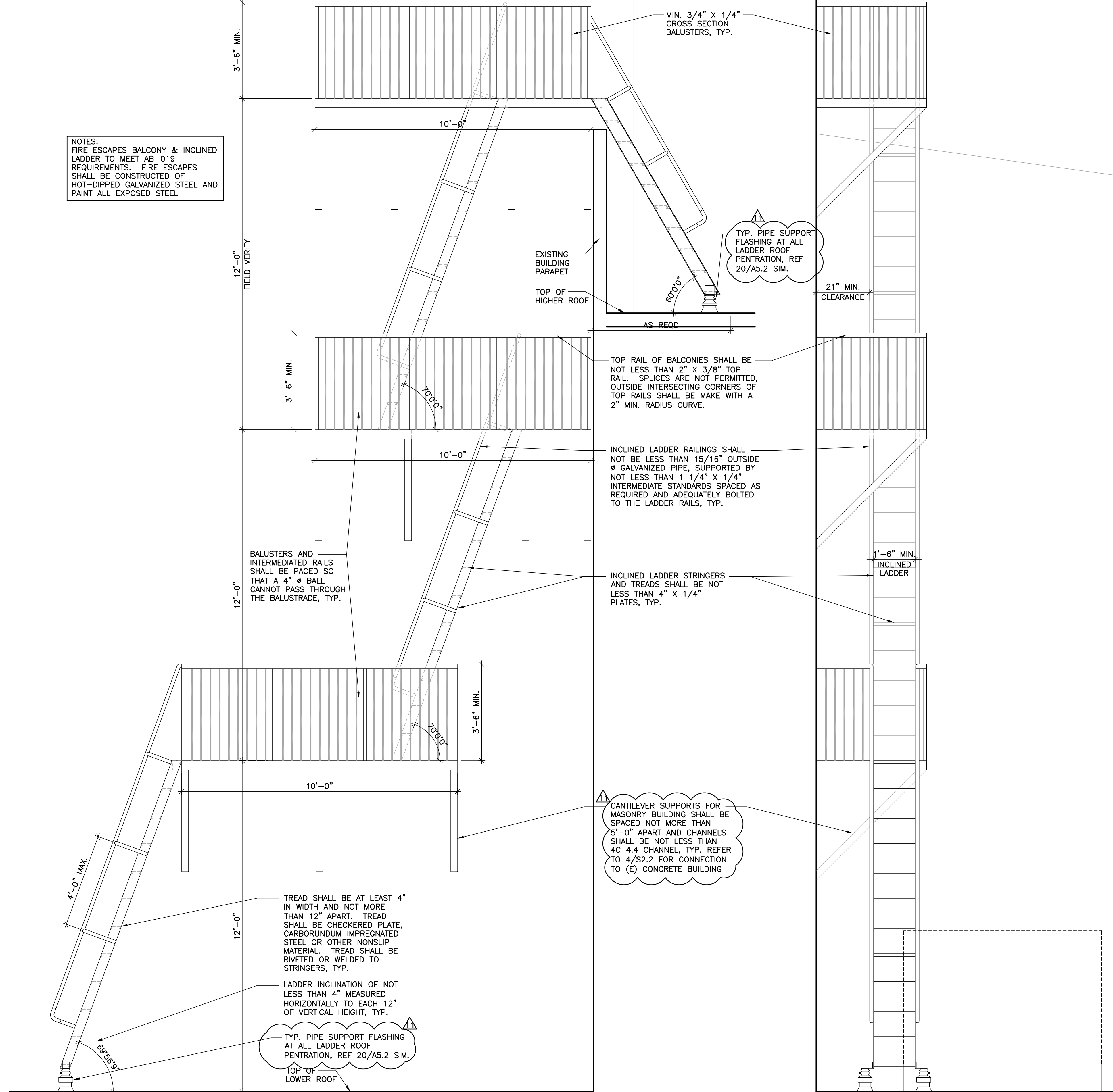
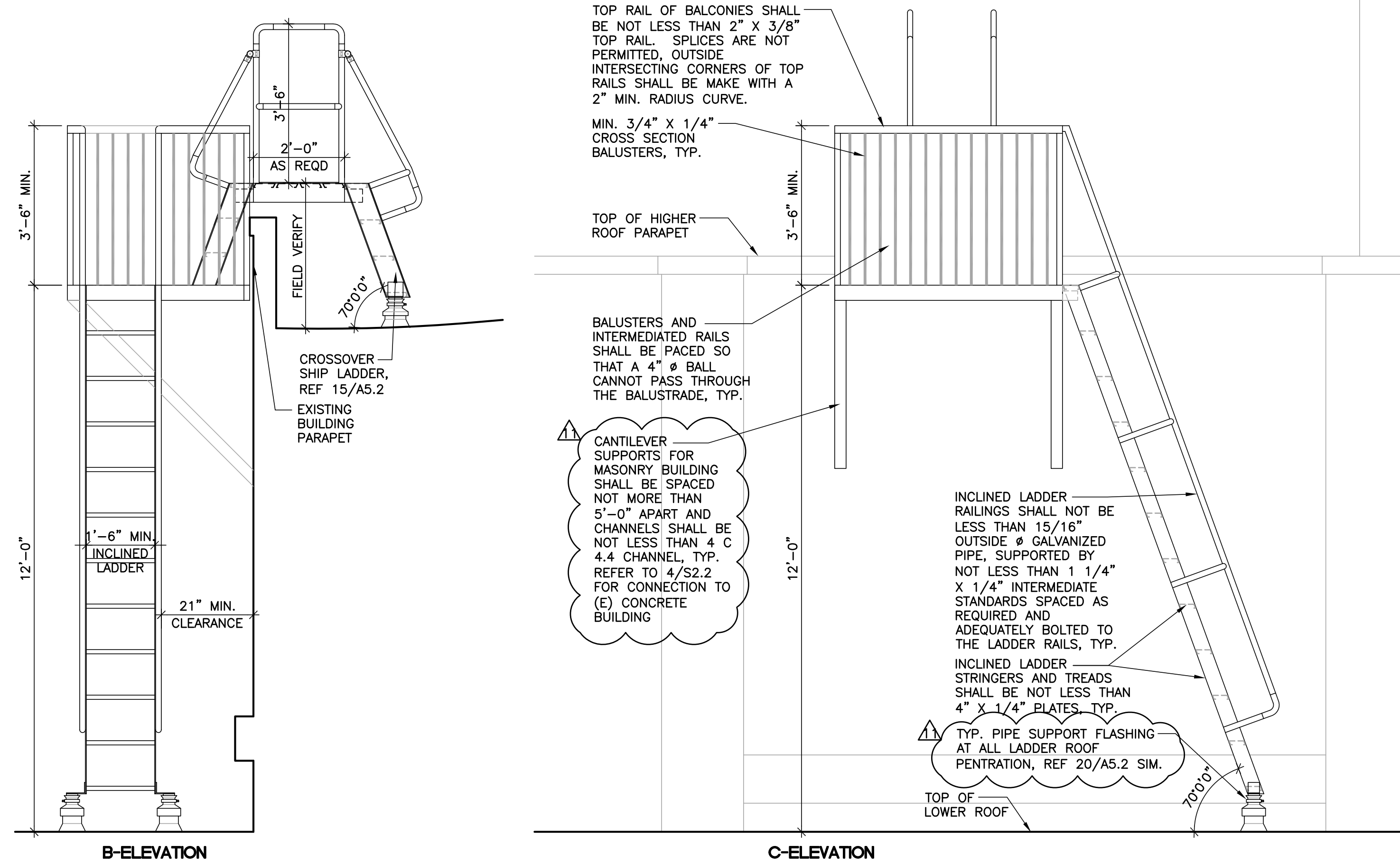
**A5.2**  
ROOF DETAILS





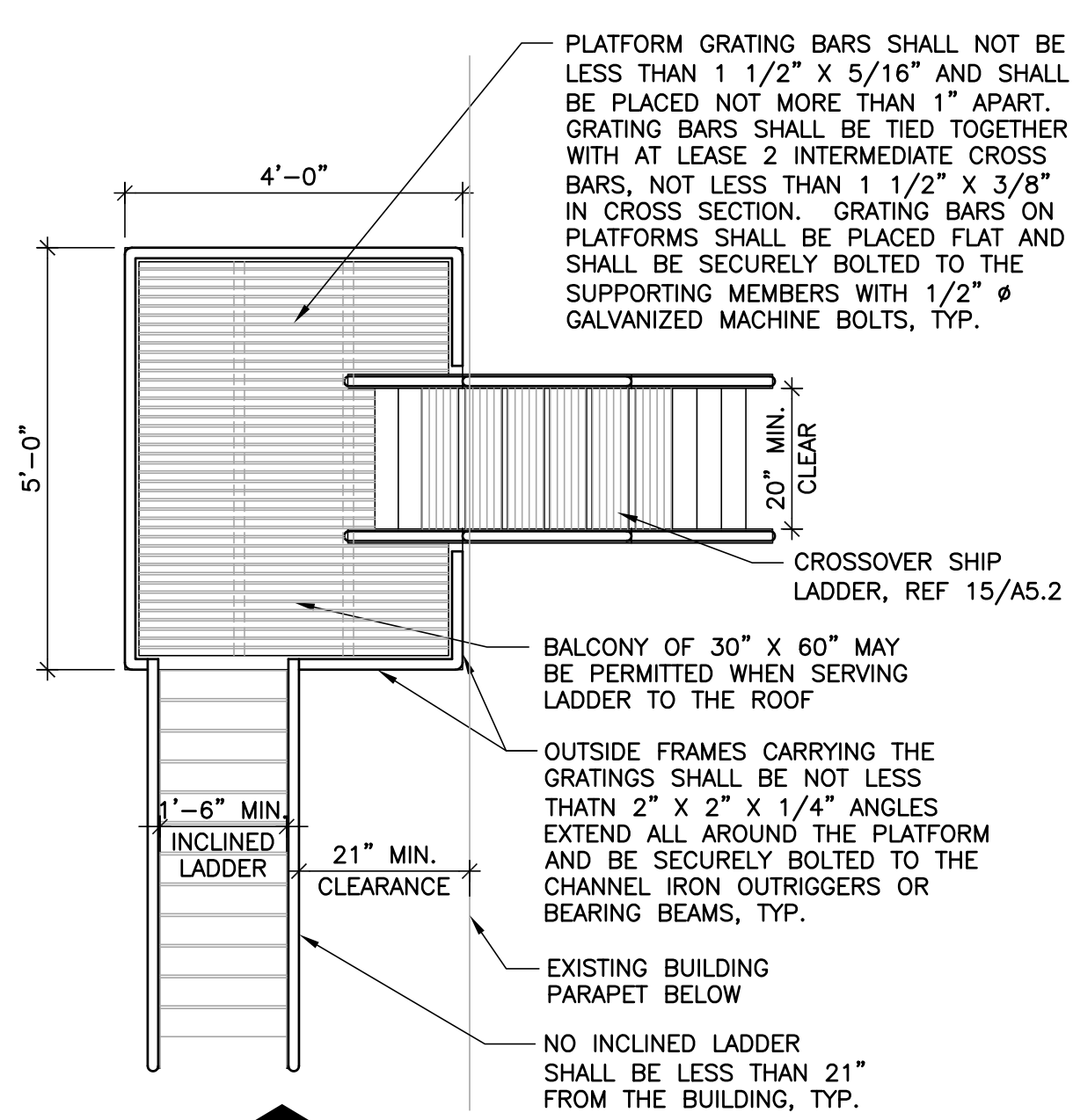
01 FIRE ESCAPE AND INCLINED LADDER PLAN

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



02 FIRE ESCAPE AND INCLINED LADDER ELEVATION

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

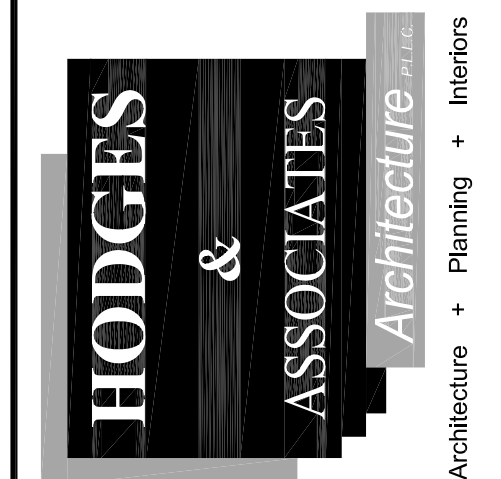


03 FIRE ESCAPE BALCONY AND LADDER DETAIL

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

# ALAMO DRAFTHOUSE CINEMA NEW MISSION THEATER RENOVATION

2550 MISSION STREET  
SAN FRANCISCO, CALIFORNIA 94110



Project Number:  
12040-01

Drawn By: Checked By:

Issue Log		
No	Description	Date
01	REVISION #0	04/10/14
02	REVISION #01	06/10/14

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**A5.3**  
ROOF DETAILS