



MAJOR PERMIT TO ALTER

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

Section 1110 of the Planning Code requires that the Historic Preservation Commission (“HPC”) review all building permit applications for the alteration or demolition of any Significant or Contributory buildings or any buildings within Conservation Districts. Pursuant to Section 1111.1 all scopes of work that have not been delegated to Planning Department staff for review and approval are considered Major Alterations.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A MAJOR PERMIT TO ALTER?

Article 11 (Historic Preservation in the C-3 Districts) was developed as a part of the City’s Downtown Plan in 1985. Buildings are placed into five (5) categories - Significant (I & II), Contributory (III & IV), and Not Evaluated (V). In addition to these “individually” categorized properties, there are portions of Downtown that have been designated as “Conservation Districts”. Article 11 outlines the process to classify a building and also outlines the entitlement and review process to alter to these buildings.

A Permit to Alter is the entitlement required to alter a Significant or Contributory building or any building within a Conservation District. A Permit to Alter is required for any construction, addition, major alteration, relocation, removal, or demolition of a structure, object or feature. Depending on the scope of the project, it may require a hearing before the Historic Preservation Commission. Those that do are called a Major Permit to Alter. Public notice and a public hearing before the HPC are required for all Major Permit to Alter applications.

A Permit to Alter is not necessary for properties already subject to Article 10 of the Planning Code, i.e., designated as a City Landmark. These buildings require a Certificate of Appropriateness. Please refer to the “Certificate of Appropriateness” application on the Department’s website for more information.

For scopes of work that the HPC has determined to be minor in scope and approvable by Department staff, please refer to the Minor Permit to Alter Application on the Department’s website.

HOW DOES THE MAJOR PERMIT TO ALTER PROCESS WORK?

Please review the instructions in this application and ask Preservation PIC staff if you have any questions. After filling out the application and collecting the required notification materials and plans, please contact the Planning Department for an intake appointment to process your application. At this appointment a planner will review your application to ensure that it is complete. The application will then be assigned to a Preservation planner. Once deemed complete, the

planner will schedule a hearing with the Historic Preservation Commission. The assigned planner will gather comments and concerns from the neighborhood during the notification period. Neighborhood support or opposition will be reflected in a staff report presented at the HPC along with the Planning Department recommendation for approval or disapproval of the Major Permit to Alter.

The content of applications shall be in accordance with the policies, rules and regulations of the Department and the HPC. All applications shall be on forms prescribed therefore and shall contain or be accompanied by all information required to assure the presentation of all pertinent facts for proper consideration of the case and for the permanent record. Applications shall include the following information:

1. Plans, sections and elevations showing all existing and proposed work, including but not limited to color, texture of materials, architectural design, profile, and detail;
2. All demolition calculations and associated detail drawings showing all interior and exterior alterations associated with the proposed scope of work, including but not limited to any changes to the exterior and internal structural framework, floor plates, removal of interior walls, or changes to the foundation;
3. Specifications describing the means and methods associated with the proposed scope of work, including any technical specifications for all exterior restoration or cleaning work;
4. Photographs showing the property and the context of its surroundings;
5. Any other information that the Department determines may be necessary for the particular scope of work proposed; and
6. Information needed for the preparation and mailing of notices as specified in Section 1111.4.

Permits to demolish a Significant Building or a Contributory Building from which TDR have been transferred shall also include additional information per Planning Code Section 1111(b).

WHO MAY APPLY FOR A MAJOR PERMIT TO ALTER?

A Major Permit to Alter is an entitlement that runs with the property; therefore, the property owner or a party designated as the owner's agent may apply for a Major Permit to Alter. [A letter of agent authorization from the owner must be attached.]

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) and Chapter 31 of the San Francisco Administrative Code implementing that act may require an Environmental Evaluation before the application may be considered. Please consult the Planning Department staff to determine if an Environmental Evaluation application must be submitted with this application. A separate fee is required for environmental review.

FEES

Please refer to the [Planning Department Fee Schedule](#) or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.

ADDITIONAL PERMIT TO ALTER CRITERIA

For certain types of Permits to Alter (i.e. demolition of a Significant or Contributory building or new construction within a Conservation District), the Planning Code sets out additional criteria for approval. If any such criteria apply, state in detail the applicable Code Sections and the manner in which you believe they will be met. The referenced Code sections are available on-line and may be explained to you at the PIC.



MAJOR PERMIT TO ALTER

SUPPLEMENTAL APPLICATION

Property Information

Project Address: See attached.

Block/Lot(s): See attached.

Project Information

FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS

In reviewing applications for Major Permits to Alter the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by The Secretary of the Interior's Standards for the Treatment of Historic Properties as an additional evaluative standard for Major Permit to Alter. The Standards are contained in the Preserving the Past section of the Downtown Plan, a component of the San Francisco General Plan. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to how and why the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

See attached.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

See attached.

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

See attached.

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

See attached.

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

See attached.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

See attached.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

See attached.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

See attached.

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

See attached.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired;

See attached.

PLEASE NOTE: *For all applications pertaining to buildings located within Conservation Districts, the proposed work must comply with all applicable standards and guidelines set forth in Section 6 and 7 of the Appendix which describes the District, in addition to the applicable standards and requirements set forth in Section 1111.6. In the event of any conflict between the standards of Section 1111.6 and the standards contained within the Appendix which describes the District, the more protective shall prevail.*

MAJOR PERMIT TO ALTER FINDINGS

In reviewing applications for Major Permits to Alter, the Historic Preservation Commission, Planning Department staff, Board of Permit Appeals and/or Board of Supervisors, and the Planning Commission (where applicable) shall be governed by the following requirements set forth in Planning Code Section 1111.6. Please describe below how the project is consistent with each requirement (Note: Attach continuation sheets, if necessary). Each requirement must have a response. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety;

See attached.

2. The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved;

See attached.

3. Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced;

See attached.

4. Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings;

See attached.

5. The degree to which distinctive features need be retained may be less when the alteration is to exterior elements not constituting a part of a principal facade or when it is an alteration of the ground-floor frontage in order to adapt the space for ground-floor uses;

See attached.

6. In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area;

See attached.

7. In the case of Significant Buildings - Category II, a new structure or addition, including one of greater height than the existing building, may be permitted on that portion of the lot not restricted in Appendix B even if such structure or addition will be visible when viewing the principal facades at ground level, provided that the structure or addition does not affect the appearance of the retained portion as a separate structure when so viewing the principal facades and is compatible in form and design with the retained portion. Alteration of the retained portion of the building is permitted as provided in Paragraphs (1) through (6) of this Subsection (b).

See attached.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Jim Abrams

Name (Printed)

October 10, 2019

Date

Authorized Applicant

415-999-4402

jabrams@jabramslaw.com

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Attachment to Master Permit to Alter Application Supplement
October 10, 2019

*Filed pursuant to Development Agreement between the City and County of San Francisco and
The Stephens Institute, dba Academy of Art University and the LLC Parties, with respect to the
Academy's Properties and Affordable Housing Public Benefits.*

Properties Subject to this Application

Proposed exterior alterations at the below listed properties are subject to review pursuant to Article 11 of the Planning Code. In accordance with the above-described Development Agreement, AAU and the LLC Parties are submitting a Master Permit to Alter for each property, subject to the approval of the Historic Preservation Commission (“HPC”) and regardless of whether the scope of work proposed for each given property would typically be subject to administrative, rather than HPC review in the first instant. The plan sets for each of the below properties delineate all alterations to the properties and approvals of existing elements at the properties, for which AAU, and the corresponding LLC Party, respectfully requests the approval of the HPC.

- 1) 410 Bush Street (Block 0270, Lot 007)
- 2) 540 Powell Street (Block 0285, Lot 009)
- 3) 625 Sutter Street (Block 0297, Lot 014)
- 4) 620 Sutter Street (Block 0283, Lot 004A)
- 5) 655 Sutter Street (Block 0297, Lot 012)
- 6) 680 Sutter Street (Block 0283, Lot 007)
- 7) 491 Post Street (Block 0307, Lot 009)*
- 8) 79 New Montgomery Street (Block 3707, Lot 014)
- 9) 180 New Montgomery Street (Block 3722, Lot 022)

*Denotes property subject to both Article 11 and Article 10 of the Planning Code.

Case Number 2008.0586
Academy of Art University
Master Permit to Alter Supplemental Application
October 10, 2019

Owner/Applicant Information

Project Sponsor: The Stephens Institute dba the Academy of Art University & “LLC Parties” listed on Letter of Authorization on file with Planning Department for above-listed Case Number 2008.0586
79 New Montgomery Street
San Francisco, CA 94105
Phone: 415-618-6537
Attn: Gordon North

Applicant/Project Contact: J. Abrams Law, P.C.
1 Maritime Plaza, Suite 1900
San Francisco, CA 94111
Phone: 415-999-4402
Attn: Jim Abrams

Architect: TEF Design
1420 Sutter Street
San Francisco, CA 94109
Phone: 415-391-7819
Attn: Paul Cooper

PROPOSED FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS

410 Bush Street

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

AAU will convert the 410 Bush building from an existing Office use to Post-Secondary Educational Institutional (“PSEI”) use. Such conversion will result in minimal change to the building’s distinctive materials, features, spaces, and spatial relationships. The 410 Bush building was initially constructed as the St. George Garage. The building was converted to Office use in the mid-1940s and remained an office building until AAU occupation in 1994. PSEI use does not require changes to the exterior façade of the building. Further, AAU’s PSEI use will maintain the building as a single unified use, necessitating less need for significant alterations by multiple tenants. Further, the attached plan set delineates improvement work AAU will perform to restore or recognize significant features of 410 Bush, including restoring the original color of large panels on Bush Street and the St George Alley, removing barbed wire from the Pine Street frontage and replacing existing flood lighting on St George Alley with lighting consistent with the Secretary’s Standards.

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*

The attached plan sets support that AAU will retain and preserve the historic character of the 410 Bush building, and avoid the removal of distinctive materials or alterations of features, space, and spatial relationship that characterize the building. The Project will result in exterior work that will more closely align the building to its historic façade, including the removal of abandoned equipment and attachments, and the installation of more historically sensitive security cameras and exterior lighting fixtures. The 410 Bush building’s distinctive lack of windows makes utilization as a modern office building difficult, but the Project’s PSEI use ensures the building’s current façade is maintained, while simultaneously keeping the 410 Bush building utilized and activated.

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

The attached plan sets support that 410 Bush building’s historic façade will be retained. The proposed scope of work does not include conjectural features or elements from other historic properties.

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

The attached plan sets support that 410 Bush building's historic façade will be retained. The Project will retain and preserve changes to the property that have acquired historic significance and restore certain historic elements.

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

The attached plan sets demonstrate that the scope of work proposed does not include the removal of any distinctive materials, features, finishes, or construction techniques of fine craftsmanship that characterize the property. The plan sets do propose the legalization of aluminum windows along St George Alley, which AAU respectfully submits are consistent with the 1940s-era office renovation of the building.

- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The 410 Bush building does not currently have deteriorated historic features.

- 7) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No chemical or physical treatments are proposed other than painting of the panels on Bush Street and St George Alley to a color consistent with the historic tiling. AAU does not propose revealing the original tiling due to concern that removal of the existing paint over the tiles would damage the tiling.

- 8) *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

No significant ground disturbance is anticipated. However, the Project is subject to Mitigation Measure M-CP-2.1, requiring a project-specific preliminary archaeological assessment for individual project components involving ground-disturbing activities, and therefore any unforeseen disturbance would be appropriately mitigated.

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

No new additions, significant exterior alterations or new construction are proposed. The majority of the exterior alterations proposed will more closely align the building to its historic condition, including the removal of abandoned equipment and attachments, and the installation of more

historically sensitive security cameras and exterior lighting fixtures. The Project proposes the legalization of aluminum windows along St George Alley, which, as noted above, AAU respectfully submits were installed consistent with the Secretary's Standards.

- 10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired.*

No new additions, significant exterior alterations or new construction are proposed. The majority of the exterior alterations proposed will more closely align the building to its historic condition, including the removal of abandoned equipment and attachments, and the installation of more historically sensitive security cameras and exterior lighting fixtures. The Project proposes the legalization of aluminum windows along St George Alley, which, as noted above, AAU respectfully submits were installed consistent with the Secretary's Standards.

540 Powell Street

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

AAU will convert all portions of 540 Powell not currently entitled for PSEI use to PSEI use. The building was initially constructed to house the Benevolent and Protective Order of Elks. In 1927 the building was purchased by the University of California to house an extension space. This use was continued with the purchase of the building by the San Francisco State College in 1970. At the time of AAU's purchase of the building in 1977, a portion of the building was occupied by the Erotic Art Museum. Conversion of the building to PSEI use is consistent with the buildings historic use. This conversion does not require changes to the exterior façade of the building.

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*

The attached plan set supports that AAU will retain and preserve the historic character of the 540 Powell building, and will avoid the removal of the distinctive materials or alterations of features, space, and spatial relationship that characterize the building. Proposed exterior work will more closely align the building to its historic façade, including the removal of painted signage, patch and repair within the main entrance alcove, replacement of non-original vinyl windows with new wood sash window to match historic fenestration, replacement of current security cameras and conduit and the installation of more historically sensitive security cameras and removal of the two awnings on the Powell Street facade.

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

AAU does not propose any change to 540 Powell building's historic façade that would add conjectural features or elements from other historic properties.

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

AAU proposes to retain the 540 Powell building's historic façade. The Project will retain and preserve changes to the property that have acquired historic significance.

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

AAU does not propose the removal of any distinctive materials, features, finishes, or construction techniques of fine craftsmanship that characterize the property.

- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

AAU proposes to repair/patch and refinish the exterior wall to match existing materials and appearance where damaged. Further, AAU will repair the marquee of the main entrance.

- 7) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

AAU does not propose to undertake chemical or physical treatments.

- 8) *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Proposed work at 540 Powell does not require significant ground disturbance that would disturb archeological resources. However, the Project is subject to Mitigation Measure M-CP-2.1, requiring a project-specific preliminary archaeological assessment for individual project components involving ground-disturbing activities, and therefore any unforeseen disturbance would be mitigated.

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

AAU proposes only minor exterior alterations to the 540 Powell building, focused on restoring and preserving its historic nature, including the removal of painted signage, removal of two awnings added to the building in the early 1990s, replacement of non-original vinyl windows with new wood sash window to match historic fenestration, and removal of current security cameras and conduit and the installation of more historically sensitive security cameras.

- 10) *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired.*

AAU does not propose any major additions or new construction. Minor additions, such as security cameras and lighting, will be installed in a manner that if removed in the future, the essential form and integrity of the historic nature of the 540 Powell building will be preserved.

625 Sutter Street

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

AAU proposes to convert all portions of 625 Sutter not currently entitled for PSEI use to PSEI use. Such conversion will result in minimal change to the building's distinctive materials, features, spaces, and spatial relationships. The 625 Sutter building was initially constructed as a retail store building. Before AAU began leasing the property in 1968, it was used for educational purposes by the June Terry School. AAU's conversion of portions of the building to PSEI use does not require changes to the exterior façade of the building. Further, AAU's PSEI use will maintain the building as a single unified use, necessitating less need for significant alterations by multiple tenants.

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*

AAU proposes to retain and preserve the historic character of the 625 Sutter building and removal of the distinctive materials or alterations of features, space, and spatial relationship that characterize the building will be avoid. AAU proposes exterior work that will more closely align the building to its historic façade, including the removal of the existing awnings on the Sutter Street Frontage and repair of covered transom windows, replacement of non-original windows with new wood casement windows to match historic fenestrations, and the installation of historically sensitive exterior lighting fixtures.

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

AAU proposes to retain the 625 Sutter building's historic façade. The Project will not add conjectural features or elements from other historic properties.

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

AAU proposes to retain the 625 Sutter building's historic façade. The Project will retain and preserve changes to the property that have acquired historic significance.

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

AAU does not propose the removal of any distinctive materials, features, finishes, or construction techniques of fine craftsmanship that characterize the property.

- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

AAU proposes repair, patching and refinishing of the 625 Sutter building's exterior walls to match existing materials and appearance as required. AAU also proposes exterior work that will more closely align the building to its historic façade, including the removal of the existing awnings on the Sutter Street frontage and repair of covered transom windows, replacement of non-original windows with new wood casement windows to match historic fenestrations, and the installation of historically sensitive exterior lighting fixtures.

- 7) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

AAU does not propose to undertake chemical or physical treatments.

- 8) *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

AAU does not propose cause any significant ground disturbances that would disturb archeological resources. However, the Project is subject to Mitigation Measure M-CP-2.1, requiring a project-specific preliminary archaeological assessment for individual project components involving ground-disturbing activities, and therefore any unforeseen disturbance will be mitigated.

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

The Project proposes only minor exterior alterations to the 625 Sutter building, intended to more closely align the building to its historic façade, including the removal of the existing awnings on the Sutter Street frontage and repair or replacement of currently covered transom windows, replacement of non-original windows with new wood casement windows to match historic fenestrations, and the installation of historically sensitive exterior lighting fixtures.

- 10) *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired.*

AAU does not propose any major additions or new construction. Minor additions, such as exterior lighting, will be installed in a manner that if removed in the future, the essential form and integrity of the historic nature of the 625 Sutter building will be preserved

620 Sutter

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

AAU will convert the 620 Sutter building from Tourist Hotel use to Group Housing with a Student Housing use characteristics use. Such conversion will result in minimal change to the building's distinctive materials, features, spaces, and spatial relationships. The 620 Sutter building was initially constructed to house a Young Women's Christian Association ("YWCA") facility. The building was converted to a hotel in 1988 and remained a hotel until purchased by AAU in 2005. The proposed Group Student Housing use does not require changes to the exterior façade of the building. AAU's proposed use will more closely mirror the building's original use by primarily serving young adults.

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*

AAU proposes to retain and preserve the historic character of the 620 Sutter building and the removal of distinctive materials or alterations of features, space, and spatial relationship that characterize the building will be avoid. The Project will result in exterior work that will more closely align the building to its historic façade, including the removal of the awning on the eastern frontage, restoration of historic YWCA engraved signage, and the installation of more historically sensitive security cameras and exterior lighting fixtures.

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

AAU proposes to retain 620 Sutter building's historic façade and does not propose conjectural features or elements from other historic properties.

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

AAU proposes to retain the 620 Sutter building's historic façade. The Project will retain and preserve changes to the property that have acquired historic significance.

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

AAU does not propose the removal of any distinctive materials, features, finishes, or construction techniques of fine craftsmanship that characterize the property. The Project will restore the YWCA

signage above the main entrance and conduct additional patch and repair work to historic features of the façade, as indicated on the attached plan sets.

- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

AAU proposes to restore perforations and damaged areas in the masonry of the ornamental door surrounds and also proposes to restore the existing YWCA signage above the central entryway.

- 7) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

AAU does not propose to undertake chemical or physical treatments.

- 8) *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

AAU does not propose any significant ground disturbances that would disturb archeological resources. However, the Project is subject to Mitigation Measure M-CP-2.1, requiring a project-specific preliminary archaeological assessment for individual project components involving ground-disturbing activities, and therefore any unforeseen disturbance would be mitigated.

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

AAU proposes only minor exterior alterations to the 620 Sutter building. The majority of such alterations will more closely align the building to its historic façade, including removal of the awning on the eastern frontage, restoration of existing YWCA engraved signage, and the installation of more historically sensitive security cameras and exterior lighting fixtures. The Project includes legalization of the central awning, with signage, which would amount to the only AAU signage on the property. Such signage will not interfere with the historic character of the building and will be attached consistent with the Secretary of the Interior's Standards.

- 10) *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired.*

AAU does not propose any major additions or new construction. Minor additions, such as light and security cameras, will be installed in a manner that if removed in the future, the essential form and integrity of the historic nature of the 620 Sutter building will be preserved.

655 Sutter Street

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

AAU is maintaining its previously permitted Group Housing with Student Use characteristic with ground floor and basement Institutional use at the 655 Sutter building. The 655 Sutter building was originally constructed for residential use, but had been converted to office prior to AAU's occupancy of the building.

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*

AAU proposes to retain and preserve the historic character of the 655 Sutter building, and does not propose removal of distinctive materials or alterations of features, space, and spatial relationship that characterize the building. Proposed exterior work would more closely align the building to its historic façade, including the repainting of two of the building's store fronts too predominate hues in the Kearny Market Mason Sutter preservation district, and the installation of more historically sensitive security cameras and exterior lighting fixtures, all as indicated on the attached plan sets.

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

AAU proposes to retain the 655 Sutter building's historic façade. The Project will not add conjectural features or elements from other historic properties.

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

AAU proposes to retain the 655 Sutter building's historic façade. The Project will retain and preserve changes to the property that have acquired historic significance and restore certain historic elements.

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

AAU does not propose the removal of any distinctive materials, features, finishes, or construction techniques of fine craftsmanship that characterize the property.

- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match*

the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

AAU proposes to repair/patch and refinish the exterior wall to match the existing materials above the central entry way. All penetrations resulting from the removal of existing lighting fixtures and security cameras will be appropriately repaired to match existing materials and appearance.

- 7) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

AAU does not propose to undertake chemical or physical treatments, other than more ordinary repainting of the two side storefronts.

- 8) *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

AAU does not propose any significant ground disturbances that would disturb archeological resources. However, the Project is subject to Mitigation Measure M-CP-2.1, requiring a project-specific preliminary archaeological assessment for individual project components involving ground-disturbing activities, and therefore any unforeseen disturbance would be mitigated.

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

The Project proposes only minor exterior alterations to the 655 Sutter building. The majority of such alterations will more closely align the building to its historic façade, including the repainting of existing store fronts, and the installation of more historically sensitive security cameras and exterior lighting fixtures. The sign above the central entryway shall be removed and replaced with a more historically sensitive indirectly lit sign. The Project also includes installation of two projection signs the western and eastern portion of the Sutter Street frontage. Such signage will not interfere with the historic character of the building and will be attached consistent with the Secretary of the Interior's Standards.

- 10) *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired.*

AAU does not propose any major additions or new construction. Minor additions, such as lighting, signage, and security cameras, will be installed in a manner that if removed in the future, the essential form and integrity of the historic nature of the 655 Sutter building will be preserved.

680 Sutter Street

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

AAU is maintaining the Residential use currently permitted at the 680 Sutter building. The 680 Sutter building was originally constructed for residential use.

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*

AAU proposes to retain and preserve the historic character of the 680 Sutter building, and distinctive materials or alterations of features, space, and spatial relationship that characterize the building will be avoided. The Project will result in exterior work that will more closely align the building to its historic façade, including the replacement of the non-original windows with new wood sash windows to match historic fenestration, the removal of current entrance awning and brackets, and the restoration of the entrance to its original appearance, as indicated on the attached plan sets.

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

AAU proposes to retain the 680 Sutter building's historic façade and restore the entrance to its original appearance. The Project will not add conjectural features or elements from other historic properties.

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

AAU proposes to retain the 680 Sutter building's historic façade. The Project will retain and preserve changes to the property that have acquired historic significance and restore certain historic elements.

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

AAU does not propose the removal of any distinctive materials, features, finishes, or construction techniques of fine craftsmanship that characterize the property. The Project will restore the building's windows to be consistent with historic fenestration, and will restore the building's entrance to its original appearance.

- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Any replaced features at 680 Sutter will align the building with its historic color, texture, and materials. For example, all non-original vinyl, aluminum, and slider windows will be removed and replaced with new multi-light wood sash windows that will match historic fenestration in terms of function, muntin patterns, profile and thickness of frames, provided that the existing ground-level slider window will be replaced with a non-slider, but operable window. Also, the original entrance appearance will be restored and perforations to and damaged areas in the masonry of the ornamental door surrounds will be patched, repaired, and restored to match existing in appearance.

- 7) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

AAU does not propose to undertake chemical or physical treatments.

- 8) *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

AAU does not propose any significant ground disturbances that would disturb archeological resources. However, the Project is subject to Mitigation Measure M-CP-2.1, requiring a project-specific preliminary archaeological assessment for individual project components involving ground-disturbing activities, and therefore any unforeseen disturbance will be mitigated.

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

AAU proposes only minor exterior alterations to the 680 Sutter building. The majority of such alterations will more closely align the building to its historic façade, including the replacement of the non-original windows with new wood sash windows to match historic fenestration, the removal of current entrance awning and brackets, and the restoration of the entrance to its original appearance. The Project includes the installation of one wall sign on the Sutter Street frontage and one wall sign on the eastern frontage of the building. Such signage will not interfere with the historic character of the building and will be attached consistent with the Secretary of the Interior's Standards.

- 10) *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired.*

Case Number 2008.0586
Academy of Art University
Master Permit to Alter Supplemental Application

The Project does not propose any major additions or new construction. Minor additions, such as light and security cameras, will be installed in a manner that if removed in the future, the essential form and integrity of the historic nature of the 680 Sutter building will be preserved. All new signage will be attached consistent with the Secretary of the Interior's Standards.

Case Number 2008.0586
Academy of Art University
Master Permit to Alter Supplemental Application
October 10, 2019

491 Post Street

Because this property is also subject to Article 10 review (which similarly requires proposed consistency findings), AAU respectfully refers to its proposed findings in its Master Certificate of Appropriateness application, submitted under separate cover.

79 New Montgomery Street

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

AAU will convert the 79 New Montgomery building from Office use to PSEI use. Such conversion will result in minimal change to the building's distinctive materials, features, spaces, and spatial relationships. AAU's conversion to PSEI use does not require changes to the exterior façade of the building. PSEI does not significantly differ in impact from Office use. While also housing classrooms, AAU intends for a significant portion of the building to serve as administrative offices consistent with the building's historic Office use.

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*

AAU proposes to retain and preserve the historic character of 79 New Montgomery, and does not propose removal of building and distinctive materials or alterations of features, space, and spatial relationship that characterize the building. Proposed exterior work would more closely align the building to its historic façade, including the removal of window and awning signage, removal of abandoned equipment and attachments, and the installation of more historically sensitive security cameras and exterior lighting fixtures, all as indicated on the attached plan set.

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

AAU propose to retain the 79 New Montgomery building's historic façade. The Project will not add conjectural features or elements from other historic properties.

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

AAU propose to retain the 79 New Montgomery building's historic façade. The Project will retain and preserve changes to the property that have acquired historic significance.

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

AAU does not propose the removal of any distinctive materials, features, finishes, or construction techniques of fine craftsmanship that characterize the property.

- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match*

the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The 79 New Montgomery building does not currently have deteriorated historic features. The Project will result in exterior work that will more closely align the building to its historic façade, including the removal of window and awning signage, removal of abandoned equipment and attachments, and the installation of more historically sensitive security cameras and exterior lighting fixtures.

- 7) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

AAU does not propose to undertake chemical or physical treatments.

- 8) *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

AAU does not propose any significant ground disturbances that would disturb archeological resources. However, the Project is subject to Mitigation Measure M-CP-2.1, requiring a project-specific preliminary archaeological assessment for individual project components involving ground-disturbing activities, and therefore any unforeseen disturbance would be mitigated.

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

AAU proposes only minor exterior alterations to the 79 New Montgomery building. The majority of such alterations will more closely align the building to its historic façade, including the removal of window and awning signage, removal of abandoned equipment and attachments, and the installation of more historically sensitive security cameras and exterior lighting fixtures. AAU proposes the legalization of the existing awnings along the Mission Street and New Montgomery Street frontages, with existing AAU branding on the awnings to be removed. AAU respectfully submits that the awnings do not interfere with the historic character of the building, and are compatible with the historic materials, features, size, scale, and proportion of the property.

- 10) *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired.*

AAU does not propose any major additions or new construction. Minor additions, such as light and security cameras, will be installed in a manner that if removed in the future, the essential form and integrity of the historic nature of the 79 New Montgomery building.

180 New Montgomery Street

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

AAU proposes to convert the 180 New Montgomery building from Office use to PSEI use. Such conversion will result in minimal change to the building's distinctive materials, features, spaces, and spatial relationships. The building was initially constructed as a major furniture showroom, it was eventually converted to Pacific Telephone & Telegraph Company office space. AAU's conversion to PSEI use does not require changes to the exterior façade of the building. PSEI does not significantly differ in impact from Office use. The original use as a decorative art manufactures showroom is related to a PSEI use focusing on art education and arguably more consistent with the original use than any practical modern office use. While the building will house art education classrooms, AAU intends for a portion of the building to serve as administrative offices consistent with historic office use.

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*

AAU proposes to retain and preserve the historic character of the 180 New Montgomery building and distinctive materials or alterations of features, space, and spatial relationship that characterize the building will be avoided. The Project will result in exterior work that will more closely align the building to its historic façade, including restoration of the original beige paint color on the New Montgomery Street frontage, consistent paneling and windowing on Howard and New Montgomery, patching and repair along Howard Street, the removal of the abandoned equipment and attachments, and the installation of more historically sensitive security cameras and exterior lighting fixtures, all as indicated on the attached plan sets.

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

AAU propose to retain the 180 New Montgomery building's historic façade, other than its request to legalize Natoma Street improvements implemented by the Yerba Buena Community Benefit District and an existing art mural. These improvements do not add conjectural features or elements from other historic properties.

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

AAU proposes to retain the 180 New Montgomery building's historic façade. AAU proposes to retain and preserve changes to the property that have acquired historic significance and restore certain historic elements.

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

AAU does not propose the removal of any distinctive materials, features, finishes, or construction techniques of fine craftsmanship that characterize the property. AAU proposes the legalization of the prior installation of aluminum windows above the ground floor, which appear consistent with the historic nature of the 180 New Montgomery building. Except for the Natoma Street improvements noted above, AAU would consistently paint all panels to match their historic beige coloring.

- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The 180 New Montgomery building does not currently have deteriorated historic features, except pocking on the Howard Street side of the building that AAU proposes to repair.

- 7) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

AAU does not propose to undertake chemical or physical treatments.

- 8) *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

AAU does not propose any ground disturbances that would disturb archeological resources. However, the Project is subject to Mitigation Measure M-CP-2.1, requiring a project-specific preliminary archaeological assessment for individual project components involving ground-disturbing activities, and therefore any unforeseen disturbance would be mitigated.

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

The Project proposes only minor exterior alterations to the 180 New Montgomery building. The majority of such alterations will more closely align the building to its historic façade, restoring the original paint color on the New Montgomery Street frontage, removal of the abandoned equipment and attachments, and the installation of more historically sensitive security cameras and exterior lighting fixtures. In addition, the Project proposes the legalization of an art installation fronting Natoma Street, which includes a variety of paint colors and furniture element installations. The art

installation serves to activate the Natoma Street alleyway and is compatible with the historic integrity of the property and reversible.

- 10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired.*

AAU does not propose any major additions or new construction. Minor additions, such as light and security cameras and Natoma Street improvements, if removed in the future, would allow the essential form and integrity of the historic nature of the 180 New Montgomery building to be preserved.

MAJOR PERMIT TO ALTER FINDINGS

410 Bush Street

- 1) *The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.*

The distinctive architectural features of the existing building will not be removed or altered. Proposed exterior work would more closely align the building to its historic façade, including the removal of abandoned equipment and attachments, and the installation of more historically sensitive security cameras and exterior lighting fixtures, all as noted on the attached plans.

- 2) *The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.*

The distinctive stylistic features or examples of skilled craftsmanship that characterize the building would not be removed or altered. Proposed exterior work would more closely align the building to its historic façade, including the removal of abandoned equipment and attachments, and the installation of more historically sensitive security cameras and exterior lighting fixtures.

- 3) *Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.*

The building does not contain deteriorated distinctive architectural features. AAU does not propose to remove any distinctive architectural features. The Project will restore the exterior building color consistent with the historic nature of the building.

- 4) *Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings.*

Proposed exterior work will result in exterior features more compatible with the size, scale, color, and material and character of the building and its surroundings. In addition to the installation of more historically sensitive security cameras and lighting, AAU would repaint the exterior building

on the corner of Bush Street and St George Alley to be consistent with the historic nature of the building.

- 5) *The degree to which distinctive features need be retained may be less when the alteration is to exterior elements not constituting a part of a principal facade or when it is an alteration of the ground-floor frontage in order to adapt the space for ground-floor uses.*

The Project does not propose the removal of any distinctive features of the building. In addition, the change of use from office use to PSEI use is consistent with the current ground-floor exterior configuration, and therefore no adaptation is necessary.

- 6) *In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.*

The building is an Unrated Building – Category V, so this requirement is inapplicable.

- 7) *In the case of Significant Buildings - Category II, a new structure or addition, including one of greater height than the existing building, may be permitted on that portion of the lot not restricted in Appendix B even if such structure or addition will be visible when viewing the principal facades at ground level, provided that the structure or addition does not affect the appearance of the retained portion as a separate structure when so viewing the principal facades and is compatible in form and design with the retained portion. Alteration of the retained portion of the building is permitted as provided in Paragraphs (1) through (6) of this Subsection (b).*

N/A

540 Powell Street

- 1) *The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.*

The distinctive architectural features of the existing building will not be removed or altered. Proposed exterior work would more closely align the building to its historic façade, including the removal of painted exterior sign, replacement of non-original vinyl windows with new wood sash window to match historic fenestration, removal of two non-historic awnings, removal of current security cameras and conduit and the installation of more historically sensitive security cameras and lighting, all as noted on the attached plans.

- 2) *The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.*

The distinctive stylistic features or examples of skilled craftsmanship that characterize the building will not be removed or altered. Proposed exterior work would more closely align the building to its historic façade, including the removal of painted exterior sign, replacement of non-original vinyl windows with new wood sash window to match historic fenestration, removal of two non-historic awnings, removal of current security cameras and conduit and the installation of more historically sensitive security cameras and lighting.

- 3) *Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.*

AAU does not propose to remove any distinctive architectural features. The Project proposes to repair/patch and refinish the exterior wall to match existing materials and appearance where damaged, as noted on the attached plans.

- 4) *Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings.*

Proposed exterior work will result in exterior features more compatible with the size, scale, color, and material and character of the building and its surroundings. In addition to the installation of

more historically sensitive security cameras, the Project will repair/patch and refinish the exterior wall to match existing materials and appearance where damaged.

- 5) *The degree to which distinctive features need be retained may be less when the alteration is to exterior elements not constituting a part of a principal facade or when it is an alteration of the ground-floor frontage in order to adapt the space for ground-floor uses.*

AAU does not propose the removal of any distinctive features of the building.

- 6) *In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.*

AAU does not propose any additions to the height of the building.

- 7) *In the case of Significant Buildings - Category II, a new structure or addition, including one of greater height than the existing building, may be permitted on that portion of the lot not restricted in Appendix B even if such structure or addition will be visible when viewing the principal facades at ground level, provided that the structure or addition does not affect the appearance of the retained portion as a separate structure when so viewing the principal facades and is compatible in form and design with the retained portion. Alteration of the retained portion of the building is permitted as provided in Paragraphs (1) through (6) of this Subsection (b).*

N/A

625 Sutter Street

- 1) *The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.*

The distinctive architectural features of the existing building will not be removed or altered. The Project will result in exterior work that will more closely align the building to its historic façade, including the removal of removal of the existing awnings on the Sutter Street frontage and repair and replacement of currently covered transom windows, replacement of non-original windows with new wood casement windows to match historic fenestrations, the removal of existing exterior lighting, and the installation of historically sensitive exterior lighting fixtures, all as noted on the attached plans.

- 2) *The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.*

The distinctive stylistic features or examples of skilled craftsmanship that characterize the building will not be removed or altered. Proposed exterior work would more closely align the building to its historic façade, including the removal of removal of the existing awnings on the Sutter Street frontage and repair or replacement of the currently covered transom windows, replacement of non-original windows with new wood casement windows to match historic fenestrations, the removal of existing exterior lighting, and the installation of historically sensitive exterior lighting fixtures.

- 3) *Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.*

The Project will repair/patch and refinish the 625 Sutter building's exterior walls to match existing materials and appearance to the extent the exterior walls require repair, as noted on the attached plans.

- 4) *Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings.*

The Project's proposed exterior work will result in exterior features more compatible with the size, scale, color, material and character of the building and its surroundings. In addition to the installation of more historically sensitive exterior lighting, the removal of awnings will be more compatible with the historic materials, features, size, scale, and proportion of the building.

- 5) *The degree to which distinctive features need be retained may be less when the alteration is to exterior elements not constituting a part of a principal facade or when it is an alteration of the ground-floor frontage in order to adapt the space for ground-floor uses.*

AAU does not propose the removal of any distinctive features of the building.

- 6) *In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.*

N/A

- 7) *In the case of Significant Buildings - Category II, a new structure or addition, including one of greater height than the existing building, may be permitted on that portion of the lot not restricted in Appendix B even if such structure or addition will be visible when viewing the principal facades at ground level, provided that the structure or addition does not affect the appearance of the retained portion as a separate structure when so viewing the principal facades and is compatible in form and design with the retained portion. Alteration of the retained portion of the building is permitted as provided in Paragraphs (1) through (6) of this Subsection (b).*

N/A

620 Sutter Street

- 1) *The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.*

The distinctive architectural features of the existing building will not be removed or altered. Proposed exterior work would more closely align the building to its historic façade, including the removal of the awning on the eastern frontage, patch and repair of damaged building façade, restoration of existing YWCA engraved signage, and the installation of more historically sensitive security cameras and exterior lighting fixtures, all as noted on the attached plans.

- 2) *The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.*

The distinctive stylistic features or examples of skilled craftsmanship that characterize the building will not be removed or altered and will be preserved. AAU would restore the perforations and damaged areas in the masonry of the ornamental door surrounds. All penetrations resulting from the removal of lighting fixtures will be appropriately repaired to match existing materials and appearance. In addition, AAU would restore the existing YWCA engraved signage above the central entryway.

- 3) *Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.*

AAU would restore the perforations and damaged areas in the masonry of the ornamental door surrounds. All penetrations resulting from the removal of lighting fixtures will be appropriately repaired to match existing materials and appearance. In addition, the Project will restore the existing YWCA engraved signage above the central entryway.

- 4) *Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings.*

Proposed exterior work would result in exterior features more compatible with the size, scale, color, and material and character of the building and its surroundings. AAU proposes to remove

existing security cameras and external light and replace the same with more historically sensitive options. AAU proposes legalization of the central awning, with signage, as the only AAU signage on the building. Such signage will not interfere with the historic character of the building.

- 5) *The degree to which distinctive features need be retained may be less when the alteration is to exterior elements not constituting a part of a principal facade or when it is an alteration of the ground-floor frontage in order to adapt the space for ground-floor uses.*

AAU does not propose the removal of any distinctive features of the building.

- 6) *In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.*

N/A

- 7) *In the case of Significant Buildings - Category II, a new structure or addition, including one of greater height than the existing building, may be permitted on that portion of the lot not restricted in Appendix B even if such structure or addition will be visible when viewing the principal facades at ground level, provided that the structure or addition does not affect the appearance of the retained portion as a separate structure when so viewing the principal facades and is compatible in form and design with the retained portion. Alteration of the retained portion of the building is permitted as provided in Paragraphs (1) through (6) of this Subsection (b).*

N/A

655 Sutter Street

- 1) *The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.*

The distinctive architectural features of the existing building would not be removed or altered. Proposed exterior work that would more closely align the building to its historic façade, including the repainting of existing store fronts, and the installation of more historically sensitive security cameras and exterior lighting fixtures, all as indicated on the attached plan set.

- 2) *The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.*

AAU proposes to replace the non-original windows with wood sash windows to match the historic fenestration and to restore the building's entrance to its original appearance. AAU does not propose alteration to any other distinctive stylistic features or example of skill craftsmanship.

- 3) *Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.*

The building does not contain deteriorated distinctive architectural features. AAU does not propose to remove any distinctive architectural features.

- 4) *Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings.*

Proposed exterior work would result in exterior features more compatible with the size, scale, color, and material and character of the building and its surroundings. AAU's proposed scope of work includes installation of three appropriately sized projection signs for the three distinct entrances and activities on the ground floor of the building. Such signage will not interfere with the historic character of the building and will be attached consistent with the Secretary of the Interior's Standards.

- 5) *The degree to which distinctive features need be retained may be less when the alteration is to exterior elements not constituting a part of a principal facade or when it is an alteration of the ground-floor frontage in order to adapt the space for ground-floor uses.*

AAU does not propose the removal of any distinctive features of the building.

- 6) *In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.*

N/A

- 7) *In the case of Significant Buildings - Category II, a new structure or addition, including one of greater height than the existing building, may be permitted on that portion of the lot not restricted in Appendix B even if such structure or addition will be visible when viewing the principal facades at ground level, provided that the structure or addition does not affect the appearance of the retained portion as a separate structure when so viewing the principal facades and is compatible in form and design with the retained portion. Alteration of the retained portion of the building is permitted as provided in Paragraphs (1) through (6) of this Subsection (b).*

N/A

680 Sutter Street

- 1) *The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.*

The distinctive architectural features of the existing building will not be removed or altered. Proposed exterior work would more closely align the building to its historic façade, including the replacement of the non-original windows with new wood sash windows to match historic fenestration, the removal of current entrance awning and brackets, and the restoration of the entrance to its original appearance, all as indicated on the attached plan set.

- 2) *The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.*

AAU proposes to replace the non-original windows with wood sash windows to match the historic fenestration and to restore the building's entrance to its original appearance. AAU does not propose alteration to any other distinctive stylistic features or example of skill craftsmanship.

- 3) *Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.*

AAU would restore the building's windows to be consistent historic fenestration, as well as returning the building's entrance to its original appearance. AAU does not propose to remove any distinctive architectural features.

- 4) *Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings.*

Proposed exterior work will result in exterior features more compatible with the size, scale, color, and material and character of the building and its surroundings. AAU's proposal includes the installation of one wall sign on the Sutter Street frontage and one wall sign on the eastern frontage of the building. Such signage will not interfere with the historic character of the building and will be attached consistent with the Secretary of the Interior's Standards.

- 5) *The degree to which distinctive features need be retained may be less when the alteration is to exterior elements not constituting a part of a principal facade or when it is an alteration of the ground-floor frontage in order to adapt the space for ground-floor uses.*

AAU does not propose the removal of any distinctive features of the building.

- 6) *In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.*

N/A

- 7) *In the case of Significant Buildings - Category II, a new structure or addition, including one of greater height than the existing building, may be permitted on that portion of the lot not restricted in Appendix B even if such structure or addition will be visible when viewing the principal facades at ground level, provided that the structure or addition does not affect the appearance of the retained portion as a separate structure when so viewing the principal facades and is compatible in form and design with the retained portion. Alteration of the retained portion of the building is permitted as provided in Paragraphs (1) through (6) of this Subsection (b).*

N/A

491 Post Street

- 1) *The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.*

The distinctive architectural features of the existing building will not be removed or altered. Proposed exterior work would more closely align the building to its historic façade, including the replacement of existing lighting and security camera systems with more historically sensitive alternatives, removal of abandoned conduit pathways, all as indicated on the attached plan set.

- 2) *The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.*

AAU does not propose significant alterations to the stylistic features of skilled craftsmanship that characterize the building.

- 3) *Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.*

The 491 Post building does not currently have deteriorated historic features. Proposed exterior work would more closely align the building to its historic façade, including, the removal of abandoned equipment and attachments, removal of security cameras and exterior light fixtures and associated conduit, and the installation of more historically sensitive security cameras and exterior lighting fixtures.

- 4) *Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings.*

Proposed replacement lighting and cameras is designed to be compatible with significant exterior architectural material.

- 5) *The degree to which distinctive features need be retained may be less when the alteration is to exterior elements not constituting a part of a principal facade or when it is an alteration of the ground-floor frontage in order to adapt the space for ground-floor uses.*

AAU does not propose the removal of any distinctive features of the building.

- 6) *In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.*

N/A

- 7) *In the case of Significant Buildings - Category II, a new structure or addition, including one of greater height than the existing building, may be permitted on that portion of the lot not restricted in Appendix B even if such structure or addition will be visible when viewing the principal facades at ground level, provided that the structure or addition does not affect the appearance of the retained portion as a separate structure when so viewing the principal facades and is compatible in form and design with the retained portion. Alteration of the retained portion of the building is permitted as provided in Paragraphs (1) through (6) of this Subsection (b).*

N/A

79 New Montgomery

- 1) *The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.*

The distinctive architectural features of the existing building will not be removed or altered. Proposed exterior work would more closely align the building to its historic façade, including the removal of window and awning signage, removal of abandoned equipment and attachments, and the installation of more historically sensitive security cameras and exterior lighting fixtures, all as indicated on the attached plan set.

- 2) *The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.*

The distinctive stylistic features or examples of skilled craftsmanship that characterize the building will not be removed or altered. Proposed exterior work would more closely align the building to its historic façade, including the removal of window and awning signage, removal of abandoned equipment and attachments, and the installation of more historically sensitive security cameras and exterior lighting fixtures.

- 3) *Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.*

AAU does not propose to remove any distinctive architectural features.

- 4) *Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings.*

Proposed exterior work would result in exterior features more compatible with the size, scale, color, and material and character of the building and its surroundings. AAU proposes the legalization of the existing awnings and the rolling door on Jesse Street frontage both of which are compatible with the historic integrity of the property.

- 5) *The degree to which distinctive features need be retained may be less when the alteration is to exterior elements not constituting a part of a principal facade or when it is an alteration of the ground-floor frontage in order to adapt the space for ground-floor uses.*

AAU does not propose the removal of any distinctive features of the building.

- 6) *In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.*

N/A

- 7) *In the case of Significant Buildings - Category II, a new structure or addition, including one of greater height than the existing building, may be permitted on that portion of the lot not restricted in Appendix B even if such structure or addition will be visible when viewing the principal facades at ground level, provided that the structure or addition does not affect the appearance of the retained portion as a separate structure when so viewing the principal facades and is compatible in form and design with the retained portion. Alteration of the retained portion of the building is permitted as provided in Paragraphs (1) through (6) of this Subsection (b).*

N/A

180 New Montgomery

- 1) *The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.*

The distinctive architectural features of the existing building will not be removed or altered. Proposed exterior work would more closely align the building to its historic façade, including restoring original paint color on the New Montgomery Street frontage, removal of the abandoned equipment and attachments, consistently patterning windows and panels on the Howard and New Montgomery facades and the installation of more historically sensitive security cameras and exterior lighting fixtures, all as indicated on the attached plan set.

- 2) *The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.*

The distinctive stylistic features or examples of skilled craftsmanship that characterize the building will not be removed or altered. Proposed exterior work would more closely align the building to its historic façade, including, restore original paint color on the New Montgomery Street frontage, removal of the abandoned equipment and attachments, consistently patterning windows and panels on the Howard and New Montgomery facades and the installation of more historically sensitive security cameras and exterior lighting fixtures.

- 3) *Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.*

AAU does not propose to remove any distinctive architectural features.

- 4) *Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings.*

The Project's proposed exterior work will result in exterior features more compatible with the size, scale, color, and material and character of the building and its surroundings. AAU proposes the legalization of the art and street improvement installation on Natoma Street, which includes a variety of paint and furniture element installations. The art installation serves to activate the

Natoma Street alleyway and AAU respectfully submits is compatible with the historic integrity of the property.

- 5) *The degree to which distinctive features need be retained may be less when the alteration is to exterior elements not constituting a part of a principal facade or when it is an alteration of the ground-floor frontage in order to adapt the space for ground-floor uses.*

The Project does not propose the removal of any distinctive features of the building. AAU proposes the legalization of the art and street improvement installation on Natoma Street, which includes a variety of paint and furniture element installations. The art installation serves to activate the Natoma Street alleyway and AAU respectfully submits is compatible with the historic integrity of the property.

- 6) *In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.*

N/A

- 7) *In the case of Significant Buildings - Category II, a new structure or addition, including one of greater height than the existing building, may be permitted on that portion of the lot not restricted in Appendix B even if such structure or addition will be visible when viewing the principal facades at ground level, provided that the structure or addition does not affect the appearance of the retained portion as a separate structure when so viewing the principal facades and is compatible in form and design with the retained portion. Alteration of the retained portion of the building is permitted as provided in Paragraphs (1) through (6) of this Subsection (b).*

N/A