



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Resolution No. 0713

HEARING DATE: October 2, 2013

*Date:* October 2, 2013  
*Case No.:* **2013.0226BC**  
*Project Address:* **665 3<sup>rd</sup> Street**  
*Historic Landmark:* South End Landmark District  
*Zoning:* SLI (Service/Light Industrial) Zoning District  
*Block/Lot:* 3788/041  
*Project Sponsor:* Caroline Guibert, Coblentz, Patch, Duffy and Bass, LLP  
*Staff Contact:* Richard Sucre – (415) 575-9108  
richard.sucre@sfgov.org  
*Reviewed By:* Tim Frye, Preservation Coordinator  
[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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ADOPTING FINDINGS RELATED TO THE FEASIBILITY OF PRESERVING THE SUBJECT PROPERTY FOR THE PROPOSED CHANGE IN USE FROM PDR TO OFFICE USE AT 665 3<sup>RD</sup> STREET (ASSESSOR'S BLOCK 3788, LOT 041), LOCATED WITHIN SLI (SERVICE/LIGHT INDUSTRIAL) ZONING DISTRICT, SOUTH END LANDMARK DISTRICT, AND 65-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

1. WHEREAS, on February 28, 2013, the Project Sponsor (Caroline Guibert, Coblentz, Patch, Duffy and Bass, LLP) filed a Conditional Use Application and Office Development Authorization with the San Francisco Planning Department for 665 3<sup>rd</sup> Street (Block 3788, Lots 041).
2. WHEREAS, the proposed project intends to utilize Planning Code Section 803.9(a) to allow a change in use of up to approximately 123,700 sf from PDR to office use at 665 3<sup>rd</sup> Street. Pursuant to Planning Code Section 803.9(a), the following provision is intended to support the economic viability of buildings of historic importance within a South of Market Mixed Use District:
  - (a) Preservation of Landmark Buildings, Significant or Contributory Buildings Within the Extended Preservation District and/or Contributory Buildings Within Designated Historic Districts within the South of Market Mixed Use Districts. Within the South of Market Mixed Use District, any use which is permitted as a principal or conditional use within the SSO District, excluding nighttime entertainment use, may be permitted as a conditional use in
    - (a) a landmark building located outside a designated historic district,
    - (b) a contributory building which is proposed for conversion to office use of an aggregate gross square footage of 25,000 or more per building and which is located outside the SSO District yet within a designated historic district, or

(c) a building designated as significant or contributory pursuant to [Article 11](#) of this Code and located within the Extended Preservation District.

For all such buildings the following conditions shall apply:

- (1) the provisions of Sections [316](#) through [318](#) of this Code must be met;
- (2) in addition to the conditional use criteria set out in Sections [303](#)(c)(6) and [316](#) through [316.8](#), it must be determined that allowing the use will enhance the feasibility of preserving the landmark, significant or contributory building; and
- (3) the landmark, significant or contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.

A contributory building which is in a designated historic district outside the SSO District may be converted to any use which is a principal use within the SSO District provided that:

- (1) such use does not exceed an aggregate square footage of 25,000 per building; and
  - (2) prior to the issuance of any necessary permits the Zoning Administrator
    - (a) determines that allowing the use will enhance the feasibility of preserving the contributory building; and
    - (b) the contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.
3. WHEREAS, City Charter 4.135 established the Historic Preservation Commission. All duties and responsibilities of the Landmarks Preservation Advisory Board ("LPAB") are under the purview and responsibility of the Historic Preservation Commission.
4. WHEREAS, on October 2, 2013, the Department presented the proposed project to the Historic Preservation Commission. The Commission's comments on the compliance of the proposed project with the Secretary of the Interior's Standards for Rehabilitation and the ability of the proposed project to enhance the feasibility of the historic resource through implementation of a Historic Building Maintenance Plan (HBMP) would be forwarded to the Planning Commission for consideration under Planning Code Section 803.9(a).

**THEREFORE BE IT RESOLVED** that the Historic Preservation Commission has reviewed the proposed project at 665 3<sup>rd</sup> Street, on Lots 041 in Assessor's Block 3788, and this Commission has provided the following comments:

- The Historic Building Maintenance Plan appropriately outlines a program for cyclical maintenance, repair and restoration, and proactively seeks to rectify inappropriate alterations to the subject property, thus reinforcing the building's contribution to the surrounding landmark district.

**BE IT FURTHER RESOLVED** that the Historic Preservation Commission hereby directs its Recording

**Resolution No. 0713**  
**Hearing Date: October 2, 2013**

**CASE NO. 2013.0226BC**  
**665 3<sup>rd</sup> Street**

Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2013.0226BC to the Planning Commission.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on October 2, 2013.

Jonas P. Ionin  
Acting Commission Secretary

PRESENT: Hasz, Hyland, Johnck, Johns, Pearlman and Wolfram

ABSENT: Matsuda

ADOPTED: October 2, 2013

## **665 Third Street Historic Building Maintenance Plan**

This plan provides a cycle of maintenance to be performed on the historic MJB Coffee building, which is a contributor to Article 10 South End Historic District. Annual inspections are performed to assess the needs for maintenance as well as planning for any larger capital needs. The building underwent a full seismic retrofit in 1987 so no additional seismic work is necessary.

### Roof

A new roof was installed in 2004. The roof is inspected and repaired annually to preserve seals and prevent water intrusion. The roof will be replaced every 20 to 25 years, depending on the condition of the roof.

### Exterior Paint

There is an annual inspection of the integrity of the paint and concrete plaster on the exterior of the building. The building was most recently painted in July and August of this year. The building will be repainted and caulked every 7 to 10 years using the historical color scheme, which will reinforce the building's relationship to the surrounding historic district. A historic paint analysis, which will include information about the building's historic color, will be performed within two years to determine the historical color scheme. Planning Department Preservation Staff will be consulted on the historical color scheme before the building is repainted next.

### Exterior Signage

With the exception of the blade sign, there is no exterior signage on the building. The blade sign was installed prior to 1978, at which time it was moved from the south end of the building to the north end of the building with Planning Department approval. The blade sign, which pre-dates the South End Historic District controls, was repainted this year at a cost of approximately \$20,000. If repairs are required in the future, the project sponsor will consider removing rather than repairing the blade sign, depending on which option would be most compatible with the historic building, as determined by the Planning Department. Depending on the extent of the work, a Certificate of Appropriateness may be required should the sign be removed in the future.

No new exterior signage is proposed. The project sponsor has a policy of not allowing tenant signage on the exterior of the building.

### Ground Level Exterior

Graffiti on the ground floor level is removed as necessary. A sealer is applied to the graffiti before the graffiti is painted over with paint matching the existing color of the building. No historic building materials are damaged in the process.

The contemporary window systems on the ground floor level along Third Street will be replaced within the next two years with new systems that closely match the historic windows in terms of configuration, material, and exterior profiles and dimensions. This work will be based on physical or photographic evidence,

## **665 Third Street Historic Building Maintenance Plan**

consistent with the Secretary of the Interior's Standards. As required under Article 10 of the Planning Code, a Certificate of Appropriateness will be obtained for all exterior changes requiring a city permit.

In addition, the contemporary entry systems on the ground floor level along Third Street will be replaced within the next two years with new systems that closely match the historic entryway/doors in terms of configuration, material, and exterior profiles and dimensions, to the extent that ADA standards will still be met. This work will be based on physical or photographic evidence, consistent with the Secretary of the Interior's Standards. As required under Article 10 of the Planning Code, a Certificate of Appropriateness will be obtained for all exterior changes requiring a city permit.

### Windows, Floors 2 through 5

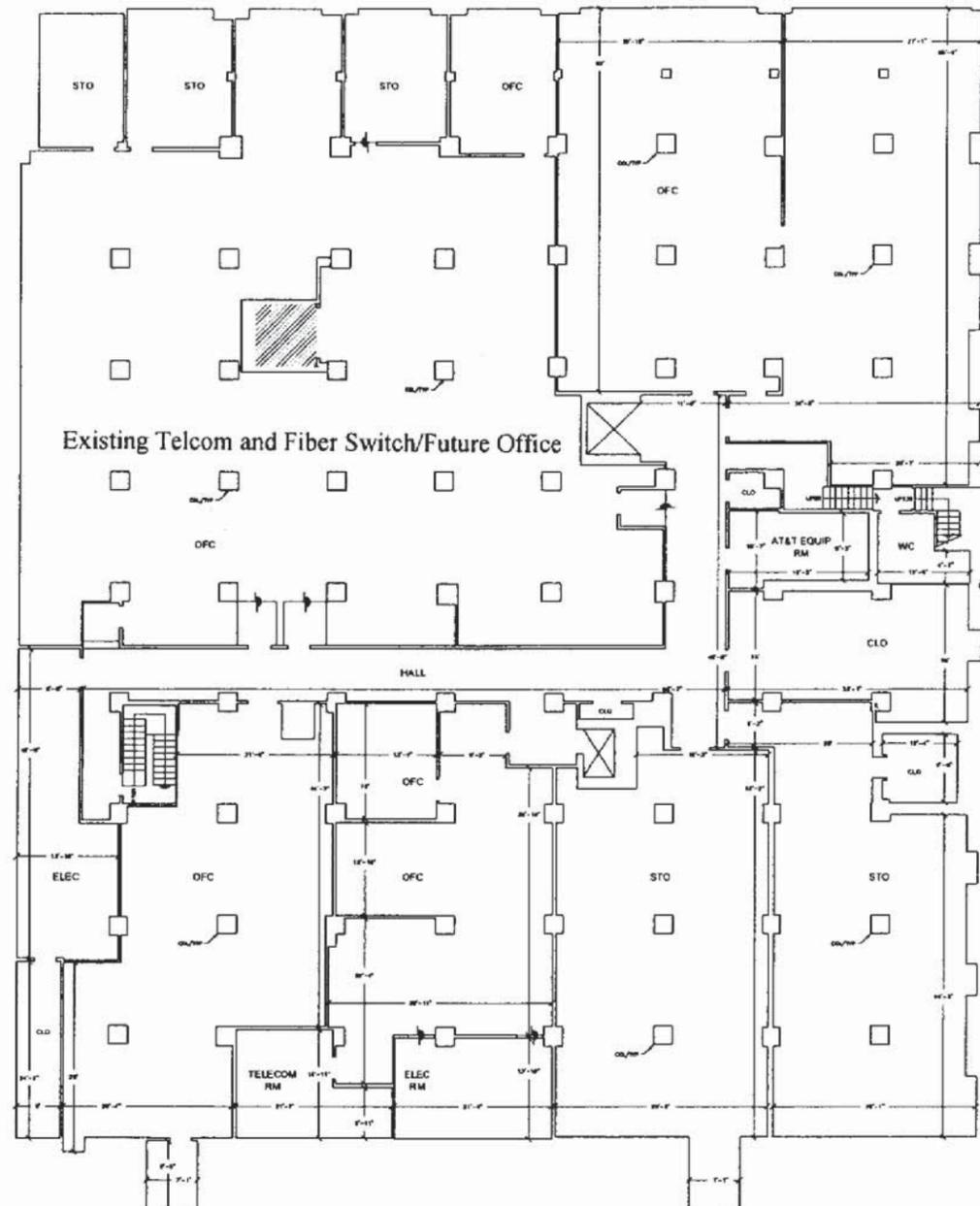
Windows are inspected annually. The annual inspection and repair includes rust abatement, caulking and repair of functional issues. Multi-lite steel sash windows are repaired as necessary to extend the life of the window system as long as possible. If the multi-lite steel sash cannot be repaired and replacement is necessary, new metal sash windows will be installed that match the muntin pattern, sash profile, and divided lite counts on the existing multi-lite steel sash windows. See above regarding contemporary window systems on the ground floor level.

### Basement Level

Inspections are done annually at the basement level to look for evidence of water intrusion on the west side of the building along Third Street, on the east side of the building along Clarence Place, and the north side of the building in the alley between Clarence Place and Third Street. In the event of water intrusion the source is located and sealed.

### Historic Documentation and Display

Within the next six months, a qualified historian or architectural historian will be retained to assemble historical background information relevant to the building and its setting. The historical background information, including photographs of the historic MJB Coffee building, will be displayed in the building lobby within six months thereafter to assist in educating tenants and visitors about the history of the MJB Coffee building and the South End Historic District.

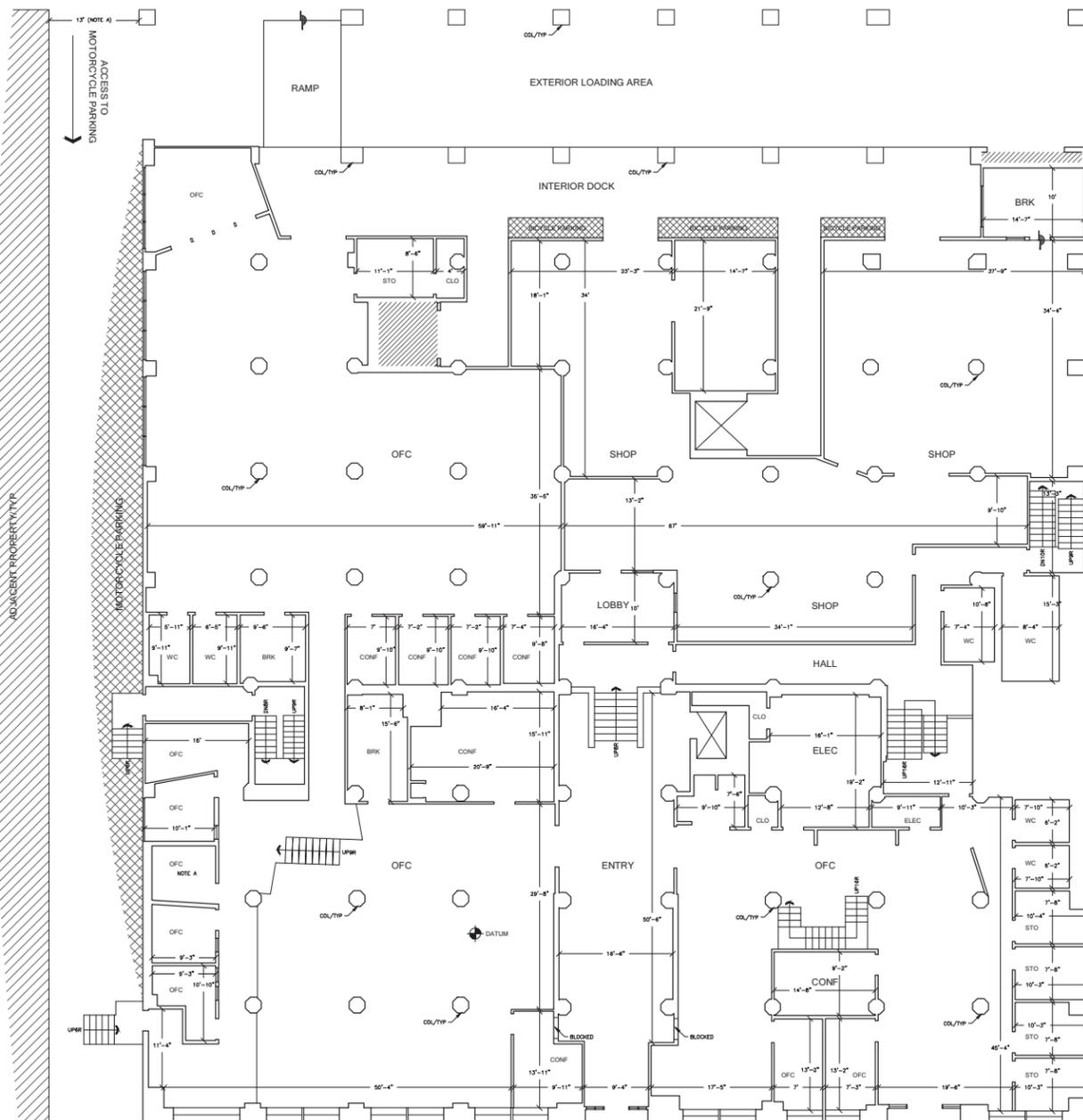


1 EXISTING BASEMENT LEVEL FLOOR PLAN  
ALL DIMENSIONS MEASURED TO EXTERIOR WALL PLANE

THIS IS A BASIC FLOOR PLAN. NUMBER OF SHEETS IS 2. ALL DIMENSIONS ARE IN FEET AND INCHES.

665 3RD STREET SAN FRANCISCO, CA 94107	
<small>1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.          2. THIS DRAWING IS A PRELIMINARY DRAWING. IT IS SUBJECT TO CHANGE WITHOUT NOTICE.          3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.          4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.          5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.</small>	
<small>1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.          2. THIS DRAWING IS A PRELIMINARY DRAWING. IT IS SUBJECT TO CHANGE WITHOUT NOTICE.          3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.          4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.          5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.</small>	
EXISTING BASEMENT LEVEL FLOOR PLAN	
<small>NO. 1          DRAWN BY: GM          CHECKED BY: JH</small>	<small>SHEET SIZE: A11          SCALE: 1/8" = 1'-0"          FIELD &amp; KEY          8/21/11 1:02PM</small>
<b>A-101</b> <small>1 OF 2</small>	

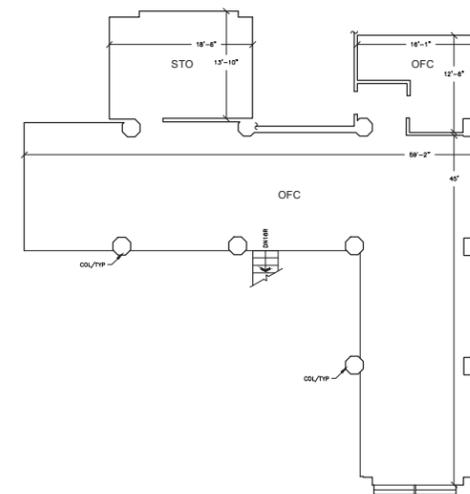
CLARENCE PLACE



1 EXISTING ENTRY LEVEL FLOOR PLAN  
17,213 SQFT MEASURED TO EXTERIOR WALL PLANE  
4,523 SQFT MEASURED EXTERIOR SURFACES



THIRD STREET



1 EXISTING ENTRY LEVEL LOFT FLOOR PLAN  
1,884 SQFT MEASURED TO EXTERIOR WALL PLANE



NOTE A: THIS ELEMENT NOT MEASURED. ILLUSTRATORS RENDERING.

THESE ARE BASIC FLOOR PLANS. NO INTERIOR ELEMENTS SHOWN, UNLESS OTHERWISE NOTED.

NOTE A: MEASUREMENT TAKEN FROM LS SURVEY. NOT MEASURED OR VERIFIED BY ASBUILT SERVICES.

665 3RD STREET  
SAN FRANCISCO, CA 94107

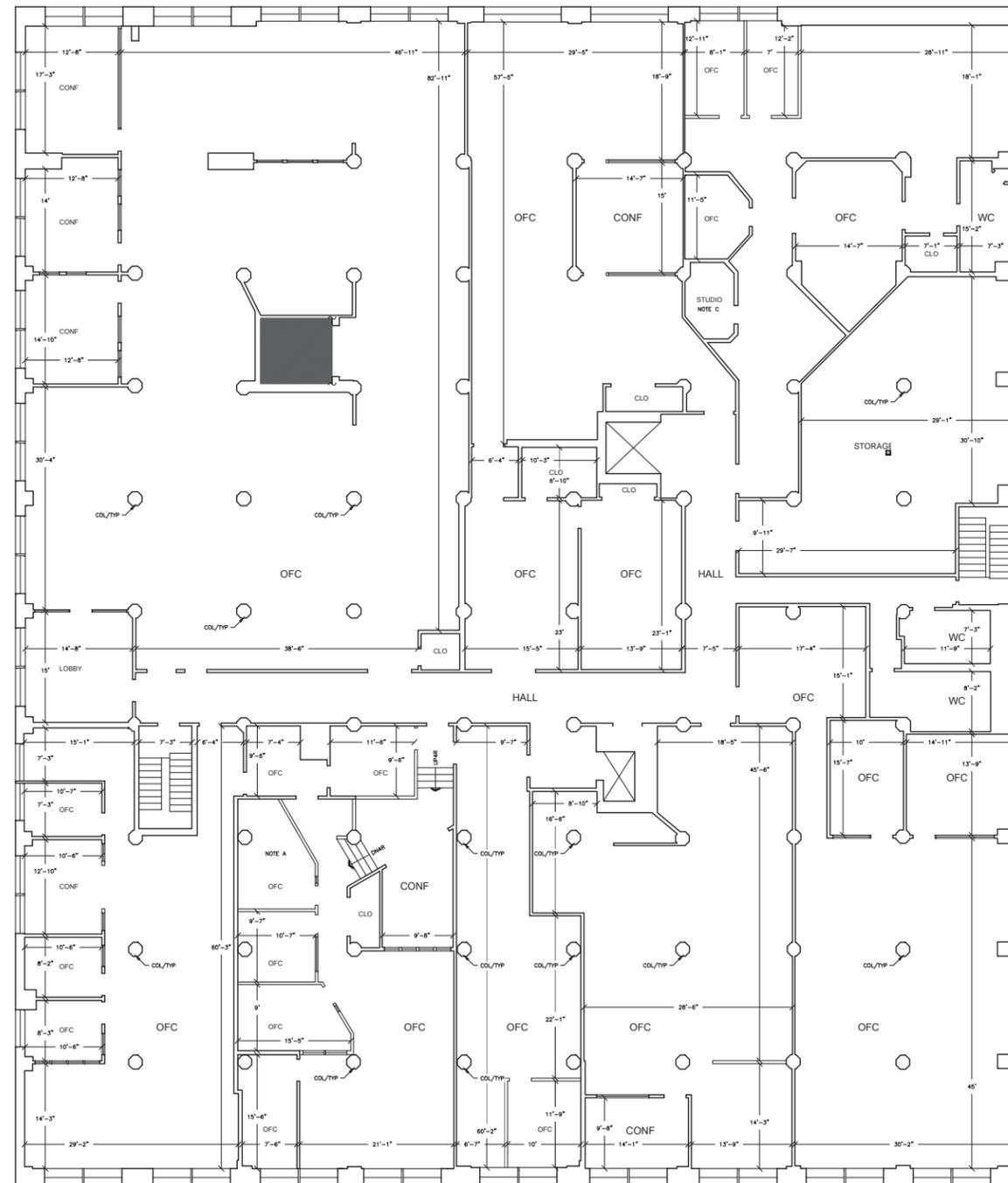
THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUFFICIENT FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE BASIC MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.



EXISTING ENTRY LEVEL FLOOR PLAN

REF: 665r\_SF SHEET SIZE: 36x42  
REV. 1 SCALE: 1/8"=1'-0"  
DRAWN BY: GN FIELD SURVEY  
AUDITED BY: GN 02/21/2013-02/06/2013

A-102  
2 OF 6



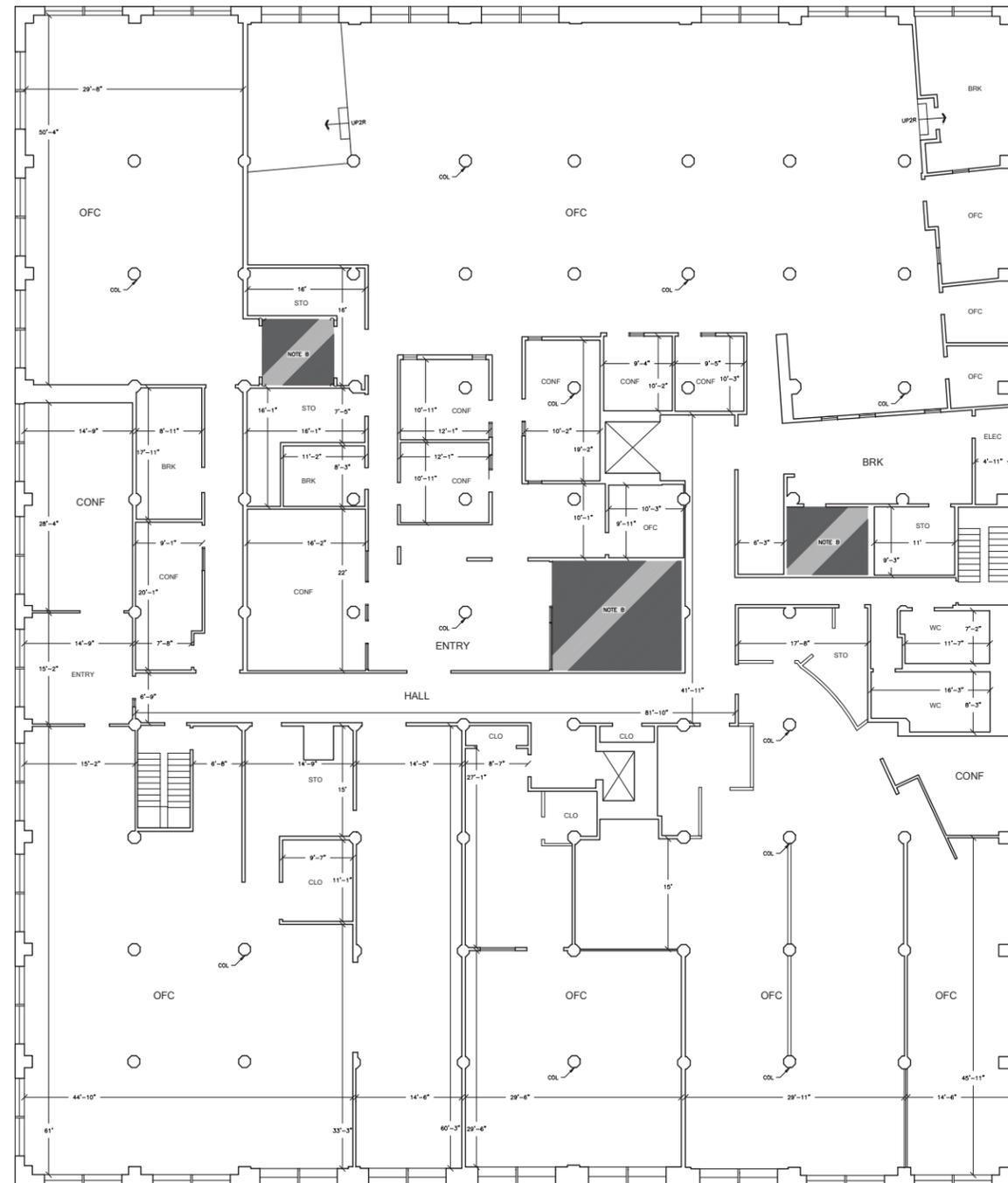
**1** EXISTING SECOND LEVEL FLOOR PLAN  
22,025 SQFT MEASURED TO EXTERIOR WALL PLANE

NOTE A  
THIS ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.

NOTE C  
DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.

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EXISTING SECOND LEVEL FLOOR PLAN	
REF: 665_SF REV: 0 DRAWN BY: GN AUDITED BY: CB	SHEET SIZE: 30x42 SCALE: 1/8"=1'-0" FIELD SURVEY 12/06/2012-01/04/2012
<b>AX-103</b> <small>3 OF 6</small>	

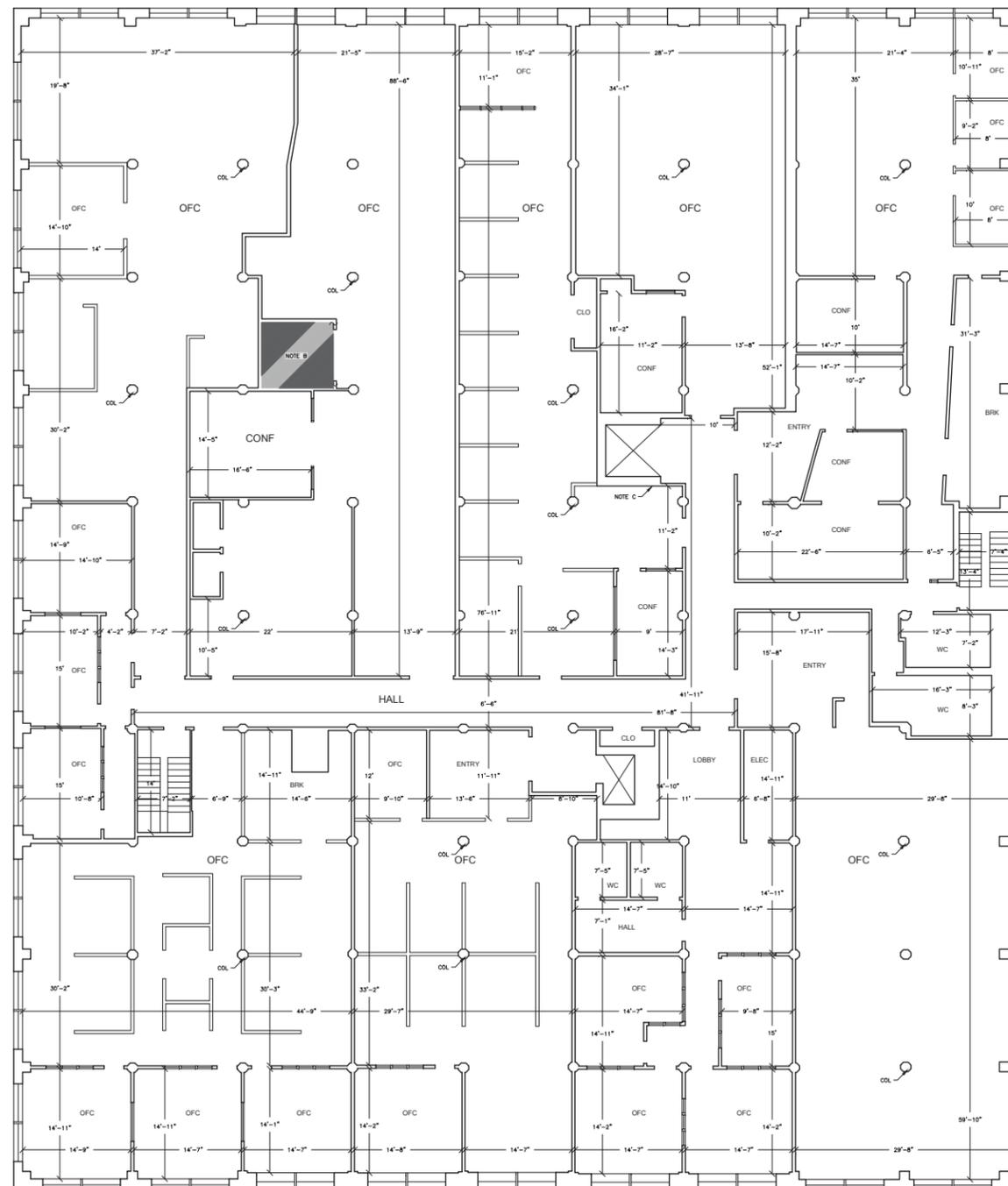


- NOTE A:  
THIS ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.
- NOTE B:  
THIS AREA NOT ACCESSIBLE AT TIME OF DATA ACQUISITION, AREA NOT MEASURED.
- NOTE C:  
DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.
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1 EXISTING THIRD LEVEL FLOOR PLAN  
22,025 SQFT MEASURED TO EXTERIOR WALL PLANE



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EXISTING THIRD LEVEL FLOOR PLAN	
REF: 665_SF REV: 0 DRAWN BY: GN AUDITED BY: CB	SHEET SIZE: 30x42 SCALE: 1/8"=1'-0" FIELD SURVEY 12/06/2012-01/04/2012
AX-104	
4 OF 6	



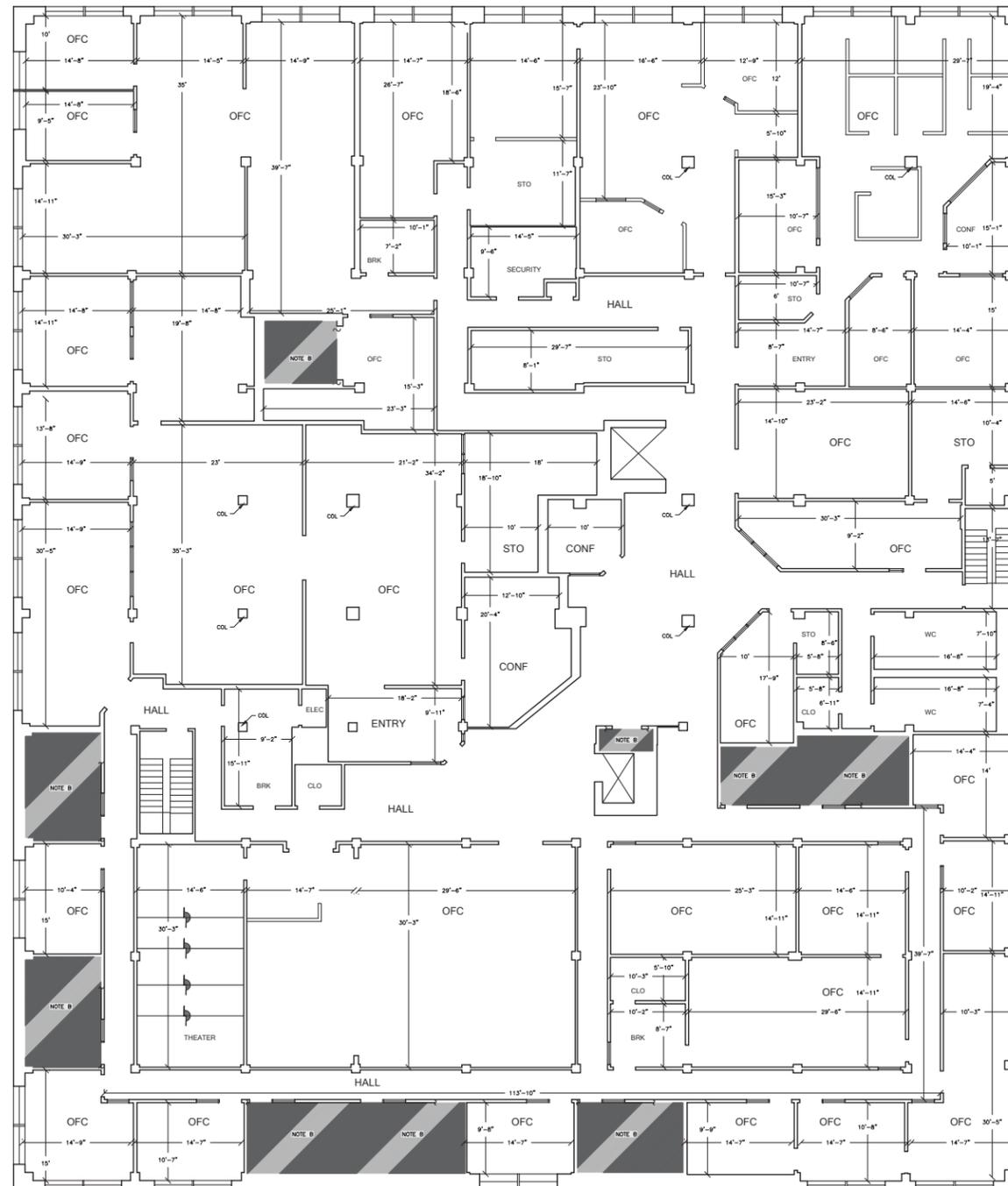
**1** EXISTING FOURTH LEVEL FLOOR PLAN  
 22,825 SQFT MEASURED TO EXTERIOR WALL PLANE

NOTE B:  
 THIS AREA NOT ACCESSIBLE AT TIME OF DATA ACQUISITION.  
 AREA NOT MEASURED.

NOTE C:  
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 WALL LENGTHS ARE REPRESENTED AS TYPICAL.

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<small>FOR THE RECORD SINCE 1990</small> 1-800-318-0099    WWW.ASBUILTSERVICES.COM	
<b>EXISTING FOURTH LEVEL FLOOR PLAN</b>	
<small>REF: 665_SF          REV: 0          DRAWN BY: GN          AUDITED BY: CB</small>	<small>SHEET SIZE: 30x42          SCALE: 1/8"=1'-0"          FIELD SURVEY          12/06/2012-01/04/2012</small>
<b>AX-104</b> <small>5 OF 6</small>	



NOTE B:  
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AREA NOT MEASURED.

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**1 EXISTING FIFTH LEVEL FLOOR PLAN**  
22.025 SOFT MEASURED TO EXTERIOR WALL PLANE

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 <small>FOR THE RECORD SINCE 1990</small> <small>1-800-318-0099 WWW.ASBUILTSERVICES.COM</small>	
<b>EXISTING FIFTH LEVEL FLOOR PLAN</b>	
<small>REF: 665_SF REV: 0 DRAWN BY: GN AUDITED BY: CB</small>	<small>SHEET SIZE: 30x42 SCALE: 1/8"=1'-0" FIELD SURVEY 12/06/2012-01/04/2012</small>
<b>AX-104</b>	
6 OF 6	

Historic Building Maintenance Plan Summary

**Roof**  
Inspected and repaired annually and replaced every 20 to 25 years.

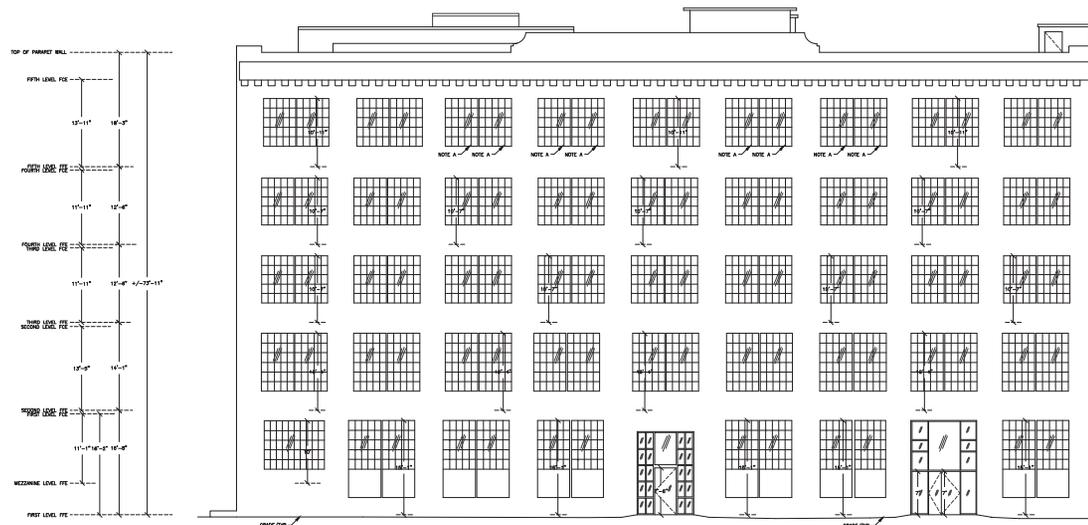
**Exterior Paint**  
Inspected annually and repainted every 7 to 10 years. A historic paint analysis will be performed within two years to determine the historical color scheme. Planning Department Preservation Staff will be consulted on the historical color scheme before the building is repainted next.

**Exterior Signage**  
No new exterior signage is proposed. The project sponsor has a policy of not allowing tenant signage on the exterior of the building.

**Ground Level Exterior**  
The contemporary window systems and contemporary entry systems on the ground floor level along Third Street will be replaced within two years. As required under Article 10 of the Planning Code, a Certificate of Appropriateness will be obtained for all exterior changes requiring a city permit.

**Windows, Floors 2 through 5**  
Inspected and repaired annually. Multi-lite steel sash windows are repaired as necessary to extend the life of the window system as long as possible. If the multi-lite steel sash cannot be repaired and replacement is necessary, new metal sash windows will be installed that match the muntin pattern, sash profile, and divided lite counts on the existing multi-lite steel sash windows.

**Lobby**  
Historical background information will be displayed in the building lobby to assist in educating tenants and visitors about the history of the MJB Coffee building and the South End Historic District.



1 EXISTING EAST ELEVATION

THESE ARE BASIC ELEVATIONS  
NO BUILDING ORNAMENTATION SHOWN.

NOTE A:  
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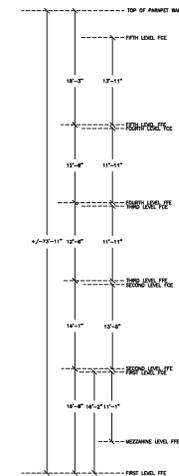
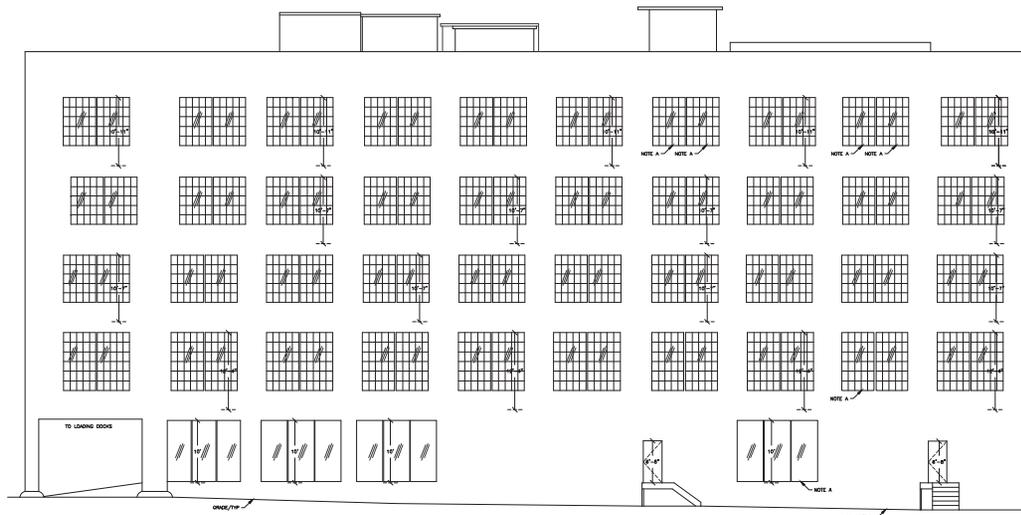


EXISTING EAST ELEVATION

REF: 609\_SF  
REV: 1  
DRAWN BY: GN  
CHECKED BY: GN

SHEET SIZE: 30x42  
SCALE: 1/8"=1'-0"  
FIELD SURVEY  
DATE: 07/15/2023

A-201  
TOP



1 EXISTING SOUTH ELEVATION

THESE ARE BASIC ELEVATIONS.  
NO BUILDING ORNAMENTATION SHOWN.

NOTE A  
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NECESSARY, THEY SHOULD BE MADE BY  
THE ENGINEER OR ARCHITECT BEFORE ANY  
CONSTRUCTION BEGINS.



EXISTING SOUTH ELEVATION

REF: 609\_SF  
REV: 1  
DRAWN BY: GJA  
CHECKED BY: GJA

SHEET SIZE: 30x42  
SCALE: 1/8"=1'-0"  
FIELD SURVEY  
DATE: 07/19/2023

A-202  
1 OF 2

