



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report HEARING DATE: AUGUST 7, 2013

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: March 28, 2012
Case No.: **2012.0400A**
Project Address: **722-728 Montgomery Street**
Historic Landmark: Jackson Square Landmark District
Zoning: C-2 (Community Business)
65-A Height and Bulk District
Block/Lot: 0196 / 030
Applicant: Gary Gee, AIA
Gary Gee Architects, INC.
San Francisco, CA 94111
Staff Contact Lily Yegazu - (415) 575-9076
lily.yegazu@sfgov.org
Reviewed By Tim Frye - (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

722-728 MONTGOMERY STREET, east side of the street between Washington and Jackson Streets. Assessor's Block 0196, Lot 030. The Belli Building (Langerman's Building) and Genella Building (Belli Annex) are designated as Landmark Nos. 9 and 10 respectively under Article 10 and are located within The Jackson Square Landmark District as compatible/contributing structures. The site is zoned Community Business (C-2) District and a 65-A Height & Bulk District.

The Belli Building was said to originally be built in 1849 or 1850. It was destroyed by fire in 1851 but was rebuilt using the walls and foundation in the same year. The building was constructed using two brick types, a hard-fired brick and a soft-fired brick. The second building, The Genella Building, was constructed in 1853-1854 and was also constructed of soft-fired brick, originally covered with cement plaster. Plaster covering the brick was removed in the 1958. The Belli Building is two-stories in height and The Genella Building is three-stories in height. Both buildings display characteristics of both the Italianate and Western False Front styles. The Belli Building is notable for its stepped parapet, decorative cornice, red brick exterior and cast iron pilasters. A common interior courtyard is shared by the two buildings.

BACKGROUND

The project site has had various entitlements issued throughout the years, including the Certificate of Appropriateness and Variance approvals listed below:

- 97.038A: Certificate of Appropriateness for masonry repairs of the Montgomery Street façade, 3rd floor addition at the rear and demolition and reconstruction of the Hotaling Place facades of both buildings using salvaged brick, if possible, to reproduce the original appearance was approved by the Landmark Preservation Advisory Board on February 18, 1998.
- 2005.0139V: Variance approval for rear yard, open space, dwelling unit exposure and parking for the conversion of office use to 12 dwelling units with ground level commercial uses fronting Montgomery Street was approved by the Zoning Administrator on July 29, 2005.
- 2005.0139A: Certificate of Appropriateness for two rooftop access penthouses, one containing a stair and another containing both a stair and an elevator was approved by the Landmarks Preservation Advisory Board on September 21, 2005.

For comparison of previous (1997 and 2005) Certificate of Appropriateness and current request, please refer to the Page & Turnbull Appendix dated August 2013.

Building permits were issued and construction work was underway per the above entitlement approvals until all work was stopped in 2007 due to funding issues. In 2004, Page & Turnbull was hired to monitor construction at the project site, documenting the work by prepared monthly reports (Attachment J). During the construction period, the original brick lining the courtyard, courtyard passages and the Hotaling Place façade as well as windows and interior wood paneling were removed from the buildings and stored off-site.

Since the time construction activity ceased in early 2009, the building has seen weathering and deteriorating while control of the property was the subject of dispute. The new ownership intends to complete construction of the buildings with 12 residential units, retail and commercial uses per the previous approval. In addition, modification to the scope of work that was last approved in 2005 is included in this request. One such change is the use of stucco finish on the Hotaling Place façade since the original brick material is no longer available to the current owner as it has been lost.

Architectural Review Committee Hearing

On June 19, 2013, the proposed Certificate of Appropriateness was presented to the Architectural Review Committee (ARC) of the Historic Preservation Commission seeking the ARC's comments and recommendations regarding the compatibility of the proposed project with the Secretary of Interior's Standards and Appendix B of Article 10. Specifically, guidance was requested as to the appropriateness of using brick veneer in place of the original brick.

PROJECT DESCRIPTION

The proposed Certificate of Appropriateness is to resume construction at the subject site with some modifications from the scope of work specified in a previously approved Certificate of Appropriateness (Case No. 2005.0139A). The current scope of work includes the following:

- Hotaling Place Façade:
 - The original brick that was on the Hotaling Place façade was removed and stored offsite will be replaced with stucco. The joint where the stucco meets the remaining original brick at the former party wall will be hidden by a copper rainwater leader.

- In addition, the windows that were previously removed would also be replaced with new wood windows to match the historic windows based on photographic evidence.
- North and South Façade:
 - The portion of the recently constructed north and south side elevations that are visible above the adjacent buildings are currently clad with incorrectly installed 16 gauge metal siding which will be replaced with new metal panels.
 - The first 4' on each (north and south) side elevation will be finished with stucco, matching that proposed on the Hotaling Place façade.
 - A new 3rd floor property line window is proposed on the north side elevation, closer to the Montgomery Street façade. The new window will be a rated metal-clad window similar to those proposed on the courtyard façades.
- Courtyard Façade:
 - All courtyard facing walls are proposed to be finished with stucco.
 - All windows will be replaced with metal clad wood windows and will have wood trim.
 - The previously proposed roll down doors above the third floor windows will be eliminated as they are no longer required.
 - New doors are also proposed on the ground floor of the courtyard elevations.
- Roof Area:
 - A new deck area is proposed on the roof for use by future residents of the building. A new stair penthouse structure with 8'-10" maximum height above the roof deck finish is proposed on the roof area nearest to the Montgomery Street façade in addition to the existing stair penthouse.
 - In addition to mechanical equipments, two mechanical rooms are proposed to be located adjacent to each penthouse, also finished in stucco and new skylights (10) are proposed on the unoccupied portions of the roof.

The scope of work for the Montgomery Street façade is not included in this Certificate of Appropriateness and no changes are proposed to the scope of work previously approved. The work will be completed under permit number 2002.05.20.6885, which is still active.

OTHER ACTIONS REQUIRED

Review and issuance of building permit for proposed work.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark or a structure located in a Landmark district for which a City permit is required. In

appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the character of the historic district as described in the designating ordinance; and in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district.

ARTICLE 10 – Appendix B – The Jackson Square Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Jackson Square Landmark District as described in Appendix B of Article 10 of the Planning Code and the character defining features specifically outlined in the designating ordinance. In pertinent part, Appendix B states:

Overall Form and Continuity: On interior streets, building height is generally well-related to street width. Buildings are typically two or three stories high at the street.

Fenestration: Glazing is deeply recessed, producing a strong interplay between light and shade. Protruding window frames are common. Windows are narrow and vertical in emphasis, rhythmically spaced, and match the bay spacing below and the shape and proportion of windows in nearby buildings. Door openings are frequently narrow and high. At the upper floors, the proportion of windows to solid wall is typically less than 50 percent.

Materials: Standard brick masonry is pre-dominant, at times exposed and at times painted, with thick bearing walls. Some buildings are stuccoed over the brick and some are concrete. The sides of buildings are frequently of brick and form a significant part of the view from the street where they are higher than adjacent buildings. Cast iron is often used in details and decorative features, notably in pilasters. Iron shutters are also found.

Color: Red brick is typical. Earth tones predominate, with painted brick, where it occurs, typically in muted but not timid tones. Reds, browns, yellows, greens, grays and blue are found.

THE SECRETARY OF THE INTERIOR'S STANDARDS

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

Standard 1

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

The project site will be used for its historic purpose (commercial use) and will also introduce a new use (residential) that will be compatible with the existing historic buildings. The windows will be replaced in-kind and the structural system will be retained. The new interior layout and features, including partition walls, stairs and other building elements will be designed in a manner that will not obscure the fenestration pattern on the facades. Therefore, the proposed alteration of the interior to accommodate the new residential use will not impact historic fabric or features that characterize the existing historic buildings.

Standard 2

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

The existing structures are individual landmarks as well as contributors to the Jackson Square Landmark District. Resuming construction work will ensure that the subject buildings will be protected and will prevent further deterioration and/or damage, ensuring preservation of remaining historic fabric at the subject site. The proposed stucco finish along the Hotaling Place façade is an appropriate replacement finish for the original brick that is no longer available given the available evidence that that indicated the building was finished in stucco prior to 1958 and existence of other structures finished in stucco the immediately vicinity. In addition, the proposed exterior alterations, such as the stucco finish on the courtyard, new windows, and metal panels on the north and south elevations occur on secondary elevations. Furthermore, the proposed one-story stair and elevator penthouse addition on the rooftop will be substantially setback from the edges of the existing buildings (23' from the Montgomery Street façade, more than 60' from the Hotaling Place façade and 13' from the nearest side elevation) and will be minimally visible from the street. The proposed glass rail/windscreen enclosing the new roof deck will not be visible from the streets given its 42" height and minimum of 16' setback from the nearest (south side) edge of the building.

Standard 3

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

The introduction of the stucco finish on the primary (Hotaling Place) facade is based on photographic documentation, ensuring it is compatible with the existing buildings and adjoining historic fabric. The proposed wood windows are consistent with the historic design of the buildings Hotaling Place facade in terms of proportions, profiles and configurations. The new rooftop penthouse, roof deck and railing enclosure are clearly differentiated but compatible with the character of the historic buildings and landmark district and minimally visible from the public right-of-way.

Standard 9

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

The new stucco finish and wood windows on the Hotaling Place facade will replace no longer extant historic material. The stucco finish will match those historically found on the building and on buildings in the immediate vicinity of the subject site within the landmark district based on photographic evidence. The penthouse, deck and railing addition on the roof will be substantially setback from the edges of the building, minimizing the perceived mass and visibility of the addition from the public right-of-way. The metal panels, new metal clad windows and stucco finish along the courtyard, north and south façades are also alterations located on secondary elevations, which are designed in a manner to be compatible with and not destroy historic materials, features, and spatial relationships that characterize the historic buildings. All new work will be clearly differentiated from the old yet be compatible with the historic materials, features, size, proportion, and massing. Specifically the proposed, new windows on the courtyard façade, and penthouse, deck and railing on the roof top will be clearly differentiated through the use of contemporary detailing and materials. As such, the proposal incorporates a design, scale, and materials that are compatible with the building and landmark district.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed additions and alterations to the Hotaling Place will replace significant historic fabric that has been removed in the past and is no longer available for use. The replacement material, specifically the stucco finish and wood windows are proposed based on historic photographic evidence. While unlikely, if removed in the future, the proposed alterations at the roof, the primary (Hotaling Place) and secondary (courtyard, north and south sides) façades, would not have an impact on the physical integrity or significance of the historic buildings or the landmark district in conformance with Standard 10 of the Secretary of Interior's Standards.

PUBLIC/NEIGHBORHOOD INPUT

To date, the Department has received a telephone call from representative of the Telegraph Hill Dwellers Association with concerns about the use of stucco in place of the brick. In addition, a concern was raised that the removal of the historic bricks from the Hotaling Place façade, in combination with all other historic fabric that was removed would constitute as demotion of the building.

In support of the project, 5 have been received. The letters were accompanied with 103 signed copies of a form letter in support of the project. Copies of the letters as well as a sample copy of the form letter are attached as Attachment H.

ISSUES & OTHER CONSIDERATIONS

The Landmarks Preservation Advisory Board case report from 1998 (Case No. 97.038A) documented that the Hotaling place façade was severely damaged in the Loma Prieta earthquake and that it was structurally unsafe and beyond salvage. The Board approved the demolition and reconstruction of the Hotaling Place façade in order to preserve the building and its continued contribution to the landmark district as well as bring the building into compliance with seismic requirements.

In response to the ARC request, the Sponsor provided timeline documentation and field notes. The documentation indicates that the brick along with other elements were removed from the buildings in 2004-2005 and were stored at an off-site warehouse. Construction was halted in 2009 due to owner bankruptcy followed by litigation over the property with the issue of ownership of the removed bricks contested by the court appointed trustee due to date of removal relative to bankruptcy filing. In 2011, the bankruptcy trustee informed the new owners that the bricks were removed from the building before it was foreclosed and as such were not part of the building property and therefore the new owner had no claim to materials in storage. Efforts to negotiate and retrieve the brick were not successful.

STAFF ANALYSIS

Based on the provisions of Appendix B or Article 10 of the Planning Code and the Secretary of the Interior's Standards, the Department believes the use of historically appropriate stucco finish and in-kind materials for the windows of the subject buildings will ensure the project will not detrimentally change or alter significant character-defining features of the resource. The palette of finish colors and materials for the new rooftop addition are also compatible with, yet differentiated, from the features, materials, and design of the historic buildings, and with the landmark district.

The ARC provided comments and recommendations on the proposed project, primarily concerning the proposed Hotaling Place façade finish and the roof deck addition. Specifically, the ARC recommended that the Hotaling Place façade not be finished with brick veneer as initially proposed and instead a stucco finish be considered. The ARC felt that the use of brick veneer may create false historicism but the stucco finish may be more appropriate, provided it is supported by historic or photographic evidence indicating precedence of stucco use on the building and in the district. The ARC also encouraged the Project Sponsor to conduct additional research and due diligence to identify and document the whereabouts of the original brick.

The ARC further recommended that the rooftop deck be included in the request. As the size is reduced from the deck requested but denied by the Landmarks Preservation Advisor Board in 2005. The ARC felt that as the proposed roof top additions appear to be minimally visible from the public right-of-way, the additions will not result in additional massing impact. In addition, the ARC recommended that the foam window trim material on the courtyard elevation windows be replaced with painted wood trim material.

Lastly, per the ARC's direction, the project sponsor has prepared a detailed timeline and provided field notes (Attachments I and J) outlining the removal of the brick and windows, storage at an offsite warehouse, monitoring of the removed materials, and change of ownership of the building.

Stucco Finish on Hotaling Place Façade: In keeping with the feedback provided by the ARC to finish the Hotaling Place façade with stucco instead of brick veneer, the Sponsor has eliminated the brick veneer from the proposal and now proposes to clad the Hotaling façade with stucco. The Sponsor has also submitted in support of the stucco proposal a report prepared by Architectural Resources Group in 1998 (Attachment K) that analyzed the brick and stated that the subject sites had stucco finish over the brick until the stucco being removed in 1958. Furthermore, photographic evidence is provided by the Sponsor indicating the building had stucco finish as well as photos of other buildings in the immediate vicinity of the subject buildings that are finished in stucco documenting precedent.

As such, the use of stucco finish along the Hotaling façade is appropriate given that the Hotaling Place façade was finished in stucco prior to 1958 and the existence of other structures with stucco finish in the immediate vicinity of the subject buildings. In addition, this work appears to be consistent with the Secretary of the Interior Standards because it is possible that the exposed brick wall at this location was not be exposed historically (prior to 1959) as documented by photographic evidence and analysis of the brick. Furthermore, the finish and detailing of the stucco will closely match the documented historic appearance rather than creating a false sense of history by conjecture that the brick along this elevation was intended to remain visible. A condition of approval is added that a mock-up of the stucco finish and integral color shall be reviewed at the project site and approved by Department Preservation Staff.

New Windows on Hotaling Place Facade: Similar to the original brick, all the original windows on this façade have been previously removed. As such, new Marvin wood window are proposed to replace the historic windows on the Hotaling façade that will match the windows shown on the elevations drawn by Heller Manus Architects in 2002 for a previous approval since no earlier drawings or photographs of the Hotaling Place façade were found. The pattern, size and proportion of the openings are meant to reflect and reference those of the historic windows along the Hotaling Place façade based on the limited documentation available. The Department believes that the proposed Marvin wood windows along the Hotaling Place elevation are appropriate and meet the Secretary of Interior's Standards provided they match the original windows in size, proportion, muntins pattern, all exterior profiles and details, including providing ogee lugs.

North and South Façades: A new metal stud wall will be erected along the north and south property line with a metal-clad, fire-rated insulated panel attached to the exterior, against the historic party wall that is now part of the adjacent property. The metal panel approach is considered due to existing space and installation constraints along the side property lines. The panels are chosen to fit within the opening between the subject buildings and adjacent property line walls while providing the needed fire projection. The metal panels are 5" thick and are composed of a mineral wool batt sandwiched by embossed 24 gauge sheet metal panels on both the exterior and interior sides and will meet the 1-hour rating required for the second and third level property line walls. While not ideal, the Department believes that the proposed paneling along the south and north elevation is consistent with the Secretary of the Interior's Standards, in that the panels are proposed on secondary elevations. The Department believes that now the Hotaling Place façade is proposed to be finished in stucco, the panels should also be painted to match the color of the stucco. A condition of approval is added that the color of the stucco and panels match the color tone found in the Jackson Square Landmark District.

Courtyard Façade: Alterations to the courtyard façades were previously approved (Certificate of Appropriateness No. 2005.0139A) to be clad with brick veneer, stucco and wood siding. The current proposal is to use stucco on all exterior walls within the courtyard. As the courtyard is not visible from the public right-of-way, the Department believes either approach is acceptable.

The exterior windows and doors on the courtyard elevations will be double glazed metal-clad windows and doors. The windows will have partially recessed frames and built-in edges flush with the cement plaster exterior surface. Architectural window trim of painted wood is proposed to frame the top and bottom of the windows. As the courtyard elevations are not visible from the public right-of-

way, the Department believes that the use of metal-clad windows as well as the painted wood trim is acceptable.

Roof Area: The previous Certificate of Appropriateness (Case No. 2005.0139A) included a request for a 3,500 square foot roof deck area to be used by the future residents of the building, the Landmarks Preservation Advisory Board approved the project with a condition of approval that the roof deck be removed from the request. The Board based this condition on the findings previously made to approve a variance request from the open space requirements of the planning code which stated that, "providing a rooftop open space area would require significant rooftop additions such as decking, railing as well as building and fire code-required penthouses, thereby detracting from the building's historic appearance as well as that of the surrounding historic district." Furthermore, the stair and elevator penthouse was also conditioned to be limited in height to 8'-10" and 11' respectively with the penthouses roof sloped to follow the slope of the stairs to minimize the bulk of the penthouses.

Based on the feedback provided by the ARC, the current proposal includes a roof deck, railing and elevator penthouse that is smaller in size from the roof deck previously requested and denied by the Landmarks Preservation Advisory Board in 2005. The ARC felt that given the minimal visibility of the roof deck, railing and penthouse from the public right-of-way, these additions do not appear to result in additional massing impact. The reduced roof deck area is 814 square feet in size, less than half the size of the previously requested roof deck area of 3,500 square feet. The roof deck would be enclosed by a 42" glass guardrail that is setback approximately 47' from the Montgomery street façade, approximately 20' from the Hotaling Place façade and more than 10' from each side of the building. The Department concurs with the ARC in that due to the substantial setbacks provided, the reduced size roof deck area and 42" enclosure will be minimally visible from the public right-of-way.

In addition, the penthouse is proposed to include an ADA accessible elevator penthouse with a maximum height of 15'-6" above the finish roof deck surface. The penthouse is proposed to have a stucco finish matching that proposed on the Hotaling and courtyard facades. as demonstrated by the line of sight analysis using story poles provided on page 38 (Attachment L), the elevator penthouse will also be minimally visible from the public right-of way adjacent to the subject site, The most visible vantage point being from down the street at the intersection of Montgomery and Washington Streets. A condition of approval is added that final design, including attachment details of the proposed glass railing/windscreen on the roof shall be reviewed and approved by Department Preservation Staff. In conformance with the Secretary of Interior's Standards, the proposed glass railing will be clearly differentiated but compatible with the scale and character of the building through setbacks, massing, and use of contemporary glass materials.

ENVIRONMENTAL REVIEW STATUS

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

PLANNING DEPARTMENT RECOMMENDATION

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

1. Revised drawings shall be included as part of the building permit submittal including attachment details for the 42" glass guardrail.
2. Revised drawings shall be included as part of the building permit submittal indicating window details that closely match the configuration, material, and all exterior profiles and dimensions of the historic windows based on historic photographic evidence.
3. After issuance of a building permit and prior to installation, a mock-up of the metal panel materials and integral color or finish (not painted) shall be reviewed and approved by Department Preservation Staff.
4. After issuance of a building permit a mock-up of the stucco finish and integral color shall be reviewed at the project site and approved by Department Preservation Staff.
5. The panels along the north and south sides should be painted to match the color of the stucco proposed on the Hotaling Place façade. The color of the stucco and panels shall match the color tone found in the Jackson Square Landmark District.

ATTACHMENTS

- A. Draft Motion
- B. Parcel Map
- C. Sanborn Map
- D. Aerial Photo
- E. Zoning Map
- F. Site Photos
- G. ARC Letter
- H. Correspondence
- I. Page & Turnbull Memo regarding Brick History
- J. Page & Turnbull Field Notes
- K. Architectural Resources Group – Historical Background and Masonry Laboratory Analysis Report
- L. Submittal Packet by Project Sponsors

LY: G:\Documents\CofA\722-728 Montgomery\2012.0400A.docx



**Historic Preservation Commission
Motion No. XXXX
Certificate of Appropriateness**

HEARING DATE: AUGUST 7, 2013

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Hearing Date: August 7, 2013
Filing Date: March 28, 2012
Case No.: **2012.0400A**
Project Address: **722-728 Montgomery Street**
Historic Landmark: Jackson Square Landmark District
Zoning: C-2 (Community Business)
65-X Height and Bulk District
Block/Lot: 0196 / 030
Applicant: Gary Gee, AIA
Gary Gee Architects, INC
San Francisco, CA 94111
Staff Contact Lily Yegazu - (415) 575-9076
lily.yegazu@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 030 IN ASSESSOR'S BLOCK 0195, WITHIN AN C-2 (COMMUNITY BUSINESS) ZONING DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on March 28, 2012, Gary Gee, AIA, Gary Gee Architects, INC. ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness for a project that involves the following: 1) remove incorrectly installed metal siding along the north and south property line walls and replace with new walls and sheet metal siding; 2) new stucco finish on the Hotaling Place façade; 3) new cement plaster finish on the exterior walls of the courtyard elevations; 4) construct a new 814 square feet roof deck area to be used as common area by residents of the building with 42" high glass railing; 5) new stair penthouse and an ADA

accessible elevator penthouse, with a maximum height of 16' from the roof deck surface; and 6) replace windows and doors including on the courtyard elevations. The Belli Building (Langerman's Building) and Genella Building (Belli Annex) are designated as Landmark Nos. 9 and 10 respectively under Article 10 and are located within the Jackson Square Landmark District as compatible/contributing structures. The site is zoned Community Business (C-2) District and a 65-A Height & Bulk District.

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

WHEREAS, on August 7, 2013, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0400A ("Project") for its appropriateness.

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

MOVED, that the Commission hereby **APPROVES WITH CONDITIONS** the Certificate of Appropriateness, in conformance with the architectural plans dated August, 2013 and labeled Exhibit A on file in the docket for Case No. 2012.0400A based on the following findings:

CONDITIONS OF APPROVAL

1. Revised drawings shall be included as part of the building permit submittal including attachment details for the 42" glass guardrail.
2. Revised drawings shall be included as part of the building permit submittal indicating window details that closely match the configuration, material, and all exterior profiles and dimensions of the historic windows based on historic photographic evidence.
3. After issuance of a building permit and prior to installation, a mock-up of the metal panel materials and integral color or finish (not painted) shall be reviewed and approved by Department Preservation Staff.
4. After issuance of a building permit a mock-up of the stucco finish and integral color shall be reviewed at the project site and approved by Department Preservation Staff.
5. The panels along the north and south sides should be painted to match the color of the stucco proposed on the Hotaling Place façade. The color of the stucco and panels shall match the color tone found in the Jackson Square Landmark District.

FINDINGS

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

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

The Commission has determined that the proposed work is compatible with the exterior character of the Jackson Square Landmark District as described in the designation report dated June 1971.

- That the use of stucco finish is appropriate given that the building was finished in stucco prior to 1958 as documented in photographic evidence and analysis of the bricks.
- That the use of stucco is consistent with the landmark district as evidenced with the existence of other structures with stucco finish in the immediate vicinity of the subject buildings.
- That the new windows will match, reflect and reference the historic windows along the Hotaling Place façade in pattern, profile, size and proportion based on available photographic evidence.
- That the panels on the north and south side elevations will be appropriate they are proposed on secondary elevations of the building;
- That the changes proposed to the courtyard façade is located on a secondary façade of the building, not visible from the public right-of-way;
- That the proposal is compatible with, and respects, the character-defining features within the Jackson Square Landmark District;
- Proposed work will not damage or destroy distinguishing original qualities or character of the Jackson Square Landmark District;
- The proposed project will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the property or the district;
- The alterations are clearly differentiated as contemporary alterations and minimally visible; and
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

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

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

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

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

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

The proposed project qualifies for a Certificate of Appropriateness, and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Northeast Waterfront Historic District.

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

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future

opportunities for resident employment in and ownership of such businesses will be enhanced:

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

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

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

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

The project will not affect the City's affordable housing supply.

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

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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

The proposed project will not have a direct impact on the displacement of industrial and service sectors.

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

All construction will be executed in compliance with all applicable construction and safety measures.

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

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

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

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

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 030 in Assessor's Block 0196 for proposed work in conformance with the project information dated February 28, 2013, labeled Exhibit A on file in the docket

for Case No. 2012.0400A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion No. 0195. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

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

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on August 7, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

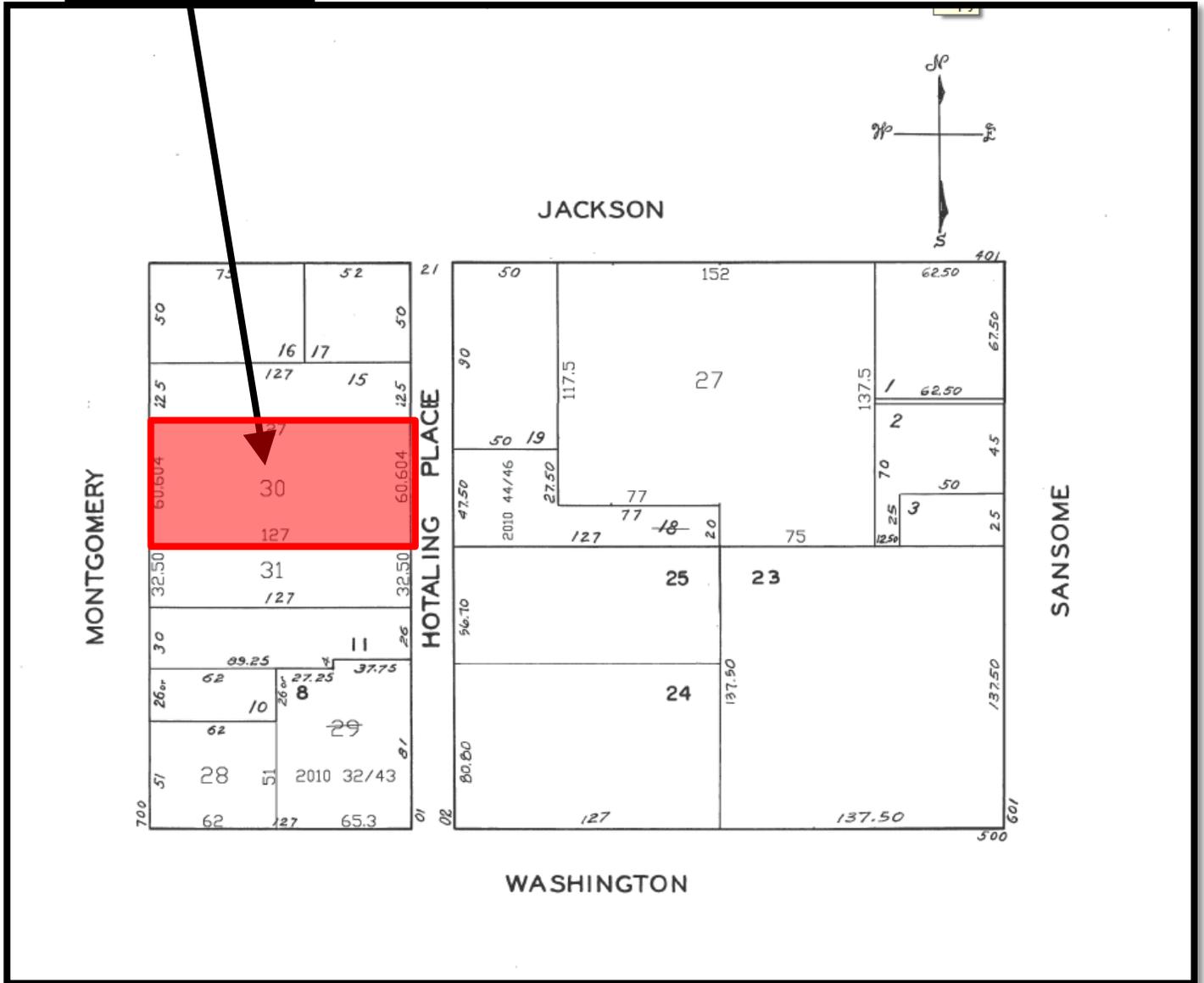
NAYS:

ABSENT:

ADOPTED: August 7, 2013

Parcel Map

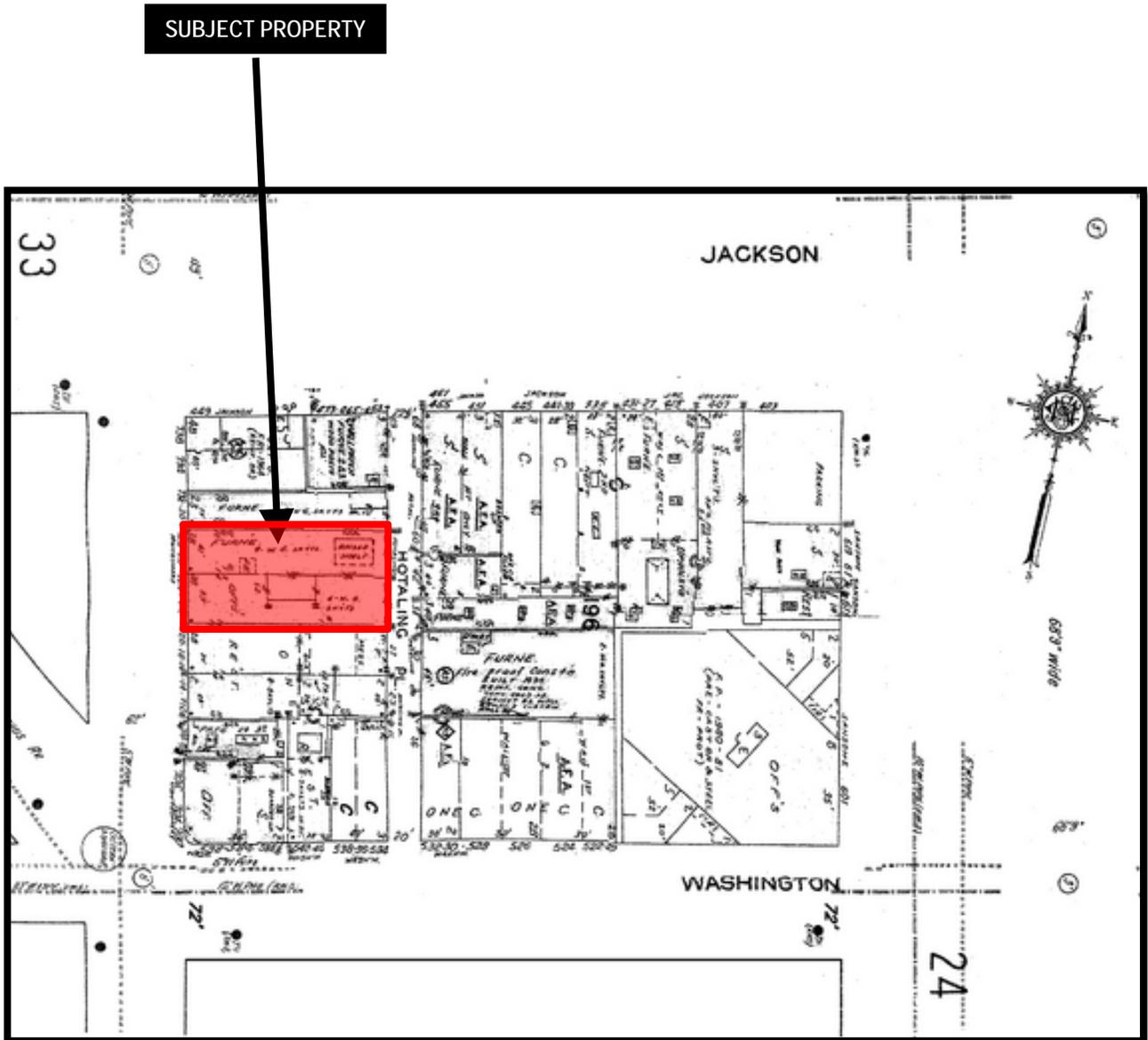
SUBJECT PROPERTY



Certificate of Appropriateness Hearing
 Case Number 2012.0400A
 722-728 Montgomery Street



Sanborn Map*



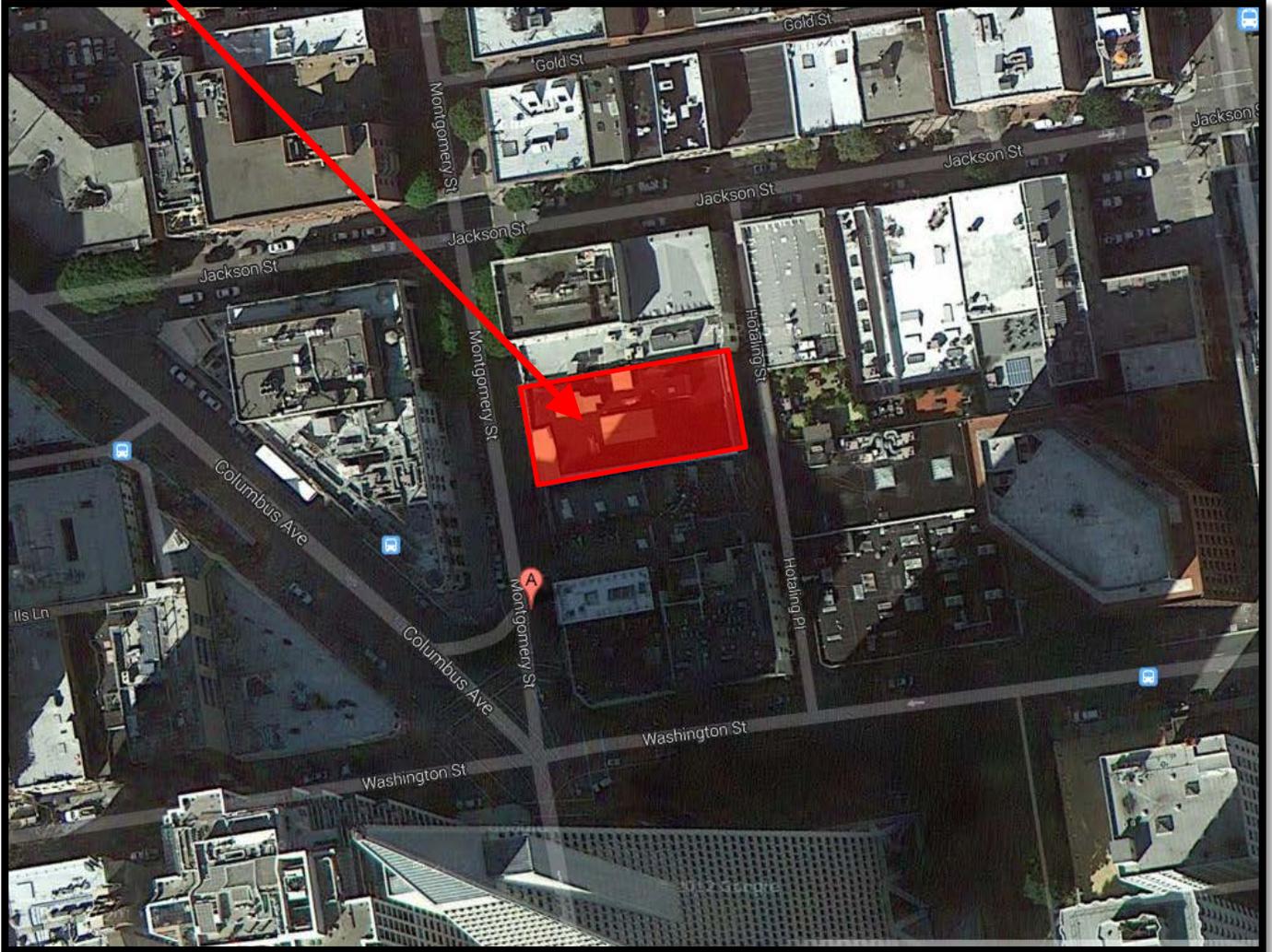
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing
Case Number 2012.0400A
722-728 Montgomery Street

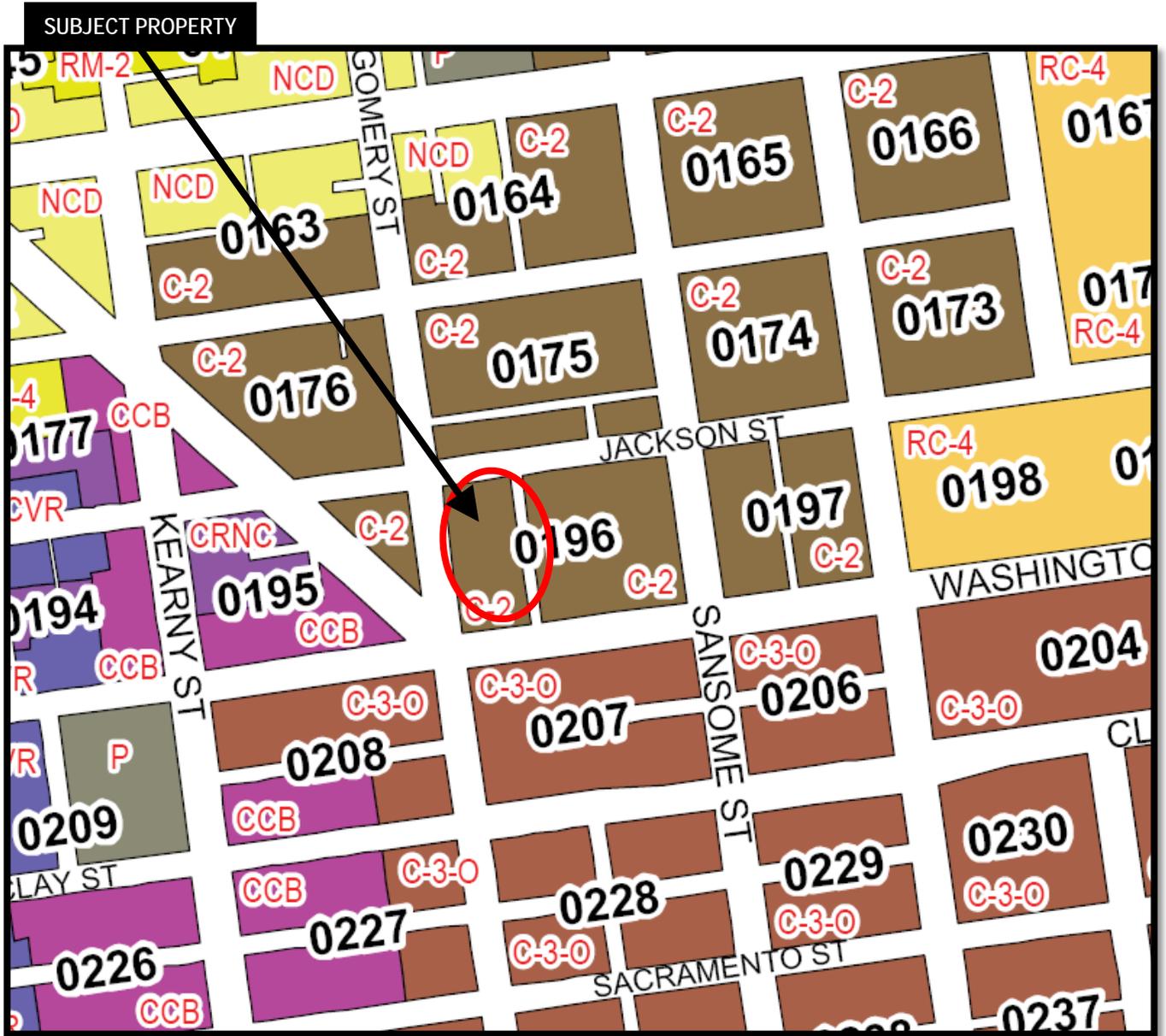
Aerial Photo

SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2012.0400A
722-728 Montgomery Street

Zoning Map



Certificate of Appropriateness Hearing
Case Number 2012.0400A
722-728 Montgomery Street

Historic Photos

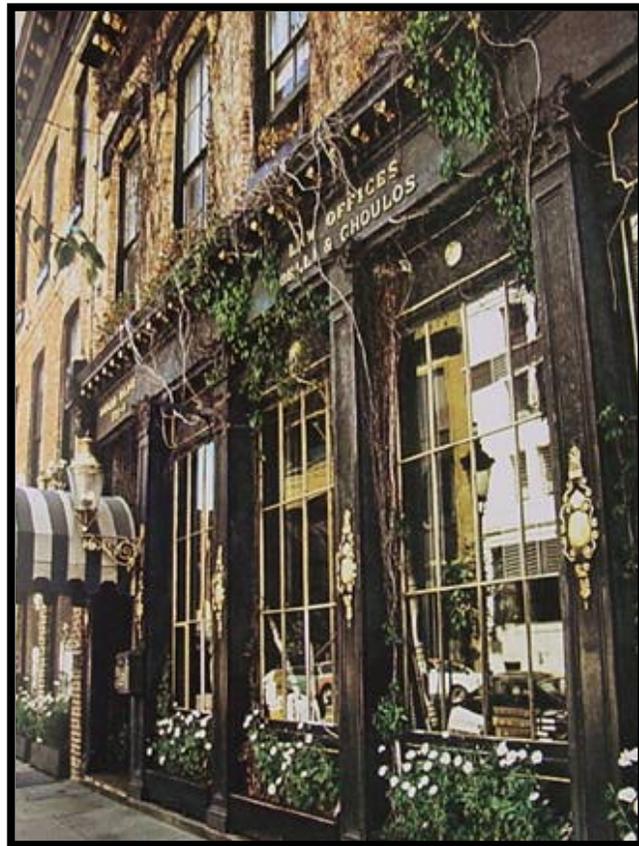
SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2012.0400A
722-728 Montgomery Street

Historic Photos

Montgomery Street Façade



Certificate of Appropriateness Hearing
Case Number 2012.0400A
722-728 Montgomery Street

Historic Photos



Montgomery Street Façade

Certificate of Appropriateness Hearing
Case Number 2012.0400A
722-728 Montgomery Street

Historic Photos



Montgomery Street Façade
Circa 2002

Certificate of Appropriateness Hearing
Case Number 2012.0400A
722-728 Montgomery Street

Historic Photos



Montgomery Street Façade
Circa 2004

Certificate of Appropriateness Hearing
Case Number 2012.0400A
722-728 Montgomery Street

Site Photos

SUBJECT PROPERTY



Montgomery Street Facade

Certificate of Appropriateness Hearing
Case Number 2012.0400A
722-728 Montgomery Street

Site Photos

SUBJECT PROPERTY



Hoteling Place Facade

Certificate of Appropriateness Hearing
Case Number 2012.0400A
722-728 Montgomery Street



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 19, 2013
TO: 722-728 Montgomery Street
FROM: Tim Frye, Preservation Coordinator, (415) 575-6822
REVIEWED BY: Architectural Review Committee of the
Historic Preservation Commission

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Meeting Notes from the Review and Comment at the June 19, 2013 Hearing for 722-728 Montgomery Street – The Belli Building (Langerman's Building) and Genella Building (Belli Annex) Case No. 2012.0400A

Planning Department Preservation Staff has drafted a summary of the key points from the June 19, 2013 Architectural Review Committee (ARC) meeting. At that hearing, the Department requested review and comment regarding the compatibility of project with the Secretary of the Interior Standards, including the use of brick veneer as substitute material for the historic brick that is no longer available; the massing and setbacks of the rooftop additions; additional project issues raised by staff; and the recommendations proposed by staff.

ARC RECOMMENDATIONS

Hotaling Place Façade:

1. The ARC encouraged the Project Sponsor to conduct additional research and due diligence to identify and document the whereabouts of the original brick. The ARC believes that the use of the brick veneer may create false historicism and instead the use of stucco finish should be considered which may be more appropriate, provided it is supported by historic or photographic evidence indicating precedence of stucco use on the building and in the district.

New Windows:

2. The ARC concurs with staff recommendations. Specifically, the new windows along the Hotaling Façade should be wood windows that match the original windows in size, proportion, muntins pattern, all exterior profiles and details, including providing ogee lugs.

North and South Elevations:

3. The ARC concurs with staff recommendations. Specifically that the new metal panels will be painted a neutral and muted color (Pearl Grey) in keeping with the color tones found in the Jackson Square Landmark District.

Courtyard Elevation:

4. The ARC concurs with staff that the use of metal-clad wood windows is acceptable on the courtyard façade which is not visible from the public right-of-way. The ARC also concurred with staff that the use of the proposed foam trim is not appropriate as substitute material since its appearance and its performance may deteriorate rapidly and does not appear to meet the Secretary of Interior's Standards for substitute materials as outlined in Preservation Brief #16, 'The Use of Substitute materials on Historic Building Exteriors.' The ARC concurs with staff that instead of the proposed foam trim on the windows on the courtyard facades a painted wood trim be used.

Roof Area:

6. The ARC believes that that given the reduced size of the proposed roof deck and the minimal visibility of the roof deck, railing and penthouse from the public right-of-way, these additions do not appear to result in additional massing impact on the buildings.

Pacific Partners, LLC

San Francisco Planning Department
1660 Mission Street, Suite 400
San Francisco, CA 94103

Re: 722 Montgomery Street

Dear Sirs:

As representative for an owner of a neighboring building, I want to express my extreme agitation with the recent move by the Planning Department to remove the Belli building from the 7/17/13 Planning Commission agenda.

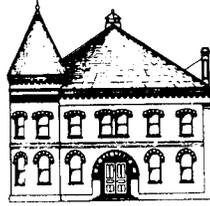
After decades of delay and obstruction, this building is finally moving forward. I've heard rumors that the reason it was taken off the agenda is because someone has decided to start a fund to raise the money to buy-back the old bricks from the rear façade. Seriously??? This is nothing but a blatant attempt by obstructionists to further delay this project.

No one can accuse the City or the building owners of rushing this project. We have been looking at the construction boarding around this building for over 20 years!!!! Let's get on with it. Does anyone even know where the original bricks are? Or who they would need to be purchased from? This misguided attempt to locate and buy back the original bricks would be laughable if it wasn't so frustrating.

Don't let one misinformed preservation enthusiast throw another wrench into the progress of this project, please put it back on the agenda for the 7/17/13 planning commission meeting. It's time we started using some common sense.



Elaine Reyff
Asset Manager
Pacific Partners, LLC



July 11, 2013

Roger O. Walther

**Mr. Tim Frye & Ms. Lily Yegazu
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103**

Re: 722 Montgomery Street – The Belli Building

Dear Ms. Yegazu & Mr. Frye,

Tusker Corporation owns and operates three commercial properties in Jackson Square (801 Montgomery, 30 Hotaling and 520-550 Washington), two of which are close neighbors to the Belli Building. We are writing today to urge you to approve either faux brick or stucco for the rear façade of the Belli Building. The idea of raising money to purchase the old bricks is not reasonable because most of these bricks were lost or stolen and would in no way improve the Hotaling aesthetics or its historical authenticity.

We are pleased that the original historic Montgomery façade has been saved since it is the only thing that remains of the old building. As you know, behind the façade is a completely new structure. What does not complement the existing building is the boarded-up eyesore that has existed there for the past 23 years.

The developer has our full support and we urge the Planning Department to approve the project as soon as possible.

Thank you.

Roger O. Walther
Roger O. Walther



TUSKER CORPORATION

The Gas Light Building
3636 Buchanan Street
San Francisco, California 94123
(415) 563-2500 Fax (415) 563-4964

Real Estate Management

July 9, 2013

Tim Frye and Lily Yegazu
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Ms. Yegazu and Mr. Frye,

I'm writing to you from my office in the San Francisco Gas Light Building, San Francisco's Registered Landmark #58 in the Marina District. We're commercial property managers with three buildings on Jackson Square – two of them are across the street from the *rear façade* (the Hotaling Alley side) of the Belli Building: 30 Hotaling was built in 1933 and the Eclipse Champagne Building (at the corner of Washington and Hotaling directly across from the Transamerica Building) was built in the 1850s. ***We are passionate about historic preservation, Jackson Square and San Francisco's old brick buildings.***

The important façade of the Belli Building is the Montgomery façade. The backs of the buildings (there were two) have likely changed many times over the years. As you may know, the rear of the building was a dock in the 1850s. Ships pulled up and immigrants got off. We don't know exactly how the rear façade looked or how many times it changed over the years. Yet there is an obsession with some "original" facade that none of us has ever seen. We neighbors, property owners and concerned citizens all agreed that faux brick was a perfect solution in an earth quake zone. After all it's an all-new building behind the Montgomery façade and the old Hotaling façade (bricks saved but now lost) is long gone. But the faux brick idea got nixed by someone in City government. Then we all agreed that stucco would be perfectly fine, that it would match or complement the mix of buildings on Hotaling. If anyone should object to stucco, it should be us. But we do not object.

What we do object to is yet another delay. We should not have been removed from the July 17th agenda. We work hard to keep our buildings occupied and attractive. We pay our taxes and we play by the rules. We volunteer on the Jackson Square Historic District Association and spend our own time any money to lobby the City on behalf of our aesthetic values. But instead of support from and cooperation between various City agencies and boards, we get vacillation and indecision. We get competing agencies encumbering the developer with excessive detail requirements. We see no one in City government with any sense of urgency about cleaning up this 23-year-old eye sore.

Of course we support all the rules that govern construction and renovation, and we're glad to live in a City with a Planning Department so dedicated to historic preservation. But would you please assign one person to steward this project? One person in government with the power to work between agencies and get this project completed? We've seen so many starts and stops, so many investors over the years, all drop out or run out of money because of these kinds of problems and delays.

Please let me know if there is anything we can do to move this project forward!

Thank you,

Peter Scott
Property Manager
Tusker Corp.
3636 Buchanan San Francisco, CA 94123

CC: Jeff Buckley at Mayor Lee's Office, Supervisor David Chiu



Tim Frye and Lily Yegazu
San Francisco Planning Department
1650 Mission Street, Suite 400,
San Francisco, California 94103

722 Montgomery Street, aka, The Belli Building

Dear Mr. Frye and Ms. Yegazu,

Located at the core of the attractive Jackson Square District, 722 Montgomery Street has been empty for 23 years, seriously impacting the safety and desirability of the area.

As a commercial real estate broker, who has negotiated sales and leases in the Jackson Square District for over 10 years, including the sale of 440-444 Jackson Street, leasing of 990 Montgomery, 807 Montgomery, 30 Hotaling Place and 447 Battery Street, I have had to answer to the stigma of the Belli Building which is not only an eyesore, but once had a sewage problem, presented hazards to safety and served as a magnet for crime and drugs.

A group of concerned citizens consisting of surrounding property owners, business owners, staff, and real estate brokers who have a stake in the neighborhood and are well aware of the storied history behind the "Belli Building" are in touch with the new ownership, its architect and engineers.

We support the proposed mixed use development offering the best use of the property and increasing the residential mix of the neighborhood, lending to its security during non-business hours. Many community voices have been heard over the years over the original bricks which at one point were held hostage by the previous owner. We support a swift resolution to this controversy. It is time for the City to step in and move forward by approving the development for the good of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne Lawrence". The signature is fluid and cursive, with a large initial "A" and "L".

3701 Buchanan Street, San Francisco, CA-415-533-6980-annelca@earthlink.net

Angela Hamby, Esq.
42 Hotaling Place
San Francisco, CA 94111

RE: **722 Montgomery FAUX Brick OR Stucco Façade**

Dear Mr. Frye and Ms. Yegazu,

I am writing to express my strong concern over the additional delay caused by recent requests that 722 Montgomery St. be clad in original bricks that were stolen years ago. As a residential neighbor of 42 Hotaling Place, I look out directly on the blight of The Belli Building. Needless to say, the endless gridlock is maddening. I am deeply frustrated that this architectural gem has been allowed to fester in scaffolds for over two decades.

Now that the project finally has some new life, a Jackson Square coalition, of which I am a part, wants to make sure that construction resumes on a timely basis. Completion of this long-stalled project will mitigate the effects of living in proximity to urban blight, namely drug dealers, vagrants, pigeons and an overall sense of depressed property condition that depletes morale.

We support a FAUX BRICK OR STUCCO FAÇADE and are satisfied with the developer's plan. Both claddings have historical precedent. I urge you to waive the notion set forth that this building be clad in its original bricks, which as we all know were stolen long ago. We must now put the past behind us and allow what is left of this storied building to live on yet again.

It is grossly unfair that outside elements should have a negative sway in a local issue that has been decided to the point of unanimity, and on such a baseless non-issue. This is a Jackson Square issue that has no local objection.

Please allow 722 Montgomery to proceed with a Brick OR Stucco façade. What's gone is gone, but we must now pick up the pieces and move forward in the true spirit of Jackson Square. It is of note that the Belli Building features prominently in the documentary, Sin, Fire & Gold: The Days of San Francisco's Barbary Coast. The narrative explains that our block was almost destroyed on three occasions and like the rest of Jackson Square, consists of blended materials. In the true spirit of human innovation, 722 Montgomery must now live on, renewed and ready to welcome inhabitants once more. I urge you to please give resolution to this needless and unfair delay.

Kindest Regards,

Angela Hamby, Esq.

Alan M. Braverman
42 Hotaling Place
San Francisco, CA 94111

RE: **722 Montgomery Faux Brick OR Stucco Façade**

Dear Mr. Frye and Ms. Yegazu,

I am writing to express my support for either a FAUX BRICK OR STUCCO FAÇADE at 722 Montgomery. Please resolve the delay at 722 Montgomery regarding the façade so that this long-stalled project can be completed. It is my desire that city planning timely resolve this ongoing urban blight. I live directly across from The Beli Building and experience the effects of derelict property conditions first-hand, which I believe should be considered accordingly. Please give the much-needed resolution that this building deserves.

Sincere Regards,

Alan M. Braverman

July 11, 2013

Mr. Karl Hasz, President
Historic Preservation Commission
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

**RE: July 17, 2013 Commission Hearing
722-728 Montgomery Street – The Belli Building (Langerman’s Building) &
Genella Building (Belli Annex)
Case No. 2008-1084E**

Dear President Hasz:

I was one of the owners at the now closed Tommy Toys across the street from The Belli Building. Over the past two decades, my friends, customers and I frequently walked by this terrible looking site in our neighborhood. I have been concerned with this as it had attracted crime being a vacant sight for such a long time in our neighborhood.

I am writing this letter to express my support for the proposed revisions to the Certificate of Appropriateness of this project as I still live in this area and frequently eat and shop in Jackson Square. This building has sat in an unfinished state for so long and I would like to see this move forward after all these years.

I support the proposed following changes:

- Using exposed insulated metal panels at the north and south property line wall elevations.
- Using stucco (cement plaster) at the building surfaces at both the courtyards and at the Hotaling Alley façade.
- Installing the proposed common area roof deck to serve the residents of this building.

Please approve this project as proposed by the project sponsor so that this building can be restored and enjoyed by our neighbors.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ann Yuey', with a long horizontal line extending to the right.

Ann Yuey
946 Stockton Street, San Francisco 94108

cc: Jonas Ionin, Commission Secretary, jonas.ionin@sfgov.org
Tim Frye, Preservation Coordinator, tim.frye@sfgov.org
Lily Yegazu, Preservation Technical Specialist, lily.yegazu@sfgov.org

MEMORANDUM

DATE August 1, 2013
TO Lily Yegazu
OF City of San Francisco
Planning Department
1650 Mission Street,
Suite 400
San Francisco, CA 94103
CC J. Turnbull, R. Tong,
G. Gee, S. Tsang

PROJECT NO. 11107
PROJECT Project Name
FROM Elisa Skaggs
VIA Email

REGARDING: Belli Brick History

Dear Lily,

Below is a brief history of the Belli Building's brick removal, storage, and attempts to retrieve them.

2002: Certification of Appropriateness approved based on drawings by Heller Manus Architects. Approved scope included removal of brick from Hotaling Place façade and courtyard walls. Scope also included removal of windows. Owner was Nancy Ho Belli. Contractor was B.A.R. Contractors Inc.

2004-May: Page & Turnbull retained to monitor the brick removal.

2004 – 2005: Bricks were removed from the Hotaling Place façade and interior walls, stored in custom wood crates, and moved to a storage facility. At the end of this period a total of 254 crates of bricks were being stored in a storage facility (Fog City Storage) in South San Francisco. Windows were also removed from the courtyard and the Hotaling Place facades during this time. Field notes from Page & Turnbull reference the removal of both.

2005 – 2008: Intermittent construction by Nancy Ho Belli's general contractor, B.A.R. Contractors Inc. Page & Turnbull provided preservation consultation as requested during this time. Shatara Architecture replaced Heller Manus as architect for the project. New Certificate of Appropriateness submitted and granted for proposed work.

2008: B.A.R. Contractors Inc. no longer involved with project.

2009 – early 2011: Construction halted due to owner bankruptcy. Litigation over the property with the issue of ownership of the removed bricks contested by the court appointed trustee, Andrea Wirum, due to date of removal relative to bankruptcy filing. Page & Turnbull was not actively involved with the project during this time.

2011: Belli Building acquired by Liberty Asset Management. Gary Gee retained as architect. Page & Turnbull retained as architect in Fall of 2011.

2011: The bankruptcy trustee informed Liberty Asset Management (new owner) that bricks that were removed from the building before it was foreclosed were not part of the building property, and therefore Liberty Asset Management had no claim to materials in storage. Trustee verbally informed Liberty Asset Management that if bricks were removed from storage legal action would be filed against them.

2011-11-10: Exchange of emails recording attempt to negotiate brick to new ownership

Email from Courtney Loewe (Liberty Asset Management – Present owner) to Andrea Wirum Trustee:

"Liberty Asset Management Corporation is prepared to offer the bankruptcy estate \$19,200 to transfer any claims that the bankruptcy estate may have on the bricks that are presently in storage at Fog City Storage. Liberty Asset Management Corporation will also work out the terms of settlement with the storage company directly, and pay those fees separately. The payment to the bankruptcy estate is based on the fair market price of \$1.00 per brick. It is our understanding that there are 96 cartons with 200 bricks each. If there are more or less bricks, the price will be adjusted accordingly. Because the storage fees will amount to over \$20,000, the total cost to Liberty Asset Management will be more than twice the actual value of the bricks."

Email from Andrea Wirum Trustee to Courtney Loewe (Liberty Asset Management – Present owner):

From: **Andrea Wirum. Trustee** <trustee@wirum.com>
Date: Thu, Nov 10, 2011 at 2:59 PM
Subject: RE: Glometro - Bricks
To: Courtney Loewe <courtney@libertyamc.com>

I have reviewed your email and reject the offer. You should move forward with your alternate plans to use new "used brick. Andrea Wirum

2011-11-11:

Email from Ray Tong (Owner's Representative) to Jill Cannon (Deputy City Attorney) recapping attempt to negotiate transfer of brick:

From: Ray Tong <raytong@pacgencon.com>
To: Jill Cannon <jill.cannon@sfgov.org>, Collier Gwin <collier@fostergwin.com>, Jay Turnbull <turnbull@page-turnbull.com>, Claude Perasso <claupeperasso@yahoo.com>, Peter Scott <peter@tuskercorp.com>, John McInerney <anasazi1839@earthlink.net>, Anne Laurence <annelca@earthlink.net>, Pilar LaValley <melissa.lavalley@sfgov.org>, Tim Frye <tim.frye@sfgov.org>
Cc: Gary Gee <ggee@garygee.com>, Lauren Jang <LJang@garygee.com>, courtney@libertyamc.com
Date: 11/11/2011 10:39 AM
Subject: Fw: Fwd: Glometro - Bricks

Dear Jill,

Please see the attached email in which Andrea Wirum rejected Liberty Asset's offer. Had she accepted the offer, it would have cost Liberty Asset Management even more than twice the market value of the bricks since Ms. Wirum was also requesting that all legal documents and the filing of them had to be handled by the buyer's attorney.

As you know, it is not our intention to skirt this issue, but given the legal complications that Ms. Wirum presents, we will now proceed with obtaining old bricks from another source so that we can move forward on the design of this project and hopefully get the construction moving by spring of 2012. I have cc'ed all the neighbors who participated in our September meeting as I promised so they could be kept abreast of our situation. Our design team will work with Jay Turnbull and the planning department to achieve a resolution that will absolutely do no disservice to them, the architectural context of Hotaling and Montgomery Streets, or the urban fabric of the city. I will stay in touch with you throughout the course of this project.

Respectfully,

Ray Tong

August 2012: 722 Montgomery, LLC, an investor with Liberty Asset Management, takes over Belli Building.

September 2012 - January 2013: 722 Montgomery, LLC (present owner) hires Gary Gee Architects and Page Turnbull Architects to complete exterior design of the building for the Courtyard and Hotaling Place facades using alternate methods of construction differing from Heller Manus' design due to existing conditions resulting from work done incorrectly by BAR Builders. Sample boards of brick veneer, which are the best solution to problems posed by existing conditions are presented and reviewed by Planning Department Staff.

2013-06-27:

Update from Ray Tong (owner's representative):

"I just wanted to let you know that I spoke with Nico, the owner of Fog City Storage, on Tuesday. He was on this wild goose chase (thanks to a call from Stewart Morton) to try and locate the bricks that were taken out of his yard prior to his closing shop several months ago. It turns out that his lease was up and to clean out the yard for the landlord of the property, he had some salvage companies come in and they just took everything remaining in the yard away. That included the remaining bricks (less than 50% of the total according to him) from the Belli building, so I assume that the dreaded estate trustee actually never sold anything despite having rejected our offer before and telling us to look elsewhere for ancient bricks. He really didn't know where the bricks Ronald Yim took are, but was only trying to find what was taken by the salvage company. I can assure you that the salvage company would also want to be compensated for their time and efforts so this just adds to the cost of re-acquiring a percentage of the bricks."

Bill

From: Charley
Sent: Monday, July 15, 2013 1:58 PM
To: Bill
Follow Up Flag: Follow up
Flag Status: Red

To whom it may concern:

This is to advise that Fox Marble is the present tenant of the storage yard located at 1333 Yosemite Drive in San Francisco. At the time we occupied this yard in January, 2013 the yard was completely empty and had no containers or crates with construction materials such as bricks or windows. We have no idea of where any of the goods that were stored by the previous tenant, Fog City Storage Company, might be located or if they were sold off.

Sincerely,

Charles McLaughlin

president



1315 Armstrong Ave
San Francisco, CA 94124
PH: 415.671.1149 ext#222
FX: 415.671.1155

See us on Facebook- or visit our website
www.fox-marble.com



NEOLITH

FIELD NOTES

Project: Belli Building *Project Number:* 02044

Address: 722-728 Montgomery, SF *Report Number:* 1

Date: May 12, 2004 *Weather:* Fair

Persons Present: Neli N. Palma, Deputy City Attorney, and assistant; BBI representative; Adam Light, Dept. of City Planning; Nancy Ho Belli, Owner; Dan Reidy, counsel to Ms. Belli; Richard Lin and assistant, B.A.R. Builders; Jay Turnbull.

- Observations:*
1. Roof demolition has begun. There is no sensitive material on roof.
 2. Removal of bricks has begun. Bricks are piled near the location of removal. Bricks to be retained should be placed on pallets marked with the location of removal and stored in warehouse or corporation yard. Bricks removed from one location in the building should be kept separate from those removed from other locations.
 3. Removal of original windows has begun. Sash and frames of each window unit should be kept together. Each sash with frame intended for replacement in the building should be marked with location of removal, keyed to a set of drawings kept by contractor.
 4. The contents of Mr. Belli's office have previously been removed and are stored in containers.
 5. Structural wood that can be re-used should be separated from wood that is to be discarded, and should be marked with original location, again keyed to a set of drawings kept by contractor.

Information or Action Required:

1. Contractor should prepare a work plan with a schedule of what work will occur when.
2. Contractor should schedule regular progress meetings.
3. Contractor agreed to meet with Jay Turnbull on May 14, 2004 at 2:30 p.m. to work on making inventories of historic material.

Distribution: B.A.R., Reidy

SUBMITTED BY: _____ J. Gordon Turnbull, FAIA

FIELD NOTES

Project: Belli Building *Project Number:* 02044

Address: 722-728 Montgomery, SF *Report Number:* 2

Date: May 14, 2004 *Weather:* Fair

Persons Present: Nancy Ho Belli, Owner; Richard Lin and assistant, B.A.R. Builders; Jay Turnbull.

Observations:

1. I was handed the permit set of Drawings, Permit No. 2002-05-20-6995.
2. The permit set calls for retaining existing windows only on the Montgomery Street elevation, where windows are being protected in place. Therefore, instructions in Field Notes for May 12, 2004 calling for protecting, in their frames, windows removed from other locations do not apply.
3. I requested the Contractor to ascertain whether existing sash from original windows could be re-glazed and installed in the new windows being fabricated. Contractor did not think this would be possible, based on condition of the wood and the requirement for thicker glass, but said he would check.

Information or Action Required:

1. Contractor should prepare a work plan with a schedule of what work will occur when.
2. Contractor should schedule regular progress meetings.
3. Contractor agreed to meet with Jay Turnbull on May 21, 2004 at 2:30 p.m. for additional project review.

Distribution: N. Ho Belli, B.A.R., Reidy

SUBMITTED BY: _____ J. Gordon Turnbull, FAIA

FIELD NOTES

Project: Belli Building *Project Number:* 02044

Address: 722-728 Montgomery, SF *Report Number:* 3

Date: May 14, 2004 *Weather:* Overcast

Persons Present: Nancy Ho Belli, Owner; Richard Lin, Connie Lin, B.A.R. Builders; Jay Turnbull.

Observations:

1. No construction occurred during this past week. Contractor is awaiting permit approval for placement of crane.
2. B.A.R. had completed construction schedule. It has been forwarded to Page & Turnbull by fax.

Information or Action Required:

1. Contractor should prepare a work plan with a schedule of what work will occur when. Completed.
2. Contractor should schedule regular progress meetings.
3. Contractor agreed to meet with Jay Turnbull on June 4, 2004 at 2:30 p.m. for additional project review.

Distribution: N. Ho Belli, B.A.R., Reidy

SUBMITTED BY: _____ J. Gordon Turnbull, FAIA

FIELD NOTES

Project: Belli Building *Project Number:* 02044

Address: 722-728 Montgomery, SF *Report Number:* 4

Date: September 21, 2004 *Weather:* Clear

Persons Present: Nancy Ho Belli, Owner; Eric Lakin, Highbridge Properties; Eric Lundquist, Heller Manus Architects; Jay Turnbull and Melisa Gaudreau, Page & Turnbull.

Observations:

1. No construction has occurred during recent past. Contractor not requested or present for meeting.
2. All present agreed that Heller Manus Architects should compile list of current documents with dates for the project. Heller Manus should hold a copy of all project documents.
3. Eric Lakin suggested Page & Turnbull do physical tagging of building interior to note salvage vs demolition treatment of materials, according to a key, in order to assist with clarification of demolition scope. Tagging to follow city approved permit documents. Page & Turnbull to assess and tag additional possible salvage items, to be reused in project if possible (beyond that indicated on permit set) for consideration by team members.
4. General condition of interior observed. Removed window frames, trim, framing materials and brick stacked throughout building, in general area of original location.
5. Nancy clarified that salvaged materials and furniture not kept in the building are in storage in a Richmond office.

Information or Action Required:

1. Heller Manus to issue list of current project documents.
2. Page & Turnbull to complete initial round of materials tagging.
3. Contractor should schedule regular progress meetings.
4. No specific future meeting scheduled.

Distribution: Nancy Ho Belli, Eric Lakin, Eric Lundquist, B.A.R., Reidy

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044

Address: 722-728 Montgomery, SF *Report Number:* 5

Date: October 1, 2004 *Weather:* Clear

Persons Present: Nancy Ho Belli, Owner; Richard Lin and associate, B.A.R.; Melisa Gaudreau, Page & Turnbull.

Observations:

1. No construction has occurred during recent past.
2. Page & Turnbull described for B.A.R. purpose of tagging of building interior. Key refers to salvage vs demolition treatment of materials, to assist with clarification of demolition scope. Page & Turnbull to forward key definition to B.A.R. Tagging to follow city approved permit documents.
3. General condition of interior observed. No change from 9/21/04.
4. Discussion of brick removal, storage and reuse. Nancy and Richard requested Page & Turnbull's assistance with confirmation of quantities, methodologies, and procedure.

Information or Action Required:

1. Heller Manus to issue list of current project documents. Completed 9/29/04.
2. Page & Turnbull to complete initial round of materials tagging. In progress 10/1/04. Key for tagging sent to B.A.R. 10/12/04.
3. Page & Turnbull to comment on brick salvage and reuse procedure. P&T has requested copy of project specifications for review 10/12/04.
4. Contractor should schedule regular progress meetings.
5. No specific future meeting scheduled.

Distribution: Nancy Ho Belli, Eric Lakin, Eric Lundquist, B.A.R., Reidy

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044
Address: 722-728 Montgomery, SF *Report Number:* 6

Date: October 25, 2004 *Weather:* Clear

Persons Present: Nancy Ho Belli, Owner; Daniel Reidy, Attorney at Law; Richard Lin, B.A.R.; Eric Lakin and Paul Gradeff, HighBridge Properties, Owner's Representative; Fareed Himmati, Holmes Culley; Benjamin Lai, Benjamin Lai & Assoc.; Melisa Gaudreau, Page & Turnbull.

*Persons Present
representing
City of SF:*

Neli Palma and associates, City Attorney's office; Dermott Sullivan, Building Inspector; Hansen Tom and associates, Building Plan Check, Adam Light, Planning Department.

Observations:

1. Purpose of visit scheduled by City Attorney is to gain understanding of state of project and determine if work is progressing.
2. General condition of interior observed. Owner, contractor and owner's representative described status of work and fielded questions from City staff.
3. Temporary support noted along North wall. Preparations for foundation work underway in basement.
4. One application remains in the DBI related to Montgomery Street wall support – should be reviewed and processed shortly.
5. Eric Lakin introduced himself as the owner's representative on the project responsible for coordinating project team, organizing work plan and schedules, and communicating with City and interested parties.
6. Page & Turnbull described in-progress tagging of building materials. Tagging keyed to code identifying reuse or removal as per approved building permit set dated 5/17/02. Page & Turnbull responded to questions regarding involvement in project noting that several field notes have documented regular site visits and those site visits have occurred weekly in the last month. A monthly report to the City has not been submitted yet, but will be prepared for issue.
7. City noted that salvaged brick piled on uppermost floor is exposed to the weather and should be moved to a lower floor and protected.
8. Adam Light noted that City had understanding that permitted project identified "as much reuse as possible". All supplemental instructions are included in final permit documents.
9. Neli Palma noted that City was encouraged to hear planning and organizational efforts on behalf of owner seem to be proceeding.

Information or Action Required:

1. Follow up work plan and schedule requested by City.
2. Page & Turnbull requested to submit monthly report to City.
3. City to process Montgomery facade permit application (see 2. above).
4. No specific future meeting scheduled.

Distribution: Nancy Ho Belli, Eric Lakin, Eric Lundquist, Richard Lin, Daniel Reidy, Fareed Himmati

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

<i>Project:</i>	Belli Building	<i>Project Number:</i>	02044
<i>Address:</i>	722-728 Montgomery, SF	<i>Report Number:</i>	7

<i>Date:</i>	October 27, 2004	<i>Weather:</i>	Clear
--------------	------------------	-----------------	-------

Persons Present: Nancy Ho Belli, Owner; Richard Lin, B.A.R.; Eric Lakin, HighBridge Properties, Owner's Representative; Fareed Himmati, Holmes Culley; Melisa Gaudreau, Page & Turnbull.

Observations:

1. General condition of interior observed. Preparations for foundation work on-going.
2. Main purpose of meeting to outline general direction anticipated for demolition phase of work and discuss salvage and reuse of brick and lumber.
3. HighBridge recommended B.A.R. continue with sorting, salvage and storage of existing non-structural material inside building. Page & Turnbull and Holmes Culley expressed need for identification labeling of materials noting from where the material was removed. B.A.R. stated they will proceed with labeling of material to be salvaged.
4. B.A.R. described anticipated process to remove brick from Hotaling Place wall. Saw-cut sections min. 3 ft square to be labeled and keyed to elevation diagram, placed on pallettes, covered, and taken to storage site. At storage site individual bricks to be released from saw-cut sections, sorted and prepared for reuse.
5. B.A.R. and HighBridge Properties to coordinate crane use and permit with City and neighbors. Holmes Culley recommended close monitoring of the basement brick wall while crane is in use on Hotaling Place.
6. B.A.R. calculates that approximately 550 cubic yards of brick will be removed from the building and approx. 100 cubic yards are required for reuse / refacing in project. Page & Turnbull requested to check quantities.
7. B.A.R. noted scope to provide facing of salvaged brick for entire Hotaling Place elevation, East and West courtyard elevations, entire length of center interior wall (column line B), and South parapet elevation – all shown on permit drawings. B.A.R. also believes salvaged windows can be used for Hotaling Place elevation, even though permit plans indicate new windows on this elevation.
8. Holmes Culley summarized his understanding of requirements for the project. Noted the salvaged brick will be anchored to structural wall and does not serve structural purpose – therefore cleaning and basic preparation of salvaged whole bricks is sufficient for work.
9. B.A.R. noted that nearly all structural lumber columns, beams, and joists indicated on permit plans for reuse will be able to be incorporated into the project with some adjustment to overall lengths to accommodate new framing configurations. Framing at roof diaphragm is damaged and can not be reused. All lumber will be labeled and moved to storage site for evaluation, sorting, and

preparation. Holmes Culley suggested checking with the City to determine if they expect any specific process to be followed regarding identifying suitable lumber for structural reuse. Holmes Culley would be available to assist with this effort, but noted that B.A.R. or others may also be qualified to determine suitable lumber for reuse.

10. Holmes Culley stated they believe existing decking is not suitable for reuse as it has sustained significant water exposure over 10 years and exhibits signs of rot and mildew. In addition, B.A.R. has tried unsuccessfully to remove decking intact – removal of nailing at 12”o.c. causes extensive damage to T&G material.

Information or Action Required:

1. HighBridge Properties to prepare construction plan and schedule in conjunction with B.A.R.
2. Page & Turnbull to check quantities of brick for reuse.
3. Page & Turnbull to assist with material salvage and reuse procedures, to clarify and support permit documents as needed. Page & Turnbull to review project specifications.
4. Next meeting scheduled for Wed. Nov 2, 8:30am.

Distribution: Nancy Ho Belli, Eric Lakin, Eric Lundquist, Richard Lin, Daniel Reidy, Fareed Himmati

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044
Address: 722-728 Montgomery, SF *Report Number:* 8

Date: November 3, 2004 *Weather:* Cloudy

Persons Present: Nancy Ho Belli, Owner; Richard Lin, B.A.R.; Eric Lakin and Paul Gradeff, HighBridge Properties, Owner's Representative; Fareed Himmati, Holmes Culley; Melisa Gaudreau, Page & Turnbull.

Observations:

1. Basement level foundation work is only construction work in progress.
2. Purpose of meeting to discuss schedule for demolition phase of work and scope/responsibilities for each party. HighBridge issued draft schedule.
3. Nancy Ho Belli has a storage facility in Richmond that has been used for the storage of materials from the Belli Bldg. HighBridge to visit storage site.
4. Page & Turnbull recommended that HighBridge and B.A.R. maintain photographs to document status and progress of construction.
5. HighBridge will serve as lead contact with the City of SF and forward information to fulfill monthly report to the City.

Information or Action Required:

1. HighBridge Properties to prepare construction plan and schedule in conjunction with B.A.R. Draft schedule issued 11/3/04.
2. Page & Turnbull to check quantities of brick for reuse.
3. Page & Turnbull to assist with material salvage and reuse procedures. Page & Turnbull to review contractor labeling and inventory of materials for reuse.
4. HighBridge to visit storage site in Richmond.
5. HighBridge to photograph existing conditions at the building.
6. HighBridge to gather project information, including Page & Turnbull field notes and monthly report, into a monthly report to the City of San Francisco.
7. Next meeting scheduled for Wed. Nov 10, 9:00am.

Distribution: Nancy Ho Belli, Eric Lakin, Paul Gradeff, Eric Lundquist, Richard Lin, Daniel Reidy

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044

Address: 722-728 Montgomery, SF *Report Number:* 9

Date: November 10, 2004 *Weather:* Raining

Persons Present: Nancy Ho Belli, Owner; Richard Lin and Connie, B.A.R.; Eric Lakin and Paul Gradeff, HighBridge Properties, Owner's Representative; Melisa Gaudreau, Page & Turnbull.

Observations:

1. Foundation work ongoing in Basement level.
2. Purpose of meeting to discuss updated schedule for demolition phase of work and scope/responsibilities for each party. HighBridge issued revised schedule.
3. HighBridge will lead weekly meetings on Wednesday mornings and issue weekly agenda and meeting notes.
4. HighBridge will issue monthly report, including Page & Turnbull report, to the City around 15th of each month.
5. New storage facility in South SF (B.A.R. office) will be used for the project. Materials from Richmond storage will be moved to South SF. HighBridge and Page & Turnbull to visit storage site.
6. HighBridge will assist B.A.R. with coordination for the crane permit.
7. Page & Turnbull requested to issue brick and mortar testing requirements and coordinate with Holmes Culley.
8. Page & Turnbull to assist B.A.R. with detailed tagging and inventory of materials in building.
9. Page & Turnbull given photographs of the building from Nancy Ho Belli dating 1990's for filing.

Information or Action Required:

1. HighBridge Properties to maintain updated construction plan and schedule in conjunction with B.A.R. Updated schedule issued 11/10/04.
2. Page & Turnbull to check quantities of brick for reuse. In progress 11/10/04.
3. Page & Turnbull to assist with material salvage and reuse procedures. Page & Turnbull to lead materials labeling and inventory. In progress 11/10/04.
4. HighBridge to gather project information, including Page & Turnbull field notes and monthly report, into a monthly report to the City of San Francisco. In progress 11/10/04.
5. HighBridge and Page & Turnbull to visit storage site in South SF.
6. Next meeting scheduled for Wed. Nov 17, 9:00am.

Distribution: Nancy Ho Belli, Eric Lakin, Paul Gradeff, Eric Lundquist, Richard Lin, Daniel Reidy, Fared Himmati

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044
Address: 722-728 Montgomery, SF *Report Number:* 10

Date: November 17, 2004 *Weather:* Cloudy

Persons Present: Nancy Ho Belli, Owner; Richard Lin and Connie, B.A.R.; Eric Lakin and Paul Gradeff, HighBridge Properties, Owner's Representative; Eric Lundquist, Heller Manus Architects; Melisa Gaudreau, Page & Turnbull.

Observations:

1. Foundation work ongoing in Basement level.
2. Weekly meeting led by HighBridge.
3. HighBridge continuing to assist B.A.R. with coordination for the crane permit.
4. Scaffolding to be erected on Montgomery Street starting next week. Western Waterproofing to be subcontractor for façade work, including repointing and grout injection. Inspection Consultants to be inspection contractor.
5. HighBridge to coordinate handling soil and water issues.
6. Page & Turnbull to coordinate brick and mortar testing requirements.
7. Page & Turnbull conducting detailed tagging and inventory of materials in the building.
8. Heller Manus and HighBridge to have all current project plans and specifications on file with BPS for reproduction as needed.

Information or Action Required:

1. HighBridge Properties to maintain updated construction plan and schedule in conjunction with B.A.R.
2. Page & Turnbull to check quantities of brick for reuse. In progress 11/17/04.
3. Page & Turnbull completing materials labeling and inventory. In progress 11/17/04.
4. HighBridge to gather project information, including Page & Turnbull field notes and monthly report, into a monthly report to the City of San Francisco. In progress 11/17/04.
5. HighBridge and Page & Turnbull to visit storage site in South SF. HighBridge inspected and approved use of storage site 11/17/04.
6. HighBridge to file plans and specifications with BPS.
7. Next meeting scheduled for Wed. Nov 24, 9:00am.

Distribution: Nancy Ho Belli, Eric Lakin, Paul Gradeff, Eric Lundquist, Richard Lin, Daniel Reidy

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044
Address: 722-728 Montgomery, SF *Report Number:* 11

Date: November 23, 2004 *Weather:* Clear

Persons Present: Richard Lin, B.A.R.; Eric Lakin, HighBridge Properties, Owner's Representative; Michael Wong, Holmes Culley; Melisa Gaudreau and Mark McMillan, Page & Turnbull; representative, Western Waterproofing.

Observations:

1. Foundation work ongoing in Basement level.
2. Meeting with Western Waterproofing to review restoration and strengthening work to Montgomery Street façade. Grout injection process for sample mock-up area to be submitted in writing by Western Waterproofing to Holmes Culley and team for review and approval. Process will require pointing and shoring prior to grout injection. Sample test area designated on 2nd floor side between first and second north end windows.
3. Inspection Consultants to be contacted to coordinate testing of grout and review of grout injection process.

Information or Action Required:

1. Page & Turnbull to check quantities of brick for reuse. In progress 11/23/04.
2. Page & Turnbull completed majority of materials labeling and inventory in building. In progress 11/23/04.
3. Page & Turnbull issued memo regarding brick restoration specifications and testing 11/23/04.
4. HighBridge to gather project information, including Page & Turnbull field notes and monthly report, into a monthly report to the City of San Francisco. Report issued by HighBridge 11/22/04.
5. Next meeting scheduled for Wed. Dec. 1, 9:00am.

Distribution: Nancy Ho Belli, Eric Lakin, Paul Gradeff, Eric Lundquist, Richard Lin, Daniel Reidy

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044
Address: 722-728 Montgomery, SF *Report Number:* 12

Date: December 1, 2004 *Weather:* Cloudy

Persons Present: Nancy Ho Belli, Owner; Richard Lin and Connie, B.A.R.; Eric Lakin and Paul Gradeff, HighBridge Properties, Owner's Representative; Eric Lundquist, Heller Manus Architects; Mark McMillan, Page & Turnbull.

Observations:

1. Foundation work ongoing in Basement level, inspections by City for holes complete.
2. Weekly construction meeting led by HighBridge.
3. Coordination by HighBridge for Montgomery Street grout injection mock-up by Western Waterproofing.
4. Inspection Consultants on site to meet with HighBridge.
5. Scaffolding up on Montgomery Street, in progress on Hotaling.
6. Removal in progress of miscellaneous demolition material, including roof framing slated for demolition, from third floor level.

Information or Action Required:

1. HighBridge Properties to maintain updated construction plan and schedule in conjunction with B.A.R.
2. Page & Turnbull to check quantities of brick for reuse. In progress 12/1/04.
3. Page & Turnbull completing materials labeling and inventory. Draft inventory distributed and P&T will continue to update 12/1/04.
4. HighBridge (with Page & Turnbull) to issue monthly report to the City of San Francisco.
5. HighBridge and Page & Turnbull to visit storage site in South SF. Meeting at storage site scheduled 12/6.
6. Next meeting scheduled for Wed. Dec. 8, 9:00am.

Distribution: Nancy Ho Belli, Eric Lakin, Paul Gradeff, Eric Lundquist, Richard Lin, Daniel Reidy

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044
Address: 722-728 Montgomery, SF *Report Number:* 13

Date: December 8, 2004 *Weather:* Clear

Persons Present: Nancy Ho Belli, Owner; Richard Lin and Connie, B.A.R.; Eric Lakin and Paul Gradeff, HighBridge Properties, Owner's Representative; Eric Lundquist, Heller Manus Architects; Melisa Gaudreau, Page & Turnbull.

Observations:

1. Foundation work ongoing in Basement level.
2. Weekly construction meeting led by HighBridge.
3. Coordination by HighBridge for Montgomery Street grout injection mock-up by Western Waterproofing.
4. Heller Manus requested to produce details of typical window jambs for Montgomery Street elevation to coordinate interface with structural upgrade work.
5. Removal in progress of miscellaneous demolition material. Salvage materials tagged by Page & Turnbull have been moved from site for storage in South SF storage facility.

Information or Action Required:

1. HighBridge Properties to maintain updated construction plan and schedule in conjunction with B.A.R.
2. Page & Turnbull to check quantities of brick for reuse. Issued memo 12/6/04.
3. Page & Turnbull completing materials labeling and inventory. Draft inventory distributed and P&T will continue to update 12/8/04.
4. HighBridge (with Page & Turnbull) to issue monthly report to the City of San Francisco.
5. HighBridge and Page & Turnbull to visit storage site in South SF. Page & Turnbull viewed storage site and salvaged materials moved from old Richmond storage site 12/6. P&T believe storage facility and material treatment is adequate for proper storage of salvaged materials. P&T to return and inventory materials.
6. Heller Manus to produce window details for Montgomery Street openings.
7. Next meeting scheduled for Wed. Dec. 15, 9:00am.

Distribution: Nancy Ho Belli, Eric Lakin, Paul Gradeff, Eric Lundquist, Richard Lin, Daniel Reidy

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044
Address: 722-728 Montgomery, SF *Report Number:* 14

Date: December 15, 2004 *Weather:* Clear after rain

Persons Present: Nancy Ho Belli, Owner; Richard Lin and Ken Yan, B.A.R.; Eric Lakin and Paul Gradeff, HighBridge Properties, Owner's Representative; Melisa Gaudreau and Mark McMillan, Page & Turnbull.

Observations:

1. Foundation work ongoing in Basement level. Water has risen in foundation pits due to wet weather – some dewatering underway by hand.
2. HighBridge is consulting with Furgo West (authors of Belli geotech report) regarding soils condition during demo work in winter months. Monitoring of north and south walls is suggested.
3. Removal in progress of brick on third floor center wall and Hotaling wall. BAR brick salvage process consisting of removal of brick with hand tools and storage of individual bricks in custom plywood boxes approximately 1 cuyd each. Mortar to be removed from brick and cleaning of brick in preparation for reuse to be completed at a later time at the storage facility site.
4. Montgomery Street window headers appear to P&T to be inadequate. Holmes Culley asked to review and comment.
5. Weekly construction meeting led by HighBridge.
6. Coordination by HighBridge for Montgomery Street grout injection mock-up scheduled for 12/17. Shoring of wall in vicinity of mock-up to be reviewed by Benjamin Lai. Holmes Culley and Inspection Consultants to be present during mock-up. Mock-up process documented by Western Waterproofing and reviewed by Holmes Culley.

Information or Action Required:

1. HighBridge Properties to maintain updated construction plan and schedule in conjunction with B.A.R.
2. Page & Turnbull completing materials labeling and inventory. P&T will update inventory as demolition progresses 12/15/04.
3. HighBridge (with Page & Turnbull) to issue monthly report to the City of San Francisco. Second issue of monthly report to be issued 12/15/04.
4. Page & Turnbull requested by HighBridge to coordinate with Inspection Consultants on Montgomery Street mortar test (completed 12/14) and suggested repointing mix.
5. Heller Manus to produce window details for Montgomery Street openings. Six details faxed to project team dated 12/9/04.
6. Holmes Culley, Inspection Consultants, P&T, and Heller Manus to observe Montgomery Street grout injection mock-up by Western Waterproofing 12/17.
7. Holmes Culley to review and comment on Montgomery Street window headers.
8. Next meeting scheduled for Wed. Dec. 22, 8:30am.

Distribution: Nancy Ho Belli, Eric Lakin, Paul Gradeff, Eric Lundquist, Richard Lin, Daniel Reidy

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044
Address: 722-728 Montgomery, SF *Report Number:* 15

Date: December 22, 2004 *Weather:* Clear after rain

Persons Present: Nancy Ho Belli, Owner; Richard Lin and Ken Yan, B.A.R.; Eric Lakin and Paul Gradeff, HighBridge Properties, Owner's Representative; Randy Garfinkle, Zapolski & Rudd; Melisa Gaudreau, Page & Turnbull.

Observations:

1. Foundation work paused in Basement level.
2. HighBridge reviewed Furgu West recommendations (authors of Belli geotech report) regarding soils condition during demo work in winter months. Monitoring of north and south walls to be implemented by BAR.
3. Removal in progress of brick on third floor center wall and Hotaling wall.
4. Weekly construction meeting led by HighBridge.
5. Montgomery Street grout injection mock-up completed 12/17. Core sample of area will be taken by Inspection Consultants for review. Holmes Culley and Inspection Consultants to write up review of mock-up.
6. HighBridge to contact north and south neighbors, review & coordinate work as interacts with party wall.

Information or Action Required:

1. HighBridge Properties to maintain updated construction plan and schedule in conjunction with B.A.R.
2. Page & Turnbull completing materials labeling and inventory. P&T will update inventory as demolition progresses 12/22/04.
3. HighBridge (with Page & Turnbull) to issue monthly report to the City of San Francisco.
4. Page & Turnbull requested by HighBridge to coordinate with Inspection Consultants on Montgomery Street mortar test (completed 12/14) and suggested repointing mix.
5. Page & Turnbull to outline total scope of work for Montgomery Street elevation.
6. Holmes Culley and Inspection Consultants to issue review of Montgomery Street grout injection mock-up by Western Waterproofing 12/17.
7. Holmes Culley to review and comment on Montgomery Street window headers. Holmes Culley gave comment (email 12/15/04). Headers will be supported with shoring during construction and reinforced by shotcrete wall. Heller Manus will detail new infill wood header for visual continuity (not structurally necessary) when windows are restored.
8. Next meeting scheduled for Wed. Dec. 29, 9:00am. P&T will not be present, office closed for holiday.

Distribution: Nancy Ho Belli, Eric Lakin, Paul Gradeff, Eric Lundquist, Richard Lin, Daniel Reidy

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044
Address: 722-728 Montgomery, SF *Report Number:* 16

Date: January 5, 2005 *Weather:* Cloudy

Persons Present: Nancy Ho Belli, Owner; Richard Lin and Ken Yan, B.A.R.; Eric Lakin and Paul Gradeff, HighBridge Properties, Owner's Representative; Randy Garfinkle, Zapolski & Rudd; Melisa Gaudreau, Page & Turnbull.

Observations:

1. Foundation work paused in Basement level. Pumps will be used, as recommended by Furgo West, to remove excess water.
2. Removal of brick in progress on third floor center wall and Hotaling wall. Approximately 30 cuyd salvaged and crated to date. P&T reviewed and approved sample brick boxes for salvage.
3. Weekly construction meeting led by HighBridge.
4. BAR prepared second mock-up of grout injection and wall anchors on center masonry wall. Pull test was observed by Inspection Consultants 12/28/04 and approved by Holmes Culley 1/3/05. BAR to be responsible for grout repointing, grout injection and wall anchors on Montgomery Street wall using similar method to this second mock-up. (Western Waterproofing will not perform work.)
5. Page & Turnbull issued written 1/4/05 memo to specifically document verbal and previous written comments regarding acceptable standard for salvageable brick.
6. HighBridge in contact with north and south neighbors and reviewed work as affects party wall. Holmes Culley consulted to review party wall structural considerations – instructed BAR to follow drawings and remove top portion of north parapet.

Information or Action Required:

1. HighBridge Properties to maintain updated construction plan and schedule in conjunction with B.A.R.
2. Page & Turnbull completing materials labeling and inventory. P&T to visit storage site for inventory of material removed from the building in late 1990s.
3. HighBridge (with Page & Turnbull) to issue monthly report to the City of San Francisco.
4. Page & Turnbull requested by HighBridge to coordinate with Inspection Consultants on Montgomery Street mortar test (completed 12/14) and suggested repointing mix.
5. Page & Turnbull to outline total scope of work for Montgomery Street elevation. 1/4/05 memo issued outlining full scope of work indicated in permit documents for Montgomery Street facade.
6. Holmes Culley and Inspection Consultants to issue review of Montgomery Street grout injection mock-up by Western Waterproofing 12/17.

Montgomery Street grout injection mock-up review issued by Holmes Culley and Inspection Consultants suggesting modification to injection process. Core samples revealed grout not fully penetrating voids, therefore injection to be administered at 12" o.c. each way (future shotcrete wall anchor locations).

7. Page & Turnbull to conduct hands on mark-up of brick replacement/repair on Montgomery Street façade.
8. Next meeting scheduled for Wed. January 12 8:30am. City representatives will be present at 10:00am for walk-through.

Distribution: Nancy Ho Belli, Eric Lakin, Paul Gradeff, Eric Lundquist, Richard Lin, Daniel Reidy

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

<i>Project:</i>	Belli Building	<i>Project Number:</i>	02044
<i>Address:</i>	722-728 Montgomery, SF	<i>Report Number:</i>	17

<i>Date:</i>	January 12, 2005	<i>Weather:</i>	Clear
--------------	------------------	-----------------	-------

Persons Present: Nancy Ho Belli, Owner; Richard Lin and Connie Lin, B.A.R.; Eric Lakin and Paul Gradeff, HighBridge Properties, Owner's Representative; Randy Garfinkle, Zapolski & Rudd; Melisa Gaudreau and Mark McMillan, Page & Turnbull.

Observations:

1. Foundation work paused in Basement level. Pumps installed to remove excess water.
2. Removal in progress of brick on third floor center wall, courtyard walls, and Hotaling wall.
3. Weekly construction meeting led by HighBridge.
4. BAR, HighBridge and Holmes Culley in coordination to draft process and schedule for Montgomery Street wall work.
5. Page & Turnbull completed Montgomery Street façade mark-up of areas for brick repair/replacement. Notes to be forwarded to BAR and Highbridge.
6. HighBridge consulting with Holmes Culley to review party wall structural considerations.
7. City representatives, including Neli Palma, Hansen Tom, Gary Ho, Jerry Sullivan, and Neil Hart met at 10am and toured the site. A description of the work in progress was provided by HighBridge, BAR, and Page & Turnbull. City representatives asked a few questions regarding the work scope related to Montgomery Street façade. Neli Palma expressed the city is pleased with the progress of the demolition portion of the project and preservation/inventory efforts taken. However there is a serious concern that there may be significant delay prior to reconstruction, and urge Zapolski & Rudd to coordinate with the City as plans are being developed.
8. Page & Turnbull issued a revised memo 1/11/05 regarding estimated brick salvage quantities necessary to complete project (total 250 cuyd recommended to be stored and salvaged).
9. Inspection Consultants issued a report 1/10/05 on Montgomery Street grout test results for grout composition. Page & Turnbull to follow up, obtain, and review suggested grout composition for repointing work.

Information or Action Required:

1. HighBridge Properties to maintain updated construction plan and schedule in conjunction with B.A.R.
2. Page & Turnbull completing materials labeling and inventory. P&T to visit storage site for inventory 1/20/05.
3. HighBridge (with Page & Turnbull) to issue monthly report to the City of San Francisco.

4. Page & Turnbull requested by HighBridge to coordinate with Inspection Consultants on Montgomery Street mortar test (completed 12/14) and suggested repointing mix. Report received 1/10/05. Awaiting suggested grout for repointing.
5. Page & Turnbull to conduct hands on mark-up of brick replacement/repair on Montgomery Street façade. Mark-up complete 1/12/05.
6. Next meeting scheduled for Wed. January 19 9:00am.

Distribution: Nancy Ho Belli, Eric Lakin, Paul Gradeff, Eric Lundquist, Richard Lin, Daniel Reidy

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044
Address: 722-728 Montgomery, SF *Report Number:* 18

Date: January 19, 2005 *Weather:* Clear

Persons Present: Nancy Ho Belli, Owner; Richard Lin and Connie Lin, B.A.R.; Eric Lakin and Paul Gradeff, HighBridge Properties, Owner's Representative; Melisa Gaudreau, Page & Turnbull.

Observations:

1. Removal in progress of brick on third floor center wall, courtyard walls, and Hotaling wall. Approximately 72 boxes of brick are in storage to date.
2. Weekly construction meeting led by HighBridge.
3. BAR, HighBridge and Holmes Culley in coordination to revise strengthening procedure for Montgomery Street wall work. Grout injection not to be used, due to unsatisfactory mock-up. Epoxy secured dowells at tighter spacing suggested by Holmes Culley. New details to be produced and submitted for revision to the City.
4. HighBridge consulting with Holmes Culley to review party wall structural considerations. Highbridge meeting with Holmes Culley and FineLine today 2pm.
5. HighBridge coordinating with City Inspector regarding status of south party wall work.
6. Page & Turnbull to follow up with Inspection Consultants on suggested grout composition for repointing work.

Information or Action Required:

1. HighBridge Properties to maintain updated construction plan and schedule in conjunction with B.A.R.
2. Page & Turnbull completing materials labeling and inventory. P&T to visit storage site for inventory 1/20/05.
3. HighBridge (with Page & Turnbull) to issue monthly report to the City of San Francisco.
4. Page & Turnbull to coordinate with Inspection Consultants on suggested repointing mix. Awaiting suggested grout for repointing.
5. Holmes Culley to revised structural strengthening drawings for Montgomery Street façade and submit to City for revision.
6. Next meeting scheduled for Wed. January 26 9:00am.

Distribution: Nancy Ho Belli, Daniel Reidy, Richard Lin.

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044
Address: 722-728 Montgomery, SF *Report Number:* 19

Date: January 28, 2005 *Weather:* Cloudy, some rain

Persons Present: Mark McMillan, Page & Turnbull.

Observations:

1. Removal of brick in progress on third floor center wall and Hotaling wall. Approximately 72 boxes salvaged and crated as of 1/19/05.
2. Weekly construction meeting led by HighBridge on 1/26/05, but P&T unable to attend.
3. Noted new graffiti on building cornice (722 Montgomery).
4. General observations of exterior progress - unable to gain access to interior of building.

Information or Action Required:

1. HighBridge Properties to maintain updated construction plan and schedule in conjunction with B.A.R.
2. Page & Turnbull completing materials labeling and inventory. P&T completed visit and inventory of storage site 1/20/05.
3. HighBridge (with Page & Turnbull) to issue monthly report to the City of San Francisco.
4. Page & Turnbull to coordinate with Inspection Consultants on suggested repointing mix. Awaiting suggested grout mix, tests, and tests on existing brick.
5. Holmes Culley to revised structural strengthening drawings for Montgomery Street façade and submit to City for revision.
6. Next meeting scheduled for Wed. February 2nd, 10:00am.

Distribution: Nancy Ho Belli, Daniel Reidy, Richard Lin.

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044
Address: 722-728 Montgomery, SF *Report Number:* 20

Date: February 2, 2005 *Weather:* Clear

Persons Present: Nancy Ho Belli, Owner; Richard Lin and Connie Lin, B.A.R.; Eric Lakin and Paul Gradeff, HighBridge Properties, Owner's Representative; Daniel Reidy, Owner's Council; Melisa Gaudreau, Page & Turnbull.

Observations:

1. Removal in progress of brick on center wall, courtyard walls, and Hotaling wall. Approximately 110 boxes of brick are in storage to date according to BAR.
2. Weekly construction meeting led by HighBridge.
3. Holmes Culley produced new drawings for strengthening procedure for Montgomery Street wall work. Revised structural drawings submitted to City for review – should be approved within a week.
4. HighBridge coordinating party wall structural considerations.
5. Page & Turnbull and Holmes Culley issued email 2/1/05 to team on suggested grout composition for repointing work. P&T to review samples and mock-up of repointing prior to commencement of work.

Information or Action Required:

1. HighBridge Properties to maintain updated construction plan and schedule in conjunction with B.A.R.
2. HighBridge (with Page & Turnbull) to issue monthly report to the City of San Francisco.
3. Page & Turnbull to coordinate with Inspection Consultants on suggested repointing mix. Suggested mix properties issued in 2/1/05 email to team.
4. Holmes Culley to revised structural strengthening drawings for Montgomery Street façade and submit to City for revision. Revised drawings submitted to City for review.
5. Next meeting scheduled for Wed. February 10th, 10:00am.

Distribution: Nancy Ho Belli, Daniel Reidy, Richard Lin.

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044
Address: 722-728 Montgomery, SF *Report Number:* 21

Date: February 16, 2005 *Weather:* Clear

Persons Present: Richard Lin, B.A.R.; Melisa Gaudreau, Page & Turnbull.

Observations:

1. General observation of demolition progress and brick salvage.
2. Removal in progress of brick on center wall, courtyard walls, and Hotaling wall. Second floor framing in process of being removed, stacked and salvaged.
3. Weekly construction meeting to be led by Daniel Reidy, Owner's Council, at 2pm – Page & Turnbull can not be present at that time.
4. Montgomery Street wall strengthening samples on first floor (holes, epoxy and dowells) to be inspected and tested for pull strength. In progress 2/16/05.
5. BAR produced preliminary grout samples for preliminary P&T comment. BAR to produce further samples for P&T review.

Information or Action Required:

1. HighBridge Properties informed team 2/7/05 that it will no longer be involved with the project. Daniel Reidy will be maintaining meeting notes in interim period and informing team of future project management responsibilities.
2. Page & Turnbull to issue monthly report to the City of San Francisco. Page & Turnbull to reissue January report to City – not received by City from HighBridge.
3. Dan Reidy to coordinate North and South party wall issues with City Inspector Jerry Sullivan, BAR and consultants.
4. Next meeting scheduled for Wed. February 23th, 2:00pm.

Distribution: Nancy Ho Belli, Daniel Reidy, Richard Lin.

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044

Address: 722-728 Montgomery, SF *Report Number:* 22

Date: February 23, 2005 *Weather:* Clear

Persons Present: Nancy Ho Belli, Daniel Reidy, Richard & Connie Lin, B.A.R.; Mark McMillan, Page & Turnbull.

Observations:

1. General observation of demolition progress and brick salvage.
2. Removal in progress of brick on center wall, courtyard walls, and Hotaling wall. Second floor framing removal and salvage in progress.
3. Weekly construction meeting led by Daniel Reidy, Owner's Council, at 2pm.
4. Montgomery Street wall strengthening samples on first floor (holes, epoxy and dowells) to be inspected and tested for pull strength.
5. P&T to review grout samples produced by BAR. P&T requested sample of sand used in grout.
6. CA state landmark sign stolen from 2nd floor Montgomery street façade.
7. Three bronze plaques removed from street level of Belli Building, photographed by Page & Turnbull and added to inventory. The plaques to be relocated to S. SF storehouse for the duration of the work.

Information or Action Required:

1. Mortar samples to be sent for strength testing. Holmes Culley and P&T requested min. 1500 psi compressive strength.
2. Corbelling of North party wall to be removed to allow for better application of FiberWrap over wall.
3. Request to have BAR's property that was mistakenly listed on the inventory sent to Page & Turnbull in order to correct inventory lists.
4. Next meeting scheduled for Wed. March 2nd, 2:00pm.

Distribution: Nancy Ho Belli, Daniel Reidy, Richard Lin.

SUBMITTED BY: _____ Mark McMillan, Architectural Conservator

FIELD NOTES

Project: Belli Building *Project Number:* 02044

Address: 722-728 Montgomery, SF *Report Number:* 23

Date: March 2, 2005 *Weather:* Clear

Persons Present: Nancy Ho Belli, Daniel Reidy, Richard & Connie Lin, B.A.R.; Mark McMillan, Page & Turnbull.

Observations:

1. General observation of demolition progress and brick salvage. Noted that the current count of salvaged brick is 127 crates.
2. Removal in progress of brick on center wall, courtyard walls, and Hotaling wall. Hotaling wall removed down to street level. Floor framing removal and salvage in progress.
3. Weekly construction meeting led by Daniel Reidy, Owner's Council.
4. The corbelling on the north party wall has been removed, wall is now flush and ready for FiberWrap application.
5. Doweling and epoxy of Montgomery wall continues as preparation for shotcrete. Pull test inspection scheduled.

Information or Action Required:

1. Request to have BAR's property that was mistakenly listed on the inventory sent to Page & Turnbull in order to correct inventory lists.
2. Mortar samples to be provided for approval and for strength testing.
3. P&T to revise inventory list to remove BAR's property that was mistakenly listed on the inventory.
4. Repair old brickwork between second and third bay of 722 Montgomery, 3rd floor prior to repointing work on building.
5. Next meeting scheduled for Tuesday, March 8th, 10:00am.

Distribution: Nancy Ho Belli, Daniel Reidy, Richard Lin.

SUBMITTED BY: _____ Mark McMillan, Architectural Conservator

FIELD NOTES

Project: Belli Building *Project Number:* 02044

Address: 722-728 Montgomery, SF *Report Number:* 24

Date: March 8, 2005 *Weather:* Clear

Persons Present: Nancy Ho Belli, Daniel Reidy, Richard & Connie Lin, B.A.R.; Melisa Gaudreau, Page & Turnbull.

Observations:

1. General observation of demolition progress and brick salvage. Noted that the current count of salvaged brick is 127 crates in storage, 14 crates on site.
2. Removal in progress of brick on center wall, courtyard walls. Floor framing removal and salvage in progress.
3. Weekly construction meeting led by Daniel Reidy, Owner's Council.
4. Steel bracing / temp. shoring of Montgomery wall in progress.
5. Doweling and epoxy of Montgomery wall continues as preparation for shotcrete. Pull test inspection for some areas of first floor completed.
6. Fiberwrap of 2nd floor line completed, 1st floor line to be scheduled.

Information or Action Required:

1. Mortar samples to be provided for approval and for strength testing.
2. P&T to revise inventory list to remove BAR's property that was mistakenly listed on the inventory.
3. Repair old brickwork between second and third bay of 722 Montgomery, 3rd floor prior to repointing work on building.
4. Daniel Reidy to coordinate North and South party wall issues, and resolution of old orders of abatement (per inspector Jerry Sullivan).
5. Next meeting scheduled for Wednesday, March 16th, 10:00am.

Distribution: Nancy Ho Belli, Daniel Reidy, Richard Lin.

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044

Address: 722-728 Montgomery, SF *Report Number:* 26

Date: March 23, 2005 *Weather:* Cloudy

Persons Present: Nancy Ho Belli, Daniel Reidy, Richard & Connie Lin, B.A.R.; Melisa Gaudreau, Page & Turnbull.

Observations:

1. General observation of demolition progress and brick salvage. Noted that the current count of salvaged brick is 163 crates in storage.
2. Removal in progress of brick on center wall, courtyard walls. First Floor framing removal and salvage in progress.
3. Weekly construction meeting led by Daniel Reidy, Owner's Council.
4. Steel bracing / temp. shoring of Montgomery wall in progress.
5. Doweling and epoxy of Montgomery wall continues as preparation for shotcrete. Pull test inspection for some areas of first floor completed.
6. Fiberwrap of 1st floor line to be scheduled for 3/24, weather permitting.

Information or Action Required:

1. Inspection firm to acquire mortar samples for strength testing from job batch mixed on site. P&T to issue comments on sample mortar appearance.
2. P&T to revise inventory list to remove BAR's property that was mistakenly listed on the inventory – completed 3/22.
3. Repair old brickwork between second and third bay of 722 Montgomery, 3rd floor prior to repointing work on building.
4. Daniel Reidy to coordinate North and South party wall issues, and resolution of old orders of abatement (per inspector Jerry Sullivan).
5. Next meeting scheduled for Tuesday, March 29th, 10:00am.

Distribution: Nancy Ho Belli, Daniel Reidy, Richard Lin.

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044

Address: 722-728 Montgomery, SF *Report Number:* 27

Date: March 29, 2005 *Weather:* Clear

Persons Present: Nancy Ho Belli, Daniel Reidy, Richard & Connie Lin, B.A.R; Melisa Gaudreau, Page & Turnbull.

Observations:

1. General observation of demolition progress and brick salvage. Noted that the current count of salvaged brick is 163 crates in storage.
2. Removal in progress of brick on center wall down to Basement Level. First Floor framing removal and salvage in progress.
3. Weekly construction meeting led by Daniel Reidy, Owner's Council.
4. Steel bracing / temp. shoring of Montgomery wall nearing completion.
5. Doweling and epoxy of Montgomery wall approx. 80% complete. Shotcrete work begun (first and second floors) 3/29.
6. Fiberwrap to be completed 3/30, weather permitting.
7. P&T has a few suggestions regarding mothballing procedures for the Montgomery Street façade, as there will likely be some lag time between completion of demolition and start of new construction. P&T will issue team a memorandum.

Information or Action Required:

1. Inspection firm to acquire mortar samples for strength testing from job batch mixed on site. P&T to issue comments on sample mortar appearance – completed 3/23. P&T recommends adding some grey cement to the mix (within specified proportions) to cut down on white appearance.
2. Repair old brickwork between second and third bay of 722 Montgomery, 3rd floor prior to repointing work on building.
3. Daniel Reidy to coordinate North and South party wall issues, and resolution of old orders of abatement (per inspector Jerry Sullivan).
4. P&T to issue recommendations on mothballing Montgomery Street façade.
5. Next meeting scheduled for Wednesday, April 6, 10:00am.

Distribution: Nancy Ho Belli, Daniel Reidy, Richard Lin.

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044

Address: 722-728 Montgomery, SF *Report Number:* 28

Date: April 14, 2005 *Weather:* Clear

Persons Present: Nancy Ho Belli, Daniel Reidy, Richard Lin, B.A.R; Melisa Gaudreau, Page & Turnbull.

Observations:

1. General observation of demolition progress and brick salvage. Noted that the current count of salvaged brick is 199 crates in storage.
2. Removal in progress of brick on center wall down to Basement Level. First Floor framing removal and salvage in progress.
3. Weekly construction meeting led by Daniel Reidy, Owner's Council.
4. Steel bracing / temp. shoring of Montgomery wall complete.
5. Doweling and epoxy of Montgomery wall complete, awaiting pull tests for upper most portions. Shotcrete work begun (first and second floors) 3/29.
6. Fiberwrap on North Wall completed 3/30.
7. P&T has a few suggestions regarding mothballing procedures for the Montgomery Street façade, as there will likely be some lag time between completion of demolition and start of new construction. P&T will issue team a memorandum – done 4/13 – recommended all wood windows be removed, tagged, and stored for salvage and reuse.

Information or Action Required:

1. Inspection firm to acquire mortar samples for strength testing from job batch mixed on site. P&T to issue comments on sample mortar appearance – completed 3/23. P&T recommends adding some grey cement to the mix (within specified proportions) to cut down on white appearance.
2. Repair old brickwork between second and third bay of 722 Montgomery, 3rd floor prior to repointing work on building.
3. Daniel Reidy to coordinate North and South party wall issues, and resolution of old orders of abatement (per inspector Jerry Sullivan).
4. P&T to issue recommendations on mothballing Montgomery Street façade - done 4/13.
5. BAR to have mock-up of pointing work for P&T review 4/18. Inspection Consultants will acquire mortar sample for strength testing 4/18.
6. Next meeting scheduled for Thursday, April 21, 10:00am at South SF warehouse to view storage of materials.

Distribution: Nancy Ho Belli, Daniel Reidy, Richard Lin.

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044

Address: 722-728 Montgomery, SF *Report Number:* 29

Date: April 21, 2005 *Weather:* Clear

Persons Present: Nancy Ho Belli, Daniel Reidy, Richard & Connie Lin, B.A.R; Mark McMillan, Page & Turnbull. **Meeting held at Belli Warehouse, 150 W. Harris St., S. San Francisco.**

Observations:

1. General observation of salvaged brick and wood joists at warehouse site. Noted that the current count of salvaged brick is 216 crates in storage.
2. Wood joists & wooden elements appear to be in good condition: dry with no signs of rot. Stored inside warehouse with accommodations for circulation of air to prevent moisture buildup.
3. Phone booth relocated to warehouse for storage. To be added to the inventory.
4. Weekly construction meeting led by Daniel Reidy, Owner's Council.
5. Pull test inspection on Montgomery Wall conducted 4/18/05, report of test results at Belli jobsite.
6. Repointing mockup of Montgomery façade conducted on jobsite today. Mark McMillan to visit job site tomorrow (Friday, April 22, 2005) to inspect color of repointing mortar and mockup.

Information or Action Required:

1. Inventory to be updated to reflect current brick count, phone booth in storage and wood joists.
2. Mark McMillan to visit jobsite tomorrow (4/22/05) to inspect repointing mockup.
3. Repair old brickwork between second and third bay of 722 Montgomery, 3rd floor prior to repointing work on building.
4. Next meeting scheduled for Wednesday, April 27, 10:00am at Belli job site.

Distribution: Nancy Ho Belli, Daniel Reidy, Richard Lin.

SUBMITTED BY: _____ Mark McMillan, Architectural Conservator

FIELD NOTES

Project: Belli Building *Project Number:* 02044

Address: 722-728 Montgomery, SF *Report Number:* 30

Date: April 27, 2005 *Weather:* Clear

Persons Present: Nancy Ho Belli, Daniel Reidy, Richard & Connie Lin, B.A.R; Melisa Gaudreau, Page & Turnbull.

Observations:

1. General observation of salvaged brick and wood joists at warehouse site. Noted that the current count of salvaged brick is 228 crates in storage.
2. Removal in progress of brick on center wall at Basement Level. First Floor and Basement Level framing removal and salvage in progress.
3. Weekly construction meeting led by Daniel Reidy, Owner's Council. End of demolition phase schedule to be pushed back due to weather delay, coordination with inspections, and city street closure.
4. Final steel and shotcrete work on Montgomery façade to be scheduled for next week.
5. P&T issued suggestions regarding mothballing procedures for the Montgomery Street façade, per memo 4/13. As per the recommendations, Montgomery façade wood windows are in process of being removed and stored with other salvaged materials in warehouse. P&T to visit storage, tag windows, and add to inventory list.
6. Repointing mock-up of Montgomery façade reviewed by P&T and memo issued to team 4/25. Mock-up found to be unacceptable for several reasons. New mockup with P&T present to be conducted early next week.
7. Extensive new graffiti found on Montgomery Street parapet. Owners requested P&T to give recommendations on graffiti removal.

Information or Action Required:

1. Inventory to be updated by P&T to reflect wood windows from Montgomery façade and wood joists.
2. Repointing mock-up to be conducted by BAR with P&T present early next week.
3. Repair old brickwork between second and third bay of 722 Montgomery, 3rd floor prior to repointing work on building.
4. Daniel Reidy to coordinate North and South party wall issues, and resolution of old orders of abatement (per inspector Jerry Sullivan) - continuing.
5. P&T to give recommendations on graffiti removal from brick masonry.
6. Next meeting scheduled for Tuesday, May 3, 9:00am at Belli job site.

Distribution: Nancy Ho Belli, Daniel Reidy, Richard Lin.

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

FIELD NOTES

Project: Belli Building *Project Number:* 02044

Address: 722-728 Montgomery, SF *Report Number:* 32

Date: May 11, 2005 *Weather:* Clear

Persons Present: Nancy Ho Belli, Daniel Reidy, Richard & Connie Lin, B.A.R; Mark McMillan, Page & Turnbull.

Observations:

1. Current count of salvaged brick is 241 crates in storage.
2. Center Wall at Basement Level removed. First Floor and Basement Level framing removal and salvage in progress.
3. Weekly construction meeting led by Daniel Reidy, Owner's Council.
4. Discussion of 14-17" overlap of Montgomery Street façade with southern neighbor's property. Due to an adjustment in the lot line, this portion of the Montgomery Street façade of the Belli Building is now on the neighbor's property. There will be a permanent easement for this section of the façade for the maintenance of the portion of the Belli Building. Responsibility for this section of wall remains with Belli Building.
5. Windows on upper stories of Montgomery Street removed as per P&T suggestion. Windows are currently in the warehouse and will be tagged and added to the inventory by P&T at the end of the month.
6. First Floor Windows of Montgomery Street façade will remain in place during course of construction. Following a discussion between owners, BAR & P&T, it was decided that the windows would be best preserved by remaining in place with adequate protection covering them.
7. P&T, BAR toured the site following meeting, observed conditions of Montgomery Street façade, basement.

Information or Action Required:

1. Inventory to be updated by P&T to reflect wood windows from Montgomery façade and wood joists at the end of May/end of demolition work.
2. P&T to issue recommendation on schedule of repointing work. Memo issued 5/5/05 recommending delaying the repointing until reconstruction phase of project. Benefit is that the finished wall will have a uniform craftsmanship, level of quality and visual compatibility throughout the building (as the same qualified mason would also do brick veneer work). P&T to confirm with Holmes Culley.
3. P&T to give recommendations on graffiti removal from brick masonry. Memo issued 5/5/05 with product recommendations and request for mock-up.
4. BAR to contact Benjamin Lai re: attaching plywood to scaffolding as a means of protecting the building from graffiti.
5. Inquiry to P&T as to whether the 722 interior wall (wall between Belli's office and the main entrance alley/hallway, first floor) can be demolished.
6. Next meeting scheduled for Wednesday, May 18, 9:00am at Belli job site.

Distribution: Nancy Ho Belli, Daniel Reidy, Richard Lin.

SUBMITTED BY: _____ Mark McMillan, Architectural Conservator

FIELD NOTES

Project: Belli Building *Project Number:* 02044

Address: 722-728 Montgomery, SF *Report Number:* 33

Date: May 18, 2005 *Weather:* Clear

Persons Present: Nancy Ho Belli, Daniel Reidy, Richard Lin, B.A.R; Fareed Himmati, Holmes Culley; Melisa Gaudreau, Page & Turnbull.

Observations:

1. Current count of salvaged brick is 254 crates in storage.
2. First Floor and Basement Level framing removal and salvage in progress.
3. Weekly construction meeting led by Daniel Reidy, Owner's Council.
4. P&T update on repointing work – P&T discussed topic with Holmes Culley who agreed that the work can be postponed until time of reconstruction. Holmes Culley does require completion of all structural stability items, including the brick repair (for missing brick at 3rd floor) and mortar patching in areas of significant missing mortar. Owner has agreed to have Western Waterproofing submit a proposal for the work – P&T and BAR will make contact.
5. Discussion with Holmes Culley regarding status of outstanding North and South wall issues.
6. P&T viewed the site following meeting.

Information or Action Required:

1. Inventory to be updated by P&T to reflect wood windows from Montgomery façade and wood joists at the end of May/end of demolition work.
2. P&T and BAR to contact Western Waterproofing to arrange for site meeting on masonry repair work.
3. BAR to acquire graffiti removal product samples for mock-up.
4. BAR to contact Benjamin Lai re: attaching plywood to scaffolding as a means of protecting the building from graffiti.
5. Inquiry to P&T as to whether the 722 interior wall (wall between Belli's office and the main entrance alley/hallway, first floor) can be demolished. P&T gave opinion that the interior wall was not historically significant (built in the 1960's), damaged, and could be demolished.
6. Next meeting scheduled for Wednesday, May 24, 9:00am at Belli job site.

Distribution: Nancy Ho Belli, Daniel Reidy, Richard Lin.

SUBMITTED BY: _____ Melisa Gaudreau, Senior Associate

**HISTORICAL BACKGROUND
AND
MASONRY LABORATORY ANALYSIS**

BELLI BUILDING

JULY 1998

Belli Building And Belli Building Annex

The Belli Building and the Belli Building Annex are among the oldest buildings in the Jackson Square Historic District. Constructed after the fires of 1849-1851, both buildings are typical of the area's two and three story brick buildings. Following the 1906 earthquake, when most of downtown San Francisco was destroyed, these two buildings were spared along with others within the two blocks between Washington and Pacific, bounded by Montgomery and Sansome Streets.

The Belli Building at 722-724 Montgomery Street dates to at least 1851 when it was Langerman's Tobacco and Segar Warehouse. The three story Belli Building Annex at 726-728 Montgomery dates to 1853-54 when it was known as the Genella Building. Melvin Belli purchased both buildings in 1958 and subsequently joined the two interiors. Both buildings suffered severe damage in the 1989 Loma Prieta earthquake and have remained vacant since.

Each of the buildings will be described individually prior to their purchase by Melvin Belli and collectively thereafter.

Belli Building - 722-724 Montgomery St.

History

This building has a history of varied uses. Originally used as a tobacco warehouse, it was converted into a variety theater called The Melodeon for the six months between December 15, 1857 and June 1858. The famous singer and actress Lotta Crabtree often performed there. The stage door was located in the alley to the rear of the building and basement tunnels connected it to the buildings across Hotaling Place alley. The passage to the rear alley still exists today, but the tunnels have since been blocked.

During the 1860s a commission of merchants and auctioneers leased the building. In the 1870s it was used as a Turkish Bath House. The baths were later taken over by a medical establishment, using hydrotherapy, that occupied the building through the 1880s. The building survived the 1906 earthquake but suffered a period of abandonment and neglect until the 1920s when it was used as a

paper warehouse and garment factory. These uses continued until Melvin Belli purchased the building in 1958.

Description

According to a 1966 promotional booklet by Melvin Belli, the Belli Building is constructed with two types of brick: a hard fired one, imported from New York, and a soft-fired brick made in Sacramento. The floors are reportedly made of heavy double planks of Douglas Fir that are filled with either sand or broken pieces of terra cotta for fire-proofing. The interior columns are said to be ships masts and some of the heavy timber ceiling beams are thought to be original building fabric. None of these statements were confirmed by ARG. These statements should be confirmed during construction or demolition.

Composed of five window bays, the upper story four-over-four double-hung segmented-arch windows appear to be original to the building. They have arched pediments in low relief that are supported by small gilded leaf-like scrolls. The building's store front with cast iron pilasters, manufactured in New York, is original as well. The pilasters frame deep-bayed, unembellished rectangular windows, which at one time could have been covered with cast iron shutters. A photograph taken shortly after the 1906 earthquake, shows that the existent lower story windows are not original and that the main entrance location has been altered. The rhythm and spacing of the pilasters, however, remains unchanged. (Figure 2)

According to historic photographs and descriptions, the exterior of the building was once finished in plaster. (Figure 1) Because hard, good quality brick was noted on the building's exterior during ARG's survey, it is possible that the plaster was a later addition. Many buildings in the area were ornamented in the 1860s as they were converted from warehouse to office spaces. Other ornamentation on the building includes a small cast iron cornice with gilt dentils at the first level. A large, sheet metal, second story cornice is supported by gilt-finished cast iron brackets. Both cornices are presently painted gray.

Through the front entrance, an open corridor leads to an internal courtyard which, according to a *San Francisco Chronicle* article written May 18, 1919, is the first court or light-well ever constructed in an office building. Windows open onto the courtyard on all sides. On the east courtyard wall a door leads to Hotaling Alley.

The foundations of both building are built of six to eight inch thick criss crossed planks set to a depth of eight feet in the sand of the old shoreline. The buildings are supposed to function like rafts. It is said that the rise and fall of the tides is still visible in the elevator shaft installed by Melvin Belli. The filled ground extends to the west of the intersection of Montgomery and Jackson Streets. This foundation system was engineered by Henry W. Halleck and the block was thus known as "Halleck's Folly," or the "Floating Fortress" when it was first constructed.

Belli Building Annex History- 726-728 Montgomery St.

History

Less ornate than The Belli Building, the Italianate style annex was built by Joseph Genella between 1953 and 1954 to house his china and glassware business. The first two floors accommodated the business while the third floor served as living quarters.

The history of this building, like that of its neighbor, includes many changes of use. Joseph Genella moved from the building in 1860 maintaining ownership for some time. Subsequent tenants included H & N Pierce Loans and Commissions, a firm that exchanged paper and coins for gold bullion, merchandise brokers, the offices for a newspaper called "*La Voz de Chile*" and mining company offices. From as early as 1854 through the 1870s the upper floor was used as a meeting hall by the Odd Fellows, The Ancient Jewish Order KSB and the American Protestant Association. In the 1880s the upper floor came to be known as Xenon's Hall. The middle floor was leased out as private residences. Like its neighbor, in the 1880s the building was used as a bath house. In the 1920s and '30s it housed a puppet theater. Again like the Belli Building, in the 1940s it housed a garment factory.

Constructed on the old walls and foundations of a 1849 building that was destroyed in the 1851 fire, the older building was the first meeting place of a Masonic Lodge in San Francisco. A State Historical Landmark plaque (No. 408) reading "Birthplace of Free Masonry in California" is mounted on the front of the existent building. In the 1850s author Bret Harte wrote the story Luck of the Roaring Camp while living in the residence above the ground floor warehouse.

Description

The present three story brick building is unadorned Italianate in style, typical of both its location and period of construction. It is possible that the Italianate detailing was added sometime in the 1860s as was done with other buildings in the vicinity. The three story Montgomery Street facade is composed of four bays. The windows on the top two floors have wood frames. Like its neighbor, it once had iron shutters covering the windows and doors. The building is made of red brick that was originally covered with stucco; this stucco finish has been removed by sandblasting, leaving the brick unprotected. There is a visual difference in the color and texture of the bricks at ground level and those at the upper levels of the facade; though the same size, the upper level brick appears to be pressed while the lower level brick is sand molded. The original first floor window frames, now removed, are said to have had black and gold trim. There is a simple sheet metal cornice at the roof.

Belli Building & Belli Building Annex- 722-728 Montgomery St.

Due to their varied uses, the buildings have undergone many changes during their lifetimes. The most recent alterations were done by Melvin Belli after he purchased the buildings in 1958. Belli gave the current name to the Belli Building (722-724 Montgomery) and called the adjacent Genella Building (726-728 Montgomery) "Ceasar's Annex" after his youngest son and great grandfather. In a brochure that he put together in 1966 discussing the buildings and their history he described, "In renovating the two old brick buildings, we set out to recapture this flavor of the Old West, adding, of course, our own 'style' wherever we could". This style was a romanticization of the Old West and was not entirely historically accurate.

Belli employed architect Bruce Heiser and contractor Frank W. Shell for this remodeling, which connected the interiors of the two buildings. Other changes done at this time included the addition of a wrought iron gate from New Orleans to the main entrance of the Belli Building along Montgomery Street and the replacement of the entrance and first floor windows of the Genella Building with aluminum storefronts with intrusive copper awnings. Window boxes were added to all windows of both buildings and the cast iron shutters were replaced with wood ones. Gas lamps were added along the sidewalk in front of the building, non-historic Philadelphia Firemark medallions were mounted on the cast iron pilasters and skylight structures were added to the upper levels.

The stucco finish was sandblasted off the facades and some interior walls. The former plaster finish is evidenced on the exterior by historic photographs (Figure 1) and by picket holes on the west facade brick. The picket holes are particularly evident on the Genella Building's pressed brick. This texturing is typically done prior to the application of plaster on masonry to create a better bonding surface. The interior walls also had plaster which was either directly applied to the brick or was applied over lath. The northern corridor on the third floor is the only space that retains its original plaster finish and moldings.

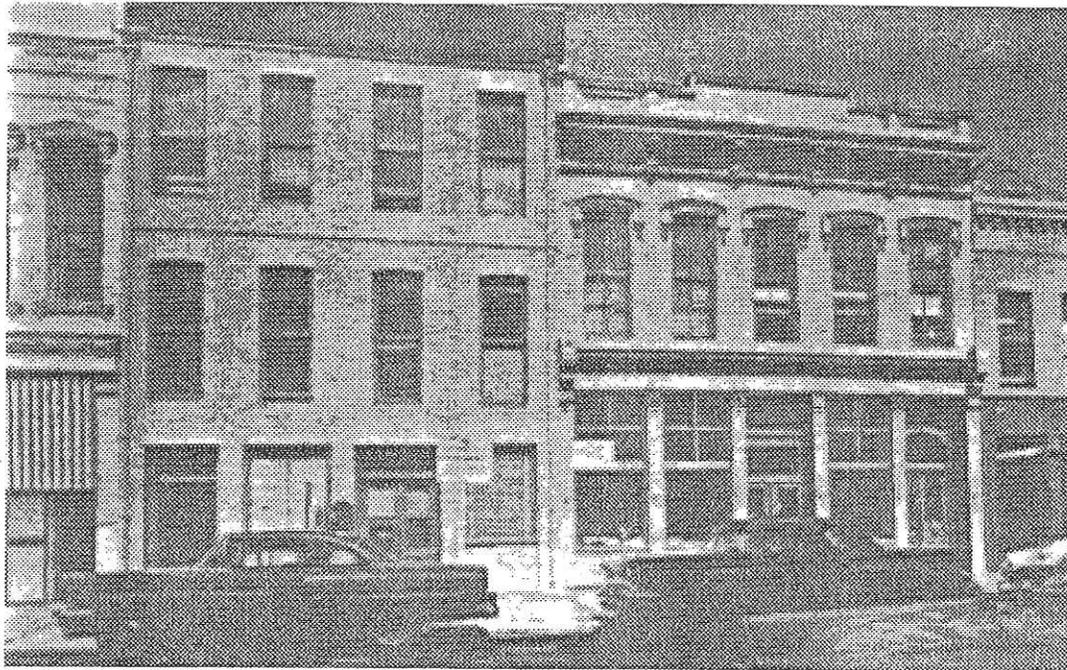


Figure 1, above:

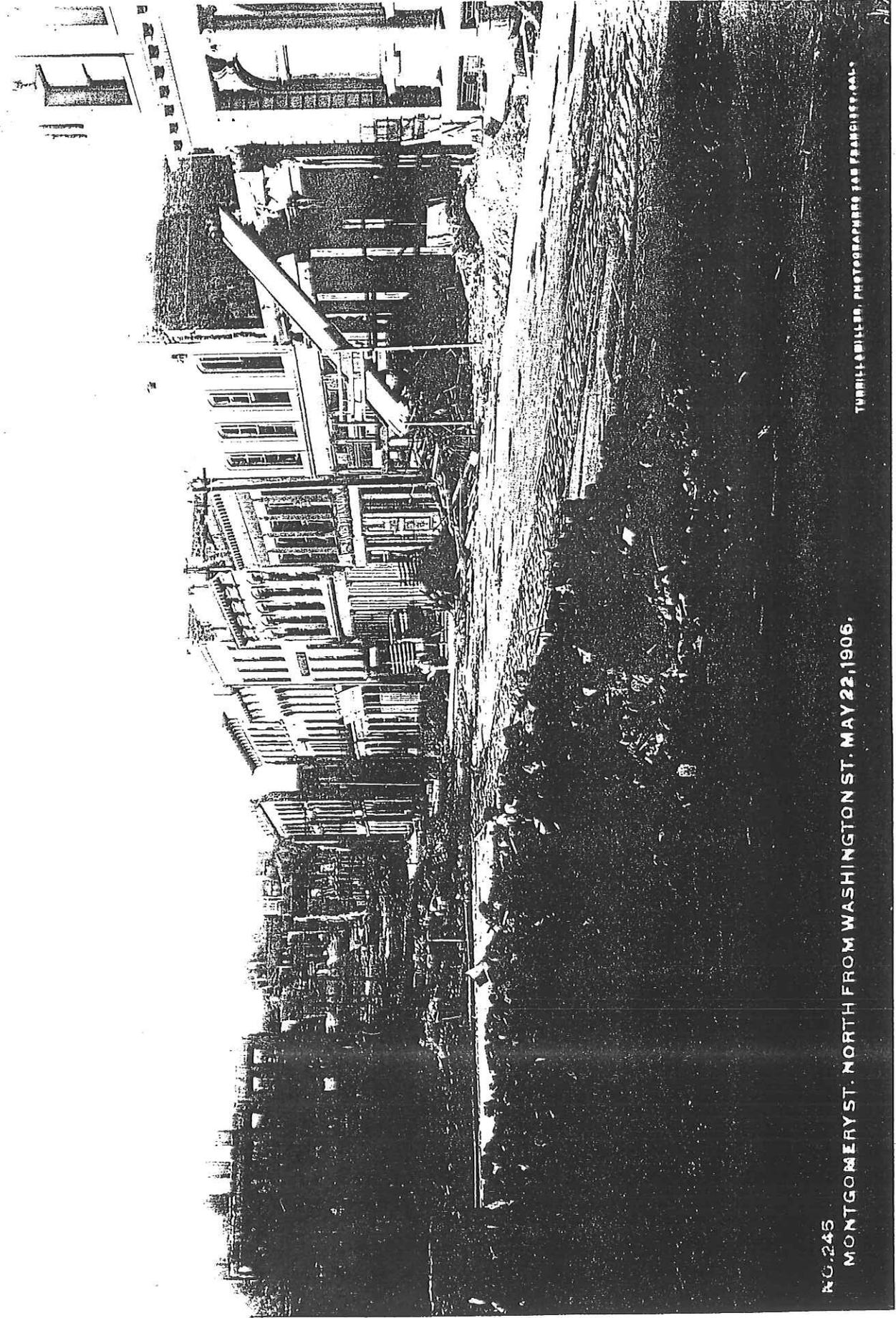
722-728 Montgomery Street in 1958, prior to renovation by Melvin Belli.

Source: Belli Building promotional pamphlet, 1966.

Figure 2, following page:

View of Montgomery Street, looking north, after the 1906 earthquake.

Source: Society of California Pioneers.



NO. 245

MONTGOMERY ST. NORTH FROM WASHINGTON ST. MAY 22, 1906.

TURBILLELLER, PHOTOGRAPHER SAN FRANCISCO, CAL.

LABORATORY ANALYSIS OF BELLI BUILDING BRICK

INTRODUCTION

Laboratory analysis was undertaken for bricks on the Belli Building and Annex to determine the integrity of the historic masonry. As the previous stucco finish of both buildings was removed by sandblasting in 1958, it was feared that moisture was entering the units due to the removal of the bricks' hard outer shell. Excess moisture in the bricks could lead to spalling, crumbling and a loss of structural stability.

DESCRIPTION

Three areas were sampled: one on the second floor exterior of the Belli Building (722-724 Montgomery Street), one on the ground floor exterior of the Annex (726-728 Montgomery Street) and one on the second floor exterior of the Annex. The three samples were necessitated due to visible differences in size, color and texture of these areas, indicating that each is constructed with a different type of brick.

METHODOLOGY

ABSORPTION TESTS

Two water absorption tests were conducted on the brick, a 24 hour immersion test and a RILEM test. The immersion test follows procedures described in ASTM C 97 and involves immersing the stone in a water reservoir for 24 hours and recording the weight before and after immersion. The weights before and after immersion are compared and used to calculate the percentage of absorption.

The RILEM test is a low pressure water absorption test. It consists of a water column being applied to the brick. The water volume absorbed by the material at periodic intervals is measured and the results are plotted on a graph.

RILEM TEST

RILEM tests were performed on the Belli Building Annex Montgomery Street facade at both the ground floor and second floor levels and on the Belli Building Montgomery Street facade at the second level.

RESULTS

The water absorption rates given by the RILEM tests are charted on page 12. These rates are considered within the range of low absorption.

IMMERSION TEST

Immersion tests were performed on a brick taken from the west exterior of the Annex and the west interior of the Belli Building.

RESULTS

The water absorption rate of brick from the Belli Building (722-724 Montgomery) was 23.3%. The water absorption rate from the Belli Building Annex (726-728 Montgomery) was 29.7%. These rates are considered within the range of high absorption.¹

¹ John A. Mulligan, "Handbook of Brick Masonry/Construction", McGraw Hill Book Company, Inc., 1942, p. 273.

CONCLUSIONS

The 24 hour soak test shows that overall, the brick on both buildings has a high water absorption rate.

The absorption as measured by the RILEM test of the exposed brick was significantly less than that measured by the 24 hour soak test. This may indicate that a water repellent was previously added to the exterior of the brick, at the Montgomery Street facade.

DISCUSSION

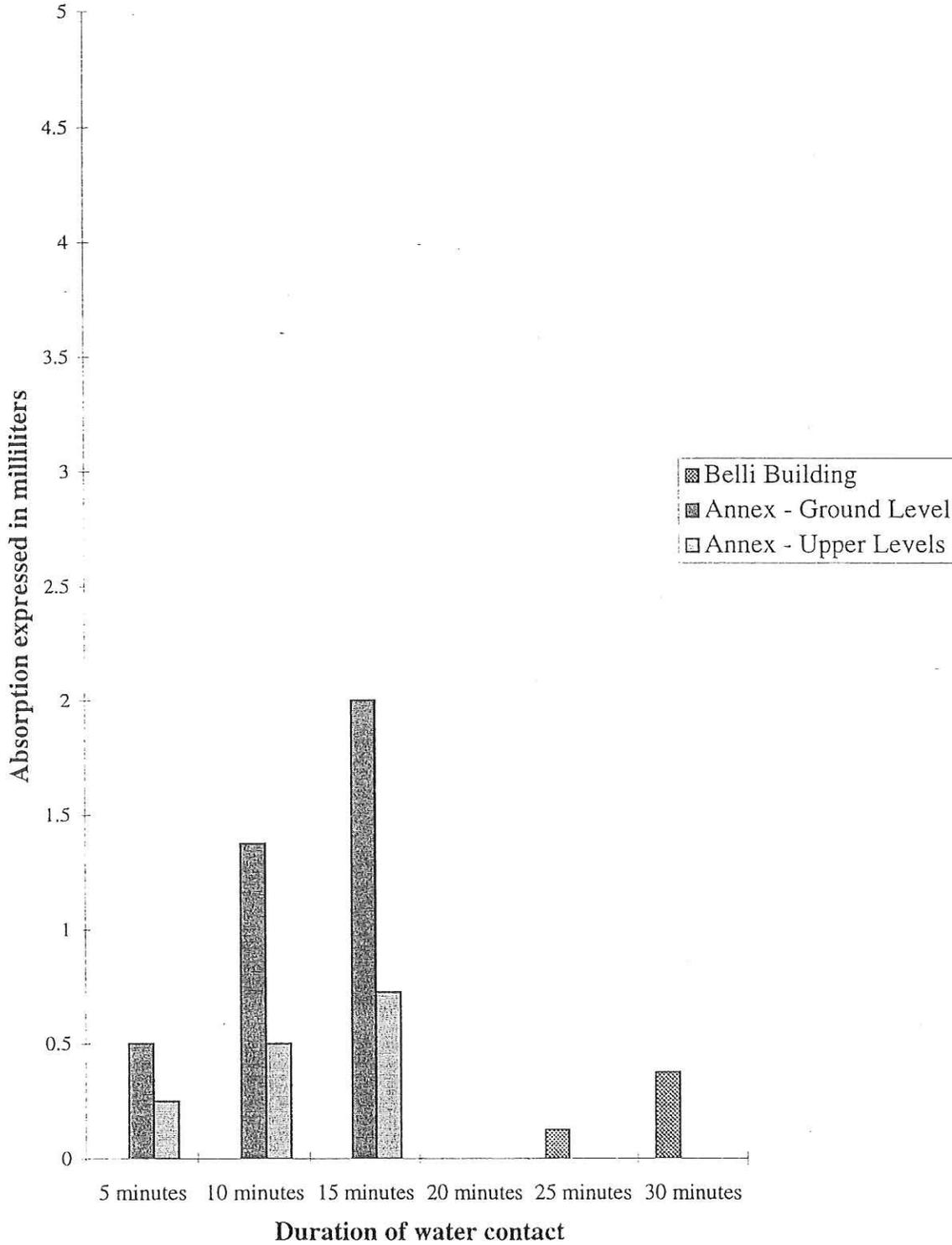
The differences in absorption rates obtained with the immersion test and RILEM test most likely occur due to the presence of a water repellent on the exterior face of the brick units. In the immersion test, all six sides of the masonry unit are exposed to water, while in the RILEM test only the exterior face of the unit is exposed to water. If a water repellent has been applied to the masonry, the immersion test will show a greater absorption rate because five sides of the brick remain untreated and can absorb water at a higher rate than the treated face.

RECOMMENDATIONS

The general recommendations for restoration of the Montgomery Street facade of the Belli Building and Annex consist of cleaning, selective repointing, consolidation of cracks within the masonry units, and damaged or missing unit replacement. It is our opinion that water repellent coating or consolidants do not need to be applied to the exterior masonry of the buildings at this time as the RILEM test indicates low absorption of the exposed surface of the brick work. Further, there is no evidence of friability or crumbling to suggest that water damage is occurring within the bricks.

The conservation of any historic structure includes inspection after treatment, and the Belli Building should be no exception. The Montgomery Street elevation should be periodically inspected after the restoration, and any physical change recorded. Information gathered in these inspections will aid future restoration projects, and also indicate whether further conservation treatments will be necessary at some point.

COMPARISON OF RILEM WATER ABSORPTION TEST ON EXTERIOR BRICK MASONRY



722 - 728 MONTGOMERY STREET
THE BELLI BUILDING
San Francisco, CA

CERTIFICATE OF APPROPRIATENESS :: APPENDIX

Prepared for the
Historic Preservation Commission



TABLE OF CONTENTS

1. BUILDING OVERVIEW AND PROJECT SUMMARY
 - a. Building History
 - b. Historic Status
 - c. Project Summary
2. IMAGES
 - a. Historic
 - b. Vicinity
 - c. Construction Images (2002 - 2007)
3. PROJECT DESCRIPTION
 - a. Vicinity
 - b. Building Exterior
4. EXTERIOR ELEVATIONS
 - a. Montgomery Street
 - b. Hotaling Place
 - c. North and South Facades
5. COURTYARD ELEVATIONS
6. ROOF PLANS & SIGHT STUDIES
7. WINDOWS & DOORS
 - a. Hotaling Place Windows
 - b. Courtyard Windows
 - c. Courtyard Doors
8. MATERIALS BOARD
9. PLANS

BUILDING
OVERVIEW &
PROJECT SUMMARY

IMAGES

PROJECT
DESCRIPTION

EXTERIOR
ELEVATIONS

COURTYARD
ELEVATIONS

ROOF PLANS
& SIGHT STUDIES

SIGHT STUDIES

WINDOWS
& DOORS

MATERIALS BOARD

PLANS

BUILDING OVERVIEW AND PROJECT SUMMARY

BUILDING HISTORY

The Belli Building (722 Montgomery Street) was built in 1849 or 1850. It was destroyed by fire in 1851 and built using the same walls and foundation in the same year. The building was originally a tobacco warehouse, but its early use changed over time and included a theater, a Turkish bath, and a paper warehouse from 1920 – 1959. In 1959, the building was bought by Melvin Belli and used for his law offices. The building has brick walls constructed of two brick types, a hard-fired brick and a soft-fired brick. Soft-fired brick is less durable and typically meant to be covered. Plaster covering the brick (probably the soft-fired brick) was removed after the building was acquired by Melvin Belli. The building is adjacent to and shares a courtyard with 728 – 730 Montgomery Street. This building was originally known as the Genella Building and was constructed by Joseph Genella in 1853-1854 to house his china and glassware business. This building also went through several uses that include a meeting hall, a Turkish bath, and garment factory. This building was also acquired by Melvin Belli. Also constructed of soft-fired brick, 728 – 730 Montgomery Street was originally covered with cement plaster.



HISTORIC STATUS

The Belli Building and the Genella Building are landmarks #9 and #10 for the city of San Francisco. The buildings are listed on the California Register and are also contributing resources to the Jackson Square Historic District.

Exterior character-defining features of the building include:

- Brick construction
- Heavy cast iron pillars on the Montgomery Street facade
- Fenestration pattern
- Tall and narrow window openings
- Stepped parapets
- Iron entry gate



PROJECT SUMMARY

722 - 728 Montgomery Street will be reused for office and housing and will include repairs to the Hotaling Place facade elevation, new windows, and new exterior panels at the north and south party walls. Stucco will be installed at the Hotaling Place facade where the original brick was removed and is no longer available. A brick analysis conducted in 1998 states that the buildings originally a stucco finish at the exterior. The proposed work at the Hotaling Place facade will return the stucco finish. The portions of the north and south facades that are exposed will be clad with metal insulated panels that have the required fire rating. The windows at the Hotaling Street facade will be replaced with new wood windows similar to the original.

The exterior walls of the courtyard will be finished with stucco. New metal clad windows will be installed in the courtyard facades. The roof will be used to provide outdoor space for the residents. The common open space will be recessed back from the parapets to minimize visibility. A new elevator and stair will project above the roof. These will also be set back to minimize their visibility.



HISTORIC IMAGES

The Belli Buildings were built in the 1850s and are recognized as two of San Francisco's oldest buildings in the downtown area. The buildings are both San Francisco landmarks and contributors to the Jackson Square Historic District. The buildings are two- and three-stories in height with exterior walls constructed of red brick. The buildings have characteristics of both the Italianate and Western False Front styles. Both buildings have regular fenestration and feature ornate cornices.

The Belli Building is notable for its stepped parapet, decorative cornice, red brick exterior, and cast iron pilasters. The building originally housed Langerman's Tobacco and Sugar Warehouse. The building later housed a theatre and a warehouse. After the building was purchased by Melvin Belli in 1959, the building housed the offices for his law firm.



Belli Buildings, n.d. (SFPL)



Montgomery Street Facade of Belli Buildings, n.d. (SFPL)



Belli Buildings, 1906 (Society of California Pioneers)



IMAGES

Belli Buildings, 1938 (<http://www.noehill.com/sf/landmarks/nat1971000186.asp>)

EXISTING CONDITIONS IMAGES

VICINITY

The Belli Buildings are contributors to the Jackson Square Historic District. The district is one of San Francisco’s oldest commercial neighborhoods and was the central business district for early San Francisco. The Jackson Square Historic District is notable for its small two and three-story brick buildings that date from the 1850s and 1860s. The district is bounded by Pacific Avenue, Broadway Street, Washington Street and Columbus Avenue. The area in the immediate vicinity of the Belli Building is primarily commercial and includes retail, offices, and small restaurants. While the area includes many modern buildings, including the Transamerica Building, the neighborhood retains its character with many of the original commercial buildings surviving.



1 View from Jackson and Montgomery Streets, looking east



2 View from Jackson and Montgomery Streets, looking south



5 View at Washington and Montgomery Streets, looking northeast



6 View from Montgomery and Washington Streets, looking northeast



7 View toward Hotaling Place, looking north



3 View at Jackson and Montgomery Streets, looking northeast



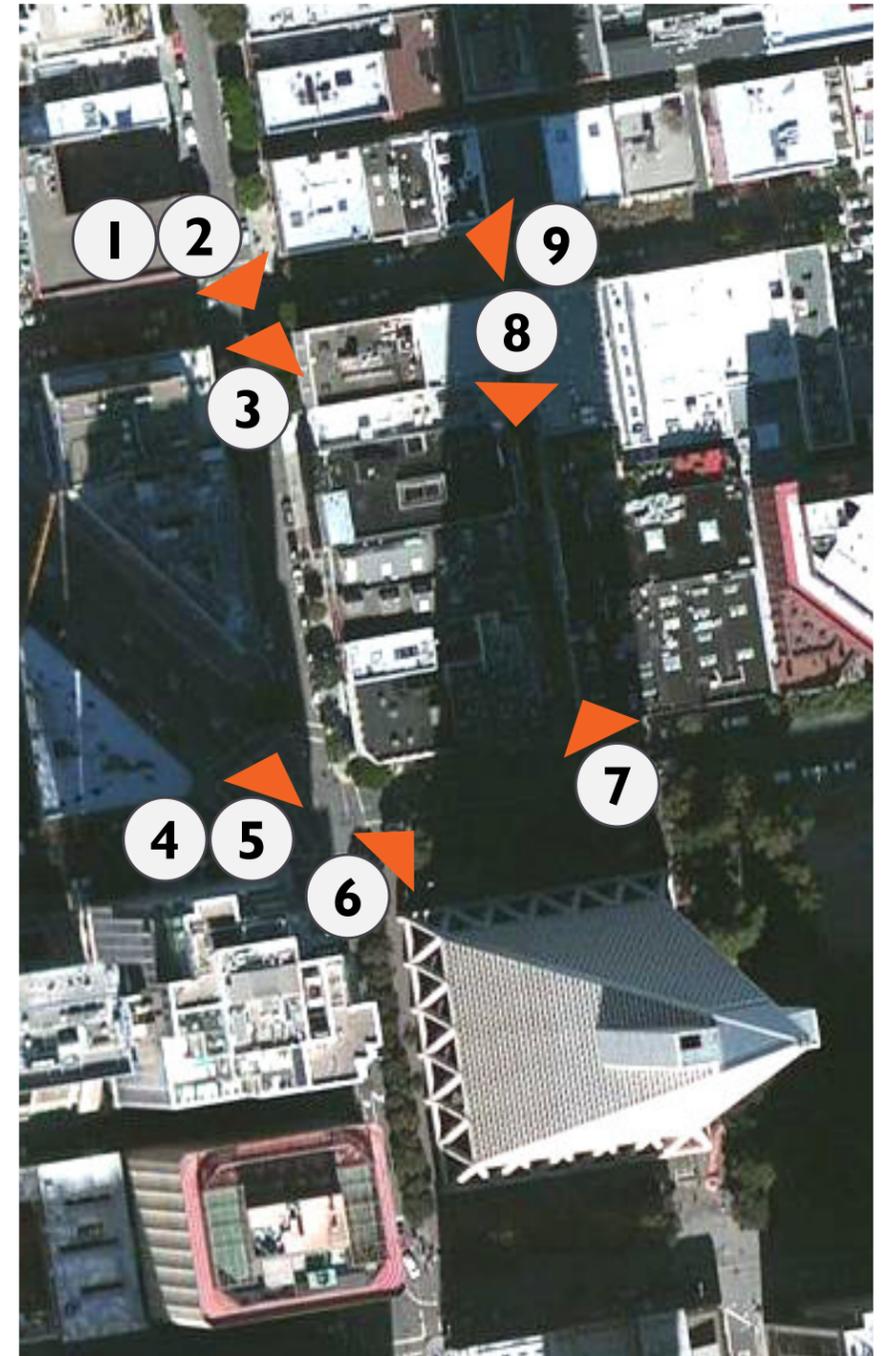
4 View at Washington and Montgomery Streets, looking east



8 View along Hotaling Place, looking south



9 View from Jackson Street and Hotaling Place, looking northwest



IMAGES

CONSTRUCTION HISTORY

2002-2007

Between 2002 and 2007, construction at the Belli Buildings has proceeded intermittently. The first of a series of Building Permits was obtained on May 20, 2002. This permit called for retention of then-existing commercial and office use. Drawings, prepared by Heller Manus, Architects, called for introducing a steel frame into a structure that had been composed of masonry bearing walls and wood-frame floors.

In 2004, Page & Turnbull was hired to monitor construction at the buildings. Between 2004 and 2007, Page & Turnbull prepared monthly reports at all times when construction was ongoing. During this period, original brick (lining the courtyard, courtyard passages and the Hotaling Place façade) was removed from the buildings, placed on pallets, and stored offsite, as were windows, wood paneling in Melvin Belli's former office, and other items.

Suheil Shatara, architect, was retained to change the plans for the buildings, and to provide for twelve units of housing on upper floors. A new Certificate of Appropriateness for these changes was applied for and obtained in 2005, along with another building permit. Construction continued until late 2007.

The period between 2007 and the present date has seen weathering and deterioration at the buildings, while control of the property has been the subject of dispute. Ownership now rests with 722 Montgomery LLC, which intends to complete construction of the twelve residential units, with retail or commercial space on ground floors. Gary Gee Architects have prepared the current drawings with the aid of Suheil Shatara.



722-728 Montgomery Street during construction



Facade along Montgomery Street



Hotaling Place facade, prior to demolition



Interior view, 2005



Existing condition of exterior brick, 2005



Shotcrete at exterior walls, 2005



Existing condition at lintel, 2005



Interior view of second floor, 2005

PROJECT DESCRIPTION



The proposed project will include:

- Reuse of the buildings for housing.
- Hotaling Place facade: The brick was removed and stored as part of a previous project that stopped due to funding. The brick that was stored is no longer available and the current project proposes to refinish this facade with stucco. Early photographs show that the buildings had a stucco exterior finish. Therefore, stucco is an appropriate and compatible exterior finish.
- Party wall facades (north and south facades): The previous project proposed to clad the north and south (party wall) elevations with brick veneer. Due to space and installation constraints, the current project proposes to clad these walls with fire-rated insulated metal panels.
- Courtyard: At the courtyard, the previous project proposed to finish the exterior walls with brick veneer. The current approach is to finish the walls with stucco, to match the Hotaling Place facade. The courtyards were originally designed as open space, accessible to the public. With this rehabilitation, the courtyard will be accessible only to the commercial tenants and residents of the building.
- Roof Deck: Part of the roof will be reused for an outdoor amenity space for the building residences. The deck will be set back so that it is minimally visible from the public right of way.
- New Elevator and stair: A new elevator and stair will provide residences with access to the roof. The elevator and stair will project above the roof, but will be located well away from the street facades so that its visibility will be minimal.

PROJECT DESCRIPTION

MONTGOMERY STREET FACADE

PROPOSED SCOPE AT MONTGOMERY (WEST) FACADE



EXTERIOR REHABILITATION NOTES

- 1 RECOAT WITH GOLD LEAF
- 2 REPLACE LAVENDER TINTED GLAZING WITH CLEAR GLAZING
- 3 RECAST BROKEN CAST IRON CAPITALS IN ALUMINUM TO MATCH (E). REMOVE ONE INTACT CAPITAL TO SERVE AS PATTERN FOR NEW CASTING. REINSTALL WHEN CASTING IS COMPLETE.
- 4 PROTECT CORNICE DURING ADJACENT WALL DEMOLITION AND CONSTRUCTION.
- 5 INJECT MORTAR INTO (E) CRACK.
- 6 REPLACE MISSING BRICK MASONRY TEXTURE TO MATCH (E) BRICK.
- 7 REMOVE AND REPLACE BASE PLATE AT (E) LIGHT STANDARD. REINSTALL.
- 8 REMOVE DIRT. CHECK WOOD PANELS FOR DETERIORATION. REPAIR AS NECESSARY AND REPLACE, TYP.
- 9 INJECT SEALANT AROUND TOP THREE SIDES OF ORNAMENT TO PREVENT WATER INFILTRATION, TYP.
- 10 FIN MASONRY.
- 11 REPAIR HOLE IN SIDE OF CORNICE.

GENERAL REHABILITATION NOTES

- A REMOVE (E) HISTORICAL PLAQUES FROM FACADE TO COMPLETE REQUIRED WORK. REINSTALL WHEN MASONRY WORK IS COMPLETE.
- B CHECK ALL CAST IRON ORNAMENT FOR SECURE ANCHORAGE, TYP.
- C REMOVE ALL CORROSION FROM DECORATIVE WROUGHT IRON AND CAST IRON ELEMENTS AND REPAINT TO MATCH (E), TYP.
- D REMOVE ALL BIOLOGICAL GROWTH AND CLEAN ALL (E) MASONRY.
- E PATCH (E) CRACKS IN BRICKS AND MORTAR.
- F REMOVE (E) INTRUSIVE MASONRY PATCHING.
- G POINT OPEN JOINTS AT RANDOM LOCATIONS.
- H CHECK ALL WINDOWS TO VERIFY THAT SASH CHORDS AND HARDWARE ARE OPERATIONAL. RETAIN ALL ORIGINAL HARDWARE. ENSURE THAT BOTH TOP AND BOTTOM SASH ARE OPERABLE AT ALL DOUBLE-HING WINDOWS. REFURBISH WINDOWS AND REPLACE MISSING MUNTINS. ADD NEW LEATHERSTRIPPING TO (E) SASH. REPLACE MISSING GLAZING PUTTY.

Proposed Approach

The propose scope for the Montgomery Street facade will be completed under the current approved permit, **number 2002-05-20-6995**. The Planning Department signed off on this scope in 2003. Scope will not deviate from the approved permit set, as indicated in this drawing from the 2002 permit set.

HOTALING PLACE FACADE

ELEVATION PRIOR TO BRICK REMOVAL



Photograph of the Hotaling Place facade taken prior to brick removal, ca. 2005



EXTERIOR ELEVATIONS

Existing Condition Prior to Brick Removal

No historic photos or drawings of the Hotaling Place elevation have been found. The photo above is from 2005 and was taken prior to the removal of the brick. The elevation above is from the 2002 drawing set produced by Heller Manus Architects and represents the earliest available drawing.

HOTALING PLACE FACADE

PRECEDENCE FOR STUCCO



Belli Buildings, 1906 (Society of California Pioneers)

Precedence for Stucco

The proposed finish for the Hotaling Street facade will be stucco. A report prepared by Architectural Resources Group in 1998 analyzed the brick and stated that the Belli Buildings had a stucco finish over the brick in its early days. The stucco finish was removed when Melvin Belli bought the buildings in 1958. Stucco is a finish that is both appropriate and compatible with the buildings. Stucco is also a finish that is found in the immediate vicinity of the Belli Buildings as shown in the photographs on page 15.

HOTALING PLACE FACADE

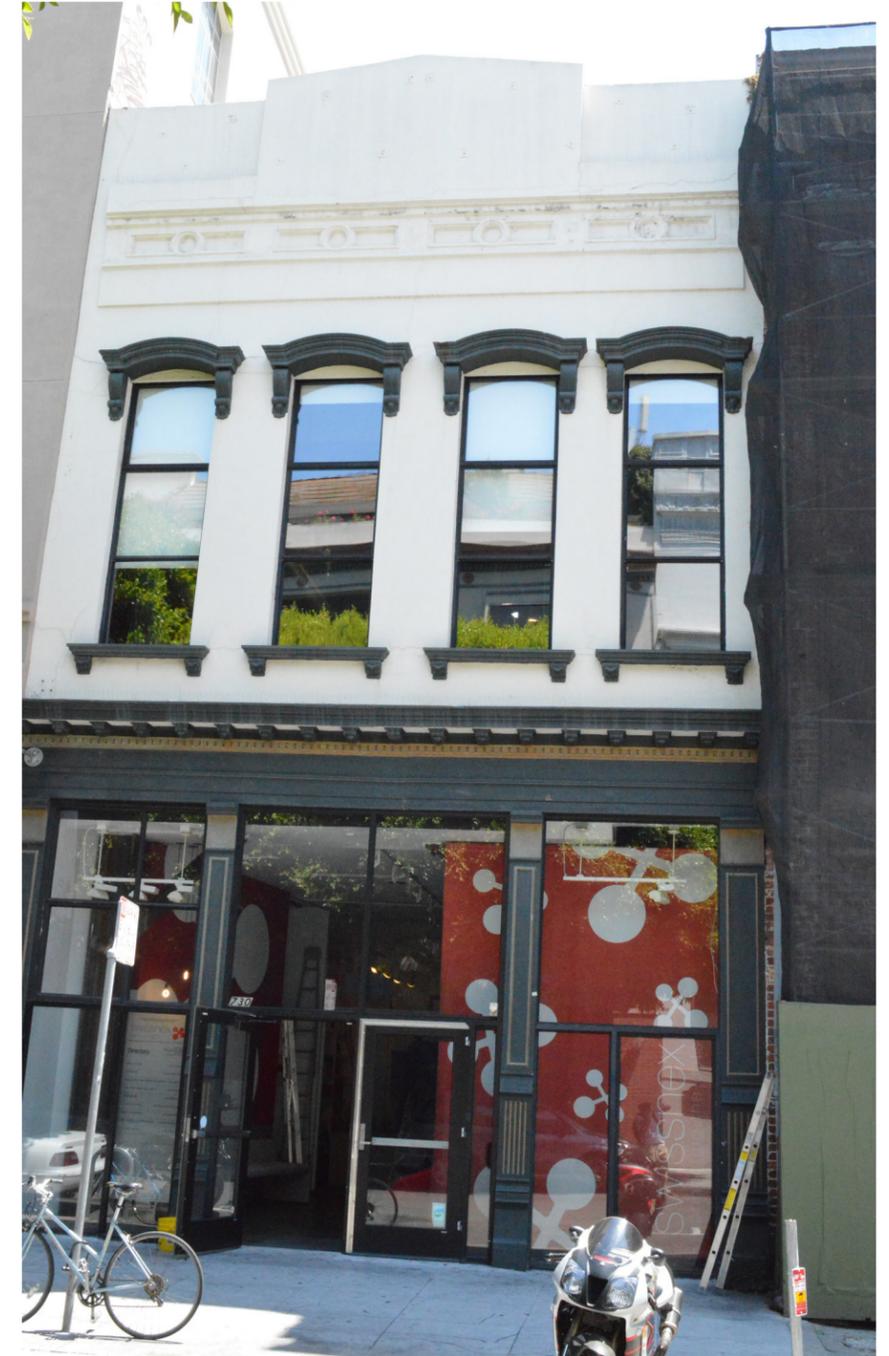
PRECEDENCE FOR STUCCO



715 & 720 Montgomery



Southwest Corner at Jackson Street & Hotaling Place



730 Montgomery

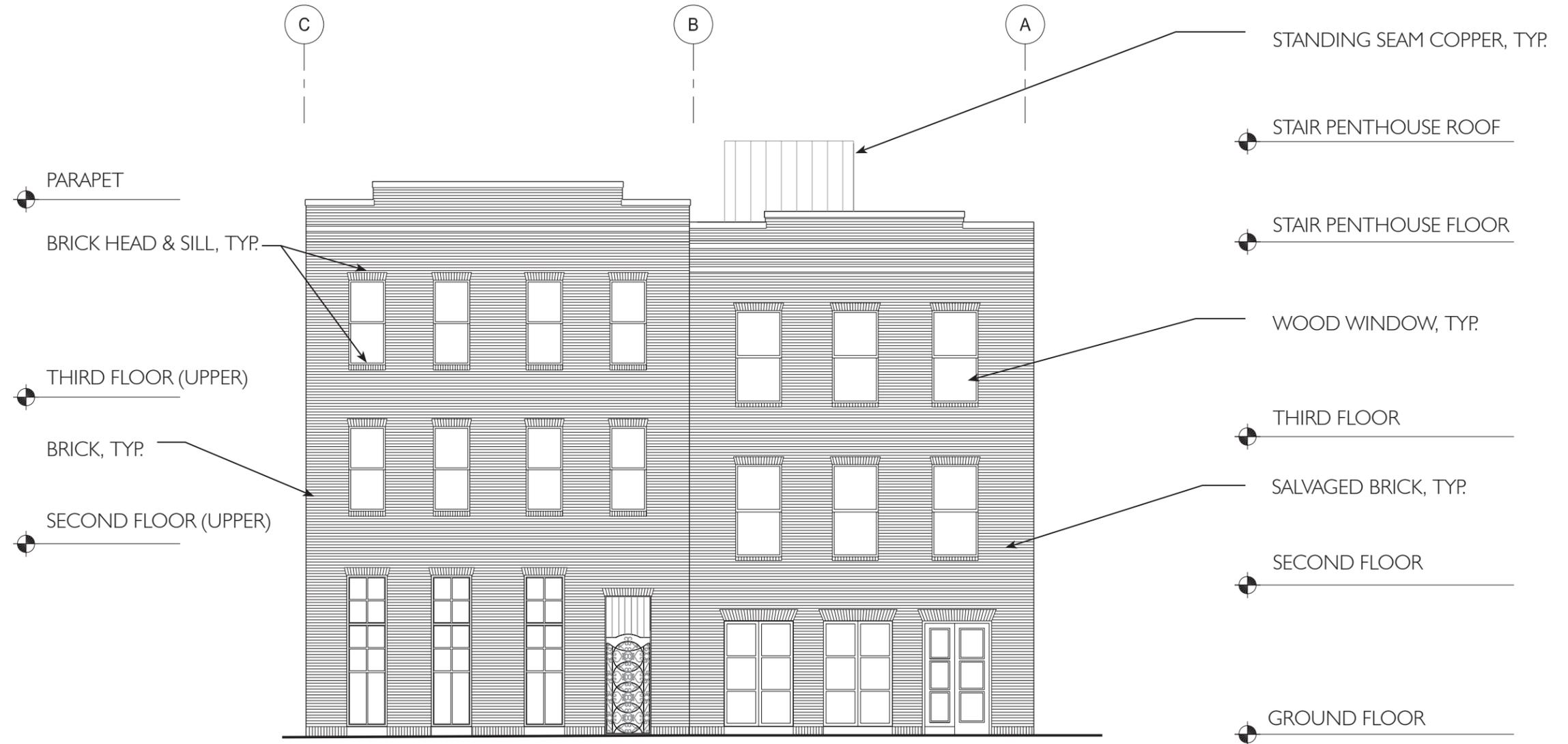


Northwest Corner at Washington Street & Hotaling Place

EXTERIOR
ELEVATIONS

HOTALING PLACE FACADE

PREVIOUSLY APPROVED SCOPE AT HOTALING (EAST) FACADE



2005 Certificate of Appropriateness Approval

The previous CofA approval included the removal, storage, and reinstallation of the brick on the Hotaling Place facade. The project stopped when the previous project sponsor declared bankruptcy. The current sponsor has been unsuccessful in retrieving the bricks.

HOTALING PLACE FACADE

PROPOSED SCOPE AT HOTALING (EAST) FACADE



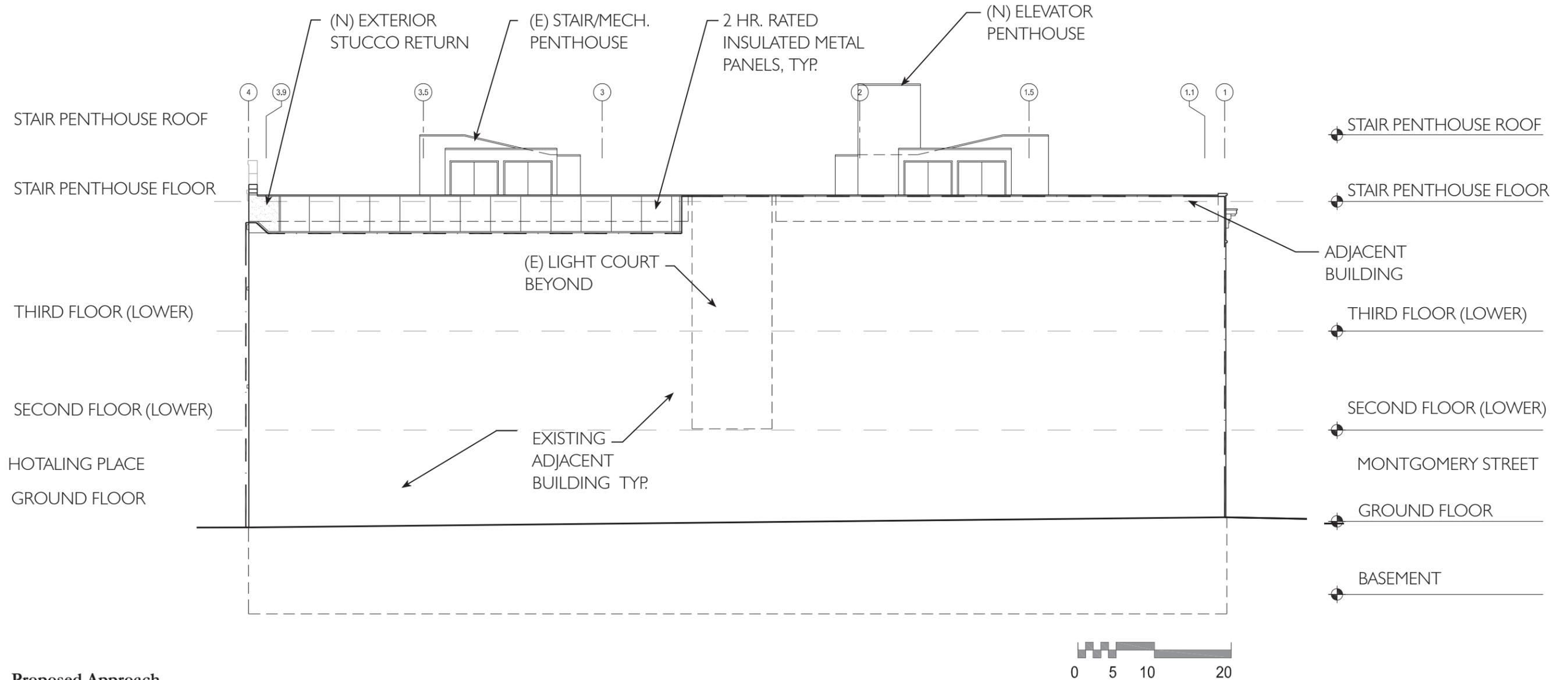
EXTERIOR ELEVATIONS

Proposed Approach

Since the original brick is no longer available, the project sponsor proposes to finish the Hotaling Place facade with stucco, a finish recommended by the Architectural Review Committee of the Historic Preservation Commission. As noted in a brick analysis by Architectural Review Committee, the building was clad in stucco in its early days. The stucco was removed when the buildings were renovated by Melvyn Belli. The joint where the stucco meets the remaining original brick will be hidden by a copper rainwater leader.

NORTH AND SOUTH FACADES

PROPOSED SCOPE AT NORTH FACADE

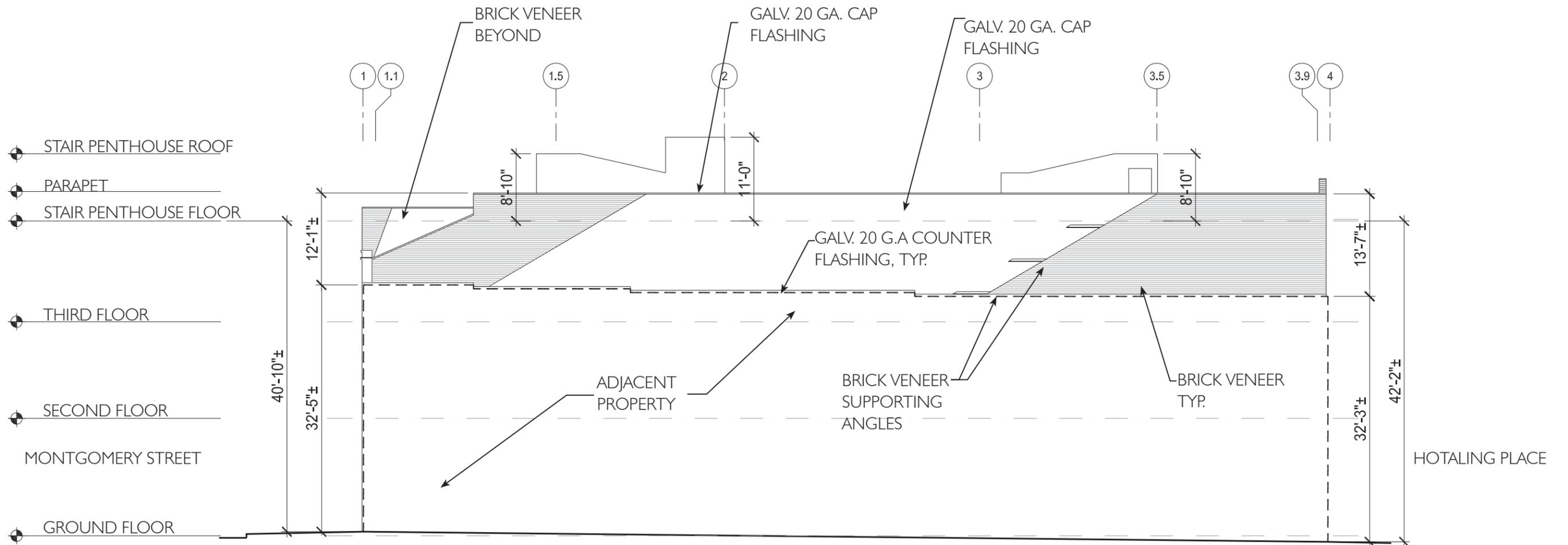


Proposed Approach

The 16 gauge metal siding that was installed incorrectly will be removed. A new metal stud wall will be erected with a metal-clad, fire-rated insulated panel attached to the exterior. This wall is required to have a 2-hour protection rating at the basement and ground floor levels. A 1-hour rating is required at the second and third levels. The current approach is to install metal panels at this location by All Weather Insulated Panel (AWIP). The panels are 5" thick and are composed of a mineral wool batt sandwiched by embossed 24 gauge sheet metal panels on both the exterior and interior sides. The panels will address constructability issues and fire protection requirements. The stucco finish on the Hoteling Place facade will turn the corner along the north facade for approximately four feet.

NORTH AND SOUTH FACADES

PREVIOUSLY APPROVED SCOPE AT SOUTH FACADE

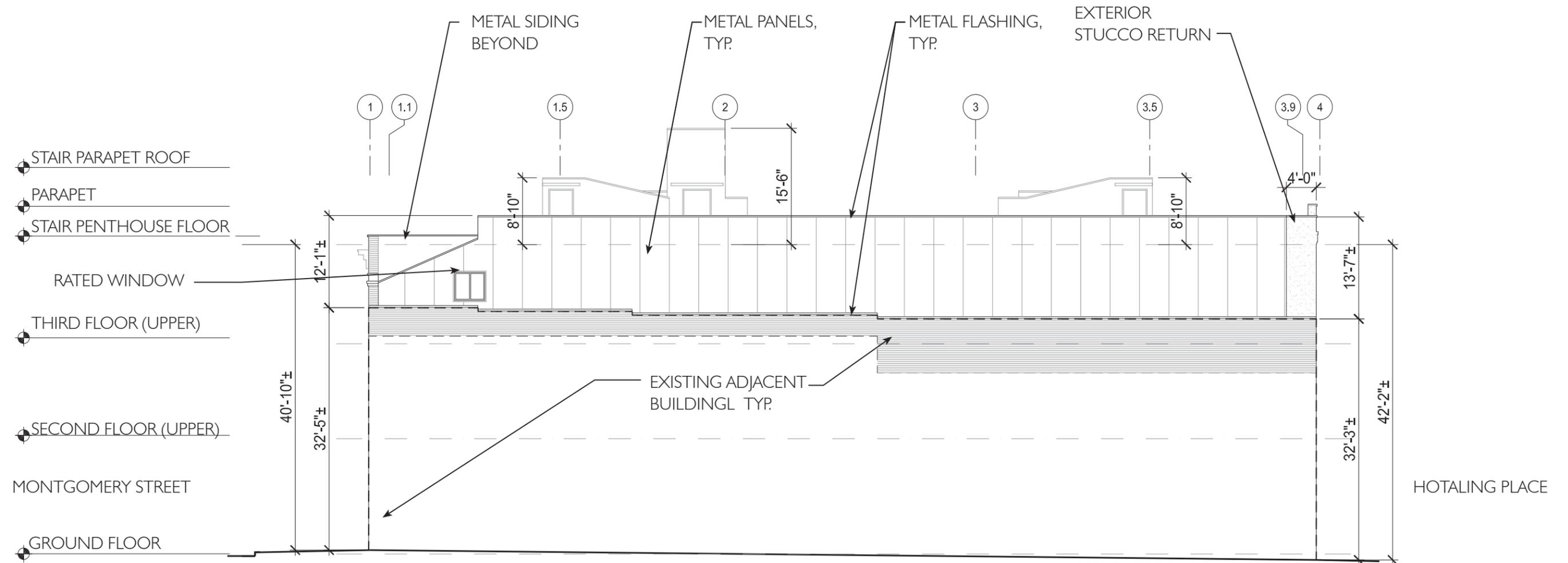


2005 Certificate of Appropriateness Approval

The previous CofA approval called for a 1" thick veneer brick material installed over a 16 gauge sheet metal siding. The 16 gauge metal siding was installed incorrectly and has failed, causing the siding to separate from the metal studs.

NORTH AND SOUTH FACADES

PROPOSED SCOPE AT SOUTH FACADE



EXTERIOR ELEVATIONS

Proposed Approach

The 16 gauge metal siding that was installed incorrectly will be removed. A new metal stud wall will be erected with a metal-clad, fire-rated insulated panel attached to the exterior. This wall is required to have a 2-hour protection rating at the basement and ground floor levels. A 1-hour rating is required at the second and third levels. The current approach is to install metal panels at this location by All Weather Insulated Panel (AWIP). The panels are 5" thick and are composed of a mineral wool batt sandwiched by embossed 24 gauge sheet metal panels on both the exterior and interior sides. The panels will address constructability issues and fire protection requirements. The stucco finish on the Hotaling Place facade will turn the corner along the south facade for approximately four feet.

NORTH AND SOUTH FACADES

METAL PANEL



Mock-up of Metal Panels



Proposed color (Pearl Gray)

Metal Panels:

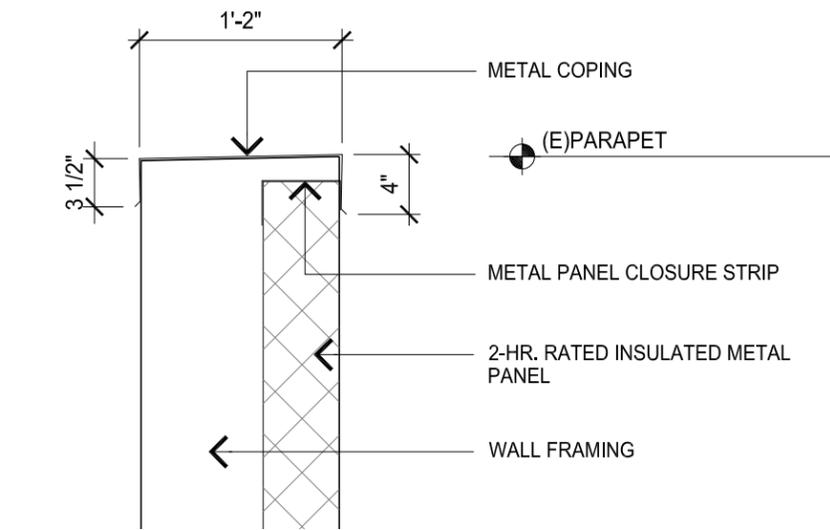
The metal panels were mocked-up and reviewed by the Project Team and the Planning Department. Two colors similar to the existing brick were reviewed. Based on comments from the Planning Department, the proposed color is Pearl Gray, which will read as distinct from the brick of the building but will not attract undue attention.



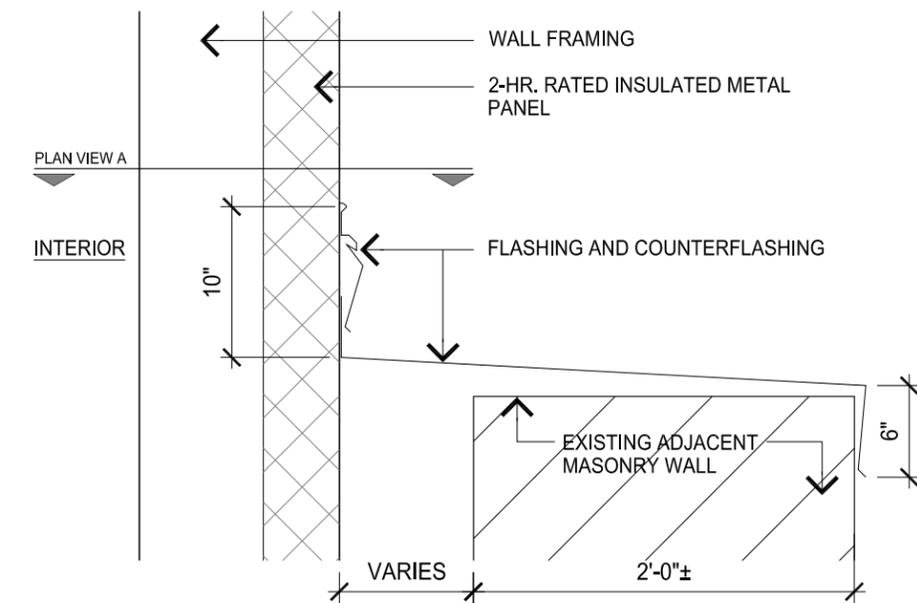
Close up view of metal panel mock-up

NORTH AND SOUTH FACADES

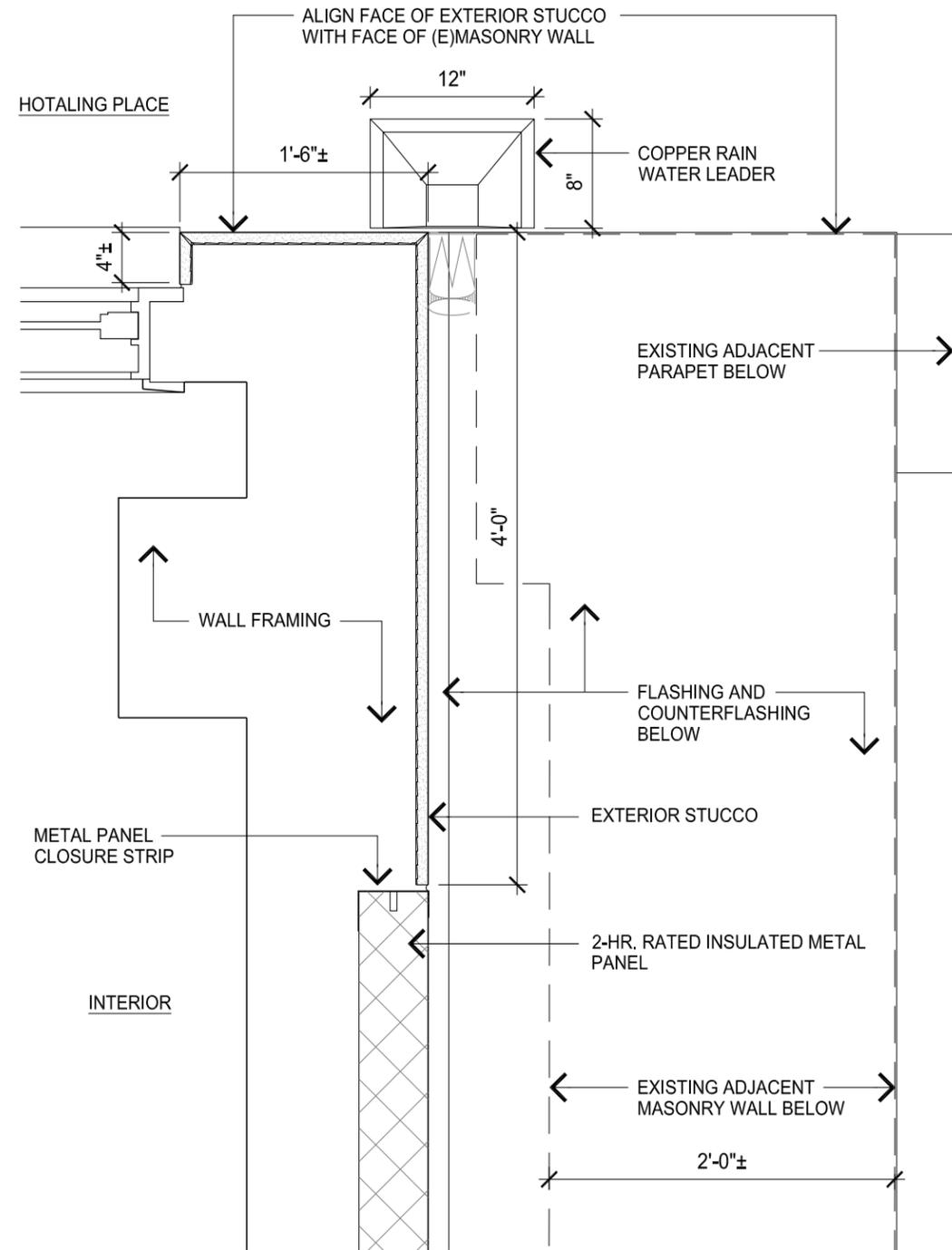
METAL PANEL DETAILS



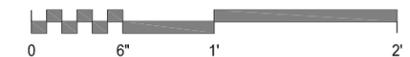
PANEL AT (E) PARAPET



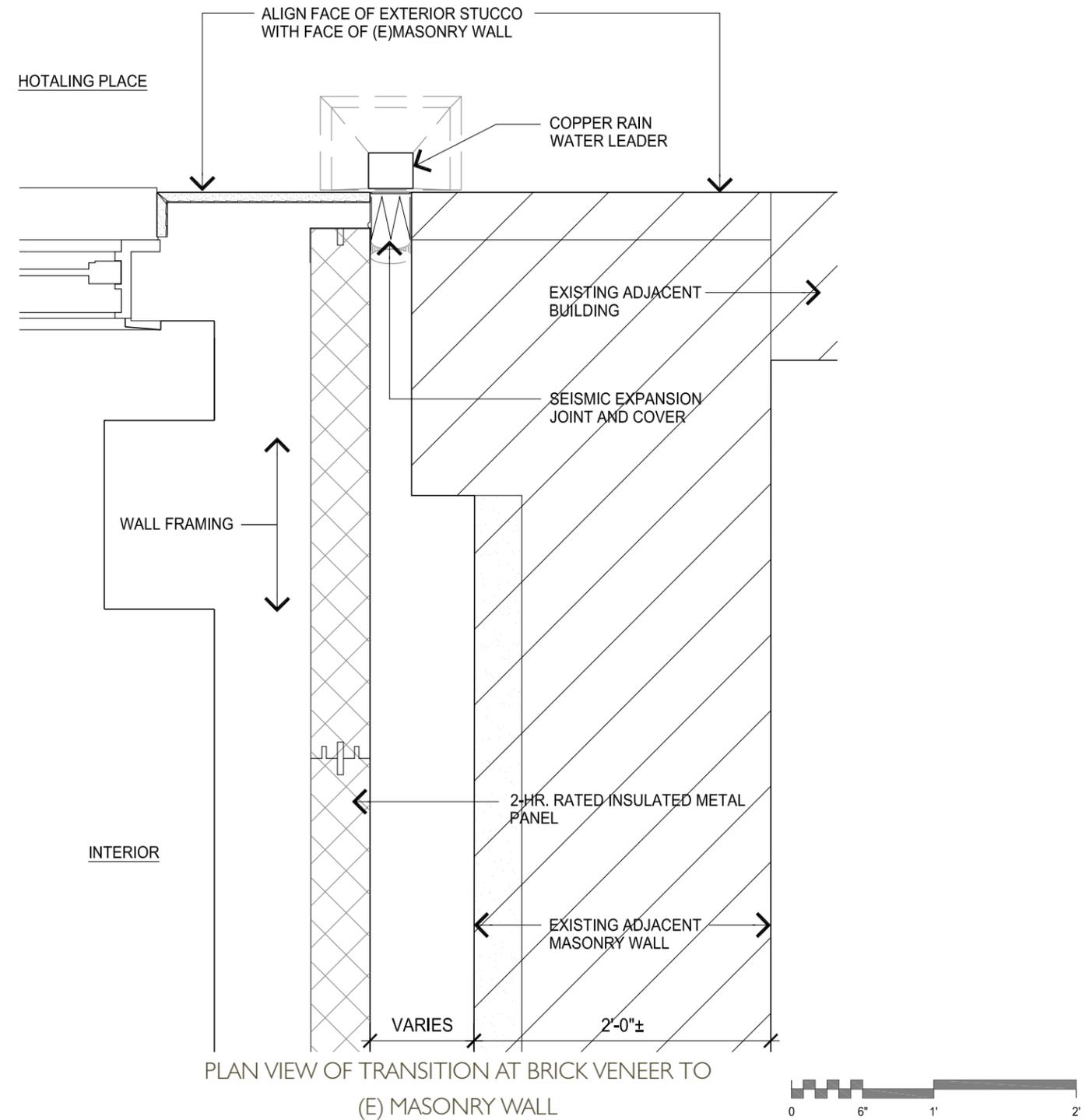
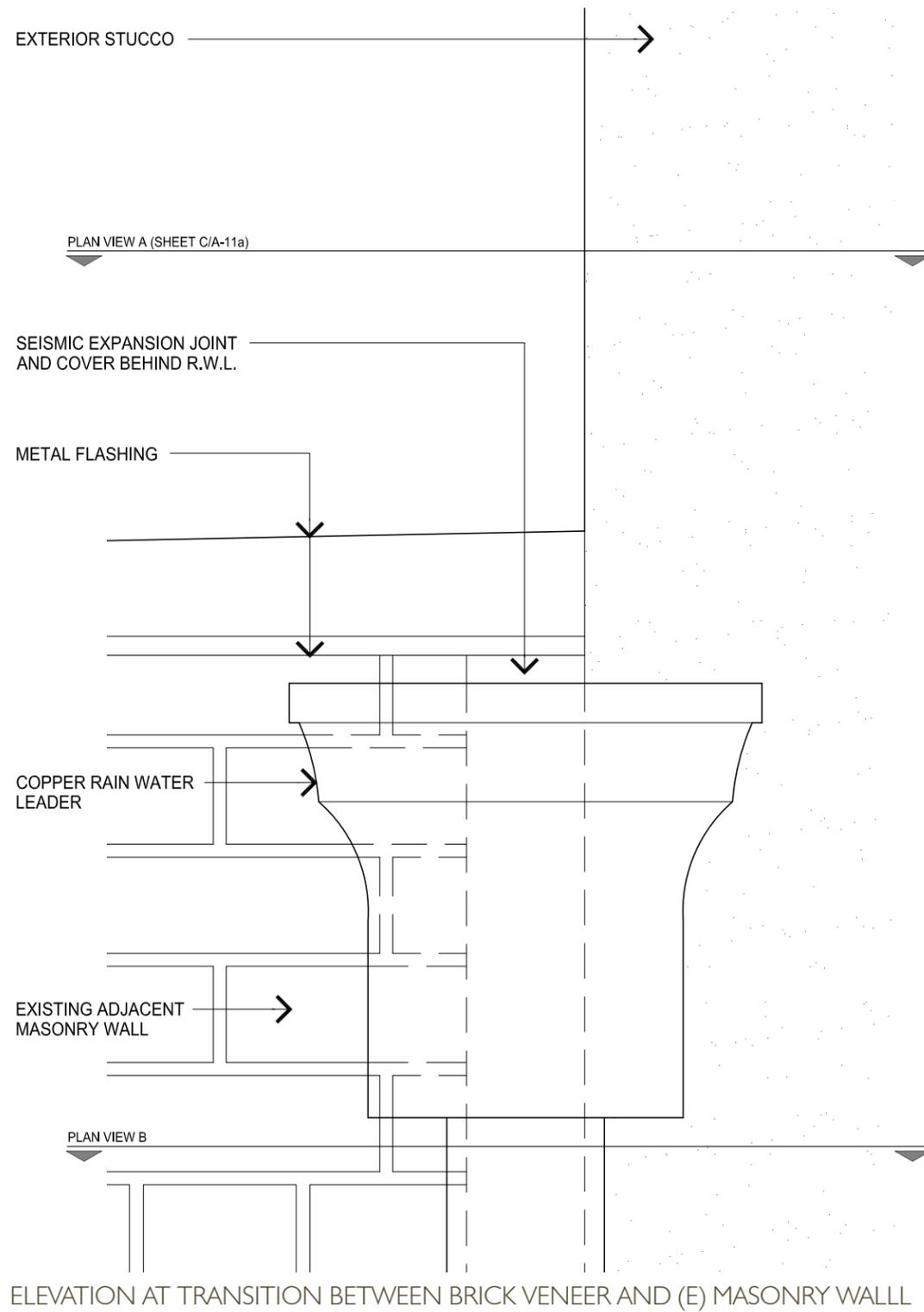
PANEL AT (E) ADJACENT BUILDING PARAPET



BRICK VENEER RETURN AT SOUTH ELEVATION

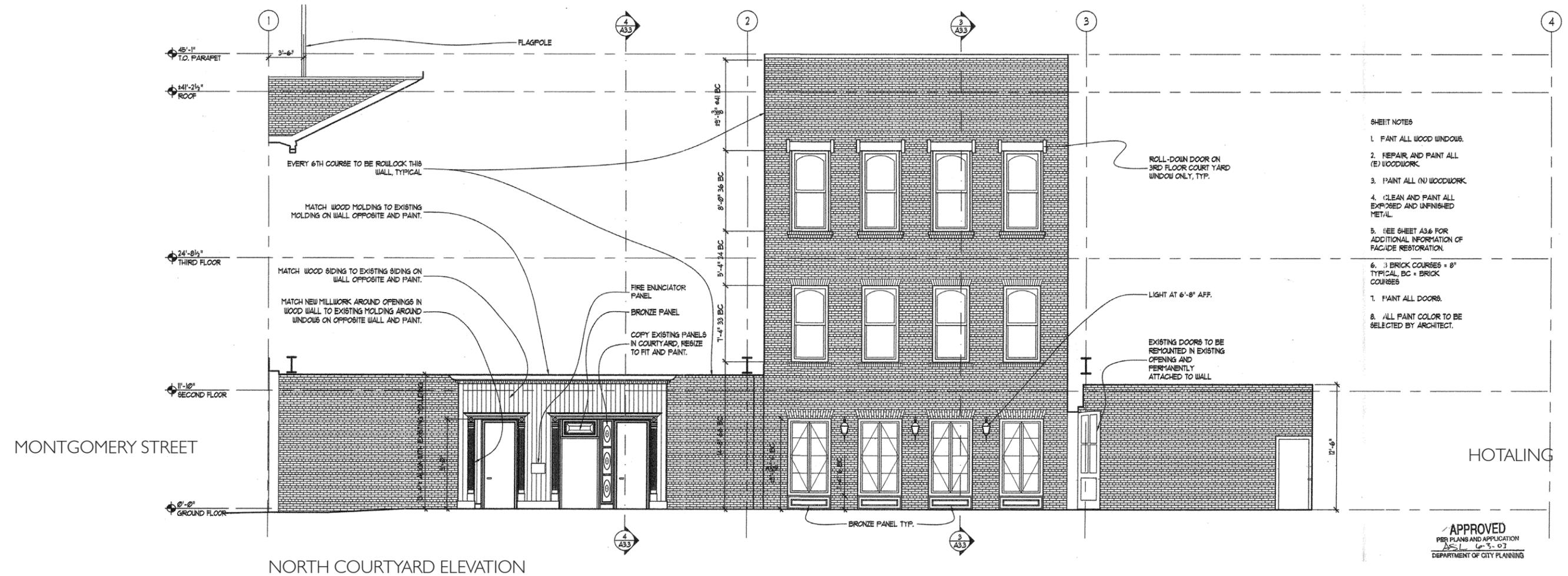


BRICK VENEER DETAILS



COURTYARD FACADES

NORTH COURTYARD FACADE: 2002



NORTH COURTYARD ELEVATION

Elevation from 2002

No historic photos or drawings of the courtyard elevations have been found. The elevation above is from the drawing set produced by Heller Manus Architects and represents the earliest elevation available.

COURTYARD FACADES

PREVIOUSLY APPROVED SCOPE AT NORTHCOURTYARD FACADE

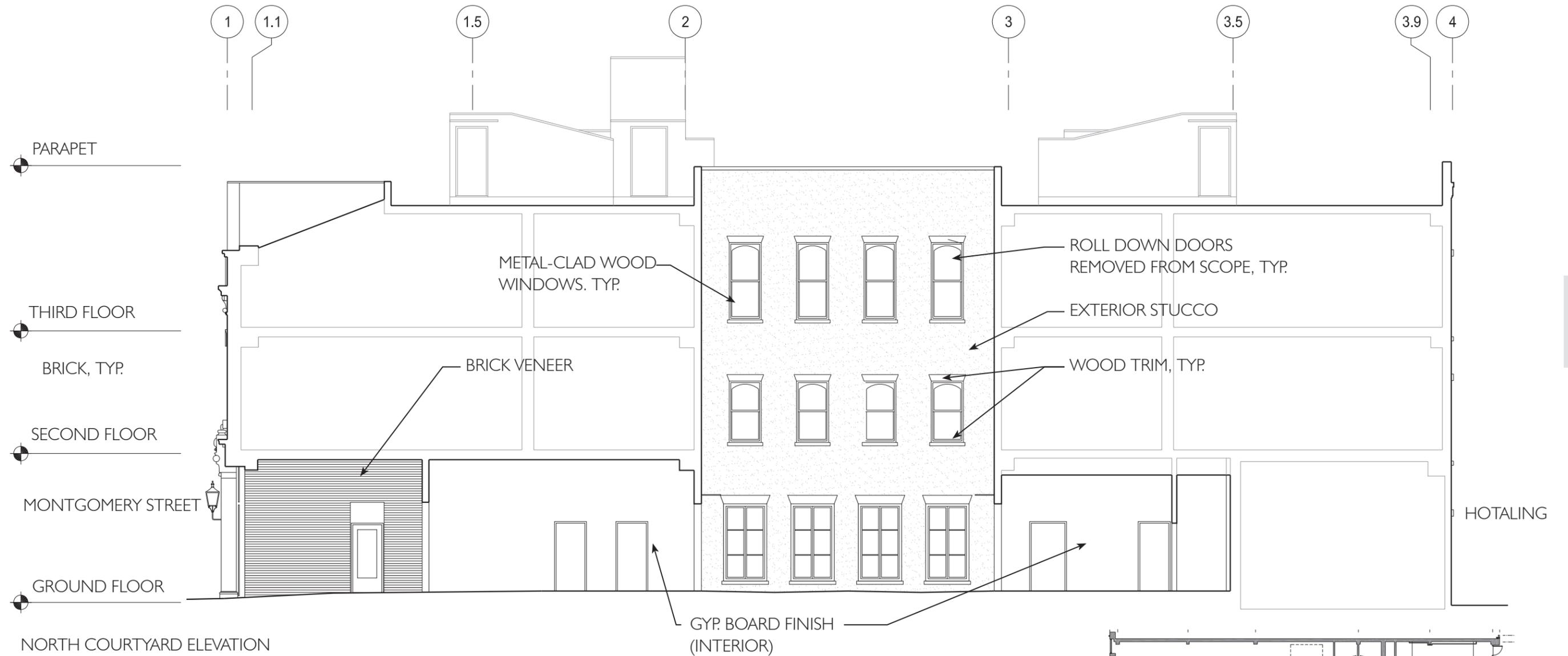


2005 Certificate of Appropriateness Approval

Under the previous CofA, brick veneer, wood siding, and stucco were approved for the exterior side of the courtyard walls.

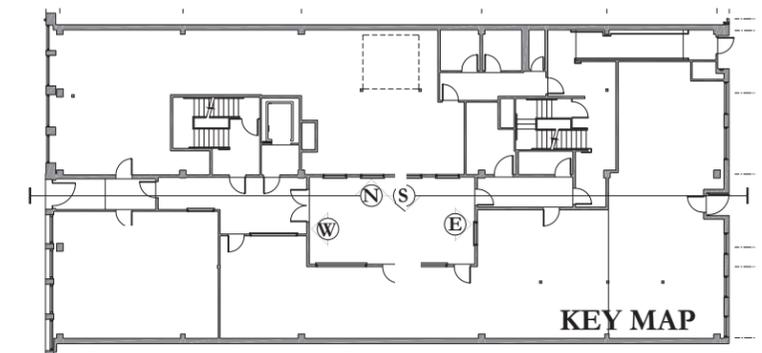
COURTYARD FACADES

PROPOSED SCOPE AT NORTH COURTYARD FACADE



Proposed Approach

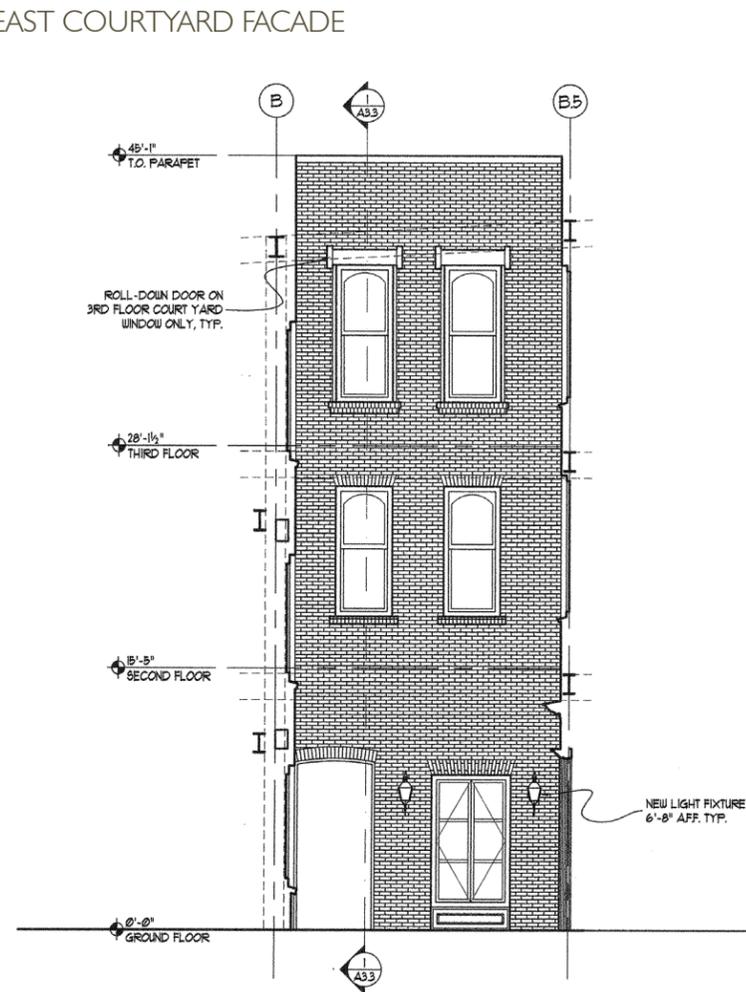
The current approach is to use stucco for the exterior finish of the courtyard facades and metal clad wood doors and windows. The courtyards were originally designed as open space, accessible to the public. With this rehabilitation, the courtyard will be accessible only to the commercial tenants and residents of the building.



COURTYARD ELEVATIONS

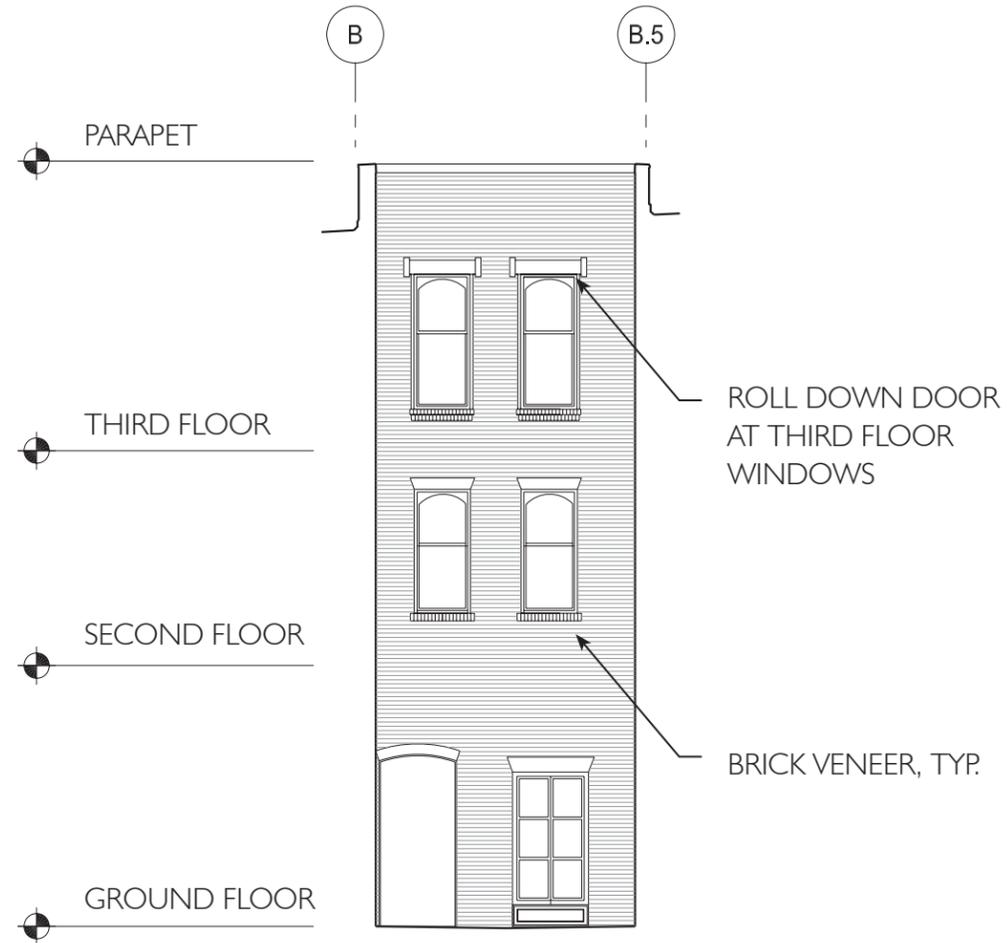
COURTYARD FACADES

EAST COURTYARD FACADE



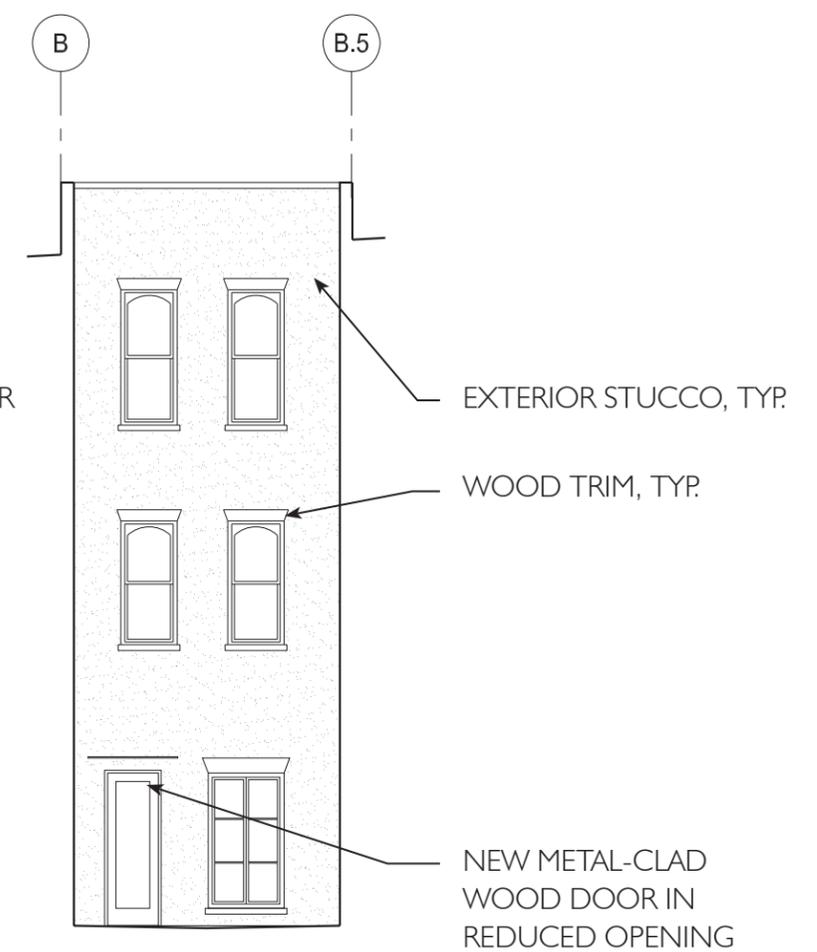
2002 Elevation

No historic photos or drawings of the courtyard elevations have been found. The elevation above is from the 2002 drawing set produced by Heller Manus Architects and represents the earliest elevation available.



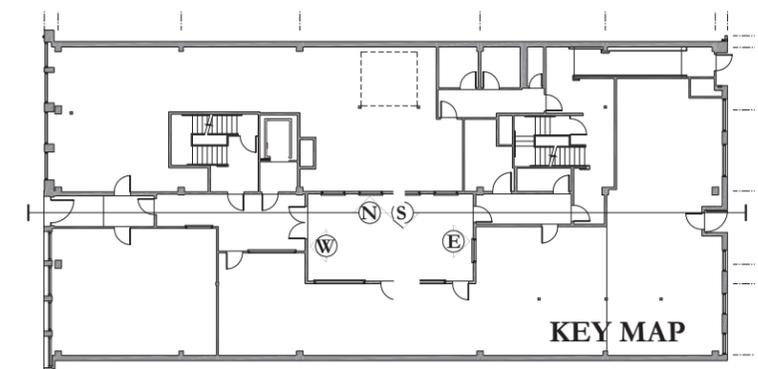
2005 Certificate of Appropriateness Approval

Under the previous CoFA, brick veneer, wood siding, and stucco were approved for the exterior side of the courtyard walls.



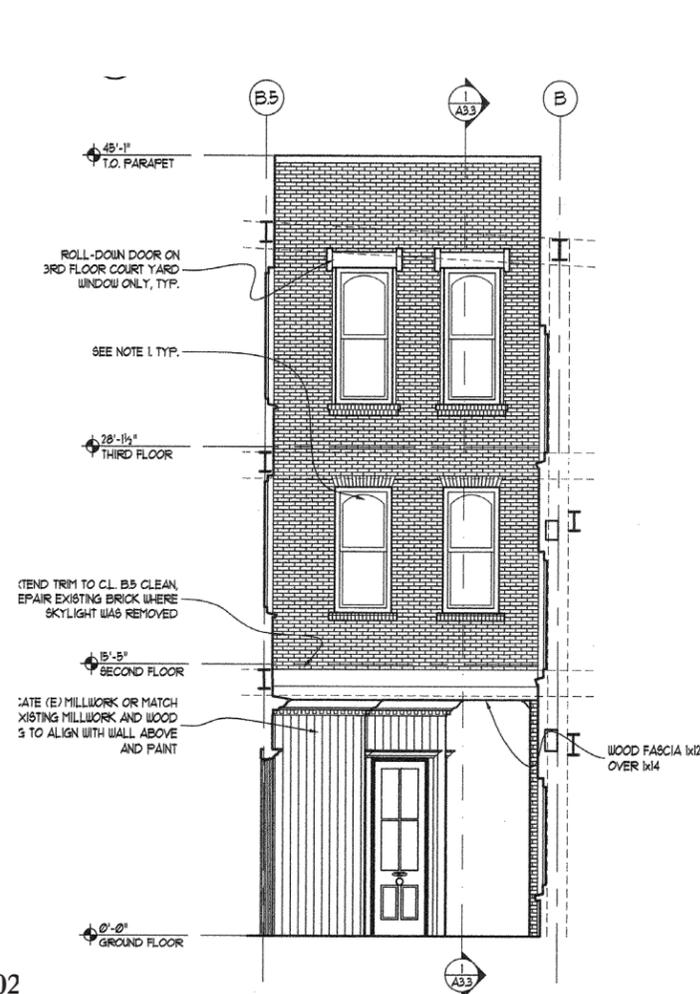
Proposed Approach

The current approach is to use stucco for the exterior finish of the courtyard facades and meta-clad wood doors and windows.

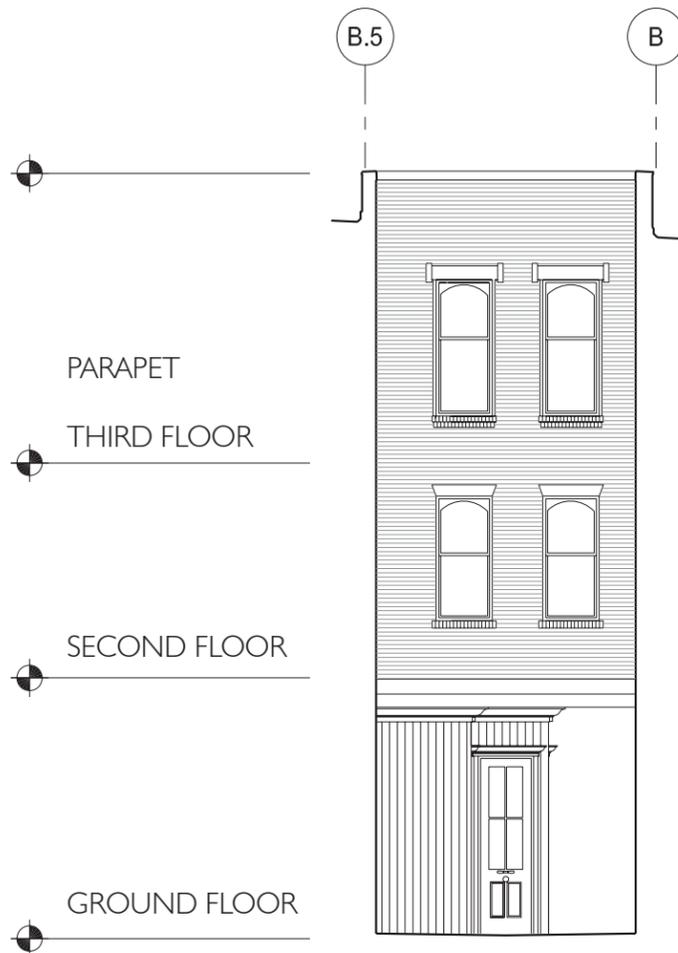


COURTYARD FACADES

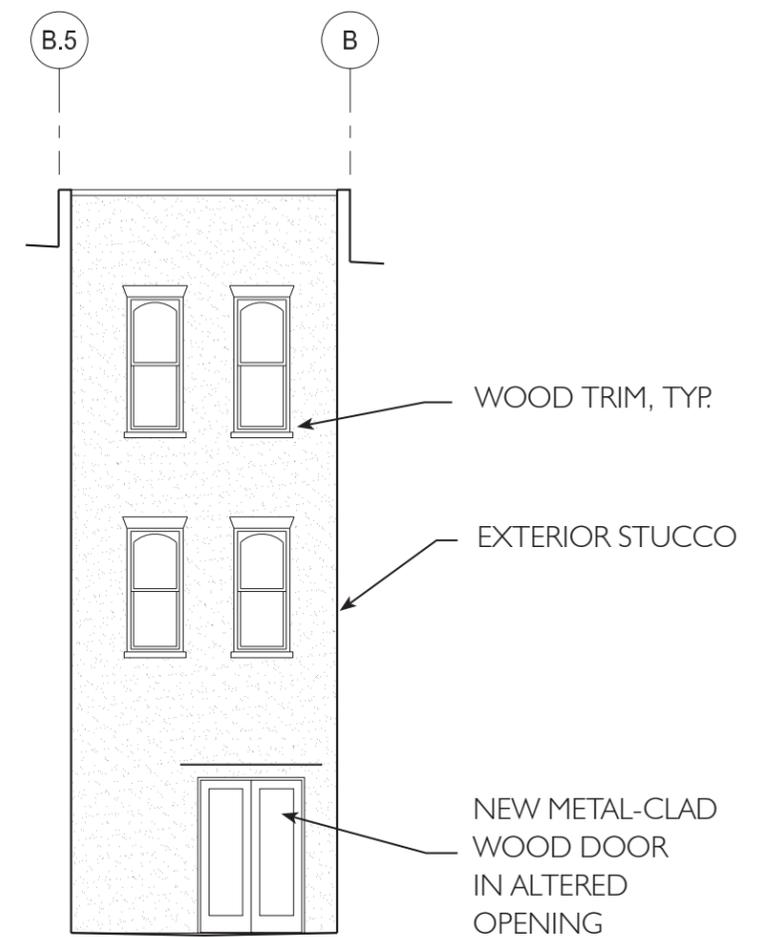
WEST COURTYARD FACADE



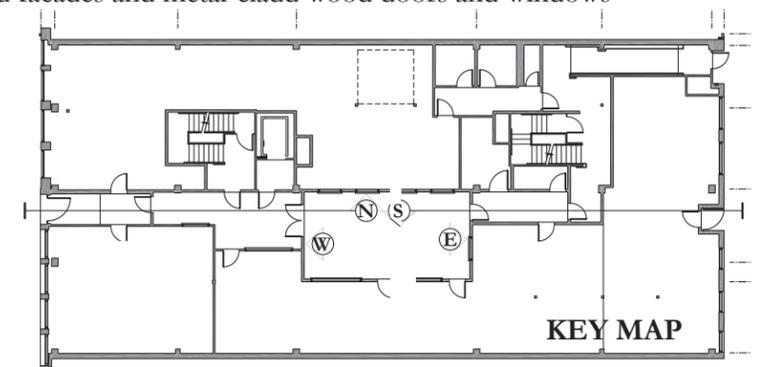
2002
No historic photos or drawings of the courtyard elevations have been found. The elevation above is from the 2002 drawing set produced by Heller Manus Architects and represents the earliest elevation available.



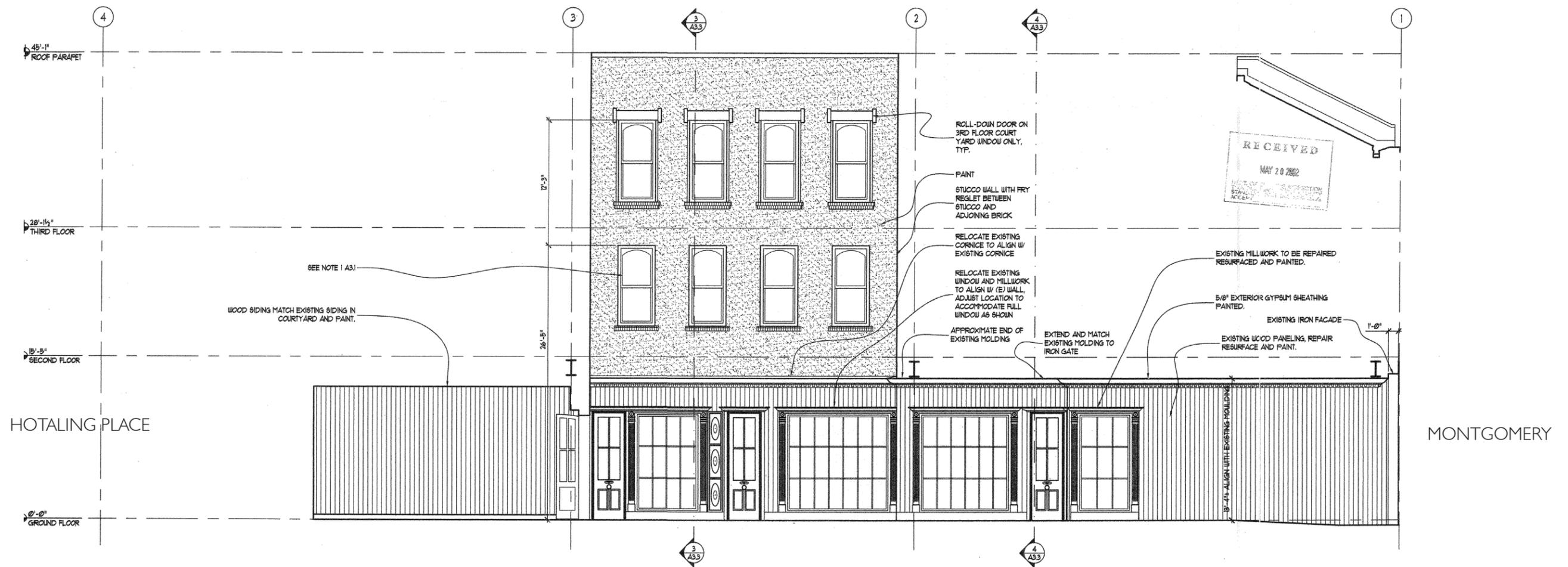
2005 Certificate of Appropriateness Approval
Under the previous CofA, brick veneer, wood siding, and stucco were approved for the exterior side of the courtyard walls.



Proposed Approach
The current approach is to use stucco for the exterior finish of the courtyard facades and metal-clad wood doors and windows



SOUTH COURTYARD FACADE: PERMIT DRAWINGS 2002



COURTYARD ELEVATIONS

Elevation from 2002

No historic photos or drawings of the courtyard elevations have been found. The elevation above is from the drawing set produced by Heller Manus Architects and represents the existing condition in 2002, prior to interior demolition.

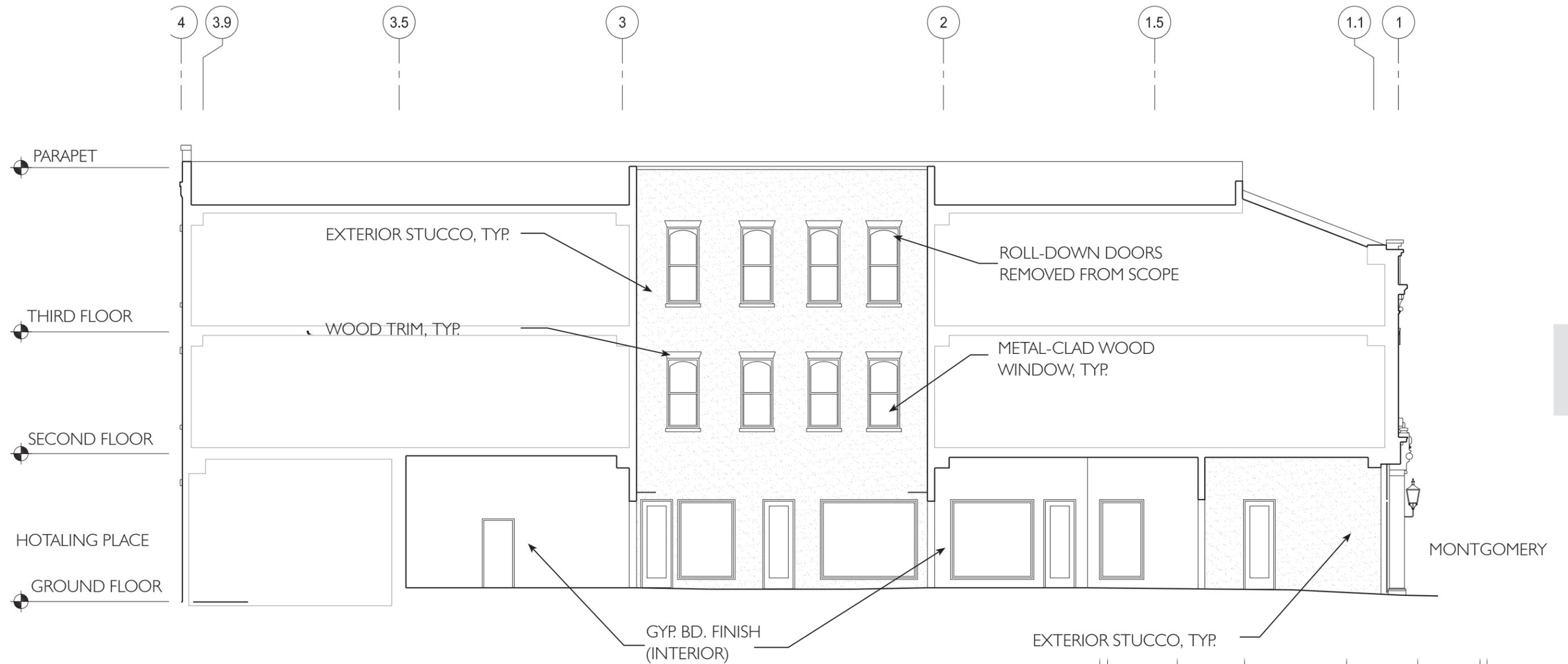
PREVIOUSLY APPROVED SCOPE AT SOUTH COURTYARD FACADE



2005 Certificate of Appropriateness Approval

Under the previous CofA, brick veneer, wood siding, and stucco were approved for the exterior side of the courtyard walls.

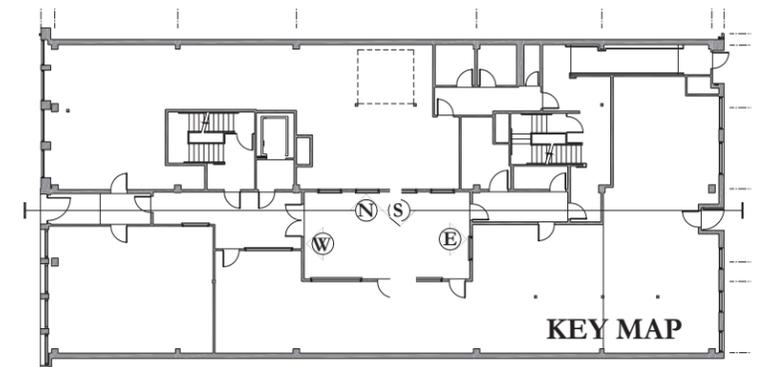
PROPOSED SCOPE AT SOUTH COURTYARD FACADE



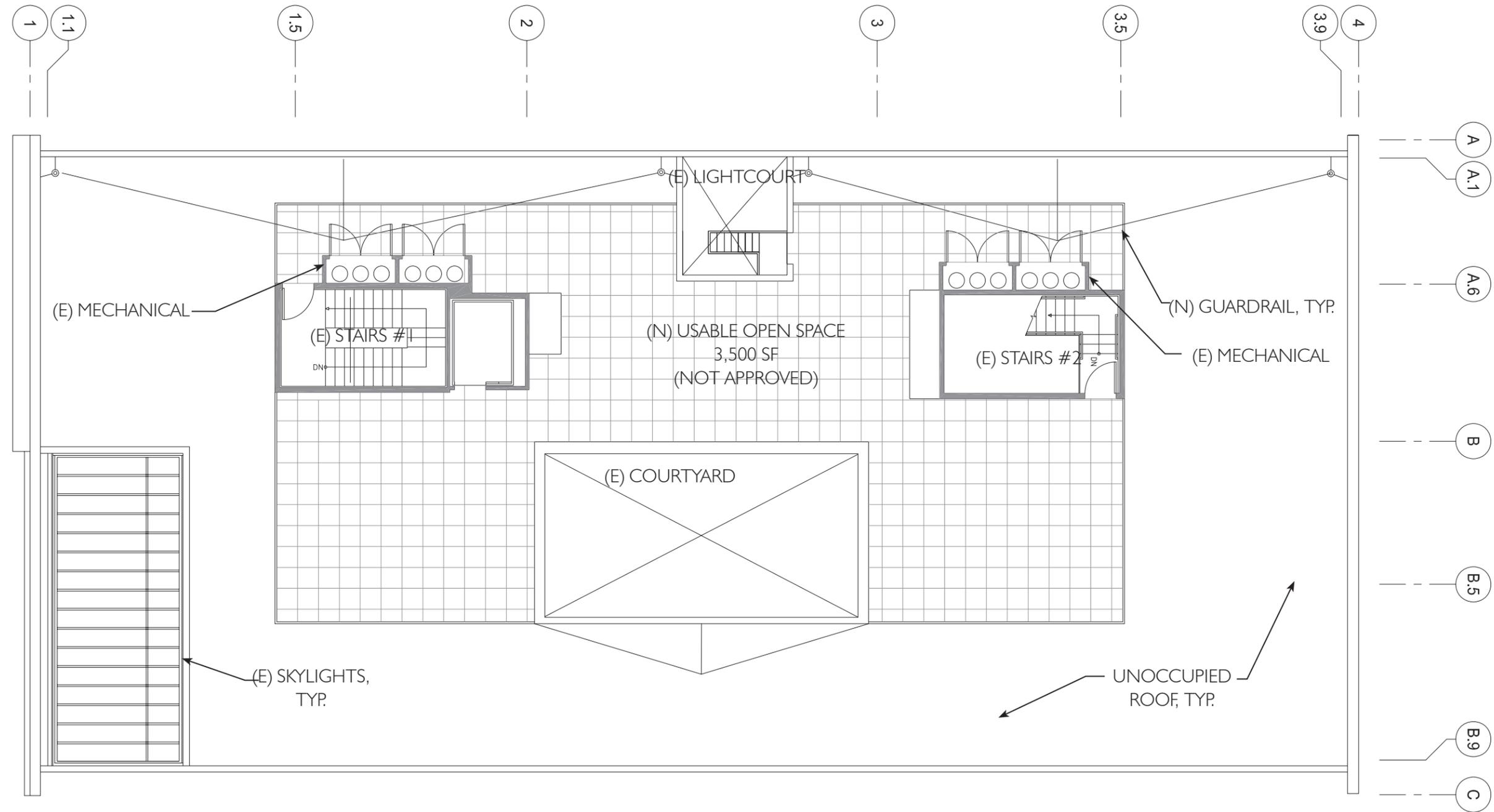
COURTYARD ELEVATIONS

Proposed Approach

The current approach is to use stucco for the exterior finish of the courtyard facades. Doors and windows proposed for the courtyard facades will be metal-clad wood. Roll-down doors that were part of the 2005 approvals are no longer required by code and have been removed from the scope of work. The courtyards were originally designed as open space, accessible to the public. With this rehabilitation, the courtyard will be accessible only to the commercial tenants and residents of the building.



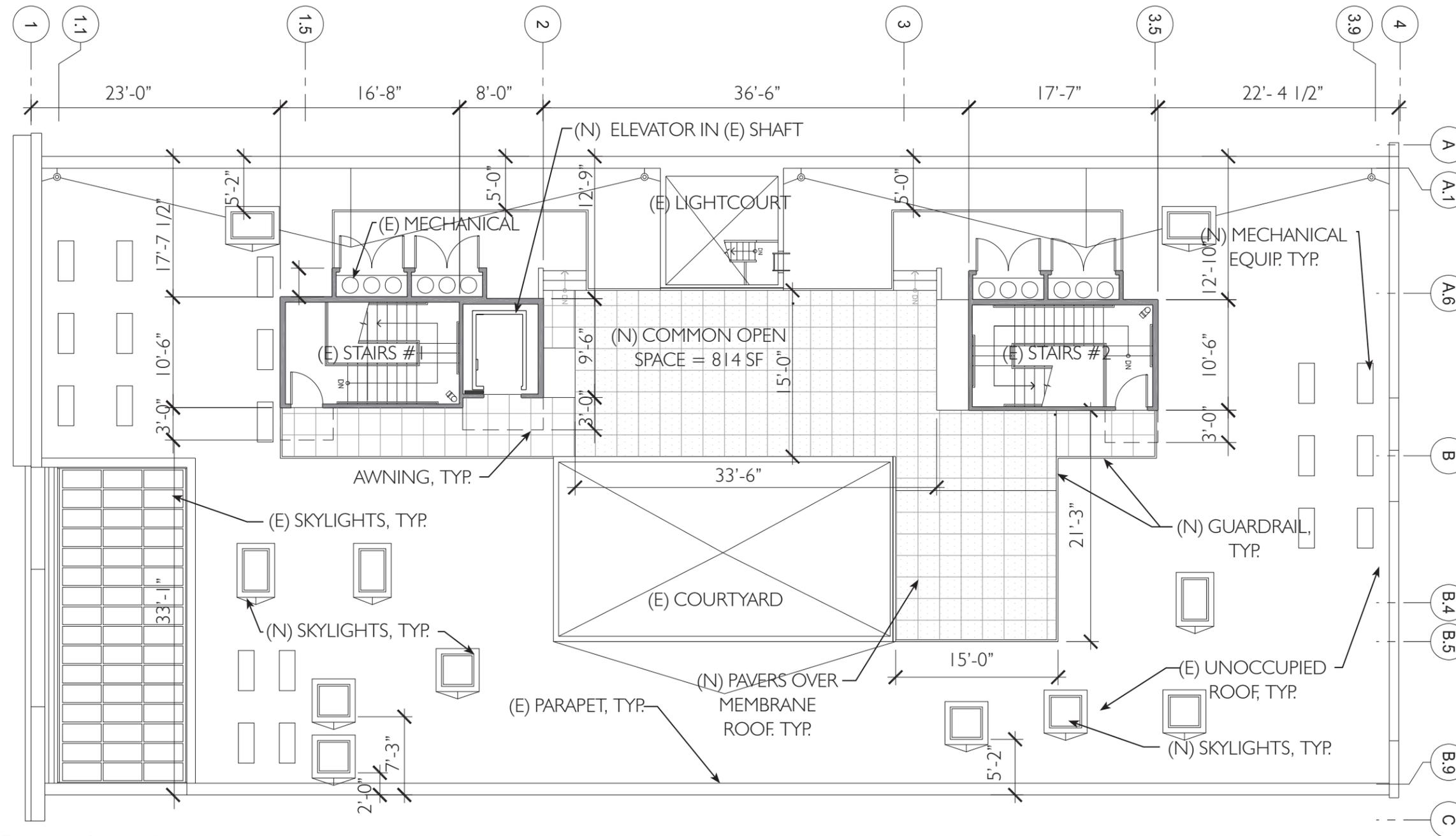
PREVIOUSLY APPROVED SCOPE AT ROOF



2005 Certificate of Appropriateness Approval

Under the previous CofA, a 3,500 Sq. Ft. roof deck for usable open space was requested, but was removed from scope in the final Conditions of Approval.

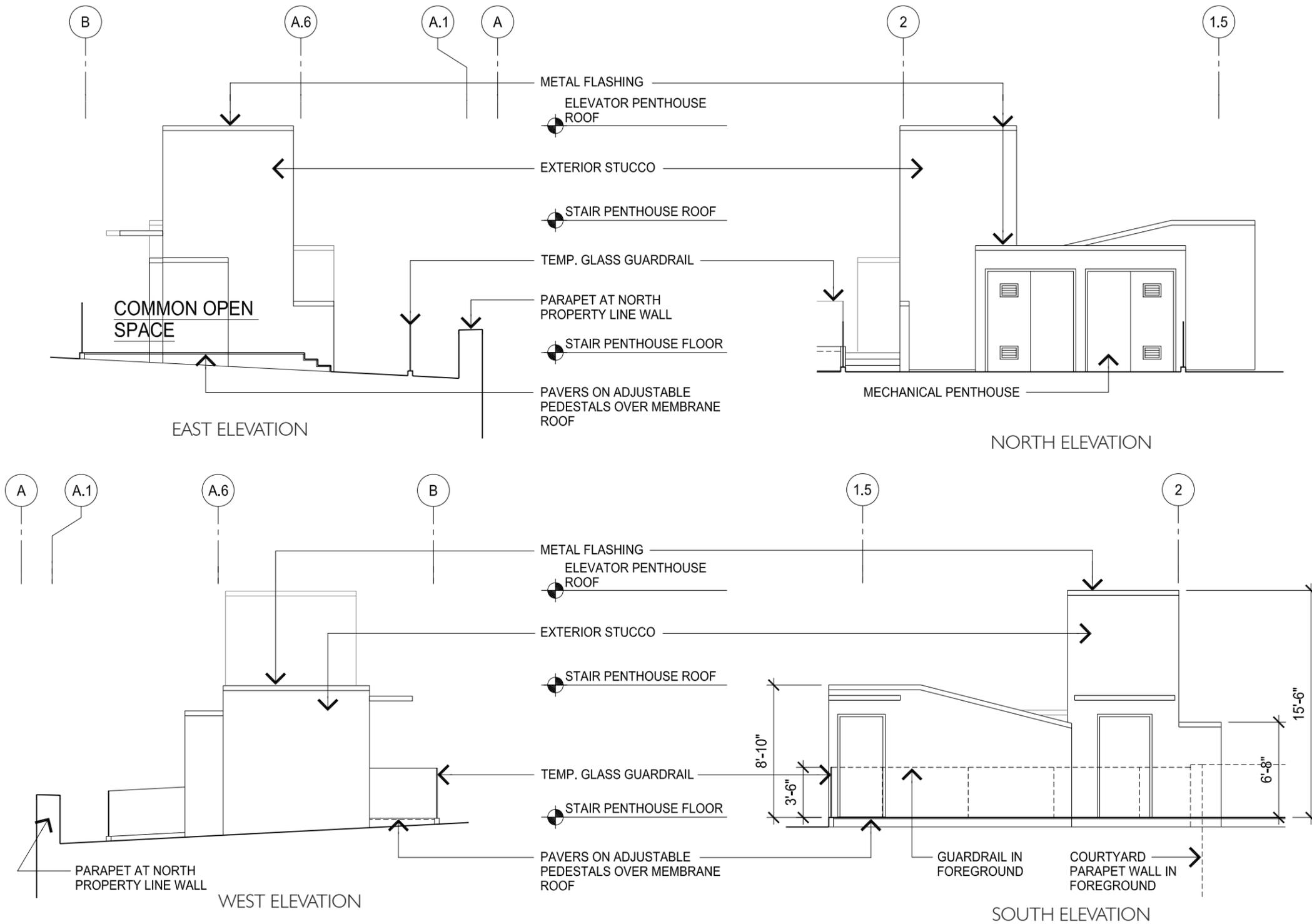
PROPOSED SCOPE AT ROOF



Proposed Approach

The proposed project includes an 814 Sq. Ft. common area roof deck. The roof deck surface material and handrails will be designed to harmonize with the stair and elevator rooftop projections and not create or contribute to any inappropriate visual clutter. The common open space will serve all 12 residential units and requires ADA elevator access. The new elevator will be 15'-6" from the finish roof deck surface. The elevator penthouse will have a stucco wall finish and a built-up roof.

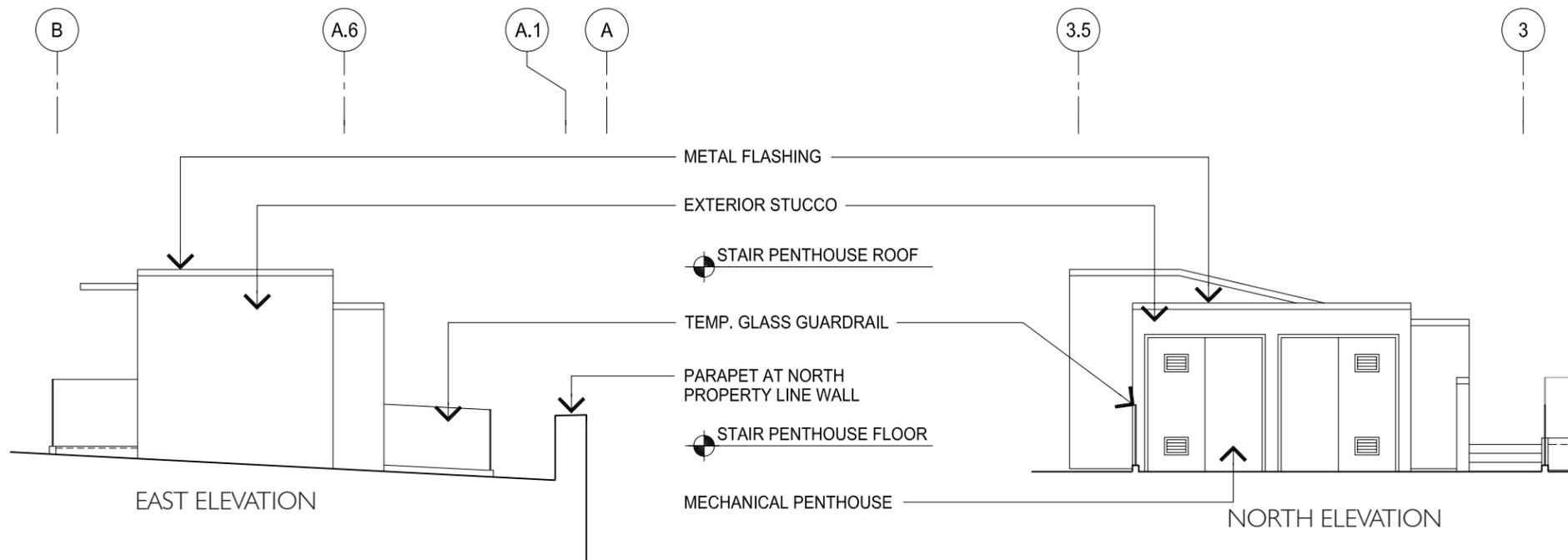
ROOF: STAIR # 1 AND ELEVATOR ELEVATIONS



ELEVATOR:
Architectural Elevator Consulting, LLC, has been retained to assist in determining the optimal elevator for this building. The elevator shaft designed by the previous architect was smaller in size than the typical mixed-use building elevator system. Because of this situation, a custom component system was researched and recommended by the elevator consultant. No one particular elevator manufacturer has a standard "off the shelf" system that can be adapted to the existing framed elevator shaft. Thus no standard technical information sheets exists for the individual elevator component system proposed.

The elevator system recommended by the consultant is a roped hydraulic elevator system. Based upon the normal components needed to install and operate this roped hydraulic elevator system, the typical height of the proposed elevator roof penthouse from the FINISH FLOOR CAB THRESHOLD AT THE ROOF DECK TO THE EXTERIOR TOP OF THE PENTHOUSE IS 15'-6".

ROOF: STAIR #2 ELEVATIONS

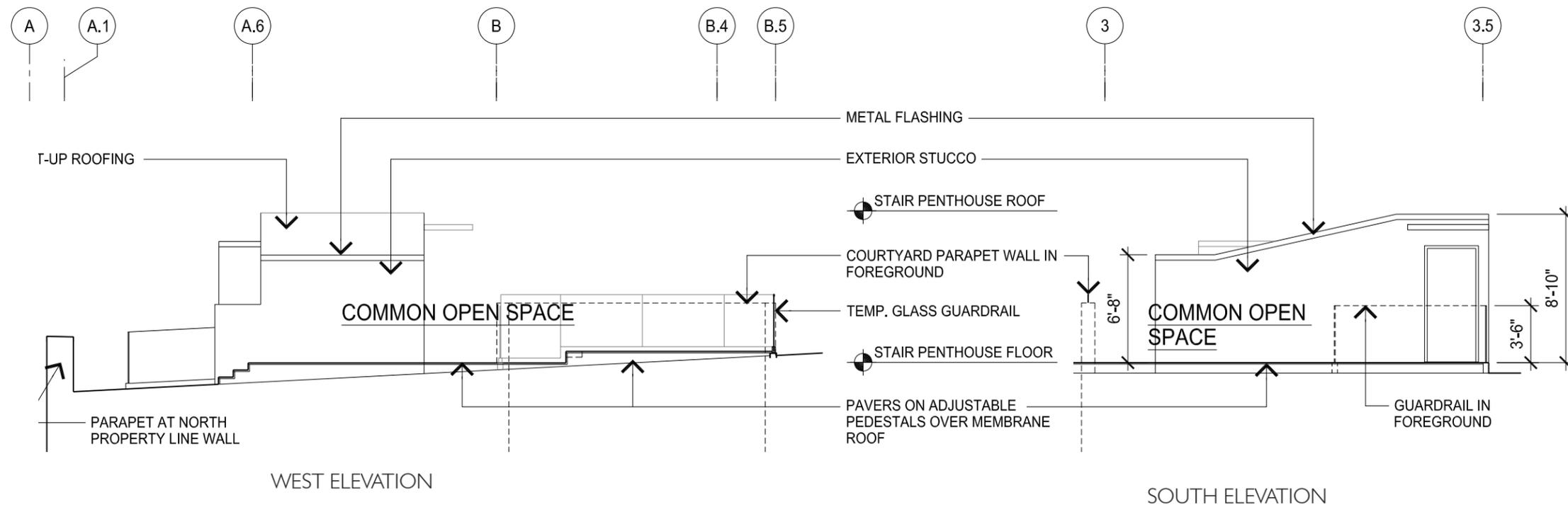


Area of Roof = 6,931 SF
(Minus Lightcourts)

Rooftop projects:

- Stair #1 Penthouse = 178 SF
- Mech. Penthouse #1 = 38 SF
- Mech. Shaft = 12 SF
- Elevator Penthouse = 69 SF
- Stair #2 Penthouse = 180 SF
- Mech. Penthouse #2 = 38 SF
- Mech. Shaft = 31 SF
- Mechanical Equip. = 103 SF

Total Area Projections = 651 SF
Percentage Projections = 9.4%



SIGHT STUDIES



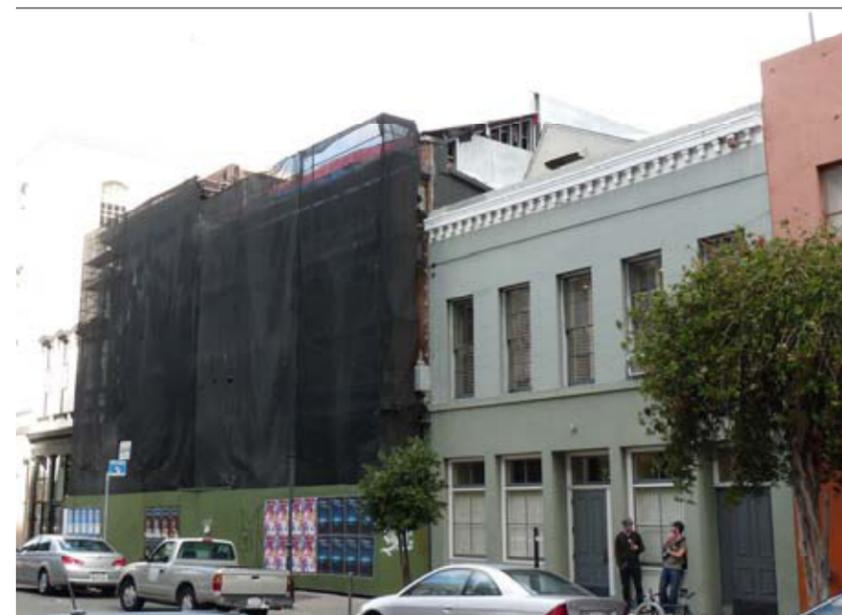
VIEW A



VIEW B



VIEW C

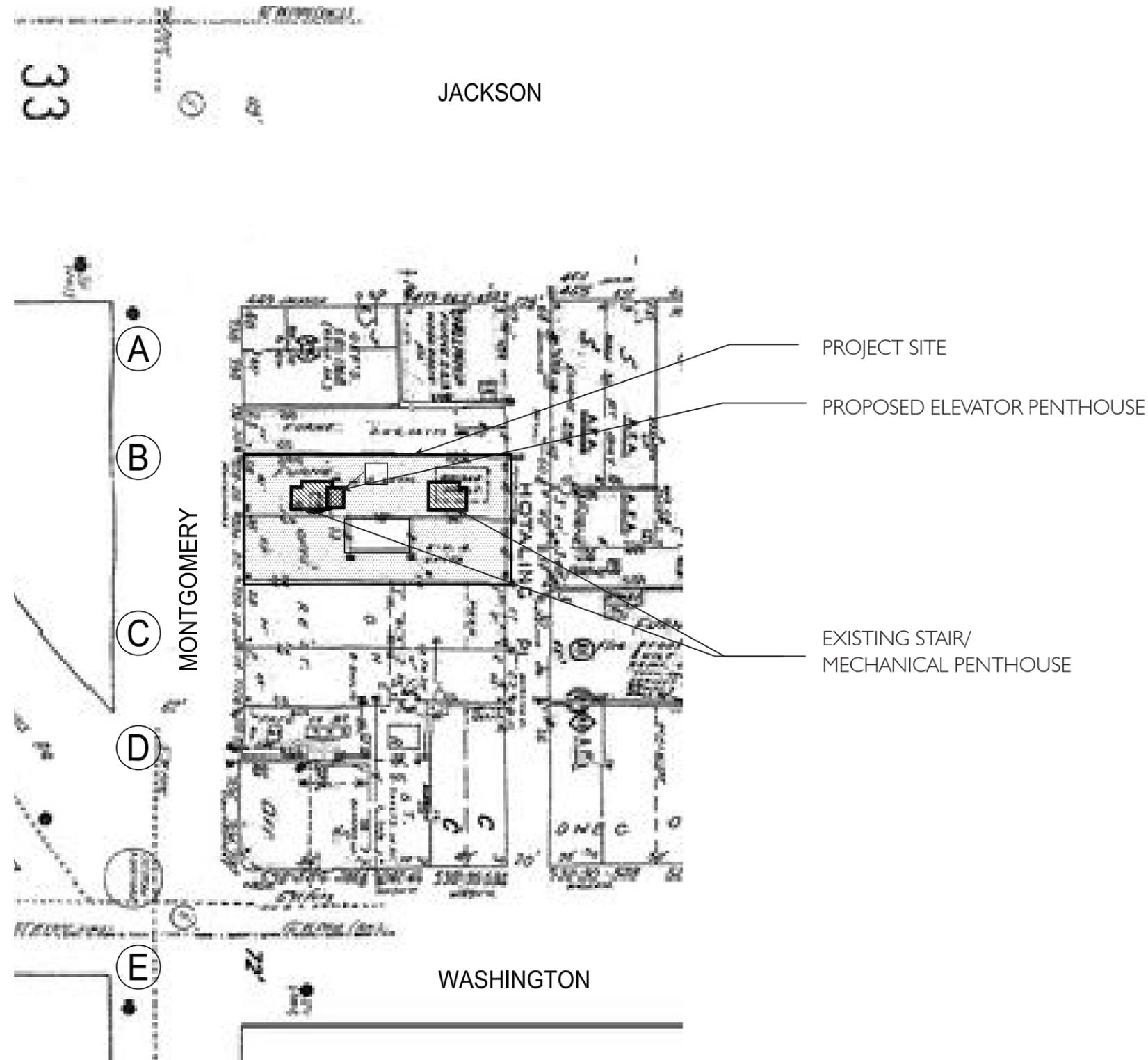


VIEW D



VIEW E (Storey poles were outlined in red for clarity)

SIGHT STUDIES



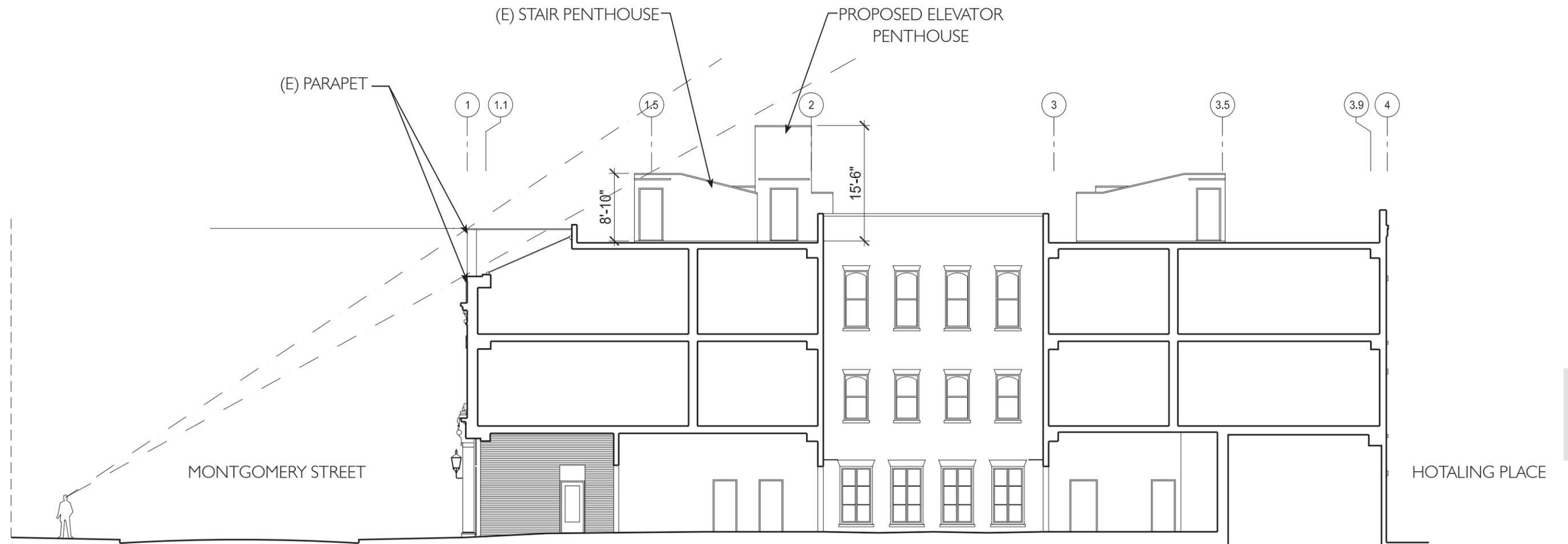
Elevator Penthouse Visibility Study

The top of the proposed elevator penthouse is at +15'-6" above the existing top stair landing.

Story poles were erected to simulate location and height of the penthouse and photographs were taken to determine their impact.

The poles were not visible from across Montgomery Street. See photographs A - D. The Poles are visible from the southeast corner of Montgomery and Washington.

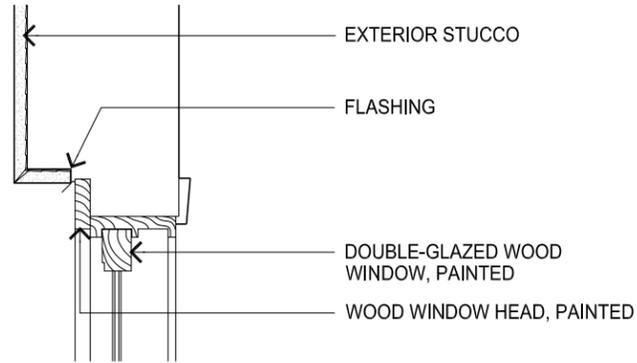
SIGHT STUDIES



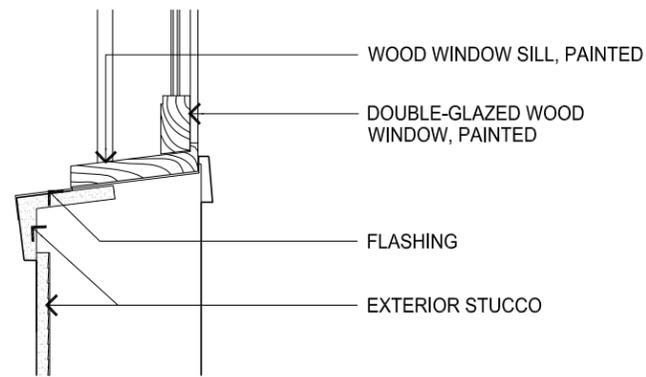
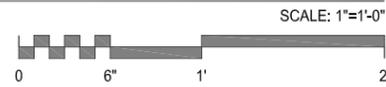
SIGHT STUDIES

WINDOWS

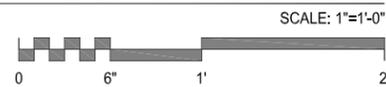
PROPOSED WINDOWS AT HOTALING PLACE



WINDOW HEAD (JAMB SIM.)



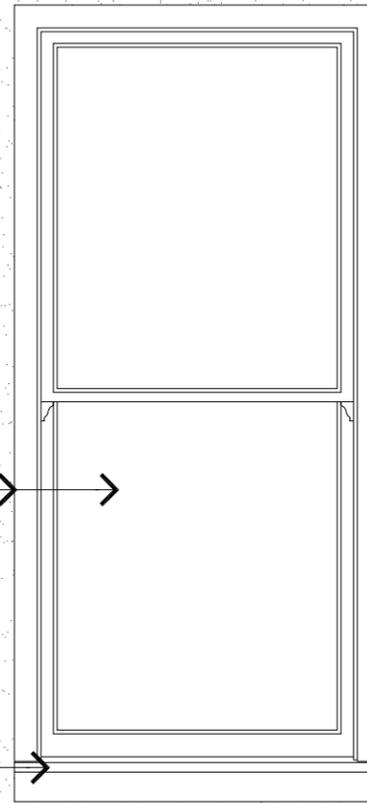
WINDOW SILL



EXTERIOR STUCCO →

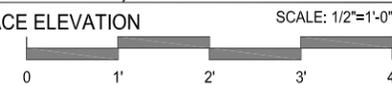
DOUBLE-GLAZED, PAINTED WOOD WINDOW AND FRAME WITH OGEE LUGS →

FLASHING →



WINDOW ELEVATION (HOTALING)

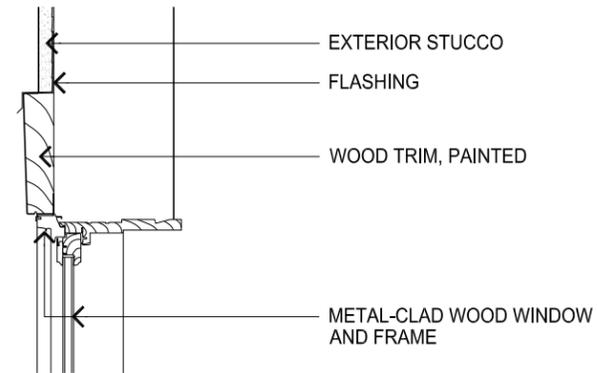
REFER TO C/A-2 FOR HOTALING PLACE ELEVATION



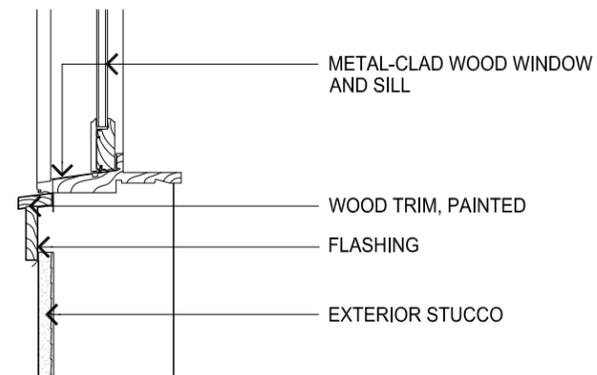
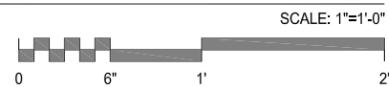
PHOTOGRAPH OF SAMPLE MOCK-UP

WINDOWS

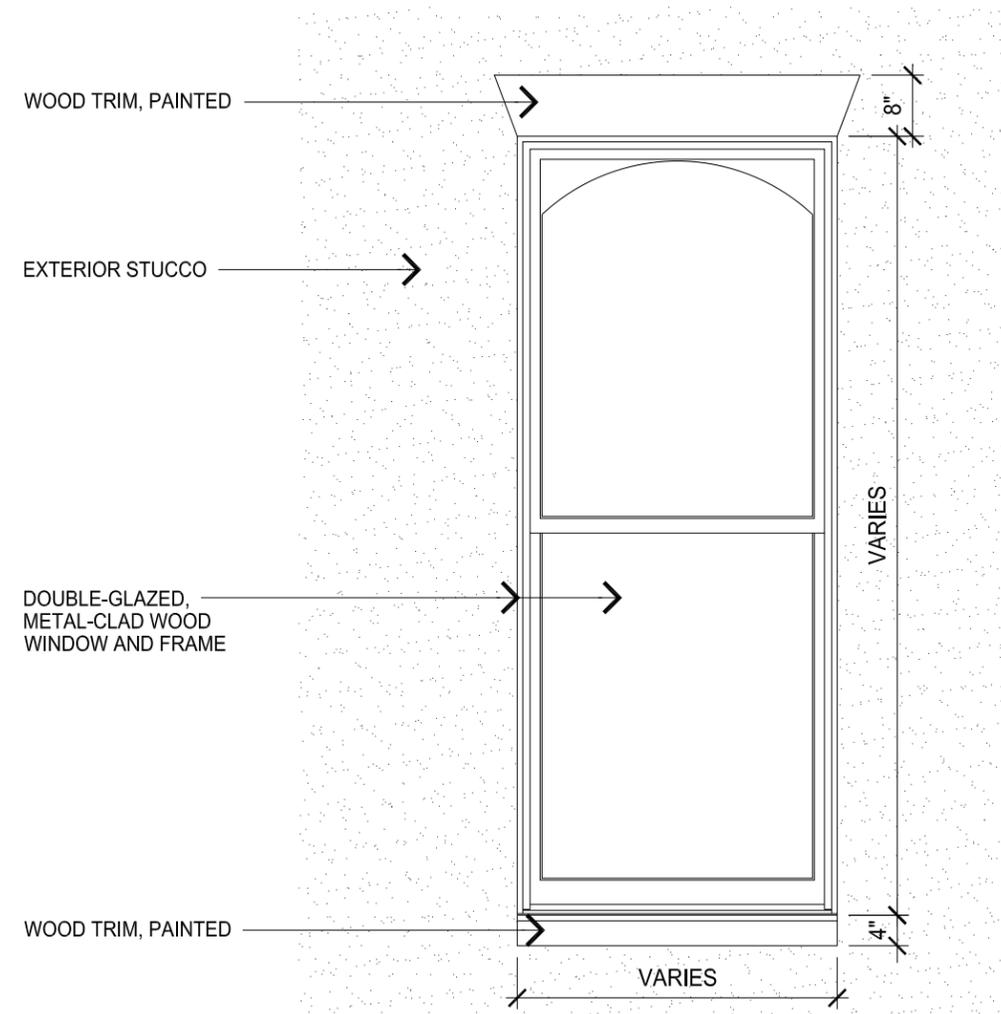
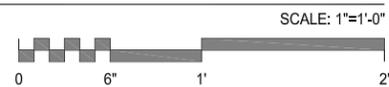
PROPOSED WINDOWS AT COURTYARD



WINDOW HEAD (JAMB SIM.)



WINDOW SILL

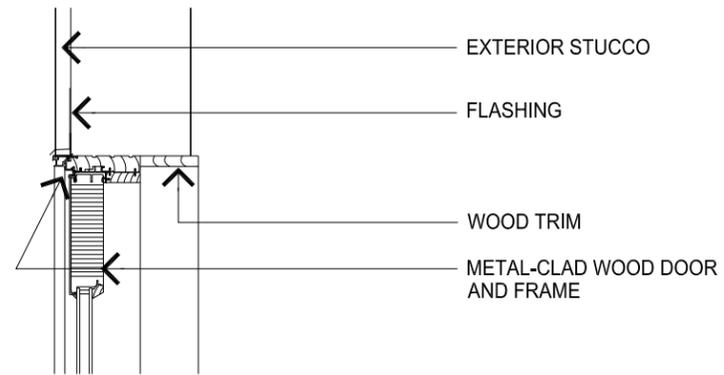


WINDOW ELEVATION (COURTYARD)

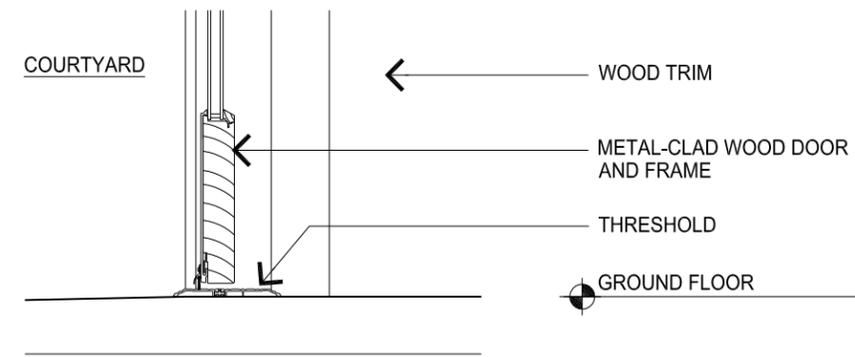
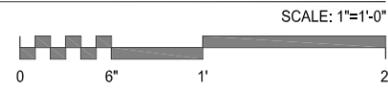


DOORS

PROPOSED DOORS AT COURTYARD



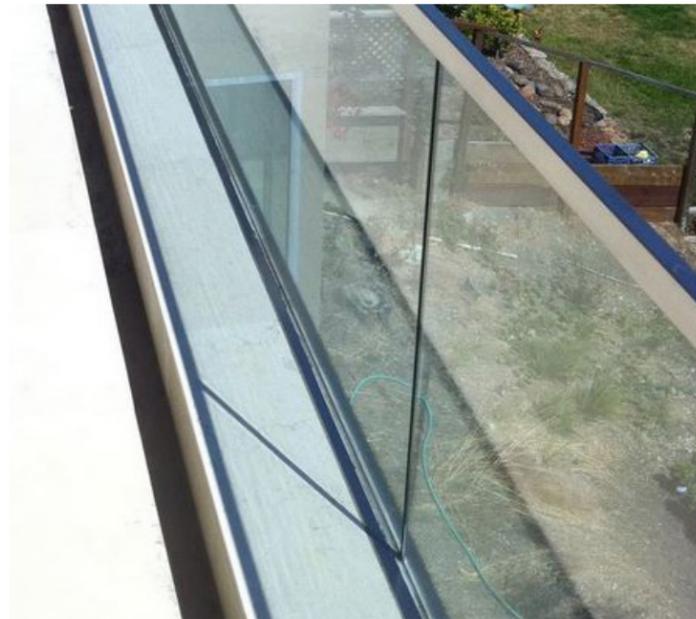
DOOR HEAD (JAMB SIM.)



DOOR SILL



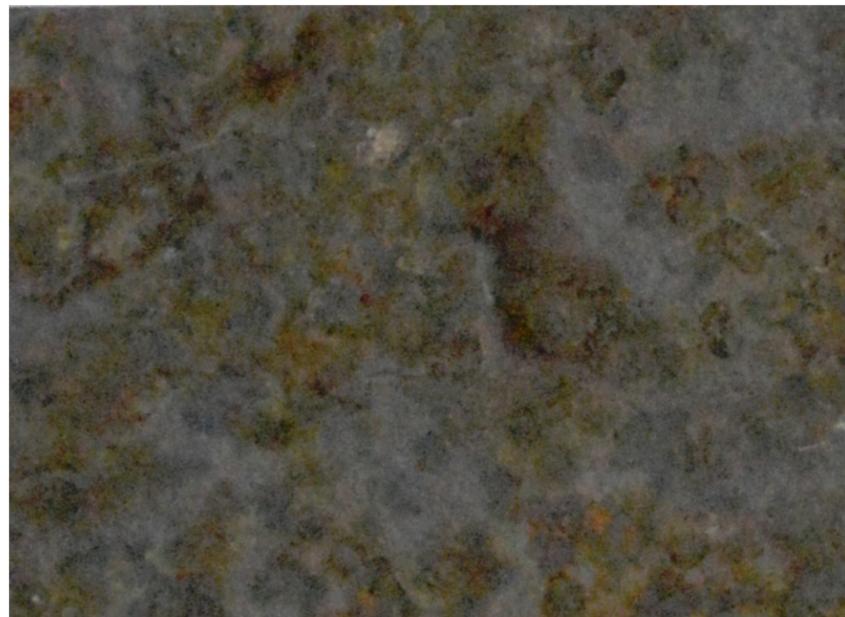
EXTERIOR STUCCO: SMOOTH FINISH, DOVER SKY COLOR



GLASS GUARDRAIL: SAMPLE IMAGE

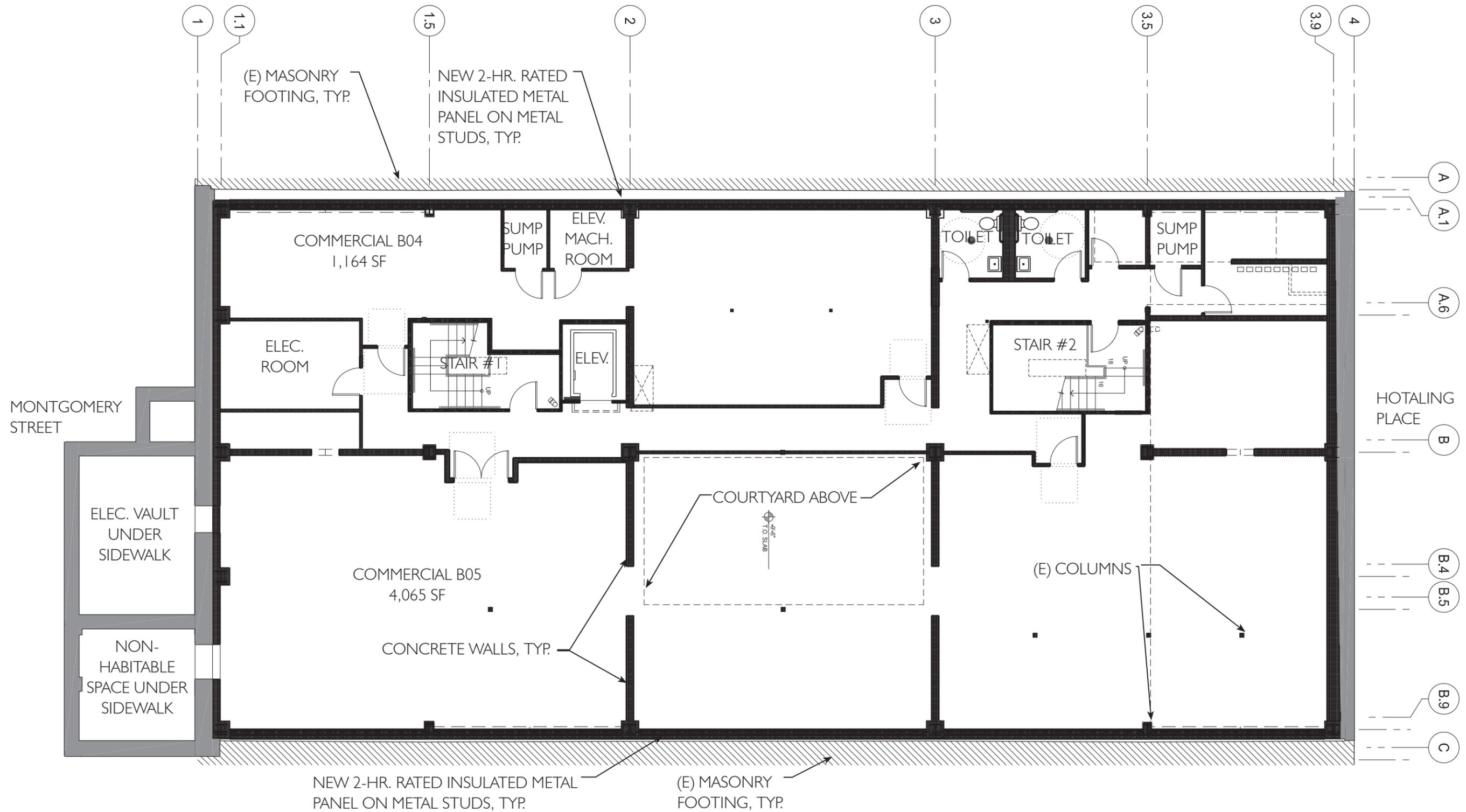


METAL PANEL: PEARL GRAY

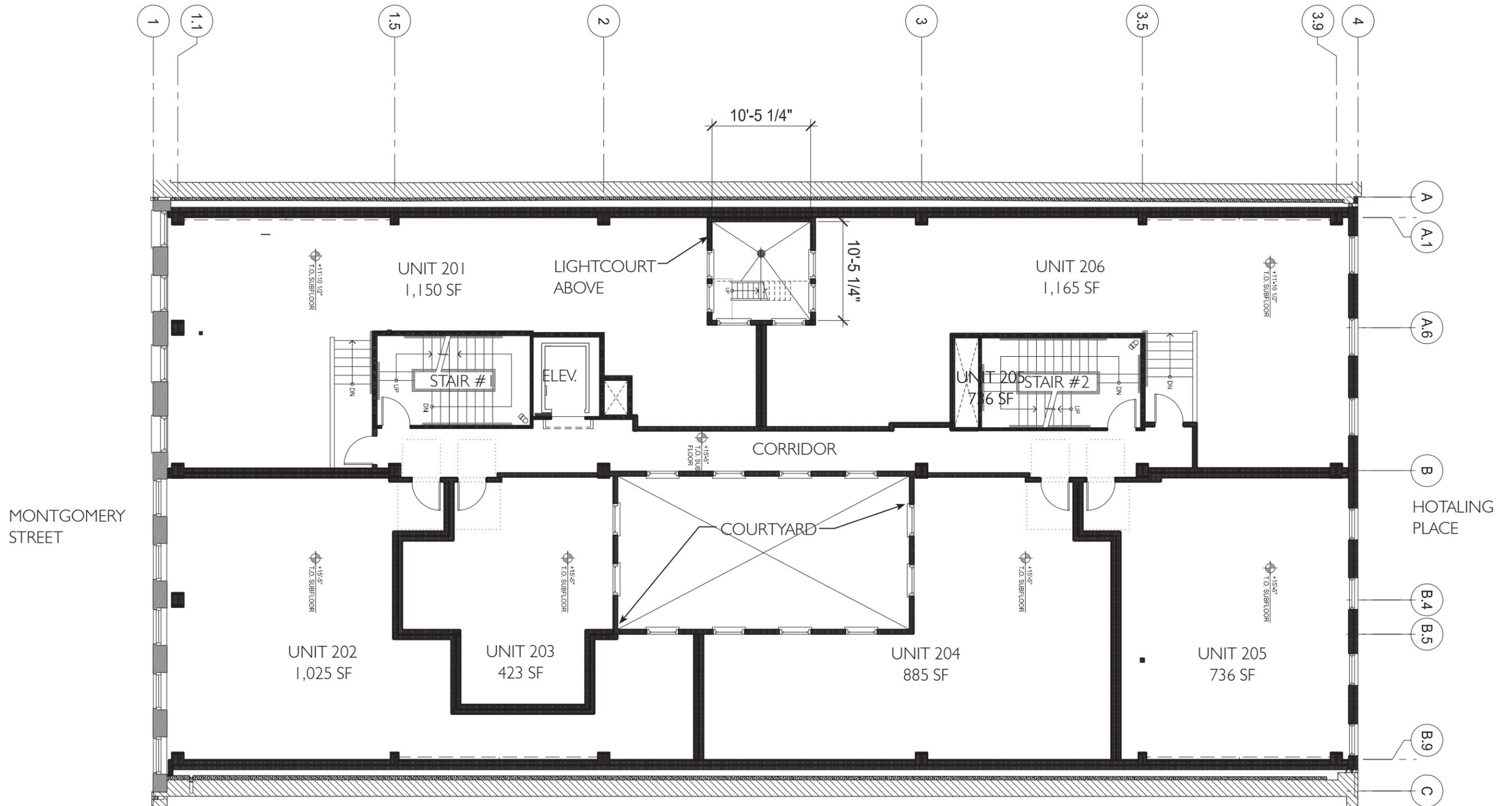


PAVER TILE: MULTI-COLOR SLATE

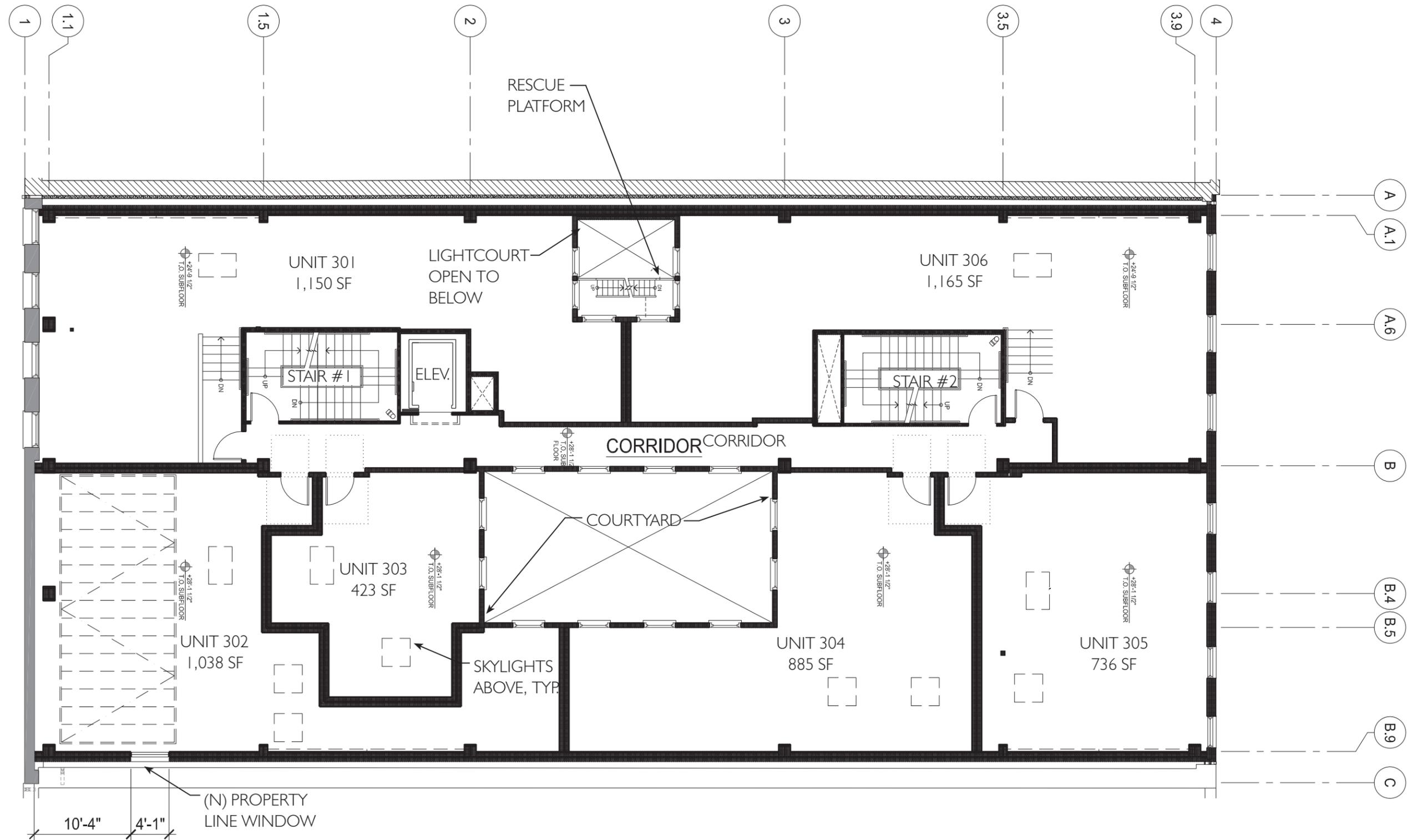
PROPOSED PLANS: BASEMENT



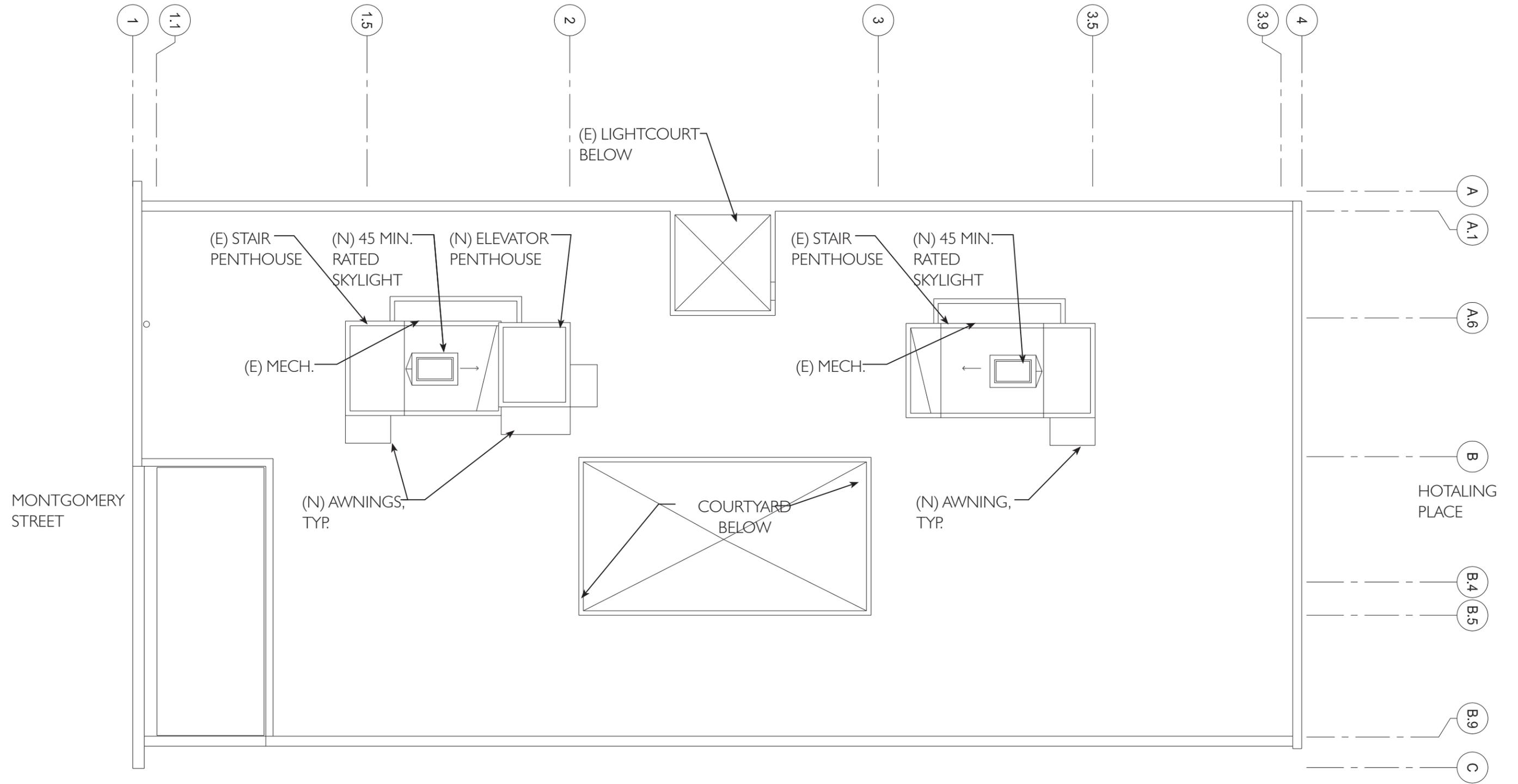
PROPOSED PLANS: SECOND FLOOR

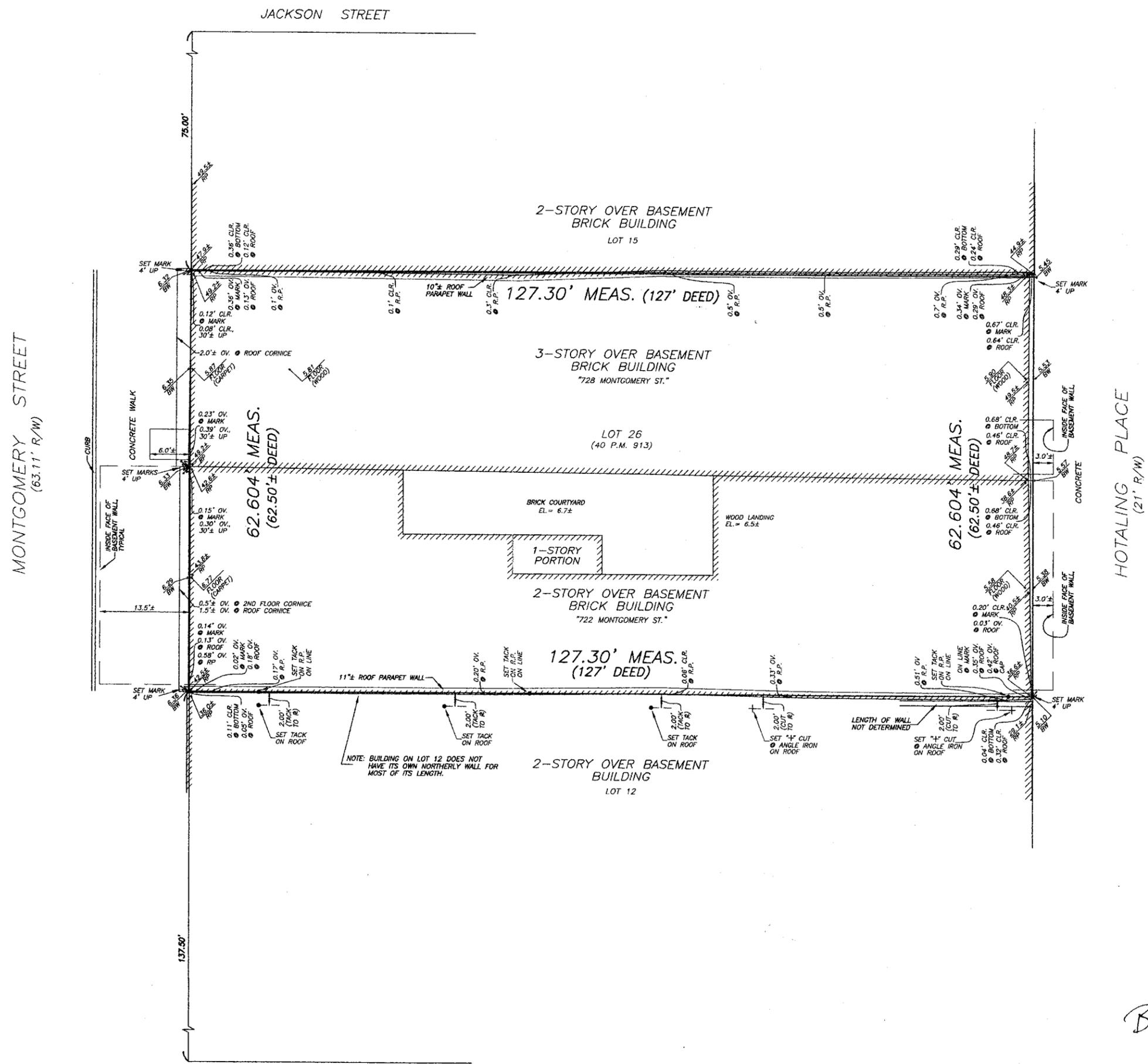


PROPOSED PLANS: THIRD FLOOR



PROPOSED PLANS: PENTHOUSE ROOF PLAN





LEGEND
 CLR. CLEAR
 OV. OVER
 BW. BACK OF WALK
 RP. ROOF PARAPET
 MEAS. MEASURED
 EL. ELEVATION
 E. PROPERTY LINE
 R.P. ROOF PARAPET

SURVEY REFERENCE
 CHICAGO TITLE COMPANY POLICY NO. 1560139 DATED OCTOBER 24, 1997.
 THE FOLLOWING ARE EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED TITLE REPORT:
 1. ENCROACHMENT AGREEMENT RECORDED DECEMBER 15, 1927, IN BOOK 1574, PAGE 381, OFFICIAL RECORDS. SAID AGREEMENT ALLOWS THE BUILDING ON THE SUBJECT PROPERTY TO ENCROACH OVER THE NORTHERLY PROPERTY LINE.
 2. EASEMENT IN FAVOR OF THE "MASONS" TO POST AND MAINTAIN A MEMORIAL PLAQUE ON THE BUILDING FACE OF 726 MONTGOMERY STREET RECORDED JANUARY 13, 1960, IN BOOK A76, PAGE 492, OFFICIAL RECORDS.
 3. NOTICE OF DESIGNATION OF LANDMARK RECORDED MARCH 10, 1968, IN BOOK B318, PAGE 677 AND IN BOOK 9318, PAGE 678, OFFICIAL RECORDS.
 4. STREET ENCROACHMENT AGREEMENT TO INSTALL AND MAINTAIN A CHAIN ACROSS EACH END OF HOTALING PLACE; RECORDED NOVEMBER 16, 1970, IN BOOK B469, PAGE 673, OFFICIAL RECORDS.
 5. NOTICE OF DESIGNATION OF HISTORIC DISTRICT RECORDED APRIL 23, 1974, IN BOOK B878, PAGE 14 AND IN BOOK B878, PAGE 15, OFFICIAL RECORDS.

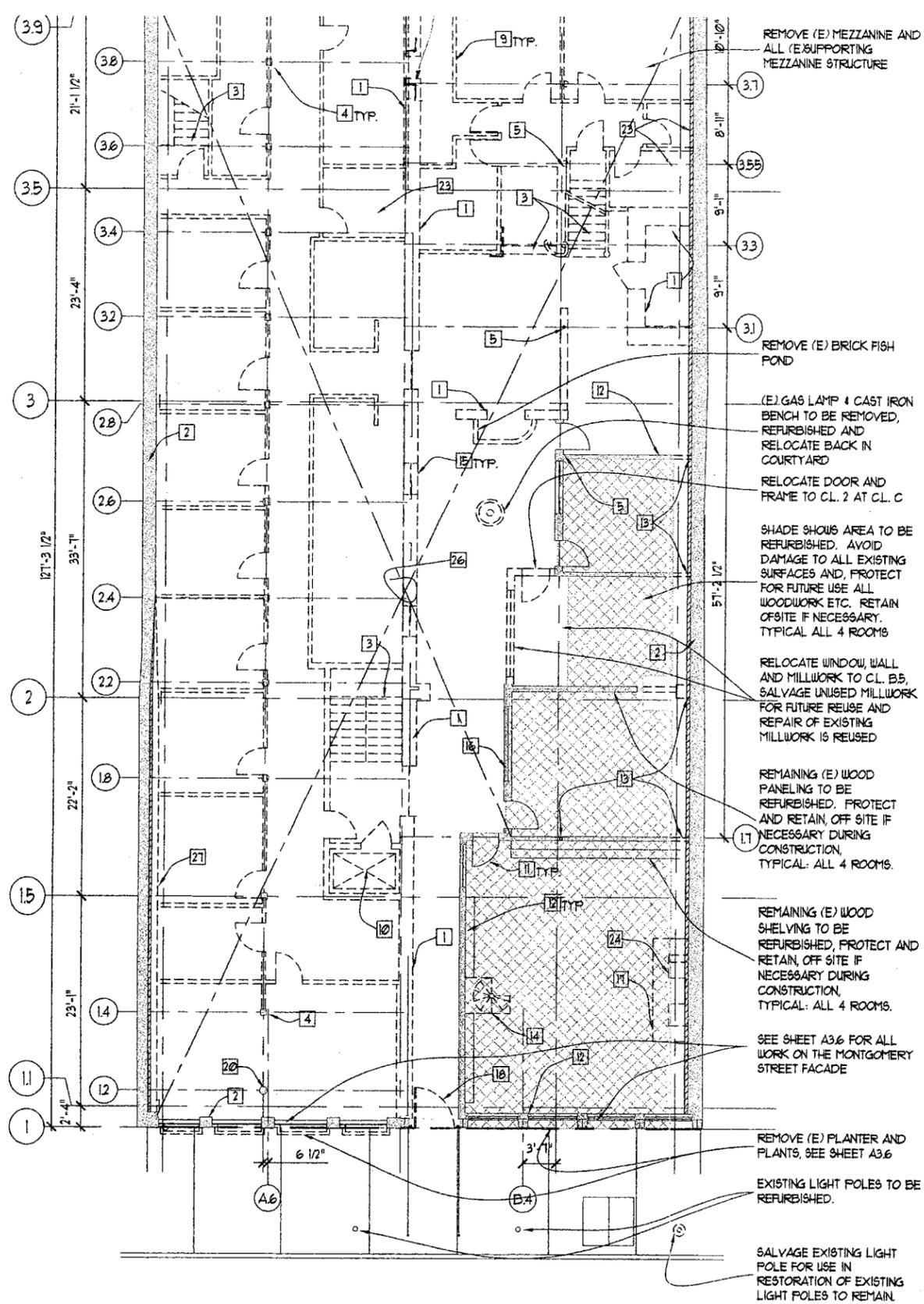
BASIS OF SURVEY
 1. CITY OF SAN FRANCISCO MONUMENT MAP NO. 4 ON FILE IN THE OFFICE OF THE CITY ENGINEER.
 2. BLOCK DIAGRAM OF 50 VARA BLOCK 50 DATED JUNE 12, 1908, FILED IN BOOK 24A, PAGE 12, IN THE OFFICE OF THE CITY ENGINEER.
 3. THAT CERTAIN PARCEL MAP RECORDED OCTOBER 30, 1891, IN BOOK 40 OF PARCEL MAPS, PAGE 913, COUNTY RECORDS.

GENERAL NOTES
 1. ELEVATIONS ARE ON SAN FRANCISCO CITY DATUM.
 2. DETAILS NEAR PROPERTY LINES ARE NOT TO SCALE.
 3. ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.

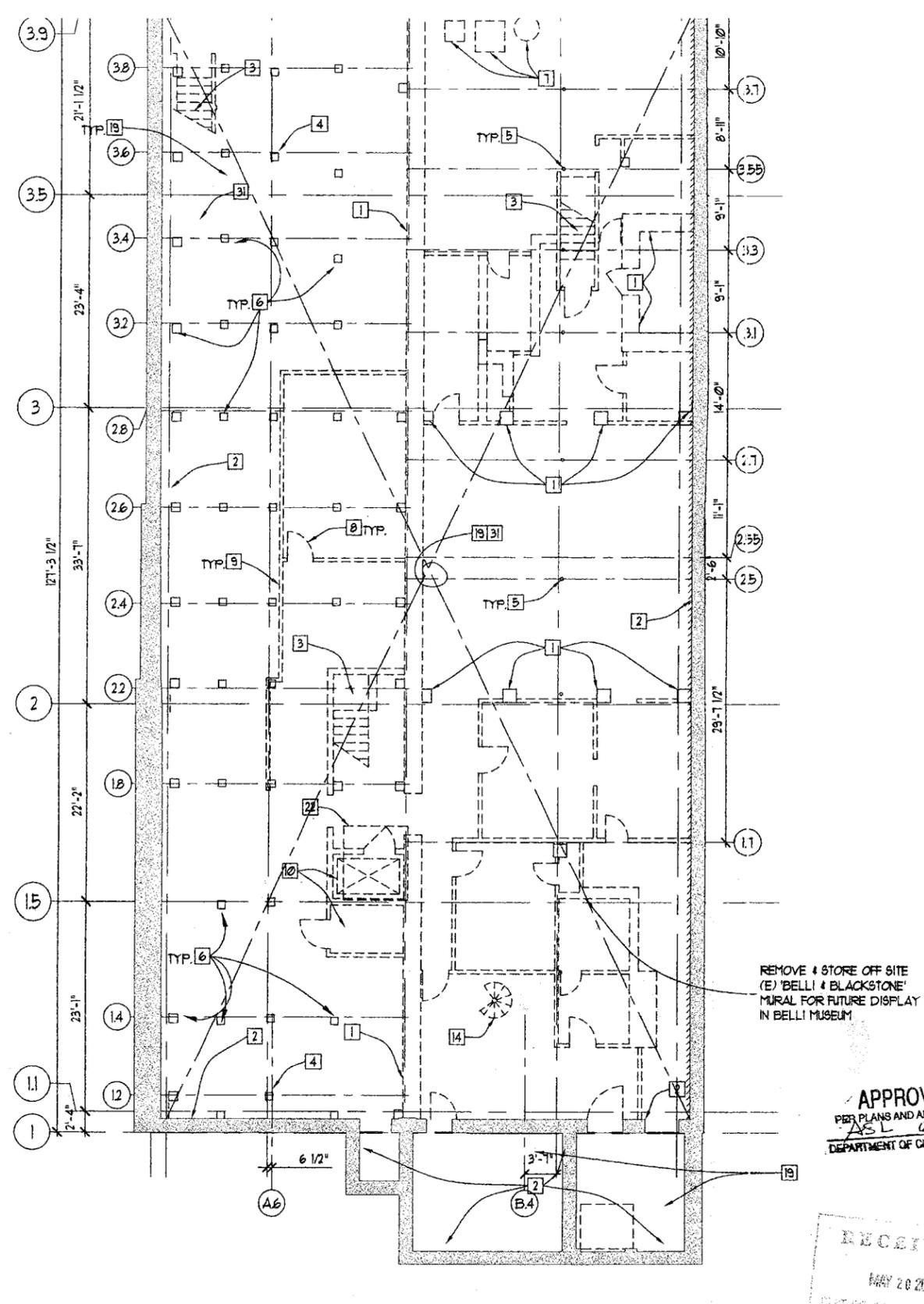
SURVEY
 OF A PORTION OF ASSESSOR'S BLOCK NO. 196
 FOR
NANCY BELLI

SAN FRANCISCO		CALIFORNIA
SCALE: 1" = 8'	DATE: 4/24/98	SURV: RG
SHEET: 1	MARTIN M. RON ASSOCIATES LAND SURVEYORS	DES.:
	501 SECOND STREET, SUITE 210 SAN FRANCISCO, CA 94107	DRW: JP
		CHK: BR





2 GROUND FLOOR DEMOLITION PLAN
1/8" = 1'-0"



1 BASEMENT FLOOR DEMOLITION PLAN
1/8" = 1'-0"

APPROVED
PER PLANS AND APPLICATION
ASL 6.3.03
DEPARTMENT OF CITY PLANNING

RECEIVED
MAY 20 2002
STATE OF CALIFORNIA
DEPARTMENT OF CITY PLANNING

DEMO NOTES

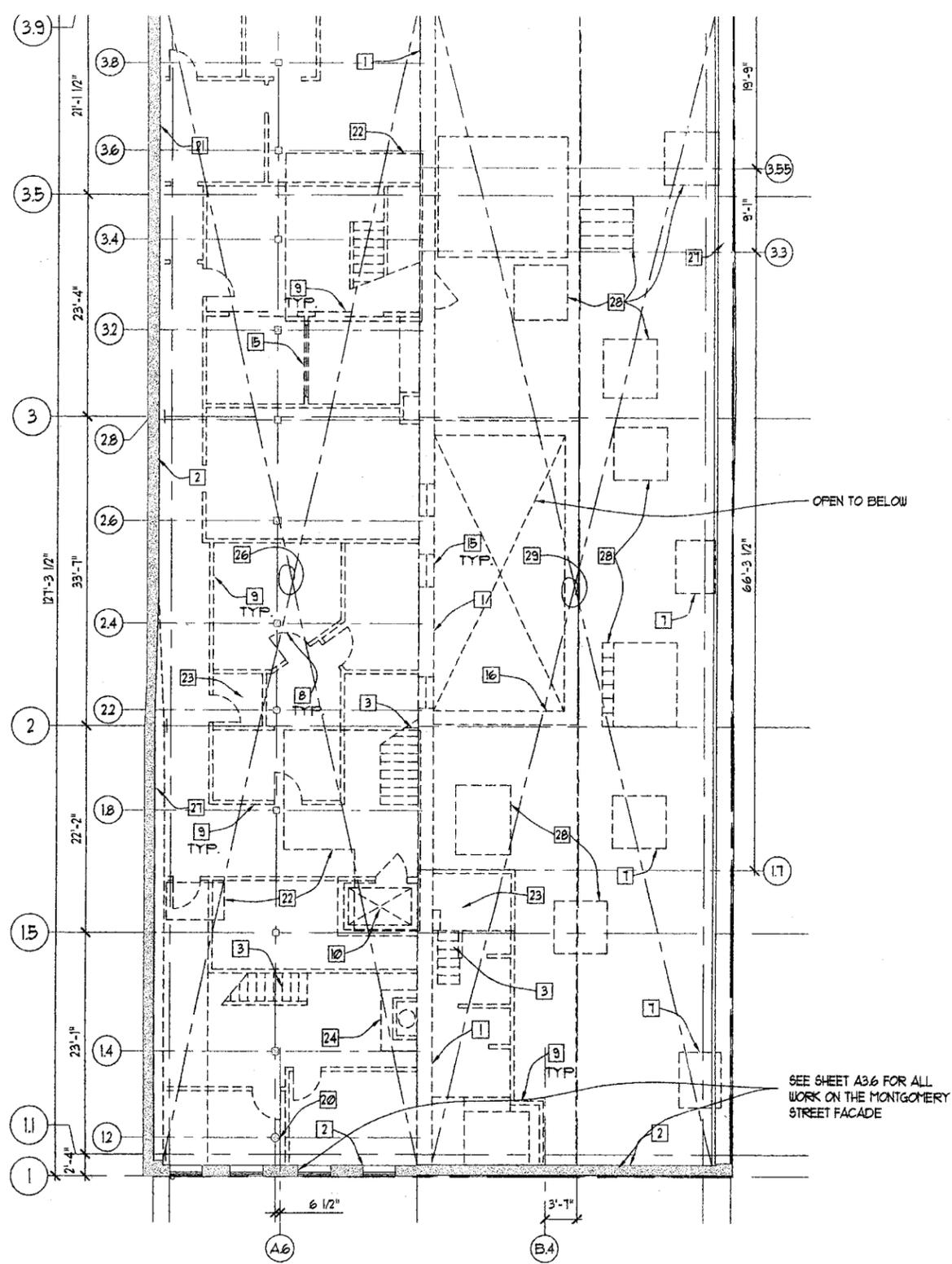
CONSTRUCTION REQUIRES THAT THE EXISTING JOISTS AND BEAMS BE REFRAMED, RAISED OR OTHERWISE MOVED. EXISTING JOISTS AND BEAMS TO BE RE-FURBISHED FOR REUSE IN NEW LOCATION

DEMO LEGEND (NOT ALL MAY BE USED IN THIS DRAWING)

(E) STUD WALL TO BE REFURBISHED - BRICK WALL TO REMAIN

KEY NOTES (NOT ALL KEYS MAY BE USED IN THIS DRAWING)

- REMOVE (E) BRICK WALL OR BRICK FOUNDATION AND SALVAGE FOR REUSE, PROVIDE SHORING WHERE
- REFURBISH WOOD STUD PARTITION AND WOOD SIDING FOR REUSE
- REMOVE (E) PLUMBING AND PLUMBING FIXTURES
- REMOVE (E) BRICK FACE & REFRAM



2 THIRD FLOOR DEMOLITION PLAN
1/8" = 1'-0"

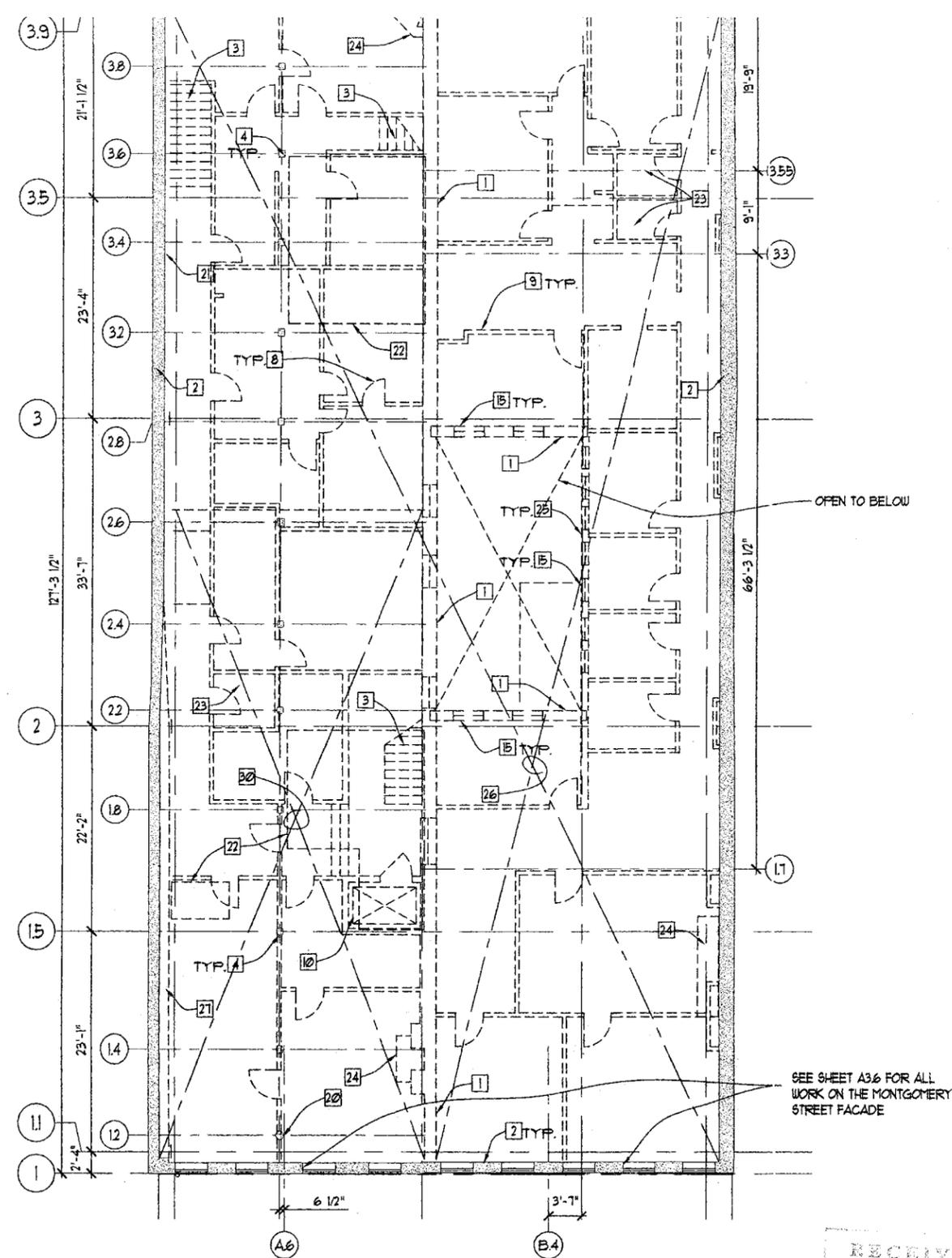


DEMO NOTES

ACTION REQUIRES THAT THE EXISTING JOISTS AND
 LOWERED, RAISED OR OTHERWISE MOVED. EXISTING JOISTS
 ARE TO BE RE-FURBISHED FOR REUSE IN NEW LOCATION

DEMO LEGEND (NOT ALL MAY BE USED IN THIS DRAWING)

(E) STUD WALL TO BE REFURBISHED - BRICK WALL
 TO REMAIN



1 SECOND FLOOR DEMOLITION PLAN
1/8" = 1'-0"

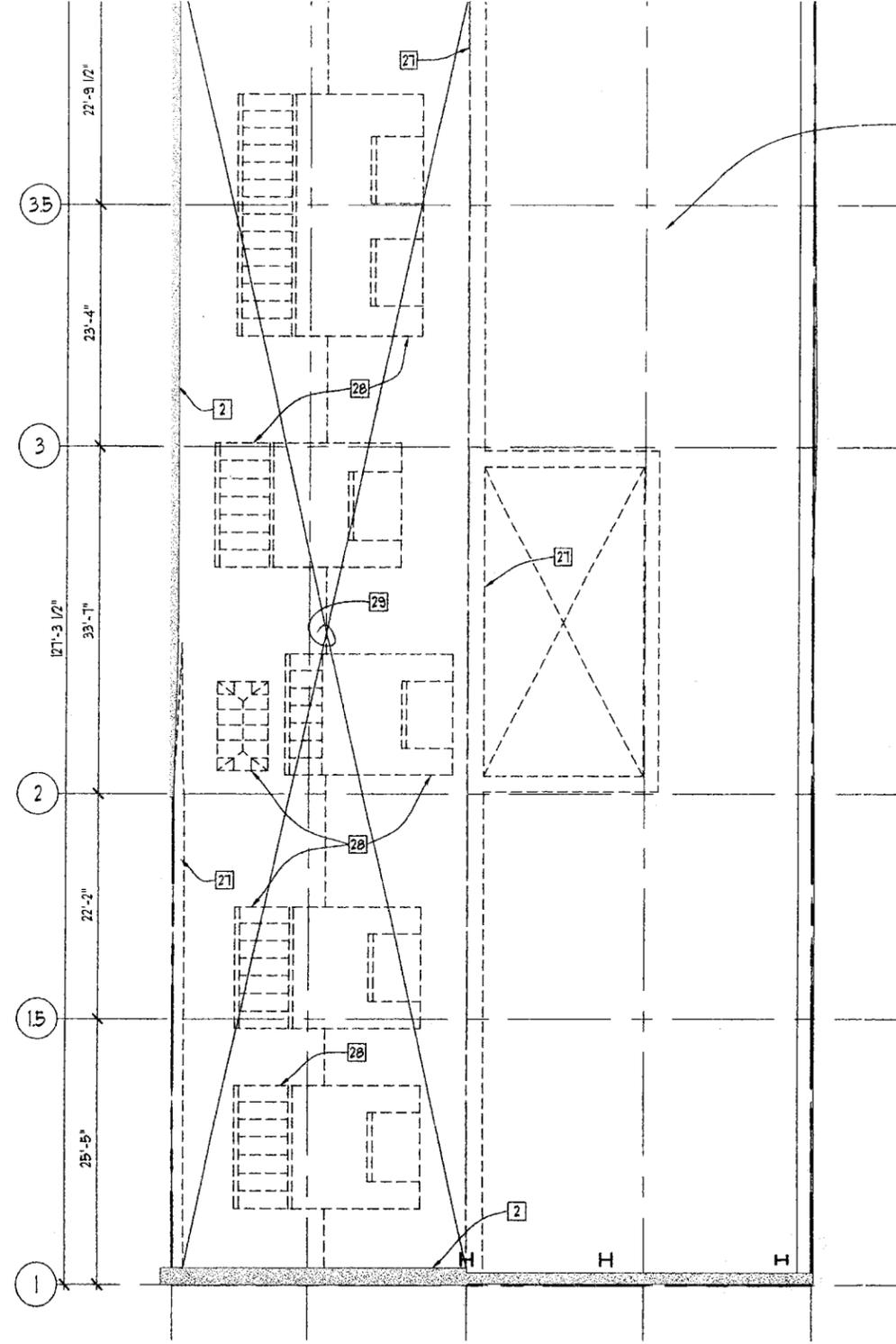


KEY NOTES (NOT ALL KEYS MAY BE USED IN THIS DRAWING)

- REMOVE (E) BRICK WALL OR BRICK FOUNDATION AND
 SALVAGE FOR REUSE, PROVIDE SHORING WHERE
- REFURBISH WOOD STUD PARTITION AND WOOD SIDING FOR
 REUSE
- REMOVE (E) PLUMBING AND PLUMBING FIXTURES
- REMOVE (E) FIRE PLACE & HEARTH

RECEIVED
 MAY 20 2002
 CITY OF CHICAGO
 STAFF AND PLANNING
 ROOM

APPROVED
 PER PLANS AND APPLICATION
 ASL 6.3.03
 DEPARTMENT OF CITY PLANNING



REMOVE (E) ROOF BELOW, SEE DWG. 2/A12

1 ROOF FLOOR DEMOLITION PLAN
1/8" = 1'-0"

RECEIVED
MAY 20 2002
CITY OF LOS ANGELES
STANDARD PLAN REVIEW DIVISION
ACCEPTED

APPROVED
PER PLANS AND APPLICATION
ASL 6.3.03
DEPARTMENT OF CITY PLANNING

DEMO NOTES

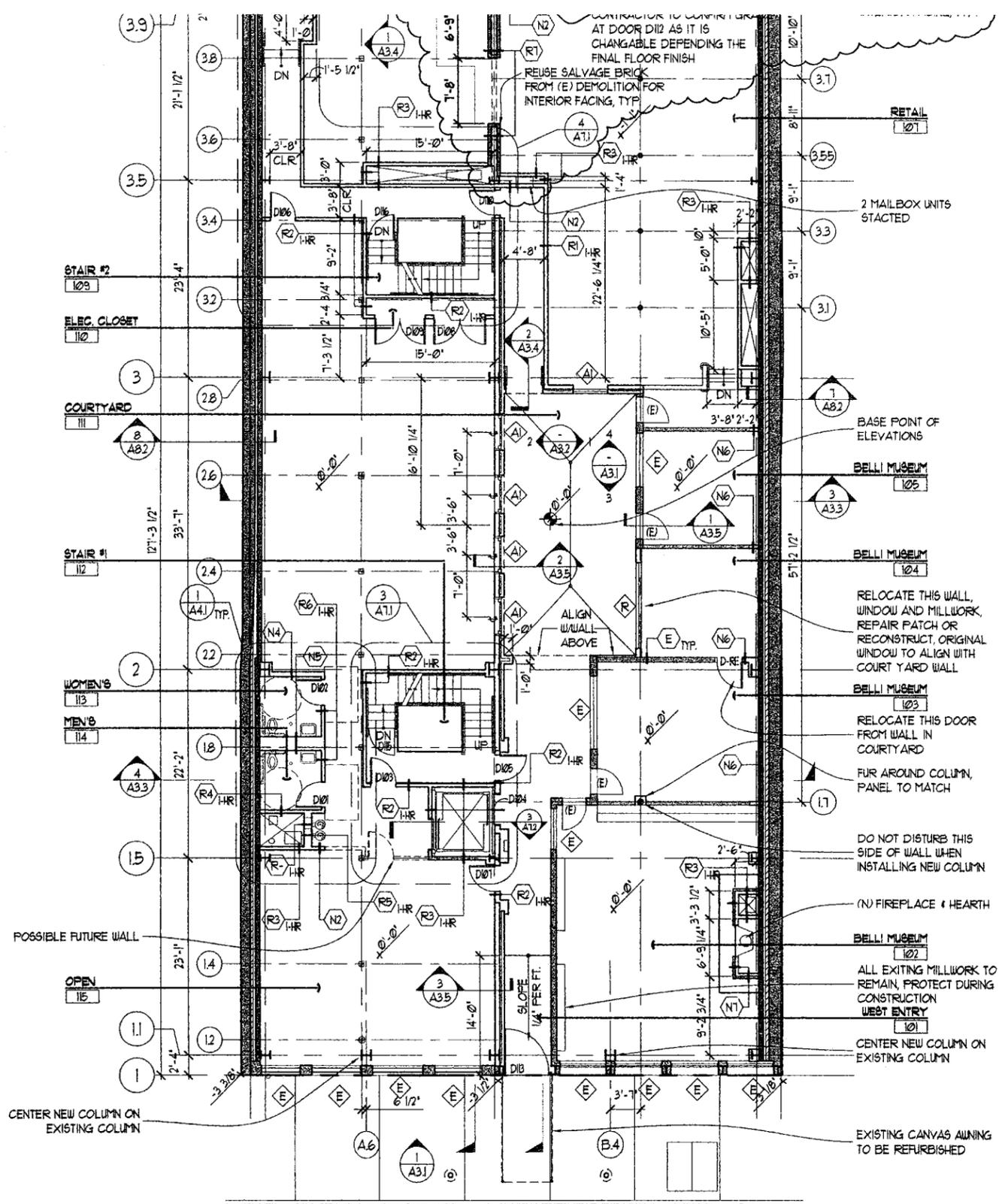
NOTATION REQUIRES THAT THE EXISTING JOISTS AND PARTITIONS BE REFINISHED, RAISED OR OTHERWISE MOVED, EXISTING JOISTS ARE TO BE REFINISHED FOR REUSE IN NEW LOCATION

DEMO LEGEND (NOT ALL MAY BE USED IN THIS DRAWING)

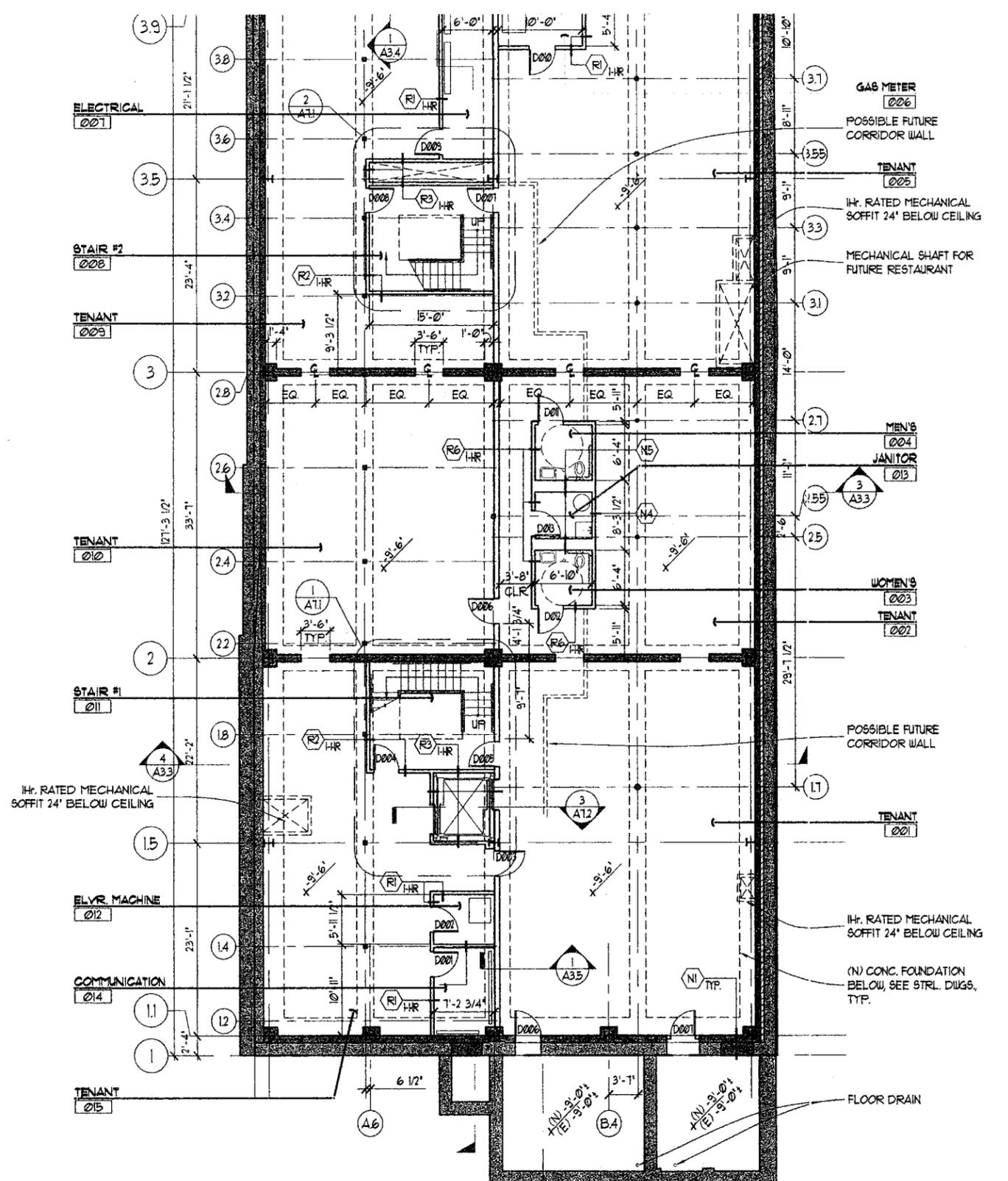
 (E) STUD WALL TO BE REFURNISHED - BRICK WALL TO REMAIN

KEY NOTES (NOT ALL KEYS MAY BE USED IN THIS DRAWING)

- 1 REMOVE (E) BRICK WALL OR BRICK FOUNDATION AND SALVAGE FOR REUSE, PROVIDE SHORING WHERE
- 2 REFURNISH WOOD STUD PARTITION AND WOOD SIDING FOR REUSE
- 21 REMOVE (E) PLUMBING AND PLUMBING FIXTURES
- 22 REMOVE (E) FIREPLACE & HEARTH



2 GROUND FLOOR PLAN
1/8" = 1'-0"



1 BASEMENT FLOOR PLAN
1/8" = 1'-0"

PLAN LEGEND (NOT ALL MAY BE USED IN THIS DRAWING)

(E) WALL TO REMAIN

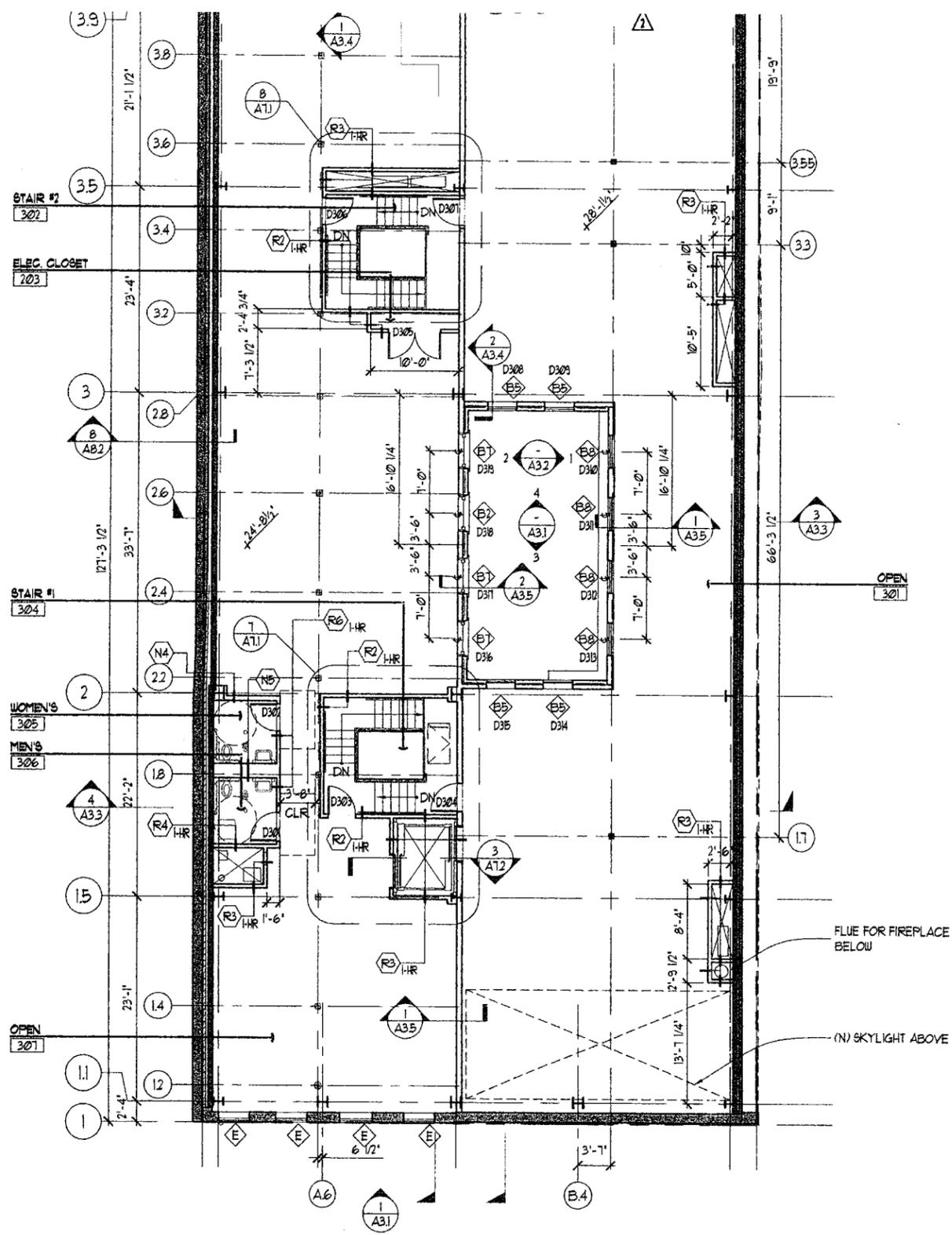
GENERAL NOTES

1. SEE SHEET A43 FOR DOOR AND WINDOW SCHEDULES

PRE-CONSTRUCTION SITE MEETING REQUIRED BY DPW/BSM STREET INSPECTION
Call (415) 554-7143 To Schedule

SUBJECT TO ALL CONDITIONS OF DPW/BSM:
Order Number _____
Minor Encroachment Permit 08MSE-479
Street Improvement Permit 08SE-303
Construction Permit _____

APPROVED
PER PLANS AND APPLICATION

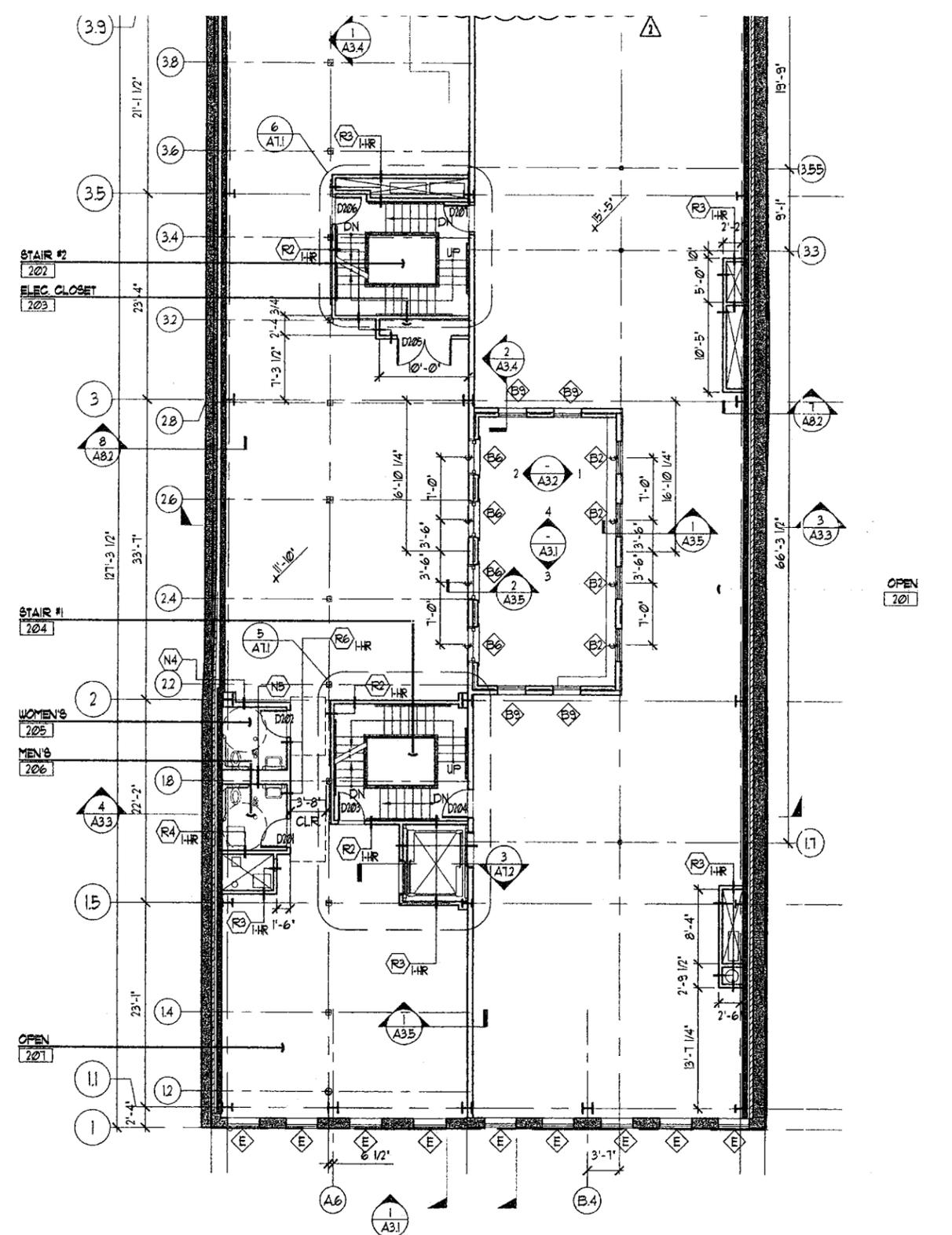


2 THIRD FLOOR PLAN
1/8" = 1'-0"



PLAN LEGEND (NOT ALL MAY BE USED IN THIS DRAWING)

(E) WALL TO REMAIN



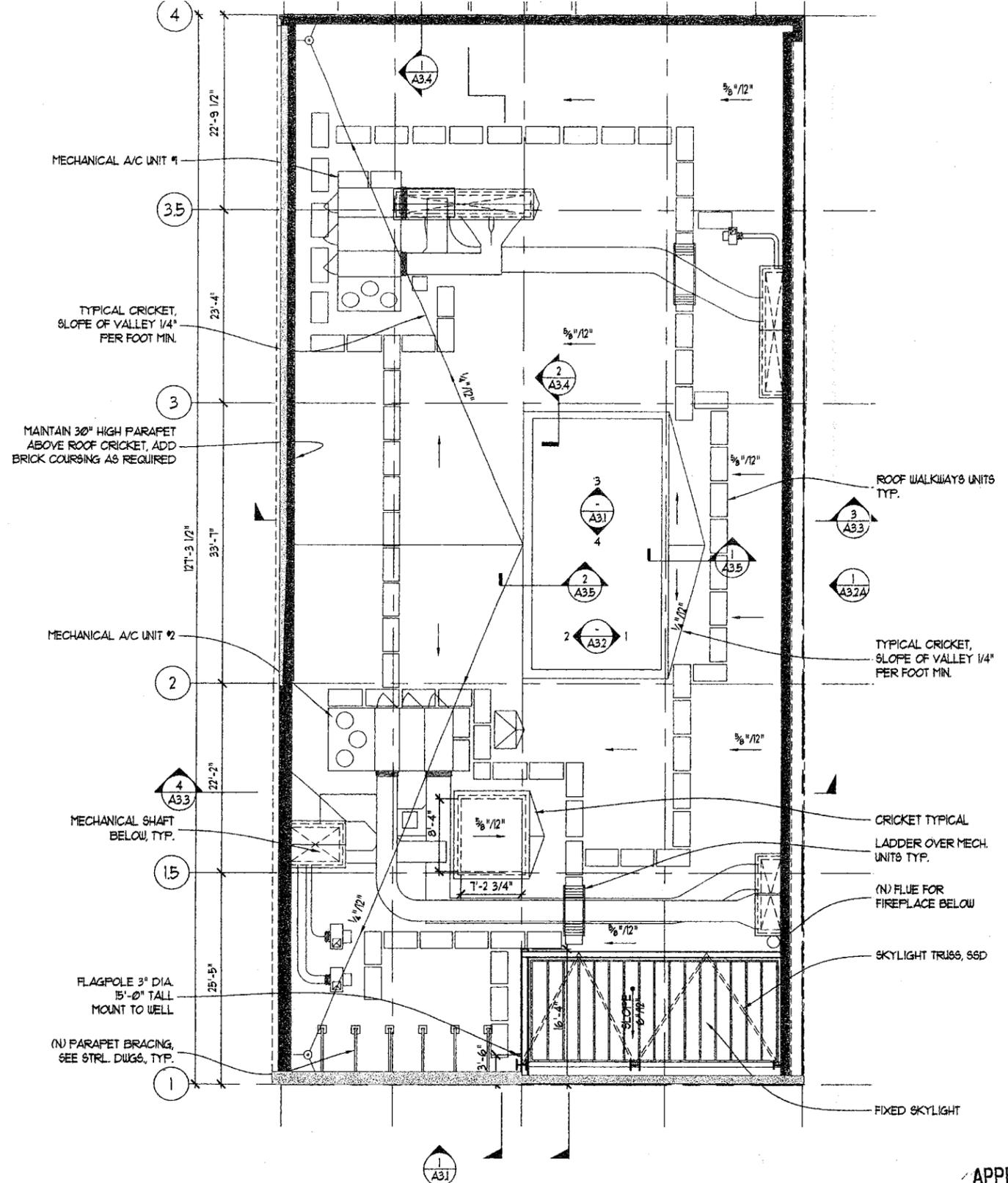
1 SECOND FLOOR PLAN
1/8" = 1'-0"



GENERAL NOTES

1. SEE SHEET A43 FOR DOOR AND WINDOW SCHEDULES

APPROVED
FOR PLANS AND APPLICATION
6.8.03



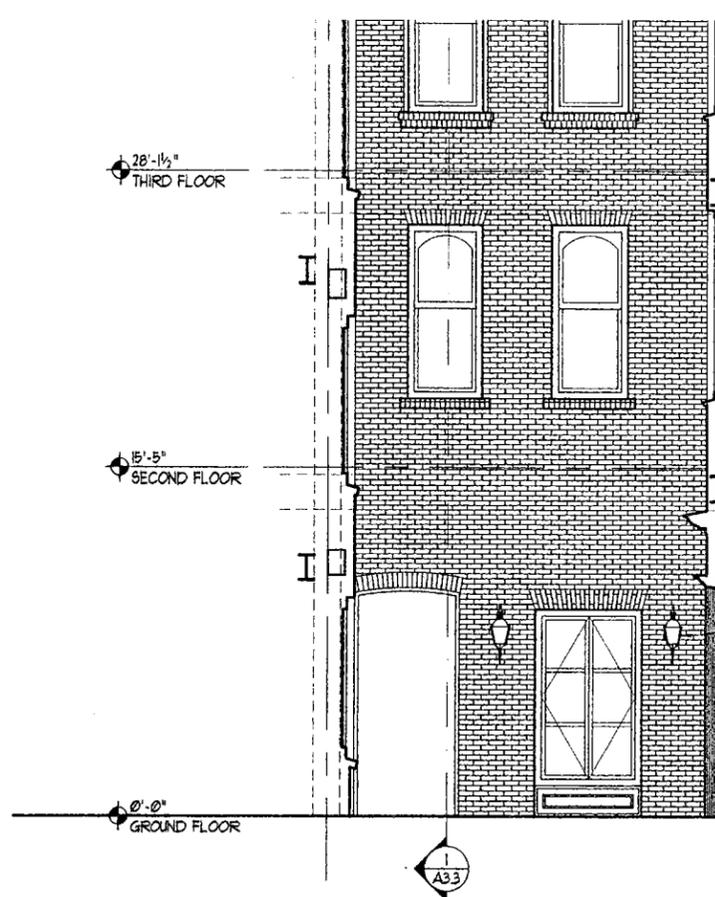
1 ROOF FLOOR PLAN
1/8" = 1'-0"

APPROVED
PER PLANS AND APPLICATION
DEPARTMENT OF CITY PLANNING

RECEIVED
MAY 20 2002
DEPT. OF PLANNING & INSPECTION
STANDARD SPECIFICATIONS
ACCEPTED FOR CONSTRUCTION

PLAN LEGEND (NOT ALL MAY BE USED IN THIS DRAWING)

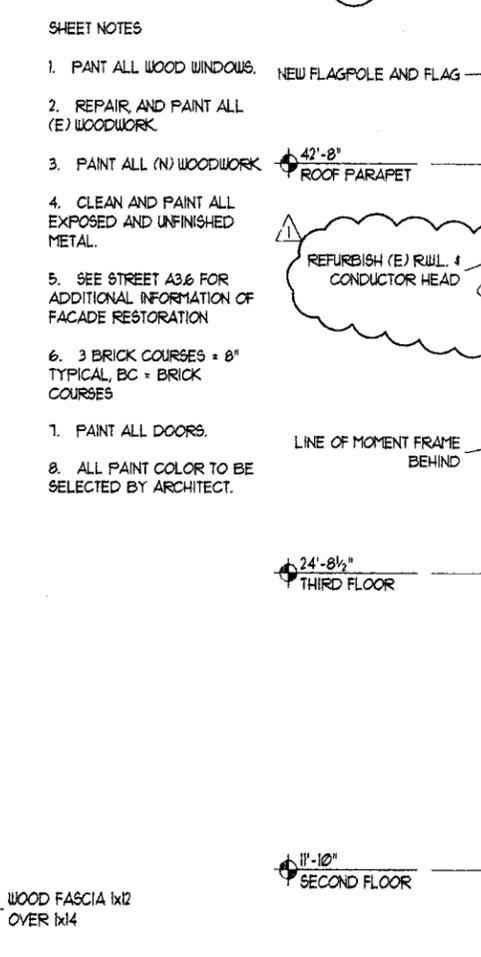
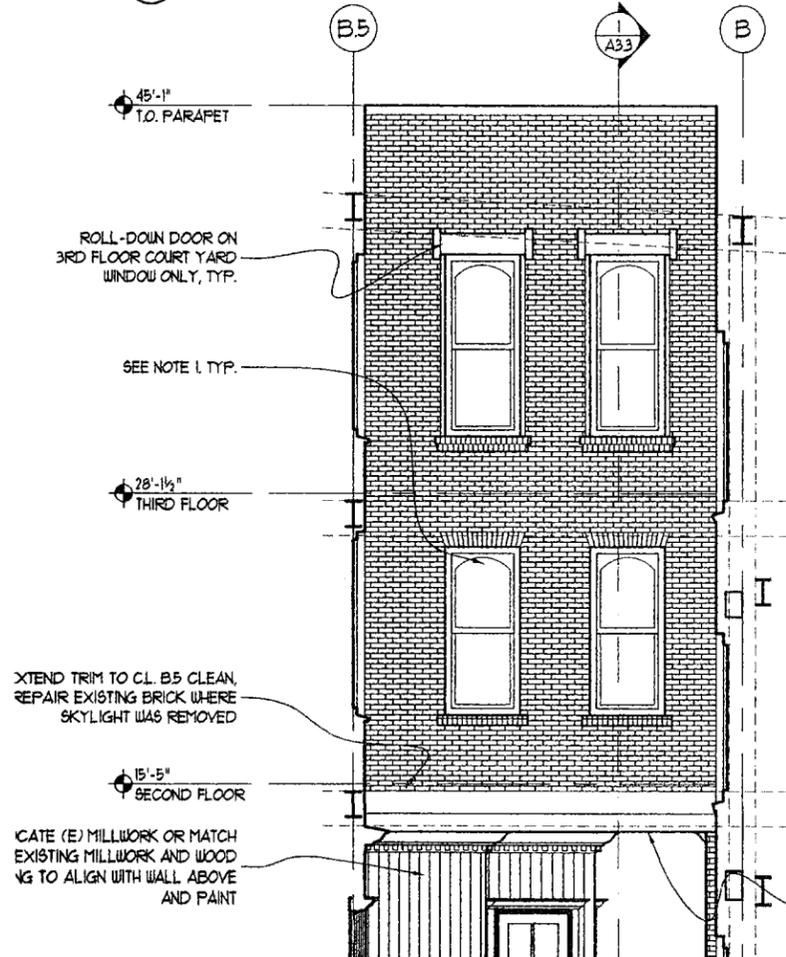
GENERAL NOTES



4 COURTYARD EAST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION - HOTALING PLACE
1/4" = 1'-0"



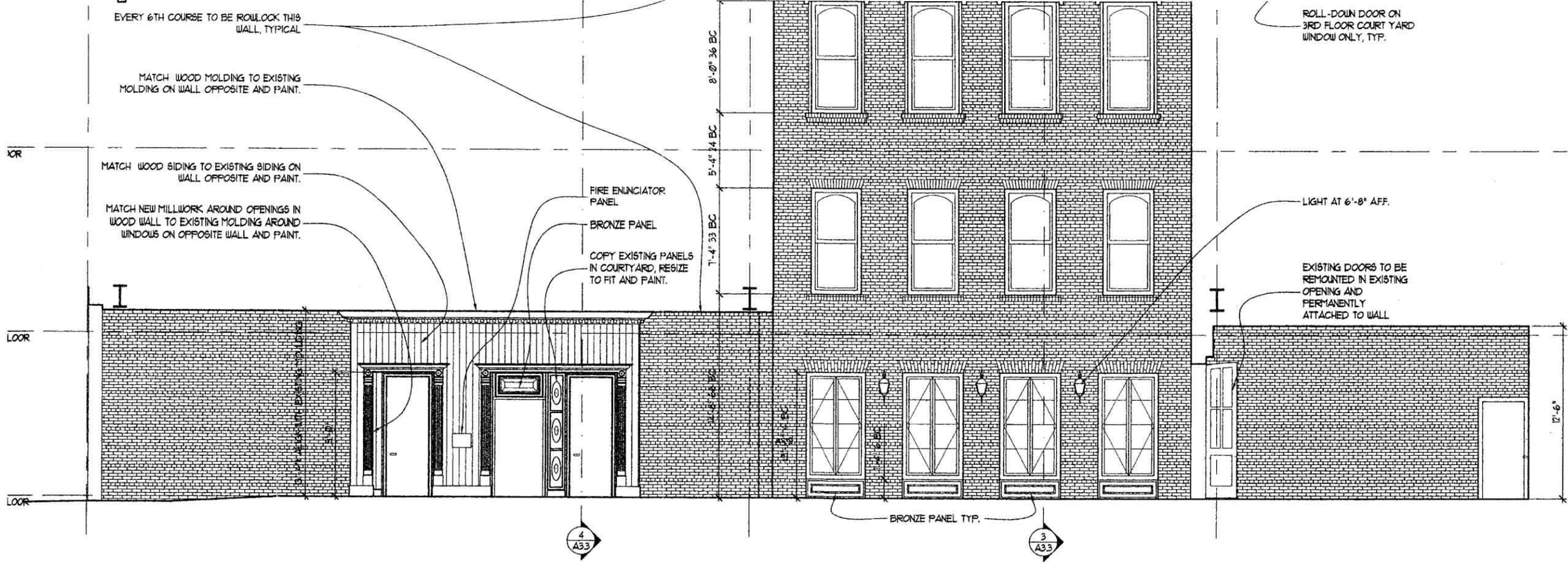
SHEET NOTES

1. PAINT ALL WOOD WINDOWS.
2. REPAIR AND PAINT ALL (E) WOODWORK.
3. PAINT ALL (N) WOODWORK.
4. CLEAN AND PAINT ALL EXPOSED AND UNFINISHED METAL.
5. SEE STREET A36 FOR ADDITIONAL INFORMATION OF FACADE RESTORATION.
6. 3 BRICK COURSES = 8" TYPICAL, BC = BRICK COURSES.
7. PAINT ALL DOORS.
8. ALL PAINT COLOR TO BE SELECTED BY ARCHITECT.

APPROVED
PER PLANS AND APPLICATION
AS1 6-3-03
DEPARTMENT OF CITY PLANNING

EXISTING AWNING, REFINISH AND REPAIR, REPLACE CANVAS, MATCH EXISTING

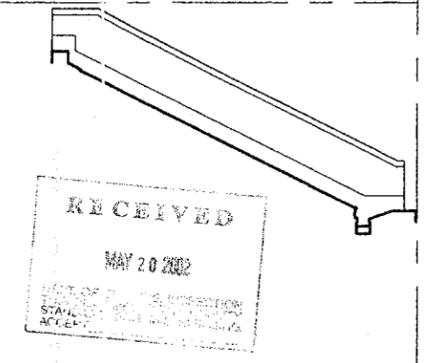
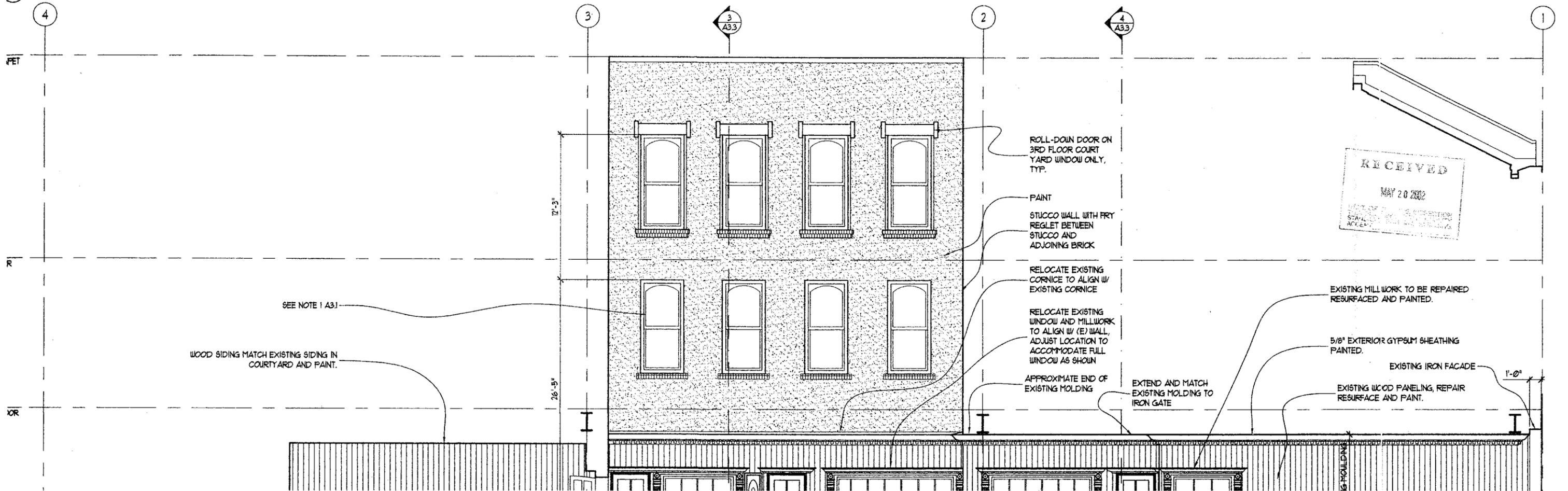
REPLACE ANY MISSING PIECES OF EXISTING ORNAMENTS

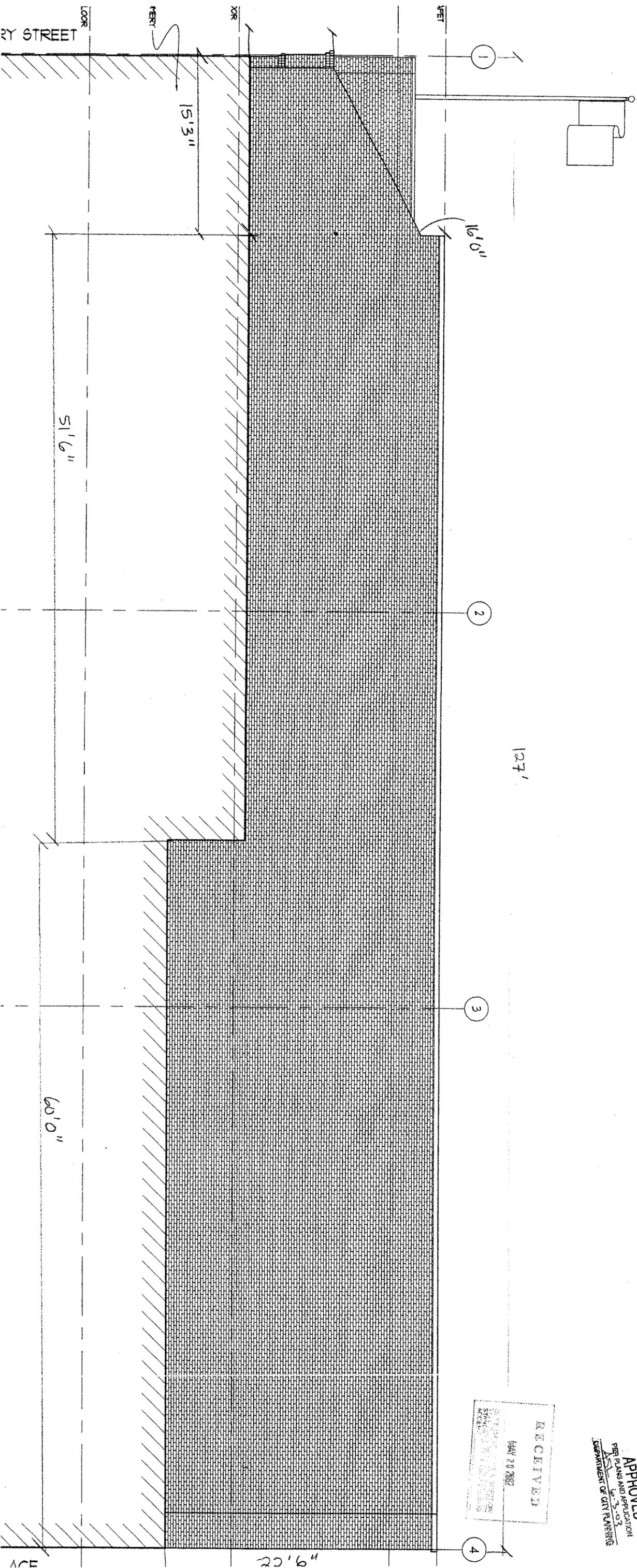


2. REPAIR, AND PAINT ALL (E) WOODWORK.
3. PAINT ALL (N) WOODWORK.
4. CLEAN AND PAINT ALL EXPOSED AND UNFINISHED METAL.
5. SEE SHEET A3.6 FOR ADDITIONAL INFORMATION OF FACADE RESTORATION.
6. 3 BRICK COURSES = 8" TYPICAL, BC = BRICK COURSES
7. PAINT ALL DOORS.
8. ALL PAINT COLOR TO BE SELECTED BY ARCHITECT.

APPROVED
 PER PLANS AND APPLICATION
 ASL 6-3-03
 DEPARTMENT OF CITY PLANNING

2 COURTYARD NORTH ELEVATION
 1/4" = 1'-0"





APPROVED
 PER PLANS AND APPLICATION
 4-15-03
 DEPARTMENT OF CITY PLANNING

RECEIVED
 MAY 20 2002
 CITY OF LOS ANGELES
 DEPARTMENT OF CITY PLANNING

127'

2

3

4

RY STREET

NORTH

XOR

YPER

15'3"

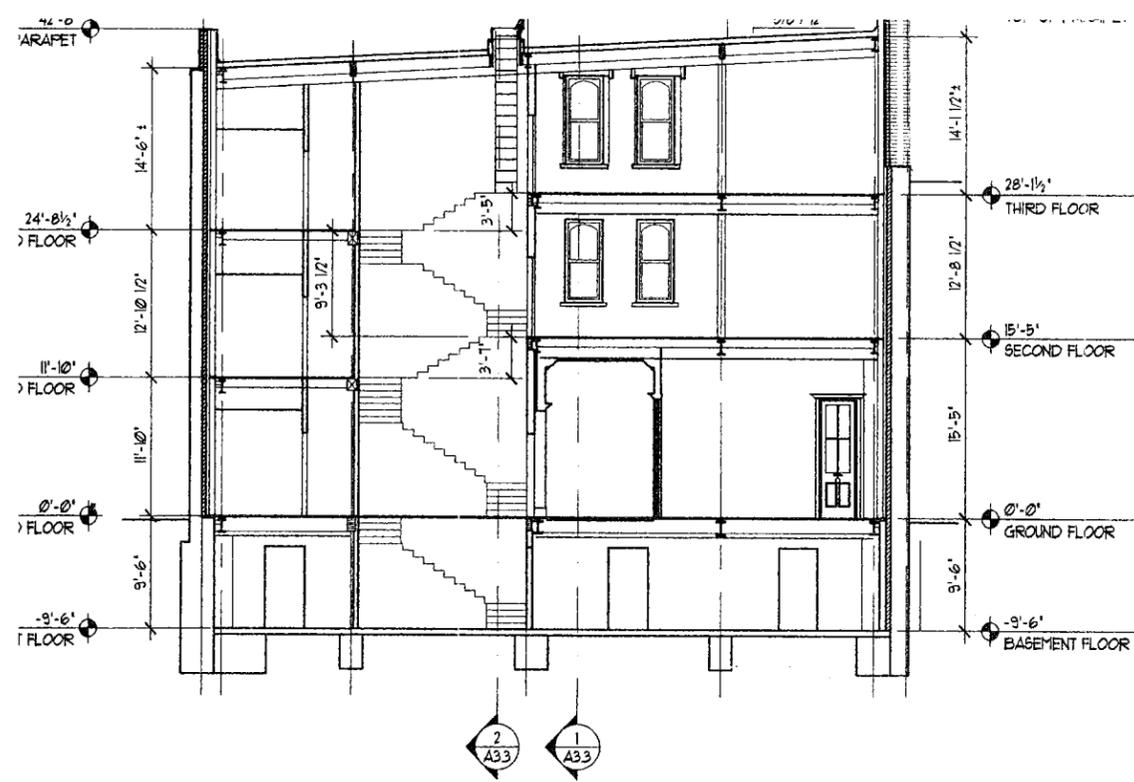
16'0"

51'6"

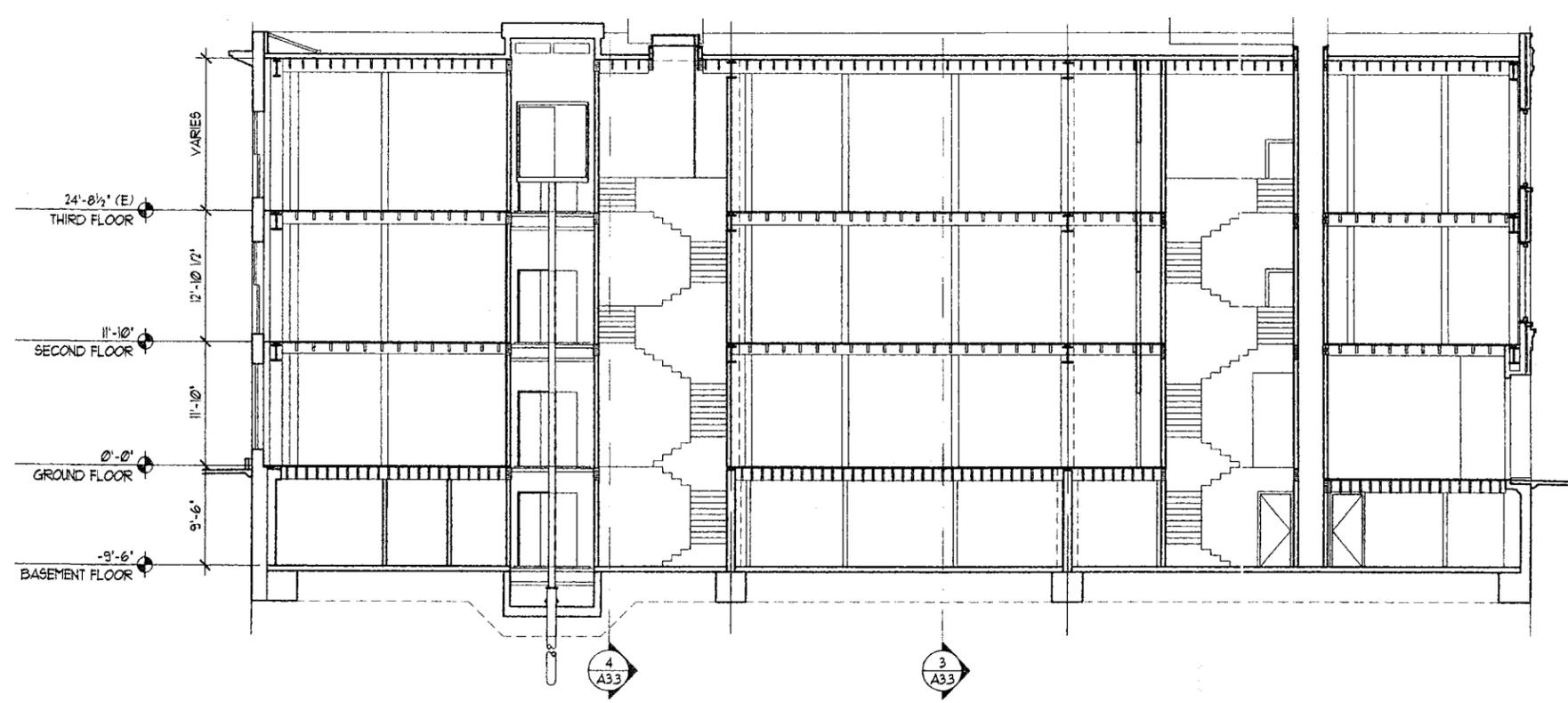
60'0"

20'6"

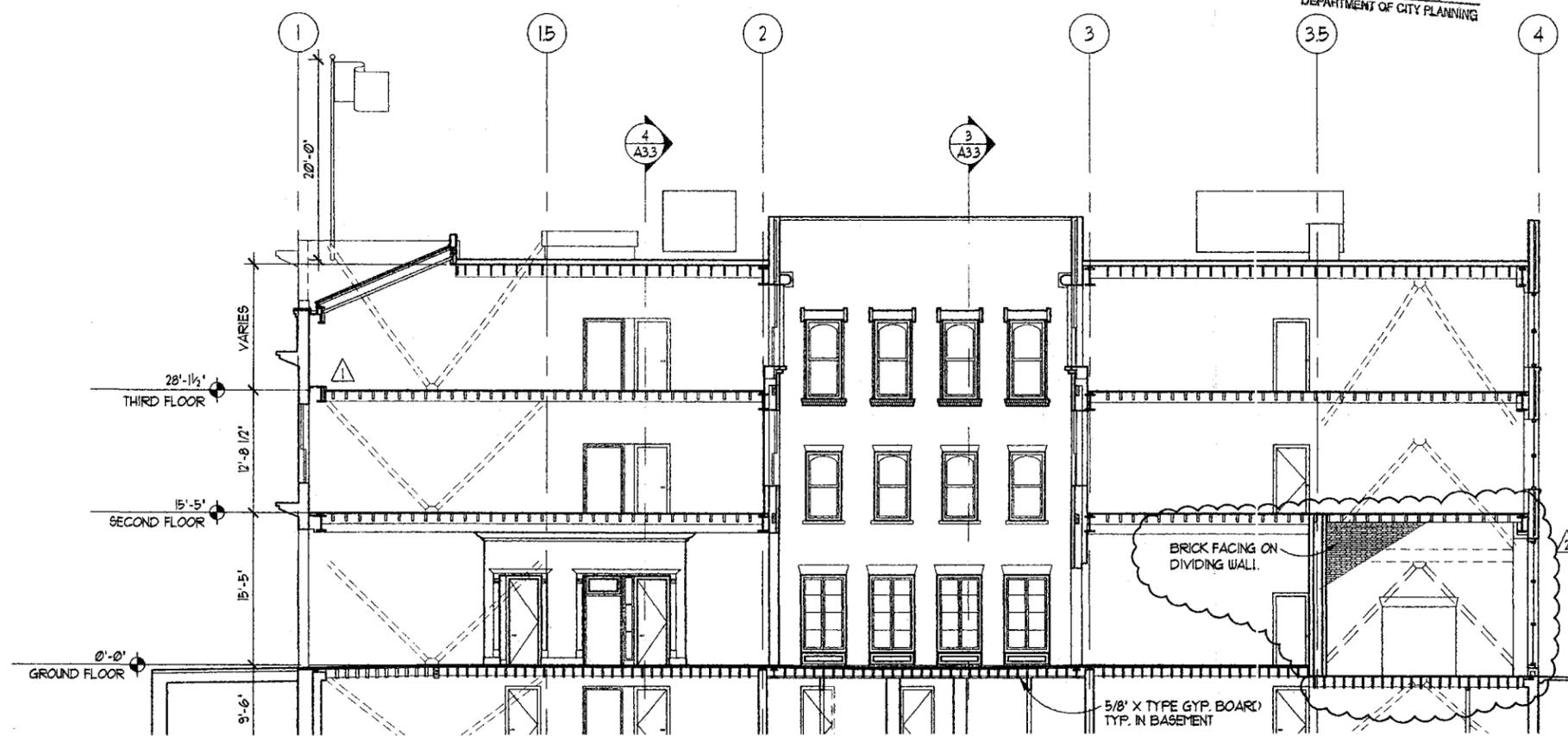
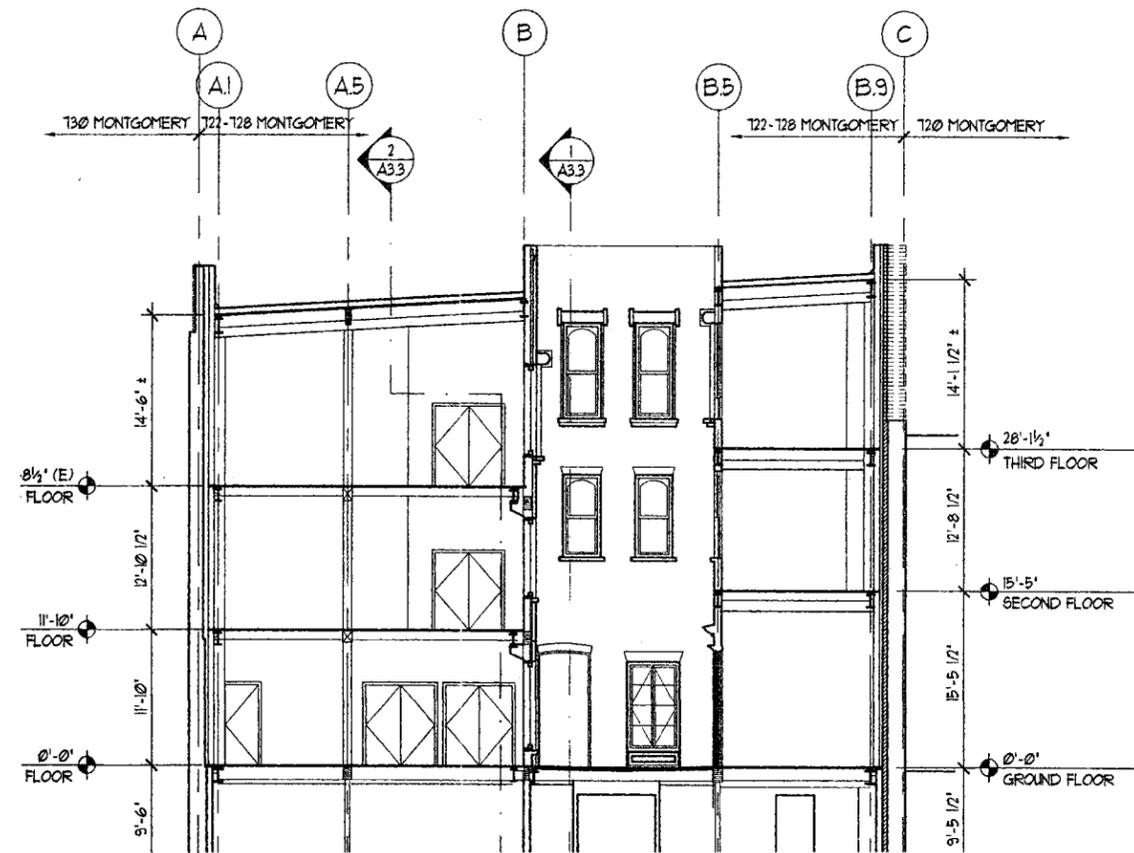
ACE



4 BUILDING SECTION
1/8" = 1'-0"

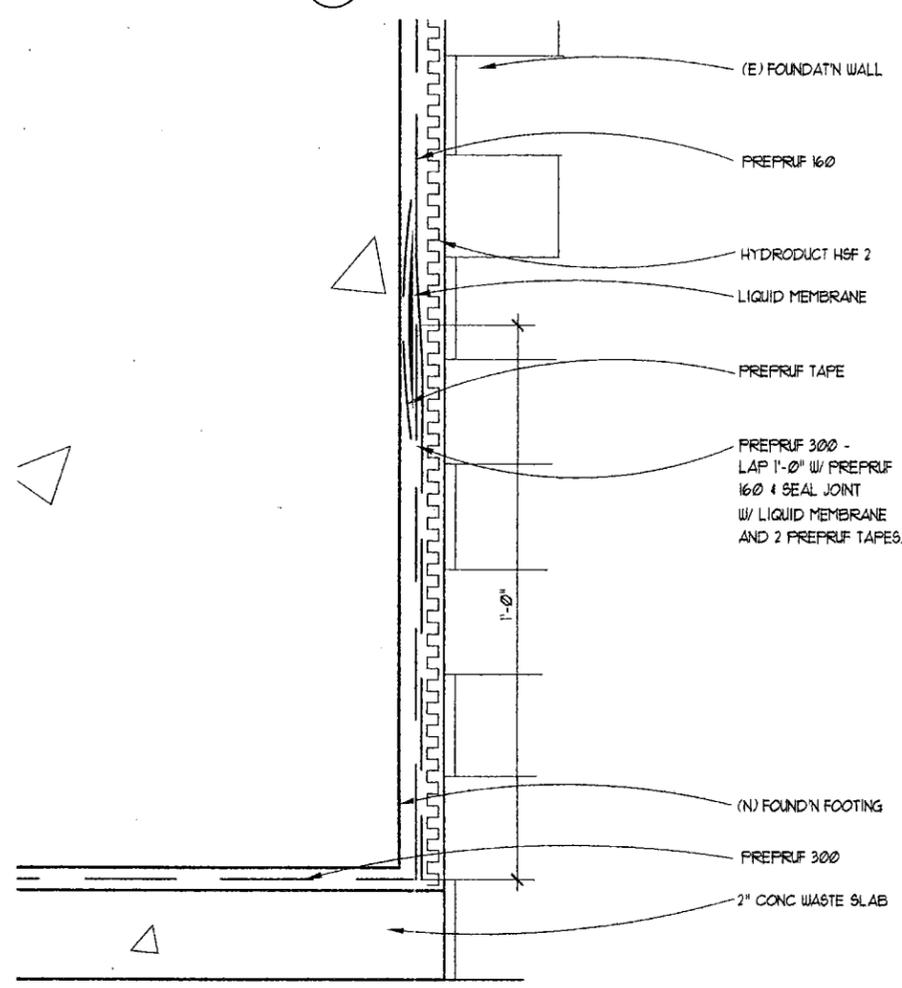


2 BUILDING SECTION
1/8" = 1'-0"

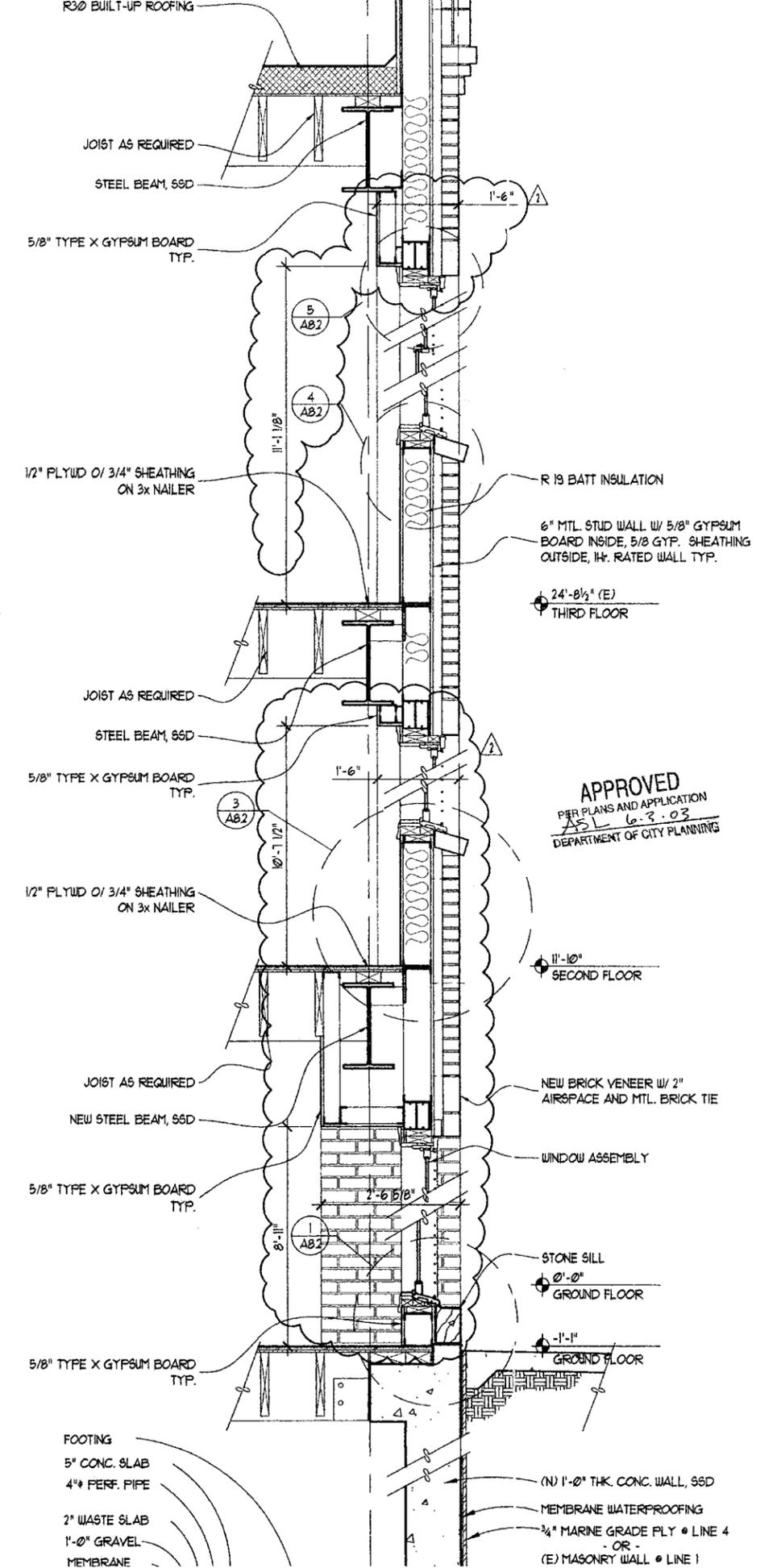
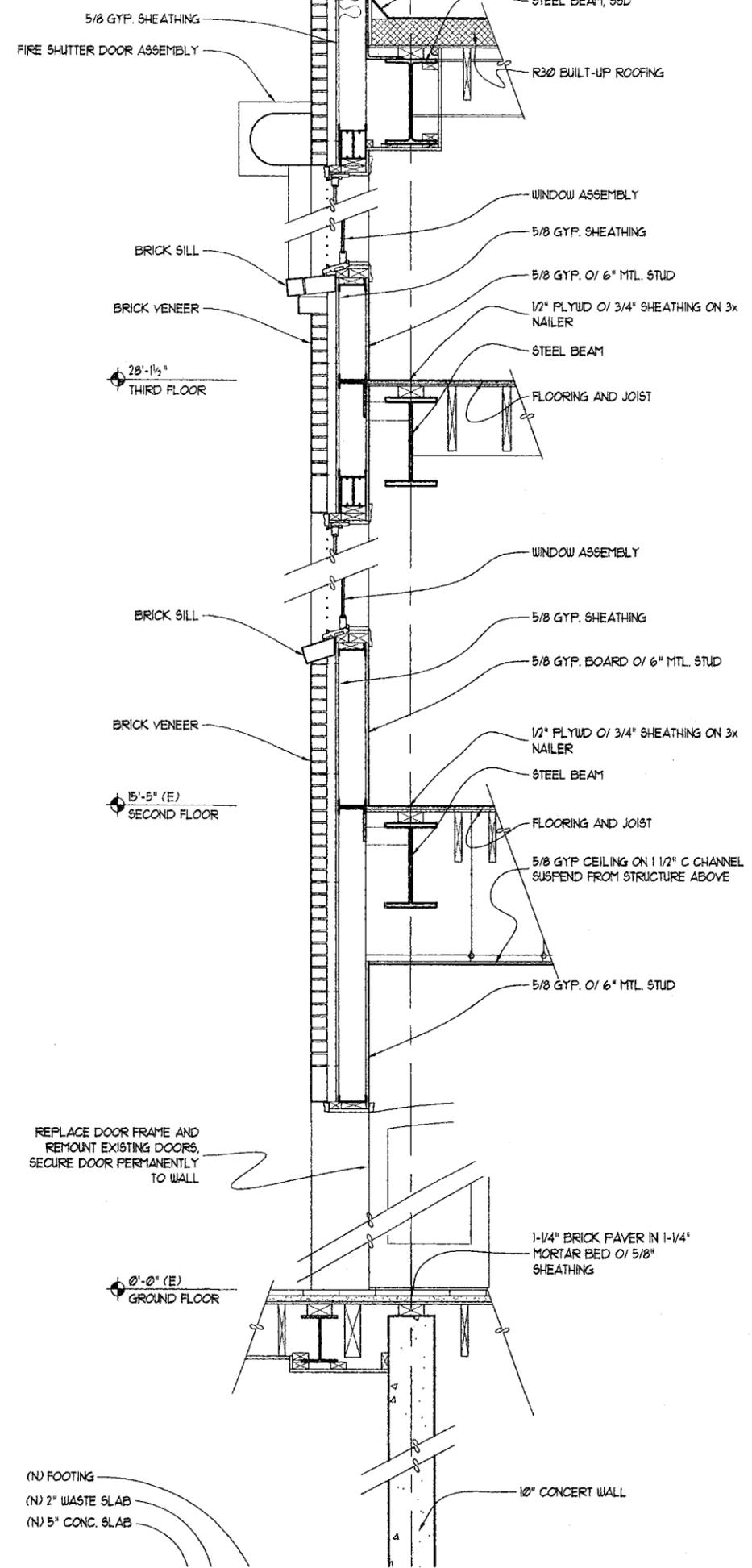
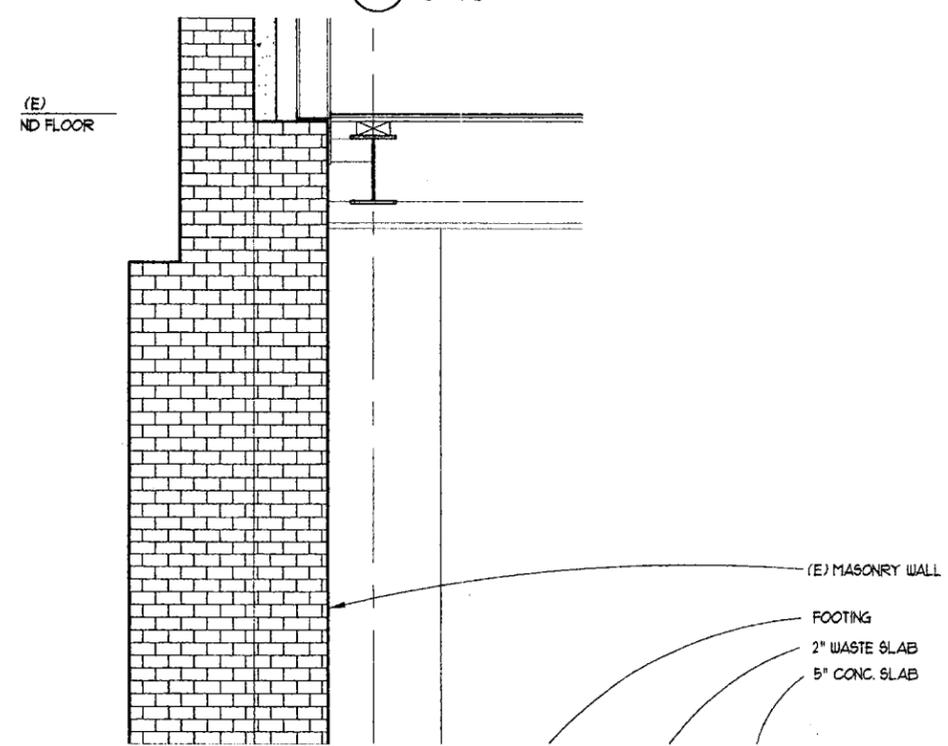


APPROVED
PER PLANS AND APPLICATION
ASL G-3-03
DEPARTMENT OF CITY PLANNING

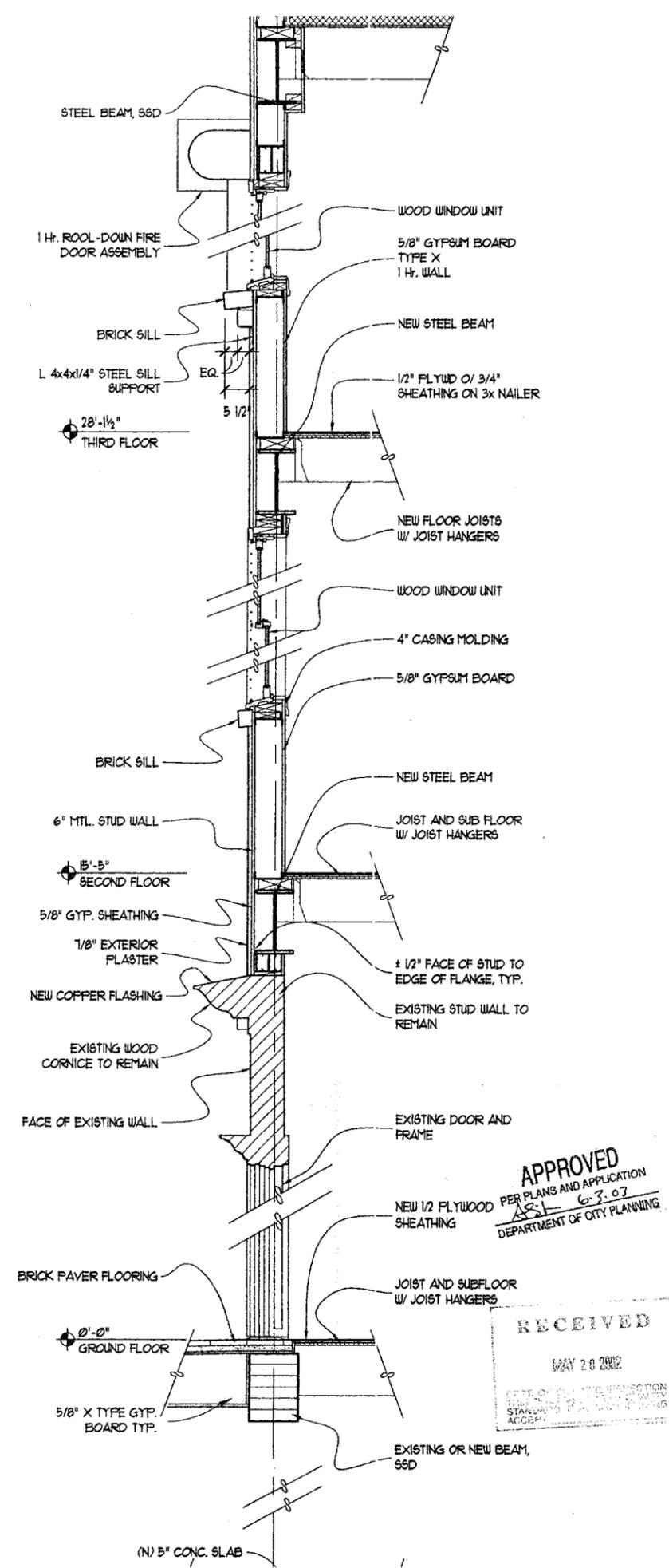
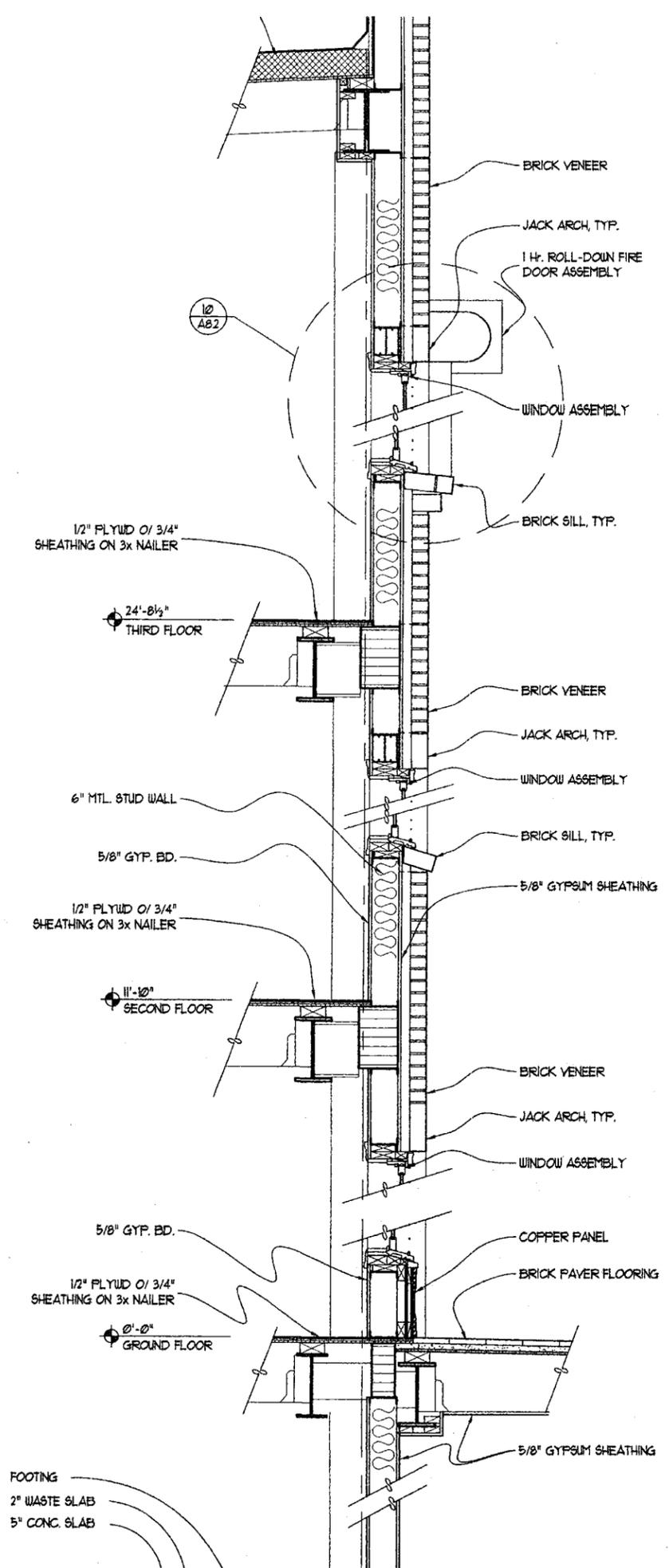
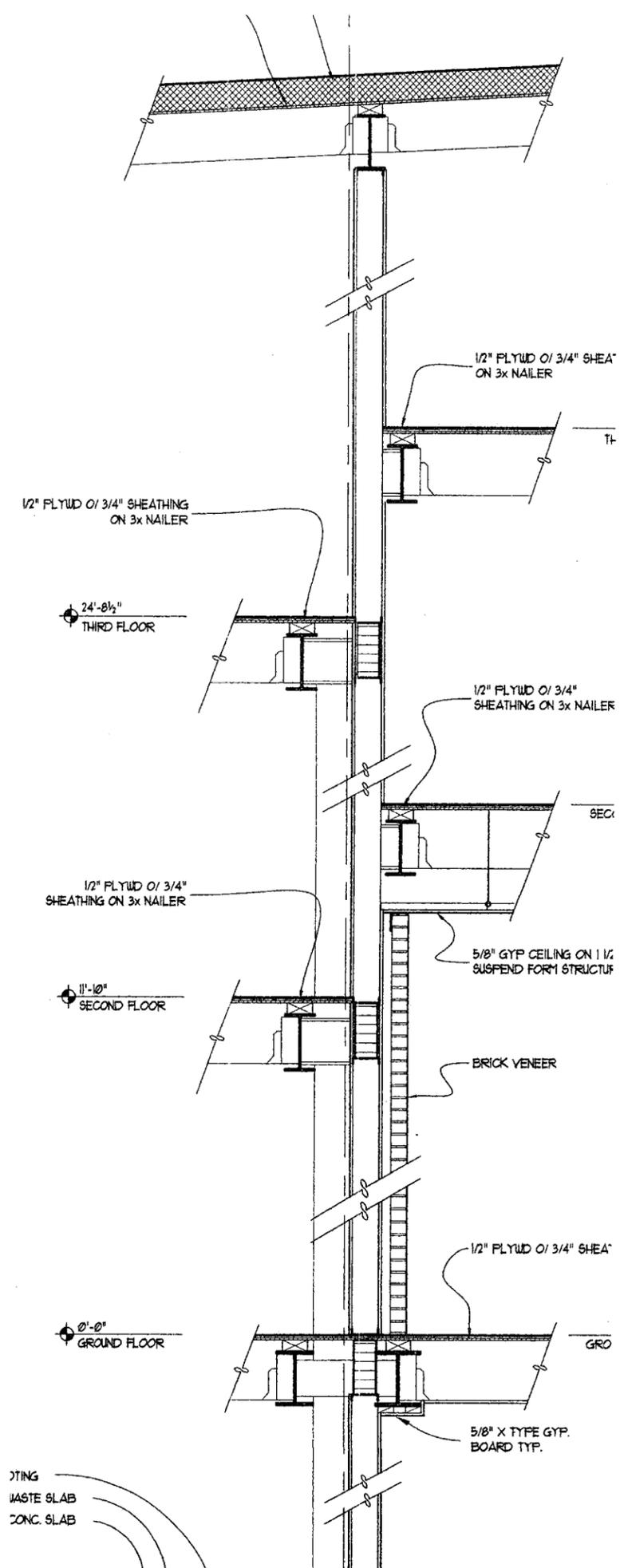
5 PENETRATION DETAIL
6" = 1'-0"



4 WATERPROOFING MEMBRANE JOINT
6" = 1'-0"



APPROVED
PER PLANS AND APPLICATION
ASL 6-3-03
DEPARTMENT OF CITY PLANNING



APPROVED
 PER PLANS AND APPLICATION
 AS-63-07
 DEPARTMENT OF CITY PLANNING

RECEIVED
 MAY 20 2012
 CITY OF SAN FRANCISCO
 DEPARTMENT OF CITY PLANNING



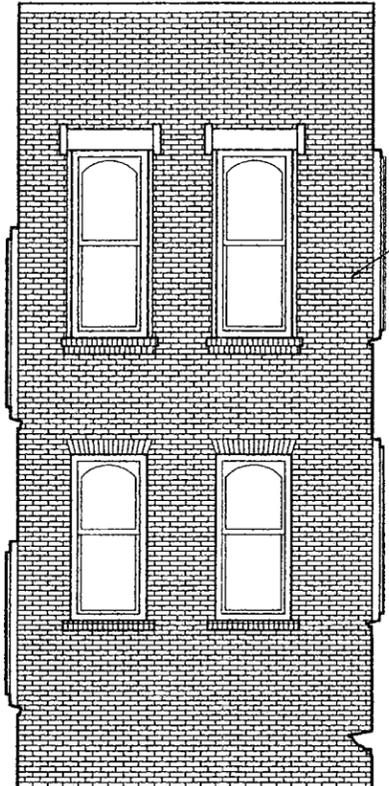
EXTERIOR REHABILITATION NOTES

- 1 RECOAT WITH GOLD LEAF
- 2 REPLACE LAVENDER TINTED GLAZING WITH CLEAR GLAZING
- 3 RECAST BROKEN CAST IRON CAPITALS IN ALUMINUM TO MATCH (E). REMOVE ONE INTACT CAPITAL TO SERVE AS PATTERN FOR NEW CASTING. REINSTALL WHEN CASTING IS COMPLETE.
- 4 PROTECT CORNICE DURING ADJACENT WALL DEMOLITION AND CONSTRUCTION.
- 5 INJECT MORTAR INTO (E) CRACK.
- 6 REPLACE MISSING BRICK MASONRY TEXTURE TO MATCH (E) BRICK.
- 7 REMOVE AND REPLACE BASE PLATE AT (E) LIGHT STANDARD. REINSTALL.
- 8 REMOVE DIRT. CHECK WOOD PANELS FOR DETERIORATION. REPAIR AS NECESSARY AND REPLACE, TYP.
- 9 INJECT SEALANT AROUND TOP THREE SIDES OF ORNAMENT TO PREVENT WATER INFILTRATION, TYP.
- 10 PIN MASONRY.
- 11 REPAIR HOLE IN SIDE OF CORNICE.

GENERAL REHABILITATION NOTES

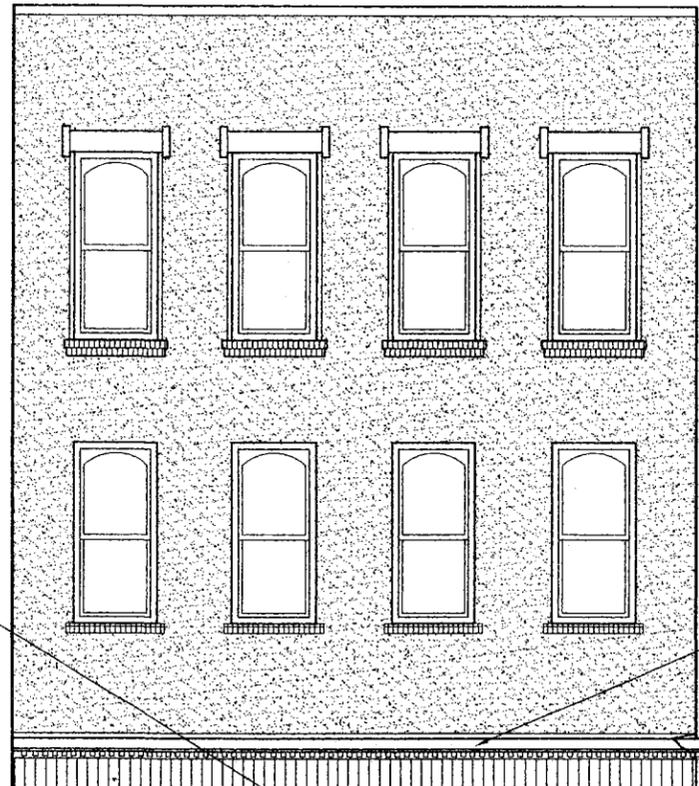
- A REMOVE (E) HISTORICAL PLAQUES FROM FACADE TO COMPLETE REQUIRED WORK. REINSTALL WHEN MASONRY WORK IS COMPLETE.
- B CHECK ALL CAST IRON ORNAMENT FOR SECURE ANCHORAGE, TYP.
- C REMOVE ALL CORROSION FROM DECORATIVE WROUGHT IRON AND CAST IRON ELEMENTS AND REPAINT TO MATCH (E), TYP.
- D REMOVE ALL BIOLOGICAL GROWTH AND CLEAN ALL (E) MASONRY.
- E PATCH (E) CRACKS IN BRICKS AND MORTAR.
- F REMOVE (E) INTRUSIVE MASONRY PATCHING.
- G POINT OPEN JOINTS AT RANDOM LOCATIONS.
- H CHECK ALL WINDOWS TO VERIFY THAT SASH CHORDS AND HARDWARE ARE OPERATIONAL. RETAIN ALL ORIGINAL HARDWARE. ENSURE THAT BOTH TOP AND BOTTOM SASH ARE OPERABLE AT ALL DOUBLE-HUNG WINDOWS. REFURBISH WINDOWS AND REPLACE MISSING MUNTINS. ADD NEW WEATHERSTRIPPING TO (E) SASH. REPLACE MISSING GLAZING PUTTY.

2 WEST ELEVATION - MONTGOMERY STREET
1/4" = 1'-0"



REMOVE CEMENT PLASTER
DO NOT DAMAGE BRICK
SUBSTRATE. REPOINT OPEN
JOINTS AS NECESSARY.
SIMILAR WEST ELEVATION.

REATTACH END OF WOOD CORNICE



REPLACE (E) GUTTER

APPROVED
PER PLANS AND APPLICATION
AS 6-3-03
DEPARTMENT OF CITY PLANNING

RECEIVED
MAY 20 2002
CITY OF CHICAGO
STANDARD SPECIFICATIONS
ACCEPTED