



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Historic Preservation Commission

DATE: January 13, 2011

FROM: Chelsea Fordham, Planning Department, MEA
Tina Tam, Planning Department, Neighborhood Planning

RE: 2004.0482E – 5400 Geary Boulevard

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San Francisco,
CA 94103-2479

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Please find attached the following materials for your review for 5400 Geary Boulevard in addition to the materials that you received on November 17, 2010.

- Memo from Jonathan Pearlman, Elevation Architects, outlining the recent changes made to the project, January 11, 2010.
- View Photos of the Alexandria Theatre, 5400 Geary Boulevard.
- Revised Rehabilitation and Remodel Plans for the Alexandria Theatre, 5400 Geary Blvd. from Jonathan Pearlman, Elevation Architects, January 11, 2011.

This information is being distributed to you for your informational hearing on Wednesday, January 19, 2011. This informational hearing is an opportunity for your review of the proposal, and provide any comments to the Environmental Review Officer, if you should choose.

This project is currently in the public comment period for the preliminary mitigated negative declaration, which was published on November 24, 2010. The original comment period was to be closed on December 13, 2010. The comment period was extended until January 24, 2011, in order to provide the HPC an opportunity to comment on the project, if they should choose. In addition, the preliminary mitigated negative declaration, along with the Historic Resource Evaluation, and Historic Resource Evaluation Responses were sent to you electronically on November 24, 2010.

If you have any questions, please feel free to contact me at 415-575-9071 or Chelsea.Fordham@sfgov.org.

Thank you.

CC: Commission Secretary

ELEVATION ARCHITECTS

January 11, 2011

To: Tina Tam, Senior Preservation Planner
Chelsea Fordham, Planner
Rick Cooper, Planner
From: Jonathan Pearlman, Elevation Architects
Re: Revisions to Alexandria Theatre Plans

This memo is to identify revisions made to plans of the Alexandria Theatre from those that were reviewed in the Preliminary Mitigated Negative Declaration, dated November 17, 2010. There are no changes to the new construction on the site of the existing parking lot. The revisions outlined below were made to bring the design within the theatre building more into alignment with the intent of the PMND and to provide for building code required elements for access and exiting.

1. New elevator and elevator lobby

The addition of new space at the second level will require that the building be in compliance with the California Building Code which requires accessibility to all spaces in the building. To avoid impacting any of the historic fabric of the building, the plans propose to build in the existing west exit alley (see A-2.1 and A-2.2). The west elevation of the building does not have any character defining features and is mostly blocked by the adjacent building at 5418 Geary Boulevard (see A-3.3). The new portion of the building will be mostly hidden from Geary Boulevard, setback 31'-4" (see A-3.2) and 105'-0" from the north elevation (see A-3.4)

Access to the new elevator lobby will be through existing doors; at the 1st floor there are exit doors to the alley in the lobby and at the 2nd floor, there are doors that open to an exterior exit balcony that will be removed. In this way, there will be no impact on any of the ornamental features or the murals in main auditorium space.

2. Upper Theatre

In the original proposal, the western upper theatre that had been added in 1976 and is considered non-historic was retained. The revision is to remove this theatre and build a new theatre in center of the upper balcony floor (see A-2.2). This change aligns the new design with the intent of the PMND and conveys more of the 1942 design:

As indicated in the HRER, the proposed project would remove the non-contributory divisions in the auditorium made in 1976. The entry foyer, lobby area, stairs to the upper theaters and upper lobby would be retained in accordance with the Secretary of the Interior's Standards. Significant portions of the steel and concrete sloped floor of the upper auditoriums would be removed. The recessed bowl floor would be leveled and the main theater spaces would be divided into two levels. While the proposed changes to the auditorium would alter

its spatial volume and would remove historic material, the original theater space has already been compromised so that the proposed project would not alter the building to the point where it can no longer convey its significance. The proposed configuration of the second floor would convey the building's original theater and significant decorative features. Significant decorative features such as the central chandelier and murals would be maintained under the proposed project.

San Francisco Planning Department, Preliminary Mitigated Negative Declaration, November 17, 2010, pp. 45-46

With the theatre in the center of the space, the murals on the east and west walls will be fully revealed and viewable for the first time since 1976. In addition to removing the walls of the theatre that attach to the mural on the west wall, the configuration of the new theatre would be symmetrical revealing the entire dome at the ceiling that has been compromised by the 1976 design (see Reflected Ceiling Plan on A-6.2).

The theatre design from 1942 had a projection room that was centered at the rear of the auditorium (see photo). In 1976, a wall was built across the back of the auditorium to add two projection rooms for the new upper theatres. This revision will remove the additional projection rooms and reveal decorative plaques and ceiling vent grilles that are at south wall of auditorium.

3. 2nd Floor Restrooms

Adjacent to the theatre on the east side, bathrooms were added to serve both the theatre and the restaurant uses.

4. Exit Stairs

The proposed project continued the use of the 1976 exit stair in the west theatre for exiting. This stair would be demolished and replaced with a new stair that runs along the west wall of the theatre. This stair will provide a second means of egress from the 2nd floor. The stair will begin below the wall mural and will not impact it. The project also proposed new exit stairs from the new 2nd floor at the northeast and northwest corners of the main auditorium adjacent to the proscenium arch. In this revised design, the stair at the northeast corner has been eliminated.

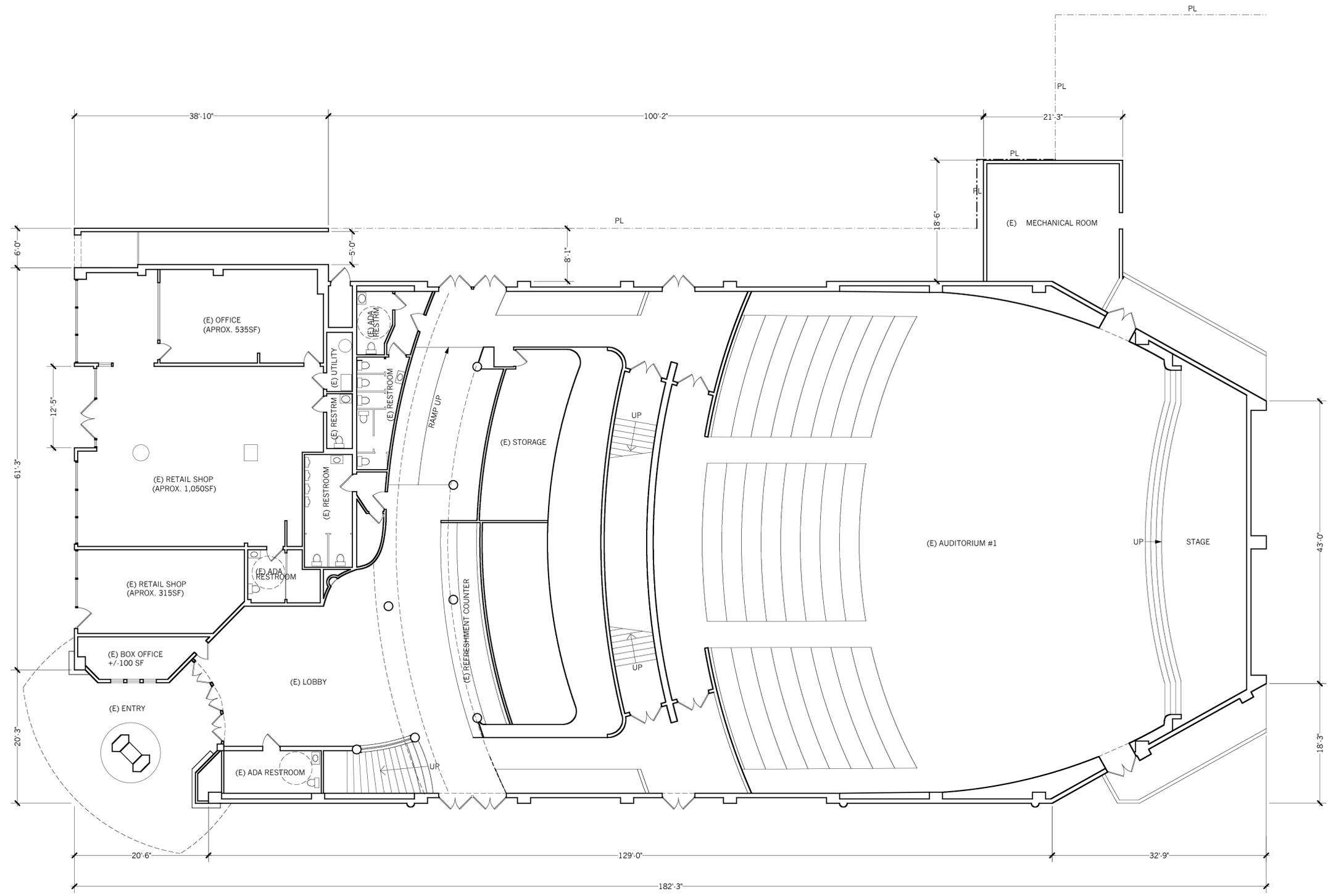
Additional photos are provided illustrating the above-mentioned revisions.



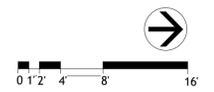
ELEVATIONarchitects

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415.821.1121 :f
www.elevationarchitects.com :w



1
-
EXISTING 1ST FLOOR PLAN
Scale: 1/8" = 1'-0"



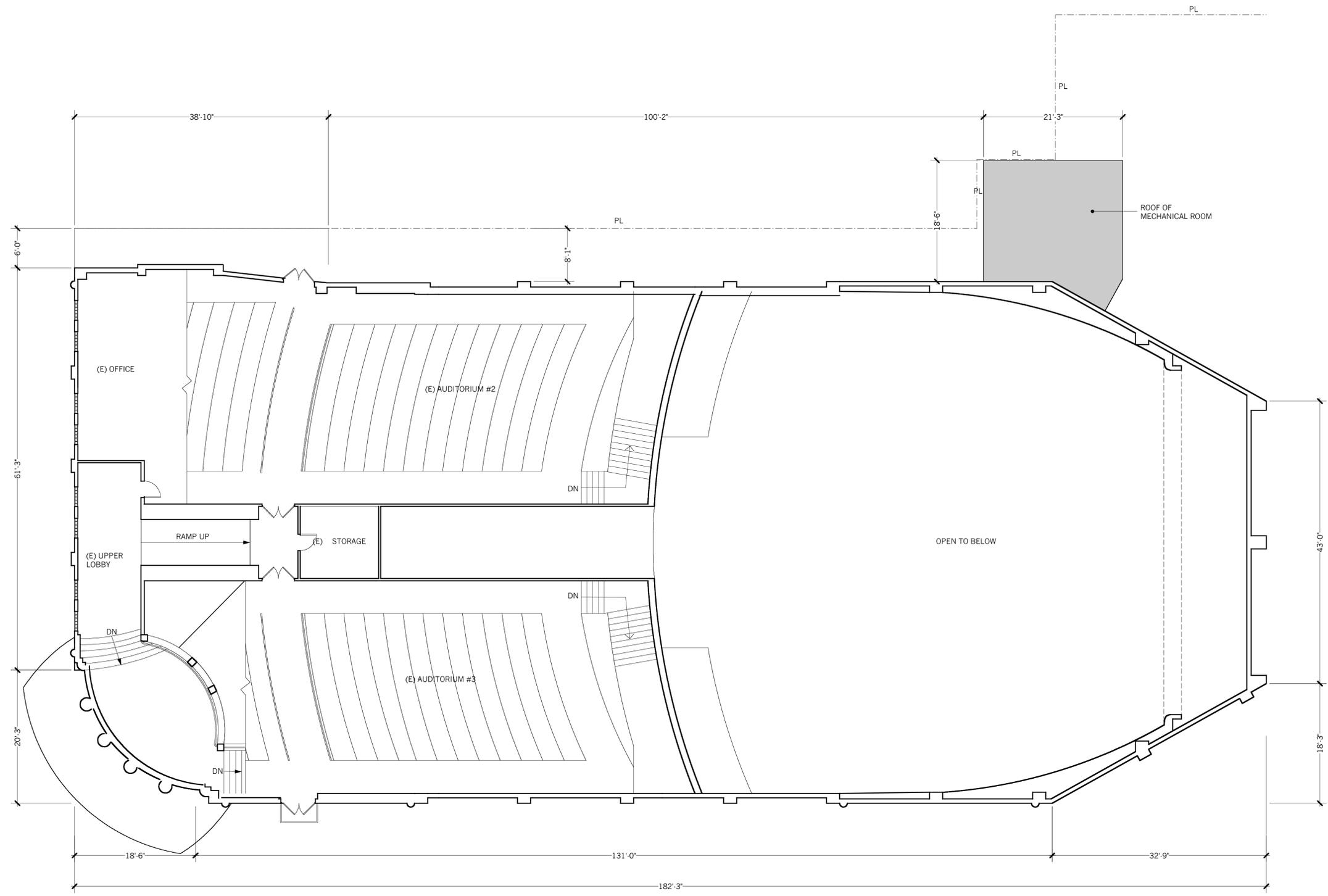
Rehabilitation and Remodel of
ALEXANDRIA THEATRE
5400 Geary Boulevard
San Francisco, CA 94121

#	date	issue

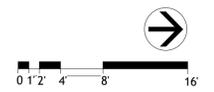
Existing 1st Floor Plan

project:	10.06
drawn by:	JP
checked by:	
date:	01.11.11
scale:	

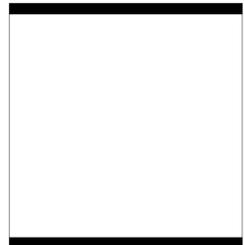
A-2.01



1
-
EXISTING 2ND FLOOR PLAN
Scale: 1/8" = 1'-0"



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Existing 2nd Floor Plan

project: 10.06
 drawn by: JP
 checked by:
 date: 01.11.11
 scale:

A-2.02

SPACE USE CALCULATIONS

EXISTING 1ST FLOOR:

RESTROOMS:	600 SF
OFFICE SPACE:	540 SF
RETAIL SPACE:	1,436 SF
STORAGE:	1,132 SF
LOBBY:	2,500 SF
THEATER(INC. STAGE):	6,000 SF

EXISTING 2ND FLOOR:

OFFICE:	600 SF
HALL & ENTRY BALCONY:	600 SF
THEATER BALCONY NO 1:	3,000 SF
THEATER BALCONY NO 2:	2,000 SF

NEW 1ST FLOOR:

(E) RESTROOMS:	600 SF
(E) OFFICE SPACE:	590 SF
(E) RETAIL SPACE:	1,180 SF
(N) COMMERCIAL:	6,280 SF
LOBBY:	2,190 SF
CORRIDOR (COMMON):	1,390 SF

NEW 2ND FLOOR:

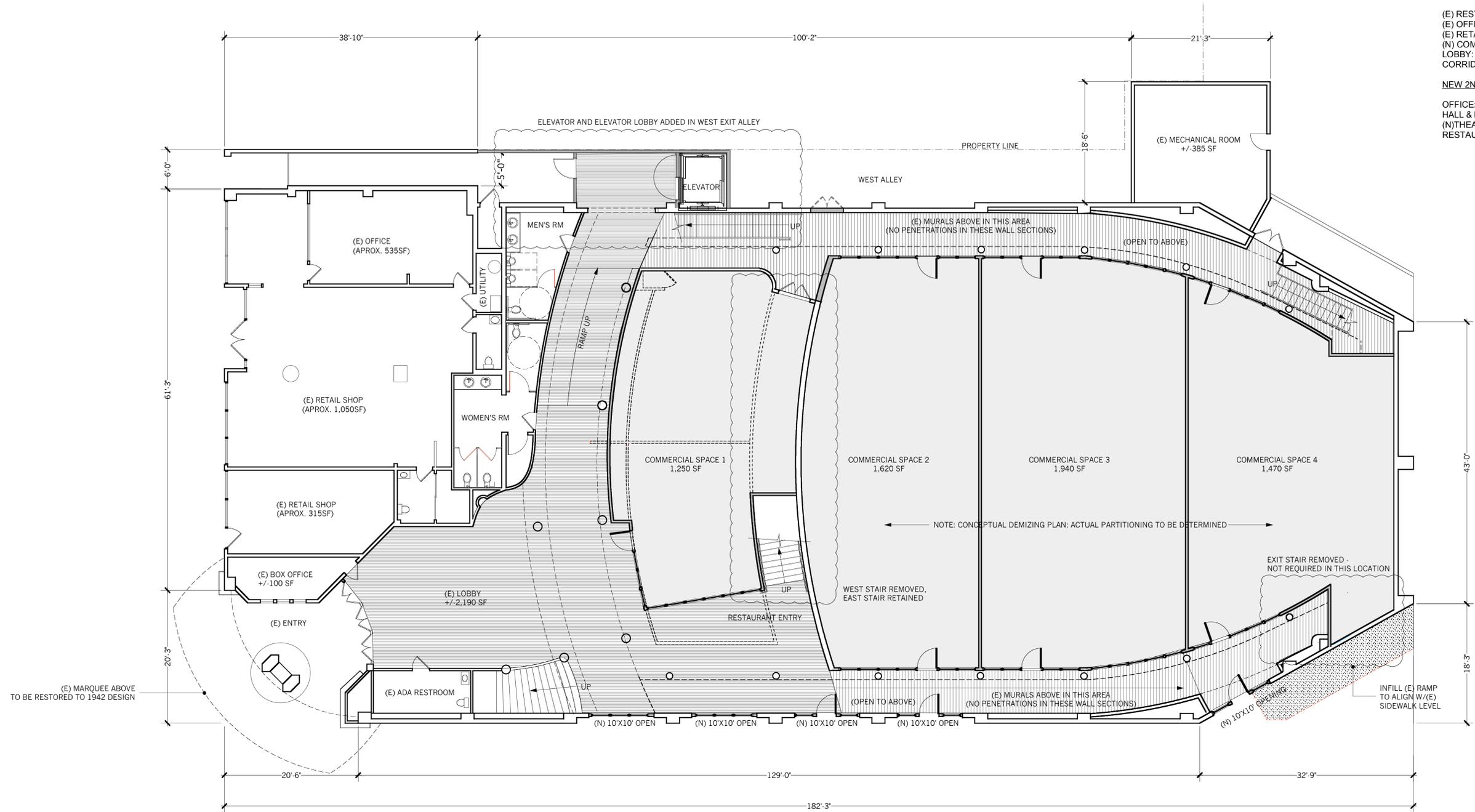
OFFICE:	600 SF
HALL & ENTRY BALCONY:	600 SF
(N) THEATER SPACE:	2,555 SF
RESTAURANT:	7,044 SF



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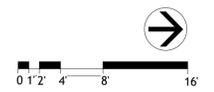
PROPOSED 1ST FLOOR PLAN
Scale: 1/8" = 1'-0"

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Proposed 1st Floor Plan

project:	10.06
drawn by:	JP
checked by:	
date:	01.11.11
scale:	



A-2.1



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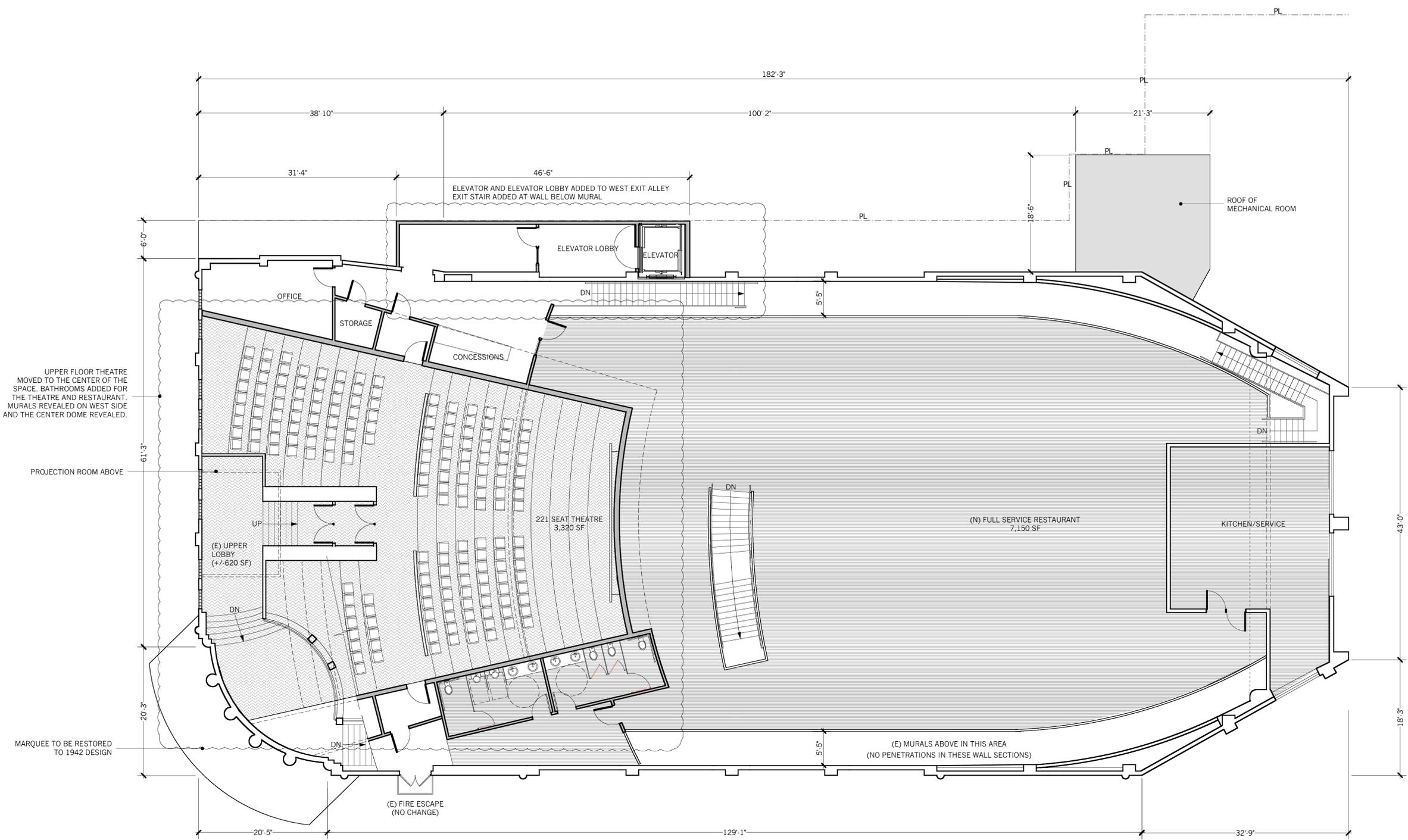
date issue

#	date	issue

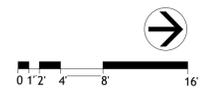
Proposed 2nd Floor Plan

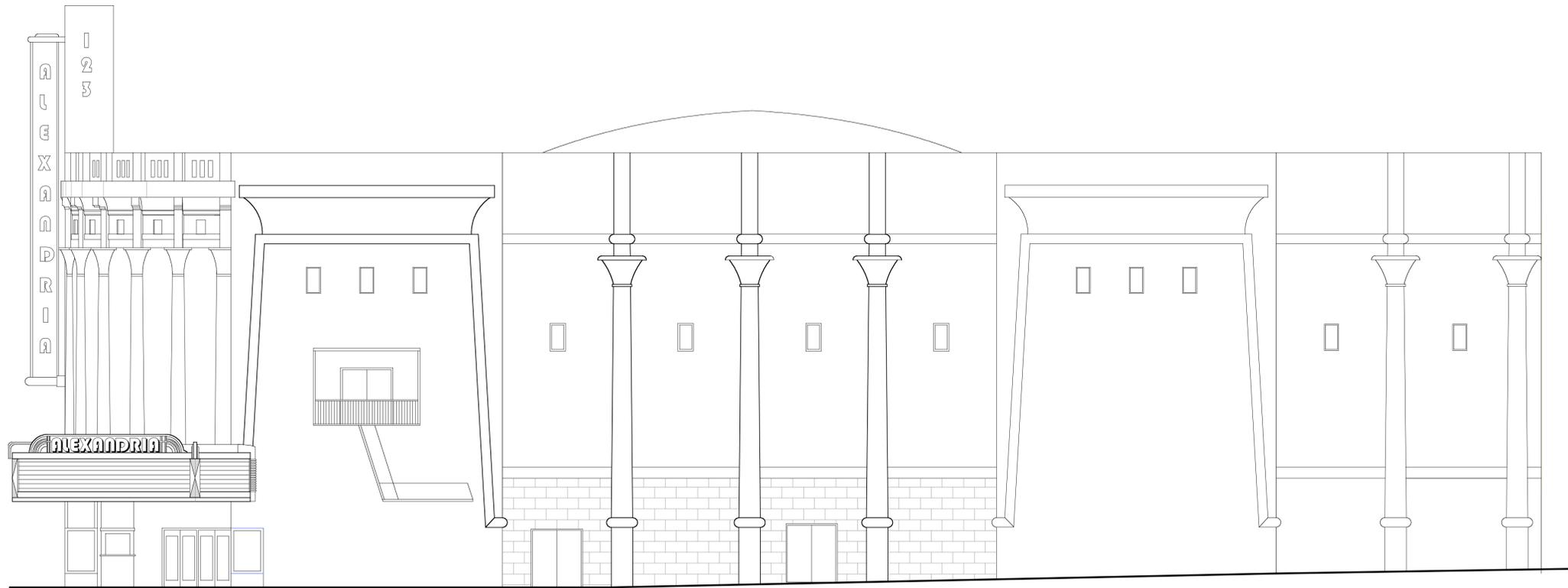
project: 10.06
 drawn by: JP
 checked by:
 date: 01.11.11
 scale:

A-2.2



1 PROPOSED 2ND FLOOR PLAN
Scale: 1/8" = 1'-0"



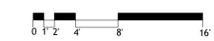


1 EXISTING EAST ELEVATION
Scale: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale: 1/8" = 1'-0"

SEE LANDSCAPE PLAN FOR PATIO DETAILS



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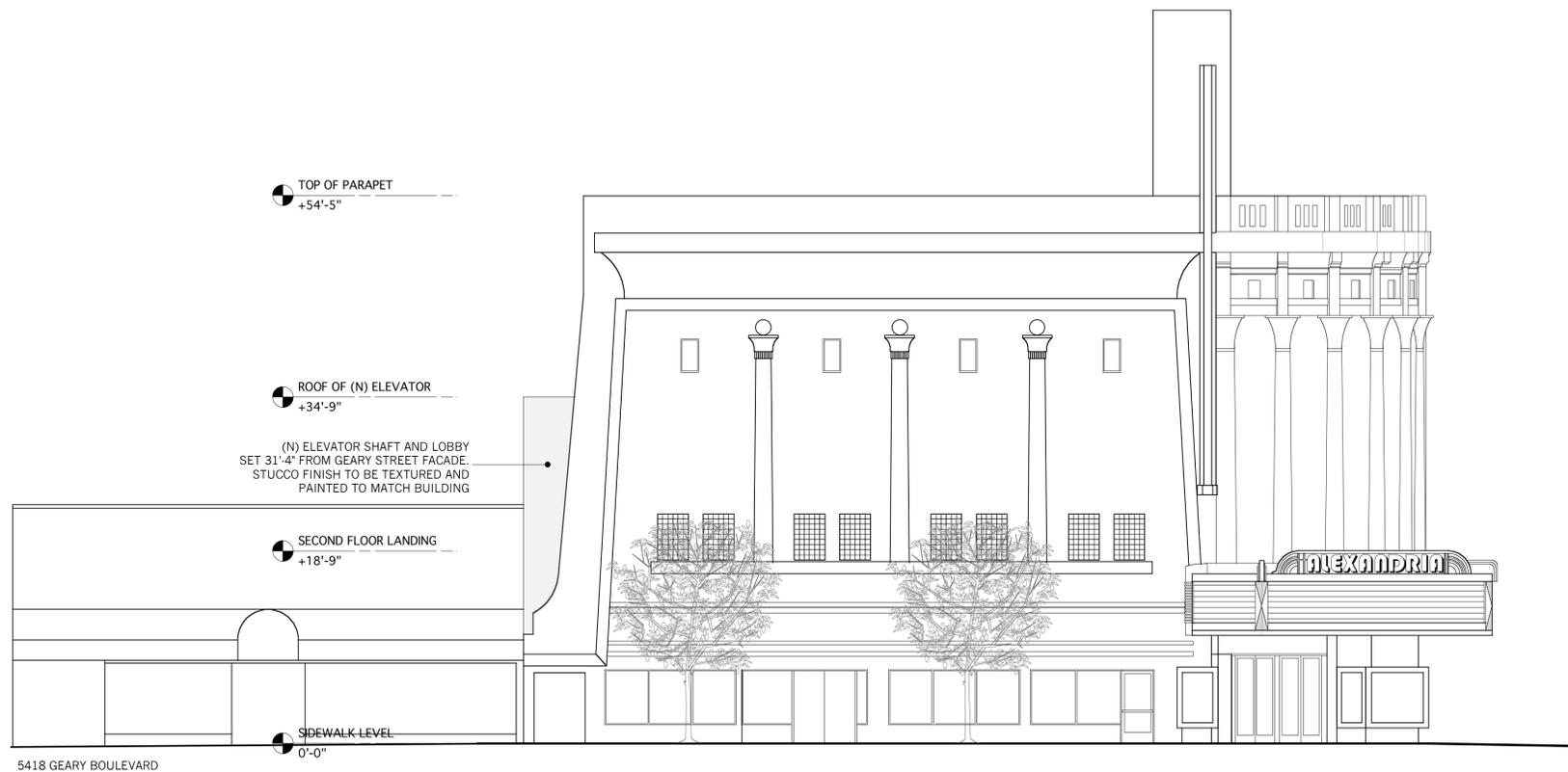
East Elevation

project: 10.06
drawn by: JP
checked by:
date: 01.11.11
scale:

A-3.1



1
- EXISTINGSOUTH ELEVATION - GEARY BOULEVARD
Scale: 1/8" = 1'-0"



2
- PROPOSED SOUTH ELEVATION - GEARY BOULEVARD
Scale: 1/8" = 1'-0"



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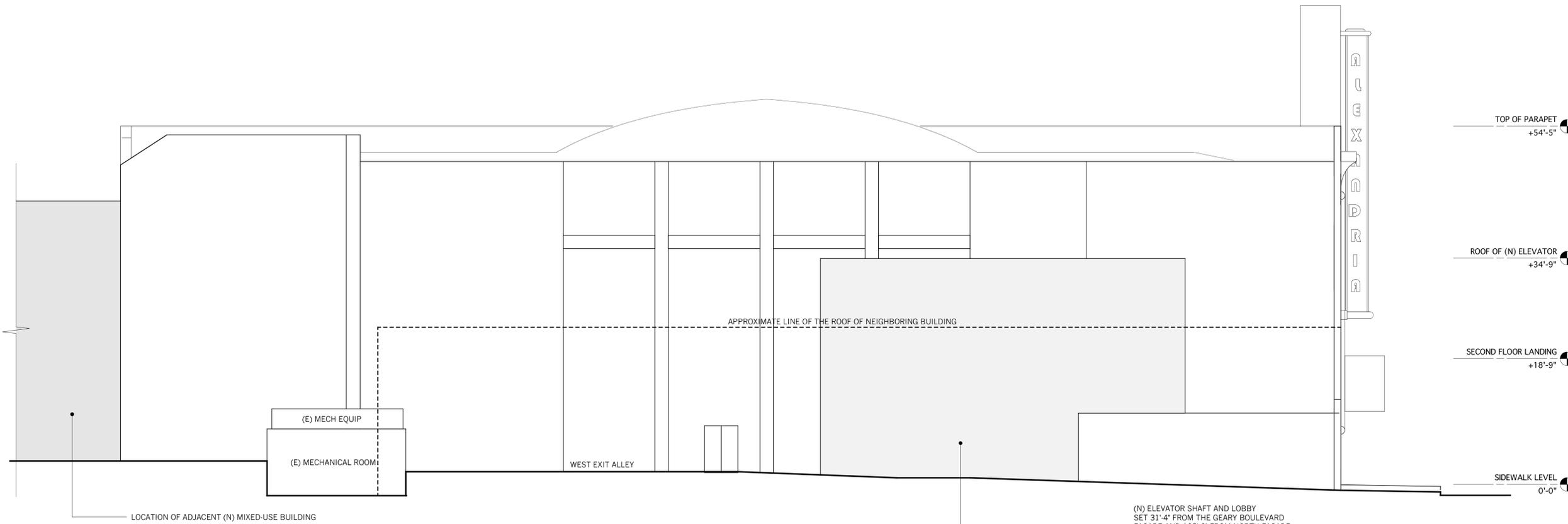
South Elevation

project: 10.06
drawn by: JP
checked by:
date: 01.11.11
scale:

A-3.2



1 EXISTING WEST ELEVATION
Scale: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
Scale: 1/8" = 1'-0"



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West Elevation

project:	10.06
drawn by:	JP
checked by:	
date:	01.11.11
scale:	

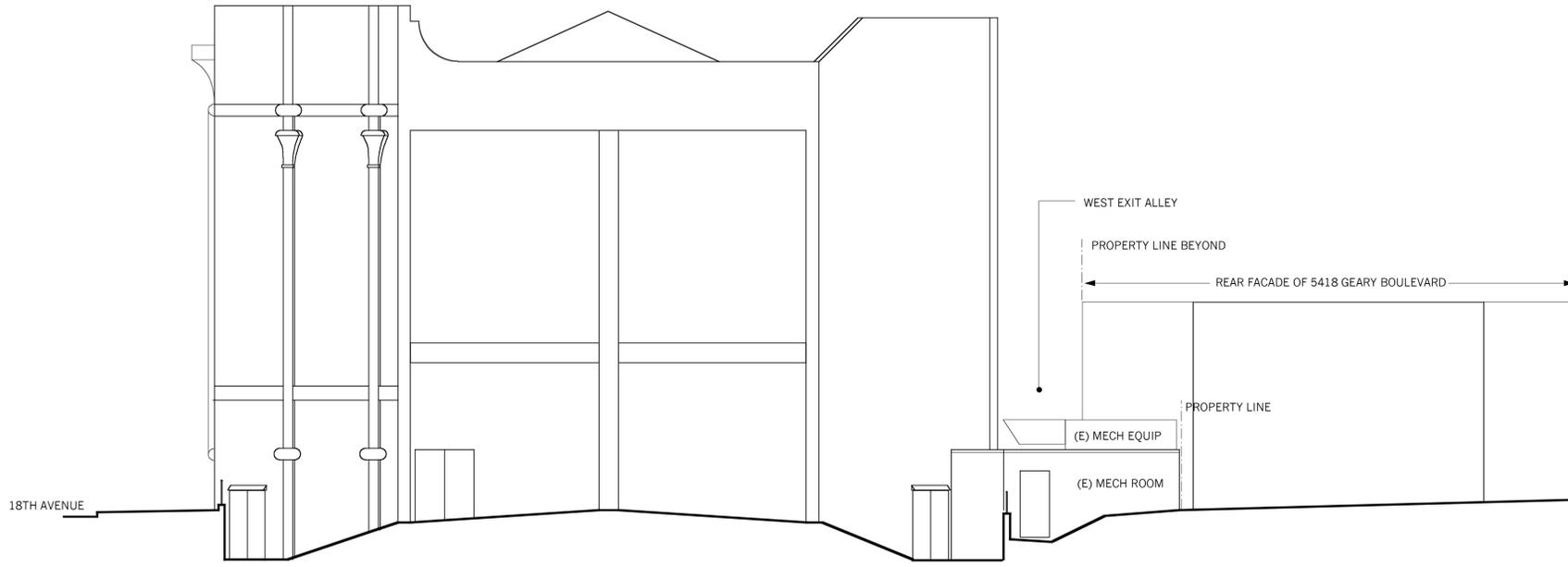
A-3.3



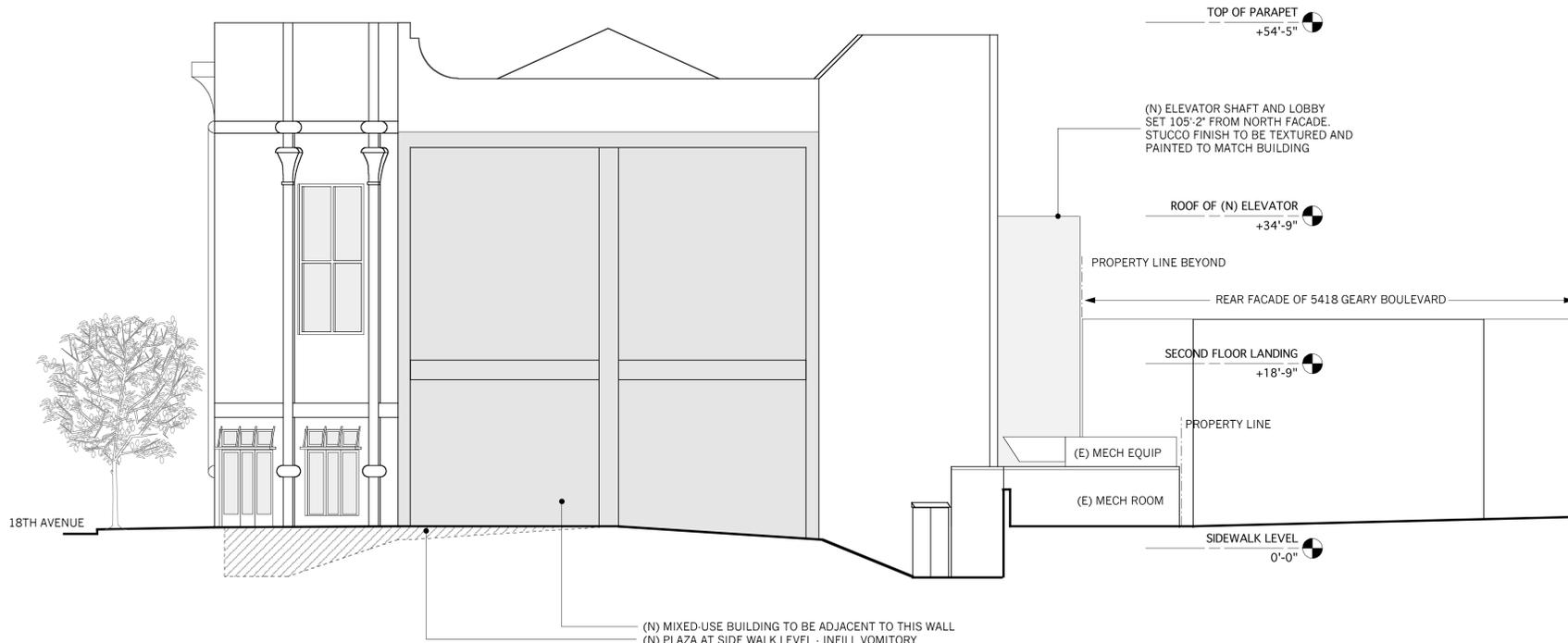
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1 EXISTING NORTH ELEVATION
Scale: 1/8" = 1'-0"



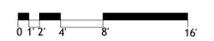
2 PROPOSED NORTH ELEVATION
Scale: 1/8" = 1'-0"

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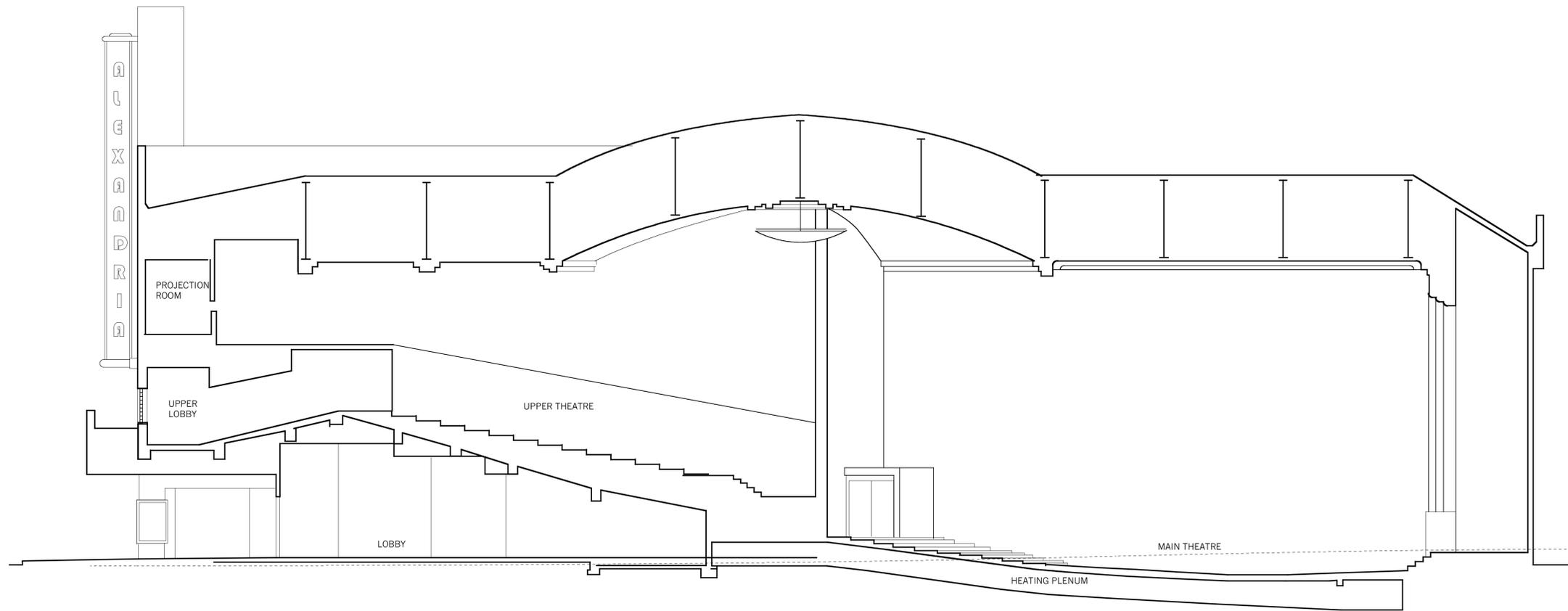
#	date	issue

North Elevation

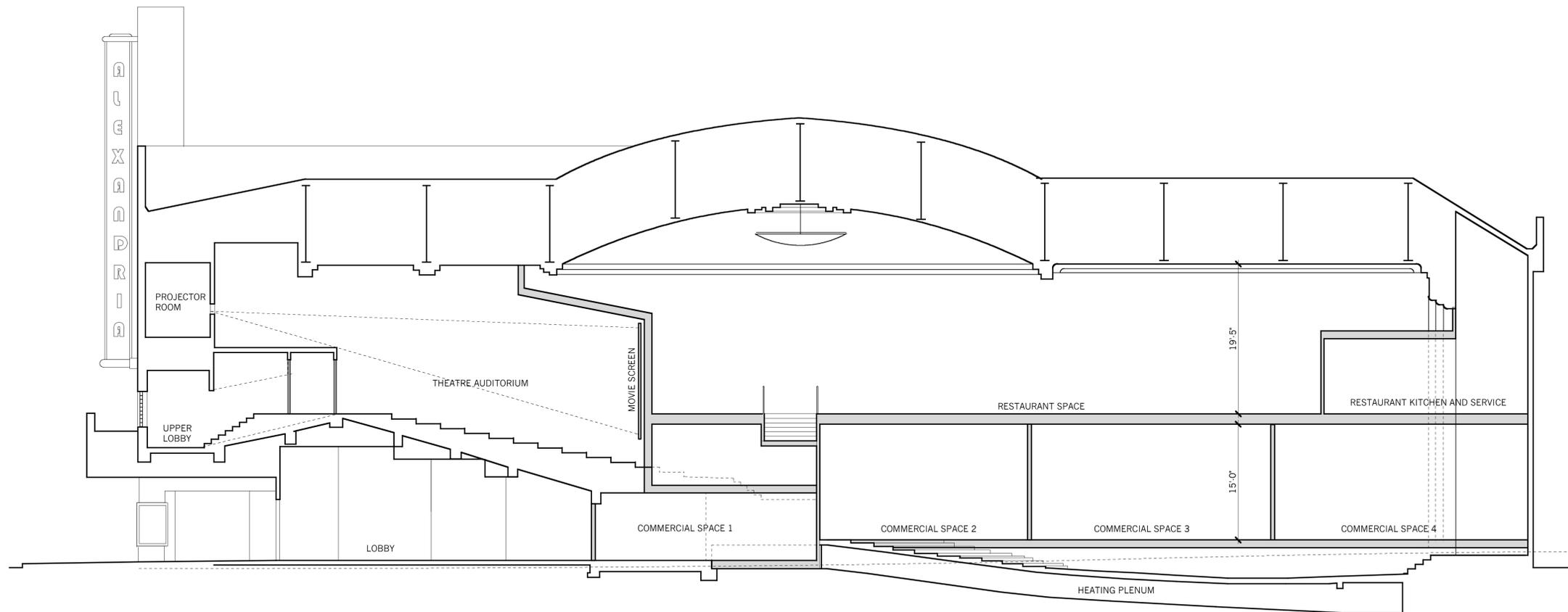
project:	10.06
drawn by:	JP
checked by:	
date:	01.11.11
scale:	



A-3.4



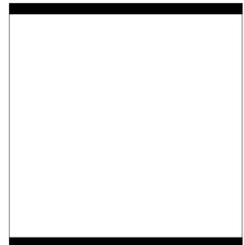
1 EXISTING N-S SECTION
Scale: 1/8" = 1'-0"



2 PROPOSED N-S SECTION
Scale: 1/8" = 1'-0"



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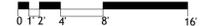


Rehabilitation and Remodel of
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5400 Geary Boulevard
San Francisco, CA 94121

#	date	issue

Building Section

project: 10.06
drawn by: JP
checked by:
date: 01.11.11
scale:



A-3.5



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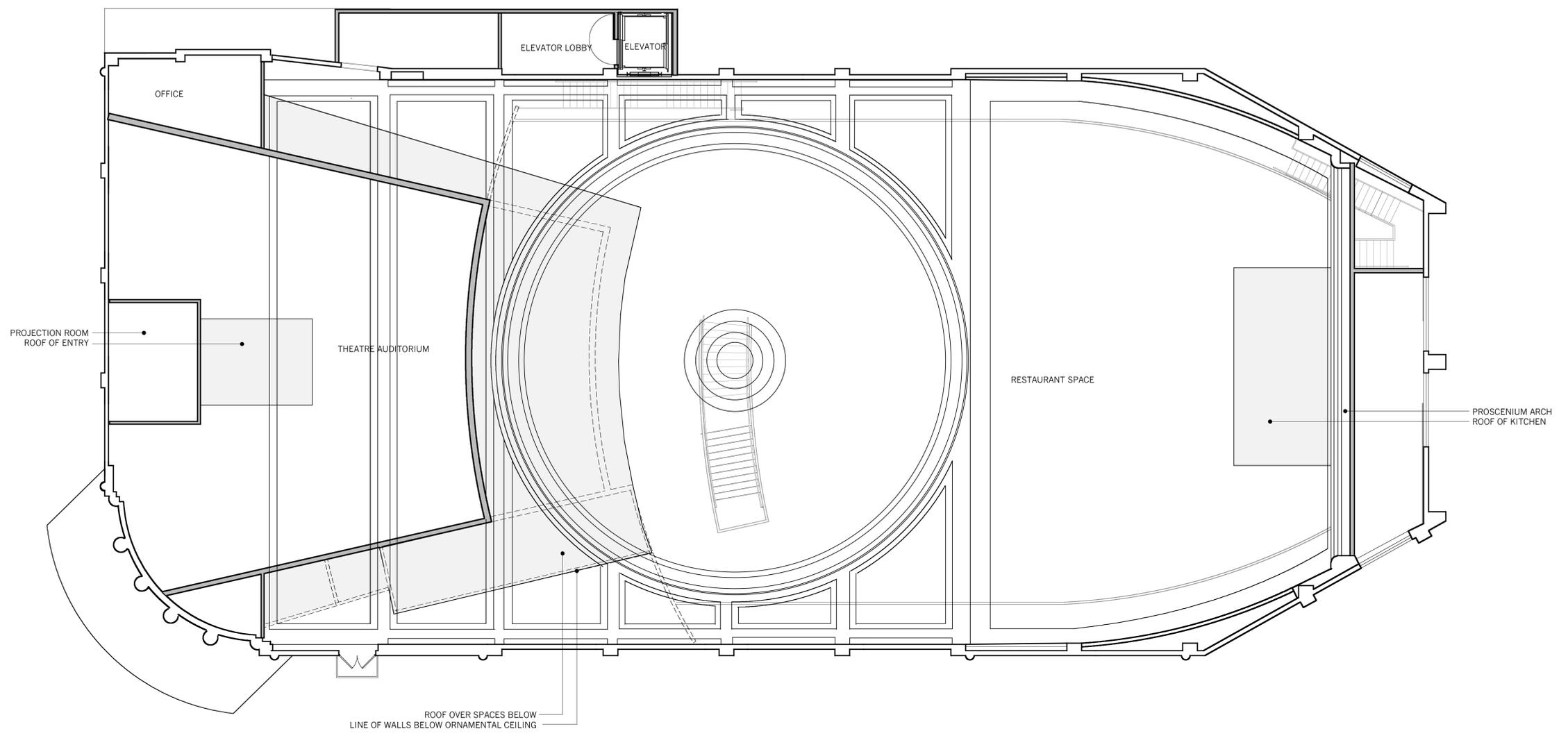
date issue

#	date	issue

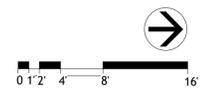
2nd Floor RCP

project: 10.06
 drawn by: JP
 checked by:
 date: 01.11.11
 scale:

A-6.2



1 PROPOSED 2ND FLOOR REFLECTED CEILING PLAN
Scale: 1/8" = 1'-0"



PL