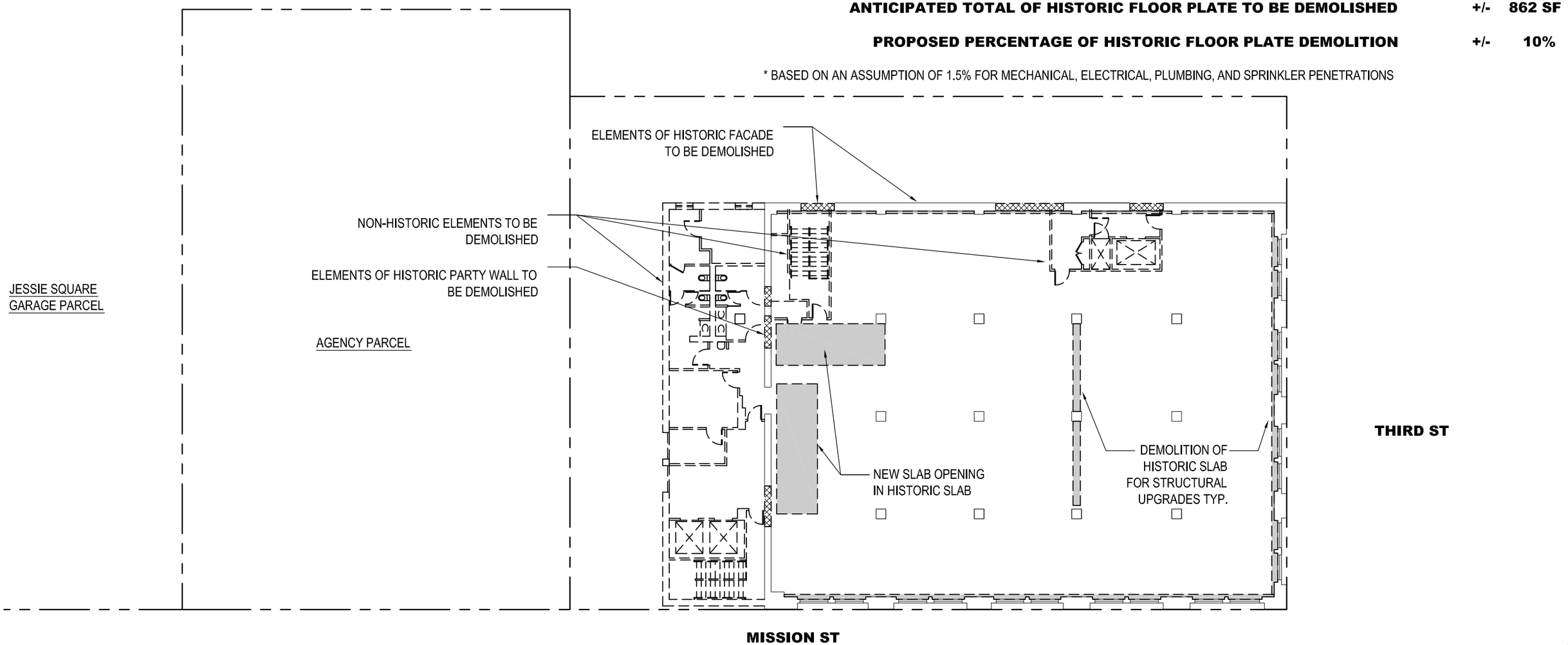
SEISMIC JOINT APPROACH

The Aronson Building will be seismically upgraded by using one of two approaches, seismic tie or seismic joint. Using the seismic joint approach, the buildings would be seismically independent and separated by a seismic joint with an air space in between the two buildings. With this approach, the two buildings would be allowed to move independently during a seismic event.

TOTAL HISTORIC FLOOR PLATE AREA	**+/-**	**8,760 SF**
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF ARCHITECTURAL ALTERATIONS	**+/-**	**739 SF**
ANTICIPATED AREA OF HISTORIC FLOOR PLATE TO BE DEMOLISHED AS A RESULT OF MEPS* PENETRATIONS	**+/-**	**123 SF**
ANTICIPATED TOTAL OF HISTORIC FLOOR PLATE TO BE DEMOLISHED	**+/-**	**862 SF**
PROPOSED PERCENTAGE OF HISTORIC FLOOR PLATE DEMOLITION	**+/-**	**10%**

* BASED ON AN ASSUMPTION OF 1.5% FOR MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER PENETRATIONS

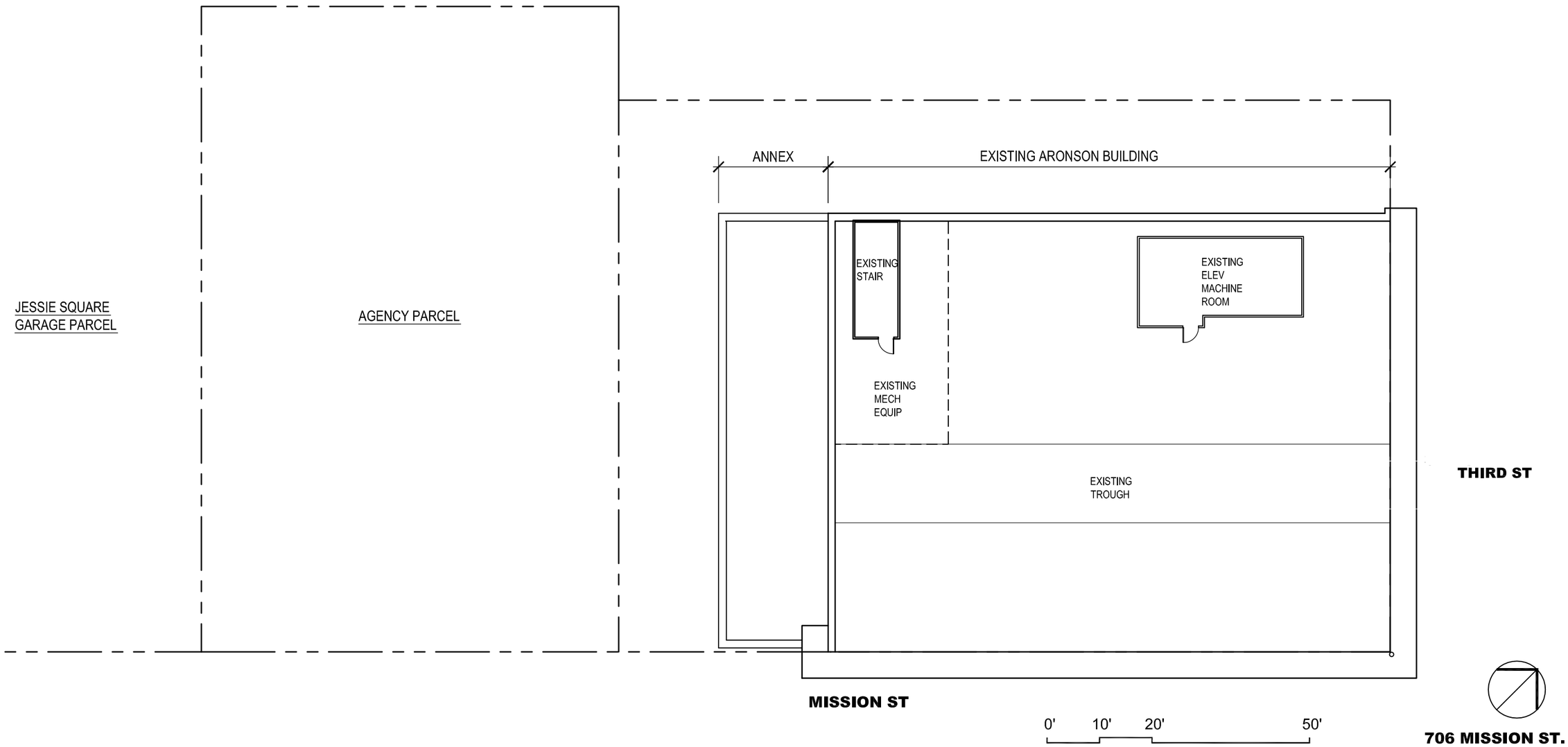


GENERAL NOTES:
1. PLANS & DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS.
2. LOCATION AND EXTENT OF REQD MEPS PENETRATIONS AT FLOOR PLATES AND REQD FOUNDATION UPGRADE SUBJECT TO FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

SEISMIC JOINT APPROACH

706 MISSION STREET - THE MEXICAN MUSEUM CONCEPTUAL 5TH - 10TH FLOOR DEMOLITION PLAN

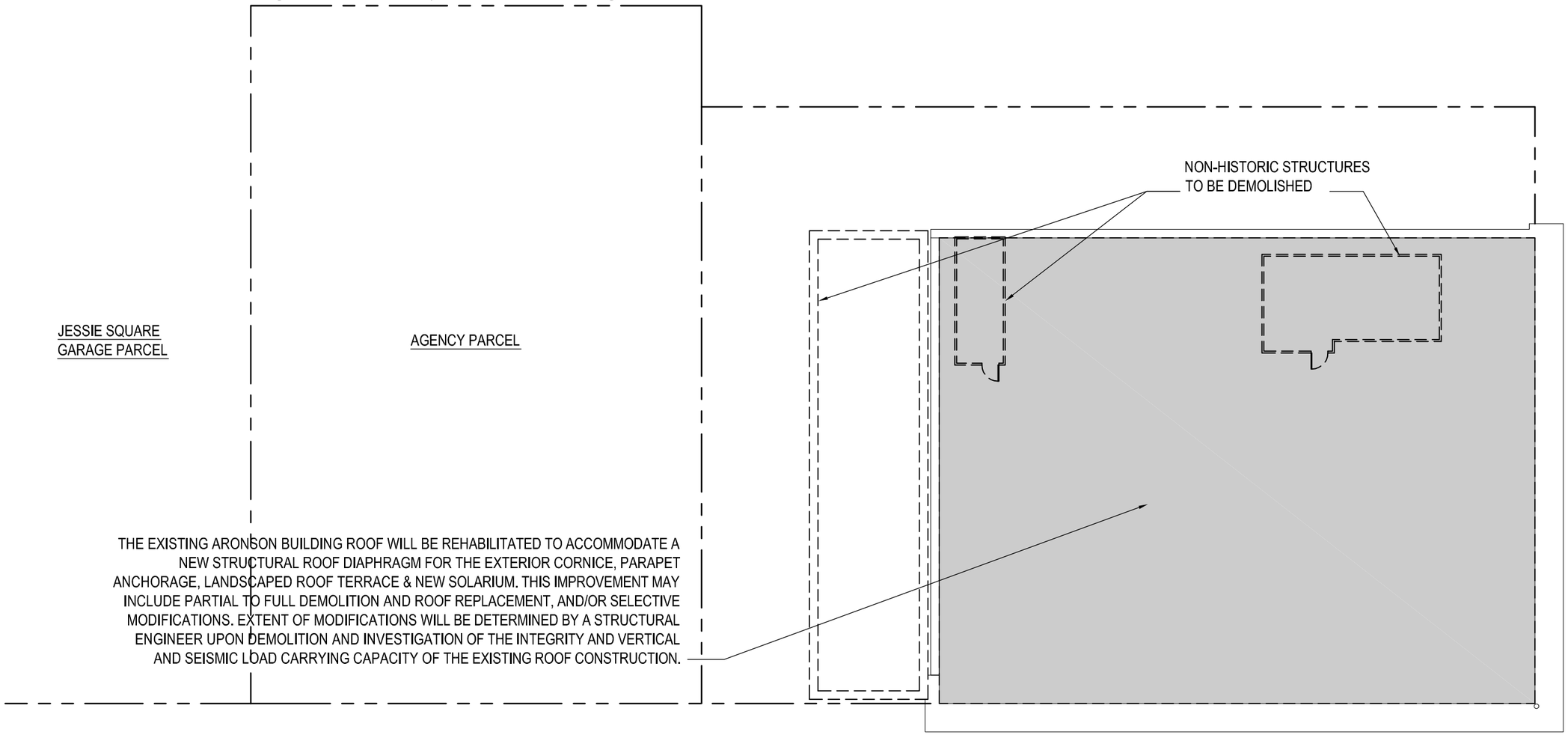
PLANS



706 MISSION STREET - EXISTING ROOF PLAN

SEISMIC TIE APPROACH

The Aronson Building will be seismically upgraded by using one of two approaches, seismic tie or seismic joint. Using the seismic tie approach, the Aronson Building would be laterally connected to the new tower at all floor and roof levels and allow the buildings to move together during a seismic event. The Aronson Building would maintain its independent structural system for support of vertical (gravity) loads. In this scenario, the primary means of lateral resistance would be the shear wall system of the new tower, and seismic loads would be transferred from the Aronson Building to the new tower by means of structural drag strut elements at each floor.



GENERAL NOTES:
1. PLANS & DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS.
2. LOCATION AND EXTENT OF REQD MEPS PENETRATIONS AT FLOOR PLATES AND REQD FOUNDATION UPGRADE SUBJECT TO FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

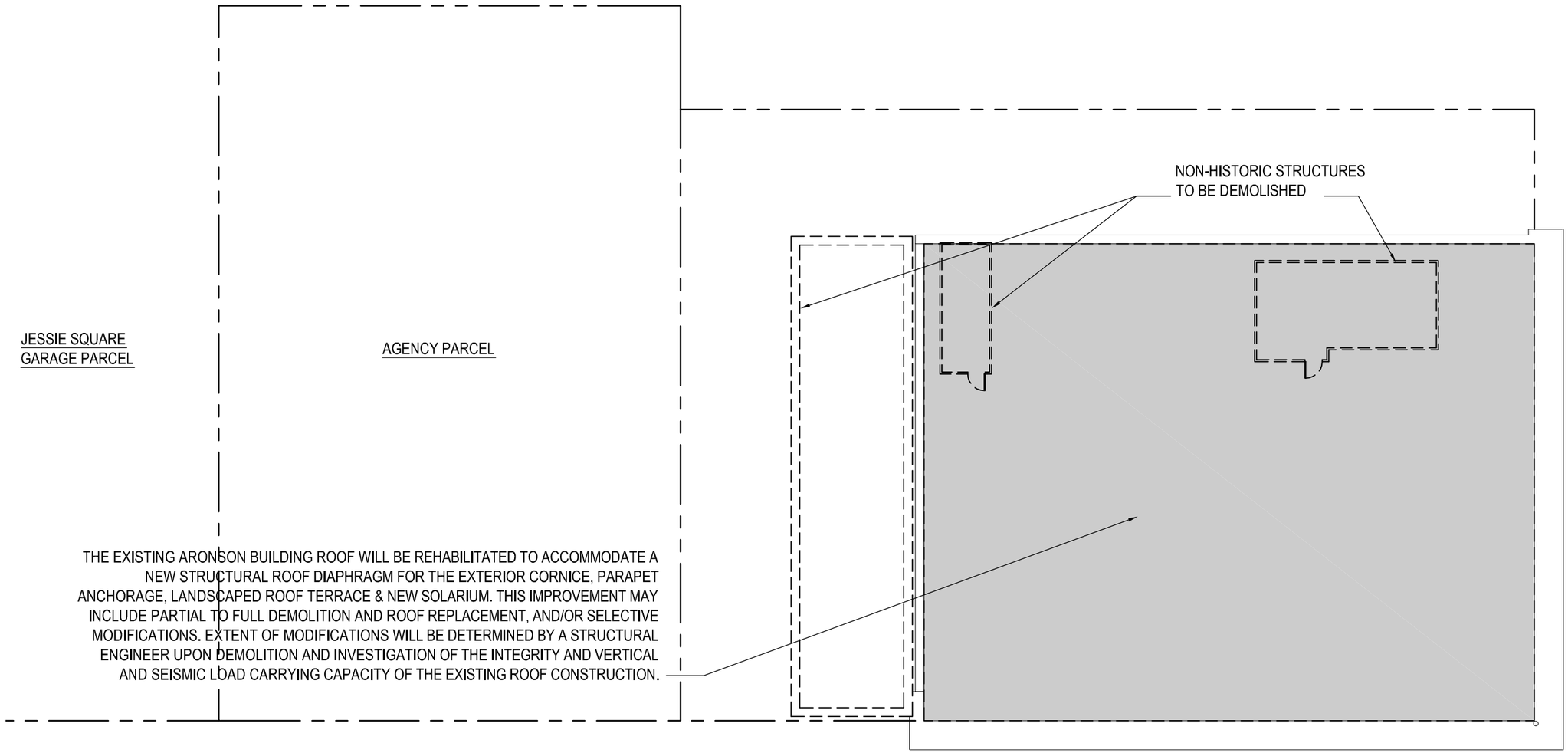
SEISMIC TIE APPROACH

706 MISSION STREET - THE MEXICAN MUSEUM CONCEPTUAL ROOF DEMOLITION PLAN

0 10' 20' 40'

SEISMIC JOINT APPROACH

The Aronson Building will be seismically upgraded by using one of two approaches, seismic tie or seismic joint. Using the seismic joint approach, the buildings would be seismically independent and separated by a seismic joint with an air space in between the two buildings. With this approach, the two buildings would be allowed to move independently during a seismic event.



GENERAL NOTES:
1. PLANS & DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS.
2. LOCATION AND EXTENT OF REQD MEPS PENETRATIONS AT FLOOR PLATES AND REQD FOUNDATION UPGRADE SUBJECT TO FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

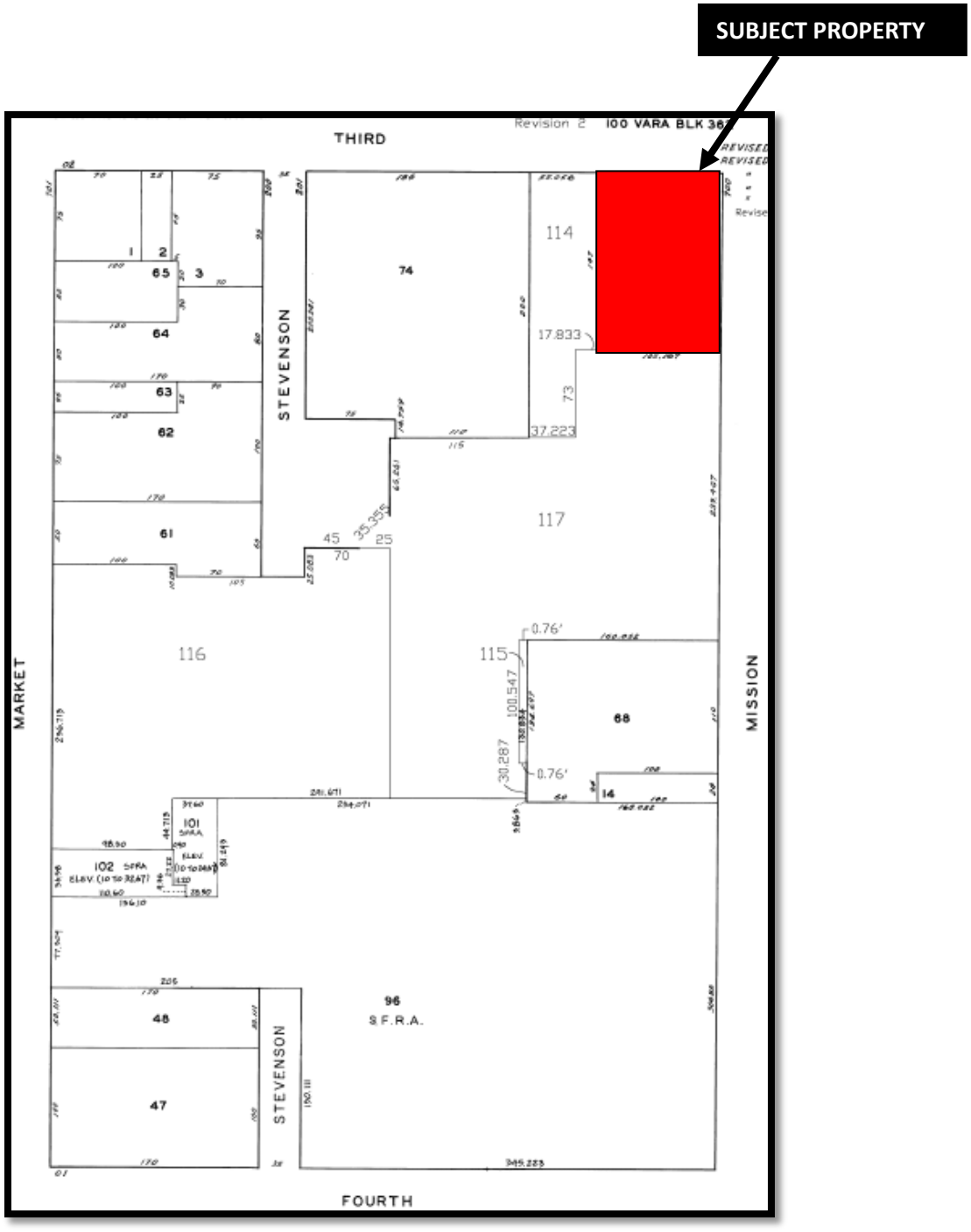
SEISMIC JOINT APPROACH

706 MISSION STREET - THE MEXICAN MUSEUM CONCEPTUAL ROOF DEMOLITION PLAN

0 10' 20' 40'

EXHIBIT 7

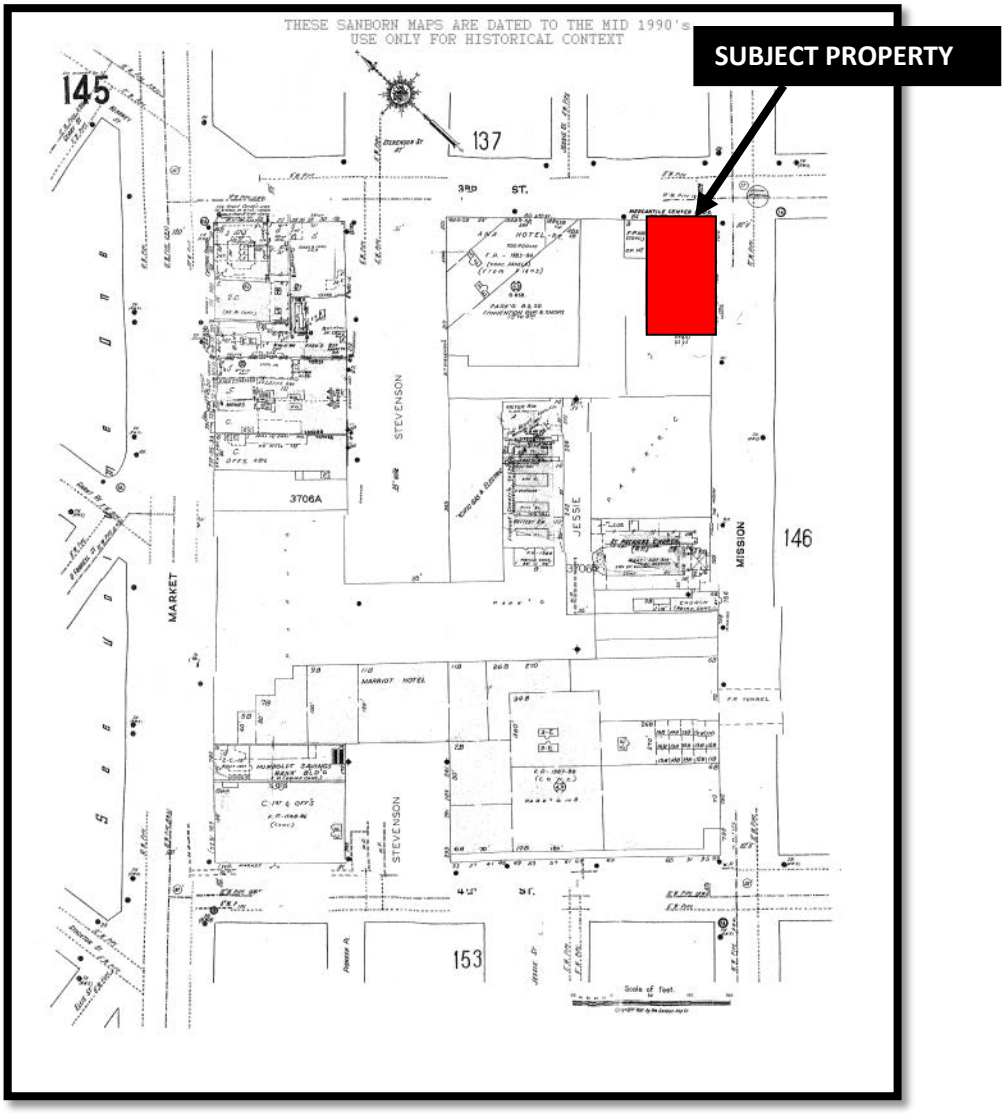
Parcel Map



SAN FRANCISCO
PLANNING DEPARTMENT

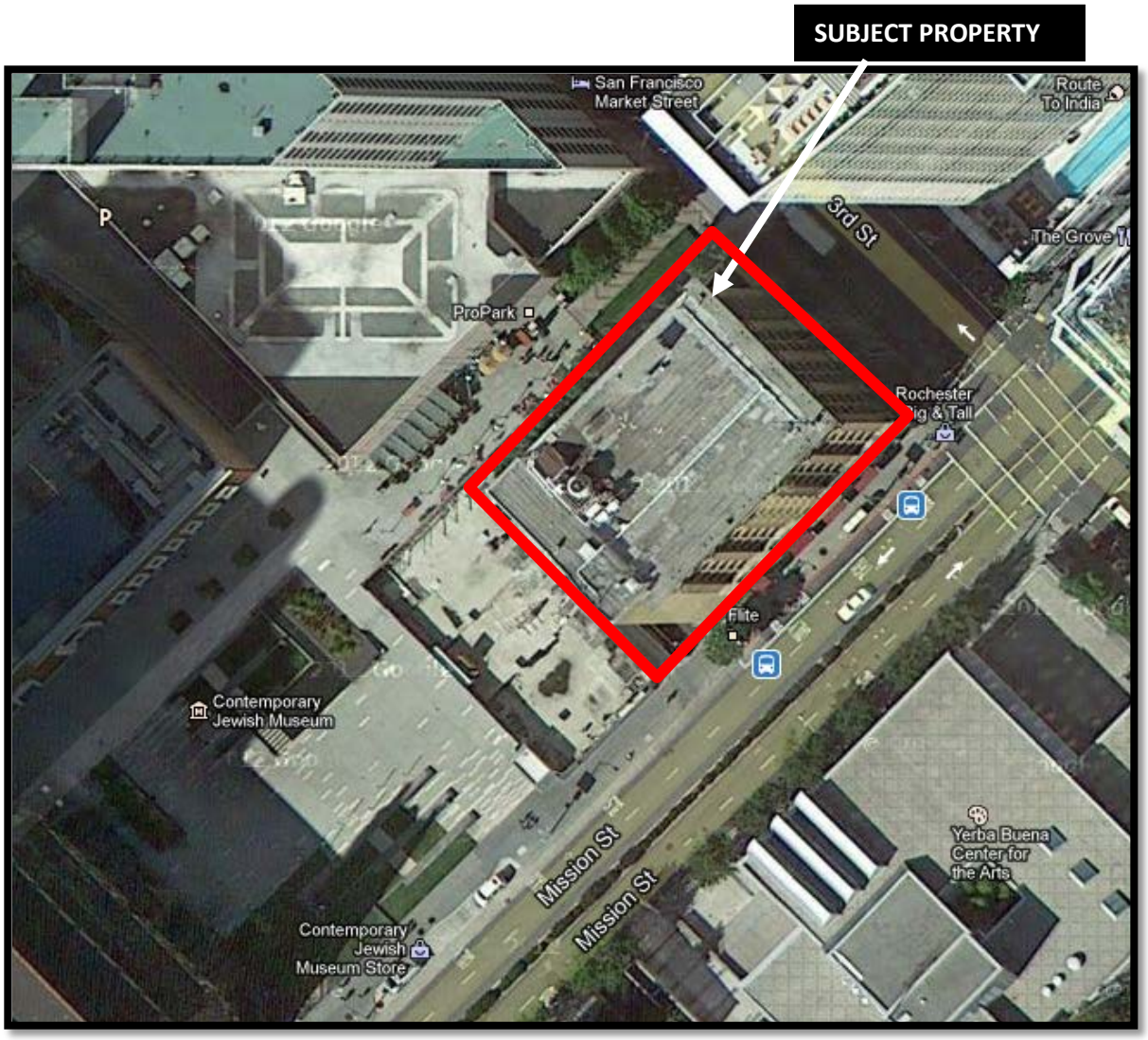
Major Permit to Alter
Case No. 2008.1084H
706 Mission Street

Sanborn Map*



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

Aerial Map


SUBJECT PROPERTY
San Francisco
Market Street
Route
To India
3rd St
The Grove
ProPark
Rochester
Flite
Contemporary
Jewish Museum
Mission St
Mission St
Yerba Buena
Center for
the Arts
Contemporary
Jewish
Museum Store

Bird's Eye View

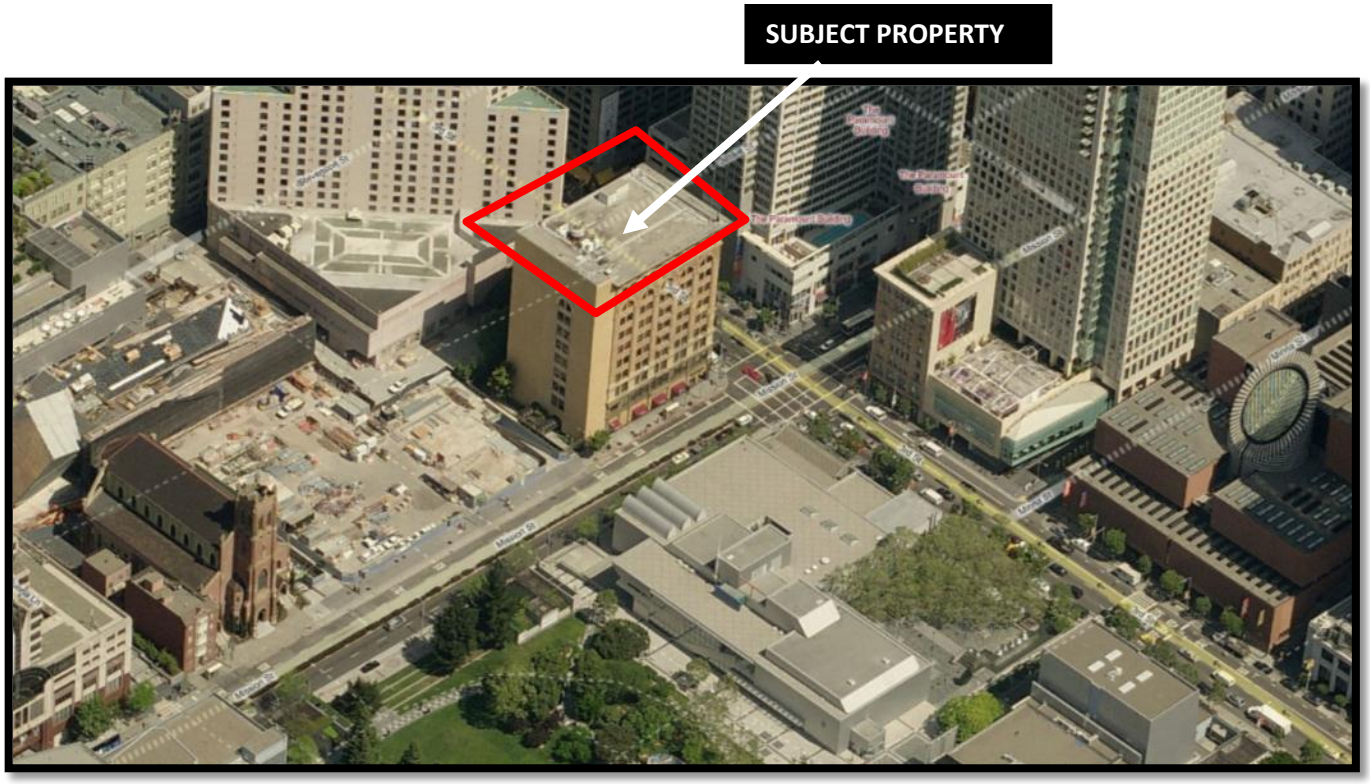


EXHIBIT 8

706 Mission Street – The Mexican Museum and Residential Tower Project

Major Permit to Alter Application Attachment

2. Property Location and Classification

The project site consists of Block 3706, Lot 093, which is owned by 706 Mission Street Co LLC, as well as Block 3706, Lot 275 and portions of Block 3706, Lot 277, which are owned by the Successor Agency to the Redevelopment Agency of the City and County of San Francisco.

3. Project Site and Description

706 Mission Street Co LLC (the "project applicant") proposes a mixed-use development project at the northwest corner of Third and Mission Streets, near the southern edge of San Francisco's Financial District neighborhood. The project site consists of three lots: the entirety of Assessor's Block 3706, Lots 093 and 275, and portions of Assessor's Block 3706, Lot 277. The project site covers an area of approximately 63,468 square feet or approximately 1.45 acres. Assessor's Block 3706, Lot 093 is owned by the project applicant and is improved with the existing 10-story, 144-foot-tall Aronson Building (with a 10-foot-tall mechanical penthouse) (the "Aronson Building parcel"). The Aronson Building is designated as a Category I Significant Building within the expanded New Montgomery-Mission-Second Street Conservation District, and has a retail use on the ground floor and office uses on the floors above.

The proposed project includes two main components. The first component will include the rehabilitation and reuse of the historic Aronson Building. The second component will include the construction of a tower adjacent to the Aronson Building on the west side. The new tower and the Aronson building will be physically connected, and new openings will be created in the west wall of the Aronson building to allow passage between the two buildings. The architecture of the new tower will be built adjacent to the Aronson Building and will be contemporary in style. Though the tower will have both a visual and physical connection to the historic building; its construction will not remove character-defining features and it will be built in a way that will not diminish the Aronson Building's historic integrity.

REHABILITATION PROGRAM

The project applicant proposes to rehabilitate and reuse the Aronson Building in a manner that avoids the removal of historic materials and character-defining features, so that the integrity of the Aronson building will not be adversely impacted. The building will be rehabilitated in accordance with the December 2010 Historic Structure Report (HSR).

Demolition of Non-Historic Features

The non-historic features of the Aronson Building, including the two 1978 additions, the fire escapes and landings, and the existing mechanical penthouse on the roof will be demolished. The project applicant will comply with the measures identified in the HSR to protect the historic fabric of the building during this demolition.

East and South Facades

The east and south facades of the Aronson Building are the primary facades of the building. The east façade faces Third Street and the south façade faces Mission Street. These facades have a tripartite composition with a two-story base, a shaft that extends from the third through the eighth floors, and a capital made up by the ninth and tenth floors. As the primary facades of the Aronson Building, the east and south facades contain the only exterior ornamentation. The ornamentation includes terra cotta, glazed terra cotta brick, decorative cast iron columns, and Colusa sandstone.

The proposed project will include the rehabilitation of the east and south facades. Non-historic features will be removed. Significant, character-defining features, such as the terra cotta, terra cotta brick, Colusa sandstone, and ironwork that are deteriorated will be retained and repaired. Where features are missing or deteriorated beyond repair, to the extent feasible, they will be replaced with new features that are compatible with the historic in design, color, texture, and materials, in accordance with the HSR.

The existing original main entry at Third Street, including the bronze door frame and arched transom frame, will be retained, cleaned, and protected. A new canopy that is compatible in size, style, and materials will be installed at this entry. A new bronze portal surround will be integrated with the existing bronze door frame.

At the original Mission Street entrance, any extant historic entryway exposed during demolition will be retained, cleaned and protected; if no historic entryway exists, a new compatible contemporary arched opening will be constructed in this location.

The most significant change at the east and south facades will be the replacement of the non-historic brick infill at the first floor with new storefronts. The storefronts will be compatible with the existing building in their composition but will be detailed in a contemporary way so that they may be differentiated from the historic fabric of the building.

The existing first floor façade also has non-historic ceramic tile cladding along the base and at the column located at the corner of Third and Mission Streets. The tile cladding will be removed and the column will be covered with a cladding compatible with the historic materials of the building.

West Facade:

The original west exterior wall of the Aronson Building is currently obscured by a ten-story addition built in 1978. This wall was originally constructed as a party wall. It has no ornamentation and does not represent a character-defining feature of the building. Openings in

the original west wall were created at the time of the 1978 addition in order to connect the addition to the original building. The 1978 addition will be removed in order to construct the new tower. The west wall will be assessed by a structural engineer in order to address structural deficiencies.

The new tower will abut and connect to the west façade of the Aronson Building. New openings will be made in the west façade to accommodate circulation as well as structural, mechanical, electrical and plumbing improvements. Where feasible, the program will reuse existing openings in the original west wall to avoid new openings.

At the southwest corner of the Aronson Building, the tower will be set back approximately six feet to expose the historic brick of the west façade, so that the original massing and form of the Aronson Building will be conveyed. The exposed brick will be cleaned, repointed as required, and existing cracks will be repaired. The remainder of the west façade will be covered and encased by new construction. The exterior of the new tower where it abuts the Aronson Building will consist of a transparent curtain-wall and will thus be recognized as separate and distinct from the historic building.

North Facade:

The common red brick at the north wall will be inspected, repaired, cleaned, repointed, and seismically upgraded as required. Damaged or missing bricks will be replaced with salvaged brick where possible. After demolition of the non-historic addition, existing windows, doors and grilles will be removed and openings within the party wall will be patched utilizing salvaged brick removed for new openings.

New selective openings will be made within the existing brick party wall for exterior windows to bring natural light and ventilation into new residential or office and museum spaces, for mechanical openings as may be required, and for ground floor entry and circulation functions. Approximately 70% of the existing wall area will be retained. New openings above the ground level will be organized in a regular pattern that corresponds with the existing structural bays and will be set back approximately 14'-5" from the northeast corner at floors 4-10, and approximately 27' at floors 1-3. The new metal framed windows will be expressed as simple punched openings.

New metal framed transparent storefront openings and a metal canopy will be added at the ground level to encourage pedestrian activity and connections to the ground floor program. The new storefront framing will be similar to that on east and south facades in material, divisions, frame profile and depth.

The new metal framed canopy above the new storefronts will provide a pedestrian scale.

A recessed horizontal metal channel at the ground floor canopy level will be added. The new channel will extend to and align with the east façade cornice datum line and serve to integrate the new canopy. A new recessed vertical metal reveal will be added at the ground floor northeast corner.

Roof:

The Aronson Building roof will be rehabilitated to function as a residential amenity outdoor terrace/roof garden.

The existing roofing material and structure will be removed, with selective demolition. The roof structure will be reinforced and seismically upgraded as required.

New transparent glass perimeter railings/windscreens will be set back from the existing parapet edge and cornice line.

Roof elements, including architectural, landscape, and mechanical components, will be designed to ensure that they are not visually dominant from the sidewalk or street below.

A solarium structure will be substantially set back from existing cornice lines. The solarium will be comprised of glazing similar to that on the east and south facades in terms of material, divisions, frame profile and depth. The solarium will have exterior masonry and metal materials and colors complementary to the existing Aronson Building. The roof of the solarium will include a private outdoor terrace that will be used by residents.

The existing wood flagpole will be retained and rehabilitated.

Section 4:

Project Summary Table for the Residential Flex Option

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
	PROJECT FEATURES			
Dwelling Units	0	0	Up to 215	Up to 215
Hotel Rooms	0	0	0	0
Parking Spaces	442	442	28	470
Loading Spaces	1	0	4	4
Number of Buildings	1 (Aronson)	1 (Aronson)	1 (tower)	2
Height of Building(s)	144 (Aronson)	144 (Aronson)	520 (tower)	144 (Aronson) / 520 (tower)
Number of Stories	10 (Aronson)	10 (Aronson)	47(tower)	10 (Aronson) / 47 (tower)
Bicycle Spaces	10	10	57	67
	APPROXIMATE GROSS SQUARE FOOTAGE (GSF)			
Residential	0	0	580,630	580,630
Retail	10,660	4,800	0	4,800
Office	95,980	0	0	0
Industrial/PDR	0	0	0	0
Parking	178,780*	178,780*	0	178,780*
Other (Specify Use)	31,700	13,700	111,395	125,095
TOTAL GSF	138,420	18,500	692,025	710,525

***NOTE**: The 178,780 square feet of parking use in the existing Jessie Square Garage is excluded from the "Total GSF" calculations above.

The "Other" existing uses are:
- Mechanical, storage, etc. = 13,700
- Vacant (museum parcel basement levels) = 18,000
- Residential amenity = 0
- Museum = 0
  Total = 31,700

The "Other" net new construction/addition uses are:
- Mechanical, storage, etc. = 36,910
- Vacant (museum parcel basement levels) = 0
- Residential amenity = 22,200
- Museum = 52,285
  Total = 111,395

Project Summary Table for the Office Flex Option

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
	PROJECT FEATURES			
Dwelling Units	0	0	Up to 191	Up to 191
Hotel Rooms	0	0	0	0
Parking Spaces	442	442	28	470
Loading Spaces	1	0	4	4
Number of Buildings	1 (Aronson)	1 (Aronson)	1 (tower)	2
Height of Building(s)	144 (Aronson)	144 (Aronson)	520 (tower)	144 (Aronson) / 520 (tower)
Number of Stories	10 (Aronson)	10 (Aronson)	47(tower)	10 (Aronson) / 47 (tower)
Bicycle Spaces	10	10	51	61
	APPROXIMATE GROSS SQUARE FOOTAGE (GSF)			
Residential	0	0	519,310	519,310
Retail	10,660	4,800	0	4,800
Office	95,980	61,320	0	61,320
Industrial/PDR	0	0	0	0
Parking	178,780*	178,780*	0	178,780*
Other (Specify Use)	31,700	13,700	111,395	125,095
TOTAL GSF	138,420	79,820	630,705	710,525

***Note**: The 178,780 square feet of parking use in the existing Jessie Square Garage is excluded from the "Total GSF" calculations above.

The "Other" existing uses are:
- Mechanical, storage, etc. = 13,700
- Vacant (museum parcel basement levels) = 18,000
- Residential amenity = 0
- Museum = 0

Total = 31,700

The "Other" net new construction/addition uses are:
- Mechanical, storage, etc. = 36,910
- Vacant (museum parcel basement levels) = 0
- Residential amenity = 22,200
- Museum = 52,285

Total = 111,395

Major Permit to Alter Findings

In reviewing applications for Major Permits to Alter, the Historic Preservation Commission, Planning Department staff, Board of Permit Appeals and/or Board of Supervisors, and the Planning Commission (where applicable) shall be governed by the following requirements set forth in Planning Code Section 1111.5. Please describe below how the project is consistent with each requirement.

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

The project would rehabilitate the character-defining features of the Aronson Building, including a majority of the structural system, building massing, scale, and proportion, and all historic materials on both of the primary facades (the Third Street and Mission Street facades). The character-defining features were identified in the Historic Structure Report ("HSR") that was prepared by Page & Turnbull for the Aronson Building. The HSR documents the historic significance of the Aronson Building and recommends appropriate rehabilitation options for retaining the property's historic character while accommodating future use and development. All rehabilitation work that will be undertaken as part of the project will be performed in a manner that is consistent with the *Secretary of the Interior's Standards for Historic Rehabilitation* ("Secretary's Standards"). The distinguishing qualities and historic character of the Aronson Building will be retained and rehabilitated in accordance with the HSR and *Architectural Design Intent Statement* prepared by Handel Architects.

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

The project would retain all distinctive materials, features, and finishes, as well as construction techniques and examples of craftsmanship. In accordance with the HSR and *Architectural Design Intent Statement*, deteriorated Colusa sandstone entablatures on the base of the building would be retained, existing paint and unsound material removed, repaired, or patched where necessary, and replaced in kind if required. The architectural cast iron elements along Third Street and Mission Street would be retained, paint removed and repainted, and missing cast iron elements, such as the scroll capitals, would be replaced with an acceptable material. The buff-colored brick, terra cotta pilasters, and capitals on the upper floors would be retained, cleaned, spalls patched, and missing elements replaced in kind or with a substitute material if necessary. The mortar joints would be re-pointed where necessary. The terra cotta spandrel panels, window sills and headers, foliate ornament at the ninth and tenth floors, archivolt moldings, keystones, egg-and-dart moldings, and all other decorative terra cotta work would be retained, cleaned, patched where feasible, and replaced where necessary. The sheet metal cornice and entablature at the tenth story would be retained, cleaned, paint stripped, corrosion removed, and patched where the fire escape penetrated it. The historic entrance on Third

Street would be retained, cleaned, and restored. A new canopy that is compatible in size, style, and materials will be installed at this entry. A new bronze portal surround will be integrated with the existing bronze door frame. If the Mission Street entrance survives behind the 1978 storefront, it would be retained, preserved, and reused. If it does not exist, a compatible new arched opening would be created in this bay that recalls the former entrance.

In summary, the exterior of the Aronson Building would be rehabilitated in a manner that complies with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings.

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

The project would repair rather than replace distinctive architectural features and materials wherever feasible in accordance with the HSR and *Architectural Design Intent Statement*. If replacement of a deteriorated element is required, or if the element is missing, it would be replaced in kind, or with an acceptable substitute material that matches the design, color, texture, and visual qualities of the original. Elements that may need selective replacement include some of the missing capitals on the cast iron pilasters along Third Street, missing terra cotta keystones on the arches at the ninth floor, and other parts of the terra cotta, sandstone, and galvanized sheet metal that are heavily deteriorated.

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

Additions & Exterior Alterations

The project would demolish the two incompatible additions to the Aronson Building constructed in 1978, including the 10-story addition on the west façade and the three-story addition on the north façade. The only additions that would occur on the Aronson Building as part of the project include a small one-story solarium on the roof and a narrow canopy over the new storefronts along the first floor level of the north secondary façade. The solarium would be set back from the north, east, and south edges of the building so that it would not be visible from street level. The solarium would be comprised of glazing similar to that on the south and east facades of the Aronson

Building in terms of material, divisions, frame profile, and depth. It would be built of steel, glass, and masonry elements to match the storefronts and would be largely transparent when viewed from higher locations such as the terrace at Yerba Buena Gardens. Railing and windscreens will be installed with a setback from existing parapet edges and cornice lines. The proposed rooftop features would be clearly differentiated but compatible with the character of the historic building and would be reversible.

The project would also include the construction of a narrow canopy over a new storefront system along the first floor level of the north façade, and sections of the existing red brick wall would be removed to construct the new storefronts and canopy. However, this is an area of the building exterior that has already been impacted by the construction of the north addition in 1978 and is considered a secondary facade. The proposed canopy would be steel and glass and would have a thin and delicate profile, extending out approximately 17'-2" over the driveway on the north side of the building. The new storefront framing would be similar to that on the east and south facades in material, divisions, frame profile, and depth, and would be compatible with the Aronson Building.

Both the solarium and the canopy comply with the Secretary's Standards due to their comparative small size and location on non-character-defining elevations. They would not destroy significant exterior architectural material. These additions would also be consistent with the guidance provided in Preservation Brief 14: "*New Exterior Additions to Historic Buildings: Preservation Concerns.*" This guidance explains that a new addition to a historic building should preserve the building's historic character by preserving significant historical materials, features, and should be compatible with yet differentiated from the historic building. With respect to vertical additions in particular, the guidance recommends a rooftop addition be minimally visible, be setback from the primary façade, and should not generally be more than one story in height. The solarium and canopy comply with these recommendations.

The project would also include the addition of windows to the north façade of the Aronson Building. This elevation is presently a common brick wall that was originally intended to be concealed by adjacent construction as a party wall. Although the lower portion of this wall was eventually concealed, the upper portion was not and it became the location of several painted signs and a random pattern of non-historic punched windows. The project would result in the removal of approximately 30% of the red common brick from this secondary elevation to create new window openings. These windows are necessary to provide light and air to the museum and office or residential uses on the upper floors. The proposed new windows would be located and organized in a largely symmetrical arrangement that consists of new paired windows in each structural bay of each floor level. Floors two and three would only have paired windows in the four westernmost bays, leaving the easternmost bay entirely intact. Meanwhile, the easternmost bay of floors four through 10 would have only one window instead of two, reducing the amount of brick loss and reinforcing the perception of a solid brick wall from Third Street. This design would result in a grid-like arrangement of punched windows in keeping with the arrangement of windows on the building's primary façades.

However, in keeping with the Secretary's Standards, the new windows on the north façade would not replicate the detailing of the historic windows on the south or east façades; instead the new windows would be punched and would have simple frames to distinguish them from historic windows.

Related New Construction

The project would also result in the construction of a 520-foot-high tower (with 30 foot mechanical penthouse) to the west of the Aronson Building. Circulation within the new tower would be linked to the Aronson Building at floor levels of the Aronson Building where floor alignments with floors of the proposed tower permit. However, the tower would be structurally independent of the Aronson Building with respect to gravity loads and thereby removable, in accordance with the Secretary's Standards. In addition, the tower is designed to read as an entirely separate building, a key requirement for related new construction to historic resources in dense urban locations as discussed in Preservation Brief 14: "*New Exterior Additions to Historic Buildings: Preservation Concerns.*" The new tower therefore is consistent with Rehabilitation Standard 10 and Preservation Brief 14 guidelines regarding urban infill, which suggest that "Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district."

The proposed tower would conceal the west elevation of the Aronson Building, an elevation that has been previously altered with the 1978 addition, which will be removed. The proposed location of the tower, adjacent to a non-character-defining, mid-block elevation that has no ornamental detail or historic fenestration, is appropriate.

Preservation Brief 14 recommends that new infill construction should be compatible with the surrounding context in terms of scale, setback, and façade rhythm. Though the heights of the two buildings (Aronson Building and new tower) are significantly different, the proposed location and articulation of the tower as a related but visually separate building from the Aronson Building maintains a context that is similar to the varying heights of buildings in the surrounding area. Proposed massing and articulation of the proposed tower further differentiate the two buildings, allowing each to maintain a related but distinct character and physical presence. The proposed tower is designed as a series of thin, parallel slabs clad in an alternating arrangement of transparent metal window frames and glazing and stone veneer. This device breaks up the building's massing and reduces its apparent size.

The tower façade will be setback from Mission Street, revealing a portion of the red brick western wall of the Aronson Building and allowing the return of the cornice along west wall. The Aronson Building will continue to "read" as an independent three-dimensional volume. With setback of the tower, views of the Aronson Building's primary façades from Third Street and Mission Street will be maintained as will the contextual relationship with the former Williams Building to the southeast. In sum, the proposed alterations, additions, and related new construction do not destroy significant

exterior architectural material and are compatible with the size, scale, color, material and character of the Aronson Building and its surrounding.

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

As noted above, the project would retain and rehabilitate the distinctive materials, features, and finishes, as well as construction techniques and examples of craftsmanship, and the historic materials on the primary facades (Third Street and Mission Street) in accordance with the HSR and *Architectural Design Intent Statement*. The project would selectively create new openings into the west and north facades of the Aronson Building for interior circulation and exterior windows to bring natural light and ventilation into new residential or office and museum spaces, and for ground floor entry. However, these alterations would be made on secondary facades, not the principal facades on Third Street and Mission Street. On the north façade, which would be subject to the largest number of new openings, approximately 70% of the existing wall area would be retained.

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

The proposed rooftop solarium would be one story above the existing roof, would cover less than 75 percent of the roof area, and would use materials and a design aesthetic that is compatible with the scale and character of the building.

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

The Aronson Building is designated as a Category I Significant Building, not a Category II Significant Building, therefore this provision is not applicable to the project.

Findings of Compliance with General Preservation Standards

In reviewing applications for Major Permits to Alter the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as an additional evaluative standard for Major Permit to Alter. The Standards are contained in the Preserving the Past section of the Downtown Plan, a component of the San Francisco General Plan. Please respond to each statement completely.

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

The proposed project will retain retail and/or restaurant uses on the ground floor, and will introduce a new but compatible use (The Mexican Museum) to the second and third floors. The fourth through tenth floors will be designated "flex space," with either residential or office use. If office use is chosen, there will be no change in current use of the building aside from The Mexican Museum, which will introduce a new cultural use to a portion of the building. Both the office and residential use will require new openings at the north façade of the building. The north façade is a secondary façade and no distinctive features will be removed as a result of the new openings. The new openings will be compatible in scale and proportion to the historic windows on the east and south facades. The new windows on the north façade will be organized in a way that is symmetrical and compatible with the character of the building.

The proposed retail use at the ground level will result in the removal of the non-historic brick infill, which will be replaced with new storefronts. The new storefronts will be compatible in design and proportion with the historic storefronts that have since been removed. Since the building originally had storefronts along the ground floor, the removal of the brick will restore the historic character of the building. New storefronts and a canopy are also proposed at the ground level on the north façade. As noted above, this façade is a secondary façade and no distinguishing features will be removed as a result of this alteration.

The exterior alternations to the Aronson Building proposed in connection with the project's uses, including introducing new windows, storefronts, and a canopy on the secondary north façade and a solarium on the roof, would not diminish the historic character of the Aronson Building.

The proposed use of the building is one that will require minimal change to the exterior of the building, including its distinctive materials, features, and spaces. The proposed project complies with Standard 1.

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

The project complies with Rehabilitation Standard 2 because the project would retain all of the primary character-defining features of the Aronson Building identified in the HSR, including the majority of its structural system, massing, scale, and proportions, as well as all historic materials on both of the primary street façades. The character-defining features would be rehabilitated in accordance with the recommendations of the HSR and the treatments identified in the *Architectural Design Intent Statement*. The project would also reverse several incompatible alterations made in 1978 that have impaired the building's integrity for a generation, including the removal of two incompatible additions, the non-historic storefront infill, and the anodized aluminum windows and storefronts. The storefronts and windows would be replaced with materials and features that are compatible with the adjoining historic fabric and the original design of the building. Furthermore, the Historic Resource Evaluation Response for the project concluded that the rehabilitation of the Aronson Building complies with the Secretary's Standards and would not result in a substantial adverse impact to historical resources. Though the project will include a new tower, the tower will be set back to allow the massing of the historic building to be conveyed.

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

The proposed exterior rehabilitation complies with Rehabilitation Standard 3 because no conjectural features or elements from other historic properties will be undertaken. Alterations such the new storefronts and the windows and canopy at the north façade will be designed so that they are compatible with but distinguished from the historic fabric of the building.

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

There are no changes to the Aronson Building that have acquired historic significance in their own right. The proposed project complies with Standard 4.

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

The project complies with Rehabilitation Standard 5 because the project would retain, repair, and rehabilitate distinctive materials, features, and finishes, as well as construction techniques and examples of craftsmanship. The following paragraph summarizes the proposed treatments for significant materials, features, and finishes on the exterior of the Aronson Building identified in the HSR and the *Architectural Design Intent Statement*.

Pursuant to the Architectural Design Intent Statement, deteriorated Colusa sandstone entablatures on the base of the building would be retained, existing paint and unsound material removed, repaired, or patched where necessary, and replaced in kind if required. The architectural cast iron elements along Third and Mission Streets would be retained, paint removed and repainted, and missing cast iron elements, such as the scroll capitals, would be replaced with an acceptable material. The buff-colored brick, terra cotta pilasters, and capitals on the upper floors would be retained, cleaned, spalls patched, and missing elements replaced in kind or with a substitute material if necessary. The mortar joints would be re-pointed where necessary. The terra cotta spandrel panels, window sills and headers, foliate ornament at the ninth and tenth floors, archivolt moldings, keystones, egg-and-dart moldings, and all other decorative terra cotta work would be retained, cleaned, patched where feasible, and replaced where necessary. The sheet metal cornice and entablature at the tenth story would be retained, cleaned, paint stripped, corrosion removed, and patched where the fire escape penetrated it. The historic entrance on Third Street would be retained, cleaned, and restored. If the Mission Street entrance survives behind the 1978 storefront, it would be retained, preserved, and reused. If it does not exist, a compatible new arched opening would be created in this bay that recalls the former entrance.

In summary, the exterior of the Aronson Building would be rehabilitated in a manner that closely resembles its historic appearance. In accordance with the HSR and *Architectural Design Intent Statement*, existing historic features and materials would all be retained and preserved while missing elements would be recreated in some circumstances or replaced using contemporary but compatible replacements.

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

The project complies with Rehabilitation Standard 6 because deteriorated historic features and materials would be repaired rather than replaced wherever feasible. If replacement of a deteriorated element is required, or if the element is missing, it would be replaced in kind, or if that material is no longer available, it would be replaced using an acceptable substitute material that matches the design, color, and texture of the original. Elements that may need selective replacement include some of the missing capitals on the cast iron pilasters along Third Street, missing terra cotta keystones on the arches at the ninth floor, and other parts of the terra cotta, sandstone, and galvanized sheet metal that are heavily deteriorated.

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

The proposed project will comply with Rehabilitation Standard 7. If chemical or physical treatments are necessary in connection with the rehabilitation of historic materials, the gentlest methods would be used. The project will adhere to the recommendations in the HSR. For brick repair, the HSR recommends extreme care in the cleaning of brick and that mock-ups be conducted to ensure no damage will occur as a result of cleaning. Furthermore, any masonry cleaning procedures for this building must follow the standard of practice outlined in Preservation Brief 1: "*Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*". For terra cotta repair, the HSR recommends that cleaning proceed with the gentlest means, which may require several mock-ups prior to selection of the proper technique. The treatment approaches for the various historic materials would be determined by a qualified preservation architect.

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

The project provisionally complies with Rehabilitation Standard 8. The Aronson Building and the adjoining lot where the new tower would be built are located within an area known for previous prehistoric and historic archaeological finds. It is possible that excavation may reveal such deposits. As required by the mitigation measures identified in the EIR, archaeological monitoring would occur during construction, and if any prehistoric or historic materials are encountered, the mitigation measures would ensure that the project would not result in a significant impact to archaeological resources.

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

Additions & Exterior Alterations

The project would demolish the two incompatible additions constructed in 1978, including the 10-story addition on the west façade and the three-story addition on the north façade. The only additions that would occur on the Aronson Building as part of the project include a small one-story solarium on the roof and a narrow canopy over the new storefronts along the first floor level of the north secondary façade. As designed, the one-story solarium on the roof of the Aronson Building will not be visible from street level. It will also be set back from the parapets toward the western edge of the roof further minimizing its visibility. The solarium would be comprised of glazing similar to that on the south and east facades of the Aronson Building in terms of material, divisions, frame profile, and depth. It would be built of steel, glass, and masonry elements to match the storefronts and would be largely transparent when viewed from higher locations such as the terrace at Yerba Buena Gardens. Railing and windscreens will be installed with a setback from existing parapet edges and cornice lines. The proposed rooftop features

would be clearly differentiated but compatible with the character of the historic building and would be reversible.

The project would also include the construction of a narrow canopy over a new storefront system along the first floor level of the north façade, and sections of the existing red brick wall would be removed to construct the new storefronts and canopy. However, this is an area of the building exterior that has already been impacted by the construction of the north addition in 1978. The proposed canopy would be steel and glass and would have a thin and delicate profile, extending out 17'-2" over the driveway on the north side of the building. The new storefront framing would be similar to that on the east and south facades in material, divisions, frame profile, and depth, and would be compatible with the Aronson Building.

Both the solarium and the canopy comply with the Secretary's Standards due to their comparative small size and location on non-character-defining elevations, and would not destroy significant exterior architectural material. These additions would also be consistent with the guidance provided in Preservation Brief 14: "*New Exterior Additions to Historic Buildings: Preservation Concerns.*" This guidance explains that a new addition to a historic building should preserve the building's historic character by preserving significant historical materials, features, and should be compatible with yet differentiated from the historic building. With respect to vertical additions in particular, the guidance recommends a rooftop addition be minimally visible, be setback from the primary façade, and should not generally be more than one story in height. The solarium and canopy comply with these recommendations.

The project would also include the addition of windows to the north façade of the Aronson Building. This elevation is presently a common brick wall that was originally intended to be concealed by adjoining construction. Although the lower portion of this wall was eventually concealed, the upper portion was not and it became the location of several painted signs and a random pattern of non-historic punched windows. The project would result in the removal of approximately 30% of the red common brick from this secondary elevation to create new window openings. These windows are necessary to provide light and air to the museum and office or residential uses on the upper floors. The proposed new windows would be organized in a largely symmetrical arrangement that consists of new paired windows in each structural bay of each floor level. Floors two and three would only have paired windows in the four westernmost bays, leaving the easternmost bay entirely intact. Meanwhile, the easternmost bay of floors four through ten would have only one window instead of two, reducing the amount of brick loss and reinforcing the perception of a solid brick wall from Third Street. This design would result in a grid-like arrangement of punched windows in keeping with the arrangement of windows on the building's primary façades. However, in keeping with the *Standards*, the new windows on the north façade would not replicate the detailing of the historic windows on the south or east façades; instead the new windows would be punched and would have simple frames to indicate that they are not historic features.

The project will include the removal of non-historic brick infill at the ground level to accommodate a retail use. The new storefronts will be compatible with the historic character of the building and will have a compatible scale, design and proportion. The historic fabric at the arched entry along Third Street will be retained. The brick at the westernmost bay on Mission Street will be removed. Any extant historic entryway exposed during demolition will be retained. If no historic entryway exists, a new compatible contemporary arched opening will be constructed in this location.

Related New Construction

The project would also result in the construction of a 520-foot-high tower (with 30 foot mechanical penthouse) to the west of the Aronson Building. Circulation within the new tower would be linked to the Aronson Building at floor levels of the Aronson Building where floor alignments with floors of the proposed tower permit. However, the tower would be structurally independent of the Aronson Building with respect to gravity loads and thereby removable, in accordance with the Secretary's Standards. In addition, the tower is designed to read as an entirely separate building, a key requirement for related new construction to historic resources in dense urban locations as discussed in Preservation Brief 14: "*New Exterior Additions to Historic Buildings: Preservation Concerns.*" The new tower is therefore best characterized as "related new construction" and is consistent with the Rehabilitation Standard 10 and Preservation Brief 14 guidelines regarding urban infill, which suggest that "Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district."

Preservation Brief 14 takes a more "lenient" approach than the Rehabilitation Standards toward additions in dense urban settings, typically because there is rarely enough room in which to build a rear addition in these areas. Despite its prominence, building the proposed tower on the west side of the Aronson Building is the best approach. A s a non-character defining mid-block elevation that has no ornamental detail or historic fenestration, the west elevation could be properly classified as the rear façade of the Aronson Building. The proposed tower would conceal the west elevation of the Aronson Building, an elevation that has been previously altered with the 1978 addition, which will be removed. The proposed location of the tower, adjacent to a non-character-defining, mid-block elevation that has no ornamental detail or historic fenestration, is appropriate.

Preservation Brief 14 recommends that new infill construction should be compatible with the surrounding context in terms of scale, setback, and façade rhythm. Though the heights of the two buildings (Aronson Building and new tower) are significantly different, the proposed location and articulation of the tower as a related but visually separate building from the Aronson Building maintains a context that is similar to the varying heights of buildings in the surrounding area. Proposed massing and articulation of the proposed tower further differentiate the two buildings, allowing each to maintain a related but distinct character and physical presence. The proposed tower is designed as a series of thin, parallel slabs clad in an alternating arrangement of

transparent metal window frames and glazing and stone veneer. This device breaks up the building's massing and reduces its apparent size.

The tower façade will be setback from Mission Street, revealing a portion of the red brick western wall of the Aronson Building and allowing the return of the cornice along west wall. The Aronson Building will continue to "read" as an independent three-dimensional volume. With setback of the tower, views of the Aronson Building's primary façades from Third and Mission streets will be maintained as will the contextual relationship with the former Williams Building to the southeast.

In summary, the proposed tower complies with the Rehabilitation Standards. First, it would result in the demolition of the 1978 addition, an unsympathetic alteration that has impaired the integrity of the Aronson Building for a generation. Second, the rehabilitation of the Aronson Building and construction of new tower would not result in the loss of any historic materials or features. Third, it would be built on a secondary elevation that has already been greatly impacted by the 1978 addition. Fourth, the proposed tower would be clearly differentiated from the Aronson Building in terms of its modern, contemporary vocabulary.

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

The project complies with Rehabilitation Standard 10 because it is possible to remove the proposed solarium, canopy, and even the adjoining tower and leave the essential form of the Aronson Building intact.

Priority General Plan Policies Findings

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

As part of the proposed project, the existing approximately 10,660 gross square feet of retail space in the ground floor of the Aronson building would be reduced to approximately 4,800 gross square feet. On balance, the project would preserve and enhance neighborhood serving retail uses because the project would provide approximately 4,800 square feet of restaurant and/or retail space in the ground floor of the Aronson Building, which would serve residents of the proposed tower as well as other residents, visitors, and workers in the neighborhood. The new restaurant/retail space will provide local residents with employment and business ownership opportunities. In addition, the residential and office (if applicable) portion of the project will strengthen the customer base of existing businesses and neighborhood-serving retail uses in the area.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

There is currently no housing on the project site, and no housing would be demolished or displaced by the development of the project. Thus, the project will not have any adverse impact on existing housing. The project will create up to 215 new housing units, and the project applicant will pay an affordable housing in-lieu fee equivalent of 28% of the total housing units constructed. The in-lieu fee would be used to construct affordable housing in the City. The project would result in the creation of additional housing units for persons of different economic backgrounds, and would preserve the cultural and economic diversity of our neighborhoods.

The existing neighborhood character would also be protected. The project would introduce residential and cultural uses to the project site. These uses already exist adjacent to the project site and in the immediate vicinity. The Mexican Museum is consistent with and enhances the other existing cultural uses in the Yerba Buena Center, including the San Francisco Museum of Modern Art, the Contemporary Jewish Museum, the Museum of the African Diaspora, the Yerba Buena Center for the Arts, and the Children's Creativity Museum. The project site is the last remaining vacant infill site identified in the Yerba Buena Center Redevelopment Plan, and developing the site with residential and cultural uses would complement the other uses in and around the Yerba Buena Center. In addition, the project would include the partial retention of retail space in the Aronson Building and could include the retention of some office space in the Aronson Building. The retail and office uses would be compatible with existing retail and office uses on the project block and in the vicinity. Thus, the uses included in the project would not be out of character with existing land uses on the project block and in the vicinity.

The project includes a 47-story, 520-foot tall tower (with a 30-foot tall mechanical penthouse). High-rise buildings currently exist in the immediate project vicinity. While the tower would be taller than some of these existing high-rise buildings, it would be almost 100 feet shorter than the Millennium Tower, located three blocks east of the project. The scale of the proposed tower would not be out of character with other buildings in the project vicinity. The project also includes the rehabilitation, repair, and reuse of the Aronson Building. The two non-historic 1978 annexes on the west and north façades of the Aronson Building would be removed. These annexes do not contribute to the historic character and significance of the Aronson Building. The removal of the annexes would ensure that the building is more in keeping with the character of the historic building and the vicinity. In addition, the design of the proposed tower adjacent to the Aronson Building would be compatible with the Aronson Building and the overall context of the built environment in the vicinity.

3. That the City's supply of affordable housing be preserved and enhanced;

There is currently no housing on the project site, therefore no affordable housing would be demolished or displaced by the development of the project. The project would enhance the City's stock of affordable housing by paying an affordable housing in-lieu fee equivalent of 28% of the total units which exceeds the requirements of the Planning Code. The in-lieu fees will be used to develop new affordable housing in the City, thereby increasing and enhancing the City's supply of affordable housing.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

With numerous public transit alternatives in the immediate vicinity of the project site, it is anticipated that many residents of and visitors to the project will use public transit instead of private automobile to travel to and from the project site. Furthermore, given the project's immediate vicinity to the Financial District, SOMA, and downtown employment opportunities, it is anticipated that many residents will walk or bike to work. The EIR for the project concluded that the project would not affect operations of adjacent and nearby MUNI stops or cause substantial delays in transit service, therefore MUNI transit service would not be impeded.

The limited on-street parking that is available in the project vicinity is metered and intended for short stays, not commuters. The project includes the use of the existing Jessie Square Garage, which would be reconfigured to provide a total of 470 parking spaces, including 210 spaces that would be available for public parking. In the event commuters to the project's museum and retail uses (and office uses under the office flex option) travel by automobile instead of transit, walking, or bicycling, the commuters could park in the existing Jessie Square Garage or neighboring public parking garages, therefore neighborhood parking would not be overburdened.

The project would utilize the existing curb cut along Third Street as an access point for a new valet service entrance to the Jessie Square Garage for residents via two

new car elevators. To minimize potential conflicts between vehicles and pedestrians on the Third Street sidewalk, this new access would be designated for inbound vehicles only, and only for access to the residential valet service. Self-park access for residents would be via the existing Stevenson Street driveway into the Jessie Square Garage. The EIR concluded that use of this new access to the Jessie Square Garage would not result in significant impacts to pedestrians. Nevertheless, to reduce any potential pedestrian-vehicle conflicts, the EIR identified improvement measures, including staffing the driveway entry on Third Street with a traffic control attendant to facilitate vehicular ingress into the project driveway from Third Street during peak periods of pedestrian activity, providing adequate valet service to ensure that queuing space for a minimum of two vehicles within the internal drop-off area is available at all times, using alternate pavement treatment for the sidewalk at the driveway on Third Street, and exploring the potential for providing audio and/or visual treatments to alert pedestrians that a vehicle is about to cross the sidewalk from the adjacent travel lanes. Furthermore, the EIR concluded that there would be no significant impacts on transit operations resulting from the use of the Third Street driveway for garage access, and that the new access would not affect operations of adjacent and nearby MUNI stops .

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

There are no existing industrial or service sector uses on the project site, therefore no industrial or service businesses or jobs would be displaced by the project. Furthermore, the project would not develop any net new commercial office space. Of the approximately 95,980 gross square feet of existing commercial office space on the project site, approximately 61,320 gross square feet would be retained under the office flex option, and none of the existing office space would be retained under the residential flex option.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The new tower would be constructed in accordance with all current building, fire, life-safety, and seismic standards for high-rise construction to protect against injury and loss of life in the event of an earthquake. Furthermore, the existing Aronson Building would be upgraded to meet current seismic code requirements and completely sprinklered, while maintaining the existing character of the building. The foundation of the Aronson Building would also be evaluated prior to construction and upgraded as necessary, including, potentially, deepening and/or widening of existing footings and/or adding new foundations for new shear elements or new footings, to protect against injury and loss of life in the event of an earthquake.

7. That landmarks and historic buildings be preserved; and

No landmarks or historic buildings would be demolished or destroyed as part of the project. The Aronson Building is located on the project site and is rated "A" (highest importance) by the Foundation for San Francisco's Architectural Heritage, is eligible for listing on the National Register of Historic Places, and is a contributor to the Aronson Historic District (which is determined eligible for listing in the National Register of Historic Places). The Aronson Building is also designated as a Category I Significant Building within the expanded New Montgomery-Mission-Second Street Conservation District. The project would preserve and rehabilitate the Aronson Building in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, thereby enhancing and ensuring the preservation of the historic significance of the Aronson Building.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The shadow study conducted for the project indicates that the project would cast net new shadow on Union Square during the morning hours from early October through early November and from early February through early March. The proposed project would not cast net new shadow on Union Square after 9:30 a.m. on any day during the year. During the early morning, Union Square is not heavily used, and most retail stores are not open. On an annual basis the project would cast 337,744 sfh of on Union Square, which would be an increase of about 0.22 percent relative to the existing annual shadow on the park. The EIR concludes that due to the limited duration of the shadow and the limited use of the park during the time when the shadowing would occur, the net new shadow from the project would not result in a substantial adverse change to the use of Union Square and would not be significant.

The shadow study indicated that the project would also cast net new shadow on certain other public open spaces including Jessie Square and Yerba Buena Lane, as well as certain privately-owned, but publicly accessible open spaces including Westin Plaza, the rooftop terrace at 1 Kearny Street, and the open space at 560 Mission Street. The EIR concludes that the net new shadow cast by the project would not substantially affect the use of these open spaces because of the limited extent and duration of shadowing and/or the fact that uses of these public spaces could continue even with additional shadowing.

EXHIBIT 9

14 PRESERVATION BRIEFS

New Exterior Additions to Historic Buildings: Preservation Concerns

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Technical Preservation Services

A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. If the new use cannot be accommodated in this way, then an exterior addition may be an acceptable alternative. Rehabilitation as a treatment "is defined as the act or process of making possible a compatible use for a property through repair, alterations, and *additions* while preserving those portions or features which convey its historical, cultural, or architectural values."

The topic of new additions, including rooftop additions, to historic buildings comes up frequently, especially as it relates to rehabilitation projects. It is often discussed and it is the subject of concern, consternation, considerable disagreement and confusion. Can, in certain instances, a historic building be enlarged for a new use without destroying its historic character? And, just what is significant about each particular historic building that should be preserved? Finally, what kind of new construction is appropriate to the historic building?

The vast amount of literature on the subject of additions to historic buildings reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework; by architects and architectural historians in terms of construction technology and style; and by urban planners as successful or unsuccessful contextual design. However, within the historic preservation and rehabilitation programs of the National Park Service, the focus on new additions is to ensure that they preserve the character of historic buildings.

Figure 1. The addition to the right with its connecting hyphen is compatible with the Collegiate Gothic-style library. The addition is set back from the front of the library and uses the same materials and a simplified design that references, but does not copy, the historic building. Photo: David Wakely Photography.

Most historic districts or neighborhoods are listed in the National Register of Historic Places for their significance within a particular time frame. This period of significance of historic districts as well as individually-listed properties may sometimes lead to a misunderstanding that inclusion in the National Register may prohibit any physical change outside of a certain historical period—particularly in the form of exterior additions. National Register listing does not mean that a building or district is frozen in time and that no change can be made without compromising the historical significance. It does mean, however, that a new addition to a historic building should preserve its historic character.

Figure 2. The new section on the right is appropriately scaled and reflects the design of the historic Art Deco-style hotel. The apparent separation created by the recessed connector also enables the addition to be viewed as an individual building.

Guidance on New Additions

To meet Standard 1 of the *Secretary of the Interior's Standards for Rehabilitation*, which states that "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," it must be determined whether a historic building can accommodate a new addition. Before expanding the building's footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. However, this is not always possible and, after such an evaluation, the conclusion may be that an addition is required, particularly if it is needed to avoid modifications to character-defining interior spaces. An addition should be designed to be compatible with the historic character of the building and, thus, meet the *Standards for Rehabilitation*. Standards 9 and 10 apply specifically to new additions:

> (9) "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."
>
> (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 subject of new additions is important because a new addition to a historic building has the potential to change its historic character as well as to damage and destroy significant historic materials and features. A new addition also has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building is genuinely historic.

The intent of this Preservation Brief is to provide guidance to owners, architects and developers on how to design a compatible new addition, including a rooftop addition, to a historic building. A new addition to a historic building should preserve the building's *historic character.* To accomplish this and meet the *Secretary of the Interior's Standards for Rehabilitation*, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.

Every historic building is different and each rehabilitation project is unique. Therefore, the guidance offered here is not specific, but general, so that it can be applied to a wide variety of building types and situations. To assist in interpreting this guidance, illustrations of a variety of new additions are provided. Good examples, as well as some that do not meet the Standards, are included to further help explain and clarify what is a compatible new addition that preserves the character of the historic building.

Figure 3. The red and buff-colored parking addition with a rooftop playground is compatible with the early-20th century school as well as with the neighborhood in which it also serves as infill in the urban setting.

Preserve Significant Historic Materials, Features and Form

Attaching a new exterior addition usually involves some degree of material loss to an external wall of a historic building, but it should be minimized. Damaging or destroying significant materials and craftsmanship should be avoided, as much as possible.

Generally speaking, preservation of historic buildings inherently implies minimal change to primary or "public" elevations and, of course, interior features as well. Exterior features that distinguish one historic building or a row of buildings and which can be seen from a public right of way, such as a street or sidewalk, are most likely to be the most significant. These can include many different elements, such as: window patterns, window hoods or shutters; porticoes, entrances and doorways; roof shapes, cornices and decorative moldings; or commercial storefronts with their special detailing, signs and glazing patterns. Beyond a single building, entire blocks of urban or residential structures are often closely related architecturally by their materials, detailing, form and alignment. Because significant materials and features should be preserved, not damaged or hidden, the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation.

Figure 4. This glass and brick structure is a harmonious addition set back and connected to the rear of the Colonial Revival-style brick house. Cunningham/Quill Architects. Photos: © Maxwell MacKenzie.

One way to reduce overall material loss when constructing a new addition is simply to keep the addition smaller in proportion to the size of the historic building. Limiting the size and number of openings between old and new by utilizing existing doors or enlarging windows also helps to minimize loss. An often successful way to accomplish this is to link the addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall. A new addition that will abut the historic building along an entire elevation or wrap around a side and rear elevation, will likely integrate the historic and the new interiors, and thus result in a high degree of loss of form and exterior walls, as well as significant alteration of interior spaces and features, and will not meet the Standards.

Compatible but Differentiated Design

In accordance with the Standards, a new addition must preserve the building's historic character and, in order to do that, it must be differentiated, but compatible, with the historic building. A new addition must retain the essential form and integrity of the historic property. Keeping the addition smaller, limiting the removal of historic materials by linking the addition with a hyphen, and locating the new addition at the rear or on an inconspicuous side elevation of a historic building are techniques discussed previously that can help to accomplish this.

Rather than differentiating between old and new, it might seem more in keeping with the historic character

simply to repeat the historic form, material, features and detailing in a new addition. However, when the new work is highly replicative and indistinguishable from the old in appearance, it may no longer be possible to identify the "real" historic building. Conversely, the treatment of the addition should not be so different that it becomes the primary focus. The difference may be subtle, but it must be clear. A new addition to a historic building should protect those visual qualities that make the building eligible for listing in the National Register of Historic Places.

The National Park Service policy concerning new additions to historic buildings, which was adopted in 1967, is not unique. It is an outgrowth and continuation of a general philosophical approach to change first expressed by John Ruskin in England in the 1850s, formalized by William Morris in the founding of the Society for the Protection of Ancient Buildings in 1877, expanded by the Society in 1924 and, finally, reiterated in the 1964 Venice Charter—a document that continues to be followed by the national committees of the International Council on Monuments and Sites (ICOMOS). The 1967 *Administrative Policies for Historical Areas of the National Park System* direct that "...a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color. Such additions should be as inconspicuous as possible from the public view." As a logical evolution from these Policies specifically for National Park Service-owned historic structures, the 1977 *Secretary of the Interior's Standards for Rehabilitation*, which may be applied to **all** historic buildings listed in, or eligible for listing in the National Register, also state that "the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Preserve Historic Character

The goal, of course, is a new addition that preserves the building's historic character. The historic character of each building may be different, but the methodology of establishing it remains the same. Knowing the uses and functions a building has served over time will assist in making what is essentially a physical evaluation. But, while written and pictorial documentation can provide a framework for establishing the building's history, to a large extent the historic character is embodied in the physical aspects of the historic building itself—shape, materials, features, craftsmanship, window arrangements, colors, setting and interiors. Thus, it is important to identify the historic character before making decisions about the extent—or limitations—of change that can be made.

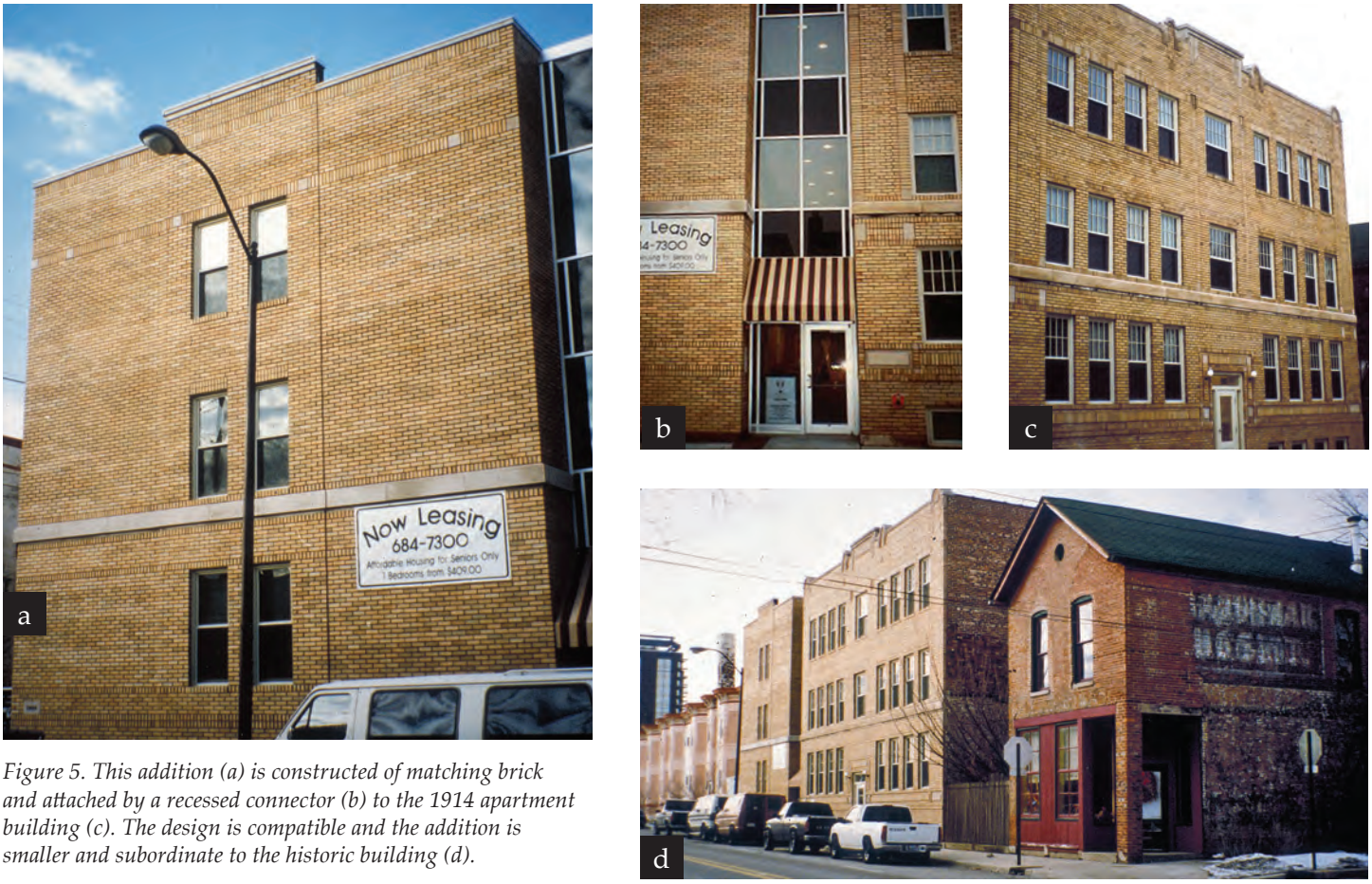

Figure 5. This addition (a) is constructed of matching brick and attached by a recessed connector (b) to the 1914 apartment building (c). The design is compatible and the addition is smaller and subordinate to the historic building (d).

Figure 6. A new addition (left) is connected to the garage which separates it from the main block of the c. 1910 former florist shop (right). The addition is traditional in style, yet sufficiently restrained in design to distinguish it from the historic building.

A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale—will usually compromise the historic character as well. The appropriate size for a new addition varies from building to building; it could never be stated in a square or cubic footage ratio, but the historic building's existing proportions, site and setting can help set some general parameters for enlargement. Although even a small addition that is poorly designed can have an adverse impact, to some extent, there is a predictable relationship between the size of the historic resource and what is an appropriate size for a compatible new addition.

Generally, constructing the new addition on a secondary side or rear elevation—in addition to material preservation—will also preserve the historic character. Not only will the addition be less visible, but because a secondary elevation is usually simpler and less distinctive, the addition will have less of a physical and visual impact on the historic building. Such placement will help to preserve the building's historic form and relationship to its site and setting.

Historic landscape features, including distinctive grade variations, also need to be respected. Any new landscape features, including plants and trees, should be kept at a scale and density that will not interfere with understanding of the historic resource itself. A traditionally landscaped property should not be covered with large paved areas for parking which would drastically change the character of the site.

Despite the fact that in most cases it is recommended that the new addition be attached to a secondary elevation, sometimes this is not possible. There simply may not be a secondary elevation—some important freestanding buildings have significant materials and features on all sides. A structure or group of structures together with its setting (for example, a college campus) may be of such significance that any new addition would not only damage materials, but alter the buildings' relationship to each other and the setting. An addition attached to a highly-visible elevation of a historic building can radically alter the historic form or obscure features such as a decorative cornice or window ornamentation. Similarly, an addition that fills

Figure 7. A vacant side lot was the only place a new stair tower could be built when this 1903 theater was rehabilitated as a performing arts center. Constructed with matching materials, the stair tower is set back with a recessed connector and, despite its prominent location, it is clearly subordinate and differentiated from the historic theater.

Figure 8. The rehabilitation of this large, early-20th century warehouse (left) into affordable artists' lofts included the addition of a compatible glass and brick elevator/stair tower at the back (right).

Figure 9. A simple, brick stair tower replaced two non-historic additions at the rear of this 1879 school building when it was rehabilitated as a women's and children's shelter. The addition is set back and it is not visible from the front of the school.

Figure 10. The small size and the use of matching materials ensures that the new addition on the left is compatible with the historic Romanesque Revival-style building.

in a planned void on a highly-visible elevation (such as a U-shaped plan or a feature such as a porch) will also alter the historic form and, as a result, change the historic character. Under these circumstances, an addition would have too much of a negative impact on the historic building and it would not meet the Standards. Such situations may best be handled by constructing a separate building in a location where it will not adversely affect the historic structure and its setting.

In other instances, particularly in urban areas, there may be no other place but adjacent to the primary façade to locate an addition needed for the new use. It may be possible to design a lateral addition attached on the side that is compatible with the historic building, even though it is a highly-visible new element. Certain types of historic structures, such as government buildings, metropolitan museums, churches or libraries, may be so massive in size that a relatively large-scale addition may not compromise the historic character, provided, of course, the addition is smaller than the historic building. Occasionally, the visible size of an addition can be reduced by placing some of the spaces or support systems in a part of the structure that is underground. Large new additions may sometimes be successful if they read as a separate volume, rather than as an extension of the historic structure, although the scale, massing and proportions of the addition still need to be compatible with the historic building. However, similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the relationship between actual size and relative scale will be a key to preserving the character of the historic building.

Figure 11. The addition to this early-20th century Gothic Revival-style church provides space for offices, a great hall for gatherings and an accessible entrance (left). The stucco finish, metal roof, narrow gables and the Gothic-arched entrance complement the architecture of the historic church. Placing the addition in back where the ground slopes away ensures that it is subordinate and minimizes its impact on the church (below).

Design Guidance for Compatible New Additions to Historic Buildings

There is no formula or prescription for designing a new addition that meets the Standards. A new addition to a historic building that meets the Standards can be any architectural style—traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged. New additions that too closely resemble the historic building or are in extreme contrast to it fall short of this balance. *Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.*

A new addition **must preserve significant historic materials, features and form**, and **it must be compatible but differentiated from the historic building**. To achieve this, it is necessary to carefully consider the **placement or location** of the new addition, and its **size, scale and massing** when planning a new addition. To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. This does not mean that the addition and the historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.

A variety of design techniques can be effective ways to differentiate the new construction from the old, while respecting the architectural qualities and vocabulary of the historic building, including the following:

- Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building.

- Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building. This approach will not impair the existing building's historic character as long as the new structure is subordinate in size and clearly differentiated and distinguishable so that the identity of the historic structure is not lost in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.

Figure 12. This 1954 synagogue (left) is accessed through a monumental entrance to the right. The new education wing (far right) added to it features the same vertical elements and color and, even though it is quite large, its smaller scale and height ensure that it is secondary to the historic resource.

Figure 13. A glass and metal structure was constructed in the courtyard as a restaurant when this 1839 building was converted to a hotel. Although such an addition might not be appropriate in a more public location, it is compatible here in the courtyard of this historic building.

Figure 14. This glass addition was erected at the back of an 1895 former brewery during rehabilitation to provide another entrance. The addition is compatible with the plain character of this secondary elevation.

- Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.)

- Base the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.

- Respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

These techniques are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long as they maintain the primacy of the historic building. Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

Revising an Incompatible Design for a New Addition to Meet the Standards

Figure 15. The rehabilitation of a c. 1930 high school auditorium for a clinic and offices proposed two additions: a one-story entrance and reception area on this elevation (a); and a four-story elevator and stair tower on another side (b). The gabled entrance (c) first proposed was not compatible with the flat-roofed auditorium and the design of the proposed stair tower (d) was also incompatible and overwhelmed the historic building. The designs were revised (e-f) resulting in new additions that meet the Standards (g-h).

Incompatible New Additions to Historic Buildings

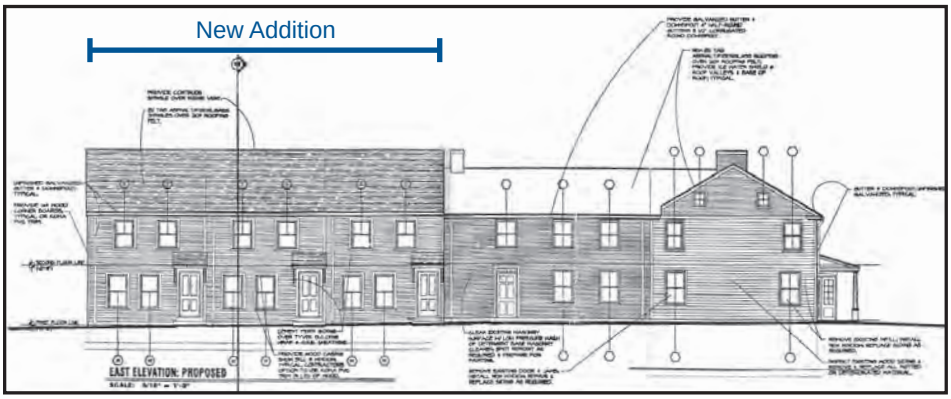

Figure 16. The proposal to add three row houses to the rear ell of this early-19th century residential property doubles its size and does not meet the Standards..

Figure 17. The small addition on the left is starkly different and it is not compatible with the eclectic, late-19th century house.

Figure 18. The expansion of a one- and one-half story historic bungalow (left) with a large two-story rear addition (right) has greatly altered and obscured its distinctive shape and form.

Figure 19. The upper two floors of this early-20th century office building were part of the original design, but were not built. During rehabilitation, the two stories were finally constructed. This treatment does not meet the Standards because the addition has given the building an appearance it never had historically.

Figure 20. The height, as well as the design, of these two-story rooftop additions overwhelms the two-story and the one-story, low-rise historic buildings.

New Additions in Densely-Built Environments

In built-up urban areas, locating a new addition on a less visible side or rear elevation may not be possible simply because there is no available space. In this instance, there may be alternative ways to help preserve the historic character. One approach when connecting a new addition to a historic building on a primary elevation is to use a hyphen to separate them. A subtle variation in material, detailing and color may also provide the degree of differentiation necessary to avoid changing the essential proportions and character of the historic building.

A densely-built neighborhood such as a downtown commercial core offers a particular opportunity to design an addition that will have a minimal impact on the historic building. Often the site for such an addition is a vacant lot where another building formerly stood. Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district. In these instances there may be no need for a direct visual link to the historic building. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings in the district. Thus, in most urban commercial areas the addition should not be set back from the façade of the historic building. A tight urban setting may sometimes even accommodate a larger addition if the primary elevation is designed to give the appearance of being several buildings by breaking up the facade into elements that are consistent with the scale of the historic building and adjacent buildings.

Figure 21. Both wings of this historic L-shaped building (top), which fronts on two city streets, adjoined vacant lots. A two-story addition was constructed on one lot (above, left) and a six-story addition was built on the other (above, right). Like the historic building, which has two different facades, the compatible new additions are also different and appear to be separate structures rather than part of the historic building.

Figure 22. The proposed new addition is compatible with the historic buildings that remain on the block. Its design with multiple storefronts helps break up the mass.

Figure 23. Colored flags marking the location of a proposed penthouse addition (a) were placed on the roof to help evaluate the impact and visibility of an addition planned for this historic furniture store (b). Based on this evaluation, the addition was constructed as proposed. It is minimally visible and compatible with the 1912 structure (c). The tall parapet wall conceals the addition from the street below (d).

Rooftop Additions

The guidance provided on designing a compatible new addition to a historic building applies equally to new rooftop additions. A rooftop addition should preserve the character of a historic building by preserving historic materials, features and form; and it should be compatible but differentiated from the historic building.

However, there are several other design principles that apply specifically to rooftop additions. Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building. A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible.

It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character. On the other hand, a rooftop addition on an eight-story building, for example, in a historic district consisting primarily of tall buildings might not affect the historic character because the new construction may blend in with the surrounding buildings and be only minimally visible within the district. A rooftop addition in a densely-built urban area is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

A number of methods may be used to help evaluate the effect of a proposed rooftop addition on a historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-generated design. However, drawings generally do not provide a true "picture" of the appearance and visibility of a proposed rooftop addition. For this reason, it is often necessary to construct a rough, temporary, full-size or skeletal mock up of a portion of the proposed addition, which can then be photographed and evaluated from critical vantage points on surrounding streets.

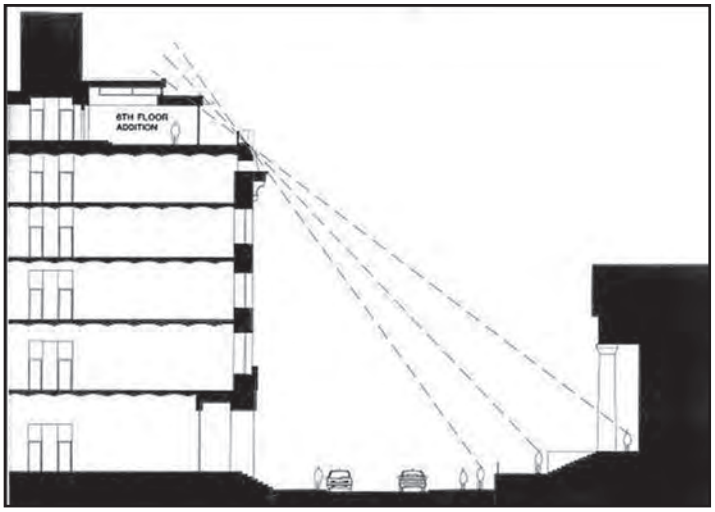

Figure 24. ***How to Evaluate a Proposed Rooftop Addition.*** *A sight-line study (above) only factors in views from directly across the street, which can be very restrictive and does not illustrate the full effect of an addition from other public rights of way. A mock up (above, right) or a mock up enhanced by a computer-generated rendering (below, right) is essential to evaluate the impact of a proposed rooftop addition on the historic building.*

Figure 25. It was possible to add a compatible, three-story, penthouse addition to the roof of this five-story, historic bank building because the addition is set far back, it is surrounded by taller buildings and a deep parapet conceals almost all of the addition from below.

Figure 26. A rooftop addition would have negatively impacted the character of the primary facade (right) of this mid-19th century, four-story structure and the low-rise historic district. However, a third floor was successfully added on the two-story rear portion (below) of the same building with little impact to the building or the district because it blends in with the height of the adjacent building.

Figure 27. Although the new brick stair/elevator tower (left) is not visible from the front (right), it is on a prominent side elevation of this 1890 stone bank. The compatible addition is set back and does not compete with the historic building. Photos: Chadd Gossmann, Aurora Photography, LLC.

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

Figure 28. A small addition (left) was constructed when this 1880s train station was converted for office use. The paired doors with transoms and arched windows on the compatible addition reflect, but do not replicate, the historic building (right).

Figure 29. This simple glass and brick entrance (left) added to a secondary elevation of a 1920s school building (right) is compatible with the original structure.

Summary

Because a new exterior addition to a historic building can damage or destroy significant materials and can change the building's character, an addition should be considered only after it has been determined that the new use cannot be met by altering non-significant, or secondary, interior spaces. If the new use cannot be met in this way, then an attached addition may be an acceptable alternative if carefully planned and designed. A new addition to a historic building should be constructed in a manner that preserves significant materials, features and form, and preserves the building's historic character. Finally, an addition should be differentiated from the historic building so that the new work is compatible with—and does not detract from—the historic building, and cannot itself be confused as historic.

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Figure 30. The small addition on the right of this late-19th century commercial structure is clearly secondary and compatible in size, materials and design with the historic building.

Figure 31. An elevator/stair tower was added at the back of this Richardsonian Romanesque-style theater when it was rehabilitated. Rough-cut stone and simple cut-out openings ensure that the addition is compatible and subordinate to the historic building. Photo: Chuck Liddy, AIA.

Acknowledgements

Anne E. Grimmer, Senior Architectural Historian, Technical Preservation Services Branch, National Park Service, revised *Preservation Brief 14*, written by Kay D. Weeks and first published in 1986. The revised Brief features all new illustrations and contains expanded and updated design guidance on the subject of new additions that has been developed by the Technical Preservation Services Branch since the original publication of the Brief. Several individuals generously contributed their time and expertise to review the revision of this *Preservation Brief*, including: Sharon C. Park, FAIA, Chief, Architectural History and Historic Preservation, Smithsonian Institution; Elizabeth Tune and Karen Brandt, Department of Historic Resources, Commonwealth of Virginia; and Phillip Wisley and David Ferro, Division of Historical Resources, Florida Department of State. The Technical Preservation Services professional staff, in particular Michael J. Auer, Jo Ellen Hensley, Gary Sachau and Rebecca Shiffer, also provided important guidance in the development of this publication. All illustrations are from National Park Service files unless otherwise credited. Front cover image: Detail of new addition shown in Figure 4. Photo: © Maxwell MacKenzie.

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Figure 31. An elevator/stair tower was added at the back of this Richardsonian Romanesque-style theater when it was rehabilitated. Rough-cut stone and simple cut-out openings ensure that the addition is compatible and subordinate to the historic building. Photo: Chuck Liddy, AIA.

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