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Certificate of Appropriateness Case Report

HEARING DATE: JULY 17, 2019

Case No.:	**2017-013745COA**
Project Address:	**443 FOLSOM STREET**
Historic Landmark:	No. 149: Edwin Klockars Blacksmith Shop
Zoning:	RH-DTR (Rincon Hill Downtown Residential Mixed Use) Zoning District 85/200-R Height and Bulk District
Block/Lot:	3748/028
Applicant:	Travis Kelly Folsom Forge LLC 443 Folsom Street San Francisco, CA 94105
Staff Contact:	Natalia Kwiatkowska - (415) 575-9185 natalia.kwiatkowska@sfgov.org
Reviewed By:	Rich Sucre – (415) 575-9108 richard.sucre@sfgov.org

PROPERTY DESCRIPTION

443 Folsom Street, historically known as Edwin Klockars Blacksmith Shop, is two-story, wood-frame industrial building located on a rectangular midblock lot (measuring approximately 20 feet by 87 feet 6 inches) on the southeast side of Folsom Street between Fremont and 1st Streets in the Rincon Hill neighborhood. The subject property, originally constructed in 1912, was developed as a tool manufacturing and blacksmith shop for a blacksmith and toolmaker Fred Valentine Wilbert. The building is rectangular in plan and is formed by two volumes: a two-story volume facing Folsom Street, which is expressed in a simplified Mission Revival architectural style and is clad in horizontal wood board channel siding with a flat roof hidden by a shaped parapet, and a one-story rear shed that is clad in panels of corrugated metal and fiberglass and is capped with a gabled roof with a roof monitor. The interior is utilitarian in character. A detailed description including a list of character-defining features is described in the Historic Resource Evaluation Part 1, prepared by ICF and dated January 2018, and included as an attachment for reference.

PROJECT DESCRIPTION

As proposed, the project entails exterior and interior alterations to accommodate a change of use from Industrial to Cannabis Retail. The work includes structural updates and tenant improvements. Please reference the plans and photographs for details. The exterior work is described in more detail below:

North (front) Façade:

- Remove existing non-historic windows at east side of second floor and replace with a pair of wood-sash, double-hung windows with ogee lugs in a modified opening with surrounding wood siding infill to match the historic windows at west side of second floor and historic photographs.

- Repair existing windows at west side of second floor.
- Remove existing windows at ground floor and replace with a pair of wood-sash, fixed windows with upper divisions in their place.
- Repair existing wood board channel siding where damaged.
- Replace existing doors with a pair of partially glazed wood swinging doors for ADA accessibility.
- Repair existing wood side door.
- Remove existing signage and replace with a new painted aluminum halo backlit letter signage dba. Folsom Forge.

East, West, and South (non-visible side) Façades:

- Repair existing wood board channel siding where damaged.
- Repair existing corrugated metal panels and selective replacement where damaged beyond repair.
- Modification to existing footprint to accommodate a second exit featuring a steel door and surrounding corrugated metal cladding to match existing

Gabled (non-visible) Roof:

- Modifications to existing roof monitor including installation of aluminum-sash glazing in existing roof monitor openings and replacement of corrugated metal roof with a fiberglass/aluminum translucent roof.
- Replacement of corrugated metal roof in-kind.
- Repair and replacement of existing skylights.

OTHER ACTIONS REQUIRED

This work is part of a broader proposal to convert the industrial use to cannabis retail, which is principally permitted by the Planning Code. Planning Code Section 311 notification will be performed separately.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties,* as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

THE SECRETARY OF THE INTERIOR'S STANDARDS

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

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

The proposed work is part of a broader proposal to convert the blacksmith shop to cannabis retail. The subject property was constructed as a tool manufacturing and blacksmith shop and has maintained its use; however, due to advancing technology, the blacksmith shop has not been in operation recently. The proposal will rehabilitate the building for a cannabis retail use in a manner that does not involve a substantial change to character defining features and spatial relationships. Therefore, the proposed project complies with Rehabilitation Standard 1.

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

The overall historic character of the property would be retained. The project would restore and repair the front façade by removing non-historic windows and returning the façade to its period of significance based on historic photographs. Therefore, the proposed project complies with Rehabilitation Standard 2.

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

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The proposed project will maintain the two distinct spatial volumes while adapting the building to a new use. The roof monitor of the one-story rear shed will be replaced with a translucent roofing material that will match the size, shape, and slope of the existing gable and new windows will be installed in the existing openings to allow additional natural light into this volume. This is in contract to the solid corrugated metal materials found on the building while giving the new features a light, airy quality that minimizes their visual presence and maintains the spatial relationship. Therefore, the proposed project complies with Rehabilitation Standard 3.

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

The distinctive features characterizing the property will be preserved. While the project requires substantial structural updates and tenant improvements, the utilitarian character of the property

will be preserved. The existing wood-frame construction will be retained and strengthened by sistered posts. The existing wood flooring of the front volume will be salvaged and refinished while a new concrete flooring will be poured into the rear shed volume, which currently has unfinished dirt floor. Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The project proposes to repair the existing deteriorated historic features including windows and cladding and selective replacement where conditions are beyond repair. The corrugated metal and fiberglass cladding found on the rear shed will be repaired and replaced to match existing where beyond repair.

To facilitate the required work, Department staff recommends a condition of approval that will ensure the proposed construction is undertaken per the Standards and follows the Conservation Report, prepared by Kelly Wong dated May 2018. Therefore, the proposed project complies with Rehabilitation Standard 6.

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

The proposed work will not destroy historic materials, features, and spatial relationships that characterize the property. The project will repair the deteriorated elements and replace when beyond repair per the treatment recommendations described in the attached Conservation Report. The non-historic windows at the second floor will be replaced with a pair of wood-sash, double-hung windows in a modified opening surrounded by wood cladding infill to match the historic conditions and photographs. New pin mounted signage will be installed that is smaller in area than the existing to reflect the new tenant and change of use. Majority of the work will not be visible from the public right-of-way due to the surrounding context of the property. Overall, the project maintains the historic integrity of the subject property. All materials, features, and spatial relationships that characterize the property will be carefully restored. Therefore, the proposed project complies with Rehabilitation Standard #9.

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

The proposed project is not additive in nature, but would slightly modify the existing footprint by providing a second exit to bring the property into compliance with current Code requirements. The non-visible second exit is located on a non-visible façade from the public right-of-way and if removed in the future, the essential form and integrity of the historic property and its environmental would be unimpaired. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

To date, the Department has not received any public correspondence in regards to the proposed project.

STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project.

Planning Code Section 1006.6 outlines the standards for review of Certificates of Appropriateness, which state:

> The HPC, the Department, and, in the case of multiple approvals under Section 1006.1(f), the Planning Commission, and any other decision making body shall be guided by the standards in this Section in their review of applications for Certificates of Appropriateness for proposed work on a landmark site or in a historic district. In appraising the effects and relationships mentioned herein, the decision making body shall in all cases consider the factors of architectural style, design, arrangement, texture, materials, color, and any other pertinent factors.
>
> (a) The proposed work shall be appropriate for and consistent with the effectuation of the purposes of this Article 10.
>
> (b) The proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for individual landmarks and contributors within historic districts, as well as any applicable guidelines, local interpretations, bulletins, or other policies.
>
> (c) For applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance pursuant to Section 1004(c), its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed

both in themselves and in their setting, nor of the historic district in applicable cases.

Department staff has determined that the proposed work is appropriate for and consistent with the purposes of Article 10 and the Secretary of the Interior's Standards. The proposed work shall preserve and restore the exterior architectural features and shall not adversely affect the special character of the landmark. The Designating Ordinance does not offer additional standards for review of this building.

Staff recommends approval with conditions to ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness.

ENVIRONMENTAL REVIEW STATUS

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10.

1. The Project Sponsor shall adhere to the Conservation Report, prepared by Kelly Wong and dated May 2018, including the treatment recommendations, repair vs. replace analysis, and Appendix B.

2. If necessary, based on new information as determined by a qualified professional (who meets the Secretary of the Interior's Professional Qualification Standards for Historic Architecture), the Project Sponsor shall notify Planning Department Preservation staff if additional replacement of cladding or framing is required that exceeds the Conservation Report or if other items are in need of additional repair/replacement.

3. The Project Sponsor shall notify Planning Department Preservation staff if additional replacement of front façade doors or windows is required that exceeds the architectural plans based on new information determined by a qualified professional.

4. The Project Sponsor shall notify Department Preservation staff and complete a site visit prior to occupancy to verify compliance with the approved project plans and conditions of approval.

ATTACHMENTS

Draft Motion
Exhibits:

- Parcel Map
- Sanborn Map
- Zoning Map
- Aerial Photograph
- Site Photos

Designating Ordinance
Project Sponsor submittal, including:

- Historic Resource Evaluation Part 1, dated January 2018
- Conservation Report, dated May 2018
- Reduced Plans, dated June 2019

SAN FRANCISCO
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Historic Preservation Commission
Draft Motion
HEARING DATE: JULY 17, 2019

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Reviewed By:	Rich Sucre– (415) 575-9108 richard.sucre@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 028 IN ASSESSOR'S BLOCK 3748, WITHIN RH-DTR (RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE) ZONING DISTRICT AND A 85/200-R HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on October 25, 2017, Folsom Forge LLC ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to complete exterior and interior alterations to the subject property to accommodate a change of use from industrial to cannabis retail.

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

WHEREAS, on July 17, 2019, the Commission conducted a duly noticed public hearing on the current project, Case No. 2017-013745COA (Project) for its appropriateness.

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

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case 2017-013745COA based on the following findings:

CONDITIONS OF APPROVAL

1. The Project Sponsor shall adhere to the Conservation Report, prepared by Kelly Wong and dated May 2018, including the treatment recommendations, repair vs. replace analysis, and Appendix B.
2. If necessary, based on new information as determined by a qualified professional (who meets the Secretary of the Interior's Professional Qualification Standards for Historic Architecture), the Project Sponsor shall notify Planning Department Preservation staff if additional replacement of cladding or framing is required that exceeds the Conservation Report or if other items are in need of additional repair/replacement.
3. The Project Sponsor shall notify Planning Department Preservation staff if additional replacement of front façade doors or windows is required that exceeds the architectural plans based on new information determined by a qualified professional.
4. The Project Sponsor shall notify Department Preservation staff and complete a site visit prior to occupancy to verify compliance with the approved project plans and conditions of approval.

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.

2. Findings pursuant to Article 10:

   The Historic Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report.

   - The proposal will rehabilitate the building for cannabis retail use in a manner that does not involve a substantial change to character defining features and spatial relationships.

   - The proposed project will not add any conjectural historical features or features that add a false sense of historical development. The proposed project will maintain the two distinct spatial volumes while adapting the building to a new and structurally updating it.

- The project will restore distinctive materials and finishes from the period of significance, including the wood sash windows, wood cladding, and corrugated metal cladding to gain further consistency with the Standards.

- The proposed project meets the requirements of Article 10 of the Planning Code.

- The proposed project meets the following *Secretary of Interior's Standards for Rehabilitation:*

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

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

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

  Standard 5.
  Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

  Standard 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.

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

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

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the contributory property and landmark district for the future enjoyment and education of San Francisco residents and visitors.

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

   A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

   The proposed project is part of a broader proposal to convert the industrial blacksmith building to cannabis retail, which will enhance neighborhood-serving retail uses.

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

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

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

   The project will not reduce the affordable housing supply.

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

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

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

   The proposed project will eliminate an industrial blacksmith shop, which due to advancing technologies has been in minimal operation recently. The change of use is necessary for continued use of the building and a comprehensive rehabilitation f the property.

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

   Preparedness against injury and loss of life in an earthquake will be improved by the proposed work. The work will be executed in compliance with all applicable construction and safety measures.

   G) That landmark and historic buildings will be preserved:

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

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

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

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 028 in Assessor's Block 3748 for proposed work in conformance with the renderings labeled Exhibit A on file in the docket for Case No. 2017-013745COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

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

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on July 17, 2019.

Jonas P. Ionin
Commission Secretary

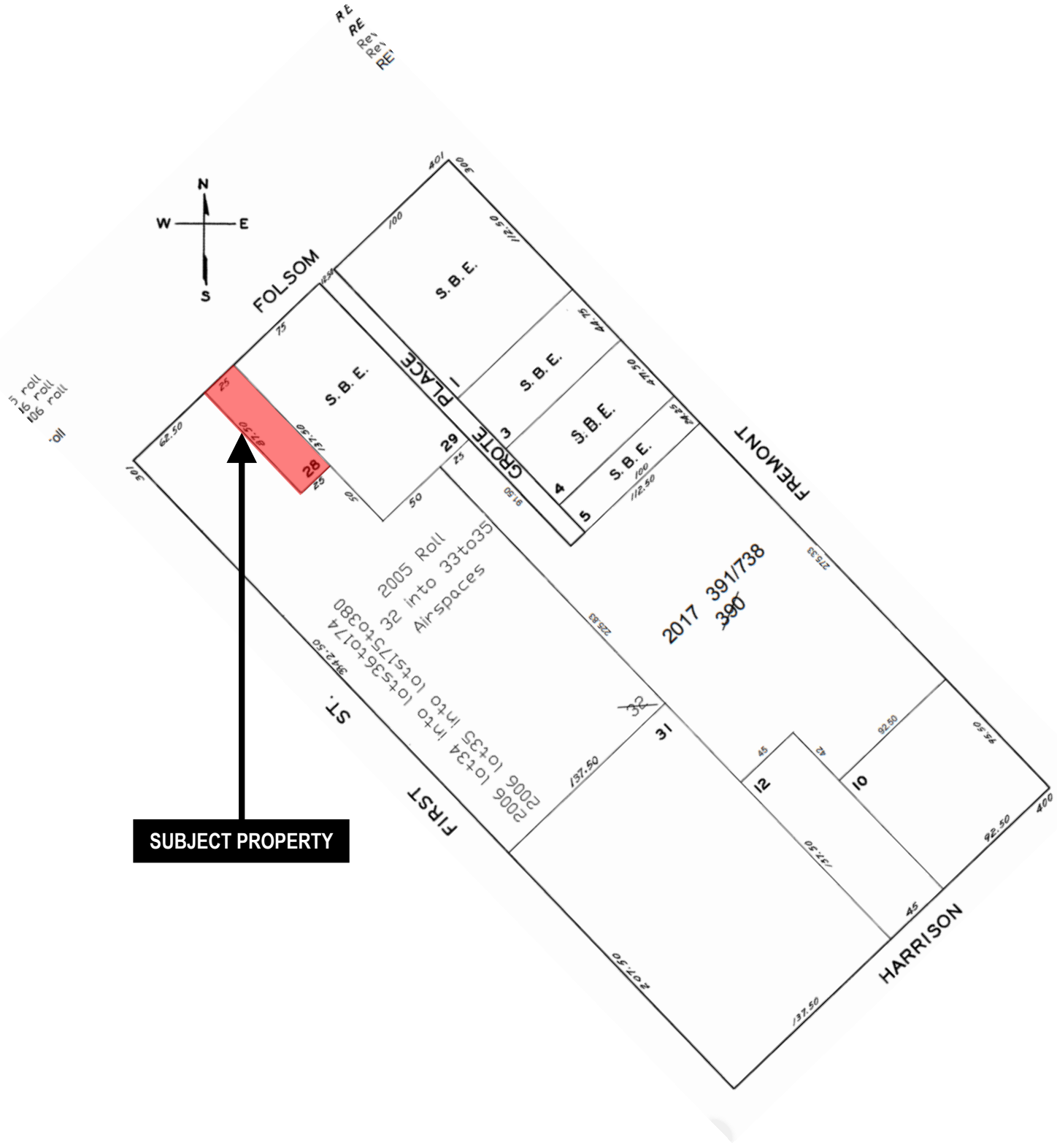
AYES:

NAYS:

ABSENT:

ADOPTED: July 17, 2019

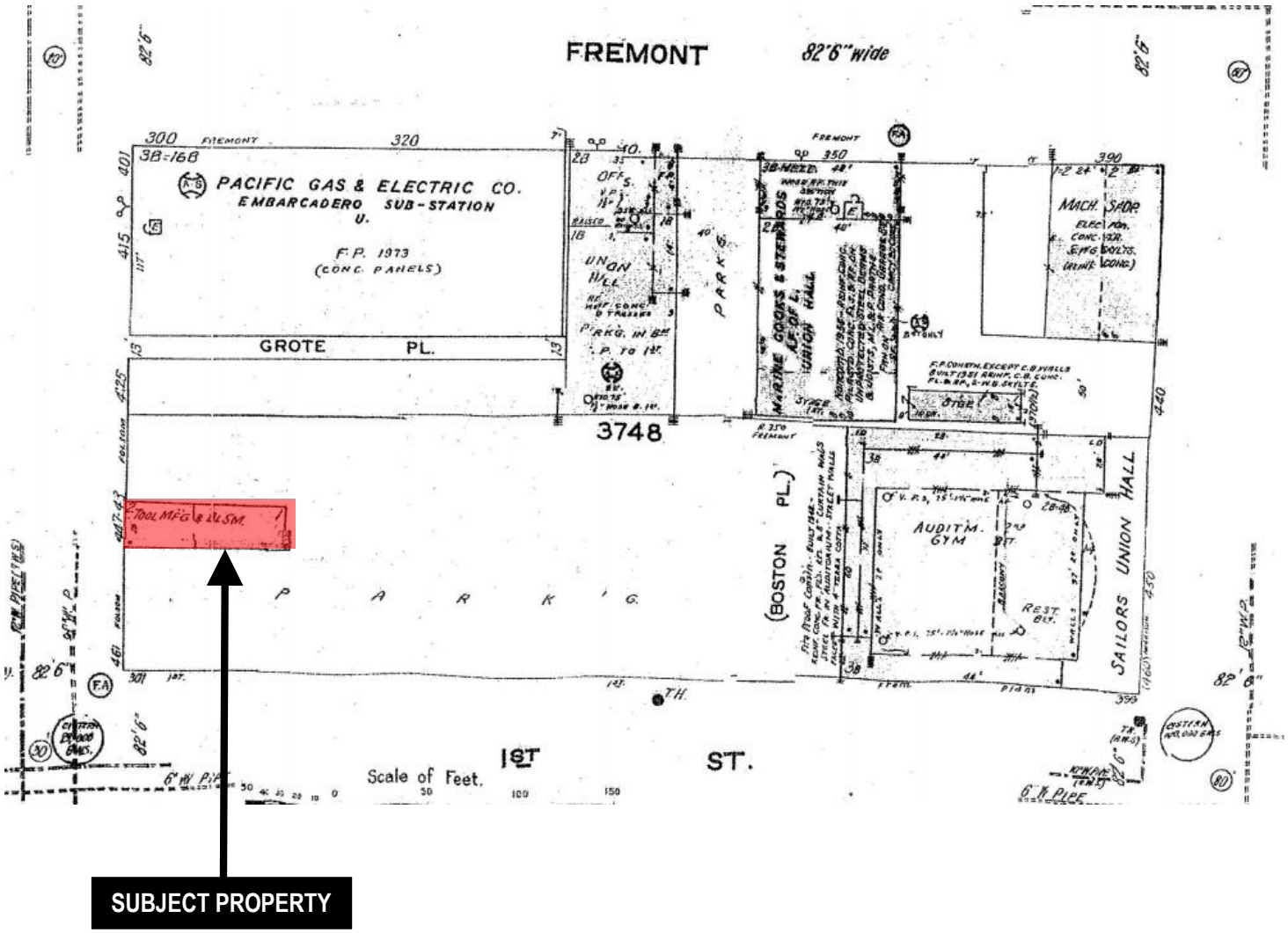
Parcel Map



Certificate of Appropriateness Hearing
Case Number 2017-013745COA
443 Folsom Street
Block 3748 Lot 028

SAN FRANCISCO
PLANNING DEPARTMENT

Sanborn Map*

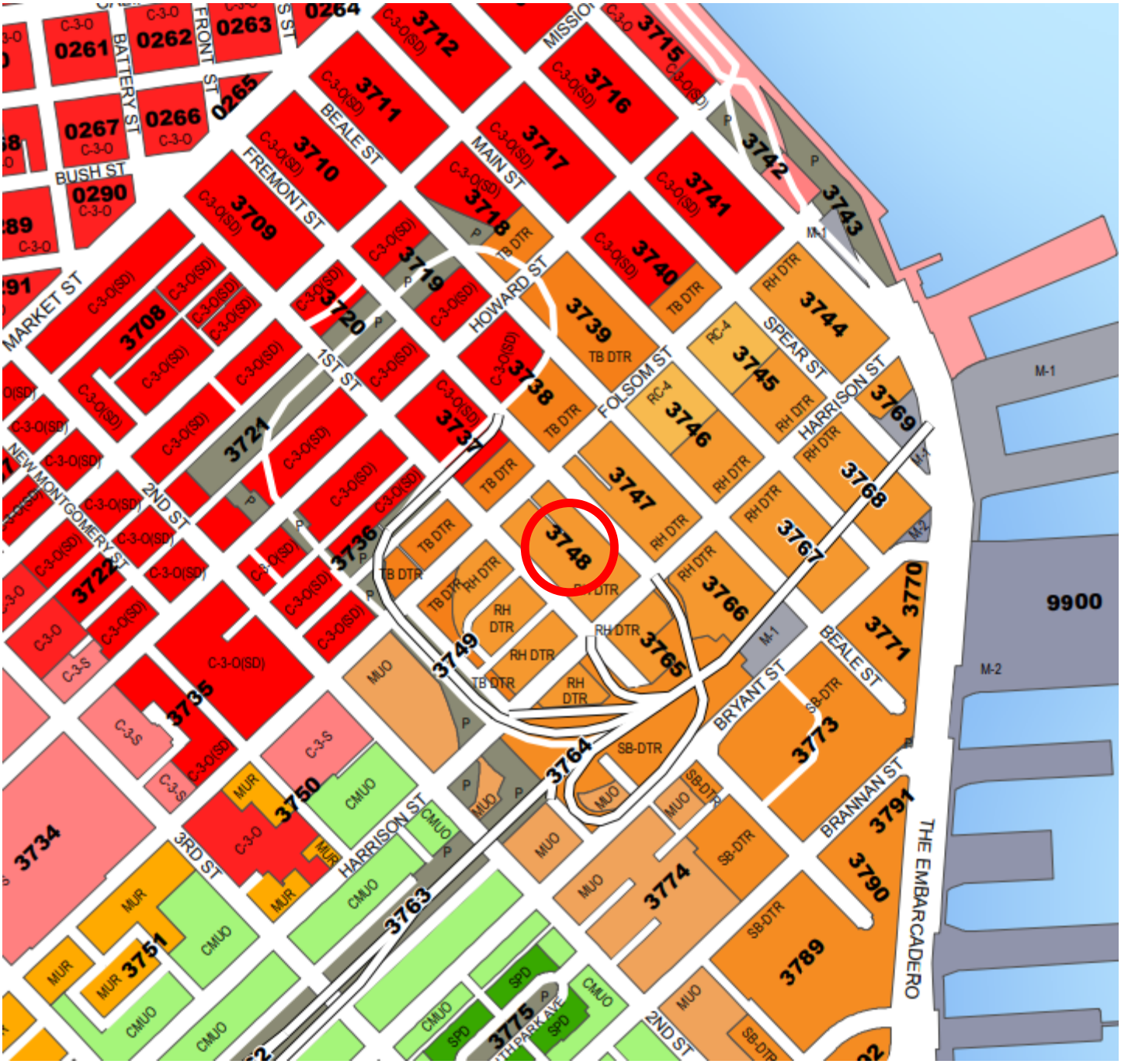


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

Certificate of Appropriateness Hearing
Case Number 2017-013745COA
443 Folsom Street
Block 3748 Lot 028

SAN FRANCISCO
PLANNING DEPARTMENT

Zoning Map



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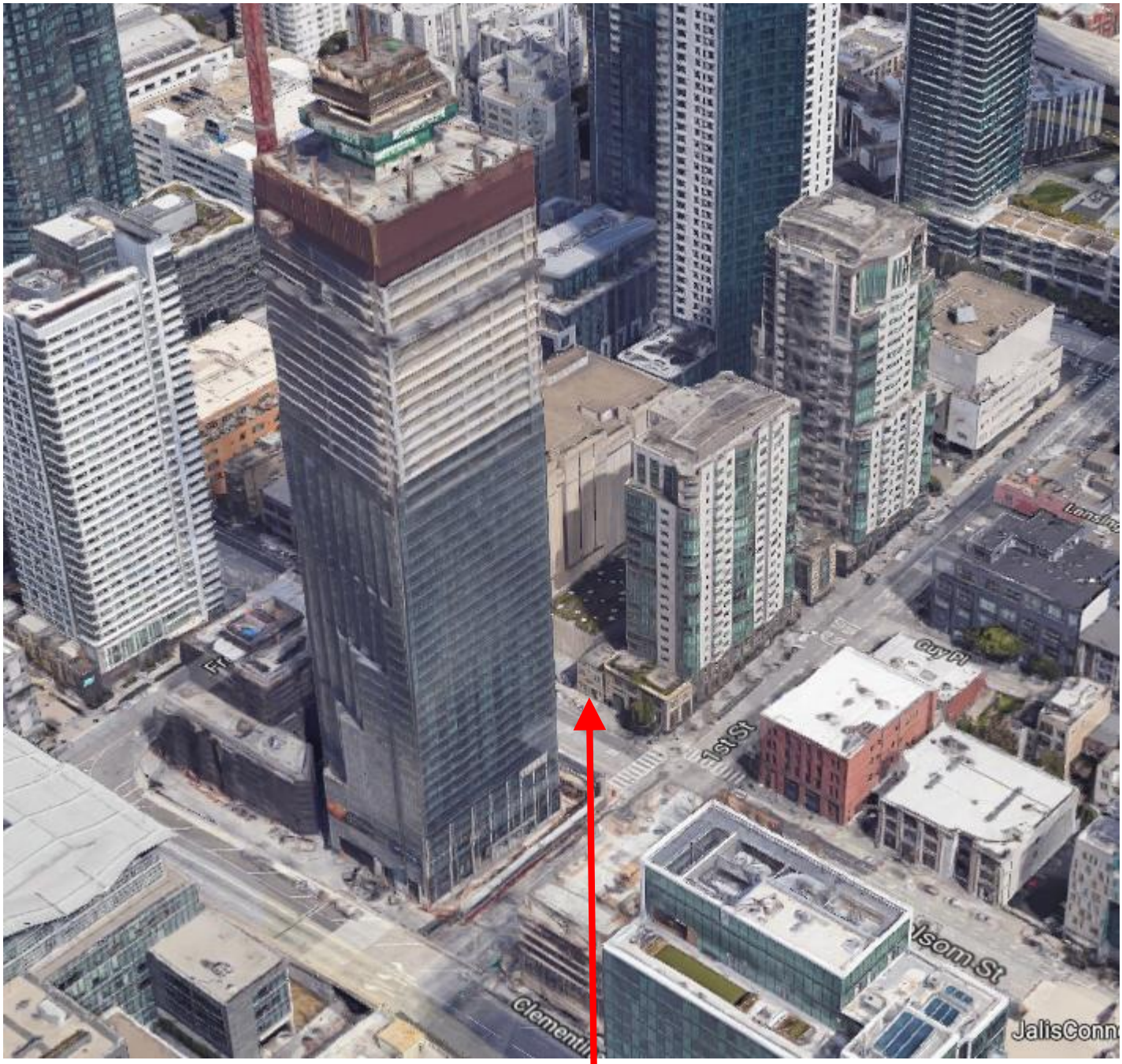
Aerial Photo



SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2017-013745COA
443 Folsom Street
Block 3748 Lot 028

Site Photo

SUBJECT PROPERTY
PRIOR TO WORK

Certificate of Appropriateness Hearing
Case Number 2017-013745COA
443 Folsom Street
Block 3748 Lot 028

FILE NO. 90-82-3 ORDINANCE NO. 228-82

(Landmarks)

DESIGNATING THE EDWIN KLOCKARS BLACKSMITH SHOP AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Be it Ordained by the People of the City and County of San Francisco:

Section 1. The Board of Supervisors hereby finds that the Edwin Klockars Blacksmith Shop located at 449 Folsom Street, Lot 28 in Assessor's Block 3748, has a special character and special historical, architectural and aesthetic interest and value, and that its designation as a landmark will further the purposes of, and conform to the standards set forth in Article 10 of the City Planning Code.

(a) Designation. Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, the Edwin Klockars Blacksmith Shop is hereby designated as a Landmark, this designation having been duly approved by Resolution No. 9341 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No. 90-82-3.

(b) Required Data. The description of the location and boundaries of the Landmark site, of the characteristics of the Landmark which justify its designation, and of the particular features that should be preserved as included in the said Resolution, are incorporated in this designating ordinance as though fully set forth.

APPROVED AS TO FORM:
George Agnost
CITY ATTORNEY

By _____
Deputy City Attorney

RECOMMENDED:
CITY PLANNING COMMISSION

By _____
Dean L. Macris
Director of Planning

BOARD OF SUPERVISORS

Passed for Second Reading
Board of Supervisors, San Francisco
APR 26 1982

Ayes: Supervisors Britt, ~~Dolson, Hongisto,~~ Kennedy, ~~Kopp,~~ Molinari, Nelder, ~~Renne,~~ Silver, Walker, Ward.

Noes: Supervisors DOLSON HONGISTO

Absent: Supervisors KOPP RENNE

John L. Taylor ACTING Clerk

90-82-3 File No. MAY 13 1982 Approved

Read Second Time and Finally Passed
Board of Supervisors, San Francisco
MAY 10 1982

Ayes: Supervisors Britt, ~~Dolson, Hongisto,~~ Kennedy, Kopp, Molinari, Nelder, ~~Renne, Silver,~~ Walker, Ward.

Noes: Supervisors DOLSON HONGISTO

Absent: Supervisors RENNE SILVER

I hereby certify that the foregoing ordinance was finally passed by the Board of Supervisors of the City and County of San Francisco.

John L. Taylor ACTING Clerk

Mayor

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 9341

WHEREAS, A proposal to designate the Edwin Klockars Blacksmith Shop at 449 Folsom Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on February 3, 1982 and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on March 18, 1982 to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10:

THEREFORE BE IT RESOLVED, First, the proposal to designate the aforementioned structure, the Edwin Klockars Blacksmith Shop at 449 Folsom Street, as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the precise location and boundaries of the Landmark site being those of Lot 28 in Assessor's Block 3748;

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution No. 239 as adopted on February 3, 1982, which Resolution is incorporated herein and made a part thereof as though fully set forth;

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depictred in the photographs, case report and other material on file in the Department of City Planning Docket No. 81.266L;

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of March 18, 1982.

Lee Woods, Jr.
Secretary

AYES: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima, Rosenblatt, Salazar

NOES: None

ABSENT: None

PASSED: March 18, 1982

FINAL CASE REPORT APPROVED 2/3/82 LANDMARKS PRESERVATION ADVISORY BOARD

BUILDING NAME: Edwin Klockars Blacksmith Shop
OWNER: Edwin Klockars
BUILDING ADDRESS: 449 Folsom
BLOCK & LOT: 3748/28
ZONING: C-3-S
ORIGINAL USE: Blacksmith Shop
NO. OF STORIES: 2
LPAB VOTE: 9-0
CURRENT USE: Blacksmith Shop
EXTERIOR MATERIALS: Wood and sheet metal

STATEMENT OF SIGNIFICANCE:
(Describe special CHARACTER, or special HISTORICAL, ARCHITECTURAL or AESTHETIC interest or value:) One of the last of many smiths in this South of Market district in the early 20th century, the Klockars Blacksmith Shop continues its tradional operation in San Francisco to this day. In this compact wooden building Edwin Klockars pioneered production of the canning tongs his shop still supplies to canneries across the nation. Pins used to construct one of the bridges across the Willamette River in Portland, elevator track brackets commissioned by Westinghouse for Shasta Dam and Oakland's Kaiser building, even fireplace andirons have been hand-wrought at 449 Folsom. Having narrowly avoided replacement by a freeway access ramp, this sturdy frame building endured to exemplify a way of life which has otherwise disappeared from San Francisco. This metal-working shop still produces by hand tools like those offered for sale in catalogs of the original owner, Fred Wilbert, whose business continues to be advertised by a sign on the east wall. This building is a special and active link with our industrial history.

(may be continued on back)

EVALUATION CRITERIA

A. ARCHITECTURE
1. Style: Small false front frame building
2. Construction Type: Wood frame
3. Construction Date: 1912 (on Sanborn map of 1913, appears in 1911-1912 City Directory)
4. Design Quality: (LPAB ONLY) Unique/Excellent
5. Architect: Unknown
6. Interior Quality: (LPAB ONLY) Original

B. HISTORY
(as building is significantly associated with specific)
7. Persons: This building has had two owners: Its builder - F. Z. Wilbert and his employee - Edwin Klockars who took over the business in 1938.
8. Events:
9. Patterns of History:
(cultural, social, political, military, economic or industrial)
An example of how earlier generations lived, this is one of the last surviving metal-working shops which once flourished in this area producing metal parts and tools which found their way all over the country.

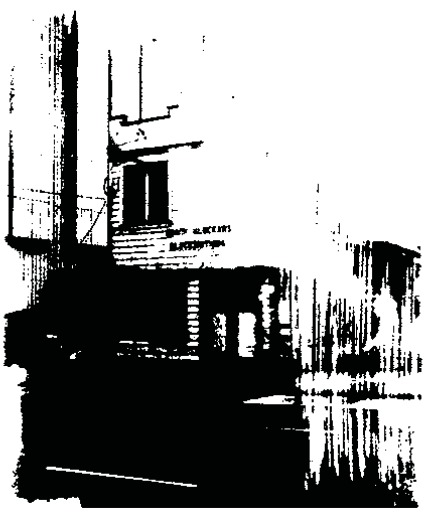
C. ENVIRONMENT
(relation to surroundings, specifically in terms of:)
10. Continuity: Same business operation on this site for almost all of the twentieth century.
11. Setting: Overshadowed, but not overwhelmed by a new PG&E substation on east portion of block.
12. Importance as a Visual Landmark: Notable and familiar in the context of the neighborhood where many similar businesses once operated.

D. INTEGRITY
(cite alterations and physical condition)
Original building intact over pre-existing cellar; front facade freshly painted, but side still bare except for old sign advertising Wilbert's business.

RATINGS
DCP: 1
HERE TODAY: --
SPLENDID SURV.: N/A
NAT'L REGISTER: probably eligible
NAT'L LANDMARK: No
STATE LANDMARK: No

BIBLIOGRAPHY:
(list sources on back)

PREPARED BY: C. Klemeyer and P. McGrew
ADDRESS: 100 Larkin Street
PHONE: 558-3055
DATE: July, 1981
Edited by Staff: 10/16/81
Reviewed: 11/16/81



REVISED DRAFT

443 FOLSOM STREET, SAN FRANCISCO HISTORIC RESOURCE EVALUATION PART I

PREPARED FOR:

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January 2018

ICF. 2017. *443 Folsom Street, San Francisco Historic Resource Evaluation Part I*. Revised Draft. January 2018. (ICF 00495.17.) San Francisco, CA. Prepared for Folsom Forge LLC, San Francisco, CA.

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Acronyms and Abbreviations

California Register	California Register of Historical Resources
CEQA	California Environmental Quality Act
Here Today	*Here Today: San Francisco's Architectural Heritage*
HRE	Historic Resource Evaluation
National Register	National Register of Historic Places
SoMa	South of Market
PG&E	Pacific Gas and Electric Company
Planning	City and County of San Francisco Planning Department

Chapter 1
Introduction

1.1 Executive Summary

This Historic Resource Evaluation (HRE) Part I was prepared by ICF on behalf of Folsom Forge LLC, to inform future review by the City and County of San Francisco San Francisco Planning Department (Planning). ICF is on a consultant pool list maintained by Planning to prepare HREs for developments in the city that may affect historical resources, as defined by the California Environmental Quality Act (CEQA). The anticipated project involves the rehabilitation of the existing building at 443 Folsom Street, which is located on a 25' by 87.5' lot on Assessor's block 3748/lot 028 in San Francisco's Rincon Hill neighborhood within the South of Market (SoMa) district. The building is identified as a Category A property (*Historic Resource Present*) by Planning, as it has previously been designated San Francisco Article 10 Landmark #149 and has been found eligible for listing in the National Register of Historic Places (National Register) through Section 106 consultation. For these reasons, the property currently qualifies as a historical resource for the purposes of CEQA review. ICF concludes that the subject property at 443 Folsom Street is eligible for listing in the California Register of Historical Resources (California Register), in addition to its existing designation as a San Francisco Article 10 Landmark. This HRE supplements the property's previous evaluations by providing information on its reason(s) for significance, period of significance, and character-defining features, by including historic photographs.

1.1.1 Property Information

Zoning

The subject property is zoned RH DTR (Rincon Hill Downtown Residential Mixed Use), which allows dense residential development in addition to ancillary uses. The district's approximate boundaries are Folsom Street to the north, Essex Street to the west, the Bay Bridge to the south, and the Embarcadero to the east. The subject property is located within an 85/200-R height and bulk district.

Current Historic Status

The following sections examine previous national, state, and local historic status ratings currently assigned to the property. Additionally, ICF searched federal, state, and local records to determine if the property on the project site has been identified in any official registers of historic resources.

National Register of Historic Places

The National Register is the nation's most comprehensive inventory of historic resources. It is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

443 Folsom Street is not formally listed in the National Register. In 1995, however, the property was found eligible for listing in the National Register through Section 106 consultation with the State Historic Preservation Office, conducted for the Mid-Embarcadero/Terminal Separator project. Available documentation on file at the San Francisco Planning Department indicates that the building was determined eligible for National Register listing under Criterion A (Events).[1]

California Register of Historic Resources

The California Register is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources listed in the State Historical Landmarks and the National Register are automatically listed in the California Register. Resources can also be nominated to the California Register by local governments, private organizations, or citizens.

443 Folsom Street is not listed in the California Register.

San Francisco City Landmarks, Structures of Merit, Historic Districts, and Conservation Districts

The City maintains a list of properties and groupings of properties designated as local landmarks and historic districts under Article 10 of the San Francisco Planning Code. San Francisco Landmark designation criteria are identical to those of the National Register, requiring a property or district to have proven significance in the areas of events, associated people, architectural merit, or the ability to yield information, and evaluated within a local context. A property may also be designated as a Structure of Merit if it is not officially designated as a landmark and is not situated in a designated historic district but is recognized as a worthy of protection, enhancement, perpetuation, and continued use. Additionally, properties may be designated as individually significant or contributors to conservation districts located exclusively in the city's downtown core area, under Article 11 of the San Francisco Planning Code. Conservation districts seek to designate and protect buildings based on architectural quality and contribution to the character of downtown.

443 Folsom Street is designated as Article 10 Landmark #149, as approved by the San Francisco Board of Supervisors in 1982.

Here Today: San Francisco's Architectural Heritage, 1968

The Junior League of San Francisco conducted one of the first architectural surveys in San Francisco, documenting approximately 2,500 properties in the 1960s. They published their findings in the book entitled *Here Today: San Francisco's Architectural Heritage* (*Here Today*) in 1968. The survey did not assign ratings to buildings or contain in-depth archival research or formal historical evaluation of the properties that would meet today's standards. The research files and the *Here Today* book, held at the San Francisco Public Library's San Francisco History Room, do provide very brief historical and biographical information for the properties the authors considered important. On May 11, 1970, the findings of the *Here Today* survey were adopted by the San Francisco Board of Supervisors as Resolution No. 268-70, and the survey is considered an official local historical register under CEQA.

443 Folsom Street is not listed in *Here Today*.

[1] Cherilyn Widell to Fred J. Hempel, letter in City and County of San Francisco Planning Department property file for 443 Folsom Street, August 14, 1995.

San Francisco Planning Department Historic Status Code

Planning has assigned each building in the city a status code that determines whether a property fits the definition of a *historical resource* as defined in the CEQA Statutes and Guidelines and as described in the San Francisco Preservation Bulletin No. 16. A status code is applied by default if a property is 50 years old or older. There are three categories of status codes.

- **Category A:** properties that are historical resources for the purposes of CEQA.
- **Category B:** properties that require further consultation and review because the property is 50 years old or older and has not been previously evaluated.
- **Category C:** properties that are either not age-eligible or have been determined not to be historical resources.[2]

443 Folsom Street is assigned a Historic Status Code Category A, reflecting its previous designation as an Article 10 landmark and National Register-eligible property.

Department of City Planning Architectural Quality Survey

The San Francisco Planning Department's Architectural Quality Survey of 1976 (1976 DCP Survey) was a reconnaissance survey of the City and County of San Francisco to identify and rate architecturally significant buildings and structures. The rating was based on a scale of 0 (contextual) to 5 (extraordinary). Potential historical significance was not considered when assigning a rating and no historical research was conducted of the buildings and structures included in the survey. The 10,000 rated buildings and structures included in the survey accounted for only 10% of the city's architectural building stock. The 1976 survey is recognized by Planning for informational purposes.

443 Folsom Street was recorded in the 1976 DCP survey and assigned a rating of 1, meaning the building was found to have notable, although not extraordinary, architectural significance.

San Francisco Planning Department Draft Surveys

Documentation held by Planning includes various inventory forms completed for the subject property. A survey completed by the Foundation for San Francisco's Architectural Heritage, dated 1983, records the building's condition and several characteristic features and materials, but does not assign a rating or status code. This inventory form notes that the building is a "unique survivor in San Francisco of this building type."[3] An evaluation sheet completed in 1984 for the San Francisco Downtown Inventory, as well as a SoMa Survey inventory evaluation sheet,[4] evaluated the building as having generally good to excellent architecture, history, and environment.

None of the surveys for which these inventory forms were completed have been formally adopted by the City of San Francisco and thus do not formally bestow historic resource status for the purpose of CEQA review.

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[2] San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department, *CEQA Review Procedures for Historic Resources*, draft subject to change, 03/13/08, p. 2, accessed in May 2014 at http://sf-planning.org/sites/default/files/FileCenter/Documents/5340-PresBulletin16CEQA.pdf

[3] The Foundation for San Francisco's Architectural Heritage, inventory form in City and County of San Francisco Planning Department property file for 443 Folsom Street, 1983.

[4] This form was not completed as part of the adopted South of Market Area Historic Resource Survey, for which the subject property was located outside of the survey boundary.

1.2 Methodology

1.2.1 Architectural Survey

ICF architectural historian Jonathon Rusch surveyed the site on August 21, 2017, to record the existing conditions, historic features, and visible alterations of the property. The survey included documentation of all exposed exterior façades and accessible interior spaces of the building with photographs and written notes. Except where otherwise noted, all photographs in this report were taken by ICF on August 21, 2017.

1.2.2 Research

ICF prepared this report using primary and secondary sources associated with the property and its past occupants. These sources were collected at various repositories, including available permits from the San Francisco Department of Building Inspection (Appendix A, *Building Permits*); deed information and building valuation cards (Appendix B, *County Assessor's Real Property Record*) from the San Francisco Assessor-Recorder's Office; and inventory forms and internal Article 10 landmark records held in Planning's property files.

Historic images of the property were sought through the San Francisco Public Library's online photograph collection and San Francisco Assessor's Office Negative Collection, the San Francisco Municipal Transportation Agency's online photograph collection, the Western Neighborhoods Project's online photograph collection, the Online Archives of California, and the University of California collections through Calisphere. ICF also reviewed photographs held by the current occupant of the building, Tony Rosellini.

Property-specific research was conducted using the following sources: Planning's online Property Information Map; the San Francisco Public Library Ephemera Collection; online resources including the 1909 San Francisco Block Book, Sanborn Fire Insurance Company maps (Appendix B, *Sanborn Fire Insurance Maps*), San Francisco city directories, *San Francisco Chronicle*, and California Digital Newspaper Collection; Ancestry.com for genealogy information, including the U.S. Federal Census; and the California Historic Resources Information System. ICF architectural historian Jonathon Rusch also spoke with and received comments from Mr. Rosellini during the site visit conducted on August 21, 2017.

Chapter 2
Property Description and History

2.1 Property Description

2.1.1 Site Description

443 Folsom Street (Block 3748 /Lot 028) consists of a 2,186-square-foot lot on the south side of Folsom Street,[5] bounded by a high-rise residential building, the Metropolitan, to the west and south, and an addition to the Pacific Gas and Electric Company (PG&E) Embarcadero Substation and adjacent public plaza (currently under construction) to the east. The parcel is flat and rectangular, and the building occupies the majority of its lot with the exception of narrow alleys along the east and west façades. A concrete sidewalk borders the parcel along its Folsom Street façade.

Figure 1. 443 Folsom Street, outlined in red; north is up
Source: Google 2017

The property is located in San Francisco's Rincon Hill neighborhood near the eastern end of the SoMa district, facing Folsom Street between 1st and Fremont streets. The surrounding area is characterized by buildings of a much larger scale and more recent construction date than 443 Folsom Street. The block containing the subject property is also occupied by the PG&E Embarcadero Substation, as well as residential towers that were constructed between 2000 and the present day. The lot situated immediately opposite the subject property across Folsom Street is currently an

[5] For the purposes of this report, northwest will be treated as the project north.

active construction site for a new 56-story tower. Interspersed through the immediate vicinity of 443 Folsom Street are several industrial buildings that were also constructed during the post-1906 earthquake period. These buildings, including the Gimble Brothers Candy Factory at 501 Folsom Street and the E.M. O'Donnell Copper Works building at 353 Folsom Street, are rectangular in plan, two to four stories in height, and of concrete or steel construction.

Figure 2. 443 Folsom Street, located at center, viewed facing east. The PG&E Embarcadero Substation is located to the east of the subject property.

2.1.2 Exterior Description

443 Folsom Street is a two-story, wood-frame industrial building on concrete foundation with a one-story rear shed. The building has a rectangular plan and is formed by two volumes. The front volume, immediately facing Folsom Street, is two stories in height; it expresses a simplified Mission Revival architectural style and is clad in horizontal wood board channel siding (Figure 3). This volume has a flat roof and skylights located behind a shaped parapet crowning the north (primary) façade. The rear shed, which contains the building's forging room, has a gabled roof and is clad in panels of corrugated metal and fiberglass nailed directly to the building's wood frame. The roof of the rear shed features a large central monitor that rises above the primarily roof form; the monitor is open to the elements on all sides, in order to allow ventilation from the interior of the building (Figure 4). The roof of the rear shed also features groupings of glazed skylights. Due to the configuration of the building within its lot, the rear shed and monitor are minimally visible from the Folsom Street right-of-way.

Figure 3. 443 Folsom Street, viewed facing south

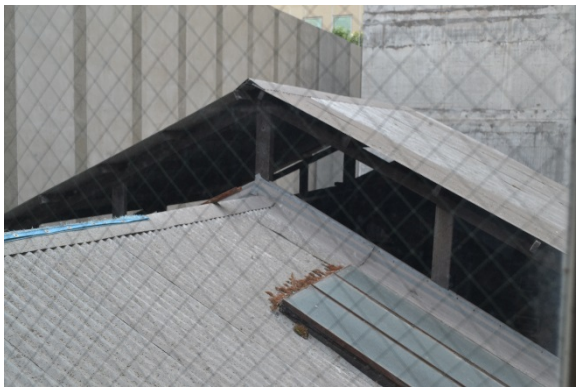

Figure 4. Monitor located at the roof of the rear shed, viewed from the second story of the front volume

North Façade

The north façade of the building faces Folsom Street and is generally symmetrical in design. The first story is framed by two corner boards and a molded wood belt course that spans the façade at the lintel level of the windows and doors. At the east end of the façade is a pairing of fixed wood-sash windows, with slightly projecting sill, that each feature muntins dividing the window into a large lite crowned by three smaller lites (Figure 5). West of center is a broad entrance, which contains a wood door consisting of two leafs. Each leaf is divided by a central rail; above the rail is a pairing of windows divided by a mullion, while below the rail is a recessed panel. At the west end of the façade is a partially glazed, wood panel door with transom window that provides access to the second story. The window contained within the door is currently covered by a sheet of metal.

The second story features two window pairings. The easternmost pairing, which was installed c.1960s, contains two eight-lite wood-sash casement windows separated by a mullion. Attached to the mullion is a metal hoist and track that projects from the façade. The sill level of this window is lower than that of the westernmost pairing, which contains two wood-sash, double-hung, one-over-one windows with ogee lugs. At the center of the façade, between the first and second stories, letters reading “Edwin Klockars Blacksmithing” have been attached to the wood siding. These letters were installed after Klockars became proprietor of the blacksmith shop in 1937. A belt course separates the second story from the parapet, which is clad in narrow horizontal wood boards rather than channel siding. The shaped parapet, featuring stepped corners and a rounded arch at center, has metal coping along the roofline (Figure 6). A flagpole rises from behind the center of the parapet.

Figure 5. Paired window at the east end of the north façade

Figure 6. Shaped parapet crowning the north façade

East Façade

At the front volume of the subject building, the east façade features a molded wood frame that surrounds a faded, painted wall sign advertising the name of the first occupant of the building, F.V. Wilbert (Figure 7). This advertisement appears to date to the period of Wilbert's proprietorship, 1911-1937. The front volume contains no other features at this façade. The rear shed features two openings containing metal mesh (Figure 8). The corrugated metal at this façade has been patched over time as the previous cladding panels have deteriorated or detached.

Figure 7. East façade at the building's front volume, viewed facing west

Figure 8. East façade at the rear shed, viewed facing north towards Folsom Street

South Façade

The south façade of the rear shed of the building is clad in corrugated metal panels (Figure 9). These panels cover the sliding exit door that is visible at the interior of the building. The second story at this façade, the rear of the front volume, is clad in vertical-groove T1-11 siding and features two non-original casement windows holding wire glass.

West Façade

The west façade features no windows. As at the east façade, the front volume is clad in wood channel siding, and the rear façade is clad in corrugated metal panels (Figure 10).

Figure 9. South (rear) façade, viewed facing west

Figure 10. West façade, viewed facing north towards Folsom Street

2.1.3 Interior Description

The interior of 443 Folsom Street is utilitarian in character with few architectural features, appropriate to its decades-long use as a tool manufactory and blacksmith shop. Within the front volume of the building, interior finishes include an unfinished wood board floor (Figure 11) as well as partition walls formed by vertical wood boards attached to studs. The ceiling is alternately wood boards and exposed joists. No other architectural features or finishes were visible. A high volume of equipment, furniture, and other items are placed on and alongside the building's interior walls.

The front entrance of the building opens to a corridor leading towards the rear shed. As viewed from the entrance, a partition wall to the left contains interior wood-sash windows (Figure 12); this wall separates the corridor from a room at the front of the building (Figure 13). To the right of the corridor is a sliding, paneled wood barn door that leads to an enclosed wood staircase. (The staircase is also accessed through the westernmost exterior door.) Located underneath the staircase

is an enclosed office featuring a window that faces the central corridor (Figure 14). The front volume of the building contains two additional enclosed rooms featuring wood panel doors.

Figure 11. Wood board floor viewed within first-story corridor

Figure 12. Partition wall alongside the corridor

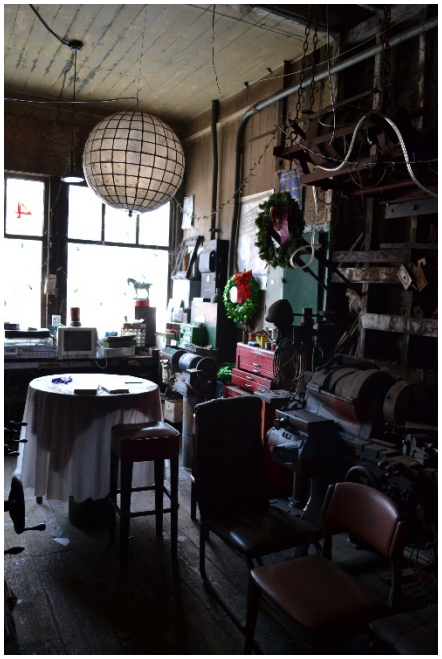

Figure 13. First-story room, viewed facing Folsom Street

Figure 14. Enclosed office located underneath the building's staircase

The interior of the rear shed (Figure 15) features a dirt floor and is at a lower level than the floor of the front volume. The shed, which is reached by a wood ramp with a partial metal rail (Figure 16), features walls and ceilings that are not finished at the interior. Rather, the wood frame of the building, interior face of the metal cladding panels, and roof trusses are exposed (Figure 17). The interior of the rear shed receives daylighting from the skylights, roof monitor, and two windows at the east façade. At the rear wall is a sliding wood exit door on a metal track that has since been covered by metal panels at the exterior (Figure 18). Large pieces of forging equipment, in addition to many metal tools and implements, are placed along the walls and in the center of the shed. A concrete stair leads down into the cellar basement, which is located underneath the building's front volume.

Figure 15. Interior of the rear shed, viewed facing south towards the rear of the building

Figure 16. Wood ramp from the rear shed
Source: Folsom Forge LLC

Figure 17. Interior walls and exposed roof trusses within the rear shed

Figure 18. Sliding exit door located at the interior of the rear shed's southeast corner

The building's staircase (Figure 19) leads to the second story, which is divided into a large front and two adjacent, smaller rooms at the rear. The second story features wood board floors; the ceiling is exposed wood roof joists and sheathing (Figure 20). The walls of the office are sheetrock, while the walls of the two adjacent rooms are wood board. Wood panel doors separate the second-story rooms. Within the office, immediately to the rear of the paired casement window, is a metal track attached to the ceiling so that it aligns with the hoist that projects from the front façade.

Figure 19. Staircase viewed from the second story

Figure 20. Typical floor and wall finishes at second story

The building's unfinished, largely open basement is located underneath the front volume, and is accessed by the concrete stairs leading from the rear shed. The walls of the basement are primarily concrete, and the eastern basement wall has been shored and applied with shotcrete recently. Brick masonry is found at a portion of the wall underneath the front façade of the building. A passageway through this wall leads to storage rooms that lie underneath the Folsom Street sidewalk.

2.2 Property History

The following sections provide a site history and construction chronology based on historic maps, photographs, building permits, newspaper articles, and additional primary and secondary resources collected from repositories and online sources listed in section 1.2, Methodology.

2.2.1 Site History

In the decades leading to the turn of the twentieth century, the parcel that currently contains 443 Folsom Street contributed to a neighborhood of residences interspersed with small-scale industrial and commercial establishments that spread over Rincon Hill. As shown on Sanborn Fire Insurance Company maps published in 1887 and 1899, the parcel was occupied by a one-story dwelling set

back slightly from the street, addressed at 479 Folsom Street (Figure 21). This dwelling was one of a collection of one- to two-story residential and commercial buildings facing Folsom Street. Like most of the surrounding SoMa district, the subject block was destroyed during the 1906 earthquake and ensuing fires.

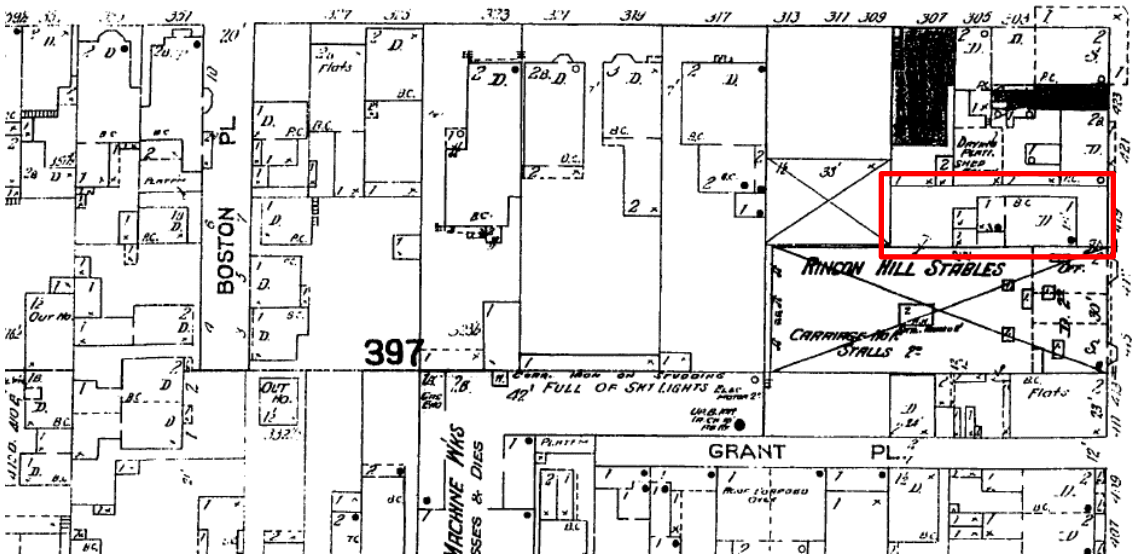

Figure 21. Detail of 1899 Sanborn Fire Insurance Company map, Volume I, Sheet 151, showing the subject parcel outlined in red. Right is north.
Source: Sanborn Fire Insurance Map Company, accessed via San Francisco Public Library

Parcel boundaries within the subject block appear to have retained their configuration in the wake of the earthquake, based on a review of the 1909 San Francisco Block Book. As noted in the block book, the owner of the subject parcel at this time was Charles A. Worth,[6] a drayman who—according to city directories published during this period—neither resided nor worked at the property he owned on Folsom Street.[7] It remains unclear if Worth constructed any buildings or structures on the lot during the early efforts to rebuild SoMa immediately after 1906.

Worth owned the parcel until 1911, in which year he sold it to blacksmith and toolmaker Fred Valentine Wilbert. In February of that year, a real estate notice published in the *San Francisco Chronicle* announced the sale, stating that the purchase price was $3,250, as well as that Wilbert "intends to erect at once a building to house his manufacturing plant on the property."[8] While the original construction permit was not located at the San Francisco Department of Building Inspection during preparation of this report, information from the original permit is included on a property inventory form, dated 1983, located in Planning's property file for 443 Folsom Street. According to this inventory form, Wilbert filed permit #33454 on February 6, 1911 to construct a wood-frame tool manufacturing shop covered with corrugated iron. It appears that the permit listed no builder, architect, or engineer responsible for the design or construction of the building, although a cost of

[6] Hicks-Judd Company, *The San Francisco Original Handy Block Book, Fifth Edition* (San Francisco: Hicks-Judd Company, September 1909), 98.

[7] *Crocker-Langley San Francisco Directory* (San Francisco, H.S. Crocker Co., 1909), 1669–1670.

[8] "Realty Market Good in Outside Sections," *San Francisco Chronicle*, February 11, 1911, 10.

$450 was reported.[9] Later newspaper articles remarked that the building was erected on an existing foundation that survived the earthquake, but this could not be confirmed.[10]

The Sanborn Fire Insurance Company map published in 1913 provides greater detail on the "tool manufacturing and blacksmith" building that Wilbert erected on Folsom Street (at that time addressed at 443–447 Folsom). As is currently the case at the property, the rear half was one story in height and constructed of corrugated iron on wood studs (which the building permit had noted). The front portion of the building was two stories in height (Figure 22).

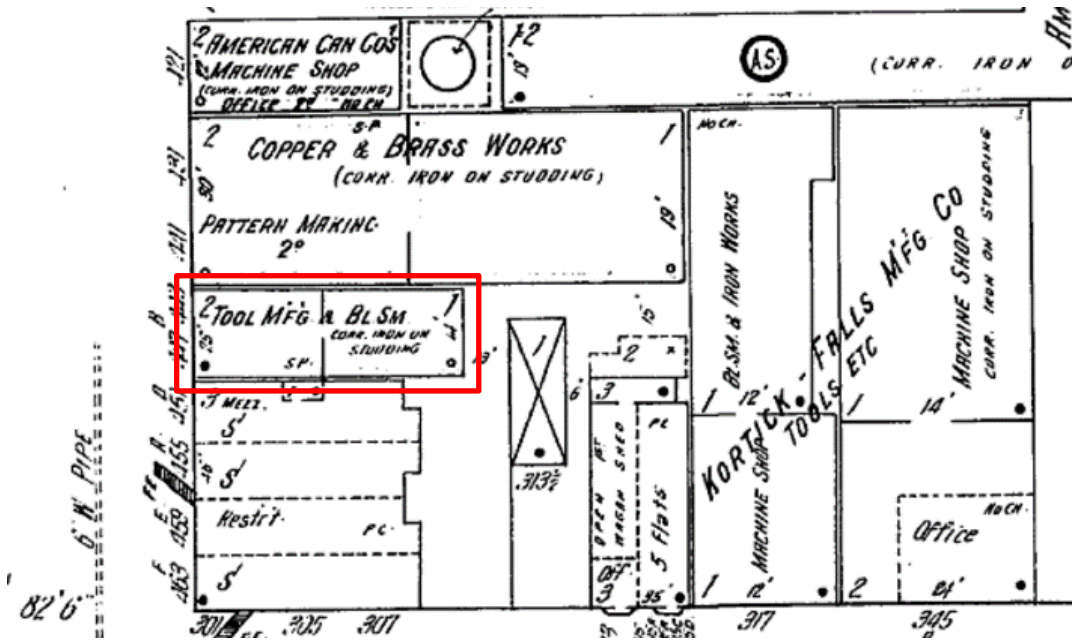

Figure 22. Detail of 1913 Sanborn Fire Insurance Company map, Volume I, Sheet 126, showing the subject building outlined in red. Left is north.
Source: Sanborn Fire Insurance Map Company, accessed via San Francisco Public Library

A photograph of the building and its neighbors taken in 1919 (Figure 23) further illustrates the building's original front façade design, which is similar to what currently exists at the property. A Mission Revival-style, false front parapet concealed the building's roof. Immediately underneath the roofline, Wilbert had painted his name on the wood cladding; between the first and second stories, he had also painted "Tool manufacturer" and "General blacksmithing." Three entrances were located at street level: the central paired door led directly into the machine shop, while the easternmost door (subsequently removed) appears to have provided an additional first-story entrance. Based on current conditions, the westernmost door opened to the staircase that led to the building's second story. Although Sanborn maps do not indicate that the upper level contained a residential unit, some city directories published in the 1910s and early 1920s listed 443 Folsom Street as Wilbert's residence.[11] The 1919 photograph does not provide details on the design of the rear shed.

[9] The Foundation for San Francisco's Architectural Heritage, inventory form in City and County of San Francisco Planning Department property file for 443 Folsom Street, 1983.

[10] For instance, Jim Doyle, "Embers of a Trade," *San Francisco Chronicle*, November 2, 2001, 4.

[11] For instance, see *Crocker-Langley San Francisco Directory* (San Francisco, H.S. Crocker Co., 1920), 1624.

Figure 23. F.V. Wilbert's tool manufactory and blacksmith shop at 443 Folsom Street (here noted in the parapet as 437 Folsom), center, photographed in 1919 by the San Francisco Department of Public Works
Source: Western Neighborhoods Project/ OpenSFHistory, wnp36.02048

Wilbert's shop specialized in forging tools rather than decorative metal or horseshoes, as was the specialty of many blacksmiths. The shop produced tools used by logging and canning operations to clear jams, as well as implements used in bridge building and wartime shipbuilding.[12] A reporter who covered the shop during the 1970s discovered a "catalog from the F.V. Wilbert days [that] lists a 'pave rammer' to tap cobble stones into the ground; loading hooks for logging; cooperage equipment including a hand took for securing metal bands around barrels."[13]

In 1937, Wilbert transferred the business to his employee Edwin Klockars, a Finnish immigrant, who upon becoming proprietor of the shop soon nailed up the sign bearing his name that remains above the front door.[14] According to deed records held by the San Francisco Assessor-Recorder's Office, Klockars and his wife Clara purchased the property from Wilbert ten years later, in 1947.[15] Sanborn Fire Insurance Company map published in 1949 shows no discernible changes had occurred to the building's footprint since the previous map was produced in 1913 (Figure 24).

[12] George Snyder, "One Blacksmith Whose Fire Hasn't Died," *San Francisco Chronicle*, April 26, 1976, 4.
[13] Carol Kroot, "The Village Smithy Still Stands," *San Francisco Progress*, August 17, 1974, 9.
[14] Snyder, "One Blacksmith."
[15] City and County of San Francisco Assessor-Recorder's Office deed records.

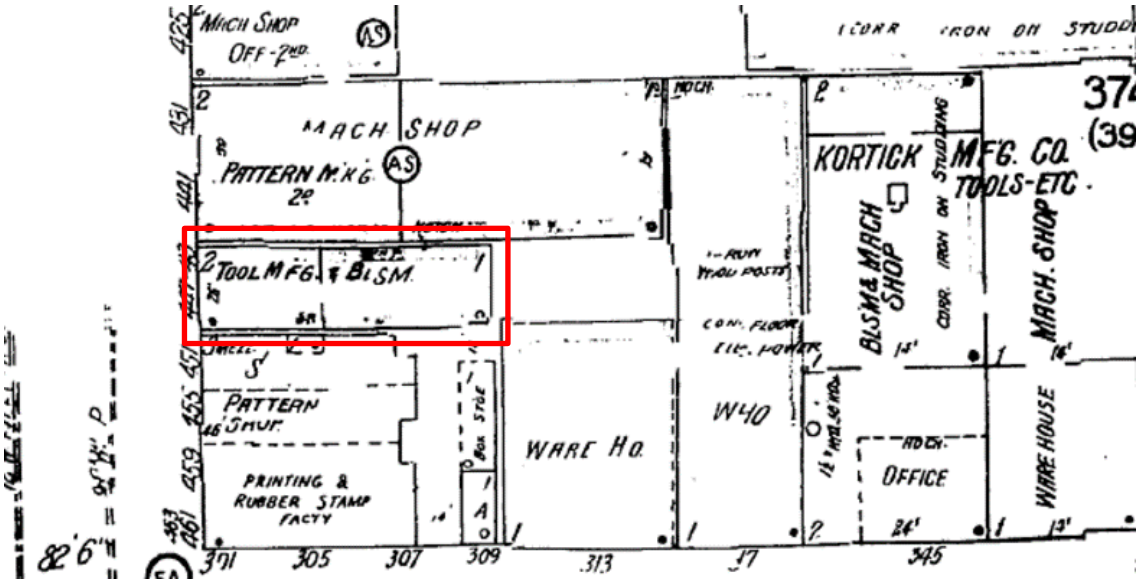

Figure 24. Detail of 1949 Sanborn Fire Insurance Company map, Volume I, Sheet 126, showing the subject building outlined in red. Left is north.
Source: Sanborn Fire Insurance Map Company, accessed via San Francisco Public Library

Klockars continued to operate the business until 1970, when he retired in his 70s and passed the establishment on to his son-in-law, Tony Rosellini, who had learned the ropes in the shop beginning in 1960.[16] (The property has remained under the ownership of the Klockars family.) In spite of his retirement, Klockars still regularly frequented the shop, which at this time began gaining recognition as an unusual relic. In the mid-1970s, only two small-scale blacksmith shops remained in the city: in addition to Klockars was John H. Tway and Son, located on Brannan Street near 2nd Street.[17] In his time operating the metal shop, Klockars was able to update from coal and steam power to gas, and then to electricity; the shop also was able to accommodate new needs for tools and other implements rather than remaining tied to one particular type.[18]

In the 1970s, reporters began to visit the shop on Folsom Street regularly to interview Klockars and Rosellini—who reflected an era long past, but located in the midst of the surrounding Rincon Hill neighborhood that bore less and less a resemblance to the dense industrial district it had been in the 1910s and 1920s. The need for blacksmithing in San Francisco was in decline, caused both by outsourced work and new technical developments such as drop forging that did not require the careful attention and intense labor of a blacksmith.[19] Symbolizing the increasing outmodedness of blacksmithing in San Francisco, the modest shop at 443 Folsom Street was dwarfed by both the Embarcadero Freeway, constructed on the opposite side of Folsom Street and since demolished, and the PG&E Embarcadero Substation built immediately to the east during the 1970s (Figure 25).

[16] Snyder, "One Blacksmith;" Doyle, "Embers of a Trade," 4.

[17] Kroot, "The Village Smithy."

[18] Dick Brill, "It's the Only Blacksmith Shop in Town But They Don't Shoe Horses," *San Francisco Progress*, December 23, 1981, A4.

[19] Doyle, "Embers of a Trade," 1.

Figure 25. Klockars Blacksmith Shop photographed beside the PG&E Embarcadero Substation, 1976
Source: *San Francisco Chronicle*

Figure 26. 443 Folsom Street, photographed in 1975
Source: City and County of San Francisco Assessor-Recorder's Office

The property was designated a San Francisco Article 10 landmark in 1982, which recognized the blacksmith shop's significance and rarity as a vestige of SoMa's past industrial landscape.

2.2.2 Construction Chronology

Table 2-1 provides a construction chronology of the 443 Folsom Street site. See Appendix A for copies of the available permits, and Appendix B for full Sanborn maps for the subject property.

Table 2-1. Construction Chronology

Date	Detail	Source
c.1911–1912	Building constructed, including rear shed	The Foundation for San Francisco's Architectural Heritage, inventory form in City and County of San Francisco Planning Department property file for 443 Folsom Street, 1983; Sanborn Fire Insurance Map 1913, Vol. 2, Sheet 126
1995	Remove existing roof; install new tar and gravel roof ($4,200)	San Francisco Department of Building Inspection, Building Permit #770415, expired 10/12/1995
2002–2014	Basement shoring ($10,000)	San Francisco Department of Building Inspection, Building Permit #961265 (expired); renewed via Building Permit #1032312, work completed 10/19/2014

Date	Detail	Source
2014	Repair and waterproof deteriorated basement; remove 2 side boards to install flashing and paint flashing to match boards; install new shotcrete retaining wall ($400,000)	San Francisco Department of Building Inspection, Building Permits #1328765 and #1331325

2.2.3 Building Alterations

A review of building permits and historic photographs, as well as visual inspection of the current exterior conditions and conversation with current occupant Tony Rosellini, indicate several alterations made to the building at 443 Folsom Street.

A first-story door located at the east end of the front façade was removed and replaced with a window matching the arrangement and dimensions of the large, original first-story window. The lower area of the door opening was infilled with wood channel siding to match the surrounding siding. No available permit reflects this alteration; a specific date could not be determined, but it occurred after the building was photographed in 1919 (Figure 23).

The easternmost pairing of original windows at the second story was replaced with a pairing of casement windows with lower sill level; a hoist and track were installed in order to bring materials in and out of the building's second story through the windows. According to Mr. Rosellini, Edwin Klockars undertook the alteration in order to transport a boat he constructed inside the building. This alteration is not reflected in the building's permit record and cannot be specifically dated. Mr. Rosellini has indicated that it occurred after he began working in the shop (c. 1960), and it predates the photograph taken of the building in 1975 (Figure 26).

Areas of metal panels covering the walls and roof of the rear shed have been replaced since the building was constructed. The dates of the alterations are not documented in the permit record, although the property owner indicates that the roof panels covering the rear shed were replaced during the 1970s.

In 2014, PG&E sponsored a project to shore up the east façade of the building by replacing the east foundation wall.

Additionally, corrugated metal panels have been replaced and patched as necessary at the rear shed. Metal panels covering the entire south façade of the rear shed have been replaced in recent years, such that the new panels cover the existing, rear sliding exit door at the exterior of the building.

Chapter 3
Historic Context

3.1 Focused Neighborhood Context: Rincon Hill

3.1.1 Early History

During San Francisco's development during the late eighteenth and early nineteenth centuries as a permanent Spanish, Mexican, and Euro-American settlement, Rincon Hill was a natural promontory that projected into San Francisco Bay to form the southeastern edge of Yerba Buena Cove. Known as Rincon Point, the landform rose substantially above the water and surrounding town, then known as Yerba Buena. Neighboring Rincon Point to the west and northwest were two small valleys—eventually christened with the cheerful names Happy Valley and Pleasant Valley—that separated the bayshore from the large marshland that filled much of the present-day SoMa district. Historic-era sources and archaeological investigations do not indicate that this area of Yerba Buena was intensely developed or used for agriculture during this period, although the valleys may have been employed as sheep pasture.[20]

In 1846, following the United States' claim to California and occupation of Yerba Buena during the Mexican-American War, the U.S. Army established a military reserve on Rincon Hill in order to fortify its military presence in the fledgling city. The following year, the first alcalde (mayor) of the city, recently renamed San Francisco, commissioned the Irish-born civil engineer Jasper O'Farrell to survey the settlement and lay out a new grid of paper streets that would guide future growth. Over Rincon Hill, the grid followed the same 50-*vara* measurements that O'Farrell employed north of Market Street's diagonal path, whereas city blocks located across the expanse of SoMa further to the west were laid out according to 100-*vara* divisions.[21]

The Gold Rush period that followed the early American occupation of San Francisco brought a wave of development to the area surrounding Rincon Hill. The 1853 Coast Survey Map of San Francisco shows that Rincon Hill—then still a small peninsula defining the southern end of Yerba Buena Cove—contained a smattering of buildings primarily along Beale and Harrison streets, as well as lying near the shore (Figure 27). Also during the 1850s, Yerba Buena Cove was dramatically altered through the construction of a seawall and subsequent infilling campaign that reshaped the city's northeastern waterfront.[22]

[20] Page & Turnbull, Inc., *South of Market Area Historic Context Statement*, prepared for the City and County of San Francisco Planning Department, June 30, 2009, 15–17.

[21] Ibid, 17–18.

[22] Kelley & VerPlanck Historical Resources Consulting, *Transit Center District Survey, San Francisco, California*, prepared for the City and County of San Francisco Planning Department, July 22, 2008, 22.

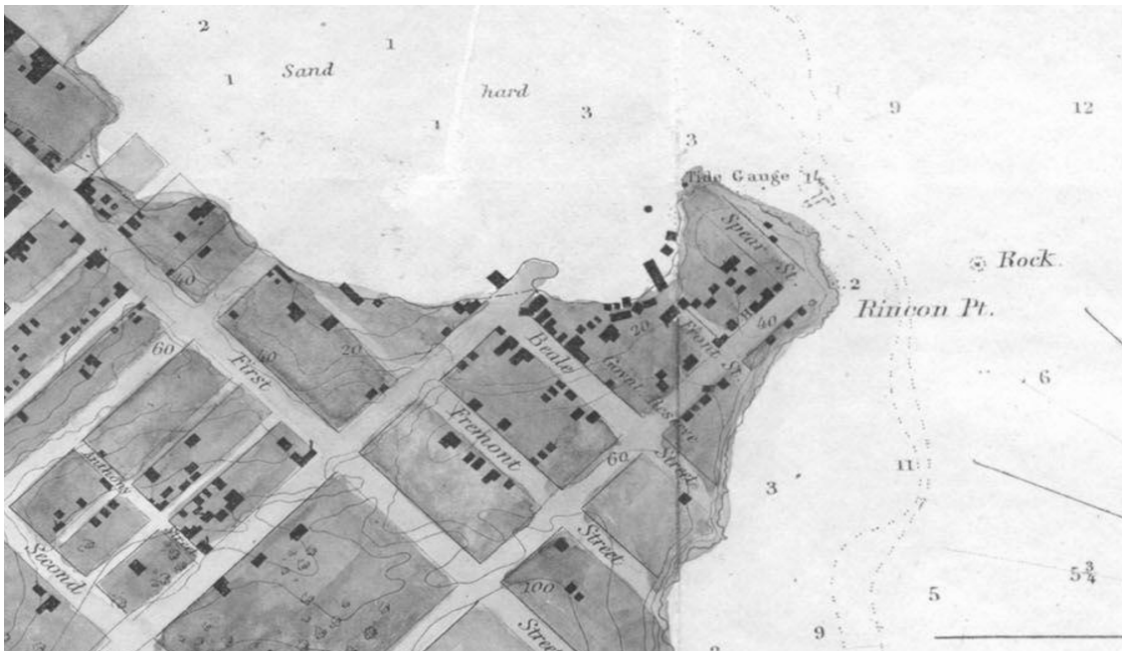

Figure 27. Buildings clustered on Rincon Hill near Yerba Buena Cove, as depicted in 1853
Source: U.S. Coast Survey*, City of San Francisco and its Vicinity*

Also at this time, Rincon Hill benefited from a favorable climate and excellent views, which led to its development as one of the city's elite residential quarters. Numerous established families constructed and occupied grand homes in the area, which nonetheless lay close to new wharves and other maritime-related development that rose up along the waterfront.[23] Yet Rincon Hill's reputation as a desirable residential neighborhood waned beginning in the late 1860s, when the City undertook the Second Street Cut to extend Second Street through the natural topography of the hill, connecting downtown San Francisco to areas further south. The Cut introduced a roadway wide enough to accommodate horse teams, lined on either side by steep slopes. Wealthy residents consequently fled the district, and those homes that escaped demolition were reconfigured as rooming houses.[24]

3.1.2 Industrial Development and Post-Earthquake Recovery

The neighborhood that took root on and around Rincon Hill following the Second Street Cut was closely connected to the developments taking place throughout the greater SoMa district during the last quarter of the nineteenth century. Generally speaking, the district contained a mixture of industrial and dense residential uses, as immigrant populations poured into San Francisco after the Transcontinental Railroad was completed in 1869.[25] Rincon Hill itself retained somewhat more of a residential character, as illustrated in the Sanborn Fire Insurance Company map published in 1887. City blocks located north of Folsom Street and east of 1st Street were blanketed nearly entirely by manufacturing plants. The block immediately north of the subject parcel contained the San

[23] San Francisco Planning Department, *Rincon Hill: An Area Plan of the General Plan of the City and County of San Francisco*, 2005, 4.

[24] Kelley & VerPlanck, *Transit Center District Survey*, 25.

[25] San Francisco Planning Department, *Rincon Hill: An Area Plan*, 4.

Francisco Gas Light Company, the Golden State Miners Ironworks, and the San Francisco Pacific Lead and Shot Works—defined by its 200' shot tower at the corner of 1st and Harrison streets that stood until the 1906 earthquake. Small dwellings and stores, however, were placed cheek-to-jowl alongside Folsom Street, which formed a commercial thoroughfare along the northern edge of Rincon Hill. At the time this map was recorded, the block containing the subject parcel was also home to uses such as a livery and a wood and coal yard. The remainder of the block, however, was thickly packed with two- to three-story residences. Large houses on more expansive lots located at the south end of the block appear to have been vestiges of Rincon Hill's identity as a fashionable residential neighborhood a few decades previous.[26]

By the turn of the twentieth century, the character of Rincon Hill had not changed substantially. According to Sanborn fire insurance maps published in 1899, blocks south of Folsom Street remained largely residential in nature, with select other uses interspersed. The block containing the subject parcel retained its many two-story houses and flats located at the perimeter of the block; several more modest residences had been built alongside an alleyway, Boston Place, that entered the west side of the block from First Street. Only one of the large mansions at the south end of the block still stood at this time. One manufactory, F.A. Robbin's Machine Works, faced Fremont Street and interrupted the block's otherwise consistent residential character.[27]

The 1906 earthquake and ensuing fires had a disastrous impact on the broad SoMa district, reducing the far majority of the area to charred building remains. As described in Planning's *South of Market Historic Context Statement*, "The South of Market Area was especially hard hit by both the temblor, which liquefied the extensive filled or 'made' ground, and the eleven fires that erupted from broken gas mains in the area. The fires quickly grew out of control as they fed on the densely packed frame boarding houses, hotels, and rows of aging wood houses."[28] Rincon Hill was left essentially as a blank slate.

The redevelopment of the SoMa district as a whole occurred gradually during the following decade. As a result of this period of development, the area evolved from a mixture of residential and industrial uses to a mixture of commercial, manufacturing, and warehousing activities. Its relatively flat topography and easy access to railroads and commercial piers made it attractive to industry.[29] Rincon Hill experienced a transformation that was perhaps more dramatic than elsewhere in SoMa: whereas the neighborhood had been densely packed with residences before 1906, when rebuilt it was filled with heavy industry and smaller machine shops.

The 1913 Sanborn Fire Insurance Company map indicates that several industrial plants and shops—belonging to companies that produced goods such as copper and brass items, boilers, carriages, and perforated screens—occupied lots on the block that contained the subject building, which had been built within the prior two years. The Sanborn map notes that the majority of these plans were constructed of corrugated iron on studding, likely a measure that had been undertaken to prevent the spread of fire in light of the neighborhood's recent destruction. The block also contained a handful of freestanding dwellings, as well as two lodging houses to house industrial workers. The slow redevelopment process was expressed through the few empty lots that still remained on the

[26] *Insurance Maps of San Francisco, California Volume 1* (New York: Sanborn Map & Publishing Co., 1887), Sheet 21b.

[27] *Insurance Maps of San Francisco, California Volume 2* (New York: Sanborn-Perris Map Co., 1899), Sheet 151.

[28] Page & Turnbull, Inc., *South of Market Area Historic Context Statement*, 46.

[29] Ibid, 52.

block; neighboring blocks, however, were slower to recover, as half or more of their lots stood vacant.[30]

Photographs of the district surrounding Rincon Hill taken by the Department of Public Works around 1920 provide further detail on the growth and character of the area in the post-earthquake period. Larger scale manufacturing plans and warehouses clad in corrugated metal and brick were documented throughout Rincon Hill (Figure 28), yet the neighborhood also contained a mix of uses and scales (Figure 29). Residential buildings containing flats were also present, as well as small-scale industrial buildings; many of these appear to have been of wood-frame construction that contrasted with the more substantial construction (of steel and concrete) of neighboring manufacturing facilities.

Figure 28. Industrial facilities flanking a small rooming house on Fremont Street south of Folsom Street, viewed facing west, 1921. Source: Western Neighborhoods Project/OpenSFHistory, wnp36.02528

Figure 29. First Street viewed facing south from Folsom Street, 1920 Source: Western Neighborhoods Project/OpenSFHistory, wnp.36.02324

The construction of the San Francisco-Oakland Bay Bridge between 1933 and 1936 was a consequential public works project that led to substantial shifts in transportation and industry throughout the Bay Area. The San Francisco-Oakland Bay Bridge had a direct impact on the physical fabric of Rincon Hill, as the elevated bridge approach near Harrison Street lay along the southern edge of what remained of the landform. The northern vehicular viaduct leading to the bridge followed the axis of Essex Street, located between 1st and 2nd streets, and then turned to the northeast mid-block near Clementina Street. Sizable swaths of Rincon Hill and adjacent areas of SoMa were demolished to make way for the bridge approach, which effectively divided the district into north and south halves. On account of this barrier, the northern half of SoMa became more closely aligned with the commercial activities of downtown San Francisco and the Financial District, whereas the southern half of SoMa below the bride approach retained more of industrial character that had characterized it for the previous decades.[31]

[30] *Insurance Maps of San Francisco, California Volume 2* (New York: Sanborn Map Co., 1913), Sheet 151.

[31] Page & Turnbull, Inc., *South of Market Area Historic Context Statement*, 64.

3.1.3 Deindustrialization and Redevelopment

Following the completion of the San Francisco-Oakland Bay Bridge, industry began to accrete to the Bay Area's suburban fringe, which offered more affordable land and a less accommodating environment for labor unions. Particularly in the post-World War II period, San Francisco experienced a loss in centralized manufacturing industries that was similar in nature to trends witnessed elsewhere in cities across the United States. While San Francisco had long been a financial center on the West Coast, the growing dominance of the city's various finance-related sectors after the war replaced a more diversified economy that had included manufacturing and wholesaling.[32]

SoMa as a whole experienced a decline in industry during this period, although Sanborn Fire Insurance Company maps published at mid-century indicate that the block containing the subject property retained a number of machine shops, pattern shops, small factories, warehouses, and blacksmith shops at the end of the 1940s. The southwestern corner of the block was by then anchored by the Sailors' Union of the Pacific Hall, which reflected the growing membership and political influence of organized labor in Rincon Hill following World War II. Over the subsequent decades, however, the majority of the block's industrial facilities were demolished in light of SoMa's broad pattern of deindustrialization that continued through the second half of the twentieth century.

Perhaps the most noteworthy construction projects occurring in Rincon Hill in the decades following World War II were related to public works and infrastructure. The elevated Embarcadero Freeway was constructed in the 1950s, joining the San Francisco-Oakland Bay Bridge near Essex and 2nd streets. The freeway reached the Embarcadero using a route along Folsom Street; as a result, it passed in front of 443 Folsom Street and further divided Rincon Hill from the expanding financial district of downtown San Francisco. In the 1970s, PG&E's Embarcadero Substation was built at the corner of Folsom and Fremont streets. This immense and windowless concrete structure housed additional electrical equipment necessitated by the numerous new office towers being constructed in the city's Financial District a short distance to the north. The location for this brutalist structure was chosen because it was blocked on its north side by the Embarcadero Freeway, so that it would be screened from view.[33] The removal of the elevated freeway following the 1989 Loma Prieta earthquake revealed the substation on all sides.

Through the second half of the twentieth century, SoMa gradually gained the attention of municipal agencies and private developers who envisioned this largely industrial district in decline as a promising redevelopment area. Efforts to plan and construct the Yerba Buena Center and Moscone Convention Center between the 1950s and 1980s represented a large, federally subsidized redevelopment effort that displaced SoMa's existing manufacturing uses and residents in favor of amenities aimed at corporate interests and the upper and middle classes.[34] Further office and residential development has continued to creep south from the Financial District, resulting in Rincon Hill gaining a new identity as a neighborhood of gleaming housing towers—which reflects an enormous shift from the area's reputation as an undesirable industrial area through much of the twentieth century. Three such developments—333/335 1st Street, 335 1st Street and 340 Fremont Street—were constructed on the subject block since the beginning of the 21st century.

[32] Kelley & VerPlanck, *Transit Center District Survey*, 44–45.

[33] John King, "Burly Remnant of a Rincon Hill Now Gone," August 9, 2013, http://www.sfgate.com/bayarea/article/Burly-remnant-of-a-Rincon-Hill-now-gone-4026610.php.

[34] Kelley & VerPlanck, *Transit Center District Survey*, 40–47.

Chapter 4
Owner/Occupant History

4.1 Owner/Occupant Chronology

Table 4-1 provides a list of the known owners of 443 Folsom Street. Table 4-2 provides a list of the known occupants.

Table 4-1. Owner Chronology

Date	Name/Address	Source
Unknown–1911	Charles A. Worth 1199 Golden Gate Avenue	"Realty Market Good in Outside Sections," *San Francisco Chronicle*, February 11, 1911, 10
1911–1947	Fred V. Wilbert 50 Avila Street	"Realty Market Good in Outside Sections," *San Francisco Chronicle*, February 11, 1911, 10
1947–1988	Edwin and Clara Klockars 150 Conrad Street	San Francisco Assessor Record
1988–present	Edna Rosellini/Klockars Family Trust	San Francisco Assessor Record

Table 4-2. Occupant Chronology

Date	Name/Address	Source
1911–1937	Fred V. (F.V.) Wilbert, tool manufacturer 443 Folsom Street	"Realty Market Good in Outside Sections," *San Francisco Chronicle*, February 11, 1911, 10; *Crocker-Langley* and *Polk's Crocker-Langley San Francisco* city directories; Carol Kroot, "The Village Smith Still Stands," *San Francisco Progress*, August 17, 1974, 9.
1938–1970	A. Edwin Klockars, blacksmith 443 Folsom Street	*Polk's Crocker-Langley* and *Polk's San Francisco* city directories; Kroot, "The Village Smith Still Stands."
1970–present	Klockars Blacksmith & Metal Works (Tony Rosellini) 443 Folsom Street	*Polk's San Francisco City Directory*

4.2 Biographies

4.2.1 Fred V. Wilbert

Fred Valentine Wilbert, who constructed and served as original proprietor of the tool manufacturer and blacksmith shop that occupied the subject building beginning c.1911–1912, was born in Truckee, California on August 10, 1872.[35] Few details on Wilbert's early life were uncovered during research conducted for this report, although Wilbert was recorded in the 1880 United States Federal Census as living in Elko, Nevada, at that time with his father (a bookmaker), mother, and older sister.[36] In 1894, he was listed in the Alameda County voter register as a resident of Haywards, and his profession was recorded as blacksmith.[37] Following the turn of the twentieth century, Wilbert had relocated to San Francisco, where he lived in various locations south of Market Street within several blocks of his future blacksmith shop on Folsom Street.[38] According to the 1910 United States Federal Census rolls, Wilbert was employed as a tool smith.[39]

In 1911, Wilbert purchased the subject lot from drayman Charles A. Worth, and soon erected the tool manufactory that bore his name at 443 Folsom Street. (The building's completion date has not been determined.) The building, which Wilbert owned until 1947, also served as his residence according to some city directories (presumably within the upper story of the front portion). In the 1915 *Crocker-Langley San Francisco Directory*, Wilbert was listed as one of ten tool manufacturers operating in San Francisco at that time; a further 70 firms were listed as blacksmiths.[40] He ran the shop until 1937, at which time he handed over operations to his employee Edwin Klockars.

In December 22, 1913, Wilbert married his first wife, Edna (née Rexford);[41] according to an account later published in the *San Francisco Chronicle*, their marriage followed a courtship conducted by mail using a "matrimonial bureau." Wilbert brought Edna to San Francisco from her home in Peoria, Illinois immediately prior to their wedding; the marriage, however, lasted only five months before Wilbert brought a divorce suit against his wife. The *Chronicle* reported on the subsequent trial, in which Wilbert claimed to have discovered correspondence between his wife and another man in Illinois that proved Mrs. Wilbert had married her husband for his money.[42] While the precise outcome of the trial is unknown, the 1925 *Crocker-Langley San Francisco City Directory* listed Fred Wilbert and a second wife, Henrietta, living at 50 Avila Street in San Francisco's Marina District.[43] Fred Wilbert continued to reside in this location until his death on September 10, 1951, at the age of 79.[44]

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[35] San Francisco Area Funeral Home Records, 1895–1985. Accessed via Ancestry.com, August 8, 2017.

[36] United States Federal Census, 1880: Census Place: Tuscarora, Elko, Nevada; Roll: 758. Accessed via Ancestry.com, August 8, 2017.

[37] California State Library, California History Section; Great Registers, 1866–1898; Collection Number: 4-2A; CSL Roll Number: 4; FHL Roll Number: 976449. Accessed via Ancestry.com, August 8, 2017.

[38] California State Library, California History Section; Great Registers, 1866–1898. Accessed via Ancestry.com, August 8, 2017.

[39] United States Federal Census, 1910: Census Place: San Francisco Assembly District 28, San Francisco, California; Roll: T624_95. Accessed via Ancestry.com, August 8, 2017.

[40] *Crocker-Langley San Francisco Directory* (San Francisco: H.S. Crocker Co., 1915), 2098, 2364.

[41] "S.F. Marriage Licenses," *San Francisco Call*, December 22, 1913, 14.

[42] "Married Five Months, Now Seeking Divorce," *San Francisco Chronicle*, May 13, 1914, 4.

[43] *Crocker-Langley San Francisco Directory* (San Francisco: H.S. Crocker Co., 1925), 1925.

[44] San Francisco Area Funeral Home Records, 1895–1985. Accessed via Ancestry.com, August 8, 2017.

4.2.2 A. Edwin Klockars

August Edwin Klockars (known as Edwin) was born on June 8, 1898 near Vaasa, Finland. Details on Klockars's childhood and adolescence in Europe were not found during the research conducted for this report; as a young adult, Klockars migrated to Canada before crossing by foot from Fort Frances, Ontario to Ranier, Minnesota in March 1921.[45] During his time on both sides of the border, Klockars found work as a logger in the region's dense forests.[46] Klockars had moved to San Francisco by 1928, the year he was hired as an assistant to Fred Wilbert at his tool manufacturing and blacksmith shop at 443 Folsom Street.[47] Klockars's naturalization form stated his place of residence as 171 Page Street and his occupation as "blacksmith's helper," reflecting his role in Wilbert's shop.[48] Klockars married Clara Margaret Forseth, a stenographer, on September 4, 1936 in Vancouver, Washington.[49] They had a daughter, Edna, and a son, Alan.

Klockars (Figure 30) took over the Wilbert's shop in 1937, as Wilbert had no children to pass the business to.[50] Due to the longevity and anachronistic nature of his business in a rapidly changing district of San Francisco, Klockars gained a degree of local lore during his adult life in California. According to a newspaper article published in the 1980s, Klockars began to manufacture serrated tongs used to clear cannery jams soon after he took over the business in the 1930s, and the item remained in production for the following several decades.[51] Klockars's output remained steady until his official retirement in 1970, when he transferred the business to his son-in-law, Tony Rosellini. During his tenure in this shop, Klockars joined the Screen Actors Guild in order to be filmed in advertisements that were shot there. Klockars died in San Francisco on October 6, 1994, at the age of 96.[52]

[45] National Archives at San Francisco; San Bruno, California; NAI Number: *605504*; Record Group Title: *RG 21*; Record Group Number: *Records of District Courts of the United States, 1685–2009.* Accessed via Ancestry.com, August 8, 2017.

[46] "Edwin A. Klockars—He Owned Landmark S.F. Blacksmith Shop," *San Francisco Chronicle*, October 11, 1994, C3.

[47] Snyder, "One Blacksmith."

[48] National Archives at San Francisco; San Bruno, California; NAI Number: *605504*; Record Group Title: *RG 21*; Record Group Number: *Records of District Courts of the United States, 1685–2009.* Accessed via Ancestry.com, August 8, 2017.

[49] *Washington, Marriage Records, 1854–2013*. Accessed via Ancestry.com, August 8, 2017.

[50] Snyder, "One Blacksmith."

[51] John McCloud, "Forging Ahead," *Image*, April 13, 1986, 13.

[52] "Edwin A. Klockars—He Owned Landmark."

Figure 30. Edwin Klockars practicing his trade within his blacksmith shop, in an undated photograph
Source: Klockars Blacksmith and Metal Works

Chapter 5
Architect/Builder/Landscape Architect

5.1 Original Architect

During the preparation of this report, ICF did not identify any architect or builder responsible for the design and/or construction of the building located at 443 Folsom Street. The original permit was not available at the San Francisco Department of Building Inspection; a 1983 inventory form held by Planning references the 1911 permit and notes that no builder, contractor, architect, or engineer was listed.[53]

5.2 Alterations Architect/Builder

No architects or buildings have been identified in association with the alterations completed for the building at 443 Folsom Street.

[53] The Foundation for San Francisco's Architectural Heritage, inventory form in City and County of San Francisco Planning Department property file for 443 Folsom Street, 1983.

Chapter 6
Evaluation

6.1 California Register Eligibility

443 Folsom Street is designated as San Francisco Article 10 Landmark #149, a local designation that qualifies the property as a historical resource for the purposes of CEQA review. However, the property has not previously been evaluated for eligibility for listing in the California Register, and the existing Article 10 landmark designation did not include an evaluation of 443 Folsom Street according to the eligibility criteria for listing in the California Register. This section provides an evaluation using these eligibility criteria, in order to supplement the property's existing evaluation record and to inform the CEQA review process. The evaluative criteria of the California Register are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order to be eligible for listing in the California Register, a property must demonstrate significance under one or more of the following criteria:

- **Criterion 1 (Events):** Resources that are associated with events that have made a significance contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- **Criterion 2 (Persons):** Resources that are associated with the lives of persons important to local, California, or national history.
- **Criterion 3 (Design/Construction):** Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

In addition, a property must retain integrity when being evaluated for listing in the California Register. Integrity is the measure by which a property is evaluated based on the property's ability to convey its historical significance. To retain integrity, a property must have most of the seven aspects of historic integrity as defined by the National Register and adopted by the California Register: location, design, materials, workmanship, setting, association, and feeling.

6.1.1 Criterion 1 (Events)

Constructed in 1911 during the extensive rebuilding efforts of the SoMa area that followed the 1906 earthquake, 443 Folsom Street is a remnant of the industrial district that characterized SoMa—and more specifically the Rincon Hill neighborhood—during the first half of the twentieth century. After the earthquake, Rincon Hill was redeveloped with production facilities and machine shops of various scales, encompassing large factories as well as small-scale, independently owned shops such as F.V. Wilbert's tool manufactory and blacksmith shop. During the first decades that it stood, the property would have been considered typical of the area in which it was located. While it does not appear that the business that Wilbert (and later proprietors Edwin Klockars and Tony Rosellini) operated within the property made profound contributions to San Francisco's industrial economy, the property has significance as a highly uncommon—and possibly unique—vestige of SoMa's industrial past. While larger and more substantial buildings originally constructed to house

manufacturing firms still remain on Rincon Hill, the subject property is the last of the small shops that once dotted the neighborhood. For this reason, ICF finds that the property at 443 Folsom Street is significant under Criterion 1.

The subject property's period of significance under Criterion 1 is 1911–1937, corresponding to the proprietorship of its original owner, Fred V. Wilbert. The end of the period of significance also generally coincides with the completion of the San Francisco-Oakland Bay Bridge, an event that led to the demolition of a swath of buildings on Rincon Hill and bisected the SoMa district into north and south halves. The northern half, in which the subject property is located, was subsequently aligned more closely with downtown San Francisco's commercial core rather than with southern SoMa, which remained more industrial in character over time and faced less redevelopment pressure during the post-World War II period.

6.1.2 Criterion 2 (Persons)

The subject property does not appear to be associated with the lives of persons important to local, California, or national history. To be found eligible under Criterion 2, the property has to be directly tied to a historically important person and the place where the individual conducted or produced the work for which he or she is known. The subject property is most closely associated with its initial two owners and proprietors, Fred V. Wilbert and A. Edwin Klockars, each of whom operated a tool manufacturing and blacksmithing business at 443 Folsom Street for a length of approximately 25 years. The most recent proprietor of the business, Tony Rosellini, has overseen the business since the 1970s, which is less than 50 years from the present and thus would not have the potential to be historically significant (unless exceptional significance is proven). Klockars has been recognized for developing a design for tongs that have been utilized by canneries to clear jams in the production process, and both Klockars and Rosellini have received considerable press attention since the 1970s because of the anachronistic nature of their blacksmith shop on Folsom Street. However, none of their biographies reveals any significant contributions to the history of San Francisco, California, or the United States to the degree that the property would be considered eligible for listing in California Register under Criterion 2.

6.1.3 Criterion 3 (Design/Construction)

The subject property expresses the Mission Revival architectural style, as interpreted for a modest, wood-frame industrial building. The features and materials that define the architectural qualities of the building—notably its false front and shaped parapet, in addition to its wood channel siding, wood windows and doors, and molded belt courses—contribute to a balanced design that is characteristic of small industrial buildings constructed in the wider SoMa district following the 1906 earthquake. The building's restrained design and simple wood-frame construction reflect the limited means of the building's original owner, tool manufacturer Fred V. Wilbert; yet the design also indicates that a small industrial business such as Wilbert's still pursued a refined aesthetic that exceeded utilitarian considerations. As the building's architect and/or builder have not been identified, the building cannot be considered to represent the work of a master. However, as a relatively intact example of wood-frame, false front industrial building in SoMa, 443 Folsom Street is significant under Criterion 3 as it embodies the distinctive characteristics of a once-common building type that is now exceptionally rare.

The subject property's period of significance under Criterion 3 is 1911–1912, corresponding to its original construction date.

6.1.4 Criterion 4 (Information Potential)

The property is not evaluated for eligibility under Criterion 4 (Information Potential), which typically is employed for archaeological resources and is outside the scope of this report.

6.2 City of San Francisco Article 10 Landmarks

The existing Article 10 landmark designation report for 443 Folsom Street, completed in 1981, notes that the building was evaluated using three criteria: Architecture, History, and Environment. The report specifies that the property has "unique/excellent" design quality; it also states, "An example of how earlier generations lived, this is one of the last surviving metal-working shops which once flourished in this area producing metal parts and tools which found their way all over the country." Furthermore, the report notes that the property retains the same business as originally occupied the building, and was a visual landmark "in the context of the neighborhood where many similar businesses once operated."[54]

According to *San Francisco Preservation Bulletin No. 5: Landmark and Historic District Designation Procedures*, prepared by Planning and approved by the San Francisco Landmarks Preservation Advisory Board in 2001, the designation of properties as landmarks under Article 10 of the San Francisco Planning Code should be guided by the evaluative criteria of the National Register (36 Code of Federal Regulations 60.4). Properties designated as Article 10 landmarks must meet one or more of the following National Register criteria:

- **Criterion A (Events):** That are associated with events that have made a significance contribution to the broad patterns of our history; or
- **Criterion B (Persons):** That are associated with the lives of significant persons in our past; or
- **Criterion C (Design/Construction):** That embody the distinctive characteristics of a type, period, method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- **Criterion D (Information Potential):** That have yielded, or may be likely to yield, information important in prehistory or history.[55]

As the eligibility criteria for the California Register and Article 10 landmark evaluations both follow the National Register criteria, the California Register evaluation described in Section 6.1, California Register Eligibility, applies here—specifically, the property is eligible as a San Francisco Landmark under Criterion A (Events, period of significance 1911–1937) and Criterion C (Design/Construction, period of significance 1911–1912). The property is not evaluated for eligibility under Criterion D (Information Potential), which typically is employed for archaeological resources and is outside the scope of this report.

[54] C. Klemeyer and P. McGrew, "Final Case Report, Edwin Klockars Blacksmith Shop," prepared for the San Francisco Landmarks Preservation Advisory Board, July 1981.

[55] City and County of San Francisco Planning Department, "San Francisco Preservation Bulletin No. 5: Landmark and Historic District Designation Procedures," adopted April 4, 2001, accessed August 22, 2017, http://default.sfplanning.org/Preservation/bulletins/HistPres_Bulletin_05.pdf.

6.3 Integrity

The following discussion addresses the subject property's integrity, which is required in order for the property to be listed, or found eligible for listing, in the California Register and Article 10 of the San Francisco Planning Code.

Location: The building at 443 Folsom has not been moved since it was originally constructed; therefore, the property retains integrity of location.

Design: The original design of the building has been changed minimally since it was constructed c.1911–1912. At the front façade, which is the most visible to the street and most critical to conveying the building's architectural significance, the design was originally symmetrical in its arrangement of windows and doors. The replacement of a side door with a window matching the dimensions and arrangement of an existing window beside it remains undated, but was likely undertaken within the period of significance. The replacement of one pairing of second-story windows c.1960s–1970s with new casement windows that have a lower sill level is a visible alteration visible to the street, yet these replacement windows generally support the original window hierarchy and do not substantially disrupt the balanced arrangements of openings at the front façade. Furthermore, the rear shed that has historically housed the shop's forging room retains its utilitarian cladding-on-frame construction and gabled roof, which distinguish it from the wood-clad, conditioned front volume. Therefore, the subject property retains integrity of design.

Materials and Workmanship: The historic material palette and construction methods of the subject building are still evident, defined by wood channel siding, windows, and doors at the front volume, and metal panels over a wood frame at the rear shed. Those few changes that have occurred to the building since the defined period of significance do not overwhelm the materials and workmanship that historically defined the building. Furthermore, the replacement of metal panels has generally retained the exterior appearance and materiality of the rear shed. Therefore, the subject property retains integrity of materials and workmanship.

Setting: The numerous properties in the immediate vicinity of 443 Folsom Street on Rincon Hill that characterized the industrial district to which it belonged have largely been demolished in the decades since the early twentieth century. Select buildings that share 443 Folsom Street's era of construction remain nearby, including the Gimble Brothers Candy Factory at the corner of Folsom and 1st streets. However, 443 Folsom Street's current setting is prominently defined by immense new construction projects that have been completed in recent decades; the city block containing the subject property now also houses the PG&E Embarcadero Substation in addition to immense residential towers. The redevelopment of Rincon Hill beginning in the late twentieth century has resulted in a neighborhood that contains only isolated properties that contextualize 443 Folsom Street's significance as an industrial property. Therefore, the subject property does not retain integrity of setting.

Feeling: In spite of the dramatic changes that have occurred to 443 Folsom Street's historic setting, the property continues to convey the sense of a small blacksmith shop and tool manufacturer. The character of the property is reinforced through the highly altered setting, which underscores the rarity of the resource. Furthermore, its continued use as a blacksmith shop—the purpose for which it was originally constructed—is vital in expressing its historic significance and role within the industrial landscape of Rincon Hill during the 1910s–1930s. Therefore, the subject property retains integrity of feeling.

Association: The subject property at 443 Folsom Street retains integrity of location, design, materials, workmanship, and feeling. As a composite of the remaining aspects of integrity, association is present if the property retains a direct link to the reasons for which it is significant. As 443 Folsom Street retains the majority of its original aesthetic qualities, material palette, and industrial use, the property is identifiable as a unique, small-scale building dating to the early twentieth century that is a vestige of Rincon Hill's industrial past. Therefore, the subject property retains integrity of association.

In summary, the subject property at 443 Folsom Street retains an adequate level of integrity through its extant location, design, materials, workmanship, feeling, and association to convey its identified historic and architectural significance; therefore, ICF confirms that the property retains sufficient integrity to be eligible for listing in the California Register and for listing as a San Francisco Article 10 Landmark.

6.4 Character-Defining Features

The Based on the identified reasons for significance and period of significance defined above, ICF has identified the following character-defining features of the property at 443 Folsom Street.

- Building composition of a two-story, flat-roofed front volume clad in wood channel siding, visibly distinguished from the utilitarian, gable-roofed rear shed clad in corrugated metal panels;
- Shaped parapet crowning the false front at the Folsom Street façade, featuring a central rounded arch that expresses the Mission Revival architectural style;
- Pairing of fixed windows at the first story, composition of windows at the second story, and specifically the extant pair of double-hung windows with ogee lugs at the west end of the second story;
- Paired wood door, containing partially glazed leafs, which serves as the main entrance to the first story;
- Partially glazed panel door with transom window at the west end of the front façade, which allows access to the building's staircase and second story;
- Molded wood belt courses located above the first and second stories;
- Raised roof monitor at the rear volume;[57]
- Painted wall sign at east façade;
- Flagpole rising from the roof behind the shaped parapet;

[57] In an email to ICF on September 15, 2017, Planning staff recommended that the list of character-defining features include "the spatial relationship and visibility of the roof monitor on the interior of the space, which allows natural light in." Research reveals that the rear shed of the building functioned as the work space for blacksmith tenants and was not publically accessible; furthermore, the historic function of the roof monitor was not related to daylighting the shed interior.

- Connected two open volumes at the interior of the building;[58]
- Wood floors in the interior of the front space.[59]

[58] Planning staff recommended the inclusion of this interior feature to ICF via email on September 15, 2017. Resolution No. 9341, through which the San Francisco Planning Commission recommended Article 10 landmark designation to the Board of Supervisors, specifies that the property "should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file[.]" It should be noted that the designation report was prepared with the assumption that all exterior features of the building were original. For the purposes of CEQA, publically accessible interior spaces can be considered character-defining. As an industrial/commercial building, the interior of the front portion of the building was publically accessible during the period of significance.

[59] Planning staff recommended the inclusion of this interior feature via email on September 15, 2017. The interior of the front portion of the building was publically accessible during the period of significance.

Chapter 7
Conclusion

The subject property at 443 Folsom Street has previously been designated as San Francisco Article 10 Landmark #149; this designation qualifies the property as a historical resource for the purposes of CEQA review. ICF also finds that the property is individually eligible for listing in the California Register under Criterion 1 and 3. Additionally, this HRE specifies the property's period of significance and character-defining features in order to supplement the general information on significance that is included in its existing Article 10 landmark designation report.

Chapter 8
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Chapter 9
Preparers' Qualifications

Jonathon Rusch (preparer) holds a bachelor's degree in geography from the University of Minnesota and a master's degree in historic preservation planning from Cornell University. In over five years' professional experience as an architectural historian, Rusch has worked throughout the United States for federal agencies and within the private sector; he has an extensive background preparing context studies, evaluating the historic register eligibility of properties in urban and rural settings, and assessing project impacts on historic resources. He has served as primary author of numerous Historic Resource Evaluations in San Francisco and surrounding municipalities in the Bay Area. His experience also includes preparing architectural survey reports, Historic American Building Survey documentation reports, National Register of Historic Places nomination forms, federal rehabilitation tax credit applications, Section 106 technical reports, and neighborhood design guidelines. Rusch meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.

Appendix A
Building Permits

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

REROOFING

MAY 25 1995

SEPARATE PERMIT REQUIRED FOR MECHANICAL EQUIPMENT, PLUMBING AND GAS (L.P.G.). APPLY AT 450 GOLDEN GATE AVE., RM 327, PHONE 861 8000, EXT 210. APPLICANT RESPONSIBLE FOR STREET USE PERMIT(S).

DIRECTOR OF BUILDING INSPECTION

SFRA PCD PARAPET PAD-STR PAD-FD PAD-ARC HEALTH HID CPB DCP CNTR BE BID-FF DIST

EXPEDITER ☐ YES ☐ NO ☐ TITLE 24-2 ☐ TIDF ☐

APPROVED FOR ISSUANCE MAY 2 5 1995

BLDG. FORM 3/8

APPLICATION NUMBER 9505786

OSHA APPROVAL REQ'D ☐ APPROVAL NUMBER:

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS 9/3/95

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
MAY 25 1995		443 Folsom St	3748-28
PERMIT NO.	**ISSUED**	**(2A) ESTIMATED COST OF JOB**	**(2B) REVISED COST:**
770415	5-25-95	$4200-00	BY: DATE:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY:	(6A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE:	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS:
1	1	Garage	Single House	R-3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY:	(6) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE (LEGAL USE):	(8) OCCUP. CLASS:	(9) NO. OF DWELLING UNITS:
1	1	Garage	Single House	R-3	1

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	(12) ELECTRICAL WORK TO BE PERFORMED?	(13) PLUMBING WORK TO BE PERFORMED?
YES ☐ NO ☒	YES ☒ NO ☐	YES ☐ NO ☒	YES ☐ NO ☒

(14) GENERAL CONTRACTOR	ADDRESS	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
R.H.B Roofing	1435 VAN DYKE	673-9014	514522	7/95

(15) OWNER-LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	PHONE FOR CONTACT BY BUREAU
Mac Warrence	Same	443 Folsom St	SF CA 94105

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) 1. ☐ 2. ☐ 3. ☐

Remove old Roof
Install 1 Layer 28 LBS
2 Layers 11 LBS
Tar and gravel Roof

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA
YES ☐ NO ☐	FT.	YES ☐ NO ☐	SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES ☐ NO ☐	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES ☐ NO ☐	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES ☐ NO ☐	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES ☐ NO ☐

(25) ARCHITECT OR ENGINEER (DESIGN ☐ CONSTRUCTION ☐) ADDRESS CALIF. CERTIFICATE NO.

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") ADDRESS

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT ☐ ENGINEER
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY
☒ CONTRACTOR ☐ ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH

9503/63

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

( ) I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
(✓) II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
( ) III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
( ) IV. The cost of the work to be performed is $100 or less.
( ) V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
( ) VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Applicant's Signature _____ Date 6 5/25/95

OFFICIAL COPY

DEPARTMENT OF BUILDING INSPECTION

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

CONDITIONS AND STIPULATIONS

APPROVED:

...ntact the district building ... the start of work call ... scheduling call 558-6096. For plumbing ... call 558-6030, ... for electrical ... inspection, detailed application is ap... not constitute an ... ing or electrical ... must be done in ... val of the building ... strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

MAY 25 1995

CHECKED BY

PROVIDE SMOKE DETECTOR(S) PER SFBC SEC. 1210 (a)

BUILDING INSPECTOR, BUR. OF BLDG. INSP.

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DATE:

REASON:

NOTIFIED MR.

DEPARTMENT OF CITY PLANNING

APPROVED:

DATE:

REASON:

NOTIFIED MR.

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

DATE:

REASON:

NOTIFIED MR.

DEPARTMENT OF ... INSPECTION

APPROVED:

DATE:

REASON:

NOTIFIED MR.

BUREAU OF ENGINEERING

APPROVED:

DATE:

REASON:

NOTIFIED MR.

... PUBLIC HEALTH

APPROVED:

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

HOLD SECTION — NOTE DATES AND ...

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPROVED Dept. of Building Insp. MAR 12 2002

DIRECTOR DEPT OF BUILDING INSPECTION

BLDG. FORM 3/8

APPROVED FOR ISSUANCE 3/12/2002

APPLICATION NUMBER 200101/30/0257

OSHA APPROVAL REQ'D

APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 [X] OTHER AGENCIES REVIEW REQUIRED

FORM 8 [ ] OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB		BLOCK & LOT
1/30/01	322364	443	Folsom St.	3748/28
PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST:	DATE:
961265	3/12/2002	10,000	$36,000	8/10/01

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY:	(6A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE:	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS:
IV	2	0	Residential/~~Commercial~~	~~B/H/B~~ R-3/B	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY:	(6) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS:
IV	2	0	Residential/~~Commercial~~	~~RWB~~ R3/B	1

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES [ ] NO [X]
(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES [ ] NO [X]
(12) ELECTRICAL WORK TO BE PERFORMED? YES [ ] NO [X]
(13) PLUMBING WORK TO BE PERFORMED? YES [ ] NO [X]

(14) GENERAL CONTRACTOR: To Be Selected — ADDRESS — ZIP — PHONE — CALIF. LIC. NO. — EXPIRATION DATE

(15) OWNER - LESSEE (CROSS OUT ONE): Klockars Family Trust — ADDRESS: 527 Edgecliff Way, Redwood City, CA 940[illegible] — PHONE (FOR CONTACT BY DEPT.): 415-[illegible]

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

Provide shoring per plan

NO INCREASE IN OFFICE SPACE

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES [ ] NO [X]
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT — FT.
(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES [ ] NO [X]
(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA — SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES [ ] NO [X]
(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES [ ] NO [X]
(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES [ ] NO [X]
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES [ ] NO [X]

(25) ARCHITECT OR ENGINEER (DESIGN [ ] CONSTRUCTION [ ]): SOHA Engineers — ADDRESS: 550 Kearny St. #200, SF, CA 94108 — CALIF. CERTIFICATE NO.: No. 1398

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"): Unknown — ADDRESS

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

- [ ] OWNER
- [ ] LESSEE
- [ ] CONTRACTOR
- [ ] ARCHITECT
- [X] AGENT
- [ ] ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

9003-03 (REV. 1/96)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier ______________________

Policy Number ______________________

( ) III. The cost of the work to be done is $100 or less.

(✓) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

(✓) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent — Date 01/19/01

10065

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

CONTACT DISTRICT INSPECTOR NAMED ON FACE OF PERMIT FOR LOCATION AT START OF WORK (TELEPHONE NO. 558-6096). THIS APPLICATION IS ISSUED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED. WORK MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

WARNING

Work done to existing lead based painted surfaces poses a SIGNIFICANT HEALTH RISK. Please review the Lead Hazard brochure provided with this permit. For more information contact us at 558 - 6088.

Any electrical or plumbing work will require appropriate separate permits.

BY SING M. YEE, DBI
AUG 10 2001
BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE:
REASON:
NOTIFIED MR.

☐ APPROVED:

OFFICE COPY

DEPARTMENT OF CITY PLANNING

DATE:
REASON:
NOTIFIED MR.

☐ APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE:
REASON:
NOTIFIED MR.

☐ APPROVED:

SPECIAL INSPECTIONS AND TESTS
SPECIAL INSPECTIONS AND TESTING
ARE REQUIRED AS PER BUILDING
CODE SECTIONS 306. a b c.

BY SING M. YEE, DBI
AUG 10 2001
CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE:
REASON:
NOTIFIED MR.

☒ APPROVED: BSM Sign off on Job Card required. Street Space under a Separate permit.

Eleanor Toung 3/8/02
BUREAU OF ENGINEERING BSM

DATE:
REASON:
NOTIFIED MR.

☐ APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE:
REASON:
NOTIFIED MR.

☐

N/A
REDEVELOPMENT AGENCY

DATE:
REASON:
NOTIFIED MR.

☐ APPROVED:

HOUSING INSPECTION DIVISION

DATE:
REASON:
NOTIFIED MR.

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

HOLD SECTION — NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

TO RENEW PERMIT APPLICATION NOS. 2001/01/20/0251
VALUE OF REMAINING WORK $ 0
DESCRIPTION OF REMAINING WORK FOR FINAL INSPECTION

NOTE: INCORRECT DESCRIPTION OF THE REMAINING WORK OR INCORRECT VALUATION MAY RESULT IN THE REQUIREMENT TO PAY ADDITIONAL FEES OR FILE AN ADDITIONAL PERMIT APPLICATION TO ACCURATELY DESCRIBE THE WORK

APPROVED Dept. of Building Insp.

AUG - 5 2004

BLDG. FORM 3/8

AUG 0 4 2004 APPROVED FOR ISSUANCE

APPLICATION NUMBER 2004/08/04/0722

OSHA APPROVAL REQ'D ☐ OSHA APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE COUNTER ISSUANCE WC 11/11/04

0 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

DIRECTOR DEPT OF BUILDING

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

OFFICE COPY

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
AUG 0 4 2004		443 FOLSOM ST.	3748/28
PERMIT NO. 1032312	ISSUED 8/5/04	(2A) ESTIMATED COST OF JOB $1.00	(2B) REVISED COST: BY: DATE:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY:	(6A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE:	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS:
IV	2	0	RESIDENTIAL	R3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY:	(6) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS:
IV	2	0	RESIDENTIAL	R3	1

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES ☐ NO ☒
(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES ☐ NO ☒
(12) ELECTRICAL WORK TO BE PERFORMED? YES ☐ NO ☒
(13) PLUMBING WORK TO BE PERFORMED? YES ☐ NO ☒

(14) GENERAL CONTRACTOR: HOWARD S. WRIGHT — ADDRESS: PIER 9, THE EMBARCADERO SUITE 111 — ZIP 94111 — PHONE 954-9450 — CALIF. LIC. NO. 668575 — EXPIRATION DATE 4/30/05

(15) OWNER - ~~LESSEE~~ (CROSS OUT ONE): KLOCKARS FAMILY TRUST — ADDRESS: 527 EDGECLIFF WAY, REDWOOD CITY, CA 94062 — BTRC# — PHONE (FOR CONTACT BY DEPT.) 415-863-3888

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
FINAL INSPECTION FOR APPLICATION #2001/01/20/0251 "PROVIDE SHORING PER PLANS"

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES ☐ NO ☒
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.
(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES ☐ NO ☒
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(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES ☐ NO ☒
(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES ☐ NO ☒
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES ☐ NO ☒

(25) ARCHITECT OR ENGINEER (DESIGN ☒ CONSTRUCTION ☐): SOHA ENGINEERS — ADDRESS: 550 KEARNY ST. #200, SF, CA 94108 — CALIF. CERTIFICATE NO. NO. 1398

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"): UNKNOWN — ADDRESS

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

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THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
☐ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☒ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City an County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance the work for which this permit is issued.

(X) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier ST. PAUL TRAVELERS
Policy Number WVK 8400034

( ) III. The cost of the work to be done is $100 or less.

( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Todd Leicht 8/4/04
Signature of Applicant or Agent — Date

9003-03 (REV. 1/02)

ORIGINAL

OFFICIAL COPY

SAN FRANCISCO
REFER TO:
DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

	APPROVED: By RAYMOND C. CHEUNG, DBI AUG 04 2004 Raymond C. Cheung BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: 8/4/04 REASON: OK TO ISSUE NOTIFIED MR.
☐	APPROVED: DEPARTMENT OF CITY PLANNING	DATE: REASON: NOTIFIED MR.
☐	APPROVED: BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: REASON: NOTIFIED MR.
☐	APPROVED: MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED: CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED: BUREAU OF ENGINEERING	DATE: REASON: NOTIFIED MR.
☐	APPROVED: DEPARTMENT OF PUBLIC HEALTH	DATE: REASON: NOTIFIED MR.
☐	APPROVED: REDEVELOPMENT AGENCY	DATE: REASON: NOTIFIED MR.
☐	APPROVED: HOUSING INSPECTION DIVISION	DATE: REASON: NOTIFIED MR.

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

HOLD SECTION – NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPROVED
Dept. of Building Insp.

JUN 27 2014

Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

FIRE

SFFD INSP. FEES REQ.

APPROVED FOR ISSUANCE

JUN 27 2014

BLDG. FORM 3/8

APPLICATION NUMBER 201406259902

OSHA APPROVAL REQ'D ☐ APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED
FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED: 6/27/14	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB: 443 Folsom St.	BLOCK & LOT: 3748/028
PERMIT NO.: 1328765	ISSUED: 6/27/14	(2A) ESTIMATED COST OF JOB: $400,000	(2B) REVISED COST: $400,000 BY: Joec DATE: 6/27/14

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY	(6A) NO. OF BASEMENTS AND CELLARS	(7A) PRESENT USE	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS
V	2	1	Blacksmith Shop	F-2	0

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY	(6) NO. OF BASEMENTS AND CELLARS	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS
V	2	1	Blacksmith Shop	F-2	0

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES ☐ NO ☒
(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES ☒ NO ☐
(12) ELECTRICAL WORK TO BE PERFORMED? YES ☐ NO ☒
(13) PLUMBING WORK TO BE PERFORMED? YES ☐ NO ☒

(14) GENERAL CONTRACTOR: Hotline ADDRESS: 9020 Brentwood Blvd Brentwood ZIP: 94513 PHONE: (925) 634-9333 CALIF. LIC. NO.: 710866 EXPIRATION DATE: 8/15

(15) OWNER - LESSEE (CROSS OUT ONE): Klochar Family Trust ADDRESS: 443 Folsom St. ZIP BTRC# PHONE (FOR CONTACT BY DEPT.)

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): Repairing the basement that has deteriorated as a results of water intrusion. and waterproofing. Will remove the 2 side boards to install flashing & will paint flashing to match boards & replace the same boards so the bldg looks the same as before construction - Install new ~~footing~~ wall in Basement.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES ☐ NO ☒
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT
(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES ☐ NO ☒
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(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES ☐ NO ☒

(25) ARCHITECT OR ENGINEER (DESIGN ☐ CONSTRUCTION ☐): SOHA ADDRESS: 48 Collin P. Kelly Street, San Francisco CA CALIF. CERTIFICATE NO.

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"): N/A ADDRESS

IMPORTANT NOTICES

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In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
☐ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☒ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

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In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (IV), or (V), whichever is applicable. If however item (V) is checked, item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Carrier: Zurich
Policy Number: WC598404910

( ) III. The cost of the work to be done is $100 or less.

( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: [signature] Date: 6-27-14

REV 06/13

OFFICE COPY

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

REFER TO:

CONDITIONS AND STIPULATIONS

	APPROVED: Joseph Chan, DBI JUN 27 2014 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: REASON: NOTIFIED MR.
☐	APPROVED: to allow removal / re-use of wood siding (at bottom of bldg) in order to install [illegible] 6/25/2014 DEPARTMENT OF CITY PLANNING Tina Tam	DATE: REASON: NOTIFIED MR.
☐	APPROVED: Melissa Flores JUN 25 2014 PLEASE NOTIFY FIRE INSPECTOR AT THE START OF WORK 558-3300 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: REASON: NOTIFIED MR.
☐	APPROVED: N/A MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED: SPECIAL INSPECTION REQUIRED PER SFBC SECTION 1704 Joseph Chan, DBI JUN 27 2014 CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED: DPW/BSM SIGN OFF ON JOB CARD REQUIRED PRIOR TO DBI FINAL CALL 554-7149 TO SCHEDULE Ref: 140456-0246 BUREAU OF ENGINEERING	DATE: 6/27/14 REASON: NOTIFIED MR.
☐	APPROVED: DEPARTMENT OF PUBLIC HEALTH	DATE: REASON: NOTIFIED MR.
☐	APPROVED: REDEVELOPMENT AGENCY	DATE: REASON: NOTIFIED MR.
☐	APPROVED: HOUSING INSPECTION DIVISION	DATE: REASON: NOTIFIED MR.

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPROVED Dept. of Building Insp.
JUL 25 2014
Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE JUL 25 2014

BLDG. FORM 3/8

APPLICATION NUMBER 2014-07-25-2158

OSHA APPROVAL NUMBER APPROVAL REQ'D ☐

IV.

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☑ OVER-THE-COUNTER ISSUANCE 10-1-14

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
7-25-14		443 Folsom St	3748 / 020

PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST
201406259402	JUL 25 2014 10/1/14	1,000	$1 + HR BY: DATE: 7/25/14

1331325

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY:	(6A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE:	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS:
V	2	1	Blacksmith Shop	F-2	0

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY:	(6) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS:
V	2	1	Blacksmith Shop	F-2 (16)	0

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	(12) ELECTRICAL WORK TO BE PERFORMED?	(13) PLUMBING WORK TO BE PERFORMED?
YES ☐ NO ☑	YES ☑ NO ☐	YES ☐ NO ☑	YES ☐ NO ☑

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
Hotline	9020 Brentwood Blvd, Brentwood		(925) 634-9333	710556	e/19

(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)
Klocknar Family Trust	443 Folsom			

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

Use of Shotcrete instead of concrete for retaining wall
Revision to permit # 201406259402

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
YES ☐ NO ☑		YES ☐ NO ☑	

(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?
YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑

(25) ARCHITECT OR ENGINEER (DESIGN ☐ CONSTRUCTION ☐)	ADDRESS	CALIF. CERTIFICATE NO.
SOHA	48 Collin P. Kelly Street, San Francisco, CA	

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	ADDRESS
N/A	

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT
☐ LESSEE ☑ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (IV), or (V), whichever is applicable. If however item (V) is checked, item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

N/A II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier ZURICH
Policy Number WLC 545 904410

( ) III. The cost of the work to be done is $100 or less.

( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent — Date: JUL 25 2014

REV 05/13

OFFICE COPY

OFFICIAL COPY

SAN FRANCISCO
REFER TO:
DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

	APPROVED: Joseph Chan, DBI JUL 25 2014 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: REASON: NOTIFIED MR.
☐	APPROVED: DEPARTMENT OF CITY PLANNING	DATE: REASON: NOTIFIED MR.
☒	APPROVED: John Curd, SFFD JUL 25 2014 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: REASON: NOTIFIED MR.
☐	APPROVED: MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED: SPO SPECIAL INSPECTION REQUIRED PER SFBC SECTION 1704 Joseph Chan, DBI JUL 25 2014 CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED: BUREAU OF ENGINEERING	DATE: REASON: NOTIFIED MR.
☐	APPROVED: DEPARTMENT OF PUBLIC HEALTH	DATE: REASON: NOTIFIED MR.
☐	APPROVED: REDEVELOPMENT AGENCY	DATE: REASON: NOTIFIED MR.
☐	APPROVED: HOUSING INSPECTION DIVISION	DATE: REASON: NOTIFIED MR.

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

Appendix B

County Assessor's Real Property Record

REAL PROPERTY RECORD

CITY & COUNTY OF SAN FRANCISCO

ASSESSORS OFFICE VALUATION DIVISION

VOL. 25 BLOCK 3748 LOT 28

ADDRESS 443-447 Folsom St.

CODE CLASS I

TNI ??

STORIES	B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25						TOTAL
ROOMS																																

RESIDENTIAL

Dwelling	D	R	B R
Flats			
Apartment			
Hotel			
Motel			
Rooming House			

NON-RESIDENTIAL

- Public Building
- School
- Office
- Commercial
- Industrial

CLASS

1A	1B	2	3	4	5

FOUNDATION

- Concrete
- Brick
- Slab
- Conc. Block
- Piers
- Misc.

BASEMENT

Unfinished	¼	½	¾	F
Finished	¼	½	¾	F

Number Car Spaces

CLASSIFICATION

Service Station		Medical	
Loft		Theatre	
Warehouse		Club	
Condominium		Bank	
Greenhouse		Store	
Co-Operative		Garage	
Shed		Church	

EXTERIOR CONSTRUCTION

- Rustic
- Panels
- Stucco
- Metal
- Shingles
- Brick
- Concrete
- Tilt-Up
- Conc. Block
- Veneer

ROOF

Comp		Flat	
Metal		Hip	
T&G		Gable	
Concr.			

FLOORS

- Softwood
- Hardwood
- Terrazzo
- Marble
- Concrete
- Earth
- Tile
- Metal

INTERIOR FINISH

- Plaster
- Sheetrock
- Wallboard
- Paneling
- Unfinished

BATH ROOM

Number of Rooms

Tubs		Built-in	
Shower			
Tile			
Separate Toilet			

KITCHEN

Tile		Sink	

BUILT - INS

Dwsh.		Disp.	
Oven		Range	

PLUMBING

W. C.		Lavs	
Urn		S. S.	

FIXTURES

HEATING SYSTEM

Electric		Gas		Oil	

- Forced Air
- Steam
- Radiant
- Baseboard
- Vent & Air Cond.
- Gravity

MECHANICAL

- Sprinkler System

ELEVATOR

- Passenger Capacity
- Freight Capacity
- Automatic Elevator

MISCELLANEOUS

- Fire Escape
- Vault
- Skylights
- Family Room

COMPUTATIONS

APPRAISER & DATE DIM.

UNIT	AREA	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
	25 x 85		2125				
	25 x 35		875				
Total			3000				
Normal % Good							
R. C. L. N. D.							

AREA

VALUATION RECORD

YR.	LAND	IMPTS.	TOTAL	CH. BY
67	11000	6000	17000	
4/71	21900	6000	27,900	
75	26300	7200	33,500	RV

LAND ATTRIBUTES

Square feet	2188
Acres	
Zoning	M-1
Square feet usable	

- Corner Yes ☐ No ☐
- Curb, Sdwk Yes ☐ No ☐
- Level Yes ☐ No ☐
- Grade Yes ☐ No ☐
- View Yes ☐ No ☐
- Utilities Yes ☐ No ☐
- Alley Yes ☐ No ☐

IMPROVEMENT ATTRIBUTES

Year built	
Effective Year	
Total Rooms	
Bedrooms	

- Family Room Yes ☐ No ☐

Total Finished Area	
Finished Basement Area	
Finished Attic Area	
Full Baths	
Half Baths	
Garage spaces	

- Built-in-Kitchen Yes ☐ No ☐
- Central Heating Yes ☐ No ☐
- Condition E ☐ G ☐ F ☐ P ☐

NEIGHBORHOOD ATTRIBUTES

- Single family use ☐
- Multi-family use ☐
- Commercial use ☐
- Industrial use ☐
- Zoning conform. Yes ☐ No ☐
- Desirability Yes ☐ No ☐
- Built-up Yes ☐ No ☐
- Date of Improvements
- Trend G. ☐ F. ☐ P. ☐

CONCLUSIONS

Land Value	
Improvement Value	
Total Value	

CONSTRUCTION RECORD

PERMIT NO.	FOR	AMT.	DATE	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD AGE	REM. LIFE	TABLE	%
NO RECORD OF ORIGINAL PERMIT									

REMARKS:

LAND DATA

FRONT	DEPTH	AREA	ZONING	TOPOGRAPHY			
25 FT. x	87.50 FT. =	2188 SF.	M-1	LEVEL		GRADE	%
				SOIL		VIEW	

DESCRIPTION			ADJUSTMENT		VALUE	SFV.	FFV.
CORNER		CURB	%	STD. DEPTH	$ 21,900	$ 10.00	$
INSIDE		SIDEWALK	%	STD. WIDTH			
		UTILITIES	%	COR. INFL.			

REMARKS:

PHOTO

MARKET APPROACH

ADDRESS	BLOCK	LOT	DESC.	SQ. FT.	SALES PRICE - DATE	GRM	REMARKS:

INCOME ANALYSIS

GROSS INCOME:

Vacancy %		
Effective Gross Income		
Expenses		
Total Expense:		
NET INCOME:		

NET INCOME:

INCOME IMPUTABLE PERSONALTY:

LIFE	DEPR.	YIELD	TAX	RATE
YR	%	%	%	%

$ x %

INCOME IMPUTABLE TO LAND:

YIELD	TAX	RATE
%	%	%

$ x %

RESIDUAL IMPUTABLE TO BLDG:

LIFE	DEPR.	YIELD	TAX	METHOD	RATE/P.V.
YR	%	%	%		

Bldg. Val. $

Rounded to:

Land Value

TOTAL

Sales History: (R) 2-17-88

Summary:

ESTIMATED VALUE:

BUILDING CARD
ASSESSORS OFFICE
CITY & COUNTY OF SAN FRANCISCO

BLOCK NO. [illegible]

LOT NO. [illegible]

STREET & NO. 443-491 [illegible]

DATE ______ 19___

STORIES	B	1	M	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		TOTAL
ROOMS		/		/																				

GENERAL CONDITION			
EXCEL	GOOD	FAIR	POOR

USE		FOUNDATION		ROOF		No.	FLOORS		ELEVATORS
	RESIDENTIAL	X	CONCRETE		TYPE		HARDWOOD		ELECTRIC
	DWELLING		BRICK		MANSARD		PINE		HYDRAULIC
	FLAT		PILES		GABLE		TILE		FREIGHT
	APARTMENT		MISC.	✓	FLAT		MARBLE		PASSENGER
	NON RESIDENTIAL		BASEMENT		DORMER		CEMENT		AUTOMATIC
	HOTEL	X	NONE / PART / FULL		PLAIN		COMPOSITION		MISC.
	OFFICE BLDG.		CEMENT FLOOR		MISC.		PLUMBING: SPEC. / FAIR / CHEAP		FEATURES
	STORE		UNFINISHED		MATERIAL		No. FIXTURES		FIRE ESCAPES
	LOFT		FINISHED		TAR & GRAVEL		HOT WATER		VENTILAT. SYSTEM
	GARAGE		NO. CAR GARAGE		SLATE		BATHROOMS		VAC. CL. SYSTEM
	WAREHOUSE		MISC.		ASBESTOS		No. ROOMS		SPRINKLER SYS.
✓	INDUSTRIAL		EXTERIOR WALLS		SHINGLE		TUB / BLT. IN		INCINERATOR
	THEATRE		BRICK (PRESS / COMMON)		TILE		TILE SHOWER		REFRIGERATORS.
	CLUB		CONCRETE		METAL		TILE WALLS		WALL BEDS
	BANK		RUSTIC		MISC.	2	SEP. TOILET		BOOKCASES
	CHURCH		SHINGLE		INTERIOR TRIM: BEST / FAIR / CHEAP		MISC.		PORCHES
	SCHOOL		STUCCO		PINE		HEATING		BARS
	SERVICE STA.		STONE		HARDWOOD		FURNACE: GAS / OIL / COAL		SOCIAL HALL
	MISC.	X	CORRUG. IRON		PLASTER		STEAM		No. CLOSETS
	CONSTRUCTION: A / B / C		MISC.		PLASTER BOARD		No. FIREPLACES		LAUNDRY ROOM
X	WOOD FRAME		TRIM		CANVAS		CIRC. HEATER		ATTIC
	STEEL	X	PLAIN		PANELED		MISC.		SUB BASEMENT
	MILL		SPECIAL		BEAMED CEILING	No.	OUT BUILDINGS		SPECIAL
	BRICK		MISC.		UNFINISHED		GARAGE		
	REIN. CONC.				MISC.		SHED		
	MISC.						OTHER		

BUILDING VALUATION		
YEAR	AMOUNT	CHANGED BY
	3000	

	[illegible]	X 25	X	= 2125	CU. FT. / SQ. FT. @ $.	$
	[illegible]	X 35	X	= 175	CU. FT. / SQ. FT. @ $.	$
		X	X	=	CU. FT. / SQ. FT. @ $.	$
		X	X	=	CU. FT. / SQ. FT. @ $.	$
		X	X	=	CU. FT. / SQ. FT. @ $.	$
TOTAL				3000		$

ALTERATIONS

YEAR	AMOUNT	DESCRIPTION

YEAR BUILT ______

COMPILED BY ______

APPROVED BY ______

27900 4-20-71
WAK963

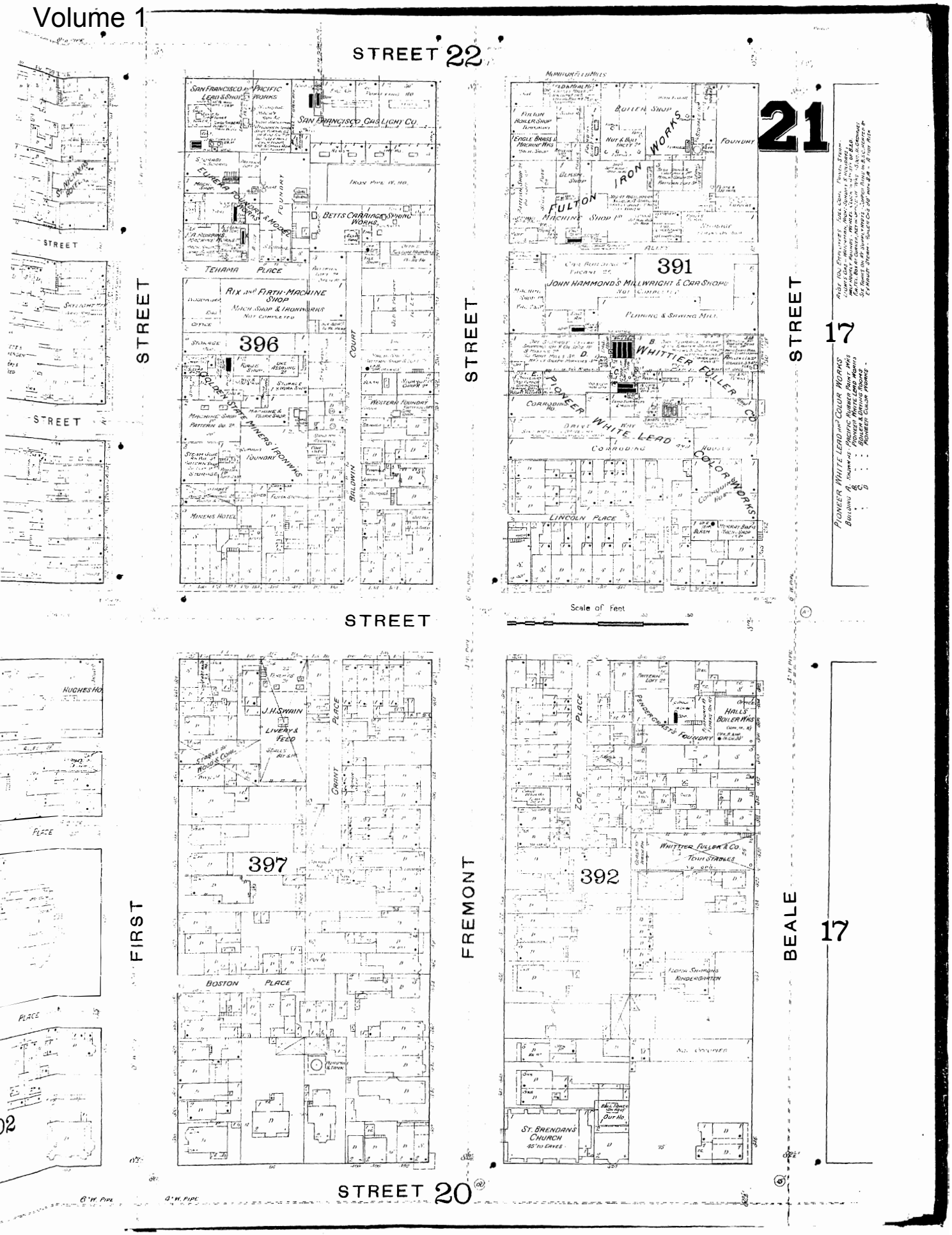
M. V. ~~17000~~

21900

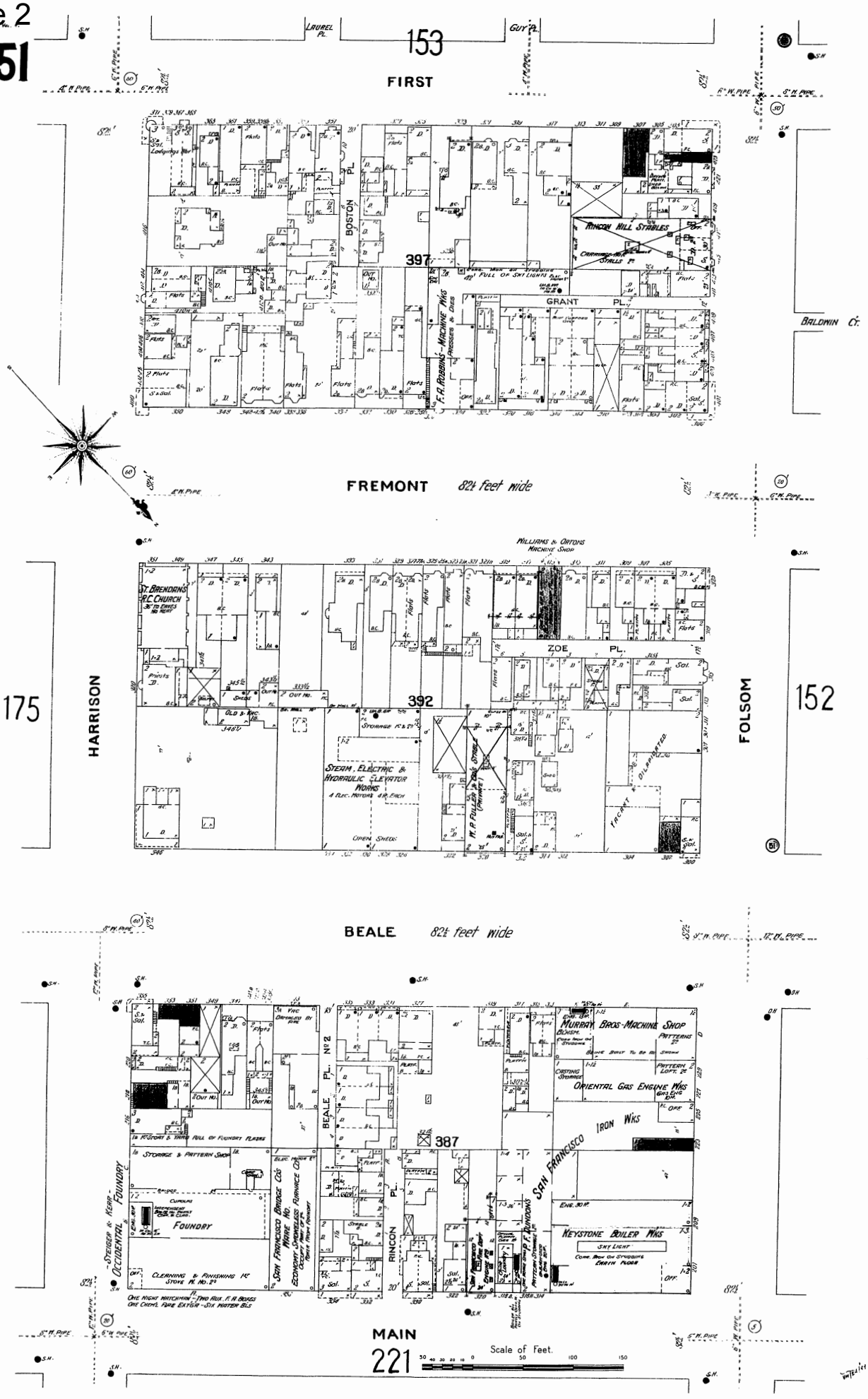
L. ~~11000~~ Imps. 6000

Appendix C
Sanborn Fire Insurance Maps

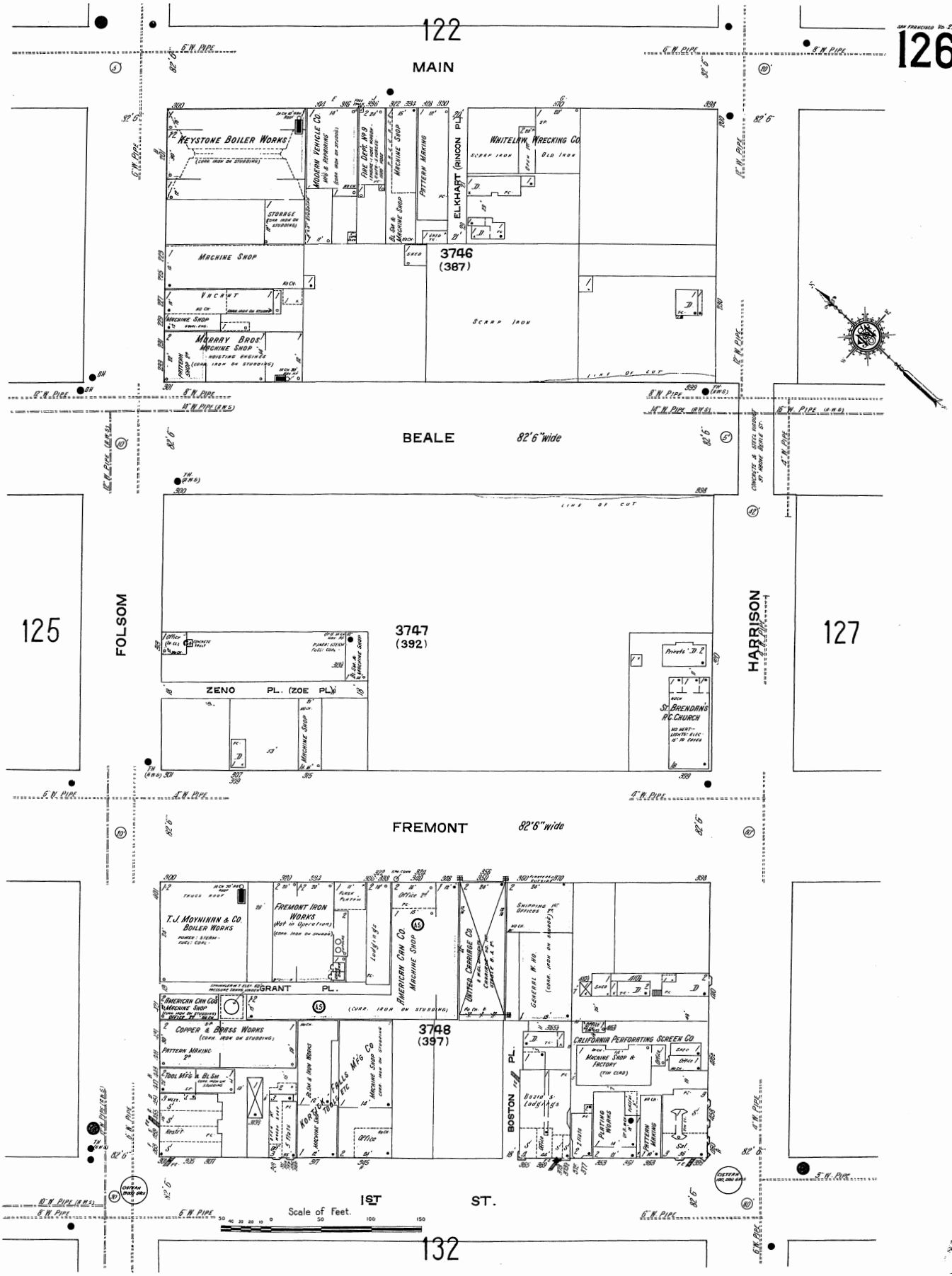
1887 Sanborn Fire Insurance map
Volume 1



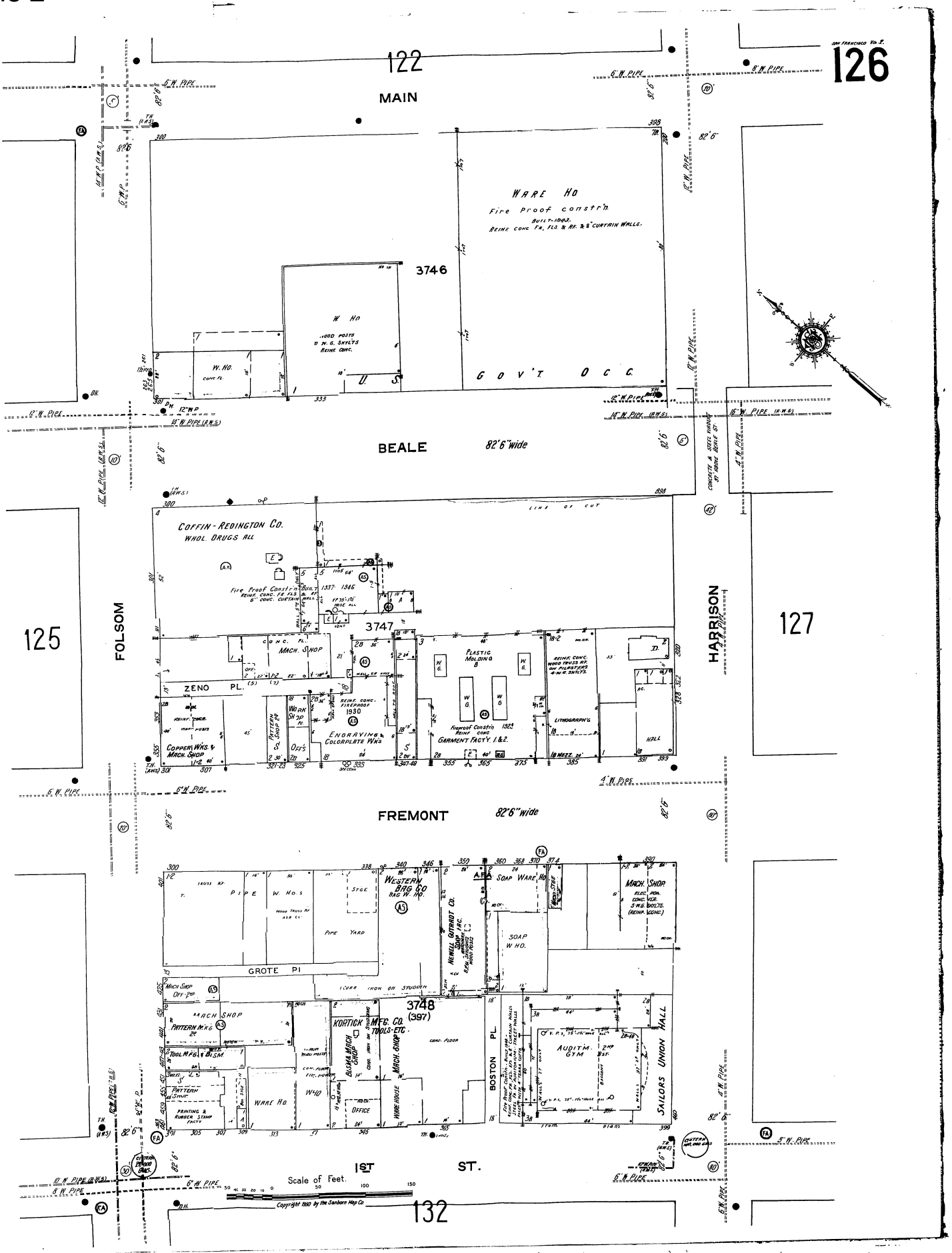
1899 Sanborn Fire Insurance map
Volume 2

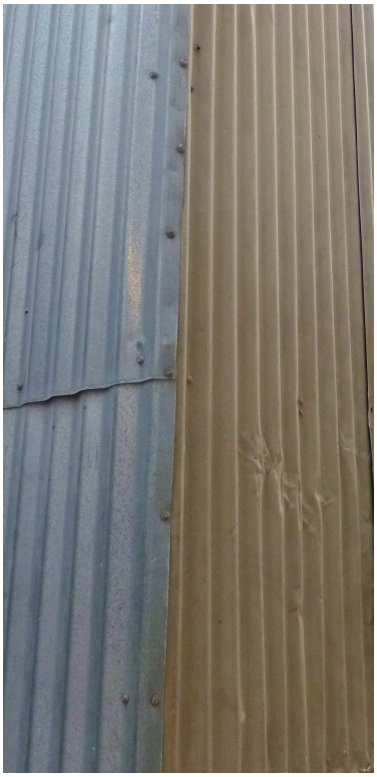


1913 Sanborn Fire Insurance map
Volume 2



1949 Sanborn Fire Insurance map
Volume 2






443 Folsom Street
San Francisco, CA

Conservation Report
2018 May 9

Prepared for:

Travis Kelly
Folsom Forge LLC
443 Folsom Street
San Francisco, CA 94105

Prepared by:

Kelly Wong
Architectural Conservator
& Preservation Specialist
Berkeley, CA

TABLE OF CONTENTS

1. Executive Summary

Kelly Wong, Architectural Conservator and Preservation Specialist was retained by Travis Kelly of Folsom Forge LLC to conduct a condition assessment of the corrugated metal panels and wood posts at the rear shed of 443 Folsom Street in San Francisco. The objective of this study was to assess the metal panels and wood posts for the purpose of identifying and prioritizing which elements are recommended for repair or replacement.

2. Methodology

This document is a summary of Kelly Wong's assessment of existing conditions for the corrugated metal panels and wood posts at 443 Folsom Street. The report summarizes the findings and proposed treatment recommendations, and may be used to guide the implementation of conservation.

A site visit was conducted on Monday, April 9, 2018 to identify the exterior corrugated metal siding and roofing, and interior wood posts of the rear shed and assess their general condition. The survey was conducted from the ground and limited to visible and some tactile inspection. Elements were inspected for defects such as loss, deformation, biological growth, splits, rot, detachment, staining, and any incompatible and failing repairs. The survey included examination of corrugated fiberglass panels found amongst corrugated metal panels. See Appendix B for existing condition drawings and Appendix C for photos of existing conditions.

The recommendations contained in this report are based on *The Secretary of the Interior's Standards for the Treatment of Historic Properties (SOIS)* and the Code of Ethics of the American Institute for the Conservation of Historic and Artistic Works (AIC). The *SOIS* offer stewards of cultural properties and historic resources general guidance in determining appropriate treatments. They are intentionally broad in scope, are neither technical nor prescriptive, and intended to promote responsible preservation practices that ensure continued protection of historic resources. The Code of Ethics of AIC calls for treatments to be "suitable to the preservation of the aesthetic, conceptual, and physical characteristics of the cultural property" and also requires an "informed respect for the cultural property, its unique character and significance, and the people or person who created it."

As such, treatments listed in this report respond to the objectives of the SOIS and Code of Ethics of AIC as it pertains to the preservation of materials and elements original to the building's construction (also known as historic fabric). Preserving historic fabric including character-defining features not only retains the architectural integrity of the building, but also contributes to the building's overall significance.

3. Description and Significance

A. History

443 Folsom Street was originally constructed in 1911 and occupied by tool manufacturer Fred V. Wilbert. The architect or builder is unknown. In 1937, Wilbert's assistant and blacksmith August Edwin Klockars took over the shop and occupied the building where he ran his business "Klockars Blacksmith and Metal Works." Klockars occupied the building until his retirement in 1970, when he transferred the business to his son-in-law Tony Rosellini.

The building's period of significance is 1911-1937, corresponding to the proprietorship of its original owner, Fred V. Wilbert.[1]

B. Architectural Description

Exterior
443 Folsom Street is a two-story, wood-frame industrial building on the north with attached one-story rear shed on the south. Rectangular in plan, the front volume facing Folsom Street is Mission Revival in style with shiplap beveled channel wood siding at front and side elevations, and a flat roof (Fig. 1). The rear volume is a utilitarian wood post frame structure with gable roof and clad with corrugated panels at sides, rear gable end wall, and at roof. Although primarily clad in metal, fiberglass panels are also found throughout the structure for the purpose of providing translucent light (Fig. 2). At the center of the shed roof is an elevated gabled monitor that serves as an open-air clerestory and vent, also with corrugated metal panels. Additionally, two sets of skylights are located north and south of the monitor to provide further natural light into the space.

(Left) Figure 1. View of front building façade facing Folsom Street. (Right) Figure 2. Partial east elevation view of rear shed attached to the front building.

[1] ICF, *443 Folsom Street, San Francisco Historic Resource Evaluation Part I*, prepared for Folsom Forge LLC, San Francisco, CA, Draft September 2017, 6-3.

Interior
The two-story building on north appears to be the earlier structure on the property. An opening has been created at the center of its rear wall to allow direct passage into the rear shed at south. An existing wood ramp with metal pipe handrail leads from the wood floored two-story building to the dirt floored shed below.

The rear shed measures approximately 25-ft wide by 52-ft in length and is divided into six bays. It is constructed primarily of 6"x6" wood posts with wood trusses above. The rear (south) gable end wall was not accessible during the site visit, however appears to be constructed using smaller wood members, either 2"x6" or 4"x6" in dimension. The 6"x6" wood posts sit on a 3"x8" wood sill plate directly on what appears to be a raised concrete perimeter foundation.

The focus of this study is the rear shed wood posts at interior and corrugated metal siding and roof panels at exterior.

C. Character-Defining Features

The following list of character-defining features pertains only to the rear shed, the focus of this study. In the 2017 Historic Resource Evaluation report, the gable-roof rear shed clad in corrugated panels and its raised roof monitor are identified as character-defining features.[2] No character-defining features at the interior have been identified.

Exterior

- Gable-roof rear shed form
- Raised roof monitor at rear shed
- Corrugated panels

Interior

- None

D. Building Significance

443 Folsom Street is identified as a Category A property (Historic Resource Present) by the San Francisco Planning Department and is a designated a San Francisco Landmark #149 under Article 10 of the Planning Code. The building has been found eligible for listing in the National Register of Historic Places through Section 106 consultation.

[2] ICF, *443 Folsom Street, San Francisco Historic Resource Evaluation Part I*, prepared for Folsom Forge LLC, San Francisco, CA, Draft September 2017, 6-5.

4. Existing Conditions and Treatment Recommendations

A. Corrugated Metal Panels & Corrugated Fiberglass Panels

1. Condition Assessment

a. Walls

The rear shed is clad on the exterior in metal siding – specifically corrugated galvanized steel panels – on the west, south, and east elevations (Figs. 3, 4). Galvanized panels are steel panels that been treated with a thin protective layer of zinc bonded to the iron base by a series of iron-zinc alloys. The zinc coating chemically protects the iron from corrosion. Once the zinc oxidizes through galvanic action, corrosion occurs at the steel substrate.

(Left) Figure 3. View of rear shed west elevation. (Right) Figure 4. Partial view of (south) gable wall of rear shed with unpainted metal panels and painted panels on east elevation.

Corrugated fiberglass panels are also found throughout the building, mainly on the exterior east elevation and some panels on the west elevation are visible from the interior.

Corrugated metal panels are unpainted on the west and south elevations, and painted on the east elevation. Painted metal panels on the east elevation appear older; this can be seen in the wide range of dents and deformation spanning several panels and the use of older fasteners. Newer fasteners are hexagonal bolts with washer and gasket. Older fasteners such as those on the east elevation have rounded heads – that are either cone head nails or spring head nails – and typically without washer or gasket (Figs. 5, 6).

(Left) Figure 5. Example of an older fastener with rounded (cone-shaped) head. (Right) Figure 6. Example of a newer fastener with hexagonal bolt, washer and gasket.

A fairly new shallow concrete drain abuts the rear shed along the west and south elevations (Fig. 7). On these two elevations, the corrugated metal panels terminate at grade. Along the east elevation, the metal panels terminate at concrete walkway (Fig. 8).

(Left) Figure 7. Concrete drain flanking west and south elevations. (Right) Figure 8. Painted metal panels on the east elevation terminate at concrete walk.

West Elevation

On the west elevation, corrugated metal panels are unpainted and installed vertically in two rows. Each panel varies in size however in general measure approximately 4'-0" wide by 6'-8" in length with a 1" overlap between top and bottom rows. On this elevation, panels begin on the north installed over existing wood siding of the front building. At the rear shed, it is possible to see from the building interior, that corrugated metal panels are installed over older corrugated metal and fiberglass panels. Older metal panels are severely deteriorated (Fig. 9). Hexagonal fasteners with washer and gasket on this elevation also indicate that the metal panels are newer than those on the east elevation.

(Left) Figure 9. Older metal panels encapsulated by newer panels, visible from the building interior, are severly deteriorated. (Right) Figure 10. Existing flahsing showing severe corrosion and deformation.

Existing flashing installed over top metal panels is in poor condition, showing heavy corrosion and deformation (Fig. 10). At the base of the lower row of vertical panels are smaller panels of corrugated metal that have been installed horizontally (by the owner as a temporary measure to mitigate water intrusion). Corrosion can be found on some of these smaller panels (Fig. 11).

There is a metal track consisting of painted square (steel) tubes, smaller horizontal members, and posts that sits against the small corrugated metal panels (Fig. 12). The function of this track is unknown. The track is in poor condition exhibiting heavy corrosion and paint loss throughout.

(Left) Figure 11. Smaller (horizontally laid) panels of corrugated metal at base of wall showing visible corrosion at tops of panels. (Right) Figure 12. Severely deteriorated metal track found along base of west elevation wall.

The corrugated metal panels are generally in good condition however showing a pattern of undulation. The undulation exists because metal panels are narrow in dimension and do not have a solid surface to fasten to. This contributes to the vulnerability of deformation and deterioration. There are two notable areas of deformation.

The first is a smaller area and found along the first two panels of the lower row where the rear shed connects with the front building. In this location, metal panels are installed over earlier corrugated fiberglass panels. The deformation has created a gap (up to 2" in depth) between top and bottom rows of panels (Fig. 13). The second area of deformation is larger and located at the south end. Here the depression measures approximately 12'-0" in diameter and spanning several panels primarily along the bottom row (Fig. 14).

(Left) Figure 13. First area of deformation with gap up to 2" in depth. (Right) Figure 14. Second area of deformation near south end of wall. Note undulation of metal wall panels.

Overall, metal panels exhibit general dirt and staining at surface caused by water draining and general weathering, along with some areas of visible corrosion at small panels at base. A small puncture (gash) is found at the southernmost panel on the bottom row (Fig. 15). At the base of this panel, the corrugated metal panel terminates at grade (Fig. 16). Furthermore, this panel turns the corner and is fastened along the south elevation, creating gaps where water can readily infiltrate.


(Left) Figure 15. Puncture at metal panel on west elevation wall. (Right) Figure 16. Base of a metal panel at the southwest corner. Note corrosion caused by contact with grade.

South Elevation

Corrugated metal panels are also found on the south gable end of the wall of the rear shed. Panels here are also unpainted and are of similar dimensions like the west elevation and installed in three rows (Fig. 17). Smaller corrugated panels are also found along the base of building as well. Like the west elevation, hexagonal bolts with washer and gasket are used as fasteners and indicate that the metal panels are newer than those found on the east elevation.

On the west end of the gable elevation, the westernmost corrugated metal panel at the middle row is a cut on two sides and turned into what appears to be a make-shift scupper (Fig. 18).


(Left) Figure 17. View of the south elevation gable end wall showing all three rows of corrugated metal panels. (Right) Figure 18. Make-shift scupper at the southwest corner.

The corrugated metal panels along the south elevation are in good condition showing general dirt and staining at surface caused by water draining and general weathering. There is one large area of deformation, located along the west end. The panels create a depression approximately 8'-0" in diameter and span several panels along the bottom row and middle row above (Fig. 19).

At the east end of the elevation, it is possible to see that the easternmost corrugated metal panel at the bottom row does not terminate at the ground (Fig. 20).

(Left) Figure 19. Deformation at base of southwest corner on the south elevation wall. (Right) Figure 20. Base of metal panel does not terminate at grade at the southeast corner.

East Elevation

Along the east elevation, existing corrugated metal panels are painted a beige color with the bottom panels terminating on the concrete walkway. Panels along this elevation are installed in two rows with a taller bottom row and shorter top row consisting of corrugated metal panels, corrugated fiberglass panels, and two openings (Fig. 21). Although some metal panels at the bottom row measure approximately 4-3" wide, panels are installed in a random manner in varying lengths and sizes (Fig. 22). This indicates installation of panels over a range of time, using whatever panels were readily available at times of need.

Due to the narrow walkway between the rear shed and adjacent building, the fiberglass panels and smaller metal panels above were not readily visible from the ground.


(Left) Figure 21. View of east elevation wall with painted corrugated metal panels. (Right) Figure 22. Photo shows metal and fiberglass panels of varying dimensions.

The use of older round-headed fasteners and the extent of damage including dents and deformation found on the east elevation made it possible to establish that these panels are older than those on the west and south elevations. Some newer hexagonal bolts can also be found throughout this elevation, however these are either in locations of previous older fasteners or installed as additional fasteners as panels deformed over time. Furthermore, several holes are visible in locations at the exterior where previous fasteners have been removed, as well as isolated areas of paint loss caused primarily by abrasion. From the building interior, the backsides of some metal panels exhibit corrosion (Figs. 23-27).


(Left) Figure 23. Example of existing holes from where previous fasteners were installed. (Right) Figure 24. Example of typical damage (dents) found on surface of east elevation wall panels.



(Left and Center) Figures 25 & 26. Example of typical deformation (depression) and paint loss found along base of east elevation wall. (Right) Figure 27. Corrosion is visible on the backside of a metal panels.

In general, the metal panels are in fair to poor condition. Several panels along the base are severely deformed to the extent that it would be difficult, if not impossible to return it to its original configuration as vertical sheets and be reused as wall cladding. As such, these panels are considered beyond repair and should be replaced.

A row of existing corrugated fiberglass panels are located at the row of openings on the east elevation (Fig. 28). Fiberglass panels are typically comprised of a polymer reinforced with glass fiber strands. Over time the resin in the polymer deteriorates under ultraviolet light and glass fibers are left exposed. When this occurs, the panels have extended beyond their functional lifespan. Existing fiberglass panels on the east elevation are in poor condition. They have lost their protective resin coating, leaving individual glass fiber strands exposed and pose a safety hazard (Fig. 29).


(Left) Figure 28. Example of fiberglass panel on the east elevation. (Right) Figure 29. Exposed glass fibers where resin coating has been lost.

b. Roof

The rear shed gabled roof and the central elevated roof monitor are clad in corrugated metal panels (Fig. 30). A visual survey of corrugated metal roof panels was conducted from the front building second floor rear windows. The south half of the roof – beyond the monitor – was not accessible during the survey.

(Left) Figure 30. View of roof and central monitor. Note biological growth above skylight. (Right) Figure 31. Mortar splatter found on metal roof panels, as well as remnants of a blue tarp and fasteners.

In general, metal panels appeared to be in fair to poor condition. There is a consistent layer of a cementitious mortar splatter (likely the result of construction work at adjacent buildings), gaps between panels throughout, and some general warping and deformation of panels. Furthermore, above skylights are areas of heavy biological growth (moss and lichen) and on top of the ridge are the remnants of a blue tarp with (nail and washer) fasteners (Fig. 31). On the northwest corner of the roof is a plywood panel has been installed to mitigate water intrusion (Fig. 32). Gutters at roof eaves exhibit are beyond their service life and completely corroded and filled with debris, plant and biological growth (Fig. 33).

(Left) Figure 32. Plywood panel over metal panel on the northwest corner of roof. (Right) Figure 33. Gutters are filled with debris, plant and biological growth.

Existing fiberglass panels along the west elevation of the central roof monitor are visible but were not accessible during the survey. Due to their location – higher up in elevation than those

found on the east elevation and the potential for greater exposure to weathering – these panels have likely lost their resin coating and served beyond their lifespan and require replacement.

2. Treatment Recommendations

General

- Documentation: Create an "Artifact Log" to catalog existing elements to be salvaged; log to include element type, size, quantity, condition, location in storage, referenced photo(s), and original location. All panels to be salvaged shall be handled with care during removal, and protected during storage. Each element shall be given a unique catalog number, which is to be permanently marked on the element and listed on the Artifact Log to permit reinstallation in the original location and configuration.

- Water Penetration: Install new gutters, scuppers, and flashing with adequate drip to properly protect exterior walls from water intrusion.

- Overlapping Joints: As much as possible, panels should overlap at least 2- to 3-inches to provide adequate protection and prevent water infiltration.

Corrugated Metal Panels (Walls)

- Repair existing metal panels that can be reused. Return deformed panels back to functional condition (to original vertical configuration for reinstallation).

- Clean existing metal panels using the gentlest means possible (using an anionic cleaner) to prevent damage to metal and/or painted surface. Remove existing corrosion back to sound metal surface. For areas where corrosion cannot be completely removed and interior-facing surfaces that will not be painted, treat with a corrosion inhibitor prior to painting. Patch small holes using a compatible filler material. Ensure base of bottom panels are minimum 2-inches from grade.

- Replace existing metal panels beyond repair; including those with large areas of deterioration or cannot be returned to functional condition. New metal panels shall match existing in material, profile, and finish. If the material composition differs, provide adequate protection between new and existing panels to prevent galvanic action. Do not install new panels over existing corroded panels as moisture can be trapped and accelerate corrosion of new panels. Ensure base of bottom panels are minimum 2-inches from grade.

- Paint all corrugated metal panels with one coat of primer and two coats of finish; paint shall be compatible with existing and new metal panel surfaces, and corrosion inhibitor if used. (*Painting is recommended to extend the lifespan of corrugated metal panels. SF Planning Department to determine if this is acceptable.*)

- In locations of possible water penetration such as at vertical separations between metal panel and wood siding, install (silicone) sealant to serve as a water barrier. Where panels overlap, provide adequate air space to allow for evaporation of moisture trapped.

- Remove miscellaneous (non-historic) materials such as the metal track along west elevation.

Corrugated Fiberglass Panels (Walls and Roof)

- Replace all existing fiberglass panels.

Corrugated Metal Panels (Roof)

- Replace all existing corrugated metal roof panels. New metal panels shall match existing in material, profile, and finish. To provide adequate airflow and prevent moisture build up, new panels shall not be installed directly on roof (truss) but on purlins. Where panels overlap, provide an air space (or install intermediate porous layer) to allow for air movement.

- Install new gutters and provide scuppers where required. Install new flashing with drips. New elements shall be in a material that is compatible with new and existing panels at roof and walls.

3. Recommended Repair vs. Replace Matrix

The criteria used to determine the percentages found in the "Recommended Repair vs. Replace Matrix" below include:

- Metal Panels: When deformations are so severe that a metal panel can no longer be returned to its original configuration (as vertical sheets) and reused as wall cladding, the panel is considered beyond repair and should be replaced.

- Fiberglass Panels: When a fiberglass panel has lost its resin coating – a sign it has extended past its functional lifespan – this panel is considered beyond repair and should be replaced.

Percentages below are based on number of panels, not size or square feet area.

Table 1. Percentage Repair vs. Replace – Metal & Fiberglass Panels

Location	Metal Panels		Fiberglass Panels	
	% Repair	% Replace	% Repair	% Replace
West Elevation	91	9	-	-
South Elevation	83	17	-	-
East Elevation	76	24 (+25)*	0	100
Roof	0	100	0	100

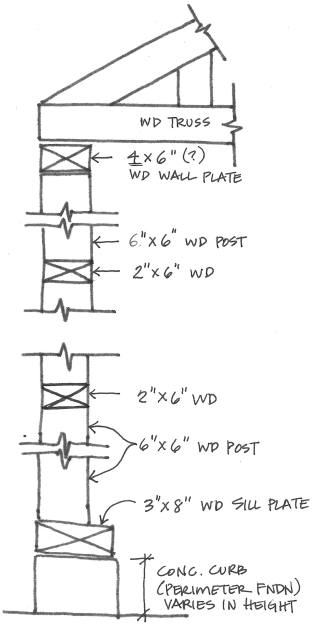
* Percent found within parenthesis are for metal panels requiring further work to determine if they can be returned to functional condition.

B. Wood Posts

1. Condition Assessment

The rear shed is divided into six bays and constructed primarily of 6”x6” wood posts. Above each post sits a wood wall plate (of an unknown dimension) and on top of that wood trusses. The wood posts sit on a wood sill plate over what appears to be a raised concrete perimeter foundation of varying heights (Figs. 34, 35).

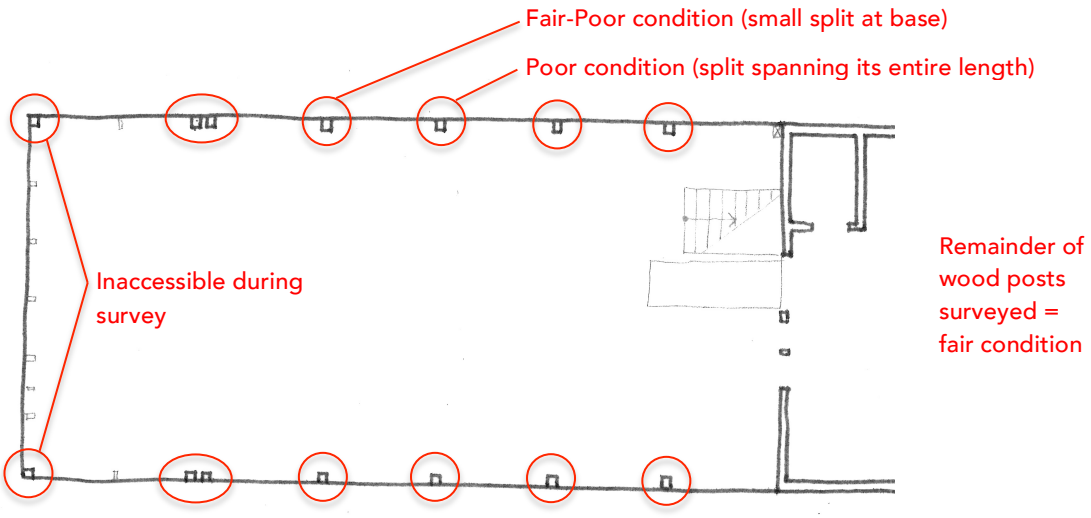
Posts were mainly visually inspected from the ground since equipment of a large size and quantity obstructed access to posts. Additionally, use of a ladder was not possible due to the amount of materials along shed walls. A visual inspection permits for the identification of components that are missing, broken, or in an advanced state of deterioration. It also allows for detection of past or current moisture issues, as well as detection of external wood decay caused by fungi or insect activity. Visual inspection also provides a means to identify areas that may require further investigation. A few posts, where accessible, were probed with an awl to detect voids in the wood that may not be visible on the surface.



(Left) Figure 34. Interior view of rear shed, facing south. (Right) Figure 35. Sketch of wood post detail.

According to architectural drawings, there is a total of fourteen 6”x6” wood posts in the rear shed, however only twelve were visible during the survey (Fig. 36). The remaining two posts (likely along the south gable end wall) were completely obstructed from view during the site visit. Of the twelve, three were completely inaccessible (even at post base) and only visually inspected. Although (3) smaller wood posts of varied dimensions at various locations within the rear shed, the focus of this survey are the 6”x6” wood posts.

The species of wood posts and all other structural elements is unknown.



(Left) Figure 36. First floor plan of rear shed showing locations of 6"x6"wood posts (in red circles).

Of the twelve 6"x6" wood posts inspected in the rear shed, only one is in poor condition showing a split spanning its entire length and one in fair-poor condition with a smaller split near its base (Figs. 36-38).

(Left) Figure 37. Wood post with split spanning its entire length. (Right) Figure 38. Wood post with smaller split at its base.

The remaining ten posts are in fair condition exhibiting surface dirt, grease stains, small holes or missing areas (removed by cutting), and some staining caused by past moisture infiltration (Figs. 39, 40). In general, posts showed visible staining caused by periodic leaks through corrugated panels as well as some areas of (white) biological growth (Figs. 41, 42). Staining is

prevalent in areas adjacent to openings along the east wall and most severe along the base of the first three bays along the west wall. The existing wood sill plate is in poor condition especially along the east elevation wall.

(Left) Figure 39. Grease stains by machine oil at wood post. (Right) Figure 40. Missing areas at wood post by mechanical removal (cutting).

(Left) Figure 41. Staining by moisture infiltreation at wood post base and sill plate below. (Right) Figure 42. Biological growth found near base of wood post on east elevation wall.

The posts in poor and fair-poor condition are located along on the west elevation wall. Although these posts were primarily inaccessible during the survey due to the amount of equipment surrounding posts, stains caused by past moisture infiltration was visible near post bases (Fig. 43). Flanking these posts are deteriorated older corrugated metal sheets (encapsulated by the newer outer one) with visible holes caused by corrosion.

Heavy biological growth is found at the concrete perimeter wall (beneath the sill plate) along the entire first bay of the rear shed west wall. Here the sill plate on which posts sit is also in poor condition. From the visible openings of the deteriorated and encapsulated older corrugated metal panels, it is likely that water infiltration through deteriorated panels caused the growth and deterioration of wood elements.

(Left) Figure 43. Equipment and material in front of wood posts made most inaccessible during survey. (Right) Figure 44. Northernmost bay of west wall showing the encapsulated and deteriorated older metal panels, poor condition of wood sill plate, and severe extent of biological growth at concrete foundation.

2. Treatment Recommendations

Wood Posts

- Repair existing 6"x6" wood posts (with less than 50% damage) by Dutchman repair using the same material and species, dimension, configuration, and texture. Remove only deteriorated areas back to sound wood. Patch repair small areas and holes using a compatible filler material.

- Further evaluate posts using a resistograph to determine specific area(s) requiring repair and/or replacement, the extent of fungal decay in areas with biological growth, and any other conditions that could not be determined by a visual survey. Evaluate posts that were not accessible during the survey to determine their condition.

- Replace existing 6"x6" wood posts (with more than 50% damage or with large split) with new wood of the same material and species, dimension, configuration, and texture. For the (1) column with split along its entire length, determine if the split is through the entire thickness of post. If this post will not be used for structural purposes, consider retaining this post and add a new (adjacent) post to provide support.

- Identify wood species: The US Forest Products Laboratory in Madison, Wisconsin will identify up to three samples from private US citizens without charge, and takes up to 4 weeks: https://www.fpl.fs.fed.us/research/centers/woodanatomy/wood_idfactsheet.php

- Protect wood posts from water intrusion by installing waterproofing along exterior wall and ensuring adequate overlapping of exterior wall panels.

- Install waterproofing along wall base (especially at concrete perimeter foundation). Replace concrete base on west elevation in locations with severe biological growth. Replace existing wood sill plate where required.

- If the rear shed is to be enclosed, provide operable windows at walls and/or at roof monitor to allow for air movement so moisture at wood posts can evaporate.

- Ensure wood posts are properly connected to all other structural elements in the rear shed to prevent further damage of structure.

3. Recommended Repair vs. Replace Matrix

The criteria used for determining the percentages found in the "Recommended Repair vs. Replace Matrix" below include:

- When damage is below 50% of entire wood post, a Dutchman repair is recommended.
- When damage is over 50% of entire wood post, replacement is recommended.

Table 2 shows unit count of wood posts requiring repair vs. replacement. Table 3 shows percentage requiring repair vs. replacement, as requested by the San Francisco Planning Department.

Table 2. Unit of Repair vs. Replace – Wood Posts

Location	Wood Posts		
	Repair #	Replace #	Total #
East Wall	7	0	7
South Wall	Inaccessible*	Inaccessible*	-
West Wall	7	1	8

Table 3. Percentage Repair vs. Replace – Wood Posts

Location	Wood Posts		
	Repair %	Replace %	Total %
East Wall	100	0	100
South Wall	Inaccessible*	Inaccessible*	-
West Wall	88	12	100

* The rear (south) wall was inaccessible during the survey.

APPENDICES

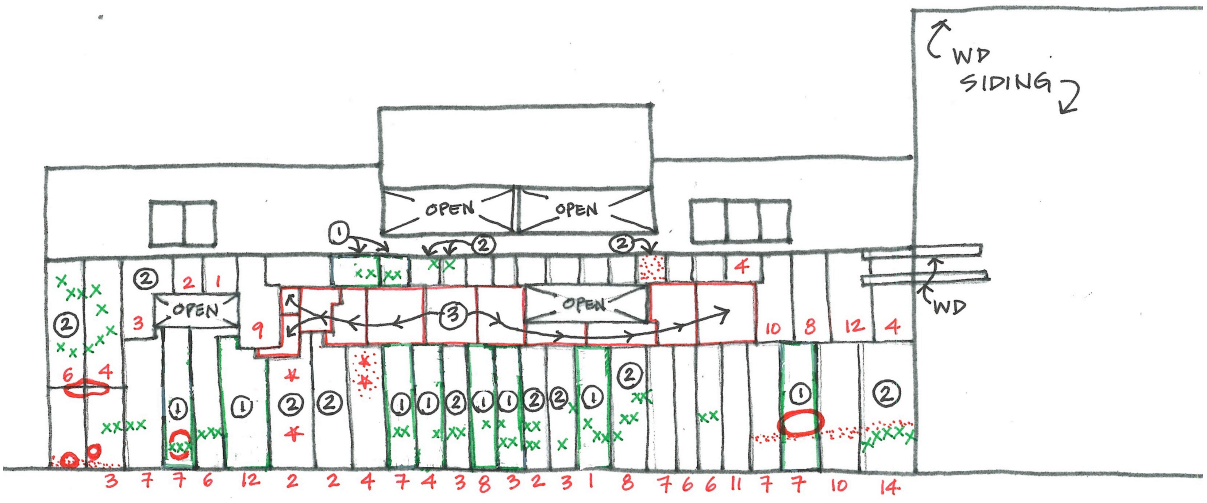
A. Historic Photographs
B. Existing Condition and Survey Drawings

APPENDIX A. Historic Photographs

Street view of 443 Folsom Street building in 1919 when it served as Wilbert's tool manufactory and blacksmith shop. Note adjacent buildings flanking building façade. The rear shed would not have been visible from the public right-of-way when originally constructed. Photographed by the San Francisco Department of Public Works.

Source: Western Neighborhoods Project/ OpenSFHistory, wnp36.02048

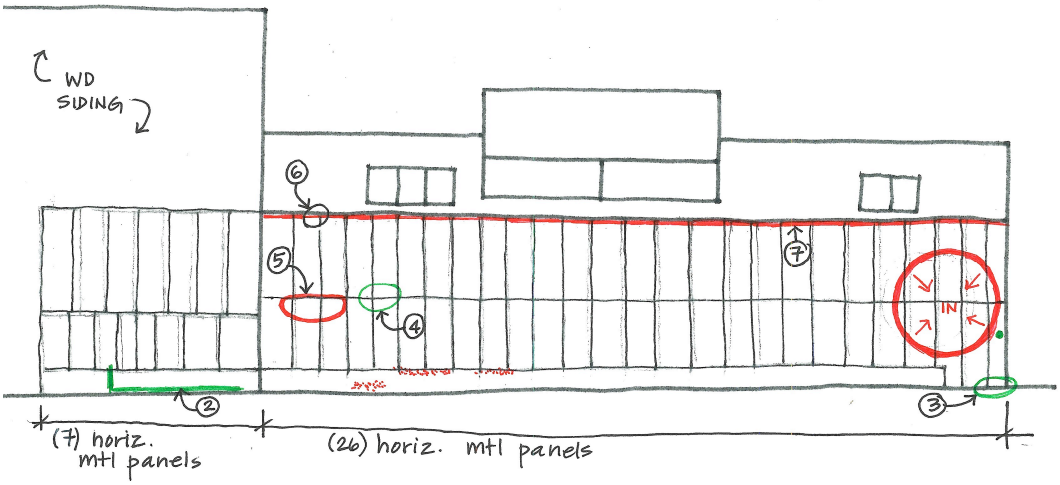
APPENDIX B. Existing Condition and Survey Drawings



EAST ELEVATION

Notes:
① Replace mtl panel
② Repair mtl panel. Replace if beyond repair.
③ Replace fiberglass panels

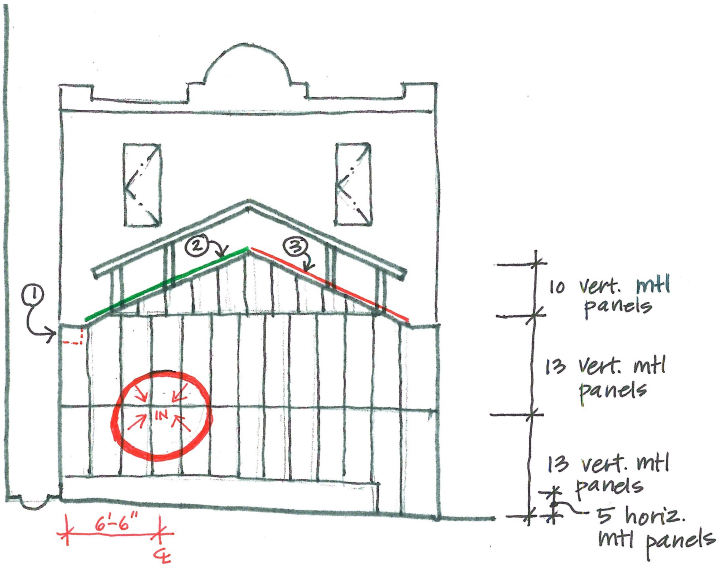
Legend:
- corrosion
- paint loss
- xxx dents
- deformation (large depression)
- # number of holes found on metal panel



WEST ELEVATION

Notes:
① mtl panels over wd siding
② mtl pipe
③ mtl panel terminates at grade
④ overlap at mtl panels ± 1"
⑤ depth of deformation, up to 2"
⑥ flashing overlap ± 3¾"
⑦ flashing in poor condition

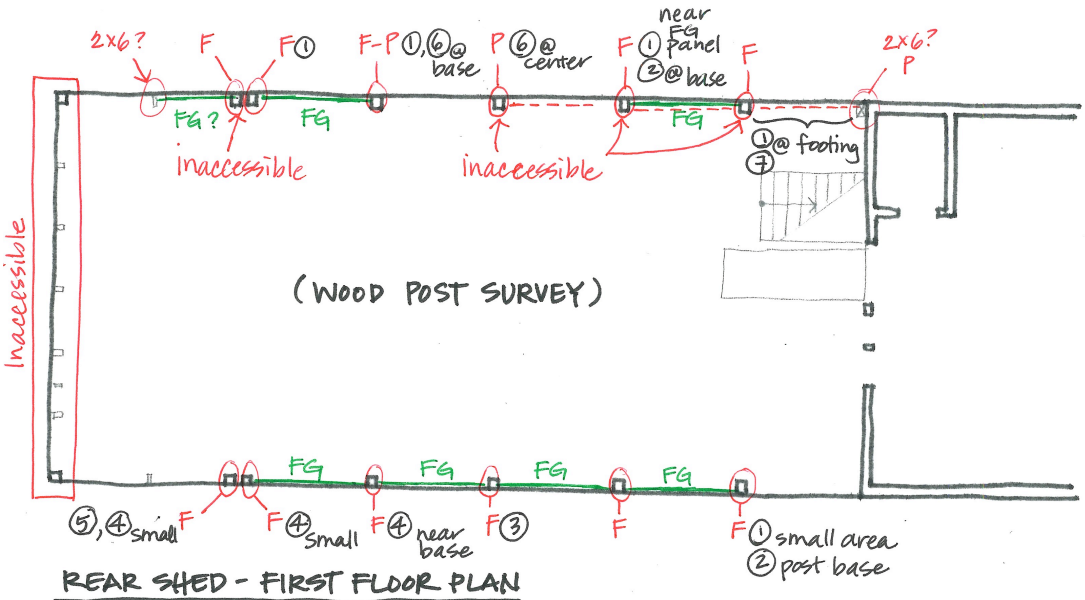
Legend:
- deformation (large depression)
- corrosion



SOUTH ELEVATION

Notes:
① make-shift scupper
② no overhang @ roof
③ slight overhang @ roof

Legend:
O deformation (large depression)



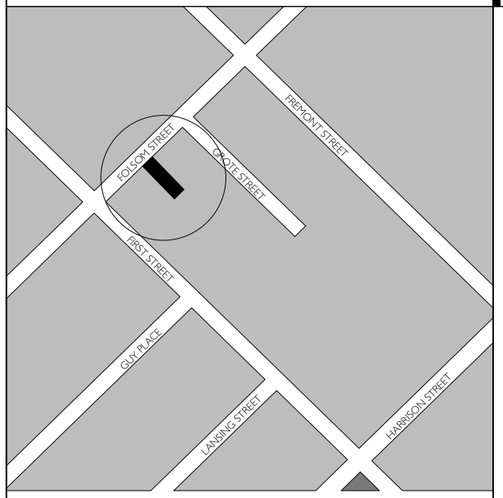
REAR SHED - FIRST FLOOR PLAN

Notes:
① Biological growth (white, fungus)
② water infiltration
③ coated in machine oil/grease
④ areas missing
⑤ small holes
⑥ split/cheak
⑦ sill plate in poor condition

Legend:
G, F, P Good, Fair, Poor (condition)
FG Fiberglass panel

FOLSOM FORGE

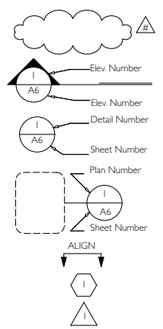
VICINITY MAP

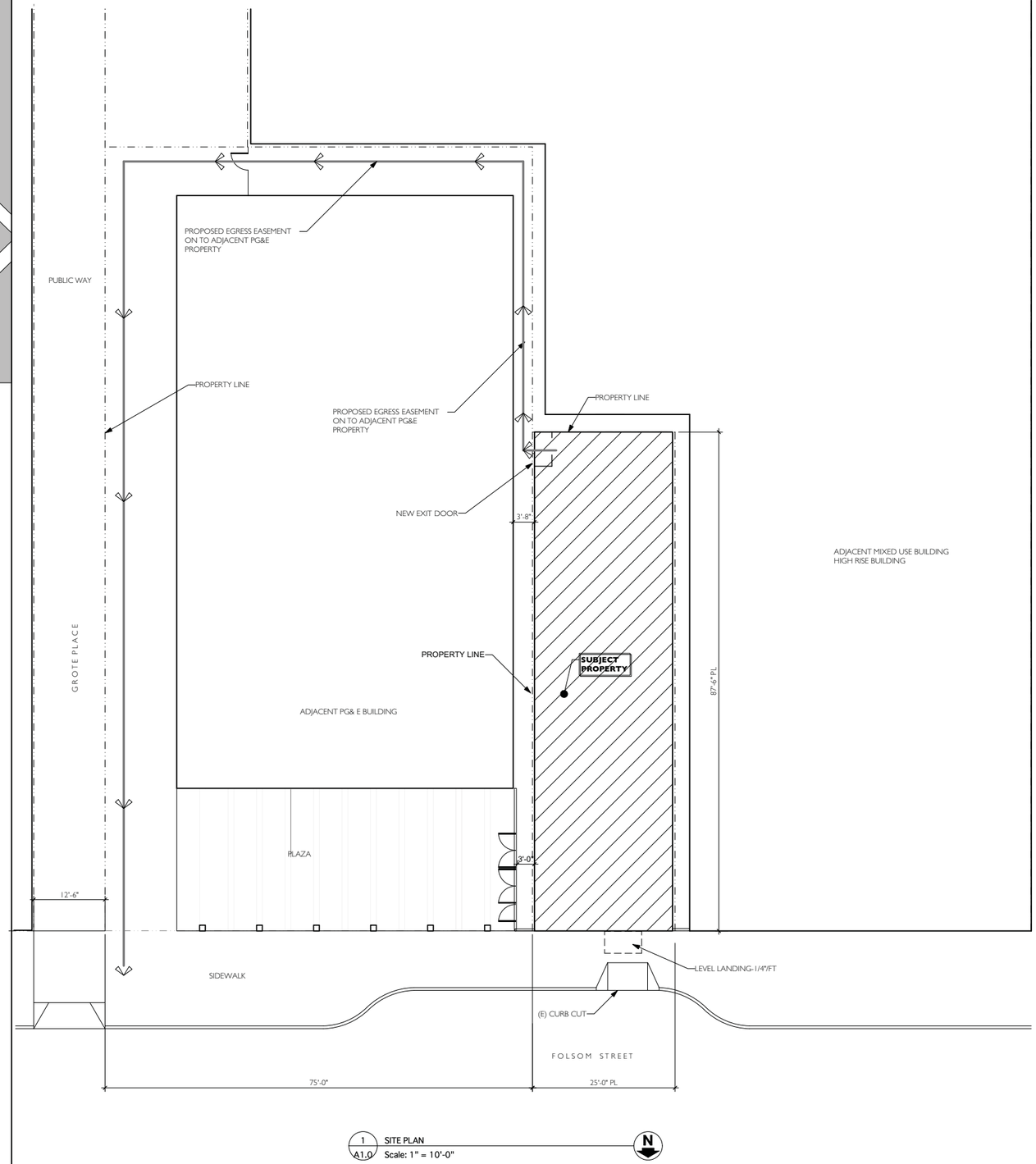


ABBREVIATIONS

ABV	ABOVE
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
ACT	ACOUSTICAL CEILING TILE
A/C	AIR CONDITIONING
ALT	ALTERNATE
ARCH	ARCHITECT(URAL)
BLKG	BLOCKING
BD	BOARD
BOT	BOTTOM
BLDG	BUILDING
CLR	CLEAR
CLG	CEILING
CONC	CONCRETE
COL	COLUMN
CPT	CARPET
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CG	CORNER GUARD
DTL	DETAIL
DIAM	DIAMETER
DIM	DIMENSION
DR	DOOR
DWG	DRAWING
DF	DRINKING FOUNTAIN
DISP	DISPENSER
(E). EX	EXISTING
EA	EACH
EL. ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EXT	EXTERIOR
FBO	FURNISHED BY OTHERS
FF	FINISHED FLOOR
FT	FEET
FLR	FLOOR
FLUOR	FLUORESCENT
FOF	FACE OF FINISH
FOS	FACE OF STUD
FIN	FINISH(ED)
FSEC	FOOD SERVICE EQUIP. CONTRACTOR
FRP	FIBERGLASS REINFORCED PANEL
FO	FACE OF
GA	GAUGE
GC	GENERAL CONTRACTOR
GL	GLAZING, GLASS I
GYP	GYPSUM
HDRW	HARDWARE
HORIZ	HORIZONTAL
INT	INTERIOR
INSUL	INSULATION
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MTRL	MATERIAL
MTL	METAL
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
PSI	POUNDS PER SQUARE INCH
PBO	PROVIDED BY OWNER
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
REF	REFRIGERATOR
REG	REGISTER
RD	ROOF DRAIN
RO	ROUGH OPENING
SEC	SECTION
SH	SHOWER HEAD
SHT	SHEET
SIM	SIMILAR
SQ	SQUARE
SS	STAINLESS STEEL
TBD	TO BE DETERMINED
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WSCT	WAINSCOT
WH	WATER HEATER

SYMBOLS





SCOPE OF WORK

CHANGE OF USE AND TENANT IMPROVEMENT FOR RETAIL CANNABIS
WORK TO INCLUDE BATHROOM/ FINISHES CABINETRY, ELECTRICAL AND STRUCTURAL IMPROVEMENTS
PARTIAL NEW FLOOR AT REAR, ROOF, WALL FRAMING, FOUNDATION, ADA ACCESSIBILITY
REPLACEMENT OF WOOD WINDOWS,DOORS

PROJECT DATA

ADDRESS		443-447 FOLSOM STREET SAN FRANCISCO, CA
BLOCK/LOT		BLOCK 3748 LOT 028
ZONE		RH DTR RINCON HILL DOWNTOWN RES.
LOT AREA		2186
YEAR BUILT		1913
EXISTING OCCUPANCY		F-2 (BLACKSMITH)
PROPOSED USE(PLANNING DEFINITION)		RETAIL CANNABIS
PROPOSED OCCUPANCY (BLDG CODE)		M
CONST. TYPE		V-B
SPRINKLERED		EXISTING-NO PROPOSED - YES
STORIES		2
BASEMENT		YES
RESIDENTIAL UNITS		0
EXISTING FLOOR AREA:	3049 SF	4131 SF (INCL. BASEMENT)
FIRST FLOOR	2172 SF	
SECOND FLOOR	877 SF	
BASEMENT STORAGE	1088 SF	
NO ADDED SQUARE FOOTAGE		

PROJECT DIRECTORY

TENANT
FOLSOM FORGE, LLC
443 FOLSOM STREET
SAN FRANCISCO, CA
94105

ARCHITECT
HARVEY ARCHITECTURE
POBOX 862
SAN ANSELMO CA 94979
CONTACT: LISA HARVEY
EMAIL: LAHARVEY@MINDSPRING.COM
PHONE: 415 460-1204

SHEET INDEX

BUILDING CODE

PROJECT SHALL COMPLY WITH:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALICFORNIA ELECTRIC CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
CITY OF SAN FRANCISCO ORDINANCES

GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF/HERSELF WITH THESE DRAWINGS AND THE (E) SITE CONDITIONS, AND TO VERIFY ALL DETAILS WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS, OR OMISSIONS. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION KNOWING IT INVOLVES A RECOGNIZED DISCREPANCY, ERROR, OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ARCHITECT, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COSTS FOR CORRECTION.
3. ALL WORK SHALL EQUAL OR EXCEED ALL CURRENT APPLICABLE BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, SAFETY, ZONING CODES AND ORDINANCES.
4. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING BY LISA HARVEY
5. DO NOT SCALE DRAWINGS.
6. DIMENSIONS ARE TO FINISH FACE U.O.N. CONTACT ARCHITECT IF ANY DIMENSIONING DISCREPANCIES ARISE.
7. PLANS HAVE BEEN PREPARED TO MEET REQUIREMENTS OF 2013 CBC.
8. ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES. SUCH WORK, IF REQUIRED, IS TO BE COMPLETED UNDER SEPARATE CONTRACT.
9. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, AND TYPICAL DETAILS OF CONSTRUCTION. WORK NOT EXPRESSLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.

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STATE OF CALIFORNIA

Folsom Forge
443 Folsom Street
San Francisco, CA

drawing title:
SITE PLAN

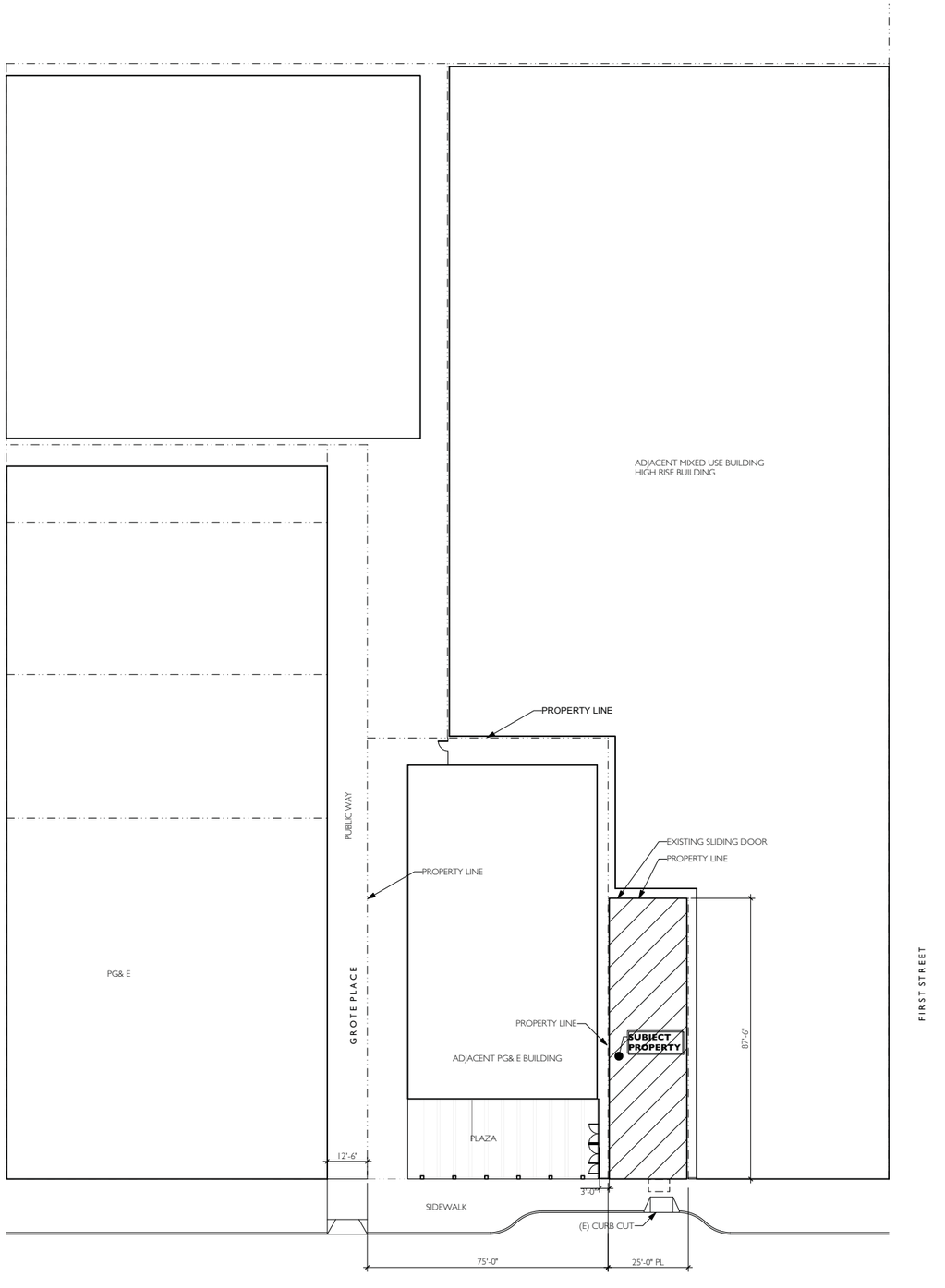
scale: AS NOTED

date/revisions:

12/2/16
3/8/17
NOPDR #1 10/12/17
NOPDR #2 1/15/18
NOPDR #3 5/9/18
6/21/19

drawing #:
A1.0

2 / A1.1 HISTORIC PHOTO
Scale: 1" = 20'-0"



1 / A1.1 EXISTING SITE PLAN
Scale: 1" = 20'-0"

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	6/21/19

drawing #:
A1.1

D.A. CHECKLIST (p. 1 of 2): The address of the project is : 443 FOLSOM STREET

For ALL tenant improvement projects in commercial use spaces, both pages of this checklist are required to be reproduced on the plan set and signed.

1. The proposed use of the project is MERCHANTILE-RETAILCANNABIS (e.g. Retail, Office, Restaurant, etc.)
2. Describe the area of remodel, including which floor: TENANT IMPROVEMENT AND STRUCTURAL IMPROVEMENTS GROUND FLOOR. USE PERMIT TO INCLUDE SECOND FLOOR OFFICE/STORAGE AND BASEMENT STORAGE
3. The construction cost of this project *excluding* disabled access upgrades *to the path of travel* is $ 200,000, which is ; *(check one)* ☒ more than / ☐ less than the Accessibility Threshold amount of **$150,244.00** based on the "2013 ENR Construction Cost Index" (The cost index & threshold are updated annually).
4. Is this a City project and/or does it receive any form *of* public funding? *Check one:* ☐ Yes / ☒ No Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read **A** through **D** below carefully and check the most applicable boxes. Check one box only:

☒	**A:** All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required: Fill out page 2 of D.A. Checklist
☐	**B:** Project Adjusted cost of construction is greater than the current valuation threshold: Fill out and attach page 2 of D.A. Checklist and any other required forms to plans
☐	**C:** Project adjusted cost of construction is less than or equal to the current valuation threshold: List items that will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.
☐	**D:** Proposed project consists entirely of Barrier removal: Fill out and attach Barrier removal form to Plans
☐	**E: Proposed project is** minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: _____. Description of revision: _____

CBC chapter 2 section 202 Definitions:

Technically Infeasible. An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

Unreasonable Hardship. When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

1. The cost of providing access.
2. The cost of all construction contemplated.
3. The impact of proposed improvements on financial feasibility of the project.
4. The nature of the accessibility which would be gained or lost.
5. The nature of the use of the facility under construction and its availability to persons with disabilities

The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department. All Unreasonable Hardships shall be ratified by the AAC.

7

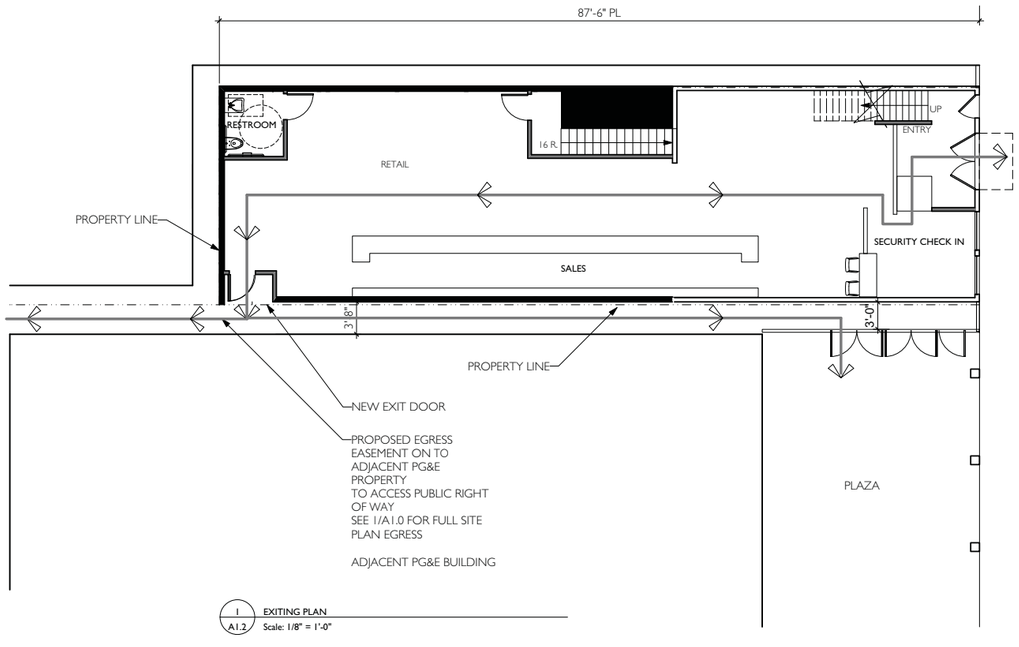
D.A. CHECKLIST (p. 2 of 2): The address of the project is : 443 FOLSOM STREET

Check all applicable boxes and specify where on the drawings the details are shown:

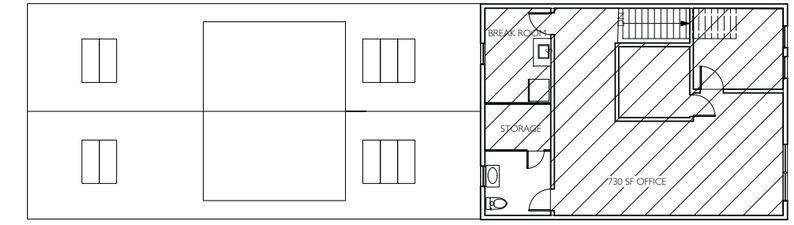
Note: upgrades below are listed in priority based on CBC-11B-202.4, exception 8	Existing Fully Complying	Will be Up-graded to Full Compliance	Equivalent facilitation will provide full access	Compliance is Technically infeasible	Approved in compliance with immediately preceding code	Not required by Code (and/or none existing)	Non-compliant request UR/H Must be ratified by AAC	Location of detail(s)- include detail no. & drawing sheet (*do not leave this part blank!*) Also clarification comments can be written here.
A. One accessible entrance including: approach walk, vertical access, platform (landings), door / gate and hardware for door/gate	☐	☒	☐	☐	☐	☐	☐	2/A3.0 4/A6.0
B. An accessible route to the area of remodel including:								
Parking/access aisles and curb ramps	☐	☐	☐	☐		☐	☐	N/A
Curb ramps and walks	☐	☐	☐	☐		☐	☐	N/A
Corridors, hallways, floors	☐	☒	☐	☐		☐	☐	2/A3.0
Ramps elevators, lifts	☐	☒	☐	☐		☐	☐	NEW RAMP 2/A3
C. At least one accessible restroom for each sex or a single unisex restroom serving the area of remodel.	☐	☐	☐	☐	☐	☐	☐	2/A3.0 2/A6.0 3/A6.0
D. Accessible public pay phone.	☐	☐	☐	☐	☐	☐	☐	N/A
E. Accessible drinking fountains.	☐	☐	☐	☐	☐	☐	☐	N/A
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	☐	☒	☐	☐	☐	☐	☐	
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.	

1. No additional forms required
2. No additional forms required
3. Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan.
4. Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans.
5. Provide details from a set of City approved reference drawings, provide its permit application number here: _____ and list reference drawing number on plans.
6. No additional forms required
7. Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details)

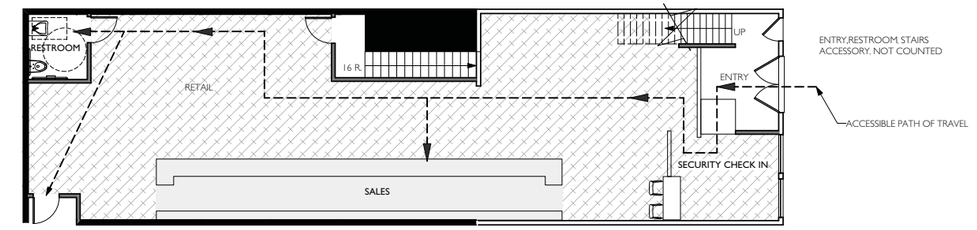
8



1 A1.2 **EXITING PLAN** Scale: 1/8" = 1'-0"



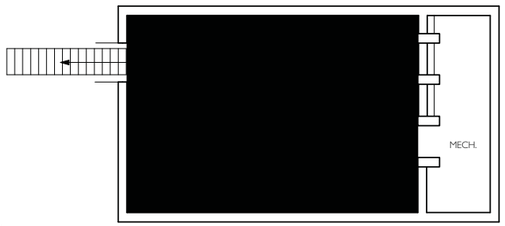
SECOND FLOOR



FIRST FLOOR

	SQ. FT.	LOAD	OCCUPANTS
MERCANTILE	1360	60	23
STORAGE	55	300	1
SALES	331	200	2
BASEMENT STORAGE	760	300	3
2ND FLOOR OFFICE	730	100	7
TOTAL OCCUPANCY			**36**

1 EXIT REQUIRED



BASEMENT

2 A1.2 **OCCUPANCY LOAD DIAGRAM** Scale: 1/8" = 1'-0"

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DA CHECKLIST

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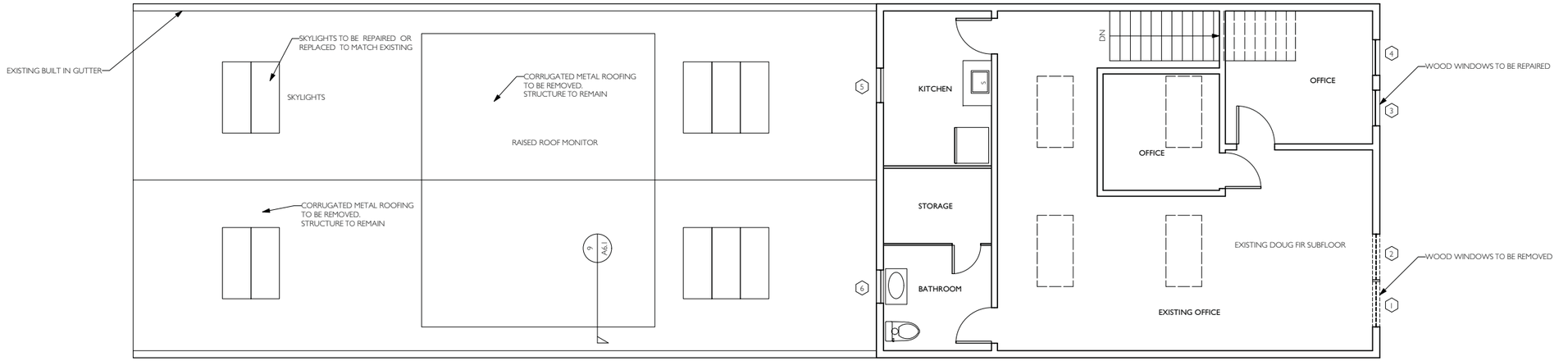
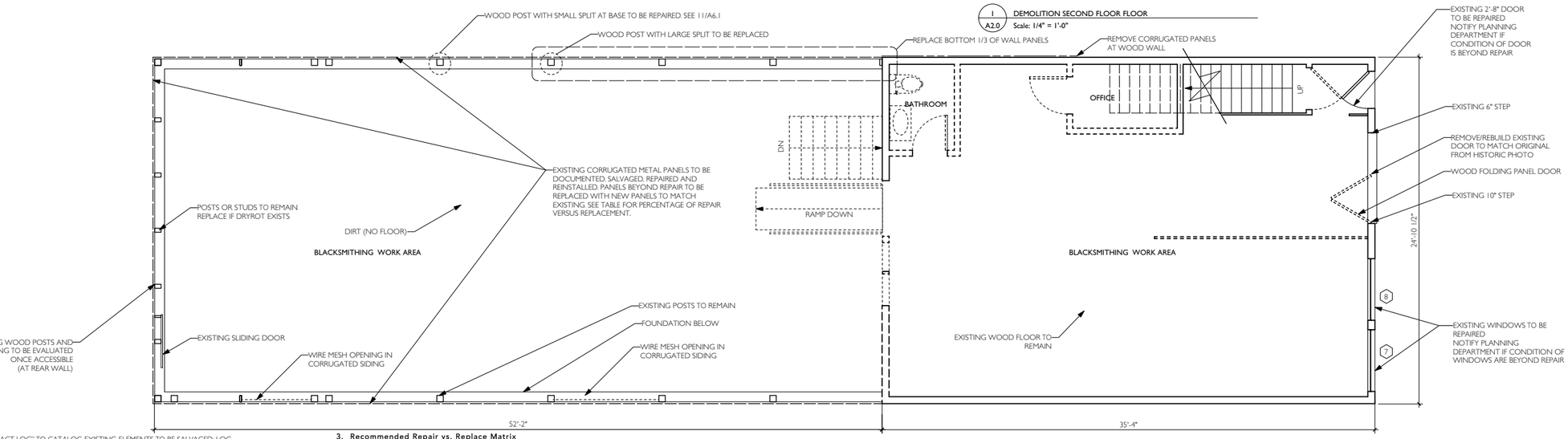
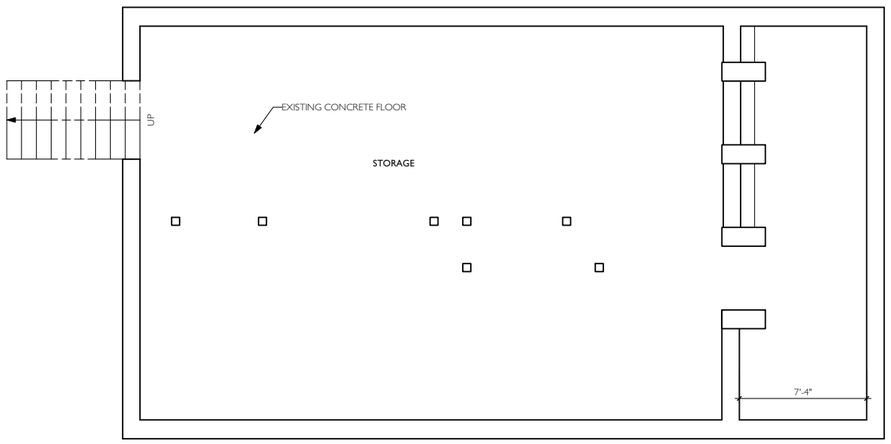
A1.2





1 A2.0 DEMOLITION SECOND FLOOR FLOOR
Scale: 1/4" = 1'-0"

2 A2.0 DEMOLITION FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



3 A2.0 DEMOLITION BASEMENT PLAN
Scale: 1/4" = 1'-0"

REPAIR NOTES:
1. DOCUMENTATION: CREATE AN "ARTIFACT LOG" TO CATALOG EXISTING ELEMENTS TO BE SALVAGED; LOG TO INCLUDE ELEMENT TYPE, SIZE, QUANTITY, CONDITION, LOCATION IN STORAGE, REFERENCED PHOTO(S), AND ORIGINAL LOCATION. ALL PANELS TO BE SALVAGED SHALL BE HANDLED WITH CARE DURING REMOVAL, AND PROTECTED DURING STORAGE. EACH ELEMENT SHALL BE GIVEN A UNIQUE CATALOG NUMBER, WHICH IS TO BE PERMANENTLY MARKED ON THE ELEMENT AND LISTED ON THE ARTIFACT LOG TO PERMIT REINSTALLATION IN THE ORIGINAL LOCATION AND CONFIGURATION.
2. WATER PENETRATION: INSTALL NEW GUTTERS, SCUPPERS, AND FLASHING WITH ADEQUATE DRIP TO PROPERLY PROTECT EXTERIOR WALLS FROM WATER INTRUSION.
3. OVERLAPPING JOINTS: AS MUCH AS POSSIBLE, PANELS SHOULD OVERLAP AT LEAST 2- TO 3-INCHES TO PROVIDE ADEQUATE PROTECTION AND PREVENT WATER INFILTRATION.
CORRUGATED METAL PANELS (WALLS)
4. REPAIR EXISTING METAL PANELS THAT CAN BE REUSED. RETURN DEFORMED PANELS BACK TO FUNCTIONAL CONDITION (TO ORIGINAL VERTICAL CONFIGURATION FOR REINSTALLATION).
5. CLEAN EXISTING METAL PANELS USING THE GENTLEST MEANS POSSIBLE (USING AN ANIONIC CLEANER) TO PREVENT DAMAGE TO METAL AND/OR PAINTED SURFACE. REMOVE EXISTING CORROSION BACK TO SOUND METAL SURFACE FOR AREAS WHERE CORROSION CANNOT BE COMPLETELY REMOVED AND INTERIOR FACING SURFACES THAT WILL NOT BE PAINTED. TREAT WITH A CORROSION INHIBITOR PRIOR TO PAINTING. PATCH SMALL HOLES USING A COMPATIBLE FILLER MATERIAL. ENSURE BASE OF BOTTOM PANELS ARE MINIMUM 2-INCHES FROM GRADE.
6. REPLACE EXISTING METAL PANELS BEYOND REPAIR; INCLUDING THOSE WITH LARGE AREAS OF DETERIORATION OR CANNOT BE RETURNED TO FUNCTIONAL CONDITION. NEW METAL PANELS SHALL MATCH EXISTING IN MATERIAL, PROFILE, AND FINISH. IF THE MATERIAL COMPOSITION DIFFERS, PROVIDE ADEQUATE PROTECTION BETWEEN NEW AND EXISTING PANELS TO PREVENT GALVANIC ACTION. DO NOT INSTALL NEW PANELS OVER EXISTING CORRODED PANELS AS MOISTURE CAN BE TRAPPED AND ACCELERATE CORROSION OF NEW PANELS. ENSURE BASE OF BOTTOM PANELS ARE MINIMUM 2-INCHES FROM GRADE.
7. PAINT ALL CORRUGATED METAL PANELS WITH ONE COAT OF PRIMER AND TWO COATS OF FINISH; PAINT SHALL BE COMPATIBLE WITH EXISTING AND NEW METAL PANEL SURFACES, AND CORROSION INHIBITOR IF USED. (PAINTING IS RECOMMENDED TO EXTEND THE LIFE SPAN OF CORRUGATED METAL PANELS. SF PLANNING DEPARTMENT TO DETERMINE IF THIS IS ACCEPTABLE.)
8. IN LOCATIONS OF POSSIBLE WATER PENETRATION SUCH AS AT VERTICAL SEPARATIONS BETWEEN METAL PANEL AND WOOD SIDING, INSTALL (SILICONE) SEALANT TO SERVE AS A WATER BARRIER. WHERE PANELS OVERLAP, PROVIDE ADEQUATE AIR SPACE TO ALLOW FOR EVAPORATION OF MOISTURE TRAPPED.
9. REMOVE MISCELLANEOUS (NON-HISTORIC) MATERIALS SUCH AS THE METAL TRACK ALONG WEST ELEVATION.

REFER TO MATERIAL CONSERVATOR'S REPORT

NOTE: EXISTING WOOD POST TO BE FURTHER EVALUATED BY RESISTO-GRAPH TO DETERMINE SPECIFIC AREAS REQUIRING REPAIR

WALL LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING WALL CONSTRUCTION TO REMAIN
- NEW 2X WOOD WALL FRAMING @ 16" O.C. W/ 5/8" TYPE X GYP. BD EA. SIDE
- 1 HOUR WALL - 1 LAYER 5/8" TYPE X SHEETROCK EA. SIDE OR 2 LAYERS ONE SIDE AT EXISTING PROPERTY LINE WALL
- WINDOW

3. Recommended Repair vs. Replace Matrix

The criteria used to determine the percentages found in the "Recommended Repair vs. Replace Matrix" below include:

- Metal Panels: When deformations are so severe that a metal panel can no longer be returned to its original configuration (as vertical sheets) and reused as wall cladding, the panel is considered beyond repair and should be replaced.
- Fiberglass Panels: When a fiberglass panel has lost its resin coating – a sign it has extended past its functional lifespan – this panel is considered beyond repair and should be replaced.

Percentages below are based on number of panels, not size or square feet area.

Table 1. Percentage Repair vs. Replace – Metal & Fiberglass Panels

	Metal Panels		Fiberglass Panels	
Location	% Repair	% Replace	% Repair	% Replace
West Elevation	91	9	-	-
South Elevation	83	17	-	-
East Elevation	76	24 (+25)*	0	100
Roof	0	100	0	100

* Percent found within parenthesis are for metal panels requiring further work to determine if they can be returned to functional condition.

Table 2. Unit of Repair vs. Replace – Wood Posts

	Wood Posts		
Location	Repair #	Replace #	Total #
East Wall	7	0	7
South Wall	Inaccessible*	Inaccessible*	-
West Wall	7	1	8

Table 3. Percentage Repair vs. Replace – Wood Posts

	Wood Posts		
Location	Repair %	Replace %	Total %
East Wall	100	0	100
South Wall	Inaccessible*	Inaccessible*	-
West Wall	88	12	100

* The rear (south) wall was inaccessible during the survey.

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DEMOLITION PLANS

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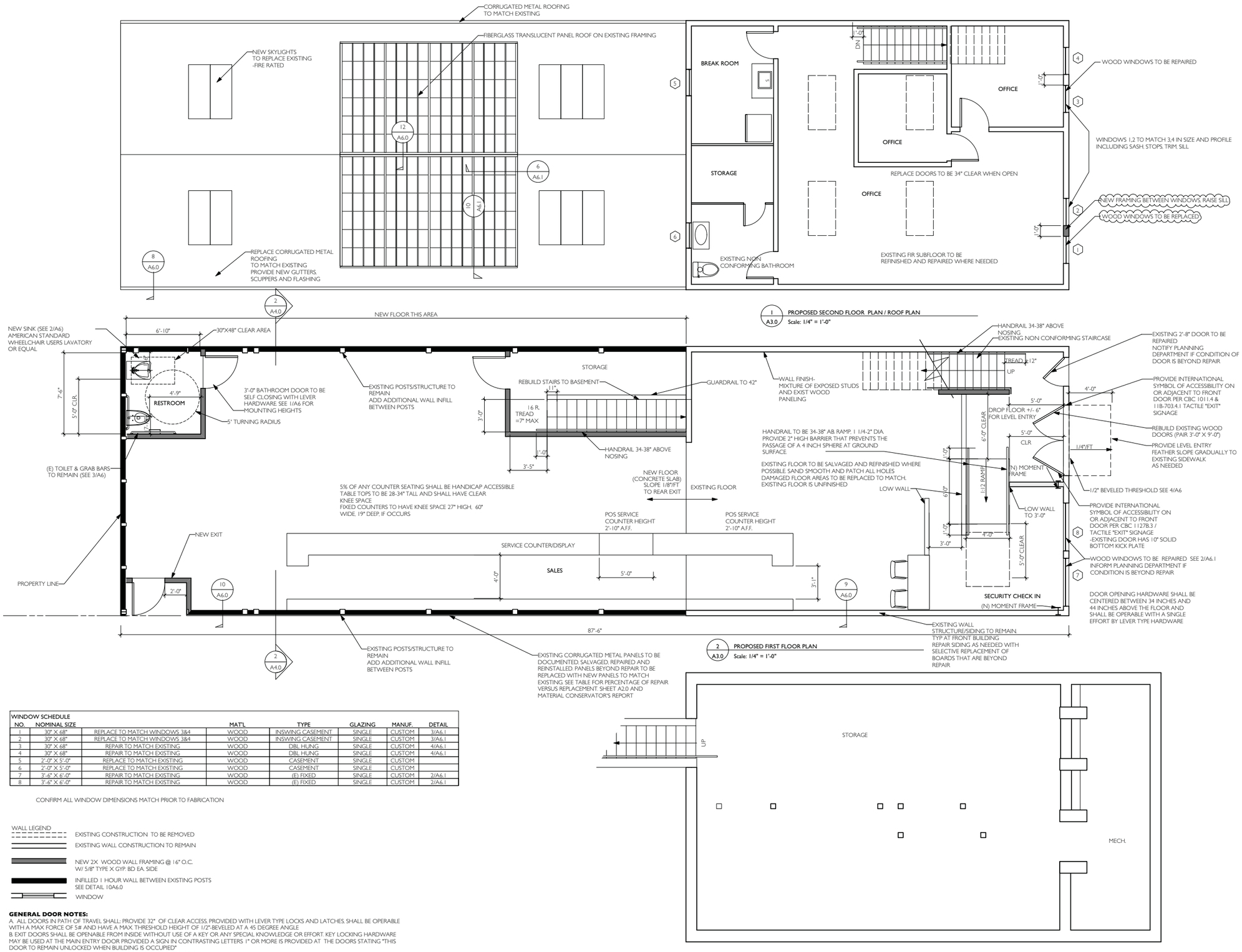
A2.0



WINDOW SCHEDULE NO.	NOMINAL SIZE		MAT'L	TYPE	GLAZING	MANUF.	DETAIL
1	30" X 68"	REPLACE TO MATCH WINDOWS 3&4	WOOD	INSWING CASEMENT	SINGLE	CUSTOM	3/A6.1
2	30" X 68"	REPLACE TO MATCH WINDOWS 3&4	WOOD	INSWING CASEMENT	SINGLE	CUSTOM	3/A6.1
3	30" X 68"	REPAIR TO MATCH EXISTING	WOOD	DBL HUNG	SINGLE	CUSTOM	4/A6.1
4	30" X 68"	REPAIR TO MATCH EXISTING	WOOD	DBL HUNG	SINGLE	CUSTOM	4/A6.1
5	2'-0" X 5'-0"	REPLACE TO MATCH EXISTING	WOOD	CASEMENT	SINGLE	CUSTOM	
6	2'-0" X 5'-0"	REPLACE TO MATCH EXISTING	WOOD	CASEMENT	SINGLE	CUSTOM	
7	3'-6" X 6'-0"	REPAIR TO MATCH EXISTING	WOOD	(E) FIXED	SINGLE	CUSTOM	2/A6.1
8	3'-6" X 6'-0"	REPAIR TO MATCH EXISTING	WOOD	(E) FIXED	SINGLE	CUSTOM	2/A6.1

CONFIRM ALL WINDOW DIMENSIONS MATCH PRIOR TO FABRICATION

WALL LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING WALL CONSTRUCTION TO REMAIN
- NEW 2X WOOD WALL FRAMING @ 16" O.C. W/ 5/8" TYPE X GYP. BD EA. SIDE
- INFILLED 1 HOUR WALL BETWEEN EXISTING POSTS SEE DETAIL 10A6.0
- WINDOW

GENERAL DOOR NOTES:

A. ALL DOORS IN PATH OF TRAVEL SHALL: PROVIDE 32" OF CLEAR ACCESS, PROVIDED WITH LEVER TYPE LOCKS AND LATCHES, SHALL BE OPERABLE WITH A MAX. FORCE OF 5# AND HAVE A MAX. THRESHOLD HEIGHT OF 1/2"-BEVELED AT A 45 DEGREE ANGLE
B. EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY, OR ANY SPECIAL KNOWLEDGE OR EFFORT. KEY LOCKING HARDWARE MAY BE USED AT THE MAIN ENTRY DOOR PROVIDED A SIGN IN CONTRASTING LETTERS 1" OR MORE IS PROVIDED AT THE DOORS STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
C. PROVIDE TACTILE EXIT SIGNAGE AT EACH GRADE LEVEL EXIT DOOR
D. ALL DOORS TO HAVE CLOSERS

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PROPOSED FLOOR PLANS

scale: AS NOTED

date/revisions:

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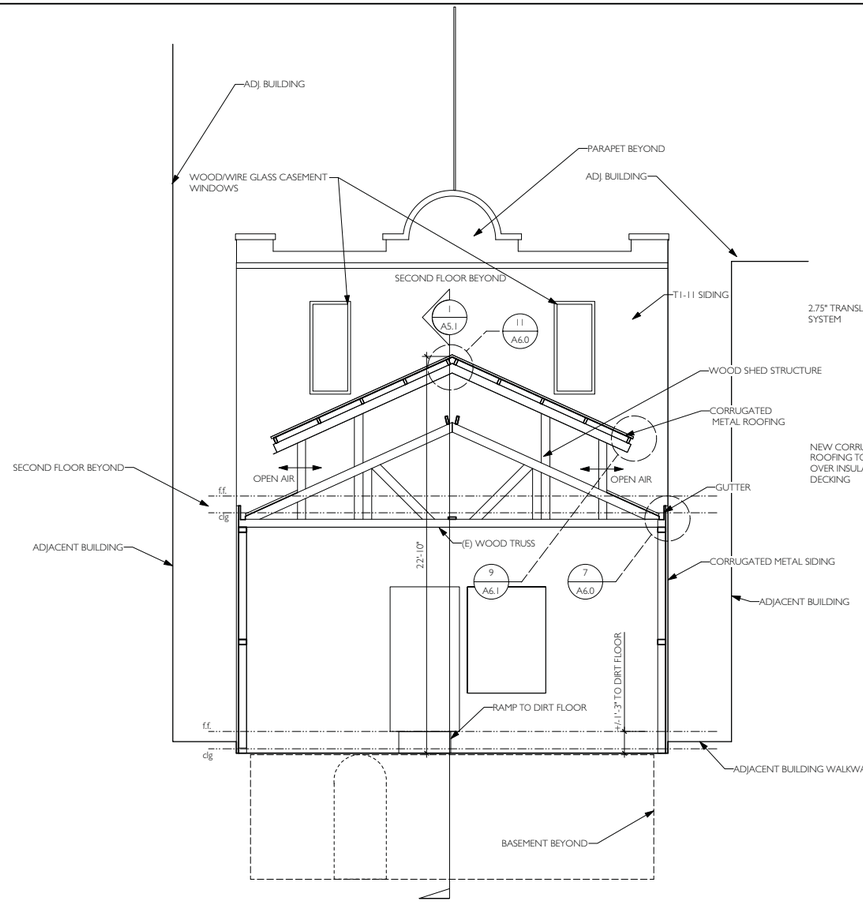
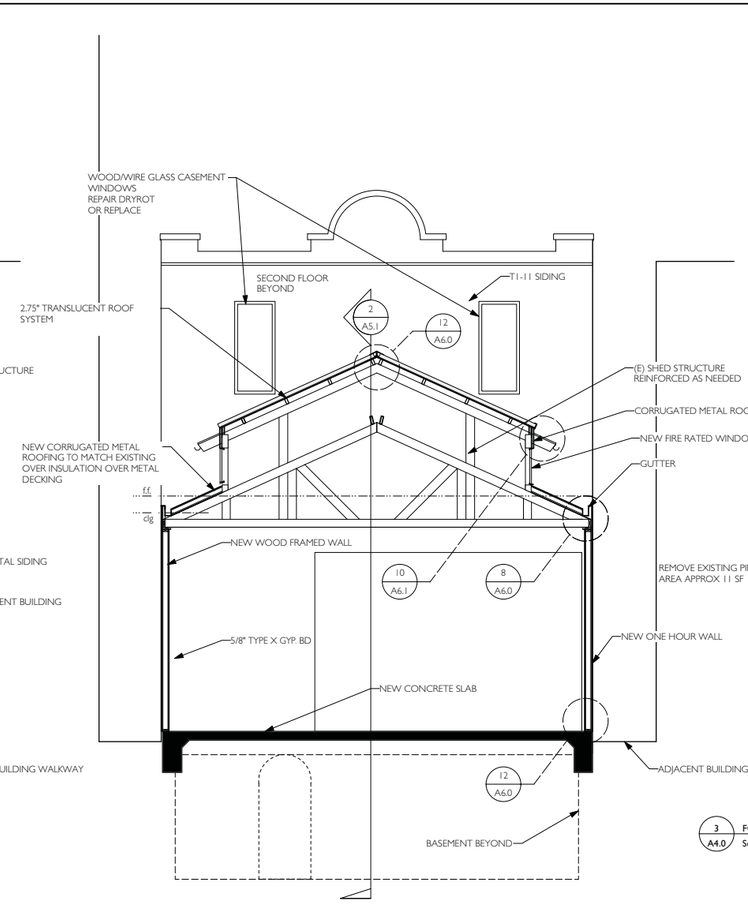
drawing #: **A3.0**



1 A4.0 **EXISTING SECTION**
Scale: 1/4" = 1'-0"



2 A4.0 **PROPOSED SECTION @ RAISED MONITOR**
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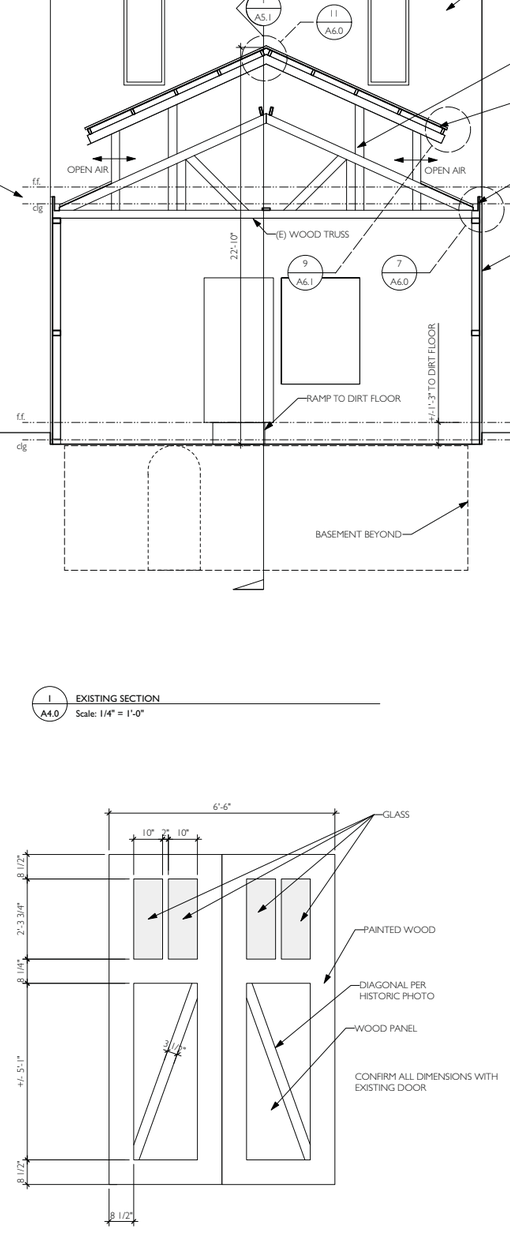
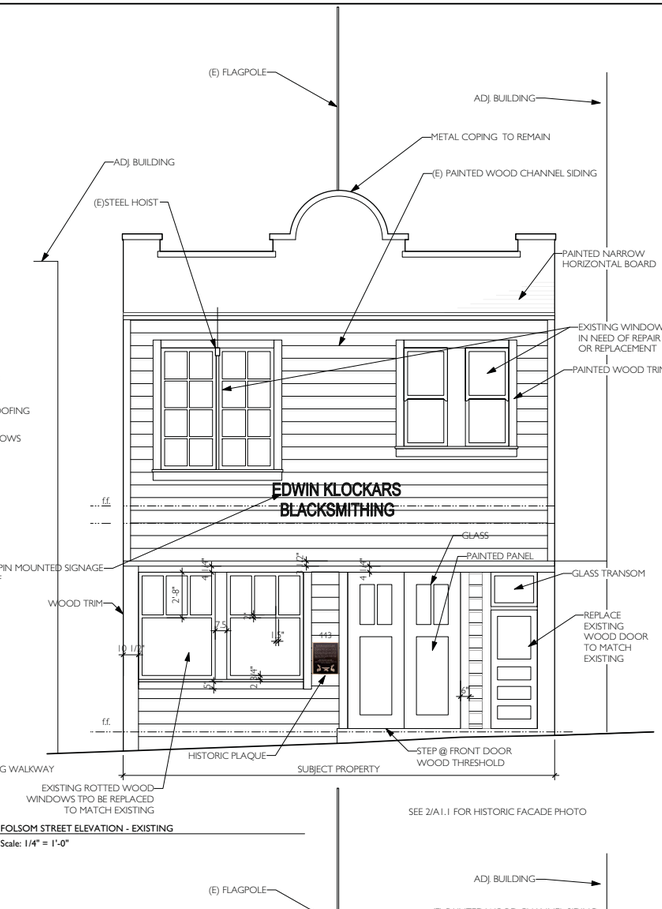
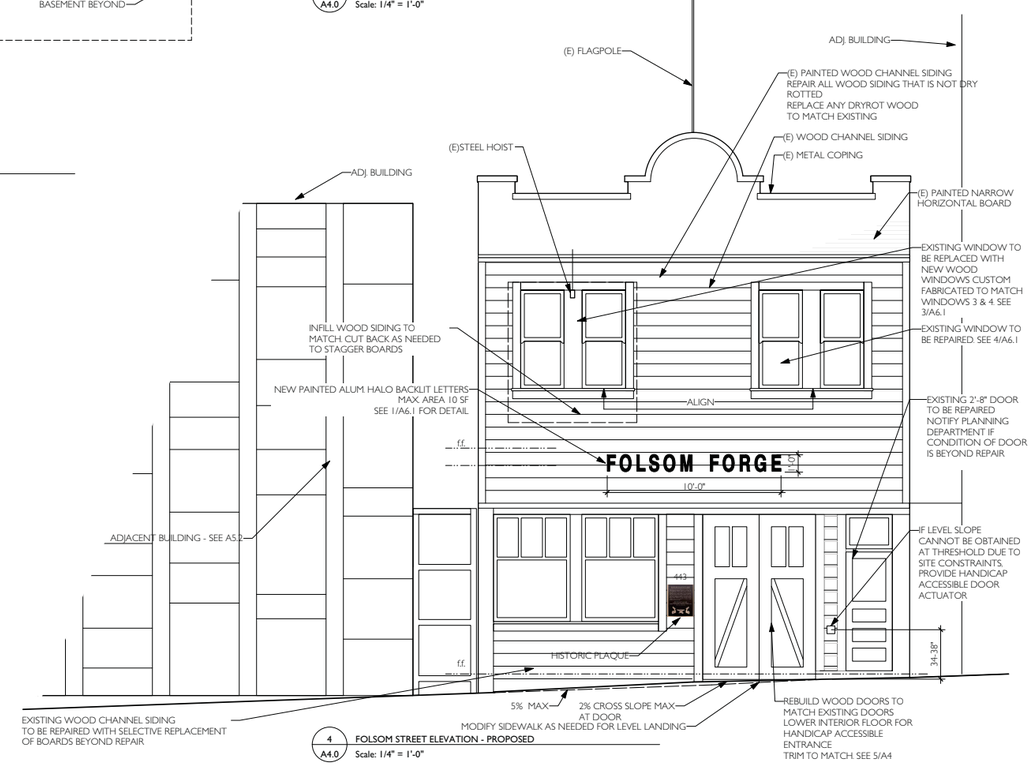


5 A4.0 **DOOR DETAIL**
Scale: 1/2" = 1'-0"



3 A4.0 **FOLSOM STREET ELEVATION - EXISTING**
Scale: 1/4" = 1'-0"



4 A4.0 **FOLSOM STREET ELEVATION - PROPOSED**
Scale: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS SECTIONS

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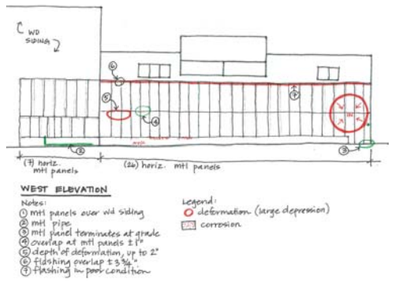
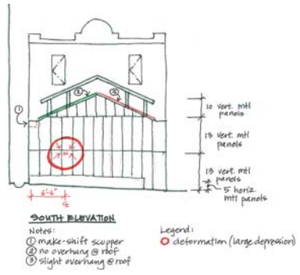
drawing #:
A4.0

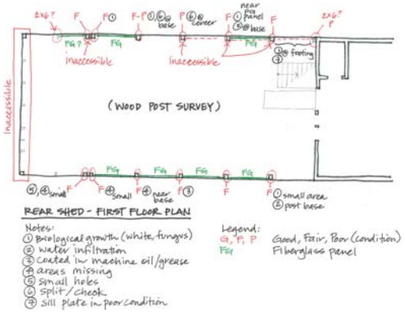
APPENDIX B. Existing Condition and Survey Drawings



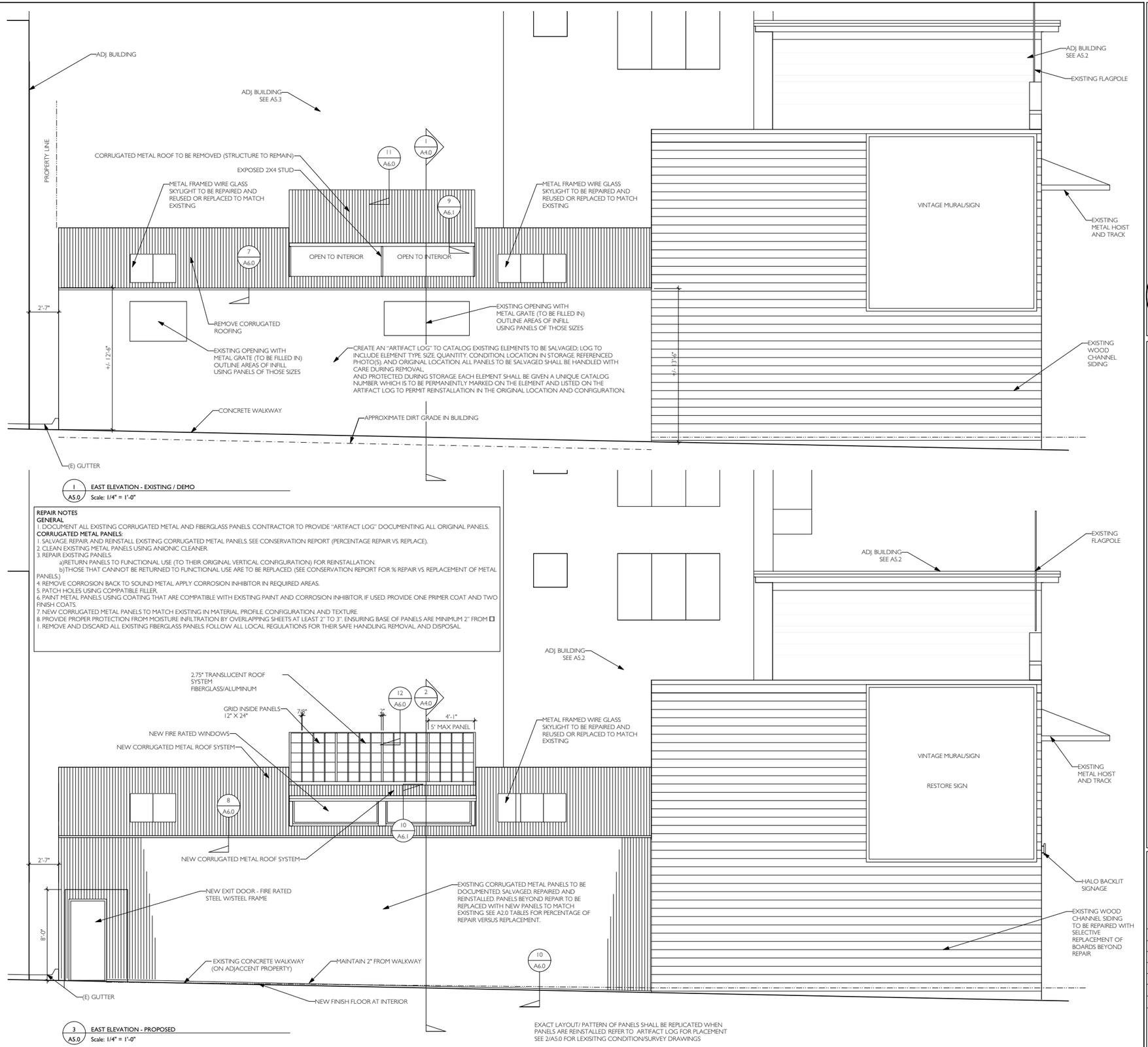
Kelly Wong / Architectural Conservator & Preservation Specialist

443 Folsom Street, San Francisco, CA
Conservation Report
May 2018





Kelly Wong / Architectural Conservator & Preservation Specialist



1 A5.0 **EAST ELEVATION - EXISTING / DEMO**
Scale: 1/4" = 1'-0"

REPAIR NOTES
GENERAL
1. DOCUMENT ALL EXISTING CORRUGATED METAL AND FIBERGLASS PANELS. CONTRACTOR TO PROVIDE "ARTIFACT LOG" DOCUMENTING ALL ORIGINAL PANELS.
CORRUGATED METAL PANELS:
1. SALVAGE, REPAIR, AND REINSTALL EXISTING CORRUGATED METAL PANELS. SEE CONSERVATION REPORT (PERCENTAGE REPAIR VS. REPLACE).
2. CLEAN EXISTING METAL PANELS USING ANIONIC CLEANER.
3. REPAIR EXISTING PANELS.
a) RETURN PANELS TO FUNCTIONAL USE (TO THEIR ORIGINAL VERTICAL CONFIGURATION) FOR REINSTALLATION.
b) THOSE THAT CANNOT BE RETURNED TO FUNCTIONAL USE ARE TO BE REPLACED. (SEE CONSERVATION REPORT FOR % REPAIR VS. REPLACEMENT OF METAL PANELS.)
4. REMOVE CORROSION BACK TO SOUND METAL. APPLY CORROSION INHIBITOR IN REQUIRED AREAS.
5. PATCH HOLES USING COMPATIBLE FILLER.
6. PAINT METAL PANELS USING COATING THAT ARE COMPATIBLE WITH EXISTING PAINT AND CORROSION INHIBITOR, IF USED. PROVIDE ONE PRIMER COAT AND TWO FINISH COATS.
7. NEW CORRUGATED METAL PANELS TO MATCH EXISTING IN MATERIAL, PROFILE, CONFIGURATION, AND TEXTURE.
8. PROVIDE PROPER PROTECTION FROM MOISTURE INFILTRATION BY OVERLAPPING SHEETS AT LEAST 2" TO 3", ENSURING BASE OF PANELS ARE MINIMUM 2" FROM ☐
1. REMOVE AND DISCARD ALL EXISTING FIBERGLASS PANELS. FOLLOW ALL LOCAL REGULATIONS FOR THEIR SAFE HANDLING, REMOVAL AND DISPOSAL.

2 A5.0 **PANEL LAYOUT/CONDITION**
Scale: 1/4" = 1'-0"

3 A5.0 **EAST ELEVATION - PROPOSED**
Scale: 1/4" = 1'-0"

EXACT LAYOUT/ PATTERN OF PANELS SHALL BE REPLICATED WHEN PANELS ARE REINSTALLED. REFER TO ARTIFACT LOG FOR PLACEMENT SEE 2/A5.0 FOR LEXISITNG CONDITION/SURVEY DRAWINGS

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Folsom Forge
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San Francisco, CA

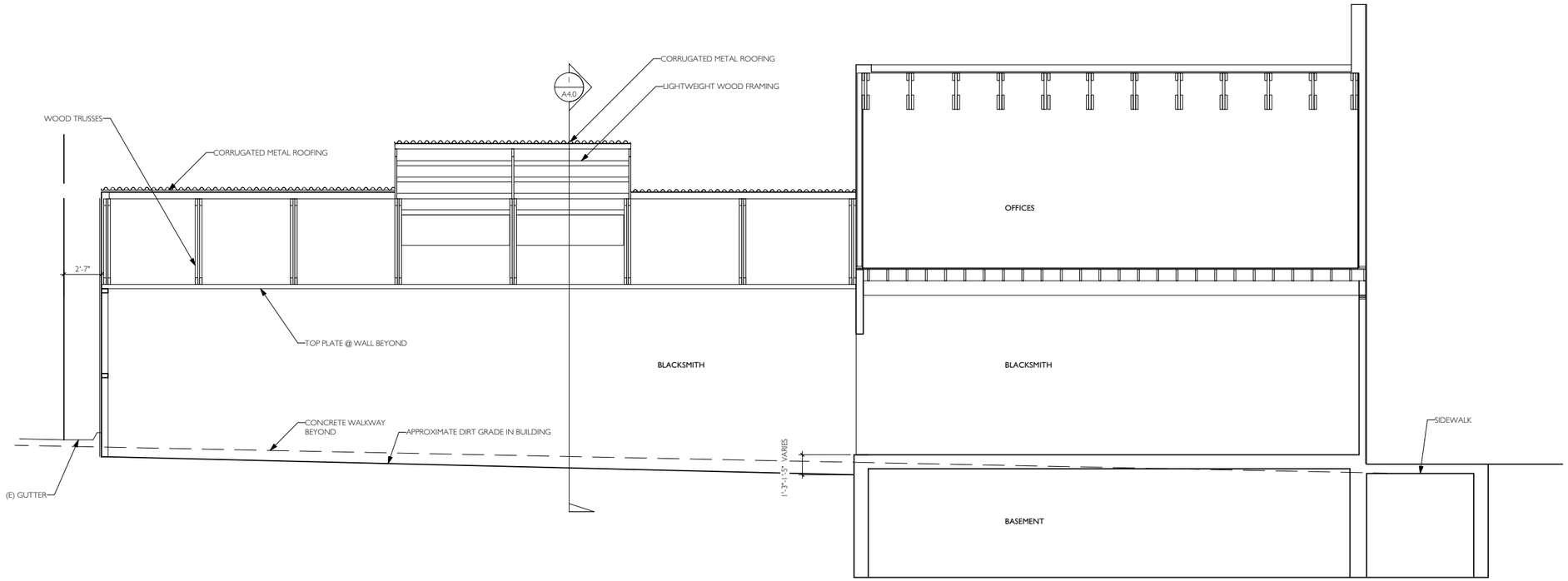
drawing title:
EAST ELEVATIONS

scale: AS NOTED

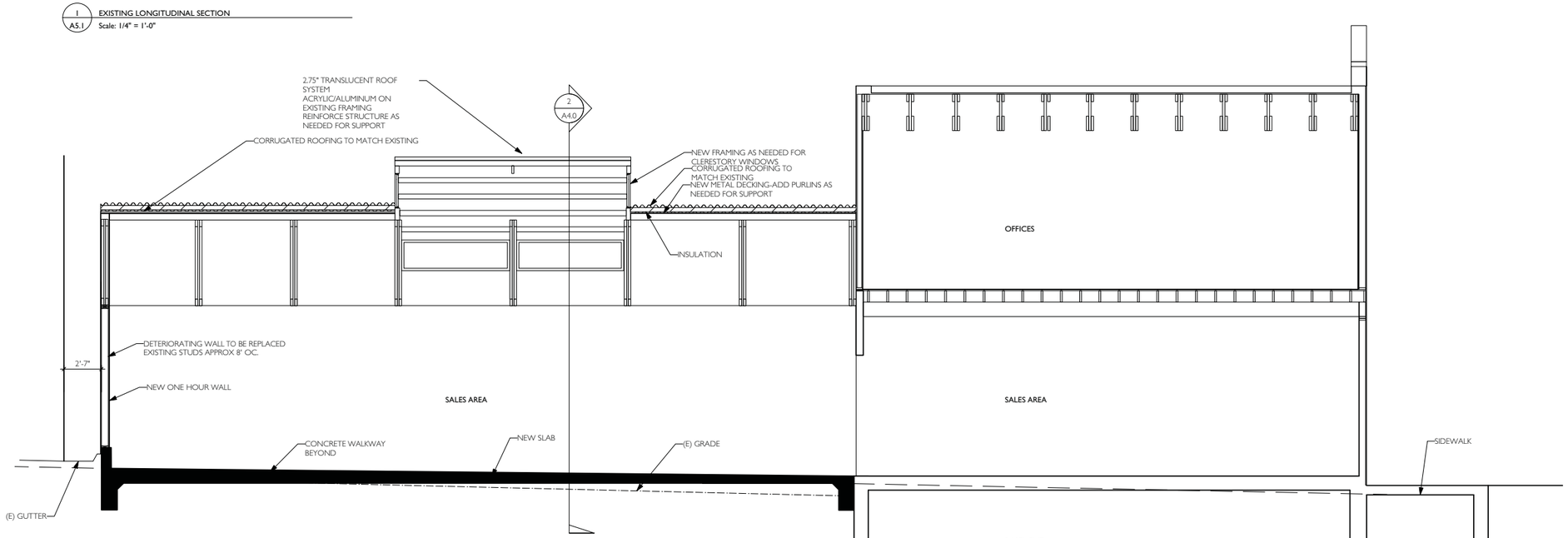
date/revisions:

12/2/16
3/8/17
NOPDR #1 10/12/17
NOPDR #2 1/15/18
NOPDR #3 5/9/18
6/21/19

drawing #:
A5.0



1 A5.1 EXISTING LONGITUDINAL SECTION
Scale: 1/4" = 1'-0"



2 A5.1 PROPOSED LONGITUDINAL SECTION
Scale: 1/4" = 1'-0"

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LONGITUDINAL SECTION

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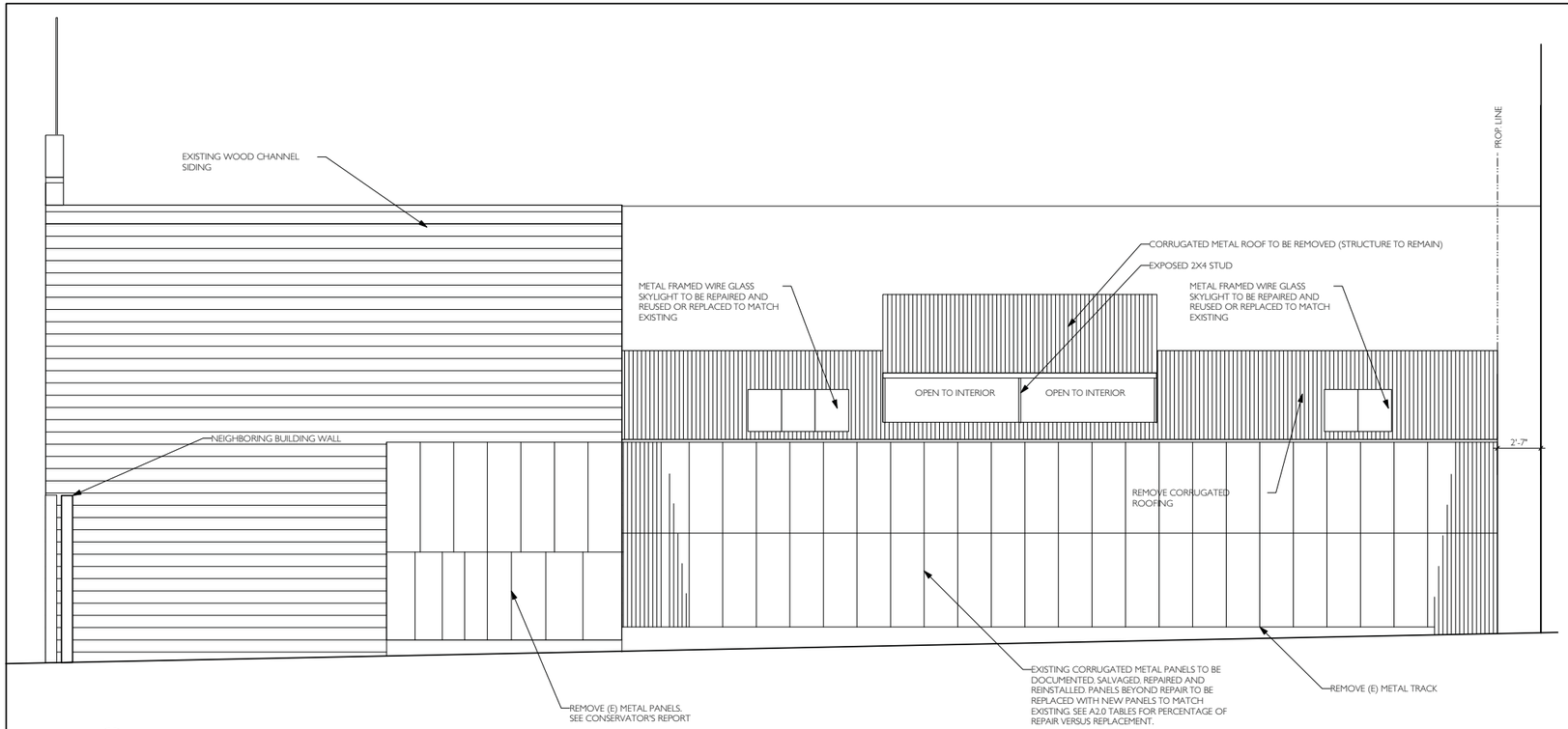
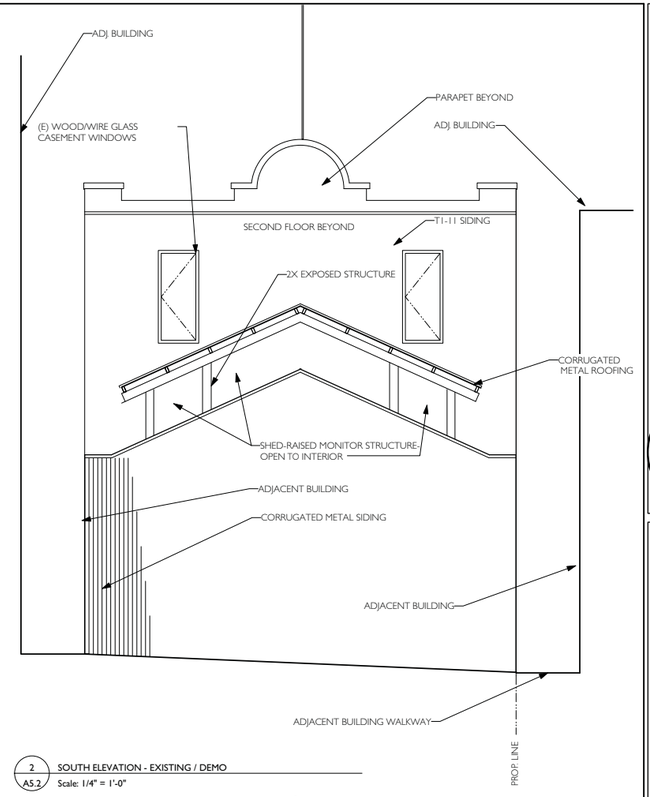
NOPDR #2	1/15/18
NOPDR #3	5/9/18
	6/21/19

drawing #:
A5.1



1 A5.2 **WEST ELEVATION - EXISTING / DEMO**
Scale: 1/4" = 1'-0"



2 A5.2 **SOUTH ELEVATION - EXISTING / DEMO**
Scale: 1/4" = 1'-0"

REPAIR NOTES

GENERAL

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3. REPAIR EXISTING PANELS.
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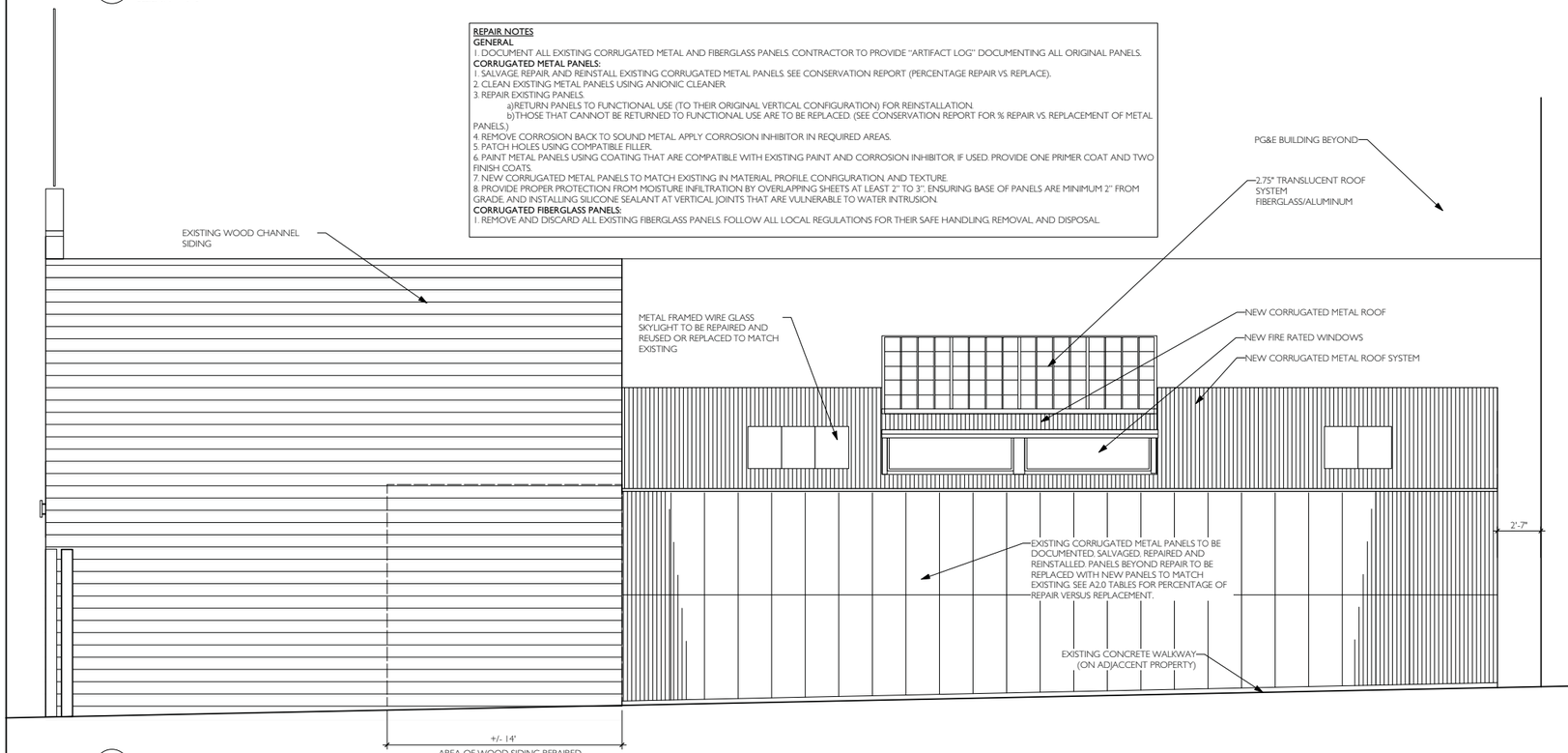
7. NEW CORRUGATED METAL PANELS TO MATCH EXISTING IN MATERIAL, PROFILE, CONFIGURATION, AND TEXTURE.
8. PROVIDE PROPER PROTECTION FROM MOISTURE INFILTRATION BY OVERLAPPING SHEETS AT LEAST 2" TO 3", ENSURING BASE OF PANELS ARE MINIMUM 2" FROM GRADE, AND INSTALLING SILICONE SEALANT AT VERTICAL JOINTS THAT ARE VULNERABLE TO WATER INTRUSION.

CORRUGATED FIBERGLASS PANELS:

1. REMOVE AND DISCARD ALL EXISTING FIBERGLASS PANELS. FOLLOW ALL LOCAL REGULATIONS FOR THEIR SAFE HANDLING, REMOVAL, AND DISPOSAL.



3 A5.2 **WEST ELEVATION - PROPOSED**
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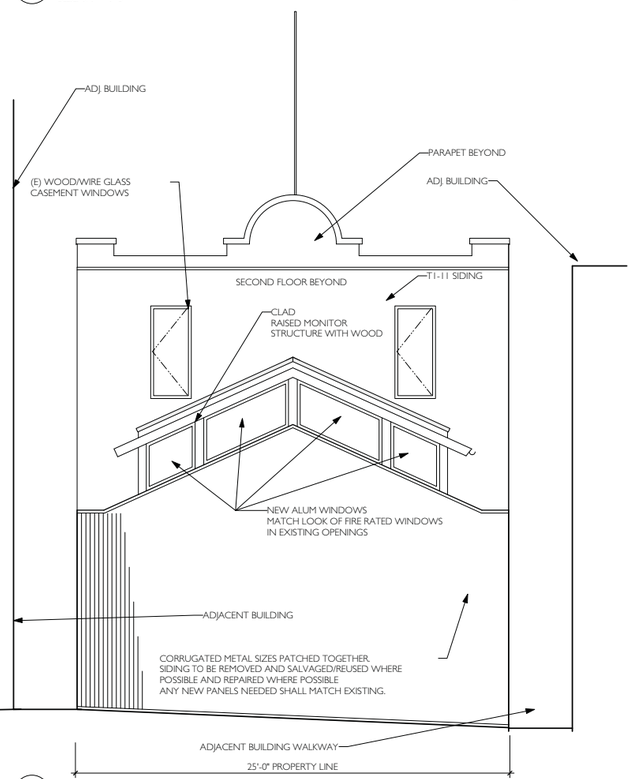

4 A5.2 **SOUTH ELEVATION - PROPOSED**
Scale: 1/4" = 1'-0"

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drawing title:
BULDING ELEVATIONS

scale: AS NOTED

date/revisions:

12/2/16
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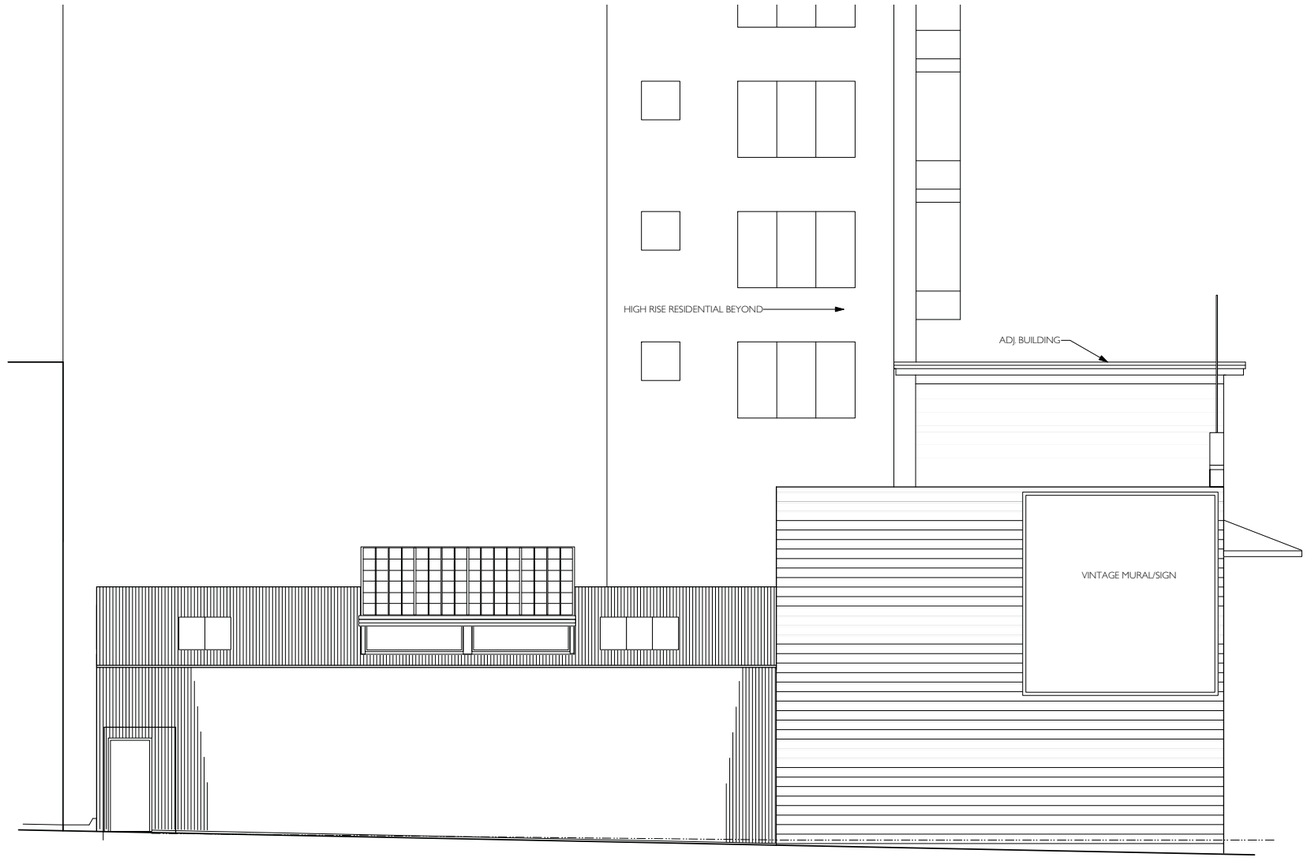
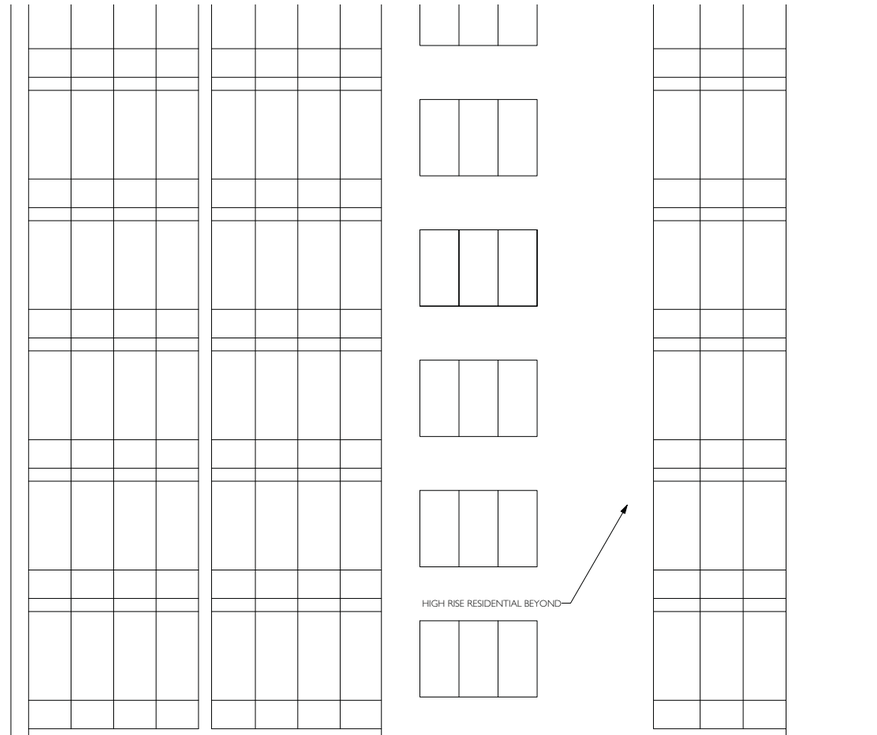
NOPDR #3 5/9/18
6/21/19

drawing #: **A5.2**



1 A5.2 ADJACENT BUILDING ELEVATION-EAST
Scale: 3/16" = 1'-0"



2 A5.2 ADJACENT BUILDING ELEVATION-FOLSOM STREET
Scale: 3/16" = 1'-0"

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drawing title:
ADJACENT BUILDING ELEVATIONS

scale: AS NOTED

date/revisions:

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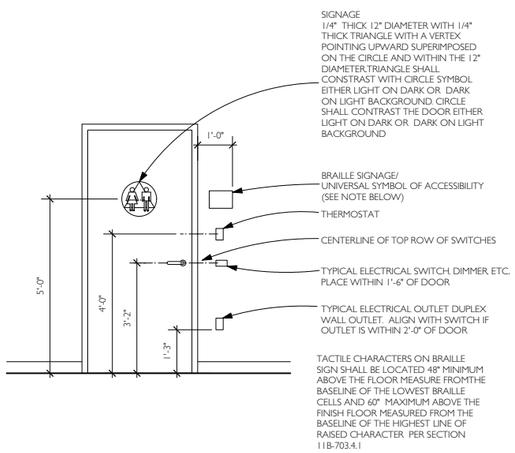
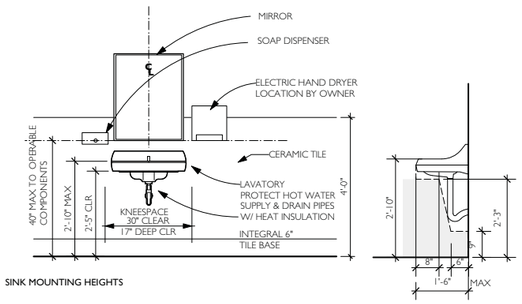
	3/8/17
NOPDR #1	10/12/17
NOPDR #2	1/15/18
NOPDR #3	5/9/18
	6/21/19

drawing #: **A5.3**

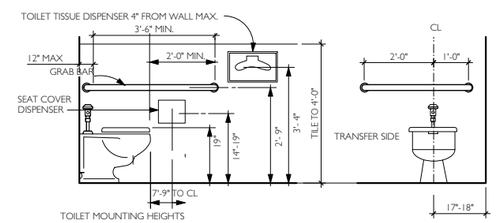


1 A6.0 **DOOR MOUNTING HEIGHTS**
1/2" = 1'-0"

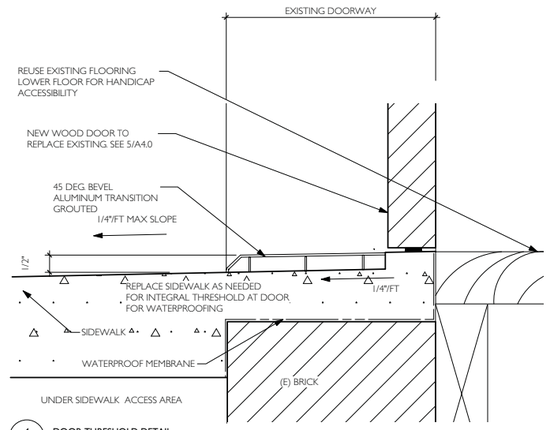


SINK MOUNTING HEIGHTS

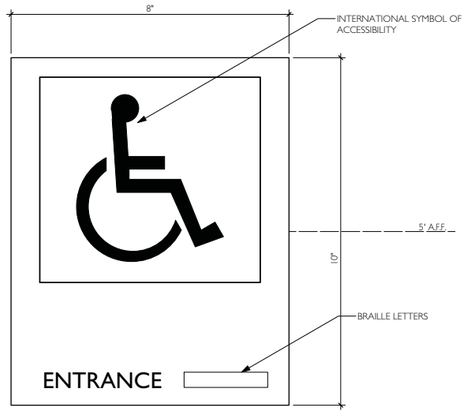
2 A6.0 **SINK MOUNTING HEIGHTS**
1/2" = 1'-0"



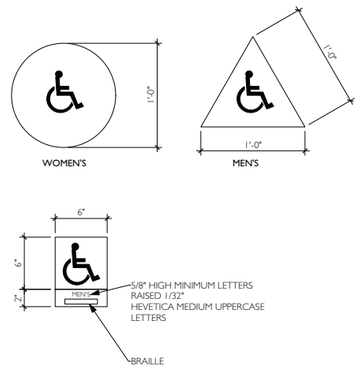
3 A6.0 **TOILET MOUNTING HEIGHTS**
1/2" = 1'-0"



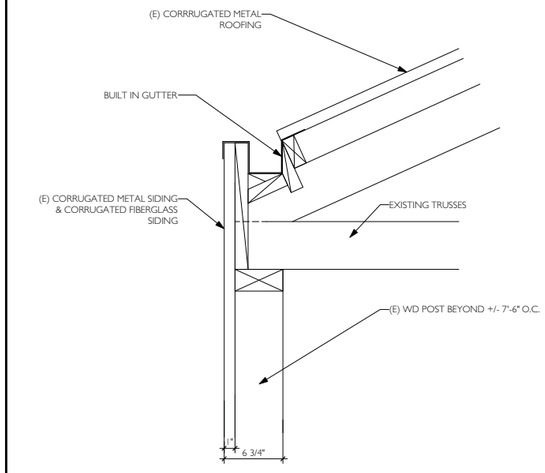
4 A6.0 **DOOR THRESHOLD DETAIL**
Half Actual Size



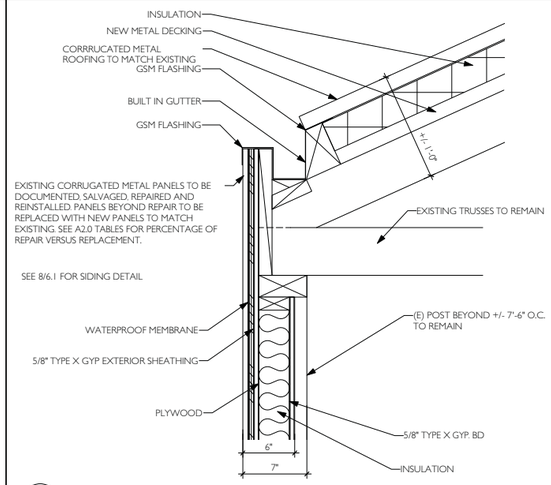
5 A6.0 **ACCESSIBLE ENTRANCE SIGNAGE**
Half Actual Size



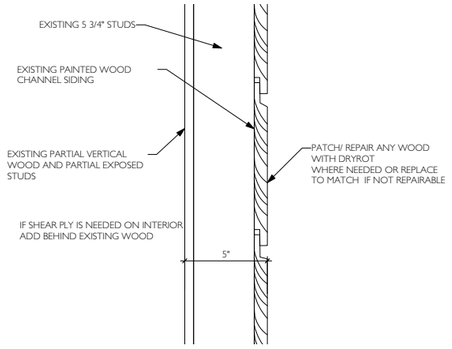
6 A6.0 **HANDICAP SIGNAGE**
1 1/2" = 1'-0"



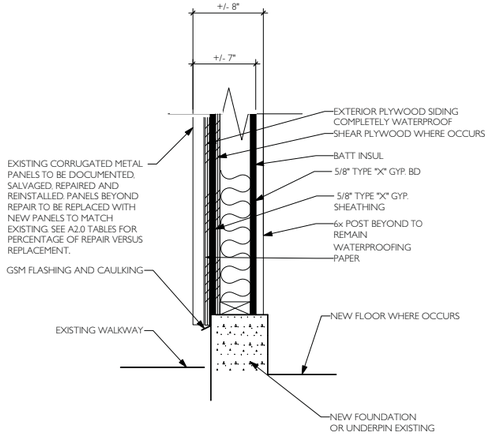
7 A6.0 **ROOF / WALL DETAIL - EXISTING**
1 1/2" = 1'-0"



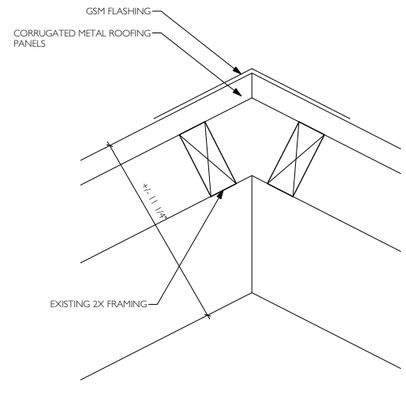
8 A6.0 **ROOF/WALL DETAIL - PROPOSED**
1 1/2" = 1'-0"



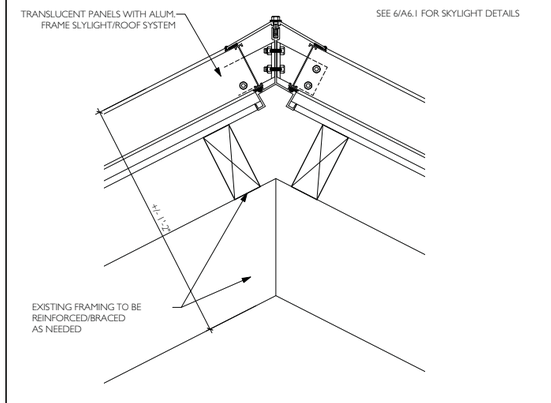
9 A6.0 **EXISTING WALL-FRONT BUILDING**
3" = 1'-0"



10 A6.0 **EXTERIOR WALL DETAIL-REAR SHED**
1 1/2" = 1'-0"



11 A6.0 **RIDGE DETAIL AT RAISED ROOF MONITOR-EXISTING**
3" = 1'-0"



12 A6.0 **RIDGE DETAIL AT RAISED ROOF MONITOR PROPOSED**
3" = 1'-0"

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San Francisco, CA

drawing title:
DETAILS

scale: AS NOTED

date/revisions:

	12/2/16
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NOPDR #1	10/12/17
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NOPDR #3	5/9/18
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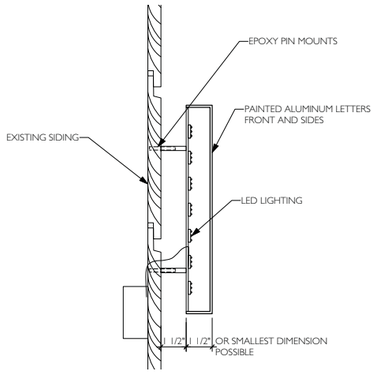
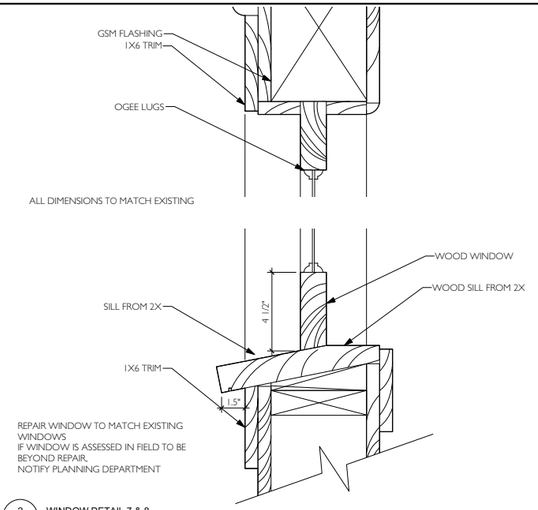
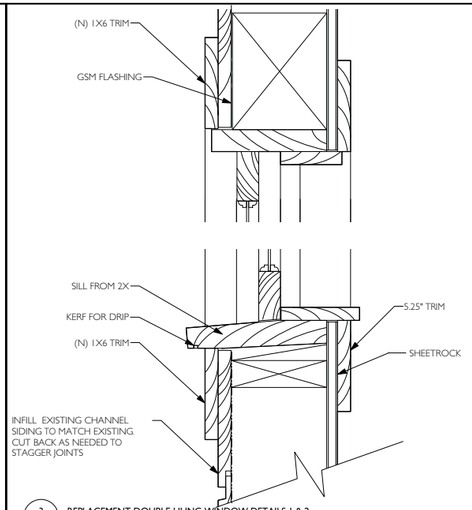
drawing #: **A6.0**



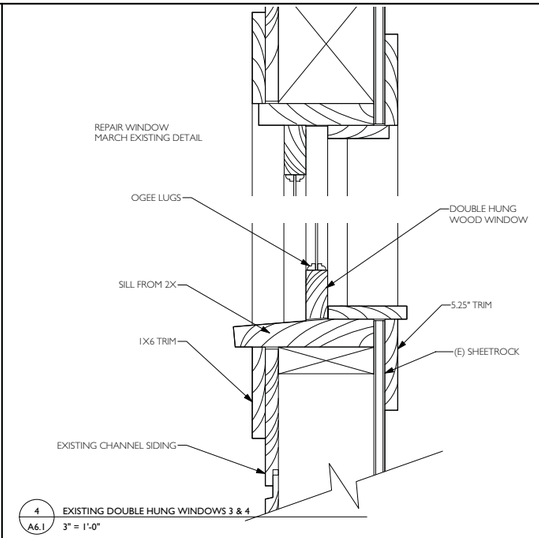
1 A6.1 PIN MOUNTED SIGNAGE LETTERS
3" = 1'-0"



2 A6.1 WINDOW DETAIL 7 & 8
3" = 1'-0"



3 A6.1 REPLACEMENT DOUBLE HUNG WINDOW DETAILS 1 & 2
3" = 1'-0"



4 A6.1 EXISTING DOUBLE HUNG WINDOWS 3 & 4
3" = 1'-0"

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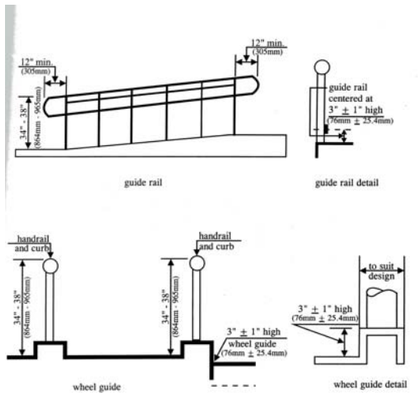
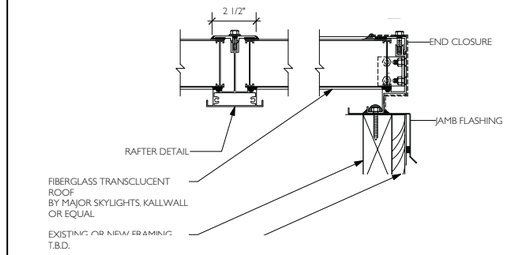
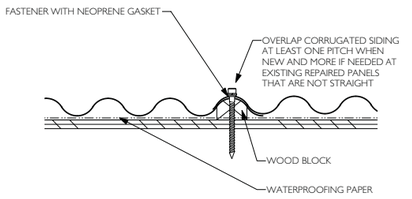


5 A6.1 RAMP HANDRAIL
3" = 1'-0"

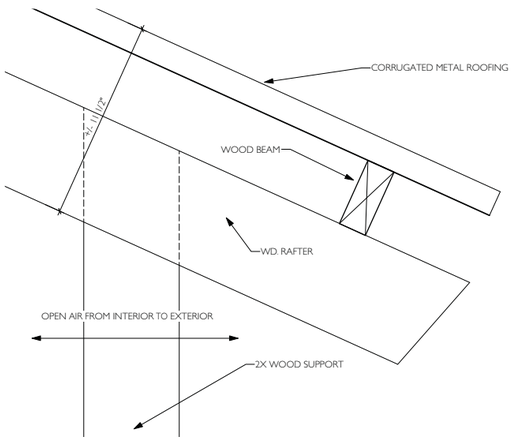


6 A6.1 SKYLIGHT PROFILE
3" = 1'-0"

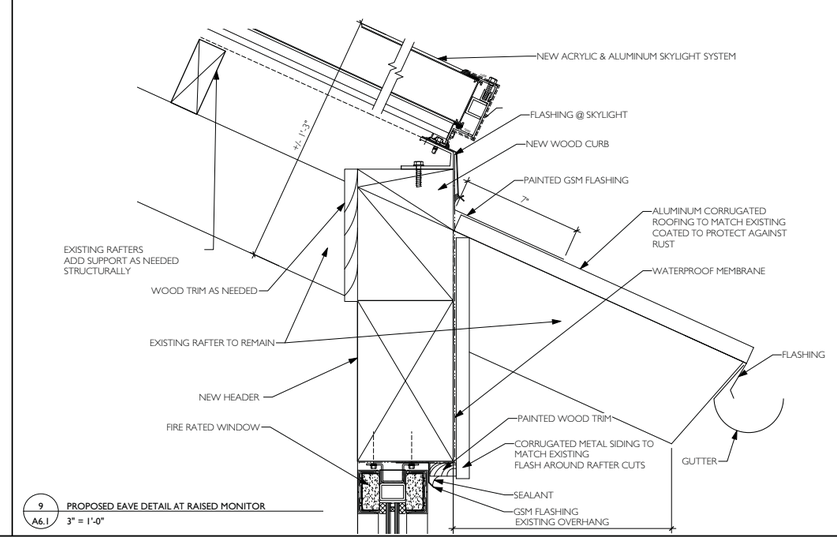
7 A6.1 SKYLIGHT DETIL
NO SCALE



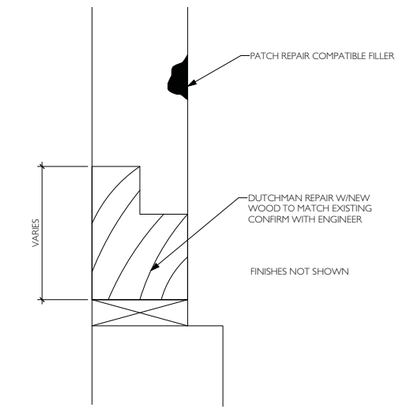
8 A6.1 PLAN DETAIL AT CORRUGATED SIDING
3" = 1'-0"



9 A6.1 EXISTING EAVE DETAIL AT RAISED MONITOR
3" = 1'-0"



9 A6.1 PROPOSED EAVE DETAIL AT RAISED MONITOR
3" = 1'-0"



11 A6.1 DETAIL AT POST REPAIR
3" = 1'-0"

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