



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: APRIL 3, 2019

### CONSENT

*Filing Date:* October 30, 2018  
*Case No.:* 2018-014839COA  
*Project Address:* 1 BUSH STREET  
*Historic Landmark:* No. 183: Crown Zellerbach Complex  
*Zoning:* C-3-O (Downtown-Office)  
500-S Height and Bulk District  
Market Street Special Sign District  
*Block/Lot:* 0290/011  
*Applicant:* Justin Zucker  
Reuben, Junius & Rose, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
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### PROPERTY DESCRIPTION

**1 BUSH STREET**, south side between Sansome, Battery, and Market Streets, Assessor's Block 0290, Lots 011, Supervisor District 3. The subject property is developed with two buildings set amongst a sunken plaza: the twenty-story Crown Zellerbach tower that occupies much of the lot, and a one-story round banking pavilion at the southwestern corner of the lot. All three of these elements were designed by Edward Bassett of architecture firm Skidmore, Owings, & Merrill, with Hertzka & Knowles having contributed specifically to the International Style tower. The complex was constructed in 1959 to provide office space for the Crown Zellerbach Corporation, a banking/retail use in the pavilion, and public open space via the plaza. The complex was designated City Landmark No. 183 in 1987 for its association with a prominent San Francisco family and corporation; as the work of a master architectural firm; and as the first of San Francisco's glass curtain wall towers and a prime example of the tower-plaza setting.

As described in the landmark designation case report, the property is characterized by features such as the glass curtain walls found at both buildings, the floating base of the tower, the overall composition of the structures within the plaza, and the materials and landscaping of the plaza itself, which Edward Bassett intended to have a Japanese character. This case report has been included as an attachment. The property is within the C-3-O (Downtown-Office) Zoning District, the Market Street Special Sign District, and a 500-S Height and Bulk District.

## PROJECT DESCRIPTION

The proposed project involves the construction of an approximately 158-square-foot kiosk sited above and outside of the sunken plaza, within a small nook at the northwest corner of the property. The kiosk would house an automated coffee dispensing robot. No interior or exterior changes to the tower or pavilion are proposed.

## OTHER ACTIONS REQUIRED

No other actions are required for approval of the associated building permit application.

## COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project complies with all aspects of the Planning Code.

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

*The project is limited to the construction of an approximately 158-square-foot coffee kiosk at the same location as a previous flower stand along the northwestern corner of the subject property. There would be no alterations made to or changes in use of the pavilion, plaza, and tower.*

**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 historic character of the property would be retained. There would be no alterations to the historic plaza, pavilion, or tower as the project is limited to construction of a coffee kiosk above and*

*outside the sunken plaza along the northwestern corner of the property. Therefore, no historic materials would be altered, and the property will continue to fully convey its historic character.*

- 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.

*The project does not propose to add conjectural features or changes that create a false sense of historical development. Changes are limited to the construction of a differentiated but compatible kiosk structure at a location previously occupied by a flower stand.*

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

*Distinctive materials, features, finishes, construction techniques, and examples of craftsmanship will be preserved. There will be no alterations to the historic plaza, pavilion, or tower as work is limited to the construction of an approximately 158-square-foot coffee kiosk above and outside of the sunken plaza along the northwestern corner of the property.*

- 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 exterior alterations will not destroy historic materials, features, and spatial relationships that characterize the property, and the new construction will protect the integrity of the property and its environment. There will be no alterations to the historic plaza, pavilion, or tower as work is limited to the construction of an approximately 158-square-foot coffee kiosk above and outside of the sunken plaza along the northwestern corner of the property. Given its location, the kiosk will be clearly separated from the historic components of the landmark property and would result in no changes to the character of the plaza. With its limited size, it will plainly appear subordinate to the tower and pavilion, while relating to the rectilinear form of the tower. As the exterior of the kiosk would be composed of perforated metal and glazing, it would further this relation by utilizing similar materials and acknowledging the predominantly transparent nature of the heavily glazed tower while possessing greater solidity to differentiate the kiosk and accommodate the security it is intended to provide the coffee robot. The metal slats used as accents on the north and south (left and rear in project plans) elevations will have a powder-coated finish matching the color of the tower's dark green spandrels to allow the new kiosk to better harmonize with the character of the property. This powder-coated finish will also improve the metal's durability over time.*

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

*As the new kiosk will result in no alterations to the historic plaza, pavilion, and tower, and it will be located in a nook along the northwestern corner of the property, it could be removed in the*

*future without any impairment to the essential form and integrity of the landmark property and its environment.*

## **PUBLIC/NEIGHBORHOOD INPUT**

The Department has received no public input on the project at the date of this report.

## **ISSUES & OTHER CONSIDERATIONS**

The project was heard by the Architectural Review Committee ("ARC") at its regular February 6, 2019 meeting. Pursuant to Department staff and ARC recommendations, the metal slats used as accents on the north and south (left and rear in project plans) elevations have been revised to have a powder-coated finish matching the color of the tower's dark green spandrels to allow the new kiosk to better harmonize with the character of the property. This powder-coated finish will also improve the metal's durability over time. As also noted by staff and the ARC, the use of synthetic wood for the base of the café robot is appropriate as the robot represents a use-related fixture and is distinct from concerns related to the design of the new kiosk structure.

## **STAFF ANALYSIS**

Based on the requirements of Article 10 of the Planning Code and the Secretary of the Interior's Standards, staff has determined that the proposed work is compatible with the character-defining features of the landmark Crown-Zellerbach complex.

There will be no alterations to the historic plaza, pavilion, or tower as work is limited to the construction of an approximately 158-square-foot coffee kiosk above and outside of the sunken plaza along the northwestern corner of the property. This area was previously occupied by a freestanding flower kiosk; thus the retail function of this corner would be continued.

Given this location, the kiosk will also be clearly separated from the historic components of the landmark property and would result in no changes to the character of the plaza. With its limited size, it will plainly appear subordinate to the tower and pavilion, while relating closely to the rectilinear form of the tower. As the exterior of the kiosk would be composed of perforated metal and glazing, it would further this relation by utilizing similar materials and acknowledging the predominantly transparent nature of the heavily glazed tower while possessing greater solidity to differentiate the kiosk and accommodate the security it is intended to provide the coffee robot. The compatibility of the kiosk is furthered through powder-coating the decorative metal slats on the north and south (left and rear in project plans) elevations of the kiosk with a finish matching the dark green spandrels of the tower.

## **ENVIRONMENTAL REVIEW STATUS**

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One – Minor Alteration)



because the project includes a minor alteration of an existing structure that meets the Secretary of the Interior's Standards.

## **PLANNING DEPARTMENT RECOMMENDATION**

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

## **ATTACHMENTS**

Draft Motion

Parcel Map

1998 Sanborn Map

Aerial Photograph

Overhead Map

Site Photo

February 6, 2019 ARC Meeting Notes

Project Sponsor Submittal, including:

- Sponsor's Letter
- Project Plans and Renderings
- Consultant Report on Flower Kiosk
- Photos of Material Samples

Landmark No. 183 Designating Ordinance



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission

### Motion No. #####

HEARING DATE: APRIL 3, 2019

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**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 011 IN ASSESSOR'S BLOCK 0290, WITHIN THE C-3-O (DOWNTOWN-OFFICE) ZONING DISTRICT, THE MARKET STREET SPECIAL SIGN DISTRICT AND THE 500-S HEIGHT AND BULK DISTRICT.**

### **PREAMBLE**

WHEREAS, on October 30, 2018 Justin Zucker ("Property Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to construct an approximately 158-square-foot, fixed kiosk structure at the northwest corner of the plaza for the property located at 1 Bush Street.

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 April 3, 2019, the Commission conducted a duly noticed public hearing on the current project, Case No. 2018-014839COA (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 approves the Certificate of Appropriateness, in conformance with the architectural plans dated April 3, 2019 and labeled Exhibit B on file in the docket for Case 2018-014839COA based on the following findings:

## 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 dated April 4, 1983.

- That the proposed project is compatible with the character-defining features of the subject landmark property.
- That the proposed project maintains and does not alter or destroy the building's character-defining features or materials.
- The proposed project will not remove distinctive materials nor irreversibly alter features, spaces, or spatial relationships that characterize the contributing resource or Landmark District.
- The proposed project meets the requirements of Article 10.
- 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 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 will result in a fixed coffee kiosk at the same location of a previous, freestanding flower kiosk and will therefore continue the use of this location for a neighborhood serving retail use.*

- 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 respect the character-defining features of the contributory property 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 affect the City's affordable housing supply.*

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

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

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

*The proposed project will have no effect on industrial and service sector jobs.*

- 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 not be affected by the project. All construction will be executed in compliance with all applicable construction and safety measures.*

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

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

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

*The proposed project will not affect 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 the 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 **APPROVES a Certificate of Appropriateness** for the property located at Lot 011 in Assessor's Block 0290 for proposed work in conformance with the renderings and architectural sketches dated labeled Exhibit B on file in the docket for Case No. 2018-014839COA.

**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 April 3, 2019.

Jonas P. Ionin  
Commission Secretary

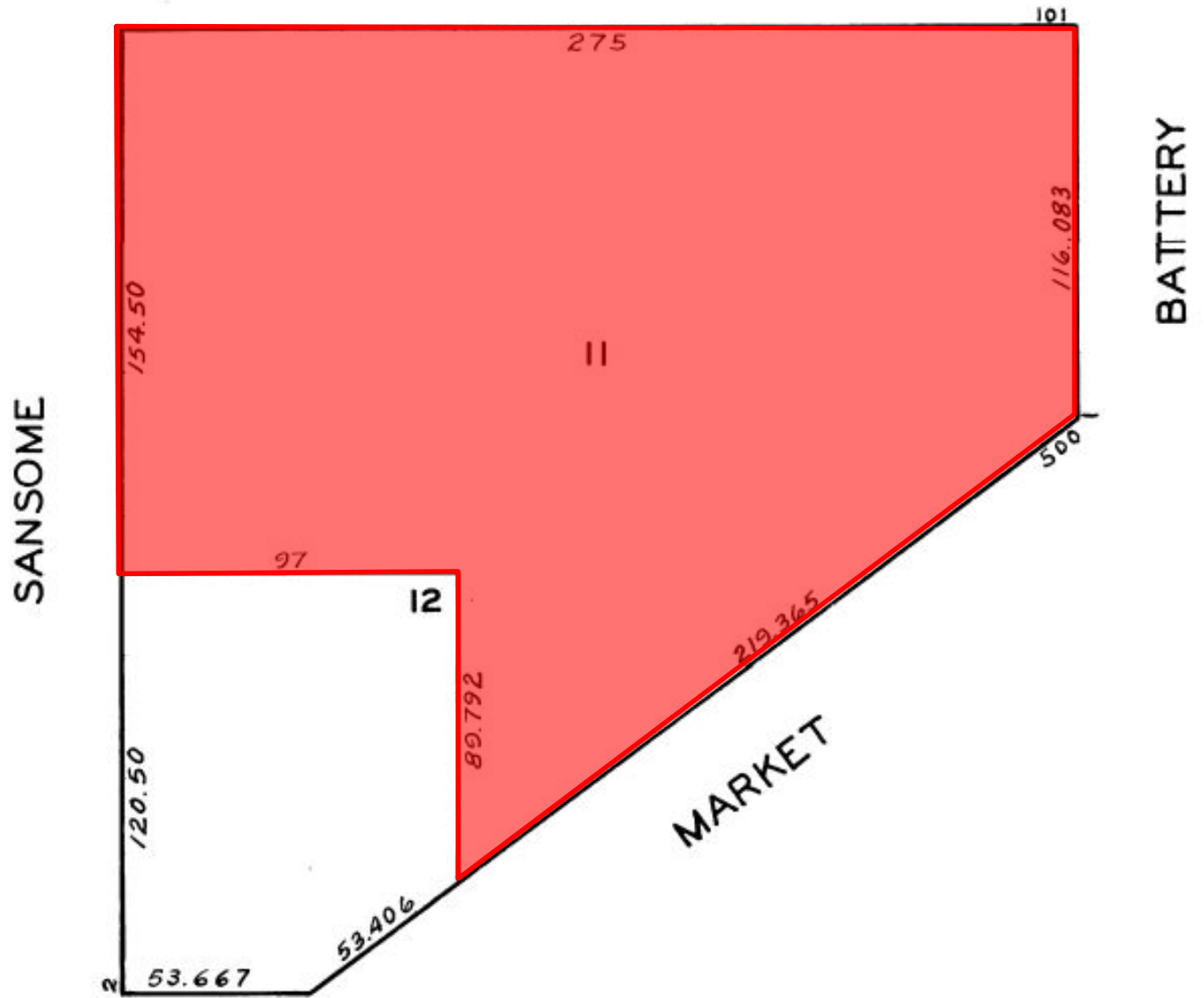
AYES: X

NAYS: X

ABSENT: X

ADOPTED: April 3, 2019

# Parcel Map\*

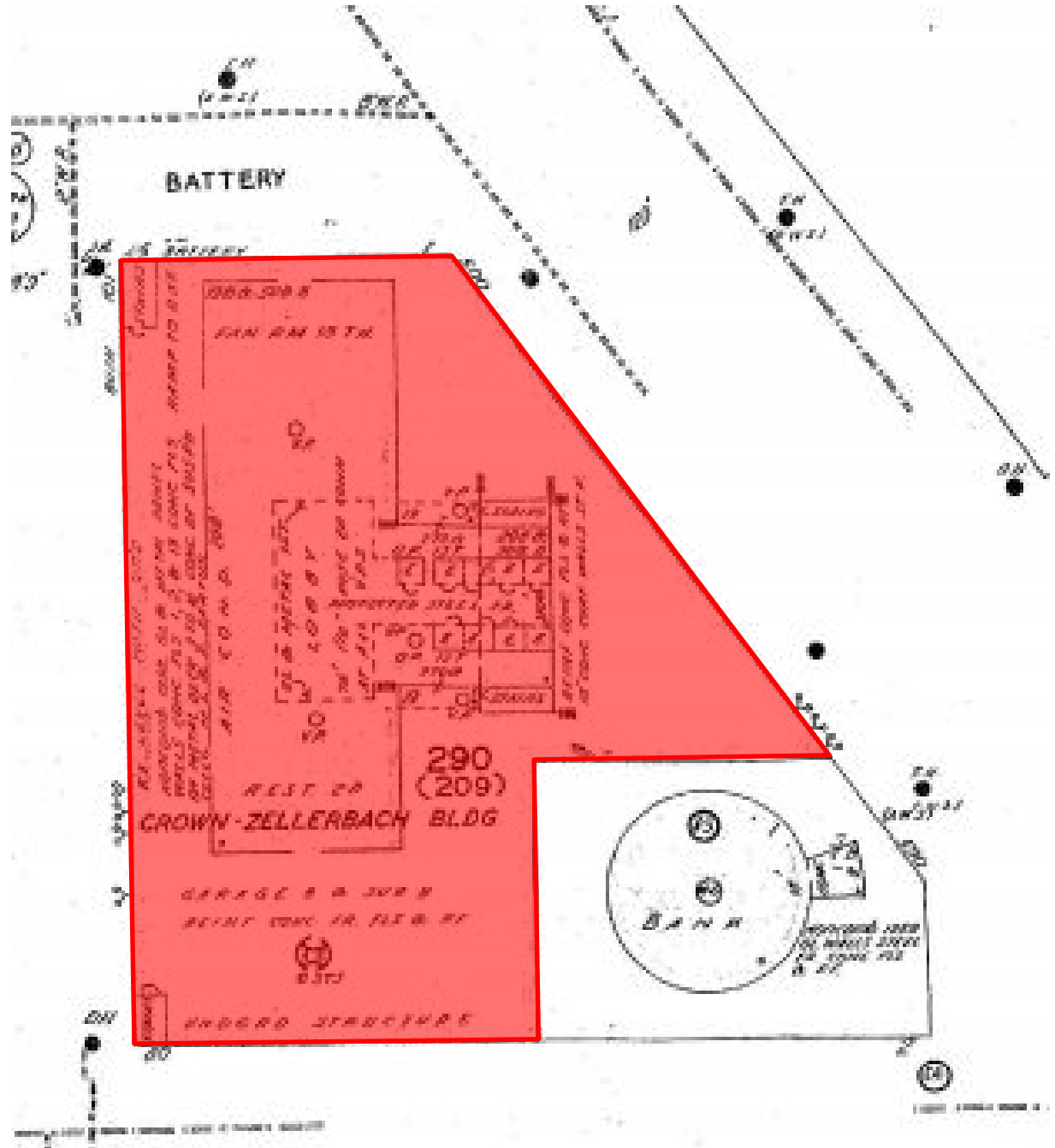


\*Note that while the project site is limited to Lot 011, the landmark property additionally includes Lot 012.





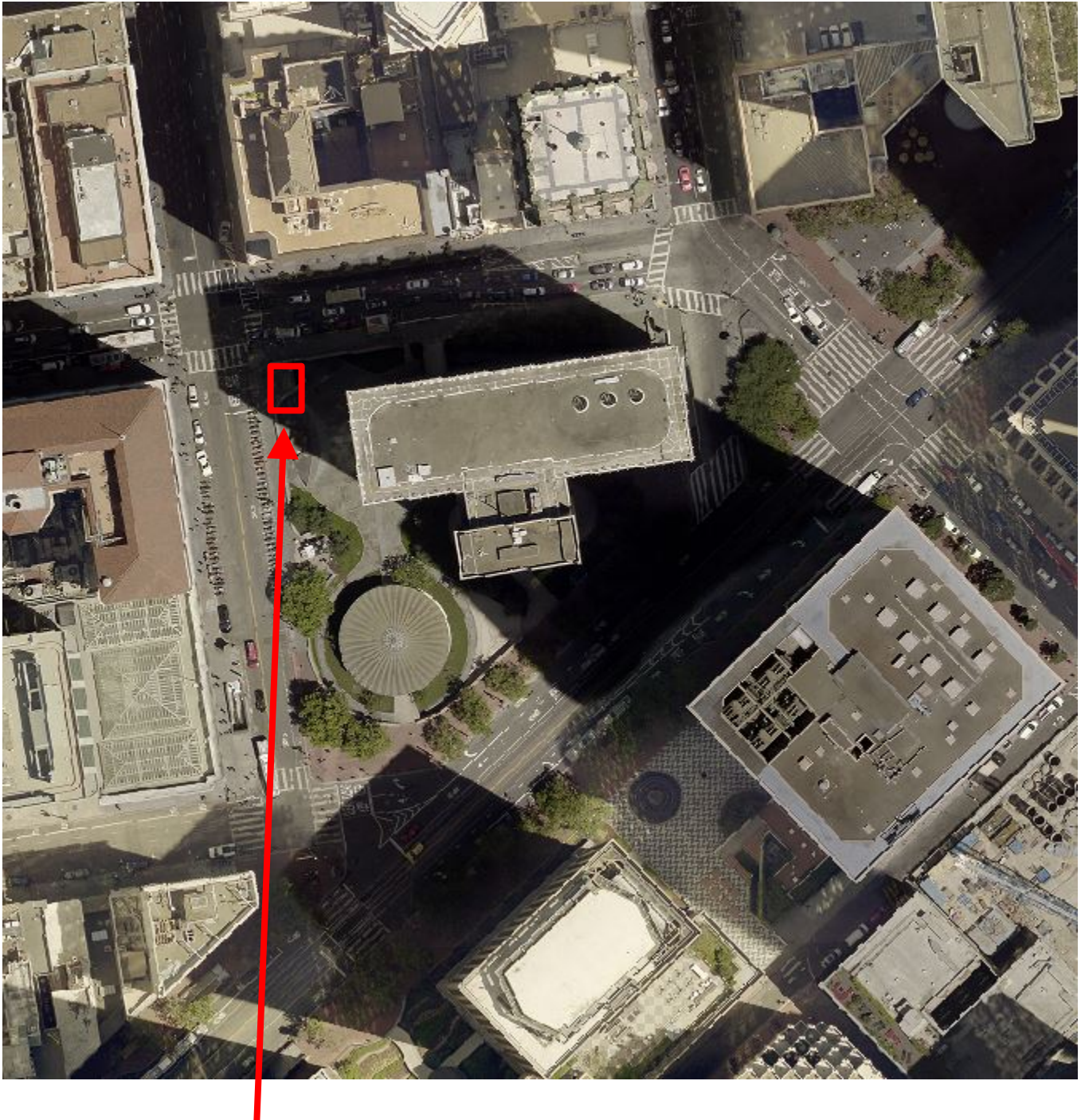
# Sanborn Map\*



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



# Aerial Photograph



**APPROXIMATE LOCATION  
OF PROPOSED KIOSK**



Certificate of Appropriateness  
Case Number 2018-014839COA  
1 Bush Street

# Overhead Map



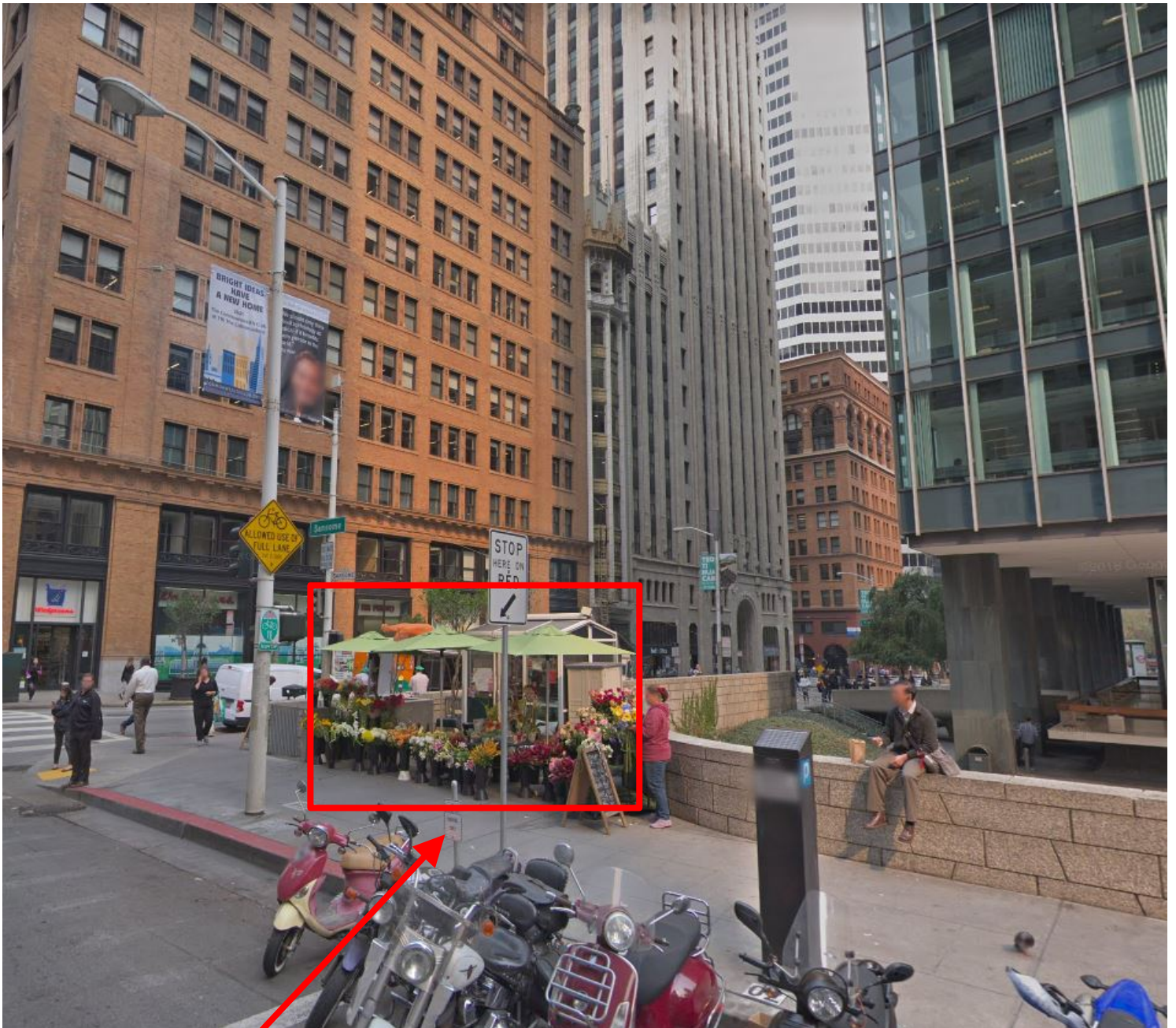
APPROXIMATE LOCATION  
OF PROPOSED KIOSK



Certificate of Appropriateness  
Case Number 2018-014839COA  
1 Bush Street



# Site Photo



**APPROXIMATE LOCATION  
OF PROPOSED KIOSK**

Certificate of Appropriateness  
Case Number 2018-014839COA  
1 Bush Street



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** February 25, 2019

**TO:** Justin A. Zucker

**CC:** Historic Preservation Commission

**FROM:** Jonathan Vimr, Preservation Planner  
(415) 575-9109

**REVIEWED BY:** Architectural Review Committee of the  
Historic Preservation Commission

**RE:** **Meeting Notes from Review and Comment at the  
February 6, 2019, ARC-HPC Hearing for 1 Bush Street**

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At the request of the Planning Department, the design for a proposal to construct an approximately 120-square-foot coffee kiosk at the northwestern corner of the subject property was brought to the Architectural Review Committee (ARC) on February 6, 2019. At the ARC meeting, the Planning Department requested review and comment on the preliminary proposed plans to bring the project into compliance with the *Secretary of the Interior's Standards* and local guidelines and policies. The Planning Department Preservation Staff has prepared a summary of the ARC comments from that meeting.

## ARC COMMENTS

1. **Overall Form and Continuity.** The kiosk itself will only occupy a 120-square-foot area, and will be located entirely outside of the sunken plaza in a nook at the northwest corner of the lot. This portion of the property was previously occupied by a freestanding flower kiosk. Given this, Staff believed that the new construction would be clearly separated from the historic buildings and would result in no changes to the character of the plaza.
  - Staff believed that the proposed kiosk would be compatible with the overall form and continuity of the subject property. The Architectural Review Committee concurred with staff's assessment at the February 6, 2019, meeting.
2. **Scale & Proportion.** The new construction will occupy a 120-square-foot area located at the northwestern corner of the property in an area previously occupied by a freestanding flower kiosk. The kiosk's overall height and massing would be substantially reduced from those of the historic buildings. New construction would appear subordinate to the Crown-Zellerbach tower while relating to its form.
  - Staff believed that the proposed kiosk would be compatible with the overall scale and proportion of the subject property. The Architectural Review Committee concurred with staff's assessment at the February 6, 2019, meeting.

3. **Fenestration.** The facades of both the historic tower and pavilion consist of floor to ceiling curtain wall systems. While the alternatively perforated and glazed exterior of the proposed kiosk would not achieve the same levels of transparency, it would acknowledge and relate to this characteristic while also providing differentiation for the new kiosk. Generally, the Department believed that the project's overall fenestration would be differentiated yet compatible with the adjacent landmark with regard to design, materials, and orientation.
  - Staff believed that the proposed kiosk appears compatible with the overall fenestration patterns of the subject property. The Architectural Review Committee concurred with staff's assessment at the February 6, 2019 meeting.
4. **Materials, Texture, & Details.** The exterior of the tower's primary massing consists of floor to ceiling aluminum framed glass curtain walls with dark green tinted spandrels, while the stair projects perpendicularly from the southern elevation and is clad with glass mosaic tile. The glazed office portion of the tower visually floats atop masonry clad pilotis and a deeply inset lobby. The similarly curtain-walled pavilion rests on a concrete base and is capped by a metal compression ring roof. As currently proposed, the new construction would largely be composed of metal, but perforated to acknowledge the ample transparency and lightness of the existing structures. This would be particularly expressed through the roll up door on the west (front) elevation, which consists of glass panels set within a metal frame and would continue to reflect this focus on transparency even when the kiosk is closed.
  - Staff believed that the proposed materials of the new construction were generally compatible with those of the subject property, but recommended that the synthetic wood slats used as accents on the north and south (left and rear in project plans) elevations be composed of metal with a powder-coated finish matching the color of the tower's dark green spandrels. Staff stated that doing so would allow the new structure to more directly relate to and harmonize with the character of the property. Staff noted that although this synthetic wood is also proposed for the base of the café robot, said robot represents a use-related fixture and is distinct from concerns related to the design of the new structure. The Architectural Review Committee concurred with staff's assessment at the February 6, 2019, meeting.

# REUBEN, JUNIUS & ROSE, LLP

Justin A. Zucker  
jzucker@reubenlaw.com

March 5, 2019

## **Delivered Via Electronic Mail and Hand Delivery**

President Aaron Hyland and Commissioners  
San Francisco Historical Preservation Commission  
Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, California 94102-4689

**Re: One Bush Street**  
**Planning Case No.: 2018-014839COA**  
**Hearing Date: April 3, 2019**  
**Our File No.: 10946.01**

Dear President Hyland and Commissioners:

This office represents CafeX Technologies, Inc. (“**Project Sponsor**”). Project Sponsor seeks to develop a 158 square foot semi-permanent modular building/kiosk with an automated coffee dispensing robot (the “**Project**”). The Project would be at the northwest corner of the lot near the southeast corner of the intersection of Sansome and Bush Street. The Project will provide the surrounding public and commuters with coffee beverages. The Project’s robotic operation, i.e., making coffee, would be entirely within the modular structure. Two ordering stations are outfitted with electronic pads for ordering beverages. After hours, the kiosk will be self-enclosed with sliding sides made of perforated metal with transparent acrylic backing and a transparent roll-down door. The structure would not be within the public right-of-way.

The Project was heard by the Architectural Review Committee (“**ARC**”) on February 6, 2019, addressing four areas: (1) overall form and continuity; (2) scale and proportion; (3) fenestration; and (4) material, texture, and details. At the hearing, the ARC concurred with staff’s position on all four areas, finding that the proposed kiosk would be compatible. The ARC, however, requested Project Sponsor meet and confer with Planning Department Staff regarding using powder coated metal rather than synthetic wood slats for north and south sliding sides and matching their color with the historic Crown Zellerbach building’s dark green spandrels. Project Sponsor has met and conferred with Staff agreeing to powder coated metal slats for the sides as well as selecting the color (RAL 6004 Blue-Green). Enlarged renderings of the kiosk and updated plans identifying the color selection are attached as **Exhibit A** and **Exhibit B**, respectively.

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The Project will provide benefits to the City, including the following:

- **Development Conforms to Historical Use.** The Project respects the historical resources at the Property, namely the Crown Zellerbach Building. The Project will construct an attractive modular kiosk on the corner of the lot outside the sunken plaza, which has historically been occupied by a neighborhood-serving retail kiosk as far back as 1961. (See Exhibit C)
- **Provides Sense of Past without Historical Misappropriation.** The Project has been designed with perforated metal siding to match the historical context of the Crown Zellerbach Building without creating a false sense of history.
- **Improves Area Safety.** The Project is located in a transit-rich area, a few hundred feet from a BART/MUNI entrance on west side of Sansome Street at the corner of Sutter Street and numerous MUNI bus line stops. The Project would create a safe space for pedestrian movement to conveniently procure a coffee beverage as they commute within the downtown area.

The Project will bring back to life again an underutilized corner of the Property that has historically been a neighborhood-serving retail kiosk. It will further activate the street corner at Bush and Sansome Streets and create a safer pedestrian experience. We look forward to presenting the Project to you on April 3, 2019. For all of the reasons stated herein and those listed in the applications, we respectfully urge the Historical Preservation Commission to support this Project. Thank you for your consideration.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



**Justin A. Zucker**

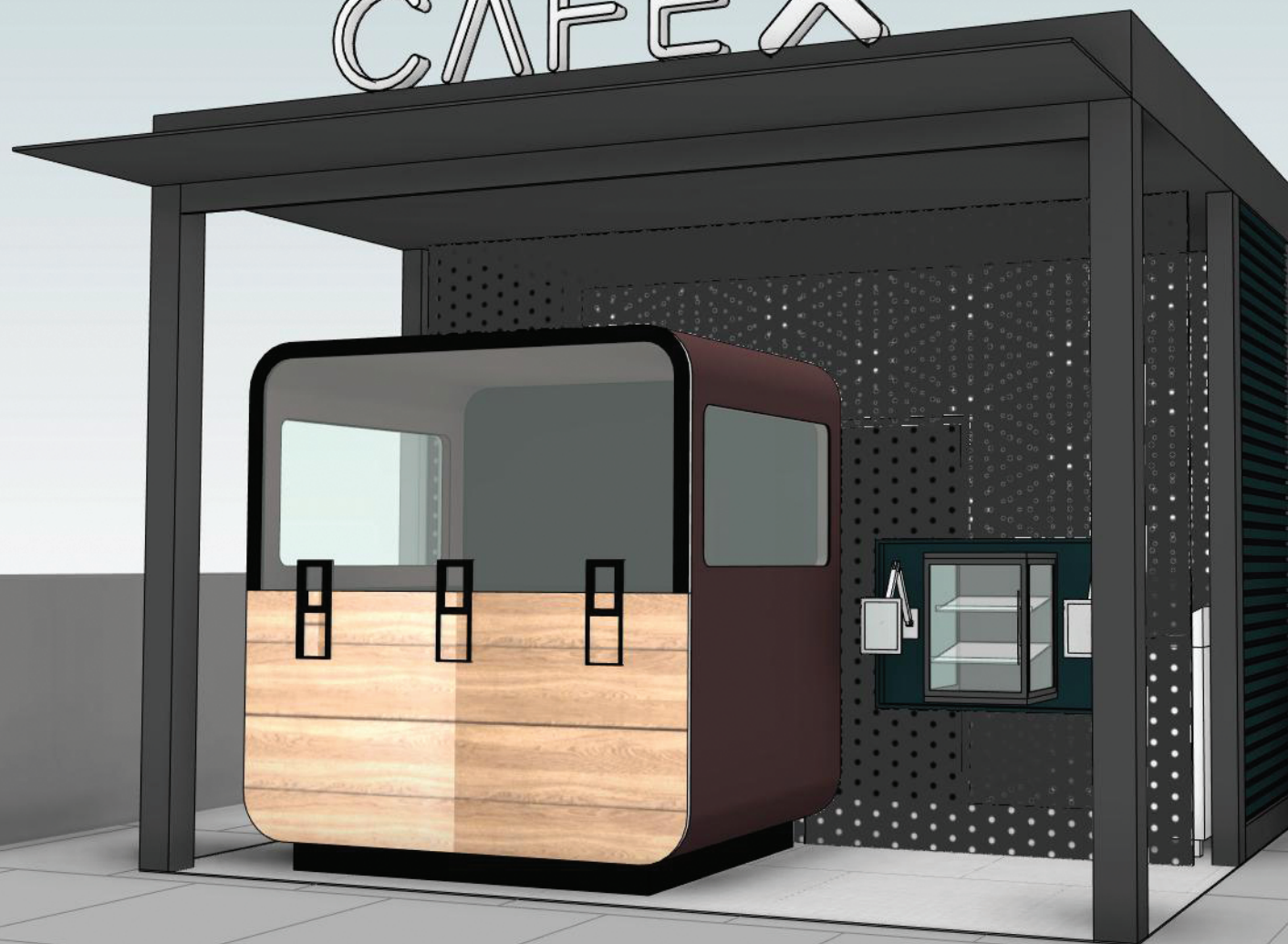
Enclosure: Exhibit A – Renderings of Kiosk  
Exhibit B – Plans for Kiosk  
Exhibit C – Kelly Consulting March 27, 2017, Memorandum

cc: Diane Matsuda, Vice President  
Kate Black, Commissioner  
Ellen Johnck, Commissioner  
Richard S.E. Johns, Commissioner  
Jonathan Pearlman, Commissioner  
Andrew Wolfram, Commissioner  
Andrew J. Junius, Reuben, Junius, and Rose, LLP (*via e-mail only*)



# **EXHIBIT A**

CAFEX



CAFEX



## **EXHIBIT B**

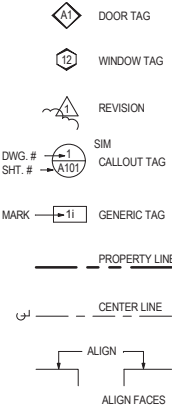


ABV.	ABOVE	LAD.	LADDER
AC	AIR CONDITIONING	LAM.	LAMINATE
ACOUST	ACOUSTICAL	LAV.	LAVATORY
ACT	ACOUSTICAL TILE	LKR.	LOCKER
A.D.	AREA DRAIN	L.T.	LIGHT
ADA	AMERICANS WITH DISABILITIES ACT	LTG.	LIGHTING
ADDL.	ADDITIONAL	MATL.	MATERIAL
ADJ.	ADJUSTABLE	MAX.	MAXIMUM
A.F.F.	ABOVE FINISHED FLOOR	M.B.	MACHINE BOLT
AIA	AMERICAN INSTITUTE OF ARCHITECTS	M.C.	MEDICINE CABINET
ALUM.	ALUMINUM	MECH.	MECHANICAL
ALT.	ALTERNATE	MEMB.	MEMBRANE
ANOD.	ANODIZED	MEZZ.	MEZZANINE
APPROX.	APPROXIMATE	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
ASSM.	ASSEMBLY	MIR.	MIRROR
		MIR.S.	MIRROR & SHELF
BD.	BOARD	MISC.	MISCELLANEOUS
BIT.	BETWEEN	MTD.	MOUNTED
BEV.	BEVEL	MTL.	METAL
BLDG.	BUILDING	MUL.	MULLION
BLK.	BLOCK		
BLKG.	BLOCKING		
BM.	BEAM	(N)	NEW
BOT.	BOTTOM	N	NORTH
BRKT.	BRACKET	NOT IN CONTRACT	
B.U.R.	BUILT-UP ROOF	NO. / #	NUMBER
B.W.	BOTTOM OF WALL	NOM.	NOMINAL
		NTS	NOT TO SCALE
CAB.	CABINET	O/	OVER / ON
CB.	CIRCUIT BREAKER	O.C.	ON CENTER
CBC	CATCH BASIN	O.D.	OUTSIDE DIAMETER (DIMENSION)
CEM.	CEMENT	O.L.F.	OCCUPANT LOAD FACTOR
CER.	CERAMIC	OPNG	OPENING
CL.	CAST IRON	OPPOSITE	
CJ.	CONTROL JOINT	OH	OPPOSITE HAND
C.L.	CENTERLINE	OVHD.	OVERHEAD
CLG.	CEILING		
CLKG.	CAULKING	P. LAM.	PLASTIC LAMINATE
CLO.	CLOSET	PAR.	PARALLEL
CLR.	CLEAR	P.D.	PERFORATED DRAIN
CO	CLEANOUT	PERF.	PERFORATED
COL.	COLUMN	P.G.	PAINT GRADE
COMB.	COMBINATION	P.H.	PHILLIP'S HEAD
CONC.	CONCRETE	PL.	PLATE
CONN.	CONNECTION	PLUMB.	PLUMBING
CONSTR.	CONSTRUCTION	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	PNTD.	PAINTED
CONTR.	CONTRACTOR	PAIR	PAIR
CORR.	CORRIDOR	PREFAB.	PREFABRICATED
CS	COUNTERSINK	PSI	POUNDS PER SQUARE INCH
CT	CERAMIC TILE	PT.	POINT
CTSK	COUNTERSINK	P.T.D.	PAPER TOWEL DISPENSER
CW	COLD WATER	PTN.	PARTITION
		PTR	PAPER TOWEL RECEPTACLE
		PVC	POLYVINYL CHLORIDE
		PVMT.	PAVEMENT
		QTY.	QUANTITY
D.	DRAIN		
DBL.	DOUBLE		
DEMO.	DEMOLISH		
DEPT.	DEPARTMENT		
DET.	DETAIL(S)	R.	RISER
D.F.	DOUGLAS FIR	R.A.	RETURN AIR
DIA	DIAMETER	RADIUS	
DIG	DIAGONAL	R.B.	RESILIENT BASE
DIM	DIMENSION	R.C.	ROUGH CONCRETE
DISP	DISPENSER	R.C.P.	REFLECTED CEILING PLAN
DOWN	DOWN	REBAR	REINFORCING BAR
D.O.	DOOR OPENING	RECE.	RECESSED
DR	DOOR	REF.	REFERENCE
DS	DRAWPOUT	REINF.	REINFORCED
DWG	DRAWING	REQD.	REQUIRED
DWR	DRAWER	REV.	REVISION
		ROTR.	REGISTER
(E)	EXISTING	RM	ROOM
E.	EAST	RND.	ROUND
EA.	EACH	R.O.	ROUGH OPENING
E.B.	EXPANSION BOLT	R.O.W.	RIGHT OF WAY
E.J.	EXPANSION JOINT	R.W.L.	RAIN WATER LEADER
EL.	ELEVATION		
ELEC.	ELECTRICAL	S	SOUTH
EMER.	EMERGENCY	SAN.	SANITARY
ENCL.	ENCLOSURE	SASM.	SELF-ADHERING SHEET MEMB.
E.P.	ELECTRICAL PANELBOARD	S.C.	SOLID CORE
EQ	EQUAL	SCHED.	SCHEDULE
EQUIP.	EQUIPMENT	SECT.	SECTION
EXH.	EXHAUST	SEL.	SELECT
EXPO.	EXPOSED	SF	SQUARE FOOT
EXT.	EXISTING	S.G.	STAIN GRADE
EXT.	EXTERIOR	SHT.	SHEET
		SHTNG.	SHEATHING
F.A.	FIRE ALARM	SIM.	SIMILAR
FAB.	FABRICATE	SL.	SLIDING
FAR	FLOOR AREA RATIO	SLNT.	SLANT
F.B.	FLAT BAR	S.M.S.	SHEET METAL SCREW
F.D.	FLOOR DRAIN	SPEC.	SPECIFICATION(S)
FDN.	FOUNDATION	SQ.	SQUARE
F.E.	FIRE EXTINGUISHER	SSD	SEE STRUCTURAL DRAWINGS
F.E.C.	FIRE EXTINGUISHER CABINET	SST.	STAINLESS STEEL
F.F.	FINISHED FLOOR	S.SK	SERVICE SINK
F.G.	FIXED GLAZING	STA.	STATION
F.H.C.	FIRE HOSE CABINET	STD.	STANDARD
FIN.	FINISH	STL	STEEL
FIN.GR.	FINISH GRADE	STOR.	STORAGE
FIXT.	FIXTURE	STRL.	STRUCTURAL
FL.	FLOORING	SUSP.	SUSPENDED, SUSPEND
FLASH.	FLASHING		
FLOOR.	FLUORESCENT	T&B	TOP AND BOTTOM
F.O.C.	FACE OF CONCRETE	T&G	TONGUE & GROOVE
F.O.F.	FACE OF FINISH	T.B.	TOWEL BAR
F.O.S	FACE OF STUDS	T.C.	TIE DOWN
F.O.T.	FACE OF TREADS	T.D.	TIE DOWN
FT.	FOOT, FEET	TEL.	TELEPHONE
FTG.	FOOTING	TEMP.	TEMPORARY, TEMPERED
FURR.	FURRING	THK.	THICK
FUT.	FUTURE	THRES.	THRESHOLD
G	GAS	T.O.P.	TOP OF PLATE
GA.	GAUGE	T.O.S.	TOP OF SLAB
GALV.	GALVANIZED	T.O.W.	TOP OF WALL
G.B.	GRAB BAR	TPD	TOILET PAPER DISPENSER
GC	GENERAL CONTRACTOR	TRNSF.	TRANSFORMER
G.D.	GUTTER DRAIN	TRD.	TREAD
G.I.	GALVANIZED IRON (STEEL)	TYP.	TYPICAL
GL.	GLASS		
G.L.B.	GLUE-LAM BEAM	U.B.C.	UNIFORM BUILDING CODE
GND.	GROUND	UL	UNDERWRITERS LABORATORIES
GR.	GRADE	U.O.N.	UNLESS OTHERWISE NOTED
GSM.	GALVANIZED SHEET METAL	UTIL.	UTILITY
GYP.	GYPSPUM		
GWB.	GYPSPUM WALL BOARD		
H	HOSE, HIGH		
H.B.	HOSE BIB	V.C.T.	VINYL COMPOSITION TILE
H.C.	HOLLOW CORE	VENT.	VENTILATION
H.D.	HEAD	VERT.	VERTICAL
HDR.	HEADER	V.I.F.	VERIFY IN THE FIELD
HDWD.	HARDWOOD		
HDWE.	HARDWARE	W.	WEST, WIDE
H.M.	HOLLOW METAL	W/	WITH
HNDRL.	HANDRAIL	W/O	WITHOUT
HORIZ.	HORIZONTAL	W.C.	WATER CLOSET
HR.	HOUR	WOOD.	WOOD
HT	HEIGHT	WDW.	WINDOW
HVAC	HEATING, VENTILATING & A/C	W.H.	WATER HEATER
HW	HOT WATER	W.M.	WATER METER
		WP.	WATERPROOF
		W.P.T.	WORKING POINT
I.D.	INSIDE DIAMETER (DIMENSION)	W.R.B.	WATER RESISTANT BARRIER
I.F.	INSIDE FACE	WSC.	WAINSCOT
IN	INCH	WT.	WEIGHT
INFO	INFORMATION	WTR.	WATER
INSUL.	INSULATION		
INT.	INTERIOR		
J.	JOIST	&	AND
JH.	JOIST HANGER	L	ANGLE
J.T.	JOINT	@	AT
		#	POUND OR NUMBER
KIT.	KITCHEN	d	PENNY
K.O.	KNOCKOUT		
KPL.	KICKPLATE		

ABBREVIATIONS

- ALL WORK SHALL BE PERFORMED BY LICENSED & INSURED CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, AND TECHNIQUES FOR CONSTRUCTION.
- ALL OSHA REGULATIONS SHALL BE FOLLOWED. THE GENERAL CONTRACTOR & EACH SUB-CONTRACTOR IS RESPONSIBLE FOR JOB-SITE SAFETY.
- UNLESS NOTED OTHERWISE, ALL MATERIALS AND EQUIPMENT ARE TO BE INSTALLED PER THE APPLICABLE PROVISIONS OF THESE DOCUMENTS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK. EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE APPLY THE MORE STRINGENT LOCATIONS. THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL; AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION. CONTRACTORS ARE REQUIRED TO REVIEW THESE PLANS FOR ERRORS AND OMISSIONS, AND BRING THESE TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER, AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES. CONTRACTORS PROCEED AT THEIR OWN RISK IF THEY FAIL TO VERIFY FIELD MEASURE DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION, OR CONSTRUCTION. SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS.
- SUBMITTALS WILL BE REVIEWED BY THE ARCHITECT ONLY PURSUANT TO THE INDUSTRY-STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201; AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL.
- THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO BIDDING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, & ELECTRICAL SYSTEMS. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, UNLESS OTHERWISE NOTED. WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE, TOP OF CONCRETE, OR TOP OF CEMENT-BASED UNDERLAYMENT UNLESS OTHERWISE NOTED.
- DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- PROVIDE AND INSTALL 2x4 FLAT WOOD BLOCKING OR 16 GA METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
- VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- PROVIDE FIRE-BLOCKING & DRAFTSTOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AS REQUIRED PER APPLICABLE CODES.
- MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS, AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESAFING AS REQUIRED.
- ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS.
- ALL WALL, FLOOR, ROOF, AND SHAFT CONSTRUCTION TO BE FIRE-RATED MINIMUM ONE HOUR, U.O.N.
- DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT BEFORE THE BIDDING DATE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS.
- CONTRACTOR SHALL INSURE THAT GUIDELINES SET FORTH ON THE ACCESSIBILITY SHEET ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.

GENERAL NOTES



SYMBOLS

SHEET LIST	
A000	TITLE SHEET
A006	SITE PHOTOS
A007	ACCESSIBILITY COMPLIANCE
A100	SITE PLAN
A110	PLANS
SHEET COUNT: 5	



**APPLICABLE CODES:**  
2016 CALIFORNIA BUILDING CODE W/ SF AMENDMENTS  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA FIRE CODE  
SAN FRANCISCO COUNTY HEALTH & SAFETY CODE

**2015 CALIFORNIA GREEN BUILDING CODE**  
SEE SHEET GS-5 SF GREEN BUILDING SUBMITTAL.

**2016 CALIFORNIA BUILDING CODE**

**CHAPTER 3 - USE & OCCUPANCY CLASSIFICATIONS -**  
**NO CHANGES TO MAIN BUILDING ON SITE - ONLY PROPOSED ENCLOSURE INCLUDED BELOW**

**EXISTING OCCUPANCY:** M OCCUPANCY  
**PROPOSED OCCUPANCIES:** M OCCUPANCY, NO CHANGE TO PROPOSED OCCUPANCY

**CHAPTER 5 - GENERAL BUILDING HEIGHT & AREA**

**CONSTRUCTION TYPE:** TYPE V-B  
**TABLE 503:** OCCUPANCY M, TYPE V-B  
40' HEIGHT LIMIT; 1 STORIES; 9,000 SF MAXIMUM ALLOWABLE AREA

**BUILDING AREA (GROSS SQUARE FOOTAGE)**  
GROUND FLOOR 158 SF

**CHAPTER 6 - TYPES OF CONSTRUCTION**

**TABLE 601:** TYPE V-B  
PRIMARY STRUCTURAL FRAME = 0 HR  
BEARING WALL - EXTERIOR = 0 HR  
BEARING WALL - INTERIOR = 0 HR  
NON-BEARING WALLS - EXTERIOR = PER TABLE 602  
NON-BEARING WALLS - INTERIOR = 0 HR  
FLOOR CONSTRUCTION = 0 HR  
ROOF CONSTRUCTION = 0 HR

**TABLE 602:** OCCUPANCY M, CONSTRUCTION TYPE V-B  
EXTERIOR WALLS = 2 HR, W/ FIRE SEPARATION DISTANCE <5'

**CHAPTER 8 - INTERIOR FINISHES**

CLASS A: FLAME SPREAD INDEX 0 - 25, SMOKE DEVELOPED INDEX 0 - 450  
CLASS B: FLAME SPREAD INDEX 26 - 75, SMOKE DEVELOPED INDEX 0 - 450  
CLASS C: FLAME SPREAD INDEX 76 - 200, SMOKE DEVELOPED INDEX 0 - 450

**SECTION 803:** THE MAXIMUM FLAME-SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS IN ROOMS AND OTHER ENCLOSED SPACES SHALL BE CLASS C, OR BETTER, PER TABLE 803.11 FOR M OCCUPANCY, NON-SPRINKLERED.

CODE NOTES

**PROJECT DESCRIPTION**  
THE SCOPE OF THE WORK IS TO REPLACE THE TEMPORARY ENCLOSURE FOR A MOBILE BEVERAGE KIOSK IN THE PLAZA AT ONE BUSH ST.

**PROJECT ADDRESS:** 1 BUSH ST, SAN FRANCISCO, CA 94104

**PARCELS (BLOCK / LOT):** 0290/011

**PARCEL AREA:** 47,014 SF

**BUILDING AREA:** 158 SF - PROPOSED ENCLOSURE IN PLAZA  
319,234 SF - (MAIN BUILDING, NO CHANGES)

**STORIES / BUILDING HEIGHT:** 1 STORY / 10' - 6" HEIGHT - PROPOSED ENCLOSURE IN PLAZA  
19 - (MAIN BUILDING, NO CHANGES)

**BUILDING USE / OCCUPANCY:** M - RETAIL SALES (ENCLOSURE IN PLAZA, NO CHANGE)  
B - OFFICE (MAIN BUILDING, NO CHANGES)

**ZONING DISTRICT:** C-3-O - DOWNTOWN - OFFICE

**HEIGHT & BULK DISTRICT:** 500-S

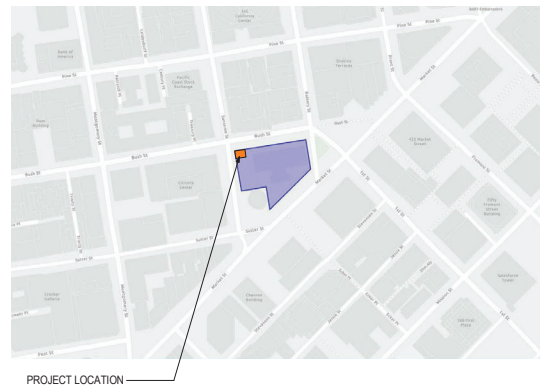
**SPECIAL USE DISTRICTS:** WITHING 1/4 MILE OF EXISTING FRINGE FINANCIAL SERVICE

**PLANNING DEPT. HISTORIC STATUS CODE:** A - HISTORIC RESOURCE PRESENT

**PERMIT APPLICATION NUMBER:**



PROJECT INFORMATION



VICINITY MAP

**OWNER**  
CAFE X TECHNOLOGIES, INC.  
535 MISSION ST. 14F  
SAN FRANCISCO, CA 94105  
(415)-818-2902  
CONTACT: MARK HOGAN  
CYNTHIA YELING  
CYNTHIA@CAFEXAPP.COM

**ARCHITECT**  
OPENSCOPE STUDIO, INC.  
1776 18TH STREET.  
SAN FRANCISCO, CA 94107  
CONTACT: MARK HOGAN  
PHONE: 415-891-0864  
MARKHOGAN@OPENSOCPESTUDIO.COM

OPENSOURCE

ARCHITECTURE | URBANISM | DESIGN

STAMP

LICENSED ARCHITECT

MARK K. HOGAN

C-33288

04-30-2019

RENEWAL DATE

STATE OF CALIFORNIA

CONSULTANTS

PROJECT

1809.01

CAFE X

KIOSK

ISSUE DATE

2018-12-20

SITE PERMIT

REVISIONS

NO.	DATE.
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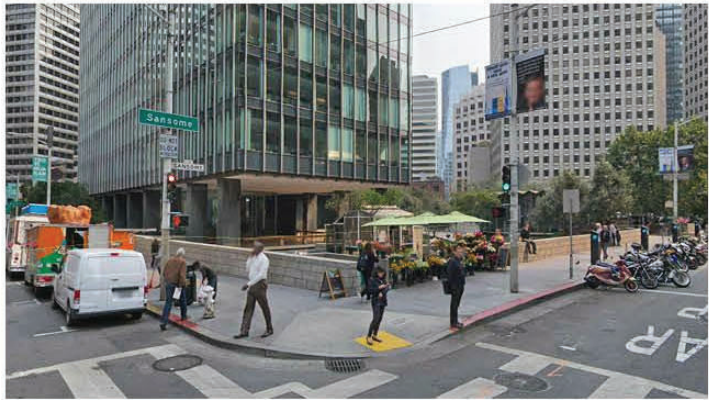
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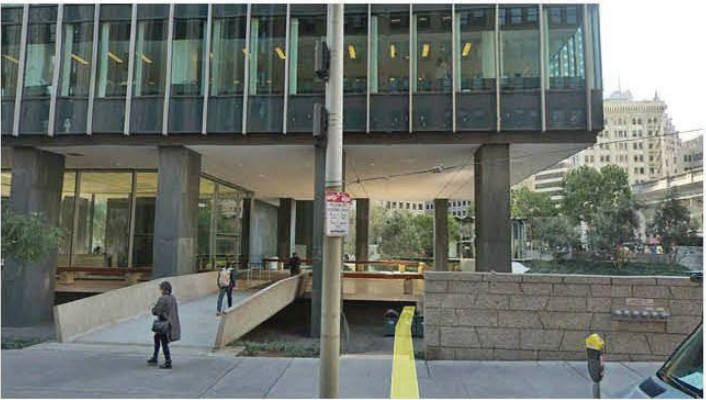
TITLE SHEET

A000





1. STREET CORNER (BUSH ST & SANSOME ST)



2. PLAZA VIEW (BUSH ST)



3. PLAZA VIEW (SANSOME ST)



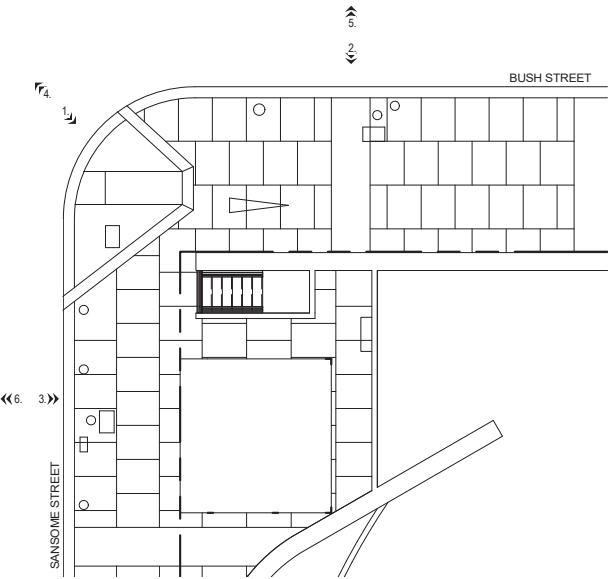
4. ACROSS STREET CORNER (BUSH ST & SANSOME ST)



5. ACROSS BUSH ST



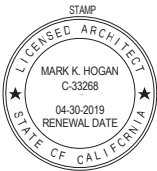
6. ACROSS SANSOME ST



1/8" = 1'-0"

SITE PHOTO KEY

1



CONSULTANTS

NOT FOR  
CONSTRUCTION

PROJECT  
1809.01  
**CAFE X  
KIOSK**

ONE BUSH STREET

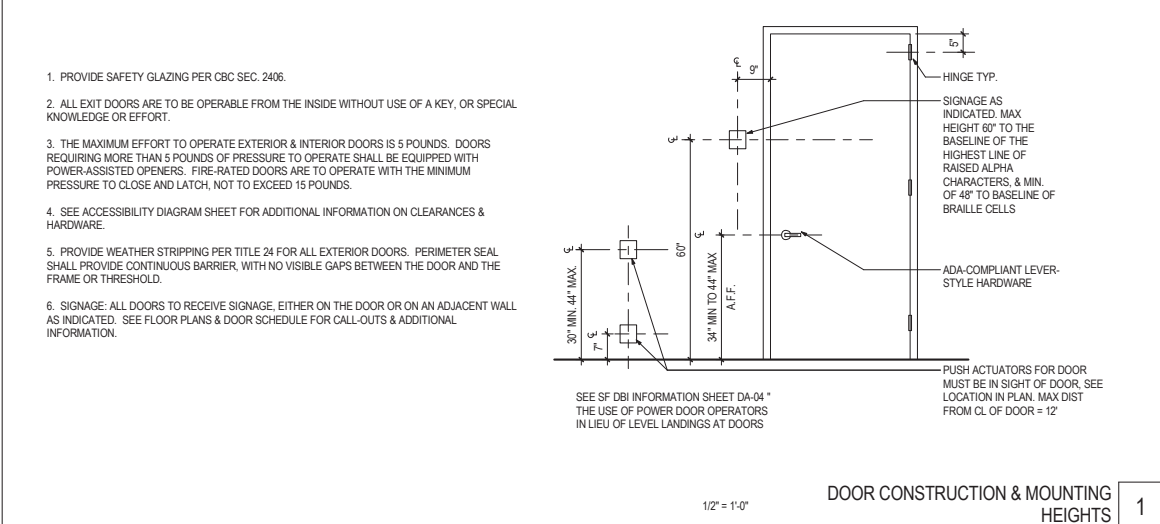
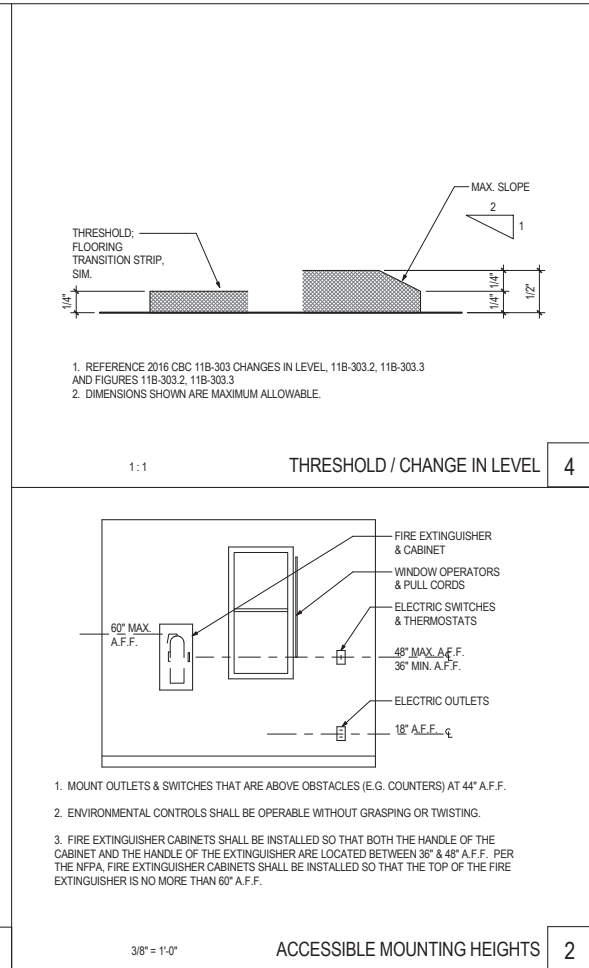
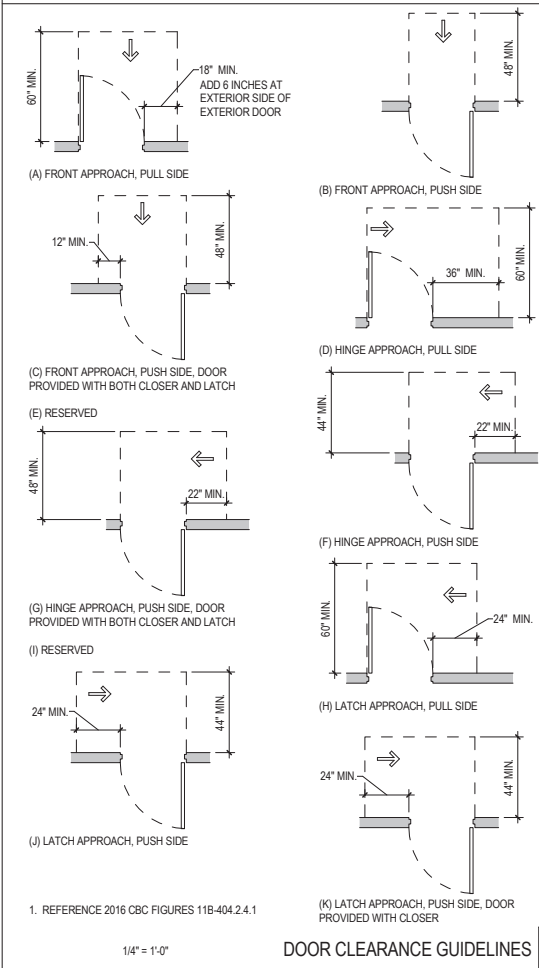
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**2018-12-20**  
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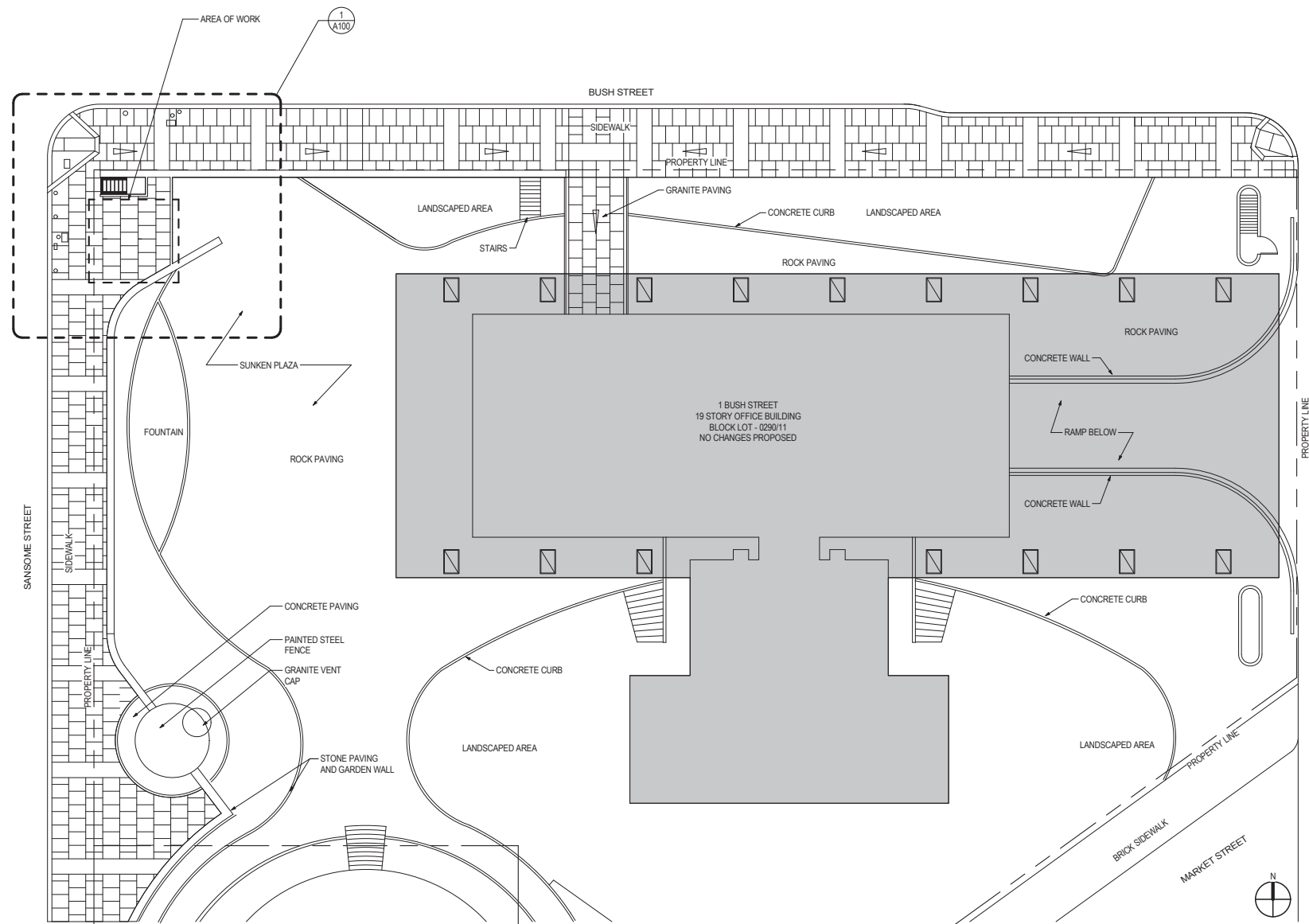
REVISIONS  
NO. DATE

SCALE  
**As indicated**

**ACCESSIBILITY  
COMPLIANCE**

**A007**

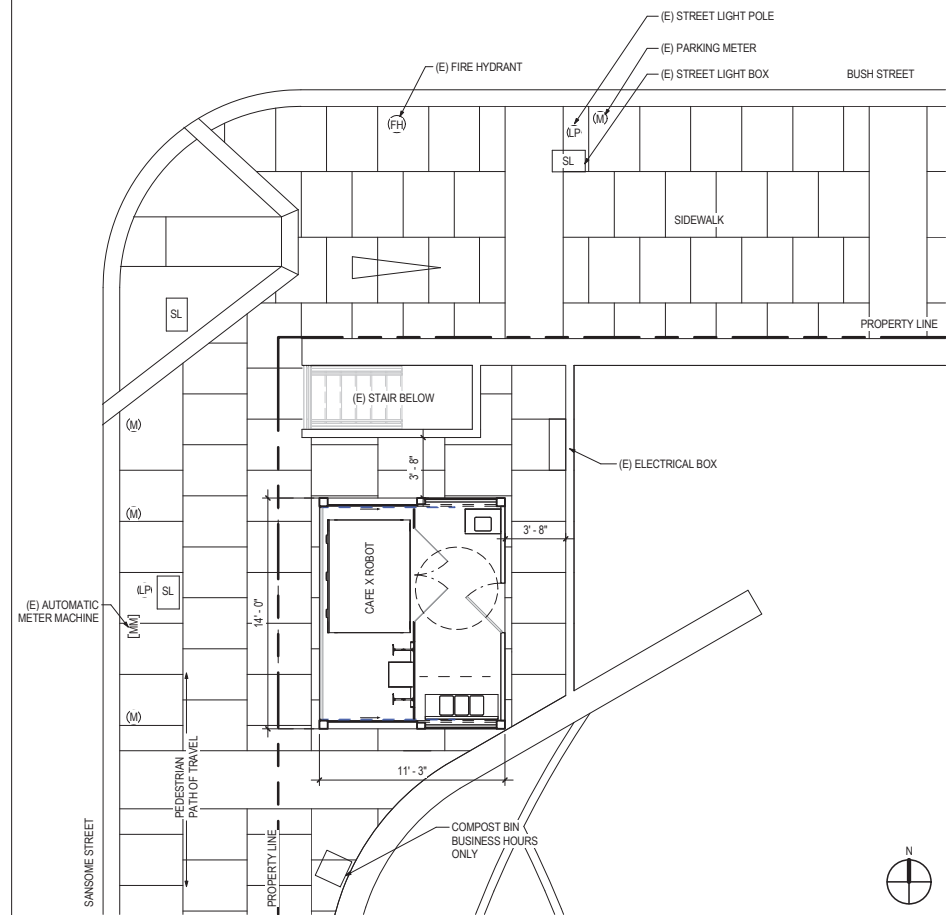




1/16" = 1'-0"

SITE PLAN - EXISTING

9

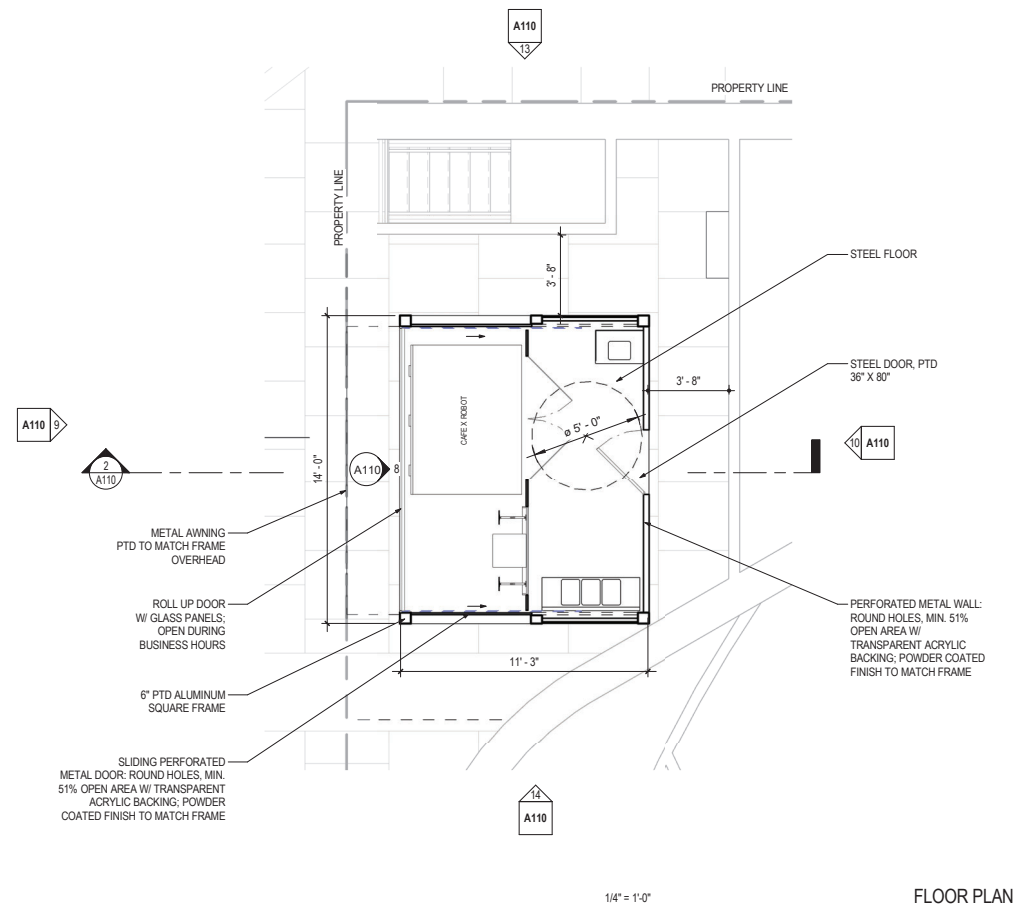
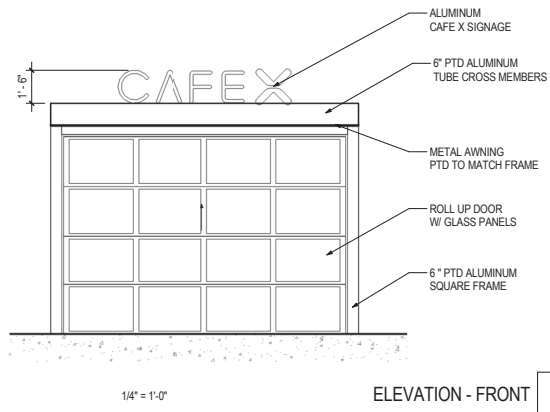
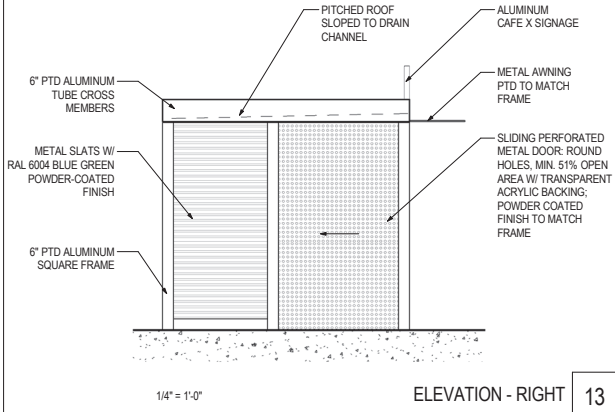
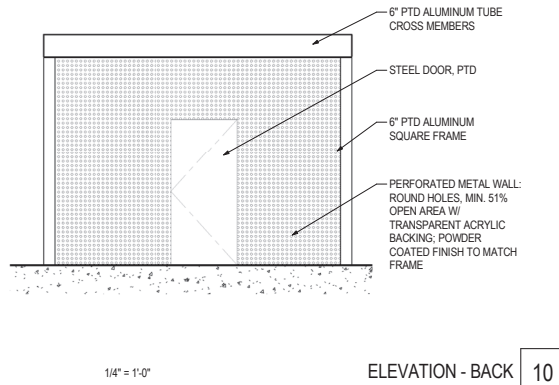
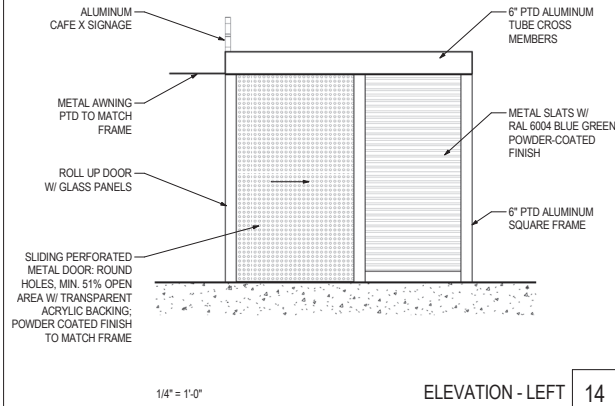
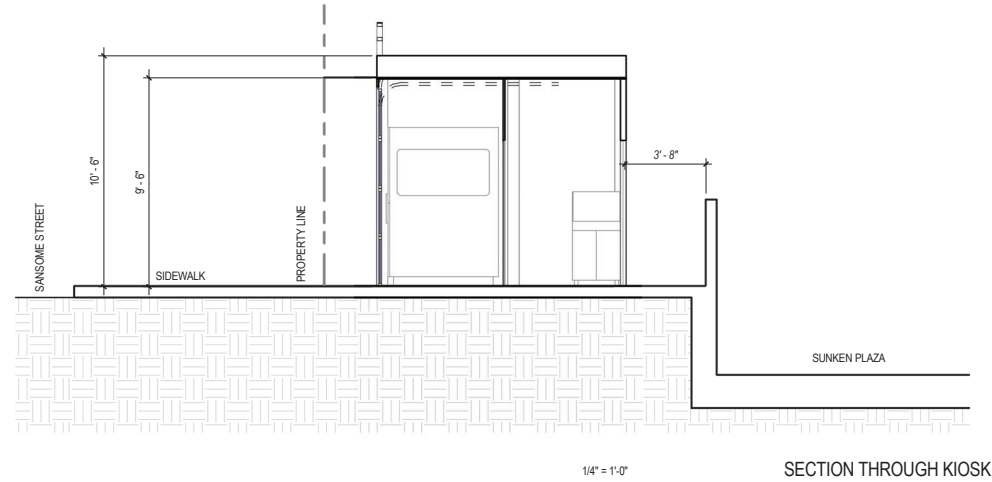
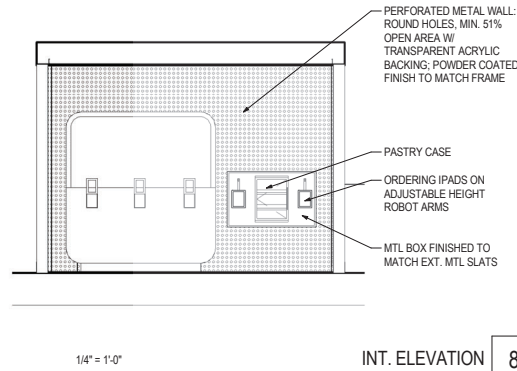


3/16" = 1'-0"

SITE PLAN - PROPOSED

1





**OPENSCOPE**

ARCHITECTURE | URBANISM | DESIGN

STAMP

LICENSED ARCHITECT

MARK K. HOGAN

C-33268

04-30-2019

RENEWAL DATE

STATE OF CALIFORNIA

CONSULTANTS

PROJECT

1809.01

**CAFÉ X KIOSK**

ONE BUSH STREET

ISSUE DATE

**2018-12-20**

**SITE PERMIT**

REVISIONS

NO.	DATE
-----	------

SCALE

**1/4" = 1'-0"**

**PLANS**

**A110**

## **EXHIBIT C**

# TIM KELLEY CONSULTING, LLC

## HISTORICAL RESOURCES

MEMO March 27, 2017

To: Ann Akhromtsev, Tishman Speyers

From: Tim Kelley

Subject: Replacement/Relocation of One Bush Street flower stand

As I have reported, our research indicates the following history:

1. In 1960, shortly after the building complex opened, Skidmore Owings & Merrill designed a flower stand for the property. This stand is pictured in the attached clipping from the San Francisco Chronicle of November 3, 1960. Its location is described as "beside" the circular building. Our research has been unable to locate any drawings for this stand.
2. When the property was designated a City Landmark in 1987, the nomination included the entire property (parcels number 0290-11 and 12). A photograph attached to the nomination shows a kiosk at the corner of Market and Sansome, outside the perimeter wall of the property but apparently within the property line. A copy of that photo is attached. Although difficult to discern from the attached copy, I believe the photo shows the 1960 flower stand. The location appears to match that shown in the 1960 photo.
3. Regardless of whether the kiosk shown in the 1987 photo is the original 1960 design, it is a feature of the designated Landmark and its replacement in substantially accurate form and location should be encouraged by the Planning Department.
4. The existing flower stand at Bush and Sansome streets is not included in the 1987 designation and its removal would not diminish the integrity of the Landmark.
5. A project to remove the existing flower stand and install a reconstructed version of the 1960 stand at its original location should easily qualify for a Certificate of Appropriateness.

Sincerely,



Tim Kelley Consulting  
Historical Resources

# TIM KELLEY CONSULTING, LLC

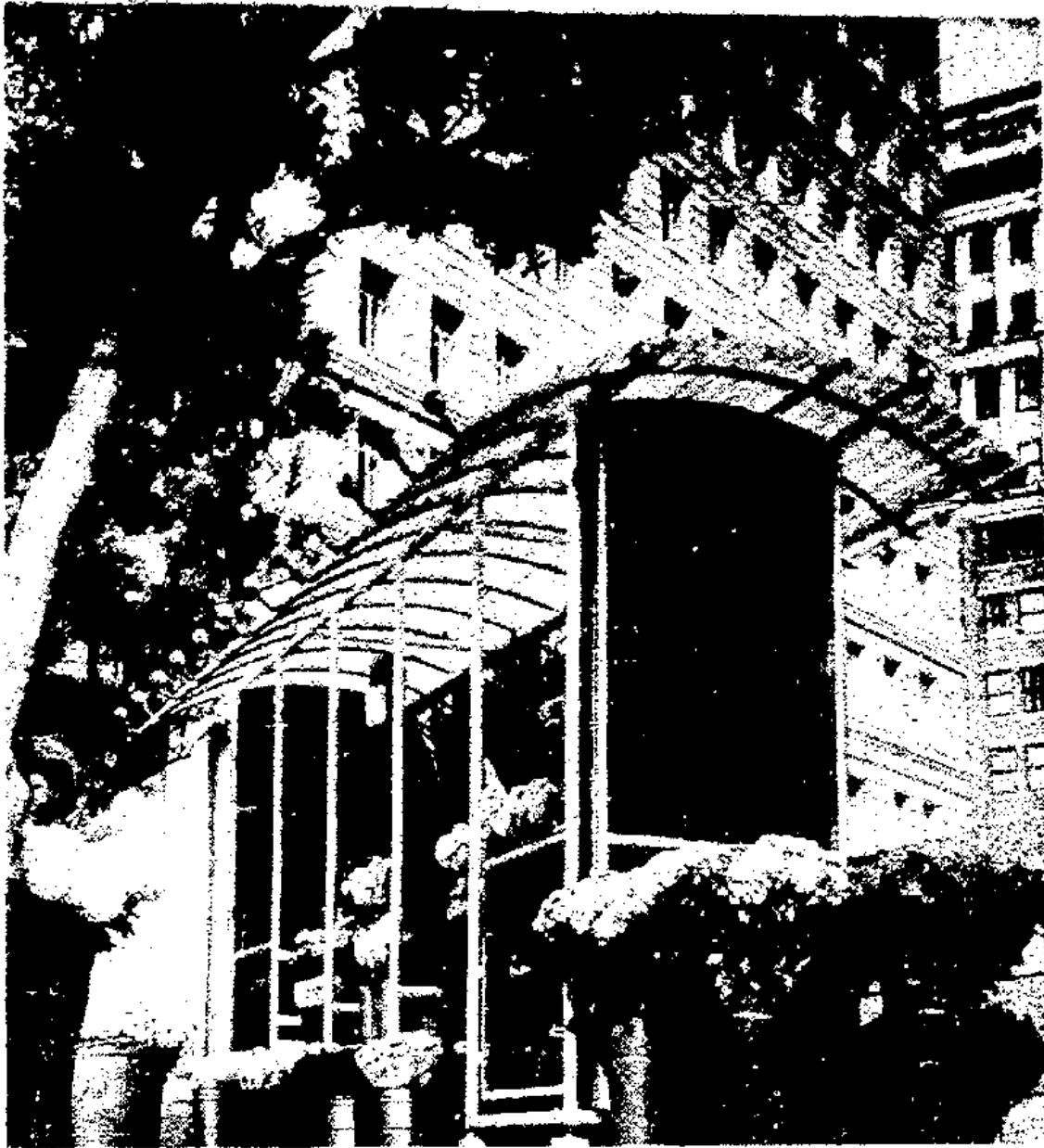
## HISTORICAL RESOURCES



1987 Nominatio  
Photo



2912 DIAMOND STREET #330, SAN FRANCISCO, CA 94131  
415.337.5824 WWW.TIMKELLEYCONSULTING.COM



Flower stand went up alongside Zellerbach tower and bank-in-the-round

## New Sprout on Market

The newest structure to grace lower Market street opened for business yesterday.

It is smaller than a cable car, yet it is the joint venture of three giants—the noted architectural firm of Skidmore, Owings & Merrill (the

design); Crown Zellerbach Corporation (the lease), and Wells Fargo Bank American Trust Company (the financing).

It's a flower stand, and it stands in floral splendor beside Wells Fargo American Trust's eye-catching circular

bank, which stands beside Crown Zellerbach's imposing glass skyscraper.

Proprietors of the flower stand, Bob and Don Germano, are the sons of Sal Germano, who has run the flower stand beside the Wells Fargo American Trust Bank at No. 1 Grant for a quarter century.

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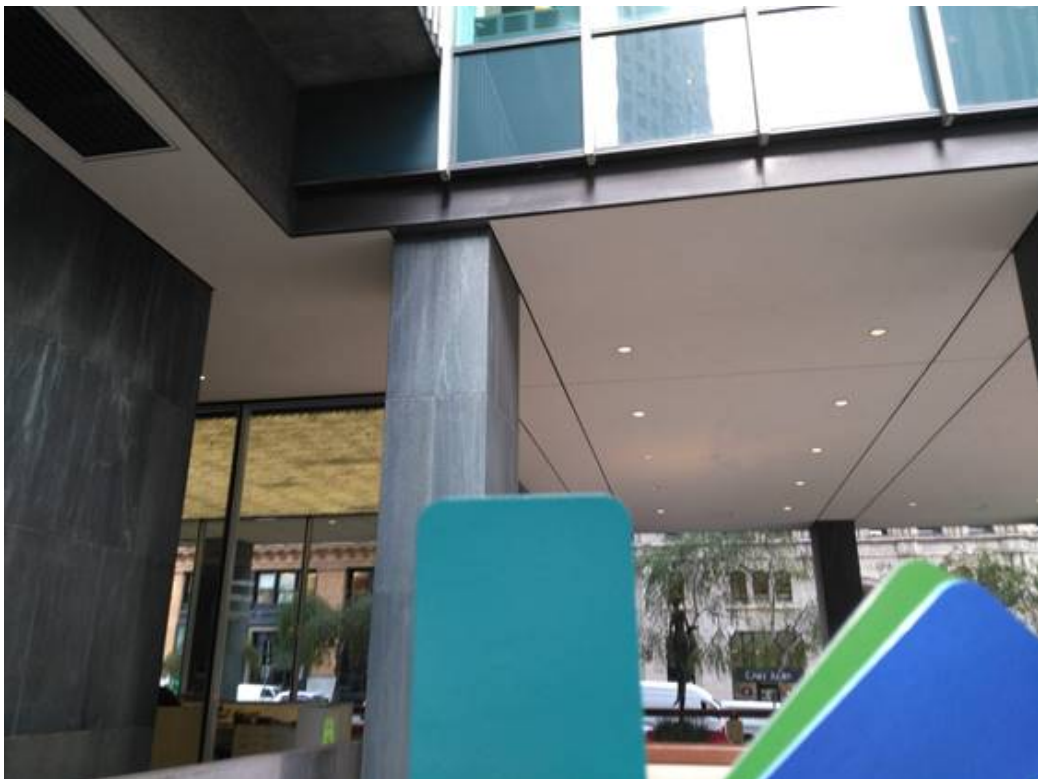
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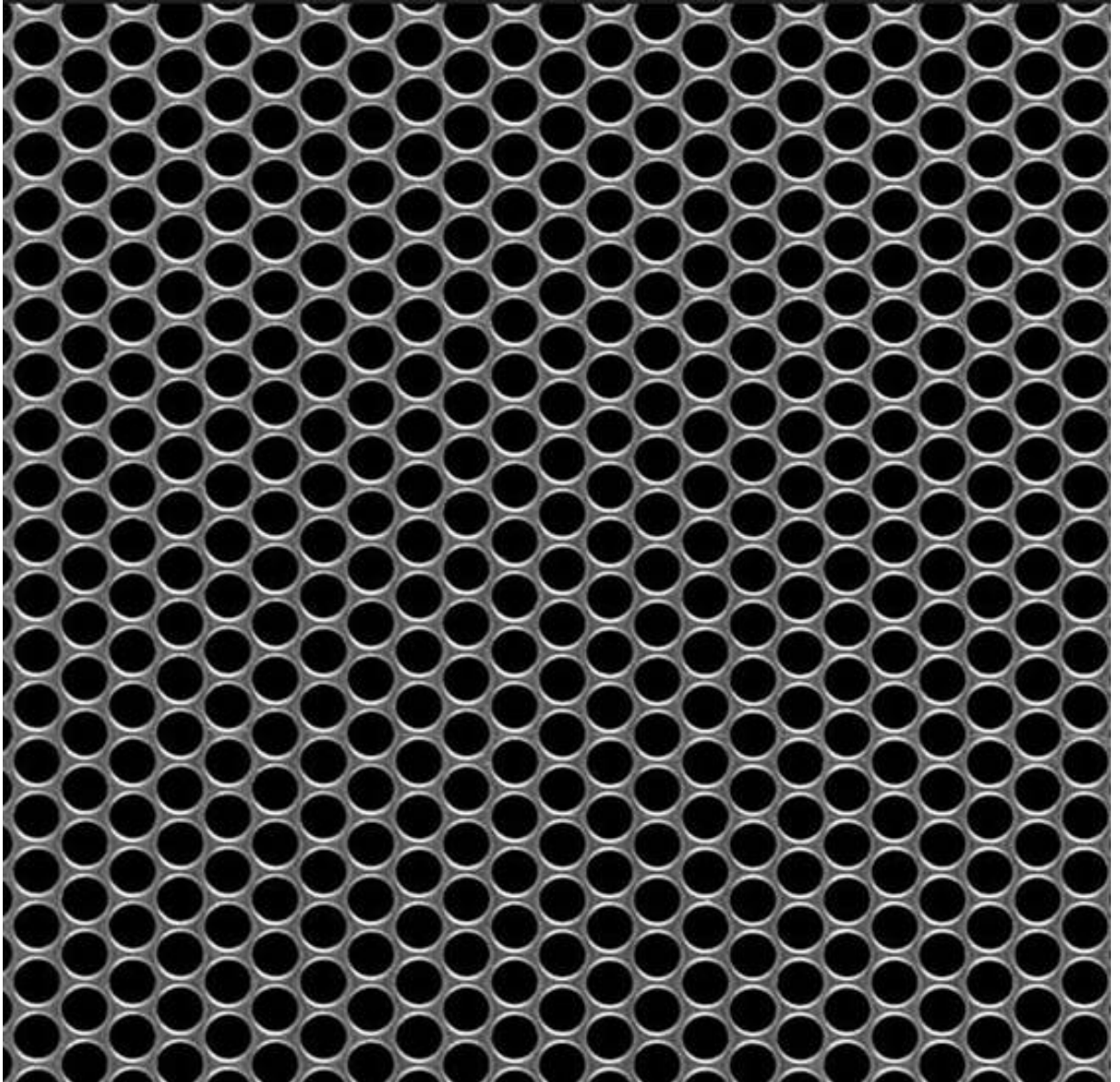
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# Paint Match for Metal Slats



# Perforated Metal



FILE NO. 90-87-2

ORDINANCE NO. 119-87

(Landmarks)

DESIGNATING THE CROWN ZELLERBACH COMPLEX AND SITE 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 Crown Zellerbach Complex and Site located at 1 Bush Street and 523 Market Street, Lots 11 and 12 in Assessor's Block 290, 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 11, Part 11 of the San Francisco Municipal Code, the Crown Zellerbach Complex and Site is hereby designated as a landmark, this designation having been duly approved by Resolution No. 10931 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under file No. 90-87-2

(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.

RECOMMENDED:

CITY PLANNING COMMISSION

LOUISE H. RENNE  
CITY ATTORNEY

By Dean L. Macris  
Deputy City Attorney

By Dean L. Macris  
Director of Planning

Board of Supervisors, San Francisco

Passed for Second Reading

March 30, 1987

\$	Finally Passed	\$
\$	April 6, 1987	\$
\$		\$
\$	Ayes: Supervisors Britt Gonzalez	\$
\$	Hongisto Hsieh Kennedy Maher	\$
\$	Molinaré Neider Silver Walker	\$
\$	Ward	\$
\$	Absent: Supervisors Britt Gonzalez	\$
\$	Hongisto Kennedy	\$

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

Clerk

File No. APR 17 1987  
90-87-2 Date Approved

William H. Hsieh  
Mayor



SAN FRANCISCO  
CITY PLANNING COMMISSION  
RESOLUTION NO. 8980

WHEREAS, A proposal to designate the Crown Zellerbach Building at One Bush Street as a landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the City Planning Commission on March 19, 1981; and

WHEREAS, The Landmarks Preservation Advisory Board, after due consideration, recommended against landmark designation for the subject property at their meeting of April 15, 1981 based on the age of the structure and the fact that the building is not threatened; and

WHEREAS, The Landmarks Board did suggest a Structure of Merit listing for the building based on its architectural excellence and trendsetting importance in urban design; and

WHEREAS, On the basis of the case report titled The Crown Zellerbach Building which describes the architectural, historic, urban design and aesthetic importance of the structure, the Commission finds the Crown Zellerbach Building worthy of landmark designation:

THEREFORE BE IT RESOLVED, First, the proposal to designate the aforementioned structure, the Crown Zellerbach Building, One Bush 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 are Lots 11 and 12 in Assessor's Block 290;

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 case report titled The Crown Zellerbach Building, approved by the City Planning Commission on June 4, 1981;

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 depicted in the photographs, case report and other material on file in the Department of City Planning Docket No. LM81.13;

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 June 4, 1981.

Lee Woods, Jr.  
Secretary

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

NOES: None

ABSENT: None

PASSED: June 4, 1981

JUNE 4, 1981

BUILDING NAME: Crown Zellerbach Bldg. OWNER: New York Life Insurance Company

BUILDING ADDRESS: 1 Bush Street

BLOCK & LOT: 290/  
11 & 12

ZONING: C-3-0

ORIGINAL USE: Office tower

NO. OF STORIES: 20

LPAB VOTE:

CURRENT USE: Office tower

EXTERIOR MATERIALS: Aluminum, glass,  
concreteSTATEMENT OF SIGNIFICANCE:

(Describe special CHARACTER, or special HISTORICAL, ARCHITECTURAL or AESTHETIC interest or value:) In 1959, the Crown Zellerbach Building was the first of San Francisco's post W.W.II office buildings to be built in a plaza surrounded by open space. As such, it was a major departure from the previous standard of lot line development.

This form of design represents the widely held 20th century view of cities as mechanical systems subject to comprehensive rational planning. Dating back to Le Corbusier's Voisin Plan of 1925 which proposed the demolition of a vast section of Paris to be replaced by towers and parkland, this concept is dramatically expressed in the redevelopment projects in most major American cities in the 1960's and 70's (Western Addition clearance, Yerba Buena, Embarcadero, and Golden Gateway Centers in San Francisco). Where this vast scale was not feasible or not attempted, "the tower in the park" approach became a standard model for architects and planners. (over)

(may be continued on back)

EVALUATION CRITERIAA. ARCHITECTURE

1. Style: International Corporate
2. Construction Type: steel frame curtain wall
3. Construction Date: 1959
4. Design Quality: (LPAB ONLY)
5. Architect: Tower: Skidmore Owings and Merrill/Hertzka and Knowles, 1959; (over)
6. Interior Quality: (LPAB ONLY)

B. HISTORY

(as building is significantly associated with specific)

7. Parsons: The Zellerbachs are a prominent San Francisco family founded by Anthony Zellerbach (1832-1911) who came to California during the Gold Rush. He moved to San Francisco in 1868 where he became wealthy in the paper business.
8. ~~TEXT~~ It is said that James D. Zellerbach, president of the family firm, wished to build a structure to reflect his gratitude to a city that had done so well by his family.
9. Patterns of History:  
(cultural, social, political, military, economic or industrial) The structure reflects San Francisco's post W.W.II growth as a major point in national and international corporate economics.

C. ENVIRONMENT

(relation to surroundings, specifically in terms of:)

10. Continuity: Set in its plaza, the structure was a radical departure from traditional lot line development. The office tower in a plaza became the (over)
11. Setting: The tower, banking hall and plaza interact as a cohesive unit.

12. Importance as a Visual Landmark: A familiar structure in the context of downtown.

D. INTEGRITY

(cite alterations and physical condition)  
Unaltered.

RATINGS

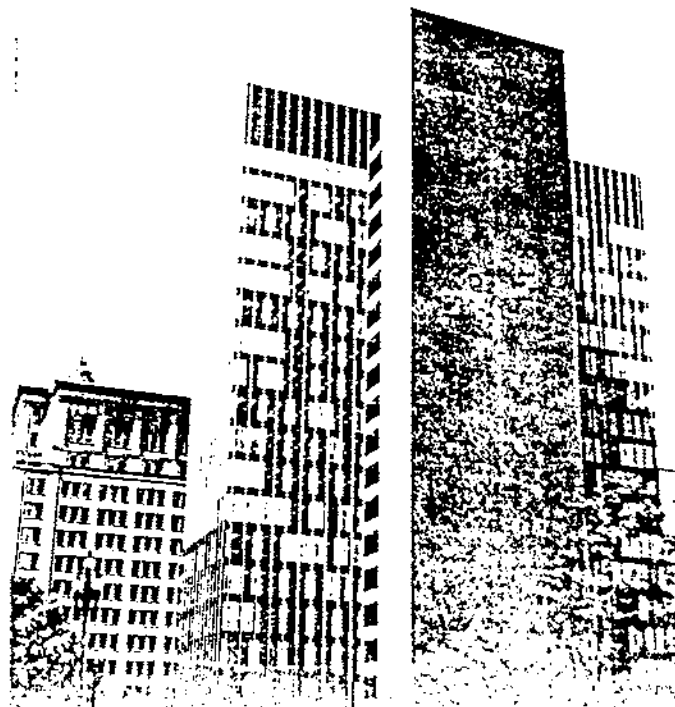
DCP: 3  
HERE TODAY: N.A.  
SPLENDID SURV.: pp 43, 72, 236, 239  
NAT'L REGISTR: -  
NAT'L LANDMARK: -  
STATE LANDMARK: -

BIBLIOGRAPHY:

(list sources on back)

PREPARED BY: Jonathan H. Malone  
ADDRESS: 100 Larkin  
S.F. CA 94102  
PHONE: 558-3055  
DATE: 3/27/81

Revised 5/29/81



## Statement of Significance, continued

The widespread acceptance and application of this viewpoint is evident in San Francisco's City Planning Code which, until recently, included provisions for bonuses in the allowable size of downtown buildings if the project included public amenities. Creation of widened sidewalks and/or plazas were among the list of possible amenities.

Construction of the Crown Zellerbach Building began the transformation of downtown San Francisco from the low rise character of the first half of the 20th century (a product of cautious post 1906 earthquake reconstruction, Depression era economic limitations and W.W.II) to the much more dense, higher skyline of today.

### 5. Architect, continued

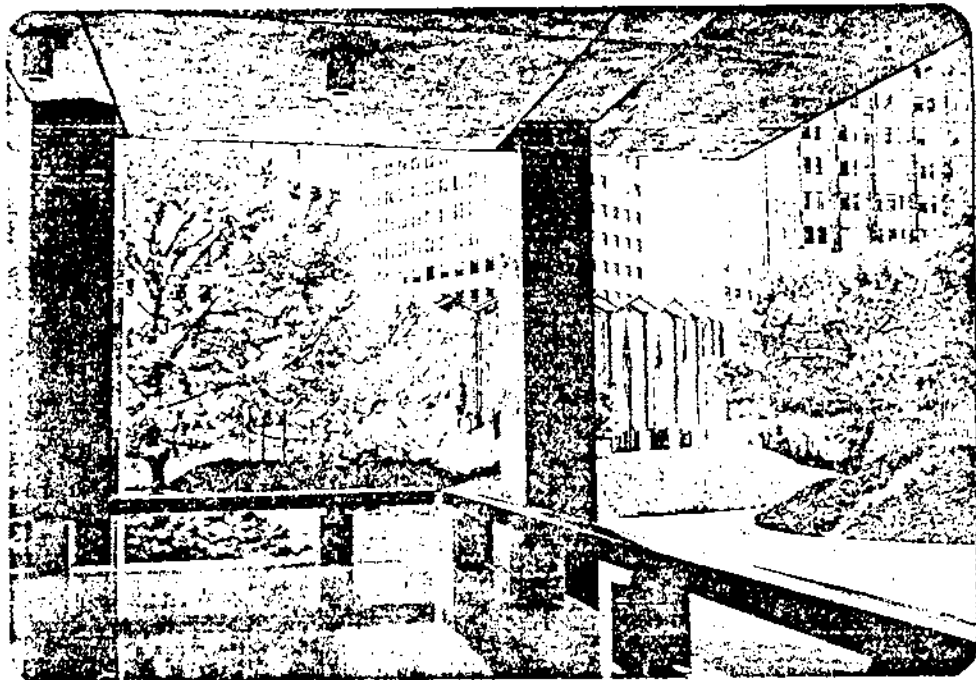
Plaza: Skidmore, Owings and Merrill/Lawrence Halprin and Associates, 1959.  
Fountain: David Toluton, 1967.

### 10. Continuity, continued

avored design for high rise construction through the 1960's and 1970's. In recent years the concept has been criticized for disrupting the continuity of street facades, blocking sunlight, aggravating wind conditions, and failing to relate to the character of the urban environment.

## Bibliography

Corbett, Michael R., Splendid Survivors, California Living Books, S.F. 1979.  
S.F. Examiner, March 10, 1981.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
RESOLUTION NO.10931

WHEREAS, A proposal to designate the Crown Zellerbach complex and site as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on November 19, 1986, 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 February 19, 1987 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 Crown Zellerbach complex and site, 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 Lots 11 and 12 in Assessor's Block 290;

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 388 as adopted on November 19, 1986 and 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 described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket No. 86.697L;

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 on February 19, 1987.

Lori Yamauchi  
Secretary

AYES: Commissioners Allen, Bierman, Hemphill, Karasick and Nakashima

NOES: None

ABSENT: Commissioners Rosenblatt and Wright

ADOPTED: February 19, 1987

BUILDING NAME: Crown Zellerbach Bldg. OWNER: New York Life Insurance Company  
BUILDING ADDRESS: 1 Bush Street, and 523 Market Street BLOCK & LOT: 290/11&12 ZONING: C-3-0  
ORIGINAL USE: Office Building, Banking NO. OF STORIES: 20/2 LPAB VOTE: 8-0  
Pavilion and Plaza  
CURRENT USE: Office Building, EXTERIOR MATERIALS: Aluminum, glass,  
Retail Pavilion and Plaza concrete, tile

STATEMENT OF SIGNIFICANCE:

The Crown Zellerbach Complex is significant by its association with a prominent San Francisco family and corporation; as the work of a noted architectural firm which has shaped design trends in this century; and as an aesthetically attractive open space resource.

Anthony Zellerbach (1832-1911) came to California during the Gold Rush, and to San Francisco in 1868. In 1870 he established a small stationery business, not far from the site of the current Crown Zellerbach building. The business grew into a forest paper products enterprise now deeply rooted in the economic life of the United States and Canada. His grand-son James David ("J.D." 1892-1963) worked in the family business at all levels, and ultimately became Chairman of the Board. A socially prominent and civic-minded San Franciscan, his concerns for the revitalization of the city found expression in the Blyth-Zellerbach Committee of 1955 which funded site plans (by SOM) for San Francisco's first redevelopment project: the Golden Gateway.

The San Francisco office of Skidmore, Owings and Merrill (which opened in 1946) and Hertzka and Knowles were selected by Zellerbach to design a new headquarters for Crown Zellerbach. San Francisco had witnessed the construction of only one, the Equitable, highrise since 1930. Crown Zellerbach with its radical, elegant design and environmental departure from San Francisco's past marked the beginning of the largest revitalization of San Francisco since the earthquake of 1906. The resulting skyline is, today, largely dominated by various SOM buildings.

Noted architectural critics Sally and John Woodbridge describe the complex as "The first of the city's glass curtain-walled towers in the first and best of the tower-plaza settings. (The) Expensive walls of the tower, where the air-conditioning console is set-in to permit the glass to extend unbroken from the floor to above the ceiling, will never be done again. The same goes for the elegant but extravagant placement of the stairs in their own mosaic-clad tower, outside the office block. The playful form of the round bank is an integral part of the plaza composition".

EVALUATION CRITERIA

A. ARCHITECTURE

1. Style: International Style influenced. The term is derivative of the work of a group of innovative architects working mainly in Europe during the early 1920's.
2. Construction Type: Tower: Steel framed, curtain wall  
Pavilion: Compression ring roof structure steel,  
concrete, glass  
Plaza: Hand crafted, sculptural
3. Construction Date: 1959
4. Design Quality: Excellent. Its Composition, detailing, and (in this case) lack of ornamentation, combine with its originality and superb craftsmanship to produce a remarkable complex.
5. Architects: Tower: Hertzka & Knowles and Skidmore, Owings & Merrill  
Pavilion: Skidmore, Owings & Merrill  
Plaza: Skidmore, Owings & Merrill  
Partner-in-charge of Design: Edward C. Bassett
6. Interior Quality: Excellent. Crown Zellerbach's interior arrangement, finish, craftsmanship and detail are particularly attractive and innovative. Unfortunately the large Mark Adams mural in the 2nd floor dining room has been removed, or covered over, but the highly innovative "Rose" ceiling of the Pavilion remains intact.

Continued

## B. HISTORY

7. Persons: The Crown Zellerbach complex is intimately associated with the Zellerbach family and the architectural firm Skidmore, Owings and Merrill, both of whom have made significant contributions to the community, state and nation.

J.D. Zellerbach was Chairman of the Board of the Crown Zellerbach Corporation, and served on other corporate Boards. As a Director of the American Trust (later Wells Fargo) Board, he caused construction of the banking pavilion for American Trust within the Crown Zellerbach complex. From 1948-1950, he was chief of the Mission to Italy for the Economic Cooperation Administration (Marshall Plan). He was an alternate U.S. delegate to the 8th General Assembly of the United Nations of 1953. From 1957-60 he was U.S. Ambassador to Italy.

Locally, he was Chairman of the Committee for Economic Development (1955), a director of SPUR, and head of the Blyth-Zellerbach Committee. He was also very active in cultural circles, as was his brother Harold. They established the Zellerbach Family Fund, source of donations toward Zellerbach Hall at U/C Berkeley and the Zellerbach Rehearsal Hall at Civic Center.

"Skidmore, Owings & Merrill (was) the architectural firm that, more than any other, was to influence American skyscraper design" in the '50s and '60s.<sup>2</sup> "Since its opening, the San Francisco office of (SOM) has pursued in many of its works, formally diverse compositional solutions..... In these, the latent regionalism of the American West Coast is given reflection."<sup>3</sup> In fact, the entire Plaza/Pavilion complex has a distinct Japanese character that is missing from SOM's east coast work. The distinguished Japanese sculptor Isamu Noguchi designed an early study for the Zellerbach Plaza, but it was not used. The existing Plaza with its "Japanese" character was designed entirely by Bassett. Other San Francisco works by SOM include Bank of America Headquarters, the Bechtel Headquarters, the Crocker Headquarters and the Federal Reserve Bank.

## 8. Events: -

9. Patterns of History: Both the building and the corporate history of Crown are associated with and effectively illustrate broad patterns of cultural, social, economic and industrial history and the urban development of the City. Little changed in Depression and World War II era San Francisco. "But the change, when it did come, transformed the skyline completely. The next wave of large-scale construction adopted the internationally favored glass box. The first example of this new mode was the well-regarded Crown Zellerbach building. Constructed for a proud San Francisco-based paper company whose owners have long had an interest in fine architecture, the building introduced the notion of the tower in open space, first proposed by Le Corbusier in the late teens, to San Francisco."<sup>4</sup>

## C. ENVIRONMENT

10. Continuity: With an entire city block used as a plaza for only two buildings, this project was a radical departure from traditional urban lot-line development.

While the complex may not contribute to the "continuity" of the street, it definitely meets the alternate criteria in its contribution to the "character" of the street and provides much-appreciated open space and light for the many surrounding buildings which are lucky enough to look down upon this sculptural plaza. It is of particular importance in establishing the character of the area.

11. Setting: Though now shadowed by many taller high-rises on the south side of Market Street, Crown Zellerbach Plaza remains a valued open space resource in the increasingly dense downtown area. The gore corner location adds to the prominence of the complex.

Continued

12. Significance as a Visual Landmark: In spite of its relatively small scale (or perhaps because of it), coupled with its quality design and generous open space, Crown Zellerbach is a conspicuous and familiar complex recognized as a corporate symbol for the Bay Area region.

#### D. INTEGRITY

13. The complex appears to be unaltered from its original design.

#### NOTES:

1. Woodbridge, Sally B. and John M., ARCHITECTURE, SAN FRANCISCO, THE GUIDE, p. 78.
2. Goldberger, Paul, THE SKYSCRAPER, p. 106.
3. Lampugnani, V.M., ENCYCLOPEDIA OF 20TH CENTURY ARCHITECTURE, p. 306.
4. Delehanty, Randolph, SAN FRANCISCO, WALKS AND TOURS IN THE GOLDEN GATE, p. 90.

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#### RATINGS

DCP: 3  
HERE TODAY: N.A.  
SPENDID SURV.: Not rated due to age.  
NAT'L REGISTER: -  
NAT'L LANDMARK: -  
STATE LANDMARK: -

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PREPARED BY: Patrick McGrew  
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PHONE: 981-3060  
DATE: December 22, 1986.  
Edited by Staff

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SF Chronicle, April 8, 1981, A HIGHRISE MONSTER IS SLAIN - FOR NOW  
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by Jess Pelling.  
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SF Examiner, December 14, 1984, PROFILE ON SIR JAMES GOLDSMITH, BY Lauri Itow.  
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Oral interviews (and appreciation to):

Edward C. Bassett, Michael Corbett, Jeremy Kotas, Mrs. G. Bland Platt and Allan Tempko.

JHM/ch1/226

