



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: 01/31/2019

File Date: January 22, 2019
Record No.: **2016-010079CUA/VAR**
Project Address: **3620 BUCHANAN STREET**
Zoning: NC-2 (Neighborhood Commercial, Small Scale) Zoning District
40-X Height and Bulk District
Block/Lot: 0459/003
Project Sponsor: Reuben, Junius & Rose, LLP
One Bush Street Suite 600
San Francisco, CA 94104
Staff Contact: Laura Ajello – (415) 575-9142
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project requires Conditional Use Authorization pursuant to Planning Code Sections 121.1, 303, and 711 for development on a lot larger than 10,000 square feet. The proposed project will be located the same parcel as City Landmark No. 58 and involves the demolition of a non-contributory one-story garden house currently used as office space and a portion of the non-contributory garden patio. The replacement building is a four-story, 13,279 square-foot residential building. New construction will include eight dwelling units, eight Class I bicycle parking spaces, four Class II bicycle parking spaces and one accessible vehicle parking space. The portion of the existing garden to remain will be utilized as open space. No interior or exterior changes to the Landmark S.F. Gas Light Co. building at 3636 Buchanan are proposed.

The project is also seeking a Rear Yard Modification pursuant to Planning Code Section 134(e). The Zoning Administrator will consider this request following the Planning Commission's consideration of the request for Conditional Use Authorization.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization for Large Lot Development within the NC-2 (Neighborhood Commercial, Small Scale) District and a 40-X Height and Bulk District pursuant to Planning Code Sections 121.1, 303, and 711.

ISSUES AND OTHER CONSIDERATIONS

- **Conditional Use Authorization.** The project requires Conditional Use Authorization for development on a lot greater than 10,000 square feet. The subject property is an L-shaped lot, approximately 13,480 square feet in size, which also contains City Landmark #58.

- **Rear Yard Modification.** The proposed project requires a Rear Yard Modification per Planning code Section 134(e) from the Zoning Administrator.
- **Public Comment & Outreach.** To date, the Department has received one letter in support of the project from SF Heritage, two letters in opposition from representatives of 1598 Bay Condominium Association, and one email in opposition to the proposed project (see Exhibits). The main concerns regarding the proposed project were related to loss of views, light and air; traffic congestion; lack of parking; and concern that the garden house and garden patio adjacent to the landmark building are of individual and/or contributory significance. Concerns related to historic preservation were addressed by the Historic Preservation Commission at a public hearing on November 7, 2018.
- **Historic Preservation.** The project is located at the southernmost portion of lot, on the same parcel as City Landmark No. 58 (Merryvale Antiques/S.F. Gas Light No.). As such, the design of the project has been thoroughly assessed at two public hearings before the Historic Preservation Commission (HPC). The project was determined by the Architectural Review Committee and HPC to be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance. The project was approved with conditions per Certificate of Appropriateness Motion No. 0360 dated November 7, 2018 (see Exhibits).

Pursuant to article 10 of the Planning Code, modifications to the HPC approved project by the Planning Commission will necessitate re-review and approval of the alterations by the HPC.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will replace a non-historic one-story commercial building constructed in 1958 with a four-story residential building, adding eight dwelling units to the City's housing stock (seven units are family-sized). The project design was thoroughly reviewed at two public hearings before the Historical Preservation Commission and received a Certificate of Appropriateness per HPC Motion No. 0360.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization (includes Exhibit A – Conditions of Approval)
Exhibit B – Plans and renderings
Exhibit C – Environmental Determination
Exhibit D – Historic Resource Evaluation
Exhibit E – Certificate of Appropriateness
Exhibit F – Land Use Data
Exhibit G – Maps and Context Photos
Exhibit H – Public Correspondence
Exhibit I - Project Sponsor Submittal



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JANUARY 31, 2019

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Block/Lot: 0459/003
Project Sponsor: Reuben, Junius & Rose, LLP
One Bush Street Suite 600
San Francisco, CA 94104
Property Owner: Gas Light Building, LLC
3620 Buchanan Street
San Francisco, CA 94123
Staff Contact: Laura Ajello – (415) 575-9142
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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121.1, 303, AND 711 TO ALLOW DEVELOPMENT ON A LOT LARGER THAN 10,000 SQUARE FEET AT 3620 BUCHANAN STREET, LOT 003 IN ASSESSOR'S BLOCK 0459, WITHIN THE NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL SCALE) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 15, 2017, Jody Knight of Reuben, Junius & Rose (hereinafter "Project Sponsor") filed Application No. 2016-010079CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization for development of a lot greater than 10,000 square feet (hereinafter "Project") at 3620 Buchanan Street, Block 0459 Lot 003 (hereinafter "Project Site"). The project consists of demolition of a one-story commercial building and construction a new four-story, 40-ft tall, residential building with eight dwelling units.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2016-010079CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On January 31, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2016-010079CUA.

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class 32 – In-Fill Development

Project) because the project includes in-fill residential development and meets the *Secretary of the Interior's Standards*.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2016-010079CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The proposed project will be located the same parcel as City Landmark No. 58 and involves the demolition of a non-contributory one-story garden house currently used as office space and a portion of the non-contributory garden patio and the construction of a new four-story, 13,279 square-foot residential building. The new construction will include eight dwelling units, eight Class I bicycle parking spaces, four Class II bicycle parking spaces and one accessible vehicle parking space. The portion of the existing garden to remain will be utilized as open space.

No interior or exterior changes to the S.F. Gas Light Co. building at 3636 Buchanan are proposed.

3. **Site Description and Present Use.** The property is a corner lot with 118 feet of frontage on North Point Street and 174.7 feet on Buchanan Street. The site, known as Landmark No. 58, contains two buildings: the two-story S.F. Gas Light Co. building at the north end of the parcel (3636 Buchanan Street) and a one-story garden house at the southern end of the parcel (3620 Buchanan Street). Both buildings are presently used as offices. The one-story, vernacular style garden house was constructed in 1958 and features a garden patio (between the two buildings) also constructed in 1958. Since construction, the garden has undergone extensive alterations before and in 2000. The one-story garden house and adjacent garden patio are not considered to be contributing features to the overall significance of the landmark site.
4. **Surrounding Properties and Neighborhood.** The project site is in a small NC-2 Zoning District that spans two blocks of Buchanan Street in the Marina District. The district is generally bounded to the north by a retail grocery store (d.b.a. Safeway) on Marina Boulevard and to the south by the Moscone Recreation Center on Bay Street. The broader neighborhood is a mix of residential zoning districts classified as either RH-2 (Residential, House, Two-Family), RM-3 (Residential,

Mixed, Medium Density), or RM-4 (Residential, Mixed, High Density). The subject block features a combination of residential and commercial uses which reflect the intersection of the zoning districts. Additionally, the subject block includes two- to four-story buildings that are characteristic of the neighborhood's massing. A four-story 28-unit mixed-use building was recently completed on the adjacent parcel to the south.

5. **Public Outreach and Comments.** To date, the Department has received one letter in support of the project from SF Heritage, two letters in opposition from representatives of 1598 Bay Condominium Association, and one email in opposition to the proposed project (see Exhibits). The main concerns regarding the proposed project were related to loss of views, light and air; traffic congestion; lack of parking; and concern that the garden house and garden patio adjacent to the landmark building are of individual and/or contributory significance. Concerns related to historic preservation were addressed by the Historic Preservation Commission at a public hearing on November 7, 2018.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Development of Large Lots.** Planning Code Sections 121.1 and 711 permit as-of-right a lot size of up to 9,999 square feet. In order to promote, protect, and maintain a scale of development that is appropriate to each district and compatible with adjacent buildings, new construction on lots greater than 10,000 square feet within an NC-2 district requires Conditional Use Authorization.

The proposal is seeking Conditional Use Authorization to construct a new residential building on a large lot. The lot measures approximately 13,480 square feet, which is in excess of the lot size limit and thus requires a Conditional Use Authorization. The required criteria per Planning Code Section 121.1, for consideration by the Planning Commission, are outlined below in section eight.

- B. **Residential Density.** Planning Code Section 711 permits a density ratio of 1 dwelling unit for each 800 square feet of lot area.

At approximately 13,480 square feet of lot area, 17 dwelling units are permitted on the lot. However, the lot is not vacant. The area of the lot to be redeveloped is approximately 4,613 square feet, which allows six dwelling units. Therefore, the proposed unit count complies with the prescribed density.

- C. **Rear Yard Requirement in the NC-2 District.** Planning Code Section 134 requires a rear yard measuring 25 percent of the total lot area (15 feet minimum) at the lowest level containing a residential unit and at each succeeding level of the building. A modification of rear yard requirements is permitted pursuant to Section 134(e), provided that the following criteria are met:

1. Residential uses are included in the new or expanding development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents of the development; and
2. The proposed new or expanding structure will not significantly impede the access of light and air to and views from adjacent properties; and
3. The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of adjacent properties.

The project sponsor is seeking a modification of the rear yard requirement from the Zoning Administrator because the proposed rear yard in the area of the L-shaped lot proposed for redevelopment is not equal to 25% of the lot area. The Project proposes no rear yard located at the project area of the lot, which measures 49.9 feet deep. Common Open Space in the courtyard between the existing and proposed building provides a comparable amount of usable open space and is easily accessible by tenants. Private balconies or patios are proposed for six of the dwelling units. The development pattern of the subject block does not provide an interior block open space because historically, the setting of Landmark No. 58 was made up of a larger complex of industrial buildings, an oiler dock, a gasometer, and two storage tanks used by the S.F. Gas Light Co. and other surrounding industrial-oriented companies.

- D. **Dwelling Unit Exposure.** Planning Code Section 140 requires the windows of at least one room in each dwelling unit to face directly on an open area that includes a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, rear yard meeting the requirements of the Planning Code, or an inner court or a space between separate buildings on the same lot) which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

The project meets Dwelling Unit Exposure requirements. All dwelling units face Buchanan Street. Units that face north also have exposure to the landscaped courtyard located between the proposed building and existing S.F. Gas Light Building.

- E. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that any new development include the following: 1) a 25-foot setback on the ground floor for any off-street parking provided at street grade; 2) street frontage dedicated to parking and loading ingress or egress that is no greater than 20-feet in width and placed to minimize interference with street-fronting active uses, as well as the movement of pedestrians, cyclists, public transit, and autos; 3) residential active uses at the ground floor that occupy more than 50 percent of the linear residential street frontage and feature walk-up dwelling units that provide direct, individual pedestrian access to a public sidewalk, and are consistent with the Ground Floor Residential Design Guidelines; and 4) street-facing, ground-level, principal entrances to the interior spaces of non-residential uses or lobbies.

The Project meets the requirements of Planning Code Section 145.1. The site has an existing driveway curb cut. Off-street parking is set back 25 feet and the Project has one 10-foot wide garage entrance on Buchanan Street. The Project features a walk-up dwelling unit on the ground floor and also includes a street-facing ground-level lobby.

- F. **Bicycle Parking.** Planning Code Section 155.2 requires new developments provide one Class 1 bicycle parking space for every dwelling unit and one Class 2 bicycle parking space for every 20 dwelling units.

The project includes eight dwelling units. Therefore, the project is required to provide eight Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces. The project will provide eight Class 1 bicycle parking spaces and four Class 2 bicycle space, thus exceeding the requirement. Therefore, the project complies with Planning Code Section 155.2

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Project is a desirable in-fill development that adds eight dwelling units (ranging in size from 784-1,309 gsf) to an underutilized area of a large L-shaped commercial lot. The proposed project is compatible with the scale and character of the surrounding area and adjacent Gas Light Building.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project replaces a small non-historic commercial building that is out of scale with the surrounding development. The proposed residential project is consistent with the character of the NC-2 Zoning District in which it is located and serves as an effective transition from the existing commercial use and adjacent residential uses.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require parking or loading for the proposed residential use but one accessible vehicle parking space is provided. The small scale residential development should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed use is entirely residential, therefore noxious or offensive emissions are not anticipated as part of the project.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The new building is designed with a landscaped front setback and the proposed vehicle parking space is screened from public view. New openings in the non-historic front wall were designed to enhance street level views to the landscaped courtyard and S.F. Gaslight building.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project requires a rear yard modification variance from Planning Code Section 134, to provide an equivalent amount of open space elsewhere on the site. A rear setback is proposed at residential floors at the interior portion of the lot but it is not equal to 25% of the lot area as required by the Code. The remainder of the project is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purposes of NC-2 District in that the residential use is principally permitted and encouraged in new buildings.

8. **Development of Large Lots.** Planning Code Sections 121.1 requires a Conditional Use Authorization for new developments on lots larger than 10,000 square feet in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District. Planning Code Section 121.1 sets forth additional criteria which the Commission shall consider in addition to those of Section 303 when reviewing an application for development of a large lot.

- a. The mass and façade of the proposed structure are compatible with the existing scale of the district.

The proposed project's mass and façade are in keeping with the existing and intended scale and character of the neighborhood, where buildings generally range up to four stories. It is also

consistent with the massing of the recently completed adjacent building to the south. Additionally, the proposed design has received approval from the Historical Advisory Board. As a condition of Certificate of Appropriateness approval, the project sponsor shall complete a site visit with department preservation staff prior to occupancy in order to verify compliance with the approved project.

- b. The façade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

The design carefully reflects the architecture and material of the Gas Light Building while standing alone as a new building on the lot. The proposed new construction will not destroy historic materials, features or spatial relationships that characterize the property. The proposed new construction will be differentiated from the old but will be compatible in terms of materials, features, size, scale and proportion. Brick cladding, punched fenestration and fenestration features will reference the features of the landmark building but will be completed in a differentiated manner such that the integrity of the landmark and its environment will be protected.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1:

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10:

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The project is ideal in that it in-fills and adds housing to an underused large lot. The project will provide a dwelling unit mix of four one-bedroom, three two-bedroom, and one three-bedroom unit. The site is well served by public transportation and is located on a Key Walking Street. Nearby Bay Street is a designated bicycle route and the Project provides more than the required number of bicycle parking spaces.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.6:

Foster a sense of community through architectural design, using features that promote community interaction.

The project adds well-designed housing to an underutilized lot. The proposed construction is compatible with and will complement the Gas Light Building and surrounding development on the block. The project will also retain a sizable portion of the existing courtyard, providing green space for the building and street front. New openings in the front wall were designed to enhance pedestrian views of the site's extensive landscaping and historic building.

OBJECTIVE 13:

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1:

Support "smart" regional growth that locates new housing close to jobs and transit.

The site is readily accessible by public transportation, is close to job centers, and is an ideal location for in-fill development.

URBAN DESIGN ELEMENT

Objectives and Policies

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 1.2:

Protect and reinforce the existing street pattern, especially as it is related to topography.

Policy 1.3:

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

The Project will enhance the neighborhood by reinforcing the multi-family residential nature of the area. The Project's design echoes the design features of the Gas Light Building and is compatible with the neighborhood. The Project will replace an existing single-story building with more desirable and attractive residential uses and add to the character of the neighborhood.

OBJECTIVE 3:

MODERATION OF A MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.5:

Relate the height of buildings to important attributes of the City pattern and to the height and character of existing development.

Policy 3.6:

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The design of the Project draws inspiration from the massing and materials of the Gas Light Building and surrounding buildings in order to maintain a sense of continuity with the neighborhood. The Project's size, scale and design are compatible with the surrounding neighborhood and create a harmonious visual transition between the Project and other buildings on the block, including the new development on Bay Street. The Project will not overwhelm or dominate the site, instead providing an appropriate scale of building and landscaped open space that will beautify the street front.

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.12:

Install, promote and maintain landscaping in public and private areas.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

The Project improves the safety of the neighborhood by providing "eyes on the street" through the addition of dwelling units, including a ground floor dwelling unit. The Project will maintain a central courtyard to promote area greenspace.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

The project site does not contain any neighborhood-serving retail uses. The proposed project is for the demolition of non-contributing features of a landmark site and construction of a new residential building that will not have any impact on neighborhood serving retail uses. The Project provides six new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

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

The project site does possess any existing housing. The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark in conformance with the Secretary of the Interior's Standards.

- C. That the City's supply of affordable housing be preserved and enhanced.

The Project does not currently possess any existing affordable housing.

- D. That commuter traffic 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. The Project Site is served by nearby public transportation options. The Project is located within a quarter mile of the following Muni bus lines: 22-Fillmore, 28-19th Avenue, 30-Stockton, 30X-Marina Express, 43-Masonic and 76X-Marin Headlands Express. The Project also provides one accessible off-street parking space and sufficient bicycle parking for residents.

The Project site has an existing driveway curb cut, which will be retained near the original location; no on-street parking will be lost. It is also situated near Bay Street, which is part of the City's growing bicycle network. The Neighborhood Commerce element specifically discourages automotive oriented uses at the subject property, as they are considered to cause conflict with alternative transit methods and be heavy trip generators. Therefore, the proposed residential use will be more compatible with the Zoning District requirements.

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

The proposed will not have any impact on industrial and service sector jobs. The Project does provide new housing, which is a top priority for the City.

- F. That the City 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 is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

- G. That landmarks and historic buildings be preserved.

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards per Historic Preservation Commission Certificate of Appropriateness Motion No. 0360 dated November 7, 2018.

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

The proposed project will not impact the access to sunlight or vistas for the parks and open space. The project does not exceed the 40-foot height limit and is compatible with the established neighborhood development.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

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 Conditional Use Authorization Application No. 2016-010079CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 17, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 31, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 31, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use for Lot Size to allow development on a lot larger than 10,000 square feet located at 3620 Buchanan Street, Block 0459, and Lot 003 pursuant to Planning Code Sections 121.1, 303, and 711 within the NC-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated **January 17, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2016-010079CUA** and subject to conditions of approval reviewed and approved by the Commission on **January 31, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **January 31, 2019** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults:

The Planning Department does not support installing transformers within the public ROW at this location. The project shall locate all electrical transformers required to service the property on the private property within transformer rooms or in underground vaults. Confirm all location and access requirements with PG&E prior to submitting the final building designs to the Planning Department. The Planning Department recommends the project install any required transformers on the project site in a subterranean vault within the front setback.

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

8. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

9. **Bicycle Parking.** The Project shall provide no fewer than **eight (8)** Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

10. **Parking Requirement.** Pursuant to Planning Code Section 151, the residential Project shall provide not more than **one (1)** off-street parking space. If the curb cut along North Point Street is not used, the project sponsor should vacate the curb cut and restore the curb.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

11. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

12. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

13. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

14. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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3620 BUCHANAN STREET

PRESENTATION TO SAN FRANCISCO PLANNING COMMISSION

Date of Package: January 31, 2019

Project Sponsor:
Tusker Corporation
3636 Buchanan St.
San Francisco, CA 94123

251 south van ness ave, suite 300 - san francisco, ca 94103 - ian birchall and associates - p: 415.512.9660 - f:415.512.9663 - www.ibadesign.com

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LEGEND

A.C.	Asphaltic Concrete	MTL.	Metal
A.D.	Area Drain	MFR.	Manufacturer
ACOUS.	Acoustical	MGR.	Manager
ADJ.	Adjustable	MIN.	Minimum
A.F.F.	Above Finish Floor	MISC.	Miscellaneous
AL.	Align	M.O.	Masonry Opening
ALUM.	Aluminum	MTD.	Mounted
BLDG.	Building	(N)	New
BLKG.	Blocking	N.	North
B.O.	Bottom of	N.I.C.	Not in Contract
BOT.	Bottom	NO.	Number
B.R.S.	Backing Rod and Sealant	N.T.S.	Not to Scale
BTWN	Between	O/	Over
C.B.	Catch Basin	O.C.	On Center
CEM.	Cement	O.D.	Outside Diameter
CER.	Ceramic	O.R.D.	Overflow Roof Drain
CLG.	Ceiling	OFF.	Office
CLT.	Closet	OPG.	Opening
CLKG.	Caulking	OPP.	Opposite
C.M.U.	Concrete Masonry Unit	P.LAM.	Plastic Laminate
CONC.	Concrete	PR.	Pair
CONTIN.	Continuous	PLAS.	Plaster
COL.	Column	PRGST.	Precast
CORR.	Corridor	Q.T.	Quarry Tile
C.T.S.K.	Countersunk	R.	Riser
DL	Double	R & S	Rod and Sealant
D.F.	Drinking Fountain	RAD.	Radius
DET.	Detail	R.D.	Roof Drain
DIA.	Diameter	RM.	Room
DIM.	Dimension	R.O.	Rough Opening
DS.	Downspout	REV.	Revision
DWG.	Drawing	REF.	Reference
(E) or (e)	Existing	S.C.	Solid Core
E.	East	SCHED.	Schedule
E.A.	Each	SECT.	Section
E.J.	Expansion Joint	S.M.	Sheet Metal
EL.	Floor Elevation	SHT.	Sheet
ELEC.	Electrical	SIM.	Similar
ELEV.	Drawing Elevation	SPEC.	Specification
EQ.	Equal	SQ.	Square
EWC	Electric Water Cooler	S.S.	Stainless Steel
EXP.	Exposed	S.S.D.	See Structural Drawings
EXT.	Exterior	STD.	Standard
F & G	Flashing & Guttering	STL.	Steel
F.A.	Fire Alarm	STRUCT.	Structural
FAW.	Fluid Applied Waterproofing	SUSP.	Suspended
F.B.	Flat Bar	SYM.	Symmetrical
F.D.	Floor Drain	T.	Tread
F.E.	Fire Extinguisher	T.O.B.	Top of Beam
F.H.	Flat Head	T.O.C.	Top of Curb/Coping
F.H.C.	Fire Hose Cabinet	TEL.	Telephone
FIN.	Finish	T.O.	Top of
FL.	Floor	T.O.S.	Top of Slab
F.O.C.	Face of Concrete	T.V.	Television
F.O.F.	Face of Finish	T.O.W.	Top of Wall
F.O.M.	Face of Masonry	TYP.	Typical
F.O.S.	Face of Studs	U.O.N.	Unless Otherwise Noted
GA.	Gage	U.	Up
GAL.V.	Galvanized	V.B.	Vapor Barrier
G.B.	Grab Bar	V.C.T.	Vinyl Composition Tile
G.L.	Glass	VERT.	Vertical
G.S.M.	Galvanized Sheet Metal	VEST.	Vestibule
H.B.	Hose Bibb	V.P.	Vision Panel
HDWD.	Hardwood	W.	West
H.M.	Hollow Metal	W/	With
INCL.	Included	W.C.	Water Closet
INSUL.	Insulation	WD.	Wood
INSTR.	Instruction	W.F.	Water Fountain
JAN.	Janitor	W/O.	Without
KIT.	Kitchen	WP.	Waterproof
LAM.	Laminate	W.R.	Water Resistant
LAV.	Lavatory		
MANUF.	Manufacturer		
MECH.	Mechanical		

PLAN GRAPHICS

	INT. ELEVATION NO.	REFLECTED CEILING REF.	
	SECTION DESIGNATION NO.	KEY NOTE REF.	
	DRAWING SHEET NO.	KEY NOTE REF.	
	DRAWING DETAIL NO.	KEY NOTE REF.	
	DRAWING DETAIL NO.	KEY NOTE REF.	
	AREA REFERENCED	KEY NOTE REF.	
	REVISION NO.	KEY NOTE REF.	
	AREA OF REVISION	KEY NOTE REF.	

	FINISH INDICATION / EQUIPMENT CASE PIECE REFERENCE		REFERENCE NO. INDICATION (SEE SCHEDULE)
	WINDOW TYPE		FIRE EXTINGUISHER (HOOK MOUNTED)
			FIRE EXTINGUISHER (CABINET MOUNTED)
			GYPSUM BOARD CONTROL JOINT

	CONV. OUTLET, DUPLEX MOUNTED AT 12" U.O.N.		COMBINATION VENT/HEAT LAMP
	CONVENIENCE OUTLET MOUNTED AT 48" U.O.N.		COMBINATION VENT/HEAT LAMP
	C.O. WITH GROUND FAULT INTERCEPTOR		COMBINATION VENT/HEAT LAMP
	CONVENIENCE OUTLET WATERPROOF		COMBINATION VENT/HEAT LAMP
	CONVENIENCE OUTLET 220 VOLT		COMBINATION VENT/HEAT LAMP
	CONVENIENCE OUTLET HALF-SWITCHED		COMBINATION VENT/HEAT LAMP
	CONVENIENCE OUTLET QUADPLEX		COMBINATION VENT/HEAT LAMP
	CONVENIENCE OUTLET FLOOR MOUNTED		COMBINATION VENT/HEAT LAMP
	WALL MOUNTED FIXTURE		COMBINATION VENT/HEAT LAMP
	CEILING MOUNTED FIXTURE		COMBINATION VENT/HEAT LAMP
	RECESSED CEILING MOUNTED FIXTURE		COMBINATION VENT/HEAT LAMP
	RECESSED FLOOR/CEILING MOUNTED FIXTURE		COMBINATION VENT/HEAT LAMP
	MONO TRACK POINT LIGHT		COMBINATION VENT/HEAT LAMP
	RECESSED STEP LIGHT FIXTURE		COMBINATION VENT/HEAT LAMP
	EXTERIOR FLOODSPOT LIGHT FIXTURE		COMBINATION VENT/HEAT LAMP
	LIGHT FIXTURE ON CONTINUOUS S		COMBINATION VENT/HEAT LAMP
	EXTERIOR OR WATERPROOF LIGHT FIXTURE		COMBINATION VENT/HEAT LAMP
	CEILING MOUNTED FLOOR LIGHT FIXTURE		COMBINATION VENT/HEAT LAMP
	UNDER CAB. MOUNTED FLOOR LIGHT FIXTURE		COMBINATION VENT/HEAT LAMP
	TRACK LIGHT FIXTURE		COMBINATION VENT/HEAT LAMP
	VANITY LIGHT FIXTURE		COMBINATION VENT/HEAT LAMP
	SINGLE POLE SWITCH MOUNTED AT 48" U.O.N.		COMBINATION VENT/HEAT LAMP
	THREE-WAY SWITCH		COMBINATION VENT/HEAT LAMP
	FOUR-WAY SWITCH		COMBINATION VENT/HEAT LAMP
	DIMMER SWITCH		COMBINATION VENT/HEAT LAMP
	TIMER SWITCH		COMBINATION VENT/HEAT LAMP
	DOOR BELL		COMBINATION VENT/HEAT LAMP
	INTERCOM/DOOR RELEASE		COMBINATION VENT/HEAT LAMP
	THERMOSTAT		COMBINATION VENT/HEAT LAMP
	TELEPHONE OUTLET		COMBINATION VENT/HEAT LAMP
	INTERNET OUTLET		COMBINATION VENT/HEAT LAMP
	CABLE TV OUTLET		COMBINATION VENT/HEAT LAMP
	SMOKE DETECTOR		COMBINATION VENT/HEAT LAMP
	SMOKE DETECTOR WALL MOUNTED		COMBINATION VENT/HEAT LAMP
	JUNCTION BOX		COMBINATION VENT/HEAT LAMP
	GARBAGE DISPOSAL		COMBINATION VENT/HEAT LAMP
	MECHANICALLY VENTED RANGE HOOD		COMBINATION VENT/HEAT LAMP
	MECHANICAL VENT		COMBINATION VENT/HEAT LAMP

PROJECT DATA

3620 BUCHANAN 18_0612

AREA CALCULATIONS

FLOOR	ROOM DESCRIPTION	GROSS AREA (SF)**	NET AREAS (SF)***	GROSS FLOOR AREA*
P4	UNIT 8 - TYPE 2B-C	1049	962	2,588
	UNIT 7 - TYPE 2B-B	1064	981	
	CIRCULATION - (ELEV, CORRIDOR + STAIRS)	475	407	

P3	UNIT 6 - TYPE 1B-D	813	734	2,915
	UNIT 5 - TYPE 1B-C	790	723	
	UNIT 4 - TYPE 1B-B	837	755	
	CIRCULATION - (ELEV, CORRIDOR + STAIRS)	475	407	

P2	UNIT 3 - TYPE 2B-A	1131	1,030	2,915
	UNIT 2 - TYPE 3B-A	1309	1,195	
	CIRCULATION - (ELEV, CORRIDOR + STAIRS)	475	407	

P1	UNIT 1 - TYPE 1B-A	784	694	1,622
	CIRCULATION - (ELEV, CORRIDOR + STAIRS)	838	731	
	PARKING GARAGE	891	808	

B1	JANITOR	43	33	2,348
	TRASH ROOM	141	112	
	HOA STORAGE	140	117	
	ELECTRICAL ROOM	125	108	
	ELEVATOR MACHINE ROOM	78	61	
	STORAGE LOCKER (SL) - 1	71	56	
	STORAGE LOCKER (SL) - 2	183	143	
	STORAGE LOCKER (SL) - 3	66	59	
	STORAGE LOCKER (SL) - 4	175	144	
	STORAGE LOCKER (SL) - 5	89	71	
	STORAGE LOCKER (SL) - 6	118	102	
	STORAGE LOCKER (SL) - 7	75	67	
	STORAGE LOCKER (SL) - 8	157	127	
	SECURITY CLOSET	14	11	
	CIRCULATION - (ELEV, CORRIDORS + STAIRS)	873	755	
	BIKE STORAGE	165	143	

****TOTAL BUILDING GROSS AREA	13,279
TOTAL R-2 GROSS AREA	10,040
TOTAL S-1 GROSS AREA	3,404
TOTAL BUILDING NET AREA	11,943

*Gross floor areas include all circulation areas, interior & exterior walls to outside face of building

** Gross unit areas include all interior & exterior walls within a unit + 50% of shared walls with adjacent units & common areas

***Net unit areas include floor area from inside face of interior and exterior walls within a unit

**** Total building gross floor area calculation exclude the square footages of the bike storage (as defined per planning code sec. 102)

PARKING REQUIREMENTS

RESIDENTIAL USE	REQUIREMENT	REQ. QTY	PROVIDED
CLASS 1 BIKE PARKING	1 / DWELLING UNIT	8	8
CLASS 2 BIKE PARKING	1 / 20 DWELLING UNIT	1	4
STANDARD CAR PARKING	1 / DWELLING UNIT	8	0
ACCESSIBLE CAR PARKING	2% OF DWELLING UNITS	1	1
VAN ACCESSIBLE PARKING	1 / 8 ACC. SPACES	1	1

UNIT TYPES	BEDROOM TYPE COUNT	%	% REQUIRED
1B-A	4	50.00%	N/A
1B-B			
1B-C			
1B-D			
2B-A	3	37.50%	N/A
2B-B			
2B-C			
2B-D			
3B-A	1	12.50%	N/A
TOTAL NUMBER OF UNITS	8		

PRIVATE USABLE / COMMON USABLE OPEN SPACE CALCULATIONS

REQUIRED
100 SQ. FT. OF PRIVATE USABLE OPEN SPACE (P.U.O.S.) FOR EACH DWELLING UNIT OR
133 SQ. FT. OF COMMON USABLE OPEN SPACE (C.U.O.S.) FOR EACH DWELLING UNIT
8 UNITS X 100 = 800 sf P.U.O.S. OR
8 UNITS X 133 = 1064 sf C.U.O.S.

P.U.O.S.	LOCATION	PROVIDED	DEFICIENT	CUOS AREA/RATIO
FLOOR	UNIT 8 - TERRACE	101	0	0
	UNIT 7 - TERRACE	136	0	0
	UNIT 6 - BALCONY	0	133	133
	UNIT 5 - BALCONY	32	68	91
	UNIT 4 - BALCONY	38	62	83
	UNIT 3 - BALCONY	0	133	133
	UNIT 2 - BALCONIES	70	30	40
	UNIT 1 - PATIO	100	0	0

C.U.O.S. PROVIDED	480
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C.U.O.S. REQUIRED	LOCATION	AREA (SF)	SUBTOTAL (SF)
	P1	COURTYARD	480

TOTAL COMMON USABLE OPEN SPACE PROVIDED	480
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*Area calculation for the Common Usable Open Space shown in the sheet A-1.03

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A-0.01	GENERAL INFO, GENERAL INFO	A-3.56	EXISTING BUILDING SECTIONS
A-0.02	CODE ANALYSIS	A-5.01	WALL SECTIONS & DETAILS
A-0.03	EXIT DIAGRAMS	A-7.00	STAIR 1 AND 2 - PLANS AND SECTION
A-0.04	GROSS FLOOR CALC. DIAGRAM	A-10.1	RENDERINGS
A-0.05	ACCESSIBILITY NOTES	A-10.2	RENDERINGS
A-0.06	ACCESSIBILITY DETAILS	A-10.3	RENDERINGS
A-0.07	GREEN BUILDING SITE PERMIT CHECKLIST	A-10.4	RENDERINGS
A-1.00	EXISTING SITE PLAN	A-11.0	PHOTOGRAPHS
A-1.01	PROPOSED SITE PLAN	A-11.1	PHOTOGRAPHS
A-1.02	REARYARD REQUIREMENT PLAN	C-1.0	SITE SURVEY
A-1.03	STREET FRONTAGE ELEV. PROPOSED		
A-1.04	STREET SIDE ELEV. PROPOSED		
A-1.05	STREET FRONTAGE ELEV. EXISTING		
A-1.06	STREET SIDE ELEV. EXISTING		
A-2.00	PLAN B1 - BASEMENT LEVEL		
A-2.01	PLAN P1 - LEVEL 1		
A-2.02	PLAN P2 - LEVEL 2		
A-2.03	PLAN P3 - LEVEL 3		
A-2.04	PLAN P4 - LEVEL 4		
A-2.05	ROOF PLAN		
A-2.50	EXISTING GARDEN SHED PLANS		
A-2.51	EXISTING LANDMARK BLDG PLAN P1		
A-2.52	EXISTING LANDMARK BLDG PLAN P2		
A-2.52	EXISTING LANDMARK BLDG ROOF PLAN		
A-3.00	PROPOSED BLDG ELEVATION - WEST		
A-3.01	PROPOSED BLDG ELEVATION - NORTH		
A-3.02	PROPOSED BLDG ELEVATION - SOUTH		
A-3.03	PROPOSED BLDG ELEVATION - EAST		
A-3.04	BUILDING SECTIONS		
A-3.05	BUILDING SECTIONS		
A-3.06	BUILDING SECTIONS		
A-3.50	EXISTING BUILDING ELEVATION		
A-3.51	GAS LIGHT BLDG. ELEVATIONS - WEST		
A-3.52	GAS LIGHT BLDG. ELEVATIONS - NORTH		
A-3.53	GAS LIGHT BLDG. ELEVATIONS - SOUTH		
A-3.54	GAS LIGHT BLDG. ELEVATIONS - EAST		

GENERAL NOTES

EXCAVATION and SOIL DISTURBANCE	2. a.l. (NOFOR#2)	AREA (SQ. FT.)	MAX. DEPTH (FT)	VOLUME (CY)
RESIDENTIAL USE				
B1		2351.40	11.83	1090.09
ELEVATOR PIT		127.46	6.83	32.24
TOTAL EXCAVATION (CY)				1062.33

GROSS SQUARE FOOTAGES CALC.	1. a.l. (NOFOR#3)	GROSS FLOOR AREA (SQ. FT.)	USE
EXISTING BUILDING TO BE DEMOLISHED		1600.40	OFFICE
EXISTING BUILDING TO REMAIN (GAS LIGHT BUILDING)		8407.30	OFFICE
PROPOSED BUILDING		13279.30	RESIDENTIAL

SCOPE OF WORK

REPLACE THE EXISTING GREEN HOUSE / B OCCUPANCY OFFICE USE BUILDING WITH A R-2 RESIDENTIAL USE BUILDING. THE PROJECT SHALL DEMOLISH THE EXISTING ONE-STORY STRUCTURE TO BUILD A 40 FT. HIGH FOUR STORY MULTIFAMILY STRUCTURE WITH ON-SITE PARKING GARAGE.

GENERAL BUILDING DATA

DESCRIPTION:	4-STORY
TOTAL GROSS BUILDING AREA:	13,279 SQFT.
TYPE OF CONSTRUCTION:	TYPE V-A OVER I-A PODIUM
OCCUPANCY CLASSIFICATION:	R-2, S-2
OCCUPANT LOAD:	61
EXITS REQUIRED / PROVIDED:	2 / 2

PLANNING DATA

ZONING DISTRICT:	NC-2 NEIGHBORHOOD COMM. SMALL SCALE
PROJECT ADDRESS:	3620 BUCHANAN ST (0459 / 003)
LOT AREA:	13,479 SF
HEIGHT DISTRICT:	40 - X
DENSITY:	1 DWELLING UNIT / 800 SF & 1 BEDRM / 275 SF
FAR LIMITATION:	NOT APPLICABLE TO RESIDENTIAL USE
PARKING REQUIREMENTS:	1 / DWELLING UNIT (DU)
PARKING LIMITATION:	NO PARKING (NP) ABOVE 1 / DU
PARKING PROVISION:	1 PARKING SPOT
REAR YARD REQUIREMENT:	25% OF LOT DEPTH
100 SQ. FT. OF PRIVATE USABLE OPEN SPACE FOR EACH DWELLING UNIT	
133 SQ. FT. OF COMMON USABLE OPEN SPACE THAT MAY BE SUBSTITUTED FOR PRIVATE	

PROJECT TEAM

ARCHITECT:	HISTORIC PRESERVATION:
IAN BIRCHALL + ASSOCIATES	PAGE & TURNBULL
251 South Van Ness Ave., Suite 300,	417 Montgomery Street, 8th Floor



Tusker Corporation
3636 Buchanan St.
San Francisco, CA 94123

Date of Package:
January 31, 2019

CURRENT PROPOSED DESIGN FOR 3620 BUCHANAN
HPC APPROVED 11/7/18

3620 BUCHANAN

SHEET #: 2

ib+a
architecture

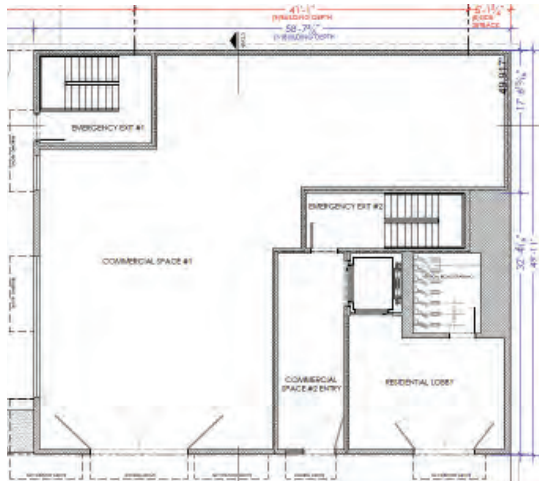
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3620 Buchanan - Timeline

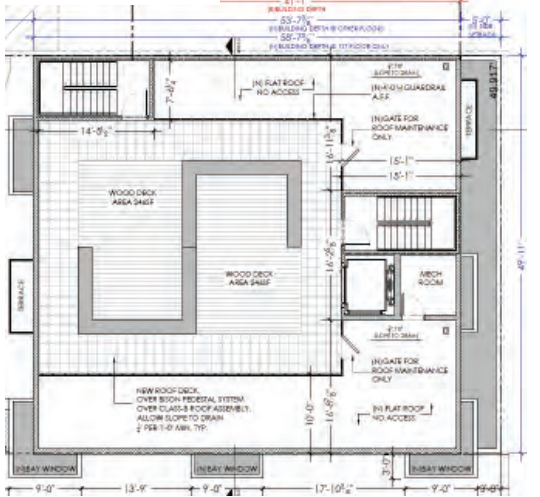
16_1003 Site Permit Submission (Sutro Architects) →



P1 FLOOR PLANS

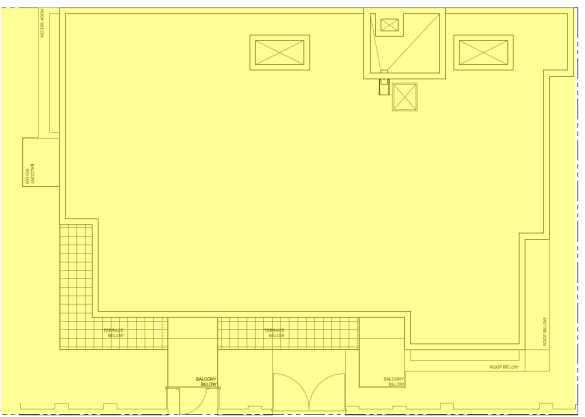
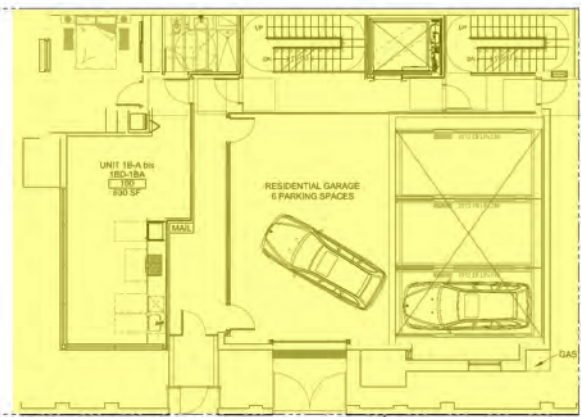


ROOF PLANS

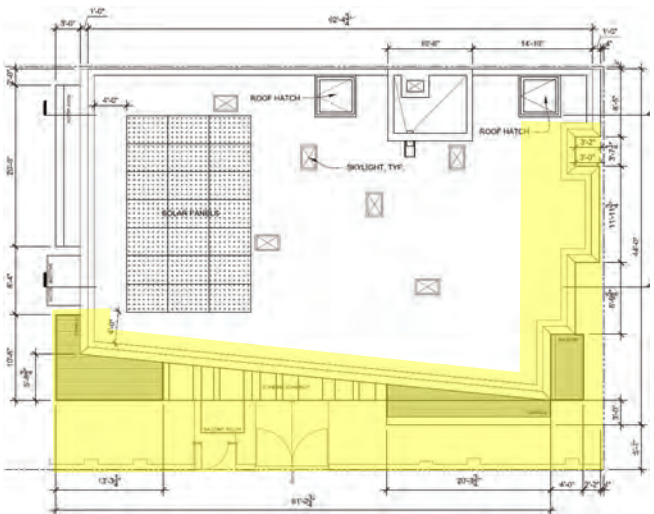
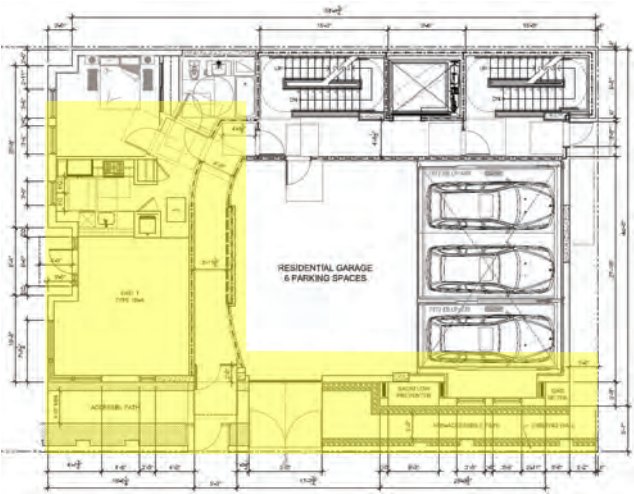


17_0403 UDAT Review Submission (IB+A) →
17_0505 NOPDR #1 Received

- Set back northwest corner for more visual access to landmark bldg.
- Simplify massing
- Set back fourth floor to be minimally visible from street
- Relocate parking to allow active use at bldg frontage
- Reconsider projecting balconies
- Minimize glazing + add punched windows
- Use materials to compliment landmark bldg.
- Terminate bldg. with strong & intentional top / shaped roof



17_0614 CU + Rear Yd Mod. + Revised Site Permit Submission – white scheme →



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DESIGN ITERATION TIMELINE (1 OF 3)

3620 BUCHANAN

SHEET #: 3

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architecture

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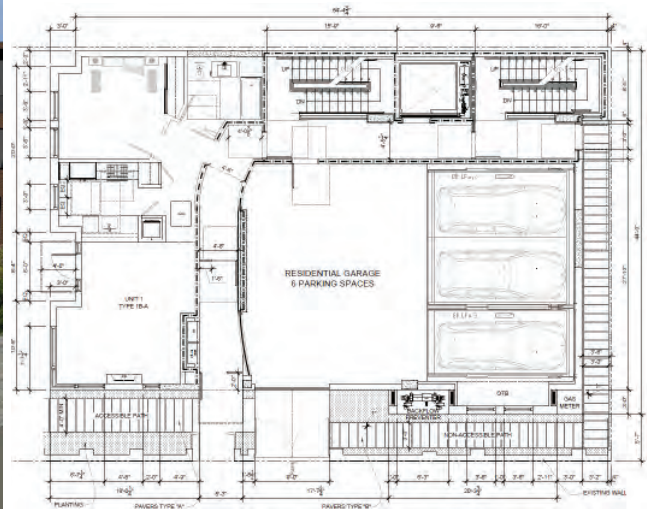
17_0821 Plans Revised – copper scheme

17_1017 NOPDR #2 Received

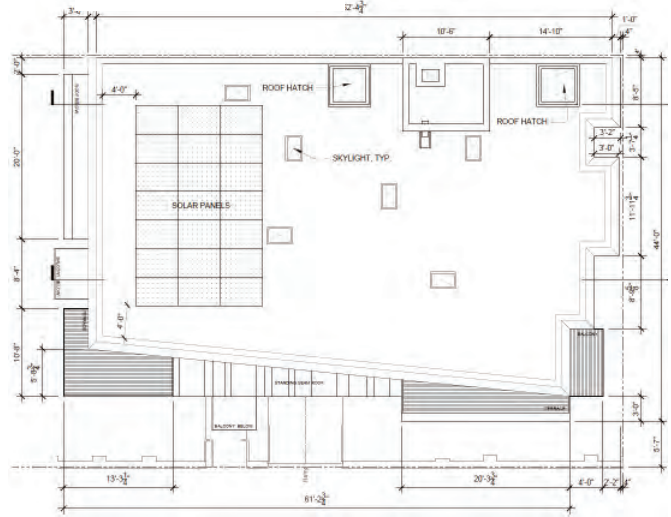
- Pull forward south portion of bldg. to provide stronger streetwall & push northern portion back to align w/landmark bldg.
- Bldg height should not exceed height of landmark bldg.
- Provide an active use at ground floor in lieu of proposed parking (i.e. additional res. unit, lobby, or common space)
- Standing seam metal not appropriate to context



P1 FLOOR PLANS

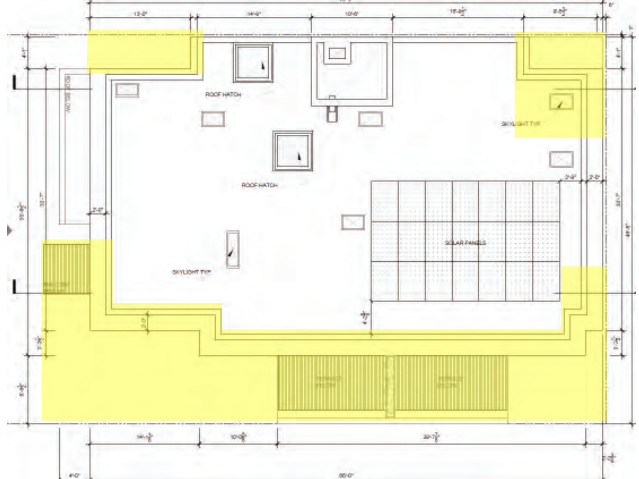
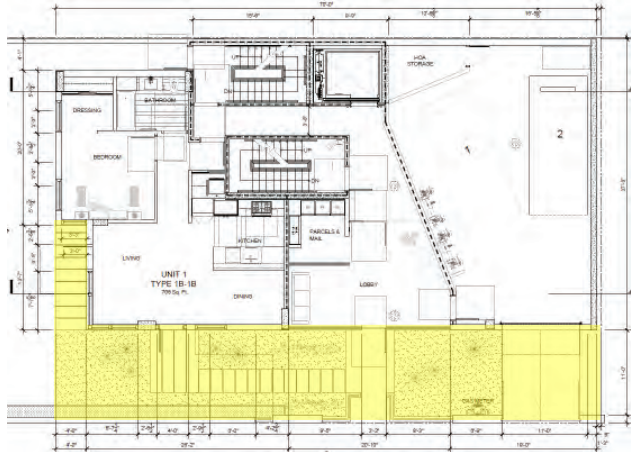


ROOF PLANS



17_1114 Planning Meeting - Plans revised w/grey siding scheme

- Positive response to revised massing, treatment of building face at street, material choice, and proposed parking



18_0108 Plans Revised – copper siding scheme

18_0209 Shadow Study Completed for Arnold Cohn (neighbor)

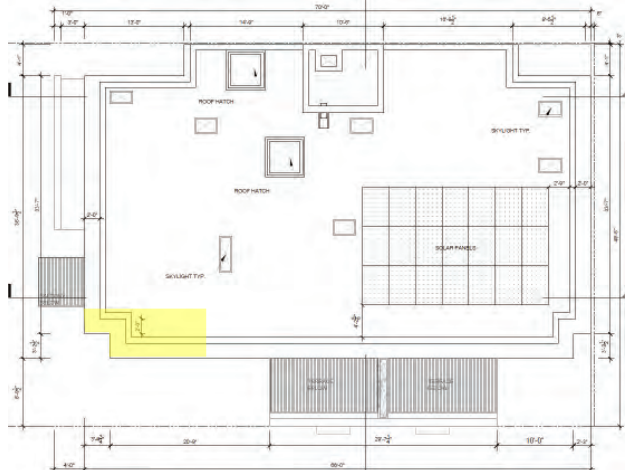
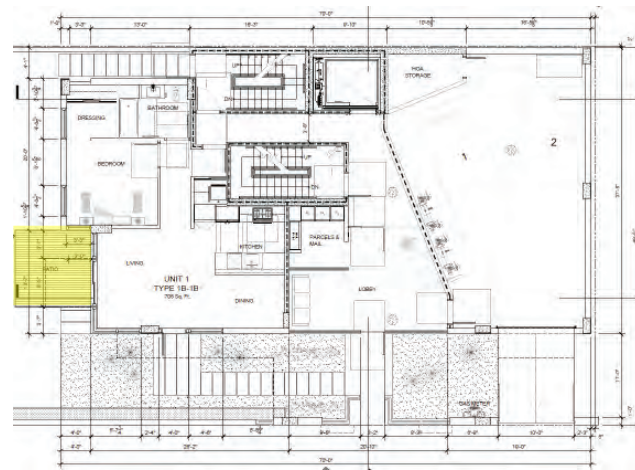
18_0320 Revised Plans Issued to Planning – copper siding scheme

18_0510 NOPDR #3 Received

- Formalize lobby entry
- Entrance to ground floor unit & lobby should be pushed forward to be immediately accessed from the street
- Pull back west elevation so it sits behind landmark bldg.
- Continue brick on all sides of floors 1-3 + add punched openings
- Railings should relate to context (vertical railing w/bold top rails)
- Cladding at P4 should have randomized pattern / texture
- Articulate floors with horizontal feature
- Thicken surrounds of windows facing landmark bldg.

18_0523 Planning Meeting

- Replace copper siding w/Brick at P2-3
- Provide recessed windows
- Remove portion of existing wall in front of residential unit for visibility from the street



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DESIGN ITERATION TIMELINE (2 OF 3)

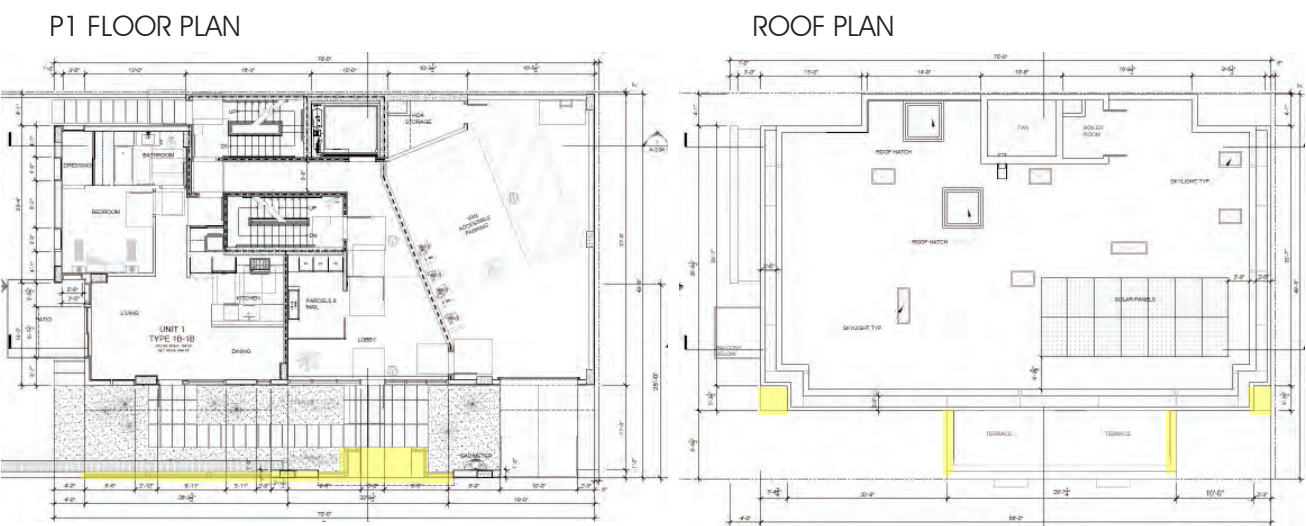
3620 BUCHANAN

SHEET #: 4

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- 18_0815 ARC Hearing – brick scheme w/NOPDR #3 comments addressed
- Add string course & more defining features to main entry
- 18_1107 HPC Hearing – brick scheme w/ARC comments addressed
- APPROVED





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CURRENT PROPOSED DESIGN FOR 3620 BUCHANAN
 HPC APPROVED 11/7/18

3620 BUCHANAN

SHEET #: 6



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AERIAL VIEW OF PROPOSED DESIGN FOR 3620 BUCHANAN

3620 BUCHANAN

SHEET #: 7

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VIEW OF PROPOSED DESIGN FOR 3620 BUCHANAN
FROM THE INTERSECTION OF BUCHANAN AND NORTH POINT

3620 BUCHANAN

SHEET #: 8



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VIEW OF PROPOSED DESIGN FROM
 THE LANDMARK BUILDING TOWARDS 3620 BUCHANAN

3620 BUCHANAN

SHEET #: 9



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VIEW OF PROPOSED DESIGN FOR 3620 BUCHANAN

3620 BUCHANAN

SHEET #: 10

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Date of Package:
January 31, 2019

VIEW FROM 3620 BUCHANAN
TOWARDS THE LANDMARK BUILDING W/ENTRY DETAIL

3620 BUCHANAN

SHEET #: 11

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VIEW FROM 3620 BUCHANAN
TOWARDS THE LANDMARK BUILDING

3620 BUCHANAN

SHEET #: 12

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VIEW OF PROPOSED DESIGN FOR 3620 BUCHANAN



VIEW OF PROPOSED DESIGN FOR 3620 BUCHANAN

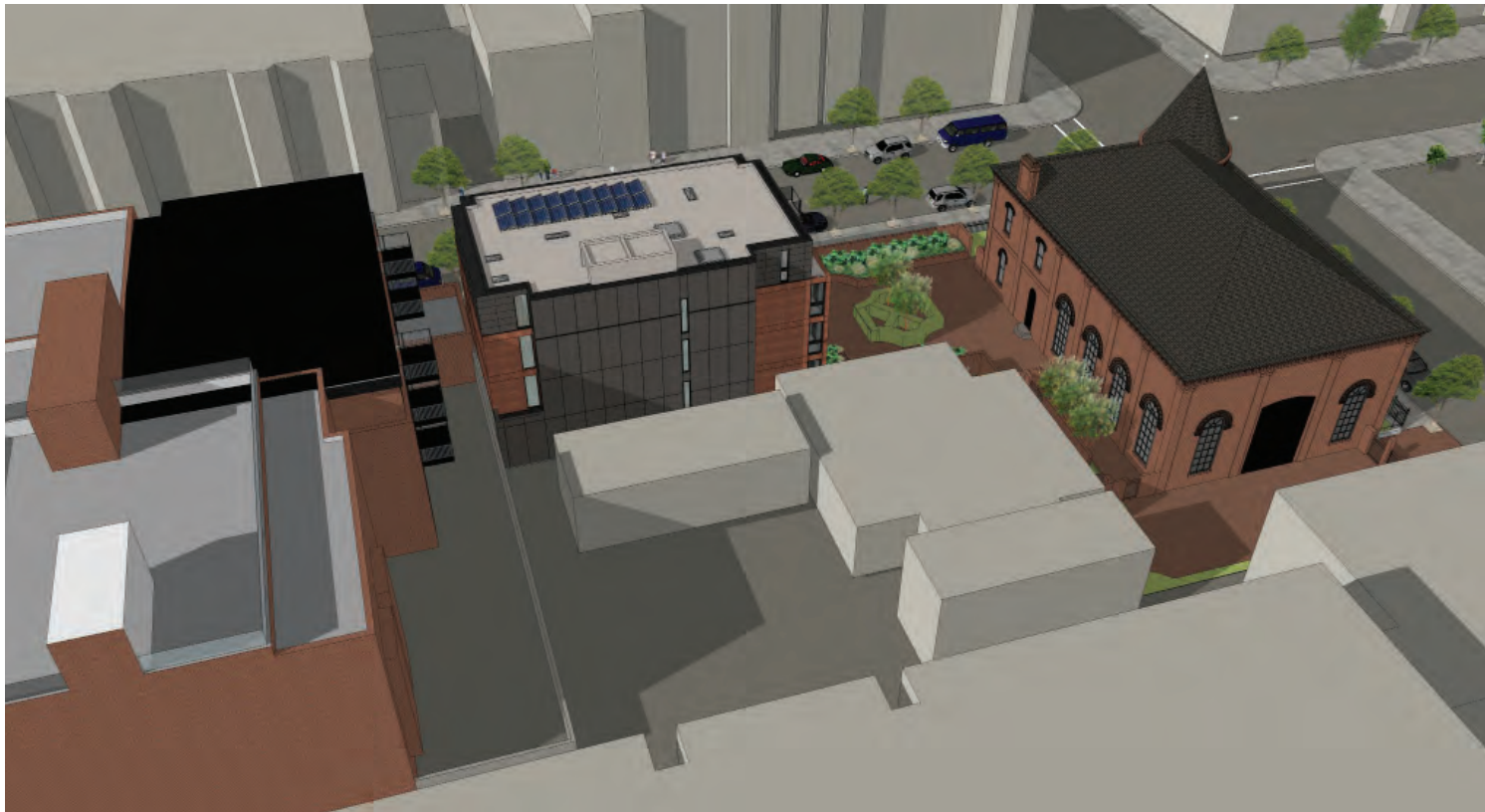


AERIAL VIEW OF PROPOSED DESIGN FOR 3620 BUCHANAN

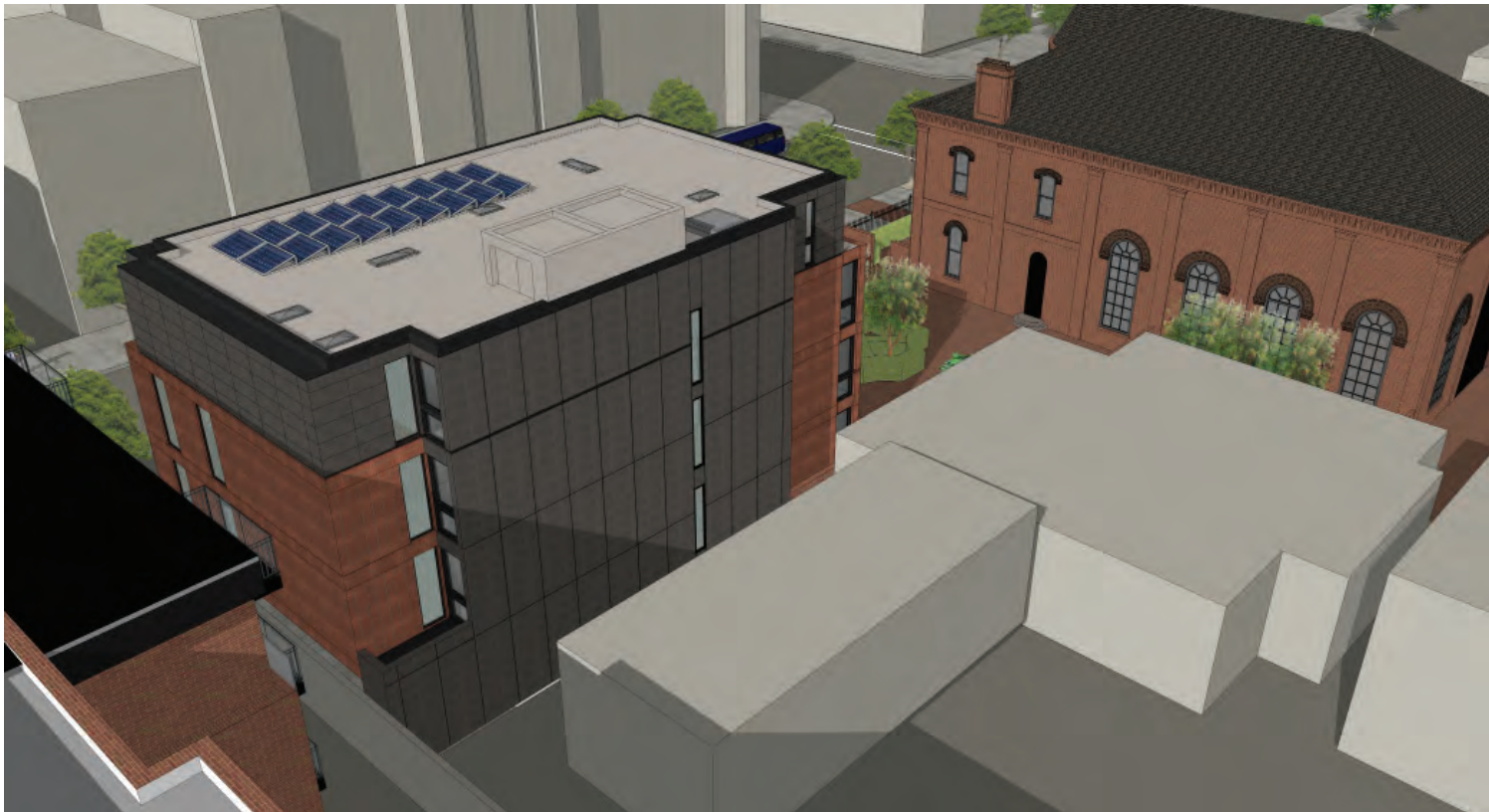


REAR AERIAL VIEW FROM THE LANDMARK BUILDING

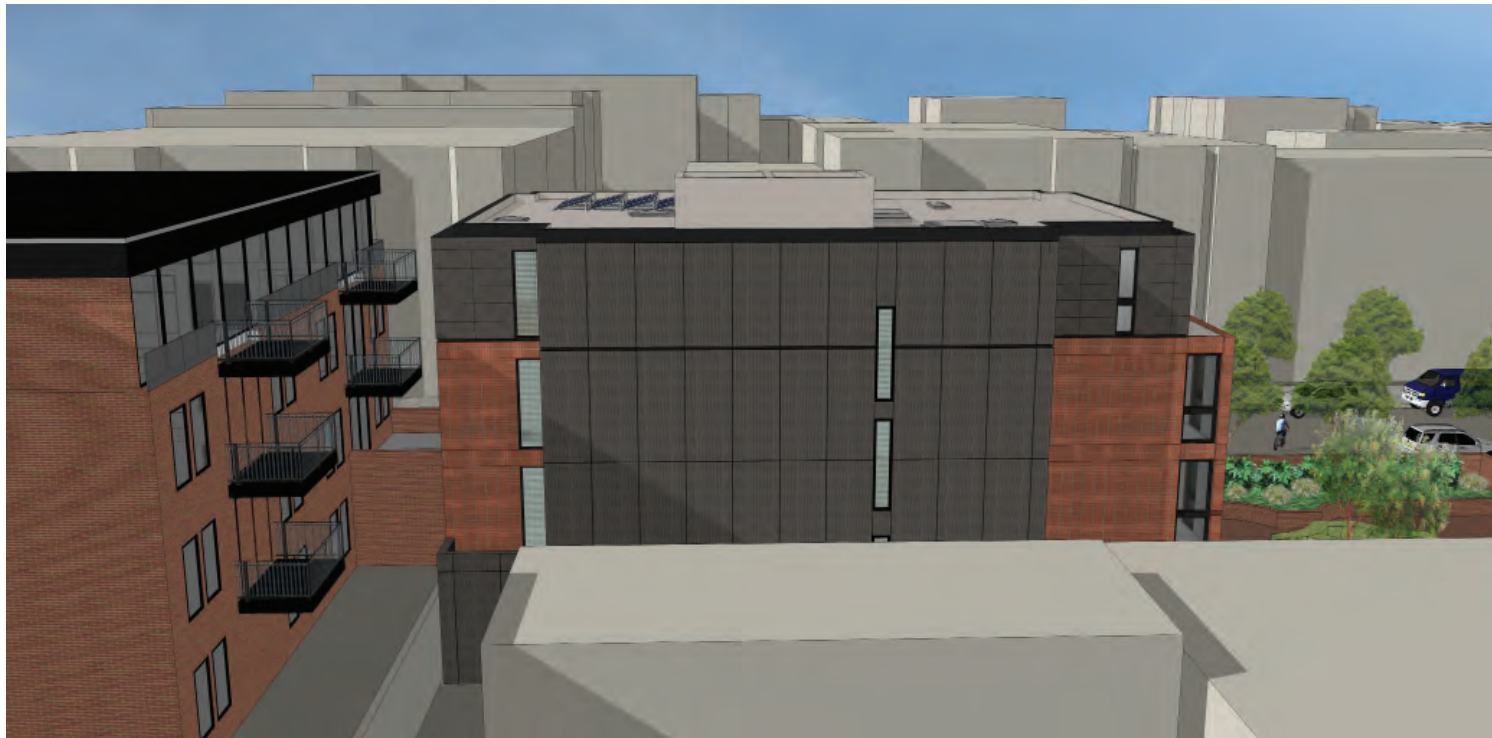
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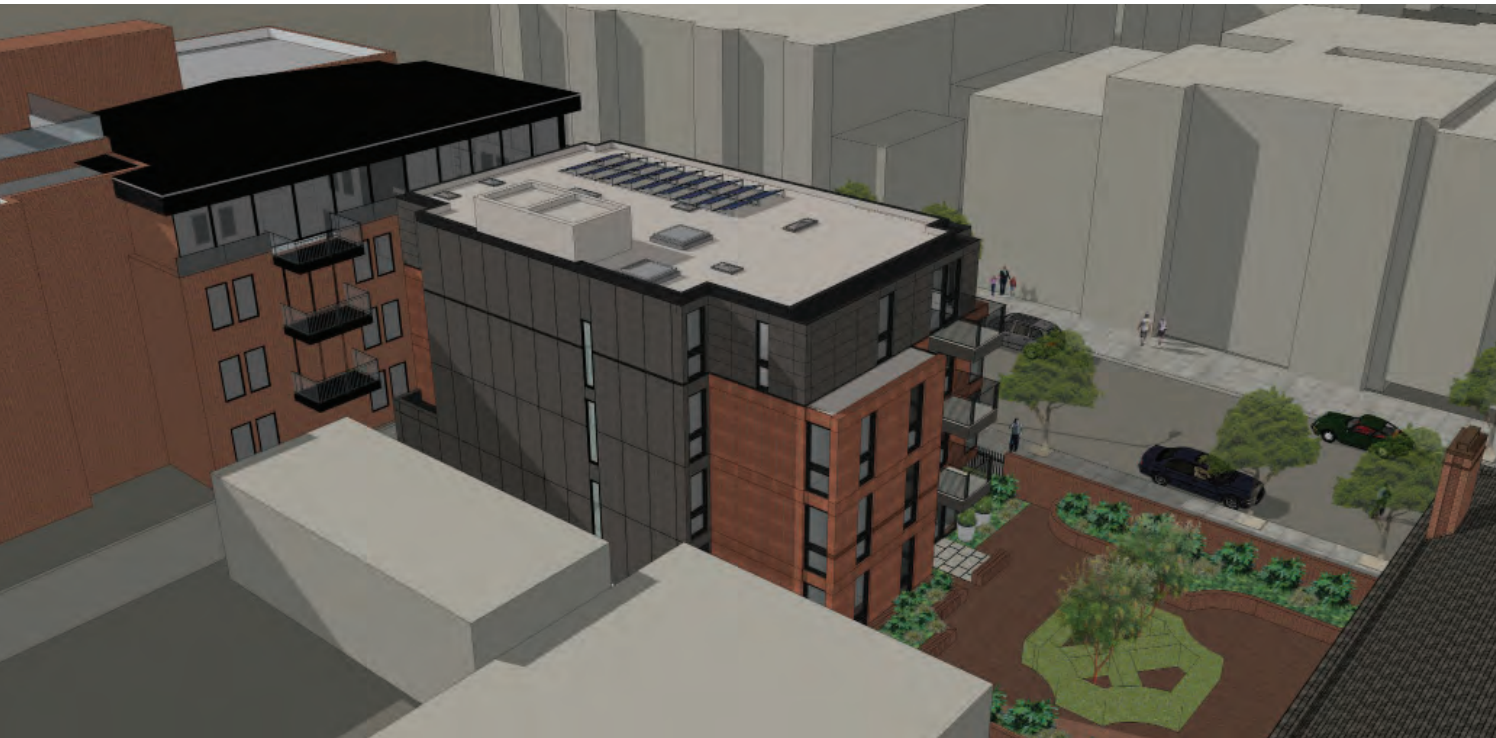
REAR AERIAL VIEW FROM ABOVE 1550 BAY



REAR AERIAL VIEW FROM ABOVE 1598 BAY



REAR VIEW FROM ABOVE 1550 BAY



REAR AERIAL VIEW FROM ABOVE THE LANDMARK BUILDING

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REAR VIEWS OF 3620 BUCHANAN

3620 BUCHANAN

SHEET #: 14



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BUCHANAN STREET ELEVATION



1. LANDMARK BUILDING - TYPICAL WINDOW



2. LANDMARK BUILDING BRICK



3. EXISTING GARDEN WALL BRICK



4. 3620 BUCHANAN - PROPOSED TYPICAL WINDOW



5. 3620 BUCHANAN - PROPOSED BRICK



6. 1598 BAY - TYPICAL WINDOW



7. 1598 BAY ST. BRICK

WINDOW DETAIL IMAGES

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			SHEET #: 15	



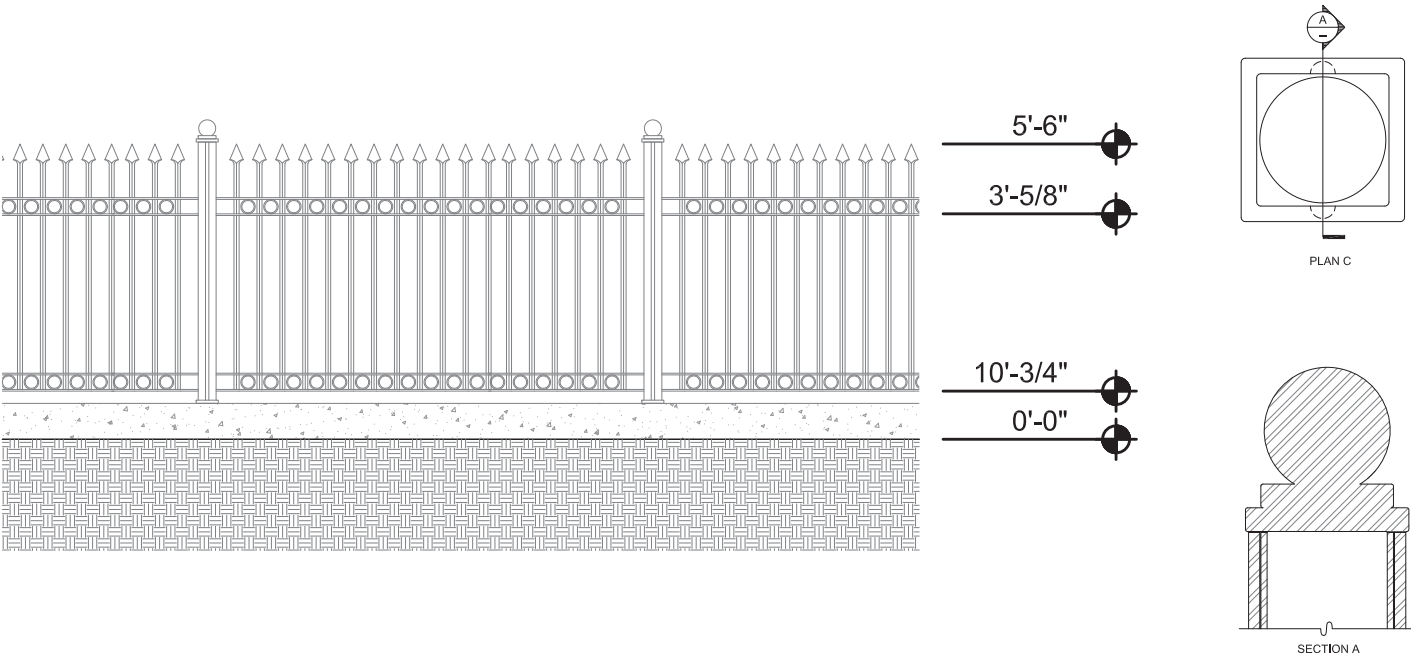
EXISTING FENCE + GATES AT LANDMARK BUILDING



PROPOSED FENCE AT 3620 BUCHANAN

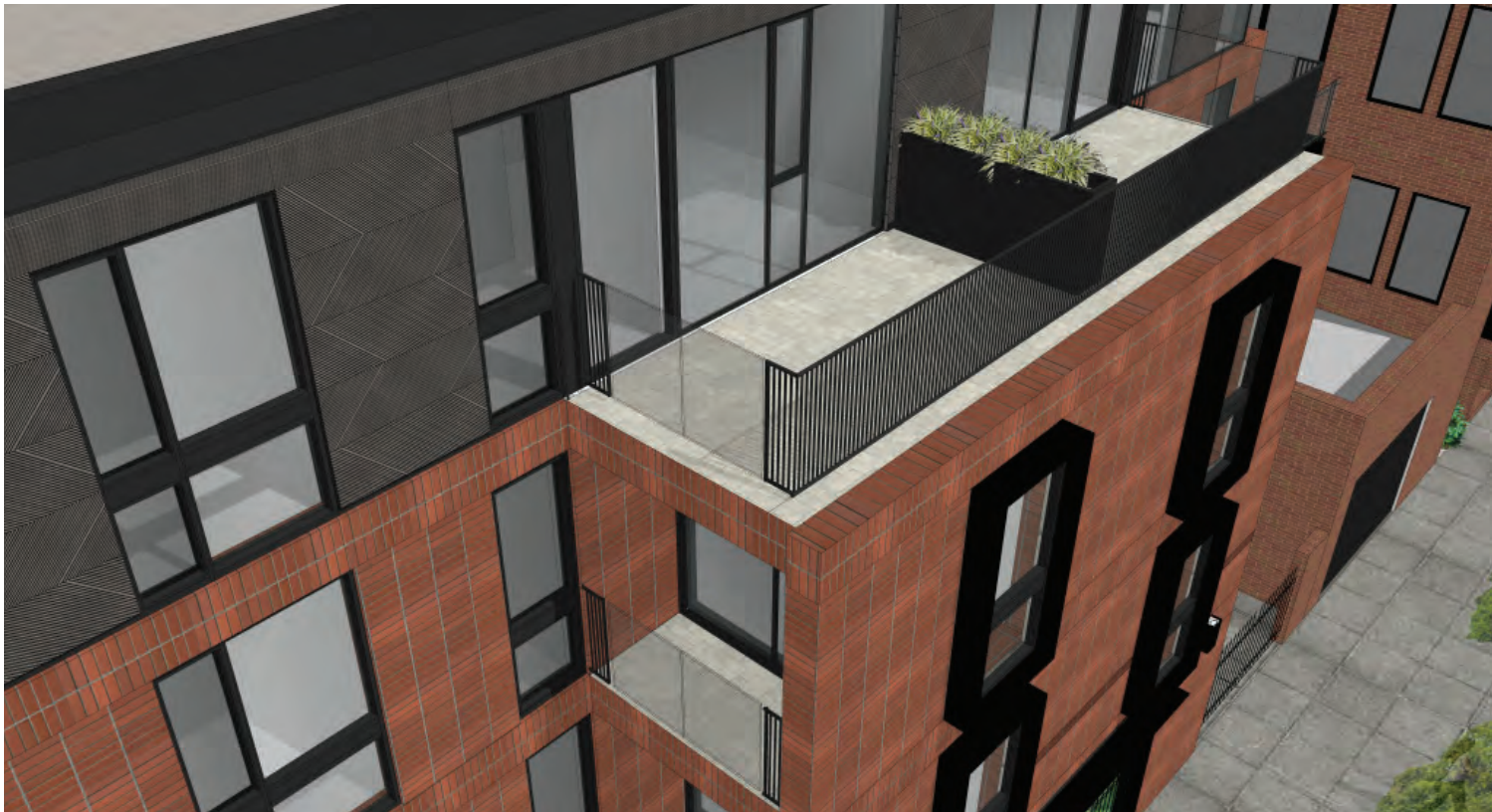
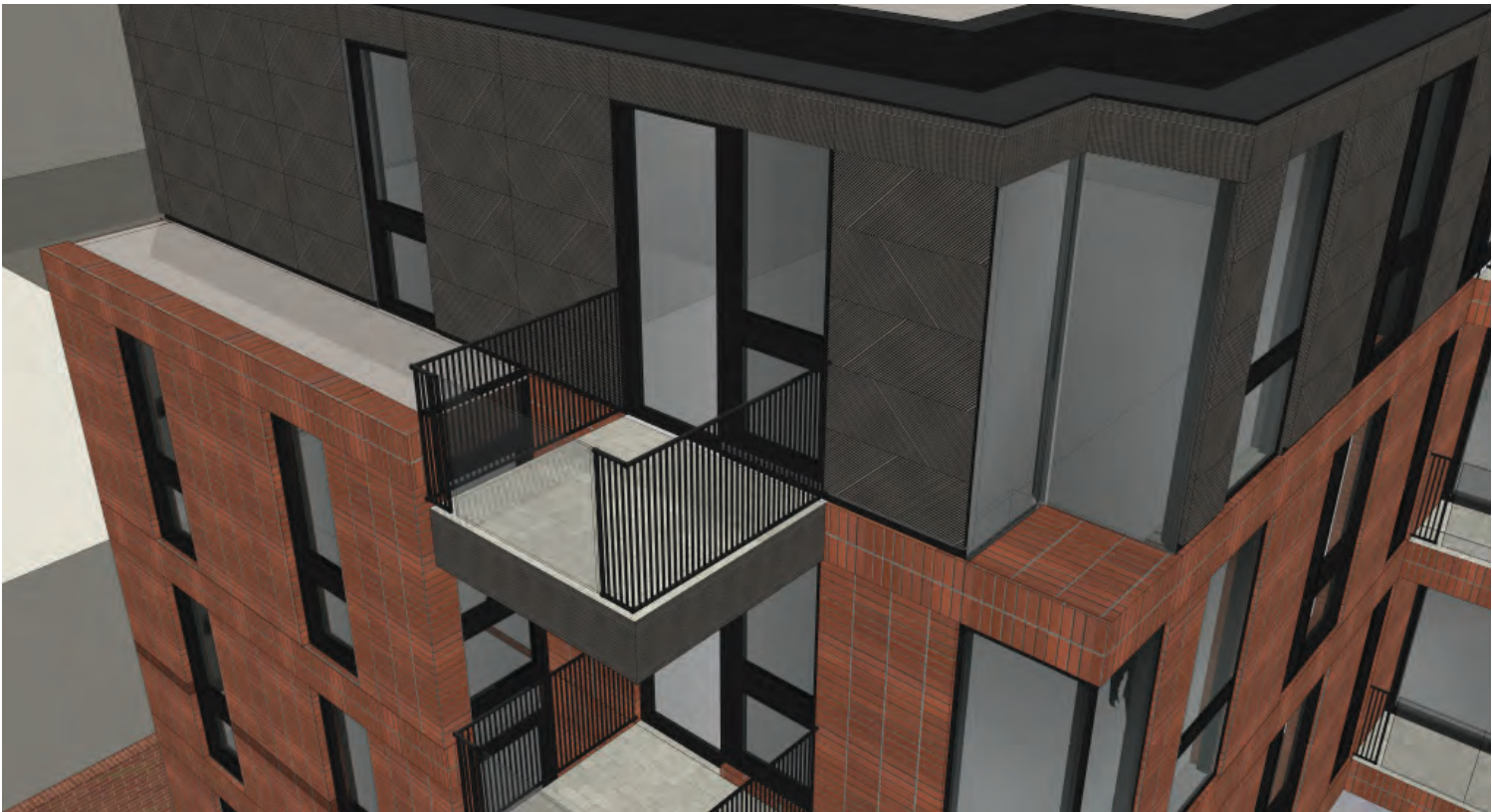


PROPOSED FENCE + GATES AT BUILDING ENTRY



PROPOSED FENCE ELEVATION

<p>Tusker Corporation 3636 Buchanan St. San Francisco, CA 94123</p>	<p>Date of Package: January 31, 2019</p>	<p>VISUAL COMPATABILITY ANALYSIS: EXISTING / PROPOSED FENCE DESIGN</p>	<p>3620 BUCHANAN</p> <p>SHEET #: 16</p>	<p>ib+a architecture</p> <p>Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com</p>
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PROPOSED RAILING DESIGN AT 3620 BUCHANAN



1598 BAY



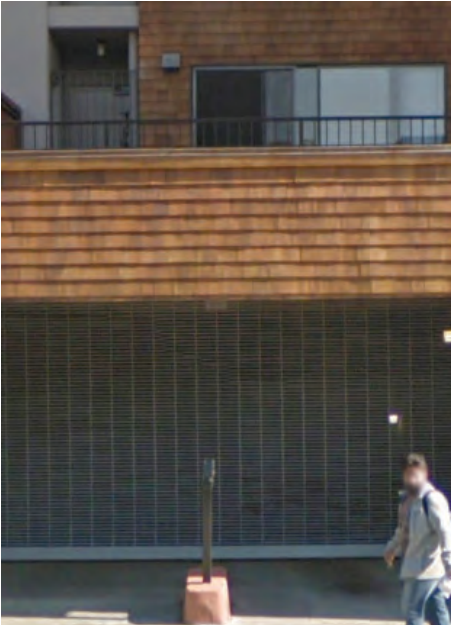
3611 BUCHANAN



1550 BAY



1550 BAY




1515 NORTH POINT



3501 LAGUNA

EXISTING RAILING DESIGNS OF NEIGHBORING PROPERTIES

Tusker Corporation 3636 Buchanan St. San Francisco, CA 94123	Date of Package: January 31, 2019	VISUAL COMPATABILITY ANALYSIS: EXISTING / PROPOSED RAILING DESIGN	3620 BUCHANAN	 Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com
			SHEET #: 17	





BUCHANAN ST. + NORTH POINT ST. - ADJACENT EXISTING BUILDING ON SHARED PARCEL



BUCHANAN ST. - EXISTING PROPERTY

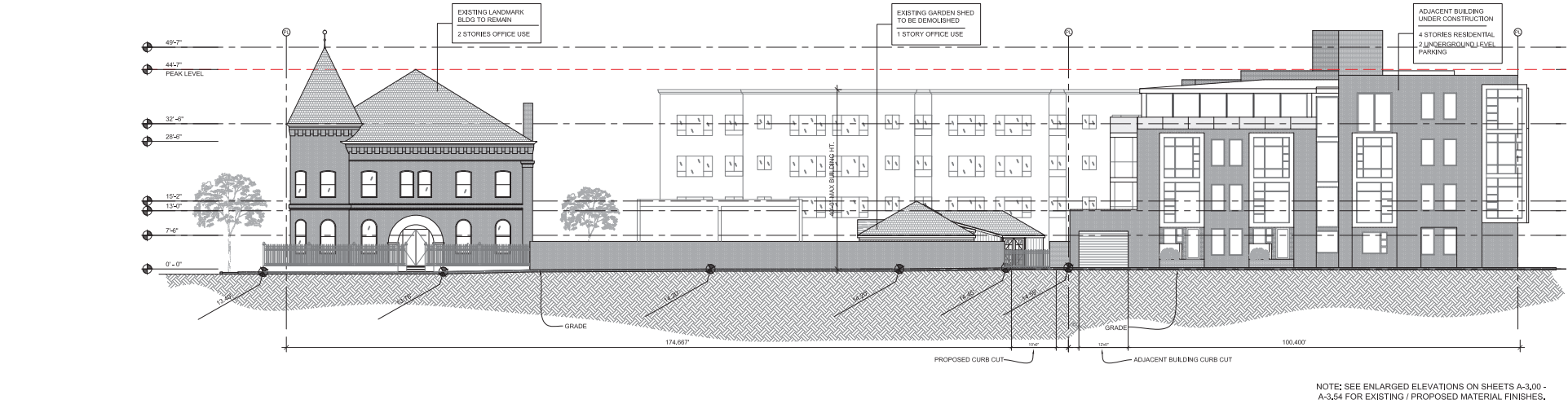


BUCHANAN ST. + BAY ST. - ADJACENT PROPERTY



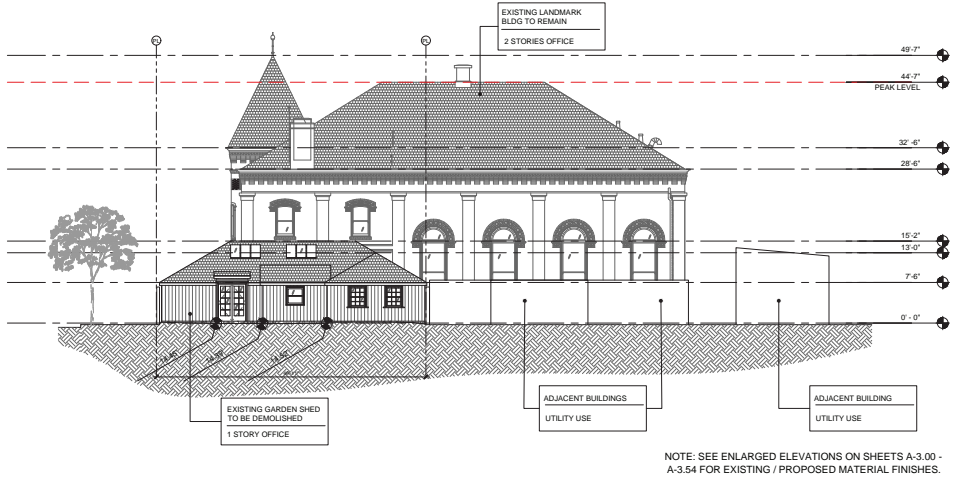
BUCHANAN ST. - ADJACENT PROPERTIES (ACROSS FROM 3620 BUCHANAN)

<p>Tusker Corporation 3636 Buchanan St. San Francisco, CA 94123</p>	<p>Date of Package: January 31, 2019</p>	<p>EXISTING SITE IMAGERY</p>	<p>3620 BUCHANAN</p>	<div data-bbox="2439 1798 2644 1915"> </div> <div data-bbox="2672 1774 2968 1919"> <p>Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com</p> </div>
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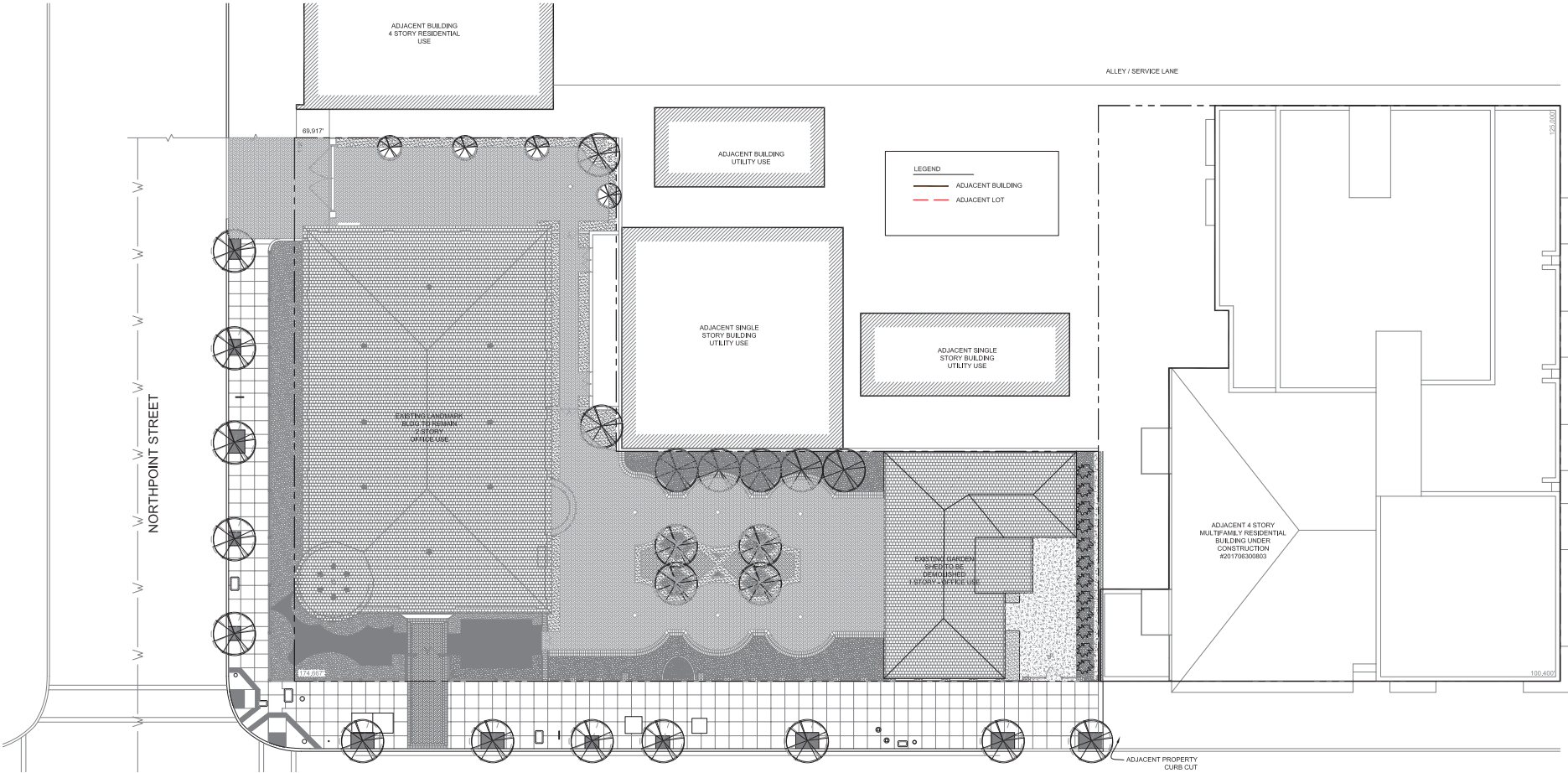
EXISTING STREET ELEVATION

N.T.S



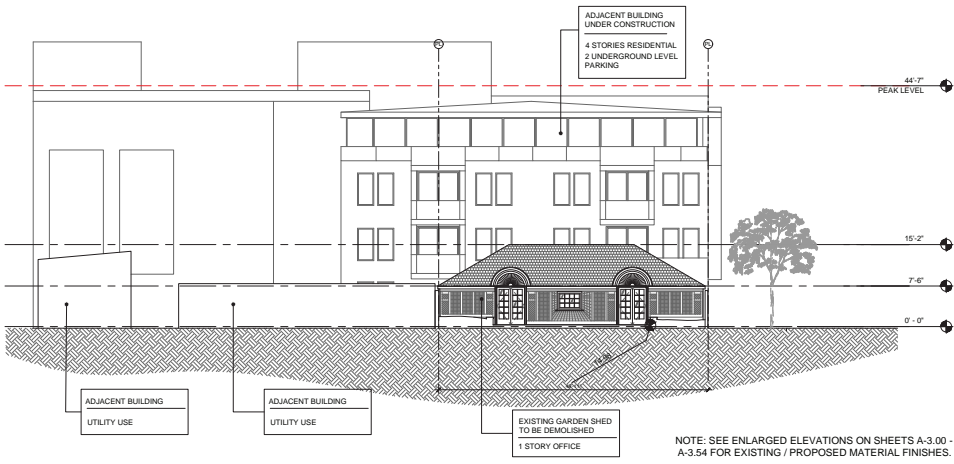
EXISTING SIDE ELEVATION

N.T.S



EXISTING SITE PLAN

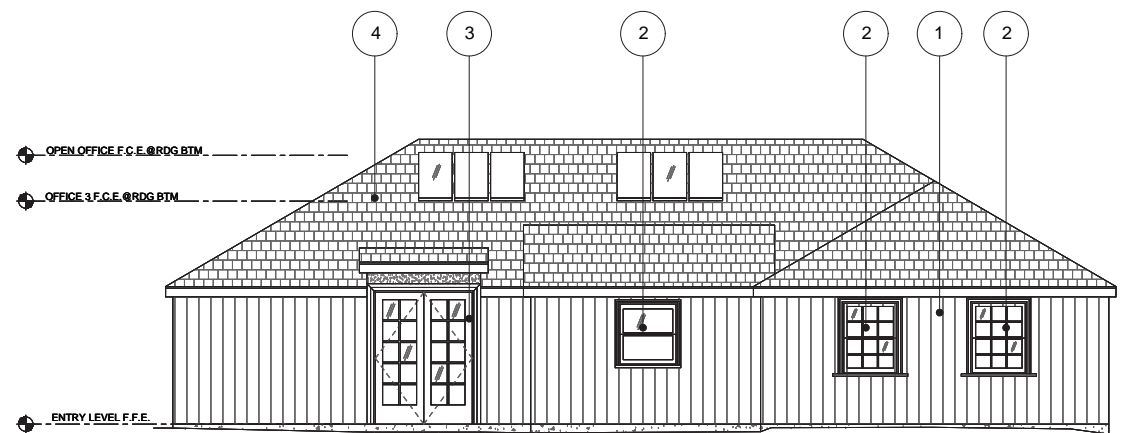
N.T.S



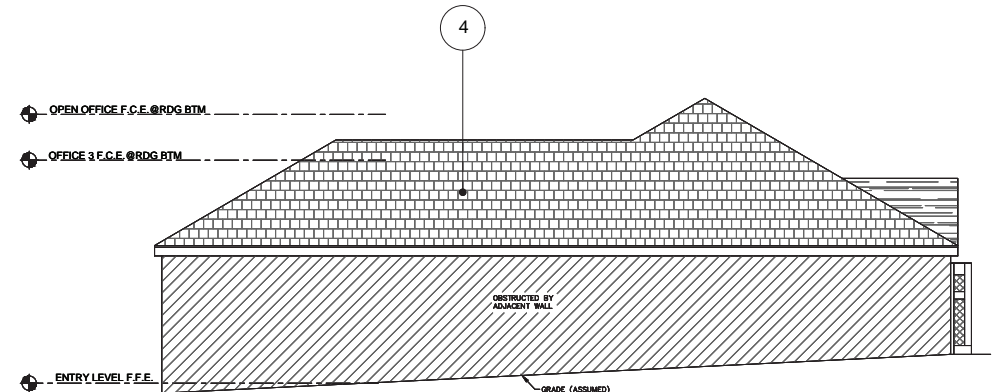
EXISTING REAR ELEVATION

N.T.S

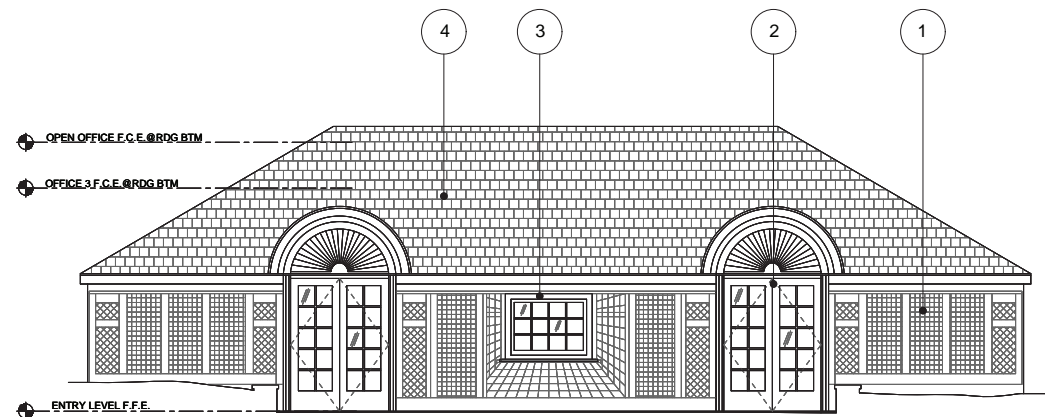
<p>Tusker Corporation 3636 Buchanan St. San Francisco, CA 94123</p>	<p>Date of Package: January 31, 2019</p>	<p>PROJECT SITE / EXISTING CONDITION ELEVATIONS + SITE PLAN</p>	<p>3620 BUCHANAN SHEET #: 21</p>	<p>ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com</p>
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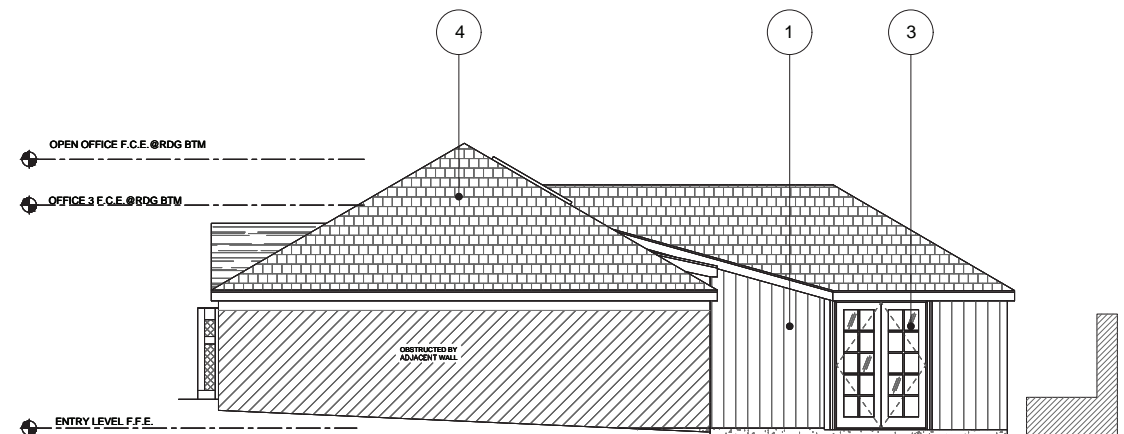
EXISTING GARDEN SHED - SOUTH ELEVATION N.T.S



EXISTING GARDEN SHED - EAST ELEVATION N.T.S



EXISTING GARDEN SHED - NORTH ELEVATION N.T.S

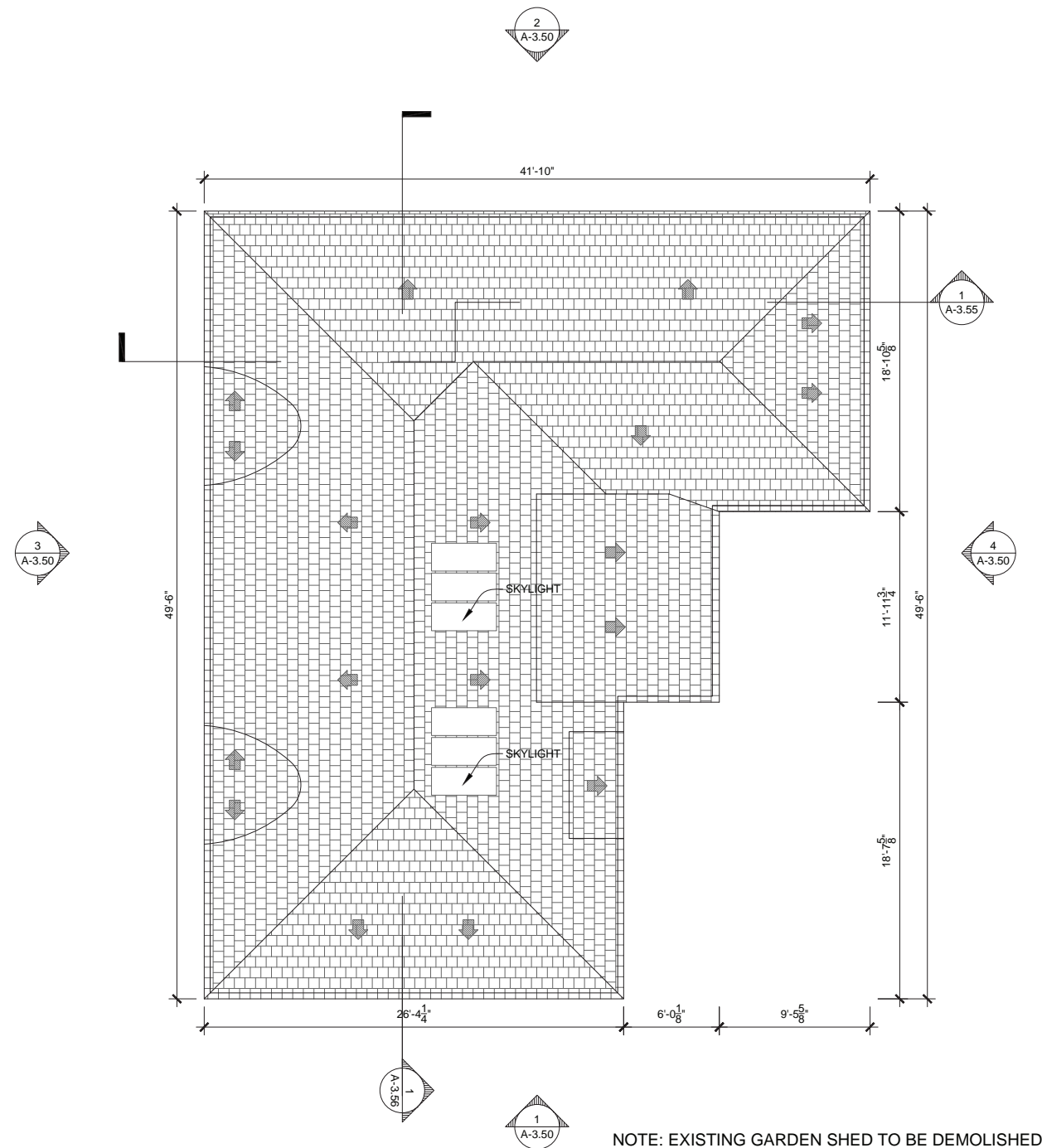


EXISTING GARDEN SHED - WEST ELEVATION N.T.S

- 1 WOOD SIDING PAINTED
- 2 WOOD FRAME WINDOW PAINTED
- 3 WOOD FRAME DOOR PAINTED
- 4 ASPHALT COMPOSITE SHINGLE

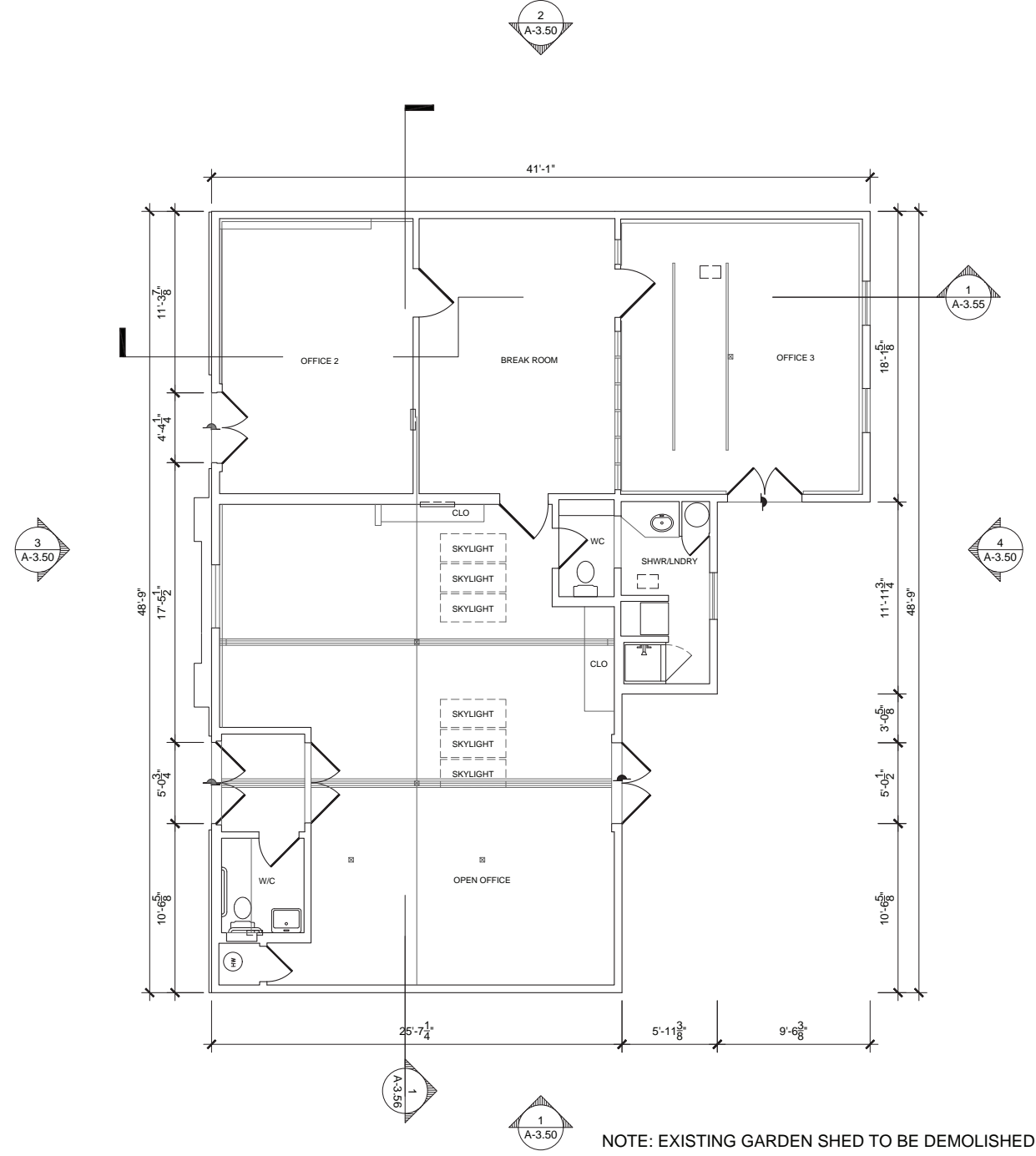
KEYNOTES

<p>Tusker Corporation 3636 Buchanan St. San Francisco, CA 94123</p>	<p>Date of Package: January 31, 2019</p>	<p>PROJECT SITE / EXISTING CONDITION GARDEN SHED ELEVATIONS (NOTE: GARDEN SHED TO BE DEMOLISHED)</p>	<p>3620 BUCHANAN SHEET #: 22</p>	<p>ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com</p>
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- LEGEND
- 1 HOUR FIRE RATED WALL
 - 2 HOUR FIRE RATED WALL
 - 3 HOUR FIRE RATED WALL

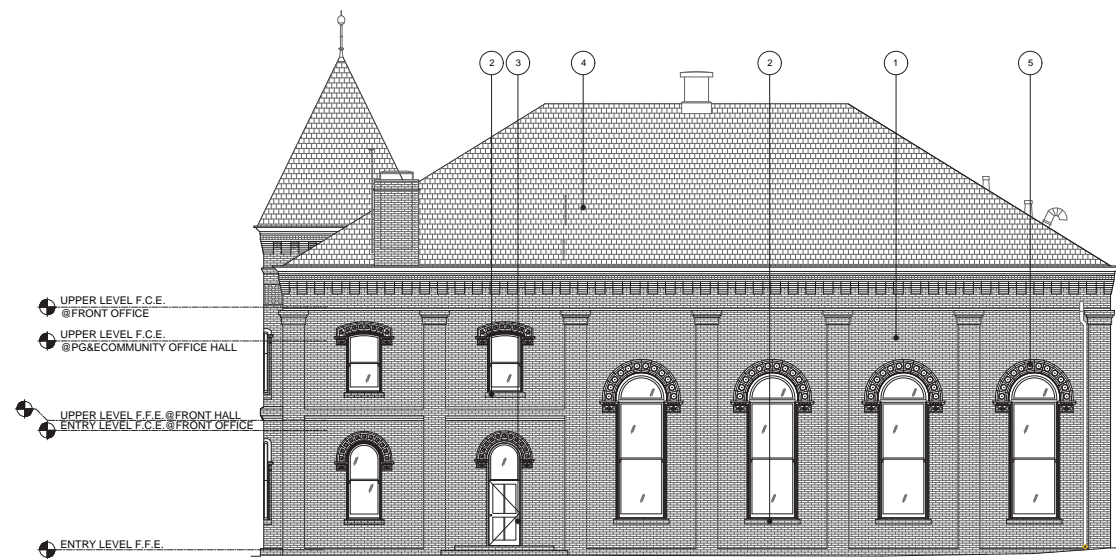
EXISTING GARDEN SHED - ROOF PLAN N.T.S



- LEGEND
- 1 HOUR FIRE RATED WALL
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 - 3 HOUR FIRE RATED WALL

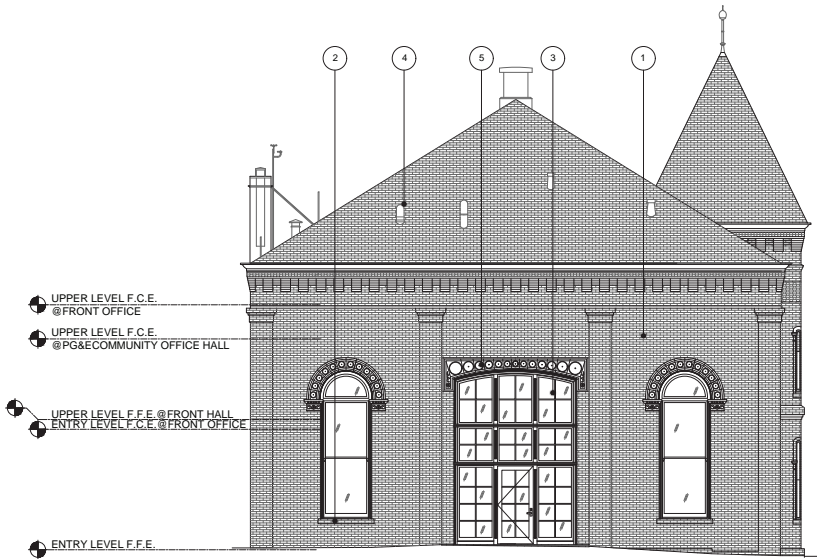
EXISTING GARDEN SHED - P1 PLAN N.T.S

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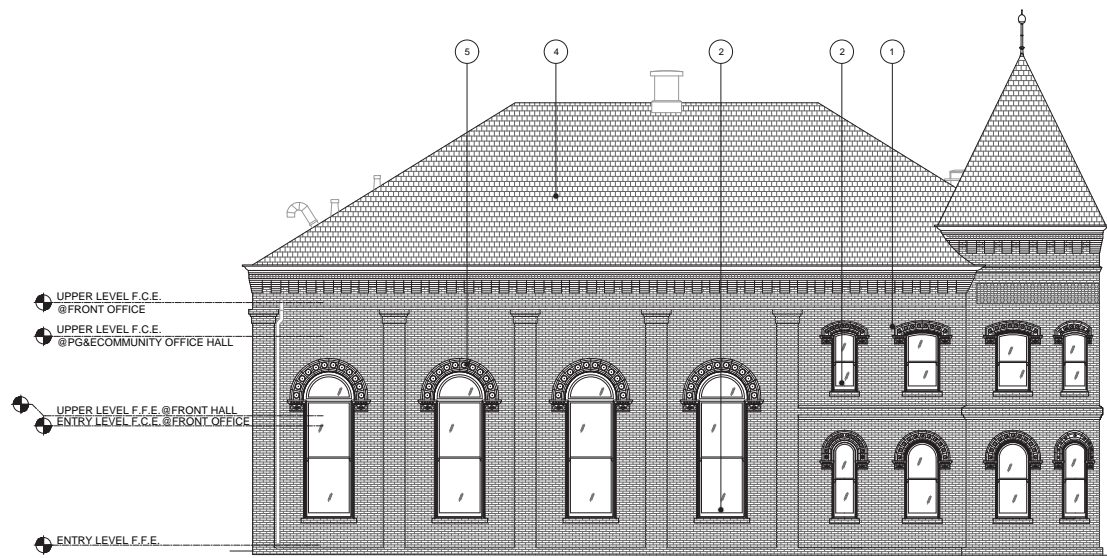
EXISTING LANDMARK BUILDING - SOUTH ELEVATION

N.T.S



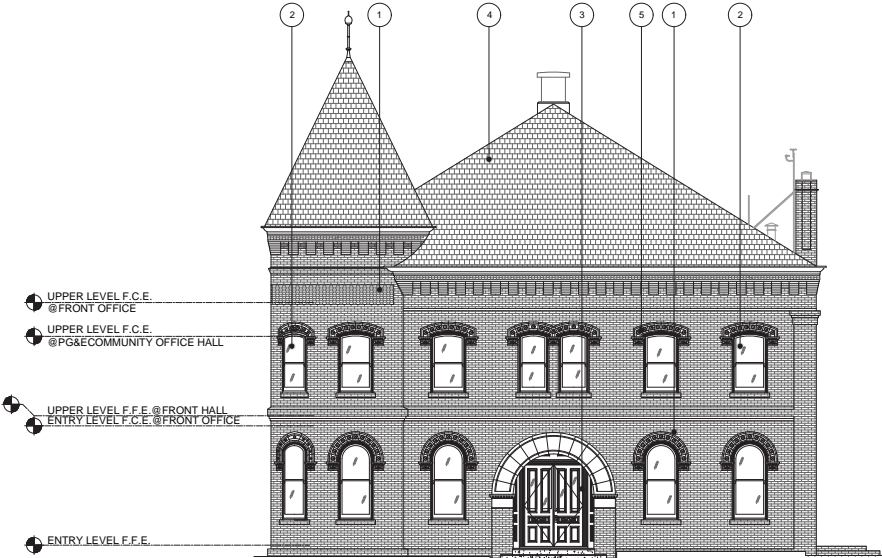
EXISTING LANDMARK BUILDING - EAST ELEVATION

N.T.S



EXISTING LANDMARK BUILDING - NORTH ELEVATION

N.T.S



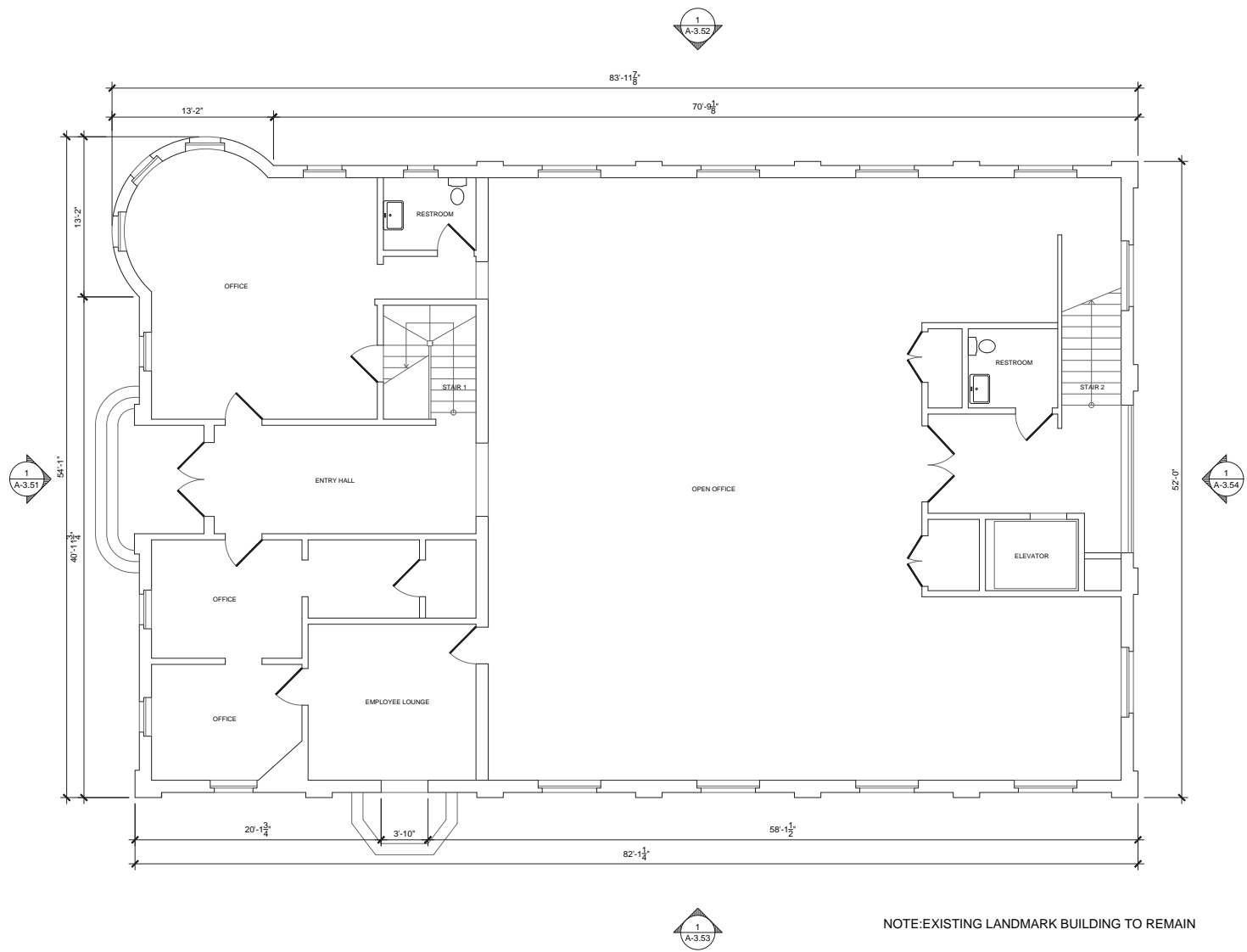
EXISTING LANDMARK BUILDING - WEST ELEVATION

N.T.S

- 1 BRICK WALL
- 2 WOOD FRAME WINDOW PAINTED
- 3 WOOD DOOR NATURAL FINISH
- 4 ASPHALT COMP. SHINGLE
- 5 STONE

KEYNOTES

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LEGEND

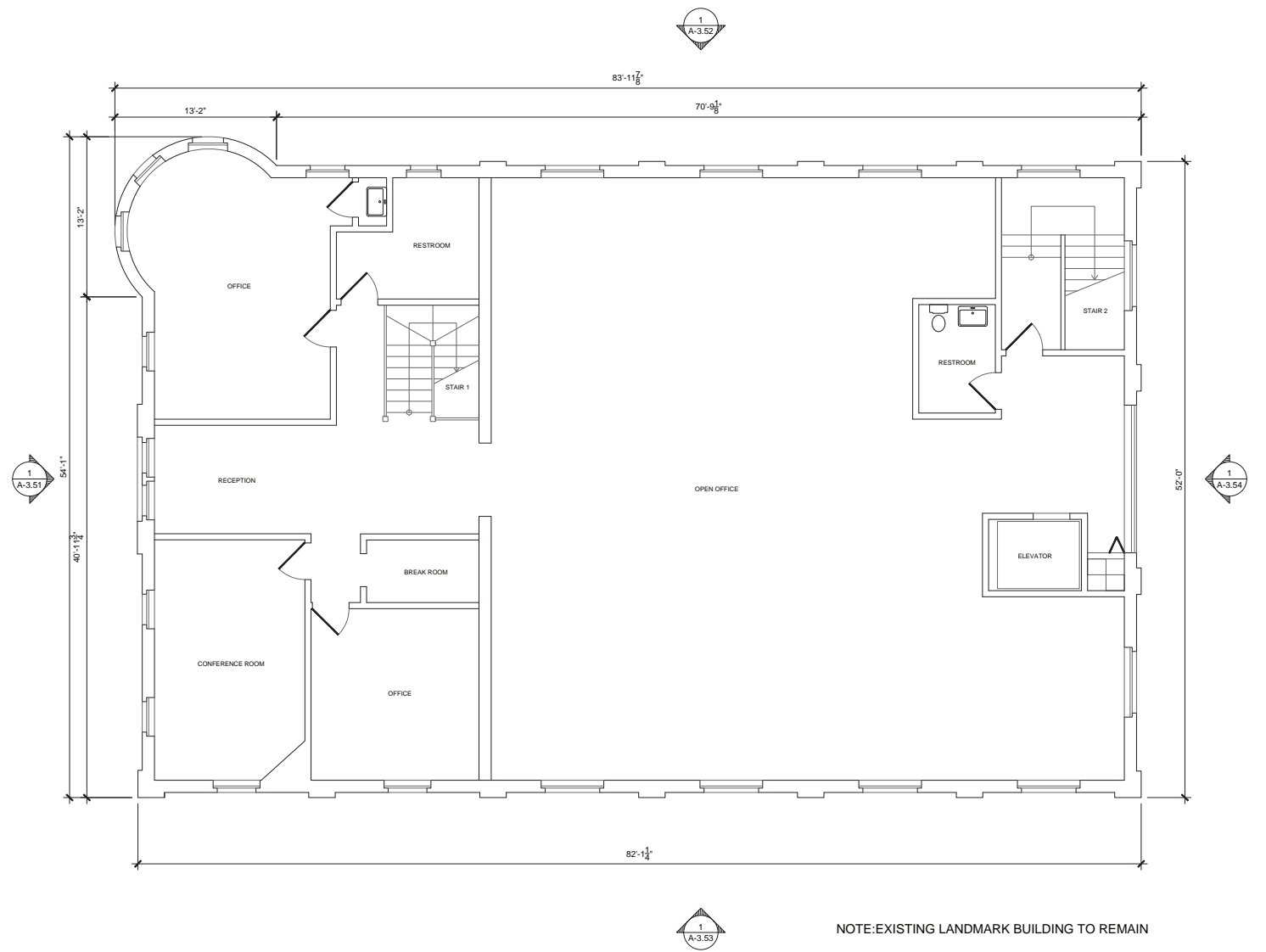
1 HOUR FIRE RATED WALL

2 HOUR FIRE RATED WALL

3 HOUR FIRE RATED WALL

EXISTING LANDMARK BUILDING - P1 PLAN

N.T.S



LEGEND

1 HOUR FIRE RATED WALL

2 HOUR FIRE RATED WALL

3 HOUR FIRE RATED WALL

EXISTING LANDMARK BUILDING - P2 PLAN

N.T.S

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Date of Package:
January 31, 2019

EXISTING CONDITION
LANDMARK BUILDING PLANS
(NOTE: LANDMARK BUILDING TO REMAIN)

3620 BUCHANAN

SHEET #: 25

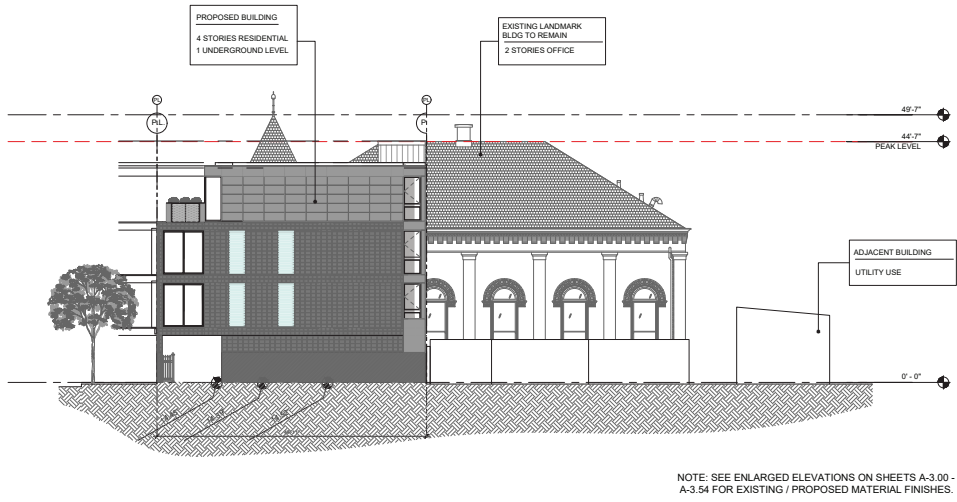
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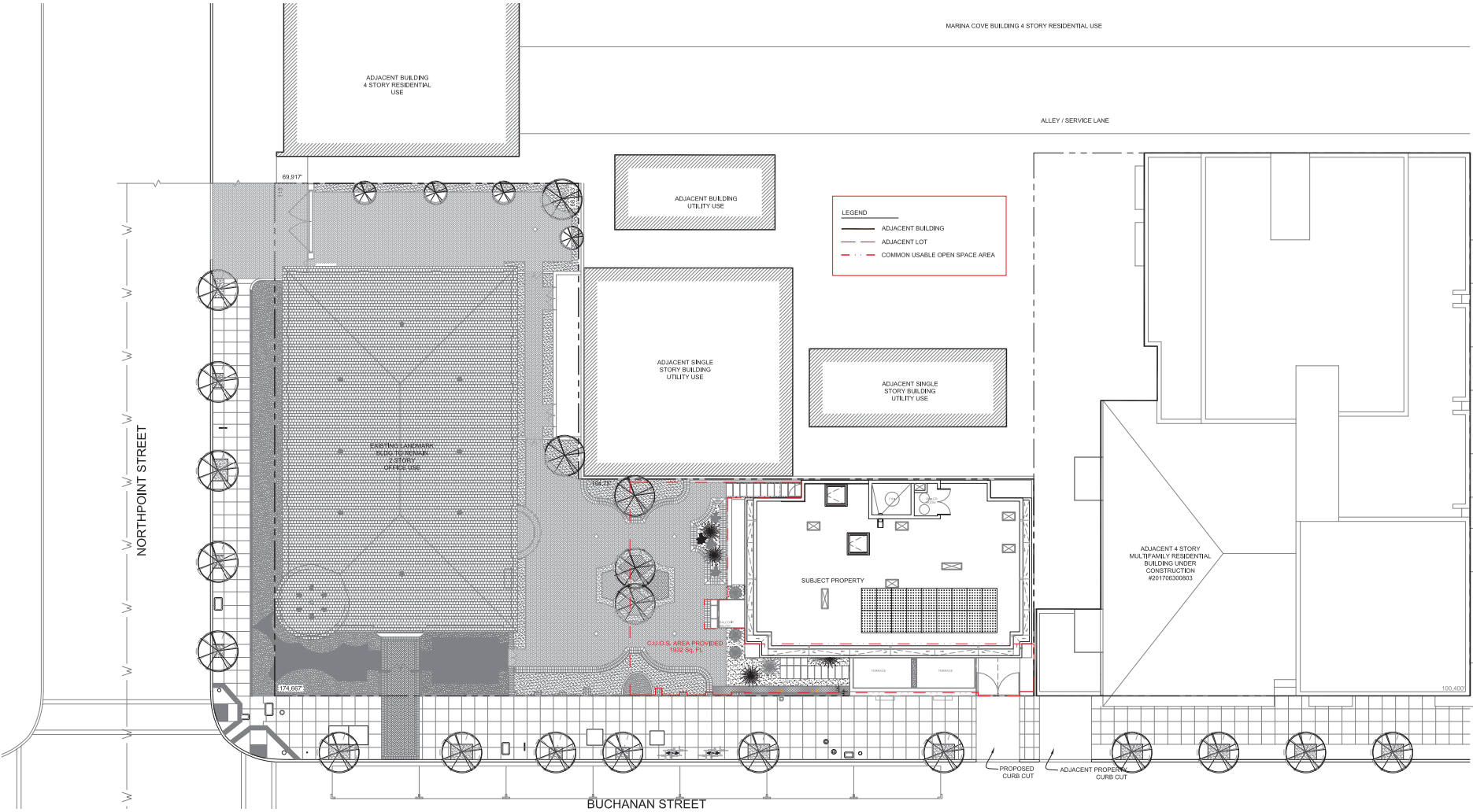
PROPOSED STREET ELEVATION

N.T.S



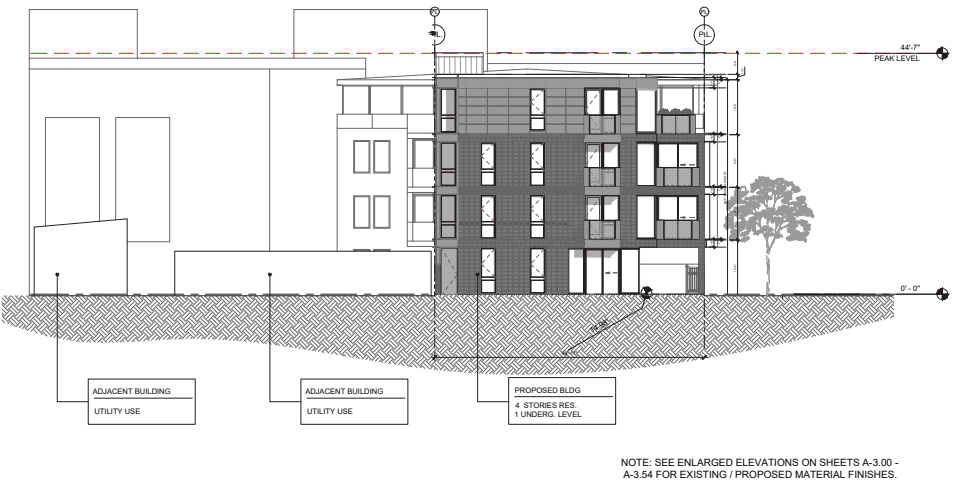
PROPOSED SIDE ELEVATION

N.T.S



PROPOSED SITE PLAN

N.T.S



PROPOSED REAR ELEVATION

N.T.S

<p>Tusker Corporation 3636 Buchanan St. San Francisco, CA 94123</p>	<p>Date of Package: January 31, 2019</p>	<p>PROJECT SITE / PROPOSED CONDITION ELEVATIONS + SITE PLAN</p>	<p>3620 BUCHANAN SHEET #: 26</p>	<p>ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com</p>
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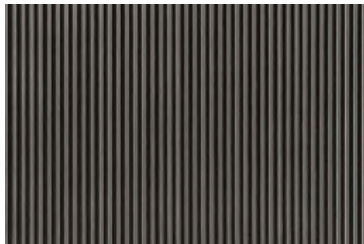


PROPOSED WEST ELEVATION

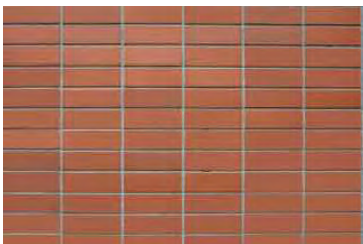
N.T.S

KEYNOTES

- | | | |
|---|---|--------------------------------|
| 1 THIN BRICK VENEER - STACK BOND (NORMAN SIZE) | 7 ALUMINUM PICKET GUARDRAIL | 13 ELEVATOR PENTHOUSE - STUCCO |
| 2 THIN BRICK VENEER - SAILOR COURSE (NORMAN SIZE) | 8 ALUMINUM WINDOWS - OPERABLE W/ CLEAR GLAZING | 14 ADJACENT BUILDING |
| 3 EQUITONE PANEL (LINEA LT20) | 9 ALUMINUM WINDOWS - NON OPERABLE W/ CLEAR GLAZING | 15 BUILDING BEYOND |
| 4 ALUMINUM WALL PANELS | 10 ALUMINUM WINDOWS - NON OPERABLE W/ FRITTED GLASS | 16 EXISTING BRICK WALL |
| 5 CONTROL JOINTS | 11 ALUMINUM SHADOW BOX FRAME | 17 WROUGHT IRON FENCE |
| 6 GLASS GUARDRAIL | 12 CUSTOM GARAGE DOOR - WITH EQUITONE PANEL | 18 CONCRETE CURB |



EQUITONE PANEL



THIN BRICK

NOTE: PER PLANNING CODE SECTION 139, BIRD-SAFE GLAZING TREATMENT IS REQUIRED SUCH THAT THE BIRD COLLISION ZONE (SECTION 139(c)(A)(i) AND (iii)), FACING THE URBAN BIRD REFUGE CONSISTS OF NO MORE THAN 10% UNTREATED GLAZING. ADDITIONALLY, MINIMAL LIGHTING SHALL BE USED. LIGHTING SHALL BE SHIELDED, AND NO UPLIGHTING SHALL BE USED.

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3636 Buchanan St.
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Date of Package:
January 31, 2019

PROPOSED WEST ELEVATION

3620 BUCHANAN

SHEET #: 27

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PROPOSED NORTH ELEVATION

N.T.S

KEYNOTES

- 1

THIN BRICK VENEER - STACK BOND (NORMAN SIZE)
- 2

THIN BRICK VENEER - SAILOR COURSE (NORMAN SIZE)
- 3

EQUITONE PANEL (LINEA LT20)
- 4

ALUMINUM WALL PANELS
- 5

CONTROL JOINTS
- 6

GLASS GUARDRAIL
- 7

ALUMINUM PICKET GUARDRAIL
- 8

ALUMINUM WINDOWS - OPERABLE W/ CLEAR GLAZING
- 9

ALUMINUM WINDOWS - NON OPERABLE W/ CLEAR GLAZING
- 10

ALUMINUM WINDOWS - NON OPERABLE W/ FRITTED GLASS
- 11

ALUMINUM SHADOW BOX FRAME
- 12

CUSTOM GARAGE DOOR - WITH EQUITONE PANEL
- 13

ELEVATOR PENTHOUSE - STUCCO
- 14

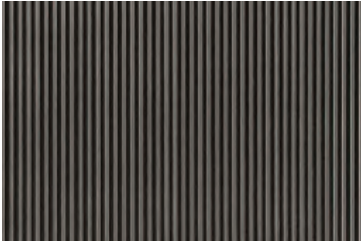
ADJACENT BUILDING
- 15

BUILDING BEYOND
- 16

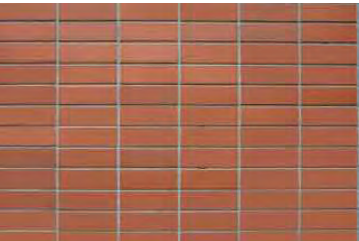
EXISTING BRICK WALL
- 17

WROUGHT IRON FENCE
- 18

CONCRETE CURB



EQUITONE PANEL



THIN BRICK

NOTE: PER PLANNING CODE SECTION 139, BIRD-SAFE GLAZING TREATMENT IS REQUIRED SUCH THAT THE BIRD COLLISION ZONE (SECTION 139(c)(A)(i) AND (iii)), FACING THE URBAN BIRD REFUGE CONSISTS OF NO MORE THAN 10% UNTREATED GLAZING. ADDITIONALLY, MINIMAL LIGHTING SHALL BE USED. LIGHTING SHALL BE SHIELDED, AND NO UPLIGHTING SHALL BE USED.

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January 31, 2019

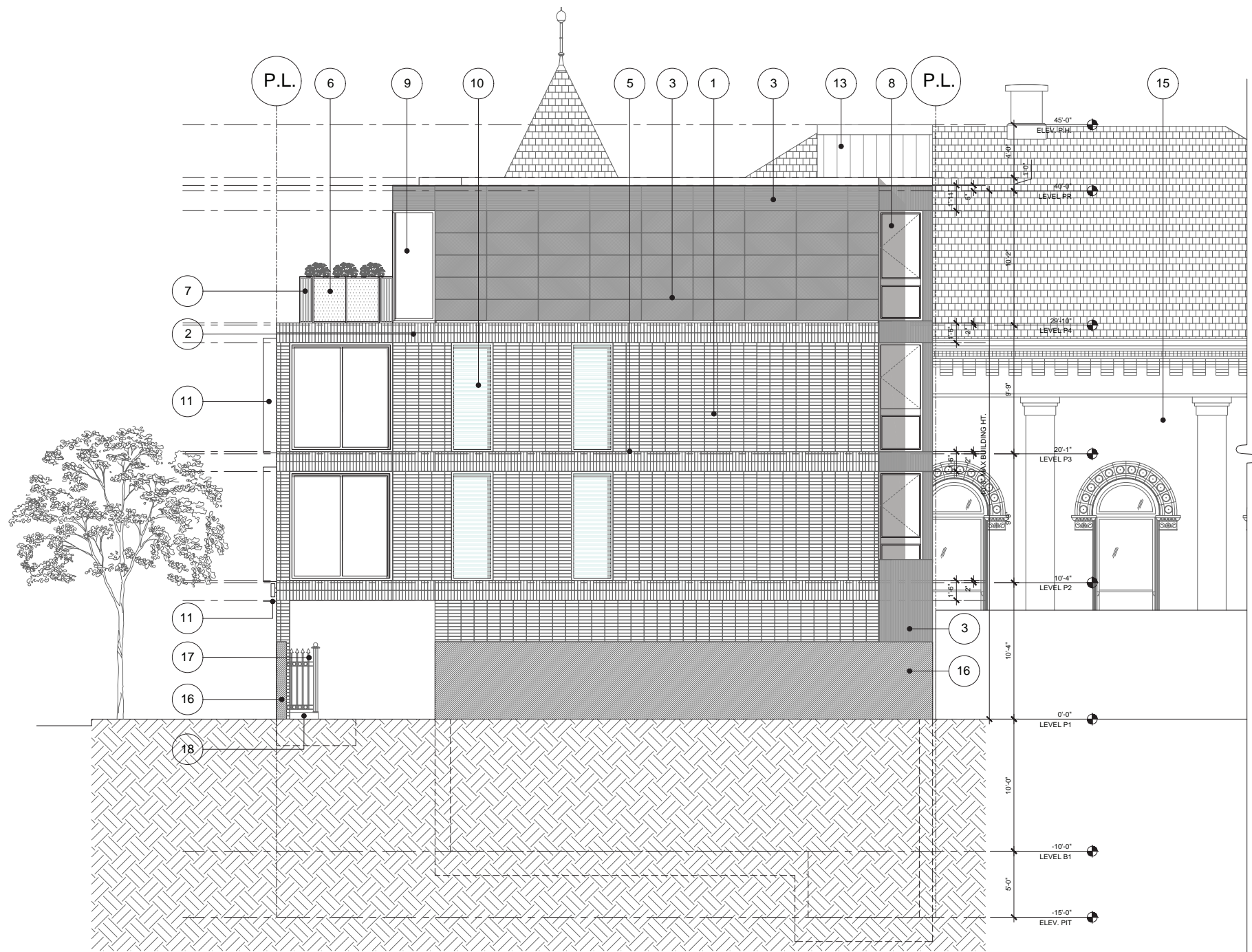
PROPOSED NORTH ELEVATION

3620 BUCHANAN

SHEET #: 28



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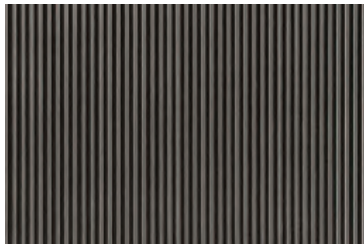


PROPOSED SOUTH ELEVATION

N.T.S

KEYNOTES

- | | | |
|---|---|--------------------------------|
| 1 THIN BRICK VENEER - STACK BOND (NORMAN SIZE) | 7 ALUMINUM PICKET GUARDRAIL | 13 ELEVATOR PENTHOUSE - STUCCO |
| 2 THIN BRICK VENEER - SAILOR COURSE (NORMAN SIZE) | 8 ALUMINUM WINDOWS - OPERABLE W/ CLEAR GLAZING | 14 ADJACENT BUILDING |
| 3 EQUITONE PANEL (LINEA LT20) | 9 ALUMINUM WINDOWS - NON OPERABLE W/ CLEAR GLAZING | 15 BUILDING BEYOND |
| 4 ALUMINUM WALL PANELS | 10 ALUMINUM WINDOWS - NON OPERABLE W/ FRITTED GLASS | 16 EXISTING BRICK WALL |
| 5 CONTROL JOINTS | 11 ALUMINUM SHADOW BOX FRAME | 17 WROUGHT IRON FENCE |
| 6 GLASS GUARDRAIL | 12 CUSTOM GARAGE DOOR - WITH EQUITONE PANEL | 18 CONCRETE CURB |



EQUITONE PANEL



THIN BRICK

NOTE: PER PLANNING CODE SECTION 139, BIRD-SAFE GLAZING TREATMENT IS REQUIRED SUCH THAT THE BIRD COLLISION ZONE (SECTION 139(c)(A)(i) AND (iii)), FACING THE URBAN BIRD REFUGE CONSISTS OF NO MORE THAN 10% UNTREATED GLAZING. ADDITIONALLY, MINIMAL LIGHTING SHALL BE USED. LIGHTING SHALL BE SHIELDED, AND NO UPLIGHTING SHALL BE USED.

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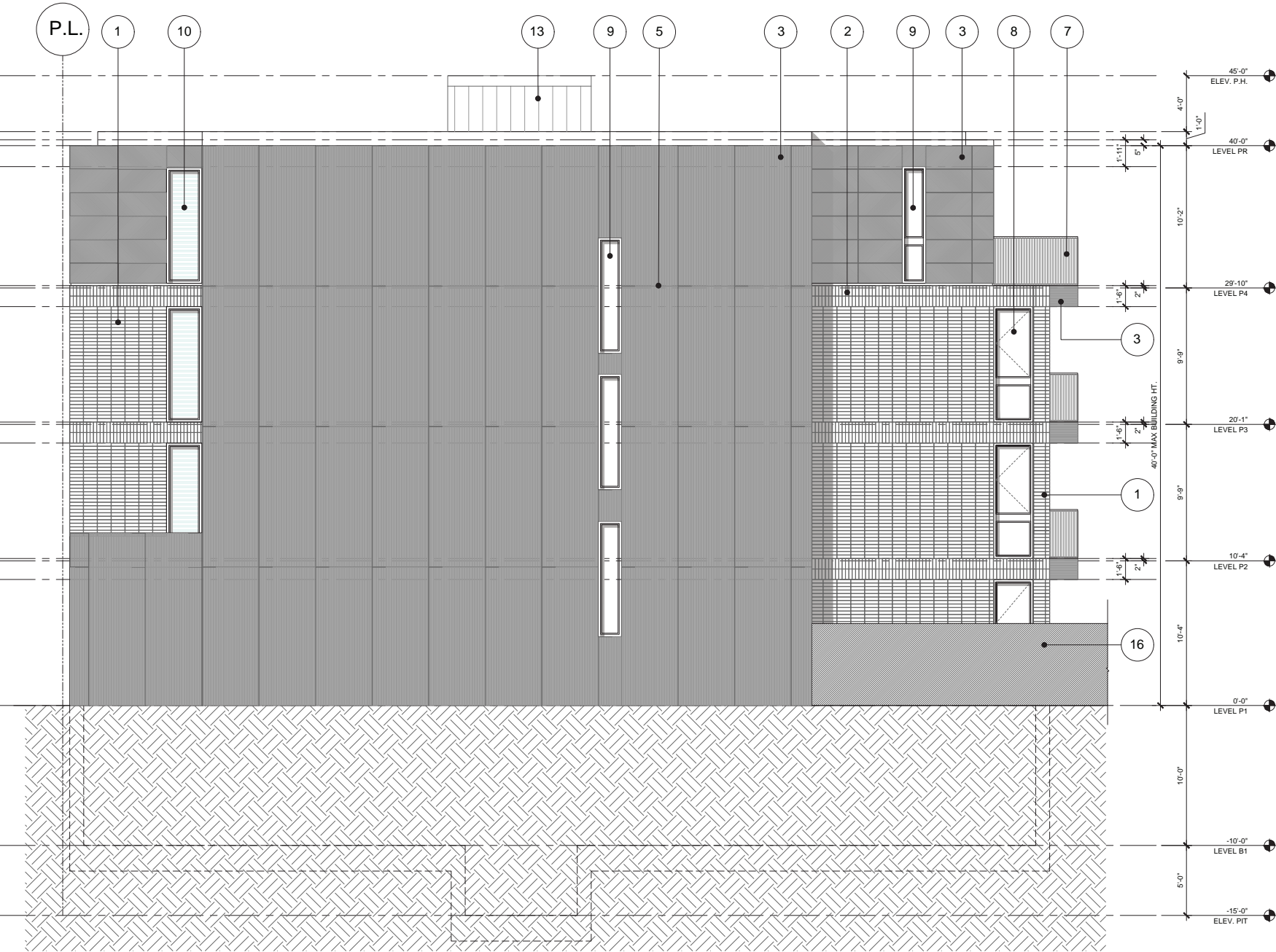
PROPOSED SOUTH ELEVATION

3620 BUCHANAN

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PROPOSED EAST ELEVATION

N.T.S

KEYNOTES

- 1

THIN BRICK VENEER - STACK BOND (NORMAN SIZE)
- 2

THIN BRICK VENEER - SAILOR COURSE (NORMAN SIZE)
- 3

EQUITONE PANEL (LINEA LT20)
- 4

ALUMINUM WALL PANELS
- 5

CONTROL JOINTS
- 6

GLASS GUARDRAIL
- 7

ALUMINUM PICKET GUARDRAIL
- 8

ALUMINUM WINDOWS - OPERABLE W/ CLEAR GLAZING
- 9

ALUMINUM WINDOWS - NON OPERABLE W/ CLEAR GLAZING
- 10

ALUMINUM WINDOWS - NON OPERABLE W/ FRITTED GLASS
- 11

ALUMINUM SHADOW BOX FRAME
- 12

CUSTOM GARAGE DOOR - WITH EQUITONE PANEL
- 13

ELEVATOR PENTHOUSE - STUCCO
- 14

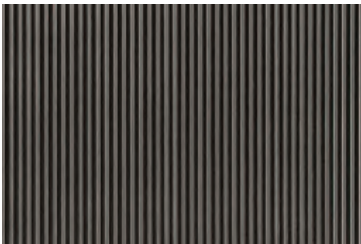
ADJACENT BUILDING
- 15

BUILDING BEYOND
- 16

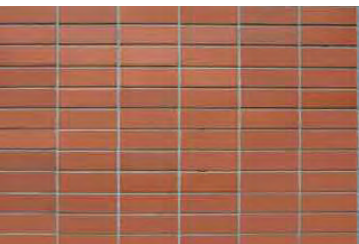
EXISTING BRICK WALL
- 17

WROUGHT IRON FENCE
- 18

CONCRETE CURB



EQUITONE PANEL



THIN BRICK

NOTE: PER PLANNING CODE SECTION 139, BIRD-SAFE GLAZING TREATMENT IS REQUIRED SUCH THAT THE BIRD COLLISION ZONE (SECTION 139(c)(A)(i) AND (iii)), FACING THE URBAN BIRD REFUGE CONSISTS OF NO MORE THAN 10% UNTREATED GLAZING. ADDITIONALLY, MINIMAL LIGHTING SHALL BE USED. LIGHTING SHALL BE SHIELDED, AND NO UPLIGHTING SHALL BE USED.

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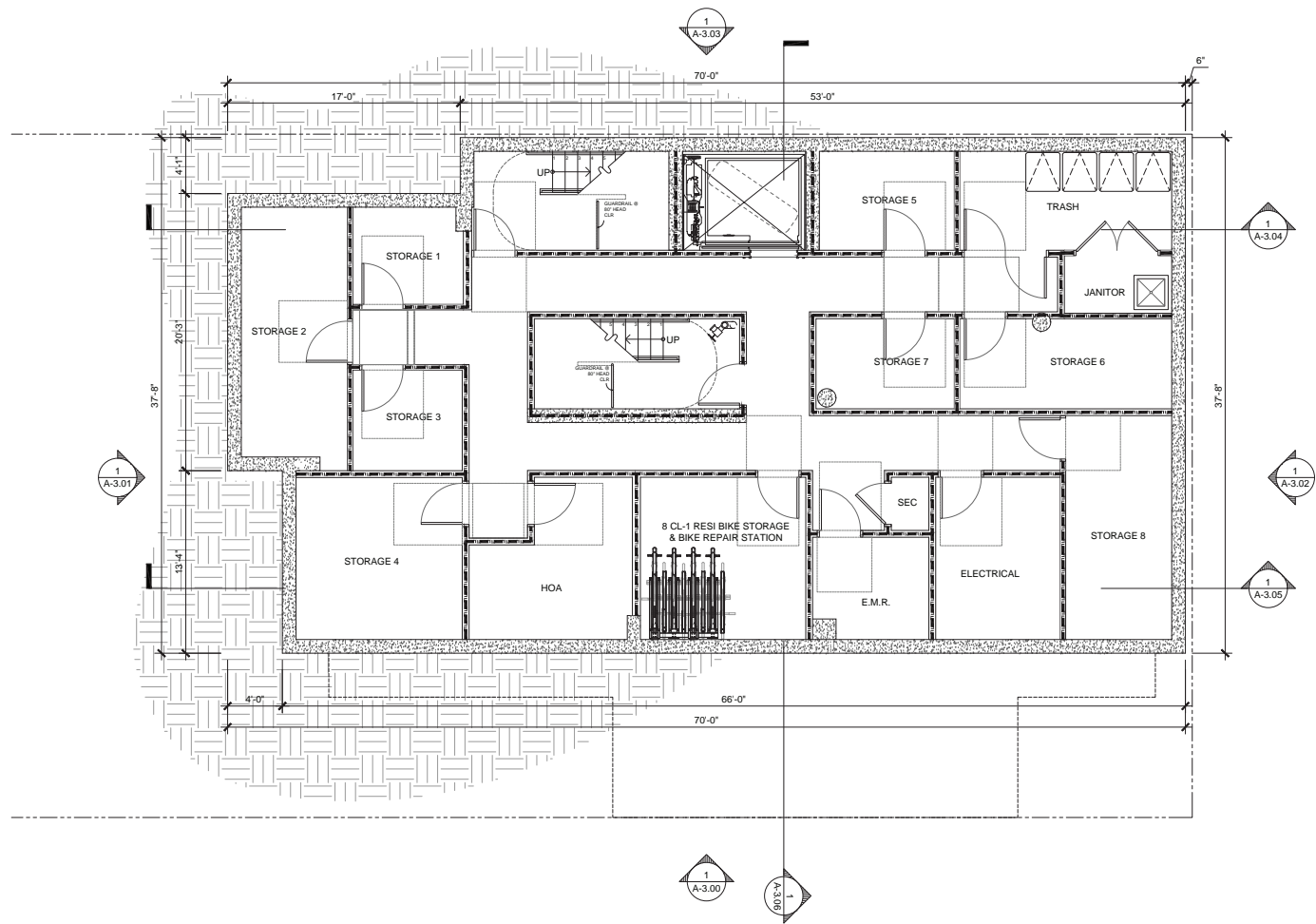
PROPOSED EAST ELEVATION

3620 BUCHANAN

SHEET #: 30



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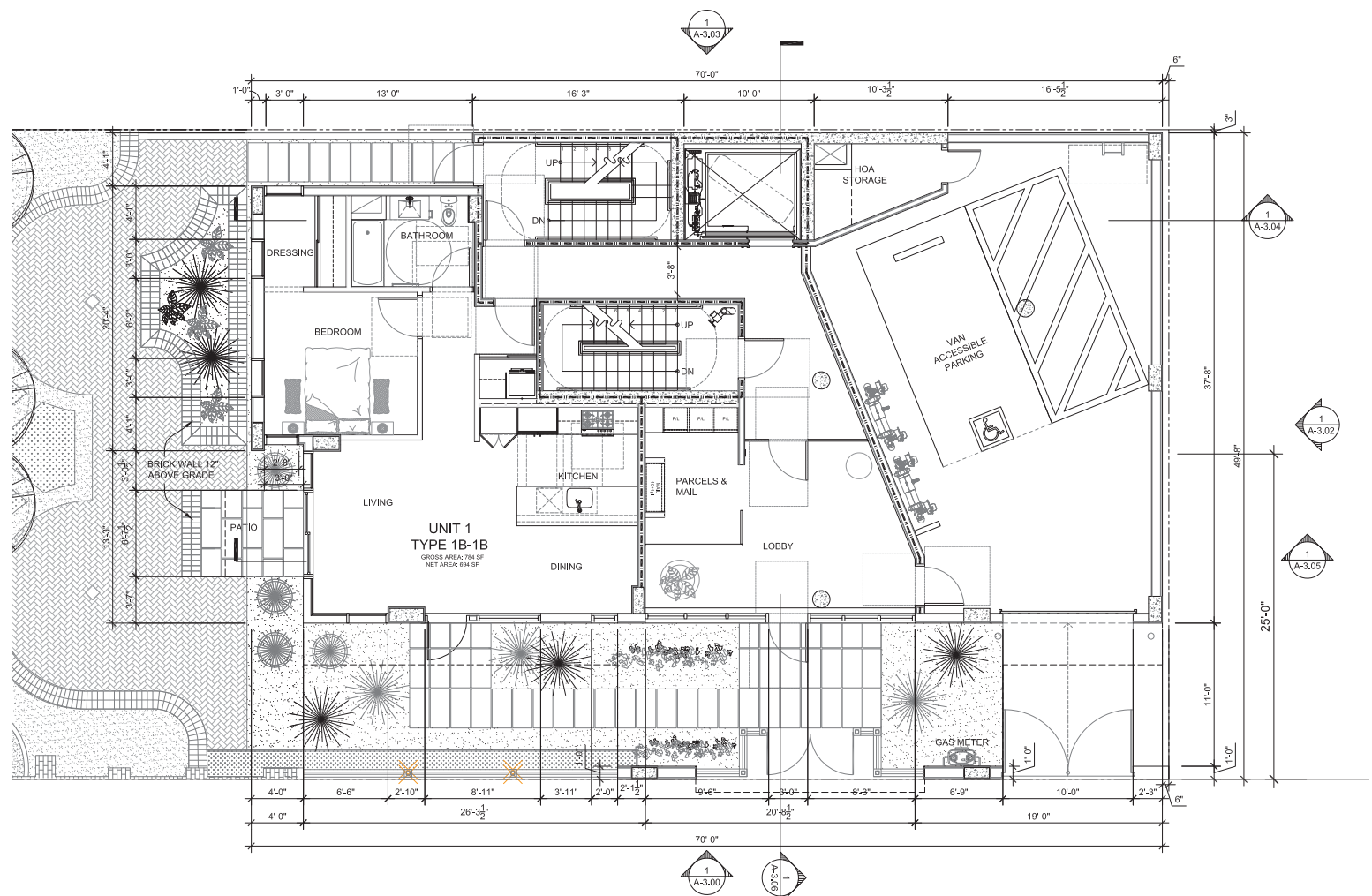


LEGEND

- 1 HOUR FIRE RATED WALL
- 2 HOUR FIRE RATED WALL
- 3 HOUR FIRE RATED WALL



N.T.S



LEGEND

- 1 HOUR FIRE RATED WALL
- 2 HOUR FIRE RATED WALL
- 3 HOUR FIRE RATED WALL



N.T.S

PROPOSED B1 PLAN

PROPOSED P1 PLAN

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Date of Package:
January 31, 2019

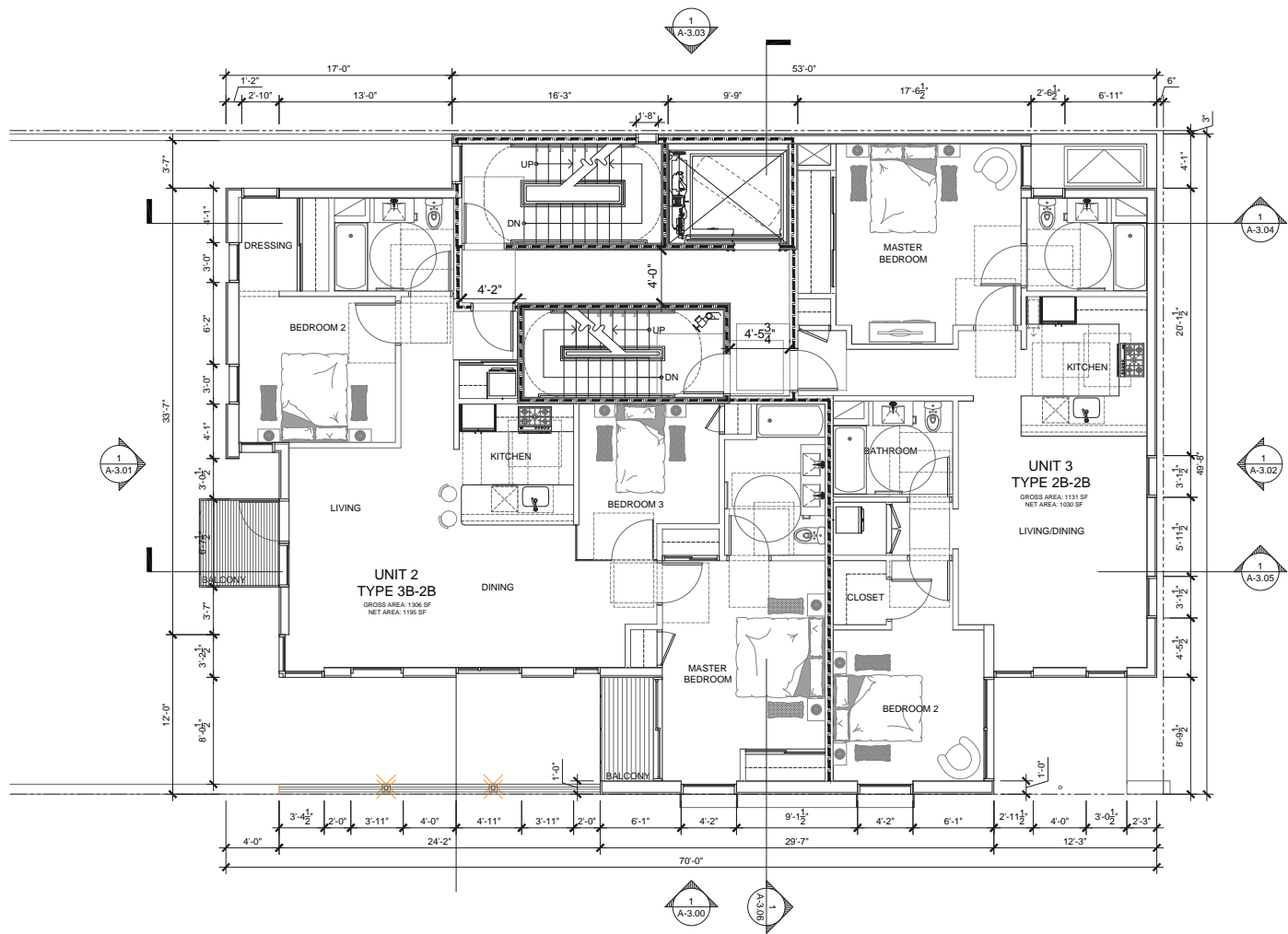
PROPOSED BUILDING PLANS:
BASEMENT + FIRST FLOOR

3620 BUCHANAN

SHEET #: 31



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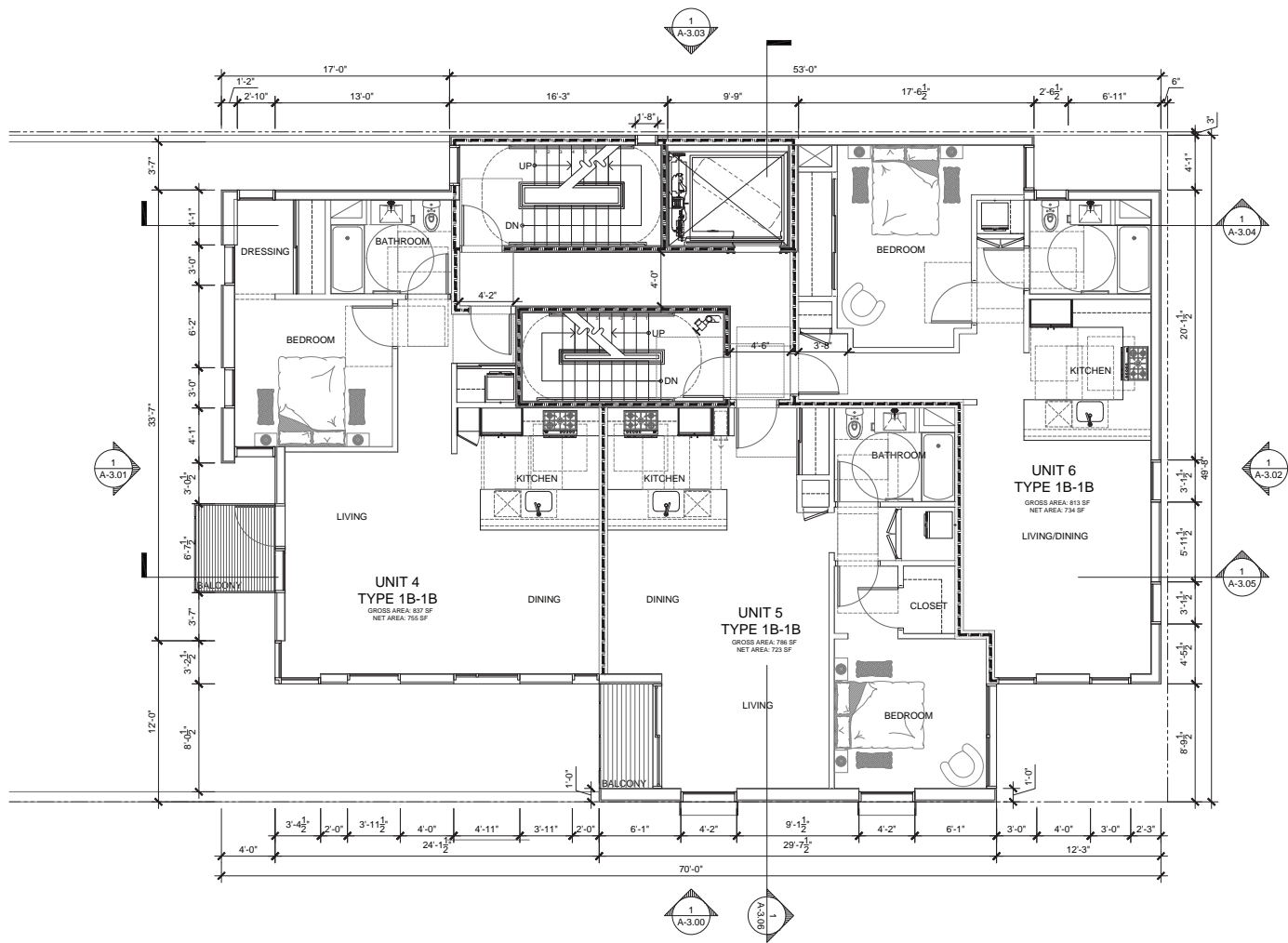


LEGEND

- 1 HOUR FIRE RATED WALL
- 2 HOUR FIRE RATED WALL
- 3 HOUR FIRE RATED WALL



N.T.S



LEGEND

- 1 HOUR FIRE RATED WALL
- 2 HOUR FIRE RATED WALL
- 3 HOUR FIRE RATED WALL



N.T.S

PROPOSED P2 PLAN

PROPOSED P3 PLAN

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January 31, 2019

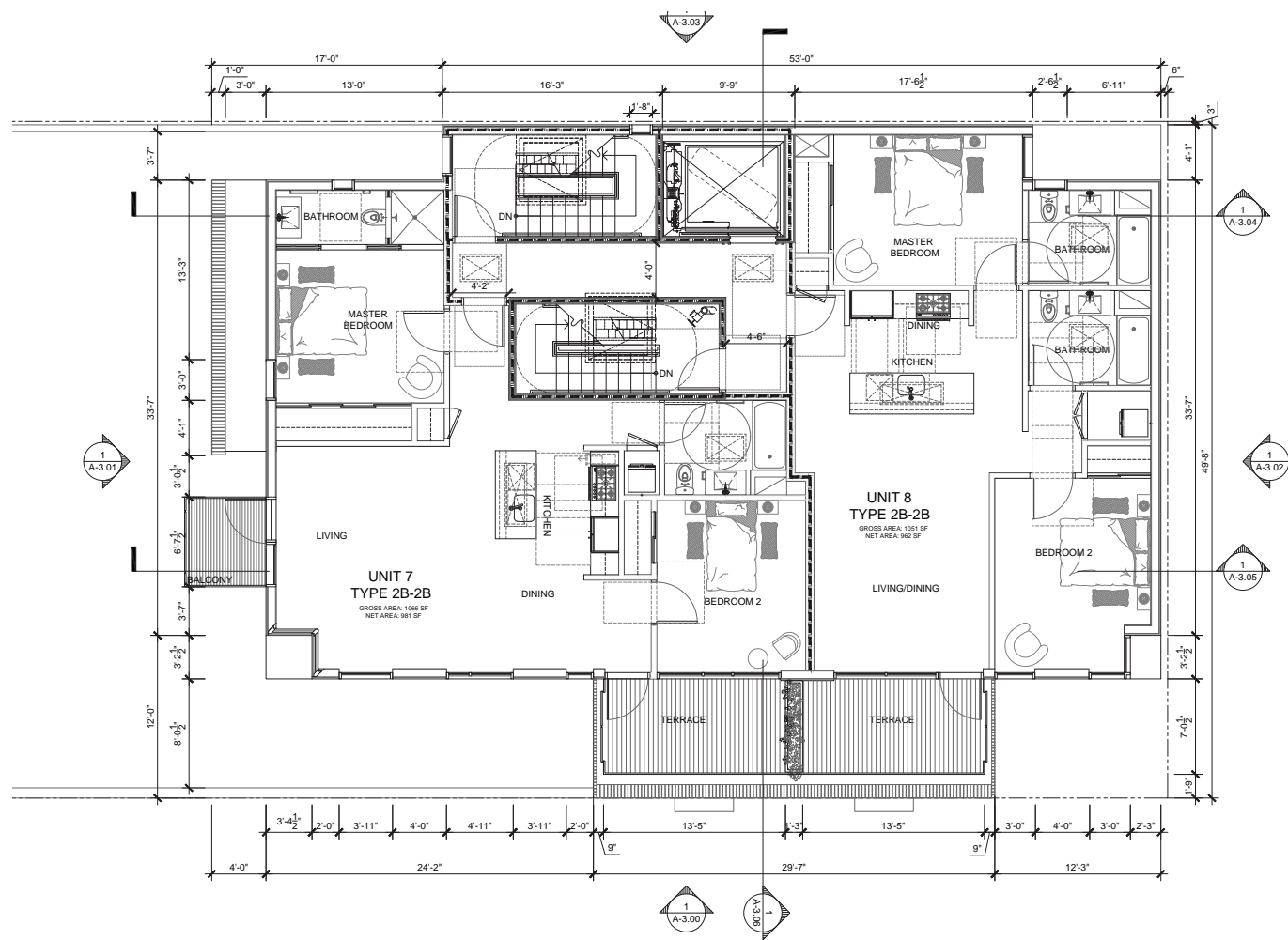
PROPOSED BUILDING PLANS:
SECOND + THIRD FLOOR

3620 BUCHANAN

SHEET #: 32

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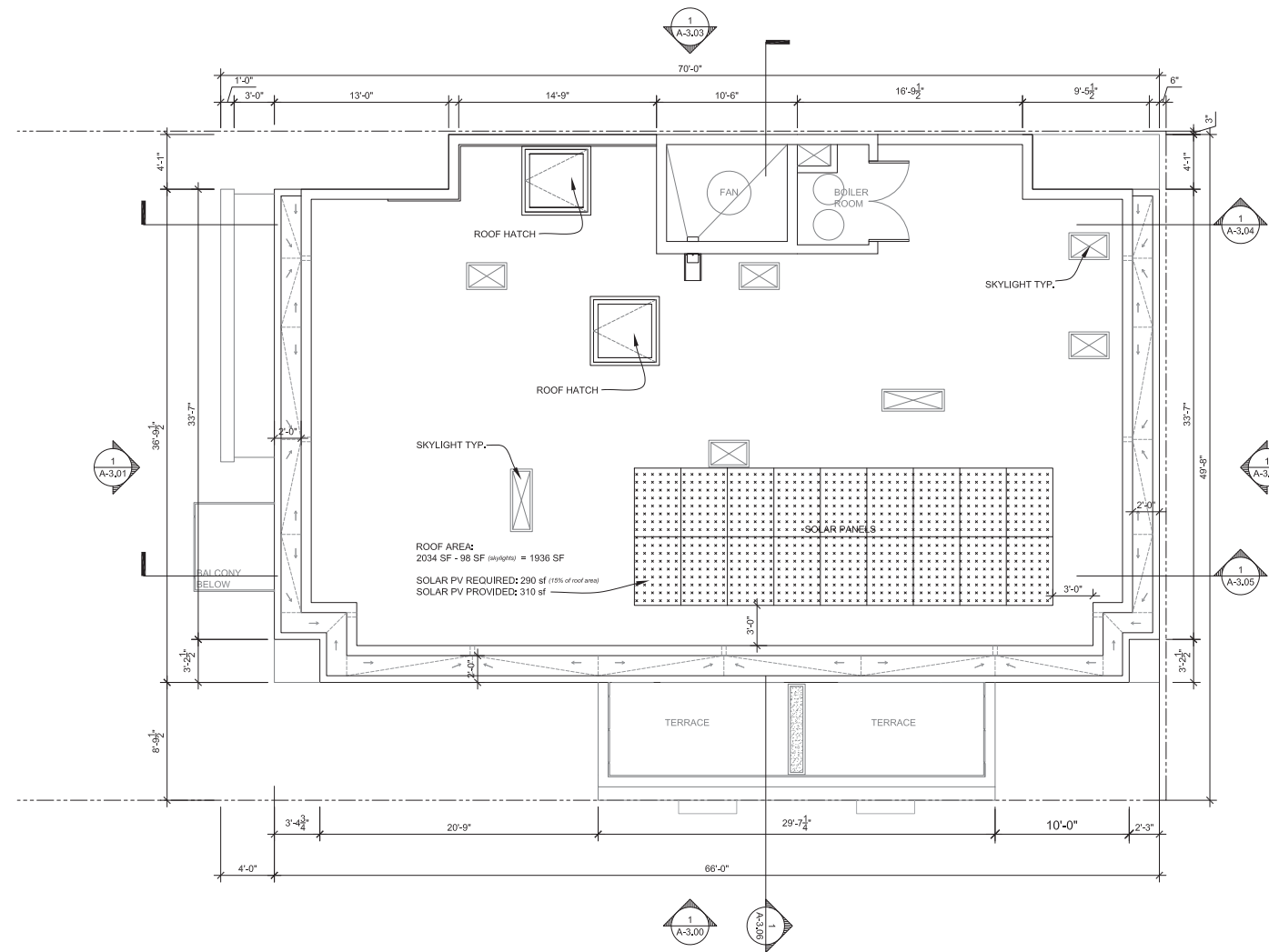


LEGEND

- 1 HOUR FIRE RATED WALL
- 2 HOUR FIRE RATED WALL
- 3 HOUR FIRE RATED WALL



N.T.S



LEGEND

- 1 HOUR FIRE RATED WALL
- 2 HOUR FIRE RATED WALL
- 3 HOUR FIRE RATED WALL



N.T.S

PROPOSED P4 PLAN

PROPOSED ROOF PLAN

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January 31, 2019

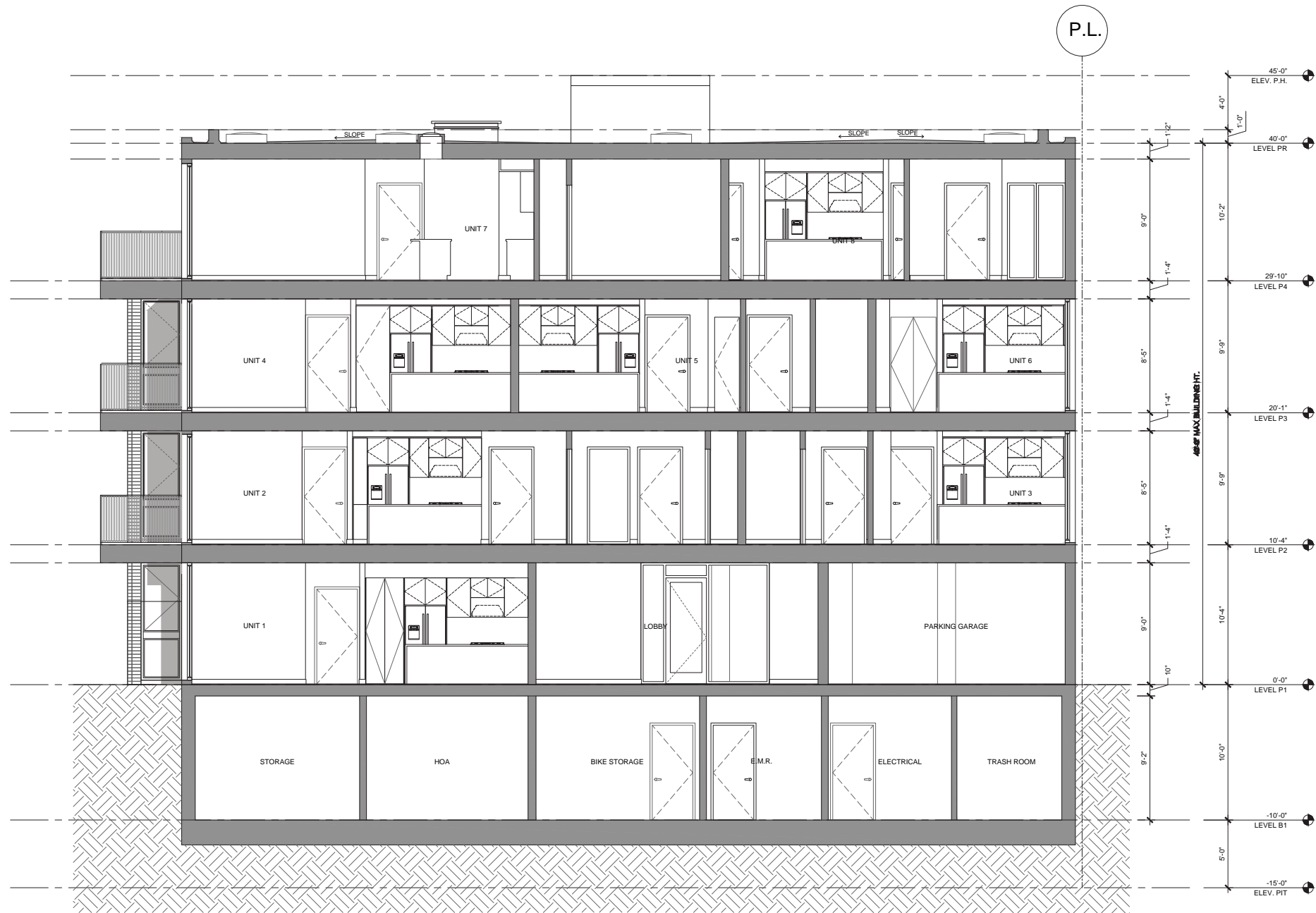
PROPOSED BUILDING PLANS
FOURTH FLOOR + ROOF

3620 BUCHANAN

SHEET #: 33

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architecture

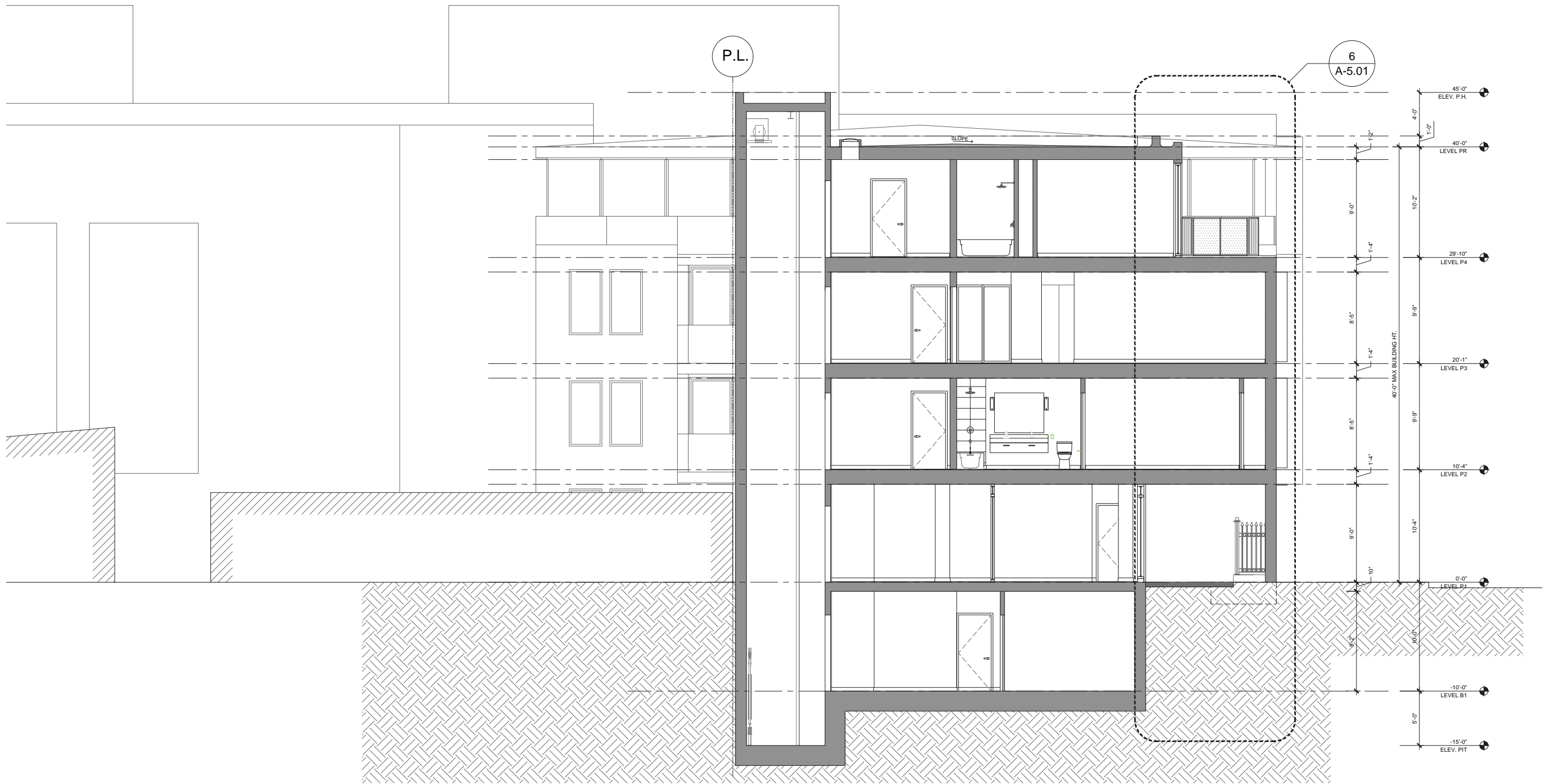
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BUILDING SECTION 1

N.T.S

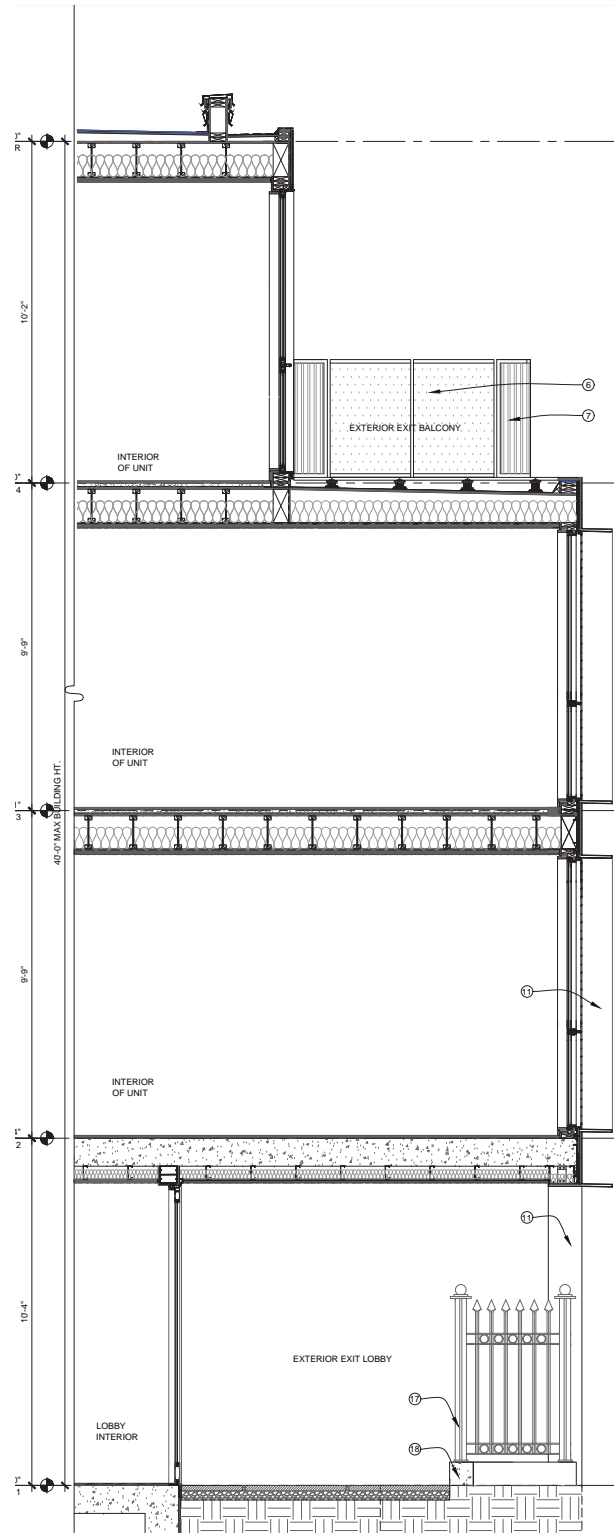
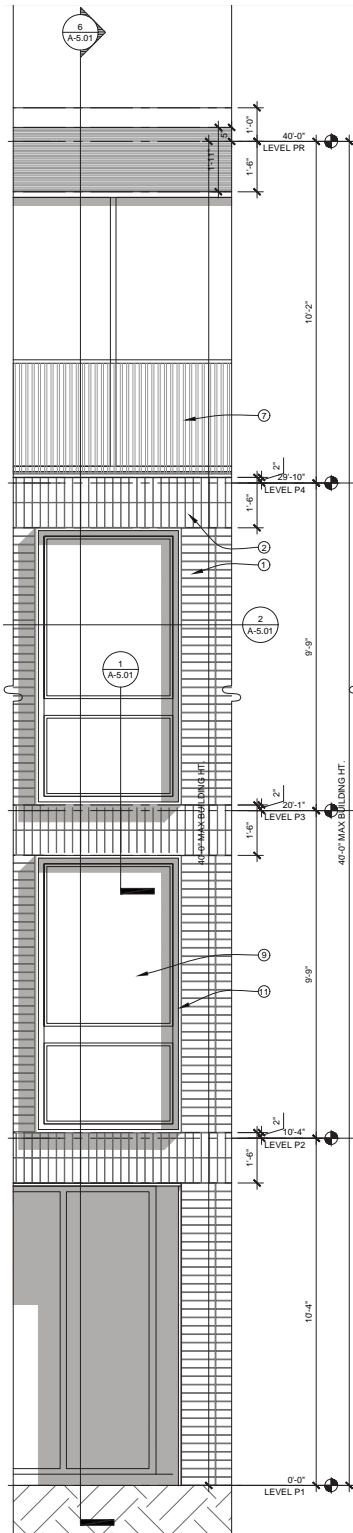
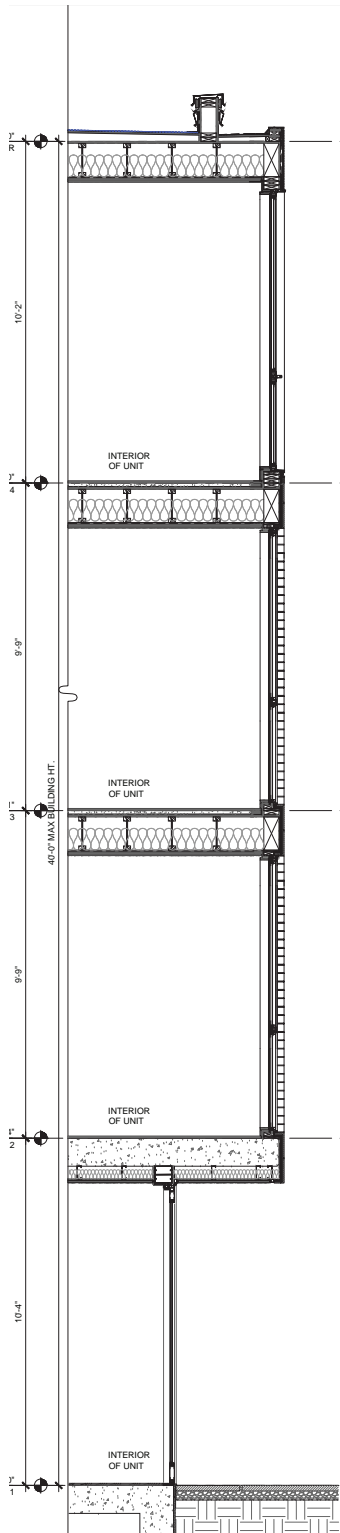
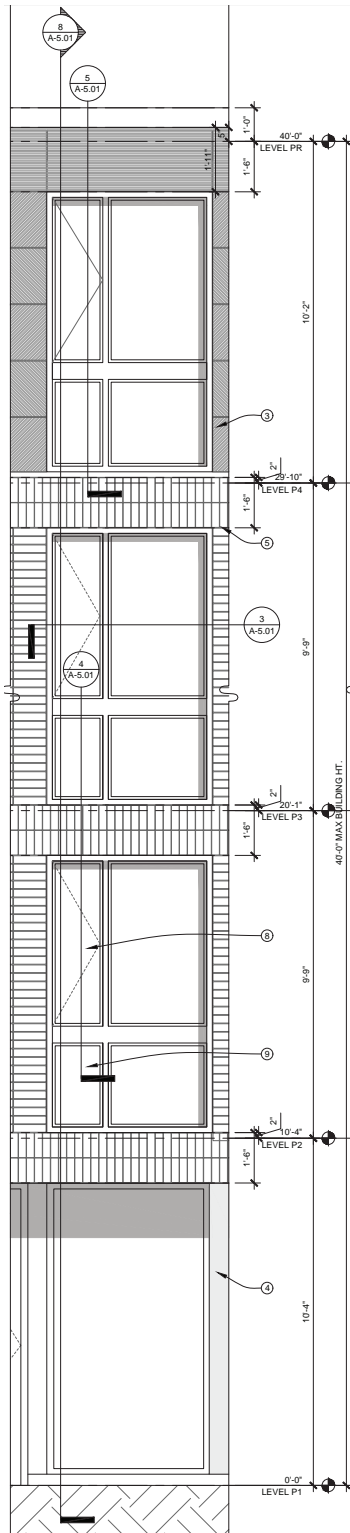
<p>Tusker Corporation 3636 Buchanan St. San Francisco, CA 94123</p>	<p>Date of Package: January 31, 2019</p>	<p>PROPOSED BUILDING SECTION</p>	<p>3620 BUCHANAN</p> <p>SHEET #: 34</p>	<div data-bbox="2439 1800 2644 1915"> </div> <div data-bbox="2672 1776 2965 1919"> <p>Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com</p> </div>
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BUILDING SECTION 2

N.T.S

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- 1 THIN BRICK VENEER - STACK BOND (NORMAN SIZE)
- 2 THIN BRICK VENEER - SAILOR COURSE (NORMAN SIZE)
- 3 EQUITONE PANEL (LINEA LT20)
- 4 ALUMINUM WALL PANELS
- 5 CONTROL JOINTS
- 6 GLASS GUARDRAIL
- 7 ALUMINUM PICKET GUARDRAIL
- 8 ALUMINUM WINDOWS - OPERABLE W/ CLEAR GLAZING
- 9 ALUMINUM WINDOWS - NON OPERABLE W/ CLEAR GLAZING
- 10 ALUMINUM WINDOWS - NON OPERABLE W/ FRITTED GLASS
- 11 ALUMINUM SHADOW BOX FRAME
- 12 CUSTOM GARAGE DOOR - WITH EQUITONE PANEL
- 13 ELEVATOR PENTHOUSE - STUCCO
- 14 ADJACENT BUILDING
- 15 BUILDING BEYOND
- 16 EXISTING BRICK WALL
- 17 WROUGHT IRON FENCE
- 18 CONCRETE CURB

FRONT ELEVATION N.T.S

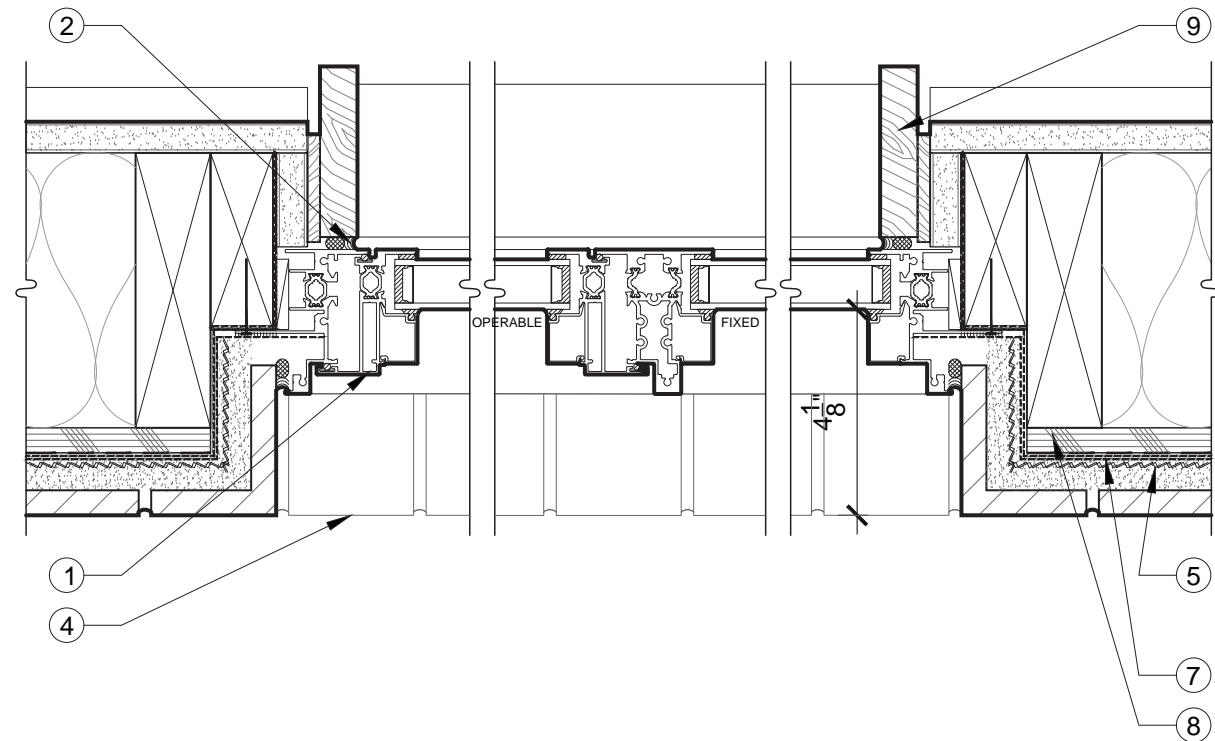
WALL SECTION N.T.S

FRONT ELEVATION N.T.S

WALL SECTION N.T.S

KEYNOTES

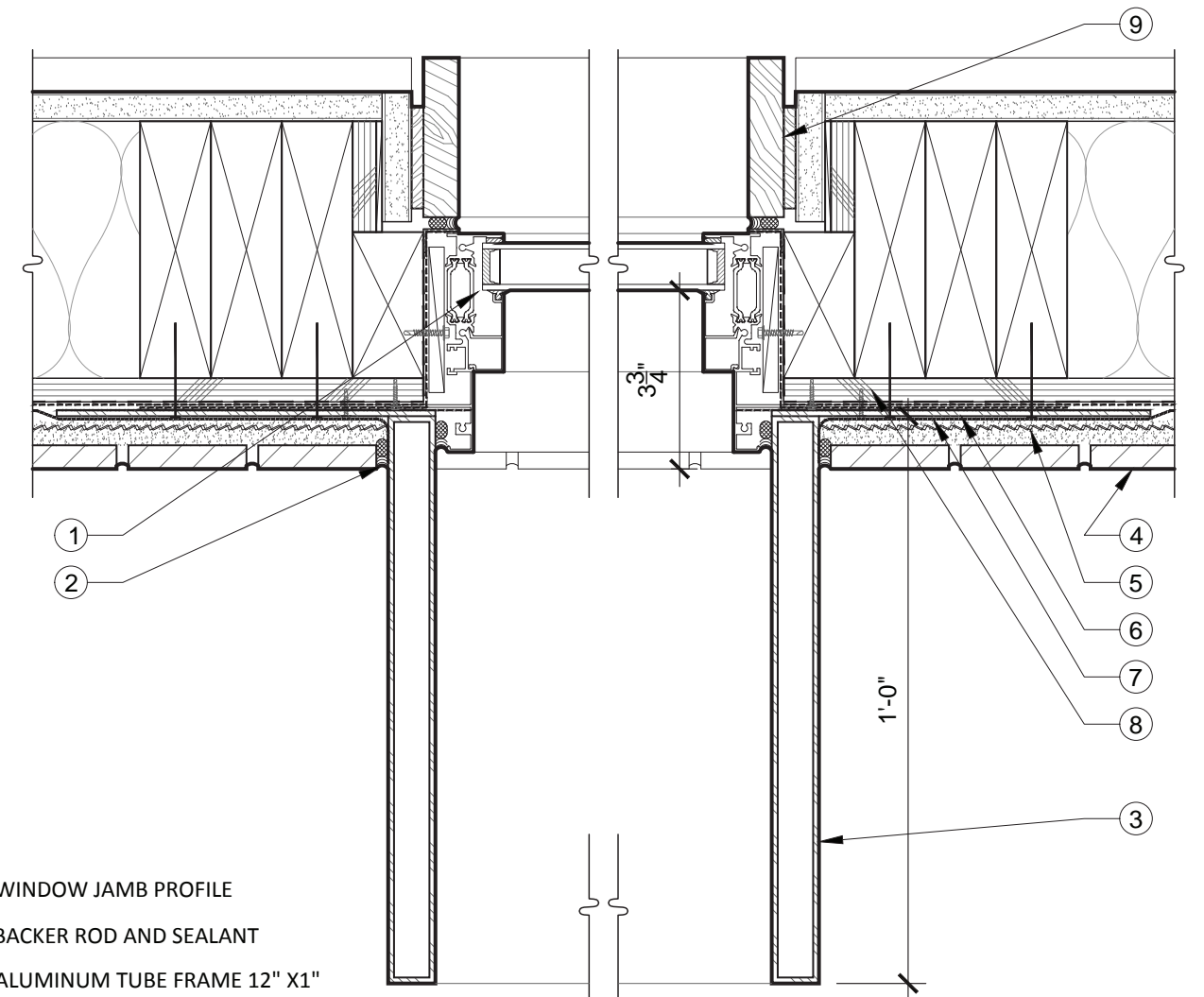
<p>Tusker Corporation 3636 Buchanan St. San Francisco, CA 94123</p>	<p>Date of Package: January 31, 2019</p>	<p>PROPOSED WALL SECTIONS</p>	<p>3620 BUCHANAN</p> <p>SHEET #: 36</p>	<p>ib+a architecture</p> <p>Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com</p>
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- ① WINDOW JAMB PROFILE
- ② BACKER ROD AND SEALANT
- ③ ALUMINUM TUBE FRAME 12" X1" COLOR TO MATCH WINDOW FRAME
- ④ THIN BRICK VENEER, 1/2" GROUT, SEE SPEC.
- ⑤ LATH OR MESH WITH 1/2" TO 3/4" MODIFIED MORTAR AND 1/8" ADHESIVE, SEE MANU.
- ⑥ ANCHOR PLATE SCREWED TO FRAMING
- ⑦ WRB, 2 LAYERS
- ⑧ PLYWOOD AS REQUIRED, S.S.D.
- ⑨ TRIM, SEE SPEC.

WINDOW JAMB @ BRICK WALL

N.T.S



- ① WINDOW JAMB PROFILE
- ② BACKER ROD AND SEALANT
- ③ ALUMINUM TUBE FRAME 12" X1" COLOR TO MATCH WINDOW FRAME
- ④ THIN BRICK VENEER, 1/2" GROUT, SEE SPEC.
- ⑤ LATH OR MESH WITH 1/2" TO 3/4" MODIFIED MORTAR AND 1/8" ADHESIVE, SEE MANU.
- ⑥ ANCHOR PLATE SCREWED TO FRAMING
- ⑦ WRB, 2 LAYERS
- ⑧ PLYWOOD AS REQUIRED, S.S.D.
- ⑨ TRIM, SEE SPEC.

WINDOW JAMB WITH FIN @ BRICK WALL

N.T.S

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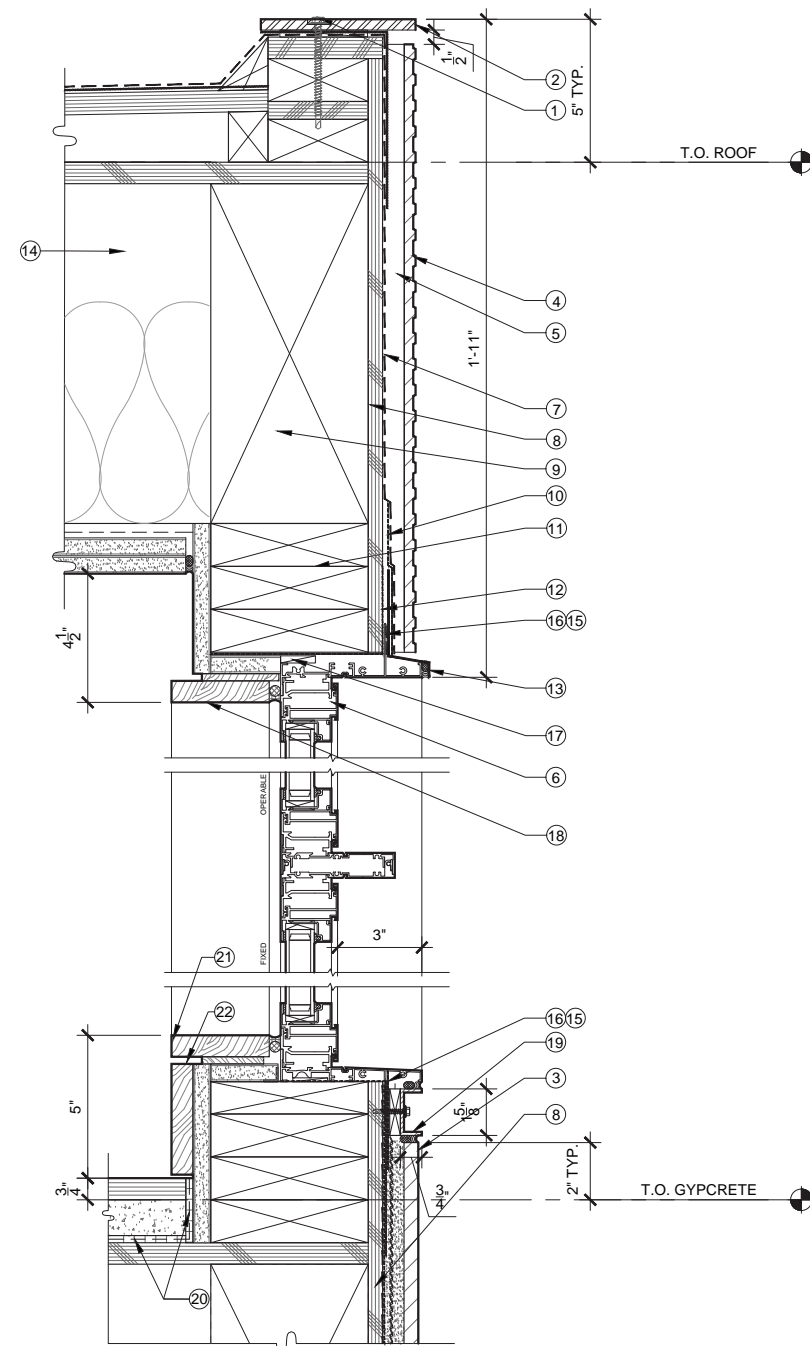
PROPOSED WALL + WINDOW DETAILS

3620 BUCHANAN

SHEET #: 37

ib+a
architecture

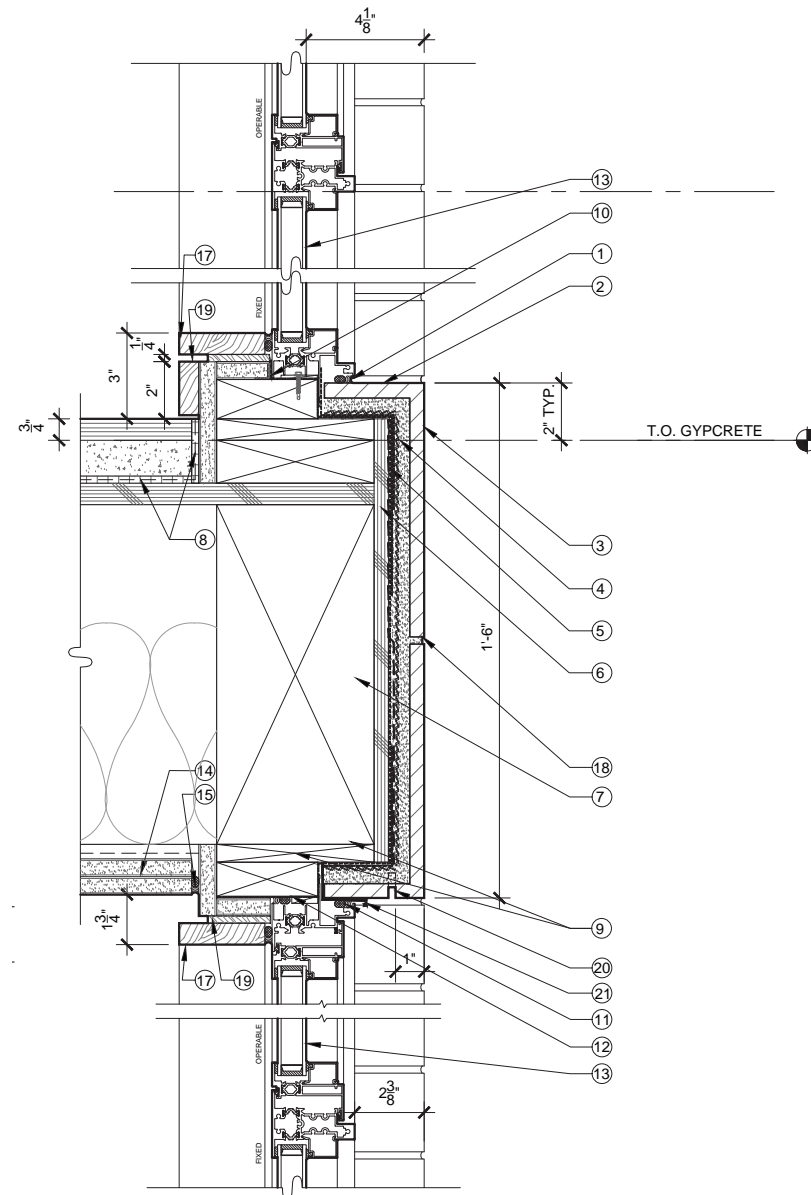
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- | | | |
|--|--|---|
| 1 SSSL 3/8" Ø COACH BOLT & WASHER @ 36" O.C. MAX SET IN 2 CONT. BEADS OF SEALANT | 9 6X12 RIM JOINT, S.S.D. | 16 NAIL FIN O/ CONT. BEAD OF SEALANT |
| 2 3/8" ALUM.PC | 10 9" WIDE STRAIGHT FLASH O/ HEAD FLASHING | 17 SHIM |
| 3 THIN BRICK VENEER, SEE SPEC. | 11 2X6 TOP PLATES, S.S.D. | 18 TRIM, SEE SPEC. |
| 4 EQUITONE PANEL | 12 9" FLEX WRAP. | 19 ALUMINUM C CHANNEL TO MATCH WINDOW O/ FURRING STRIP EMBEDDED IN A CONTINUOUS BEAD OF SEALANT |
| 5 FURRING STRIP 16" O.C. | 13 ALUM HEAD FLASHING TO MATCH WINDOW FR. COLOR | 20 ACOUSTIC MAT |
| 6 WINDOW HEAD | 14 1 HR RATED ROOF ASSEMBLY SEE SCHED | 21 3/4" WOOD CASING |
| 7 WRB, 2 LAYERS O/ QUICKFLASH | 15 FLUID APPLIED FLASHING AND JOINT COMPOUND O/ NAIL FIN | 22 1/4" BLACKED OUT REVEAL |
| 8 PLYWOOD AS REQUIRED, S.S.D. | | |

WINDOW HEAD @ EQUITONE

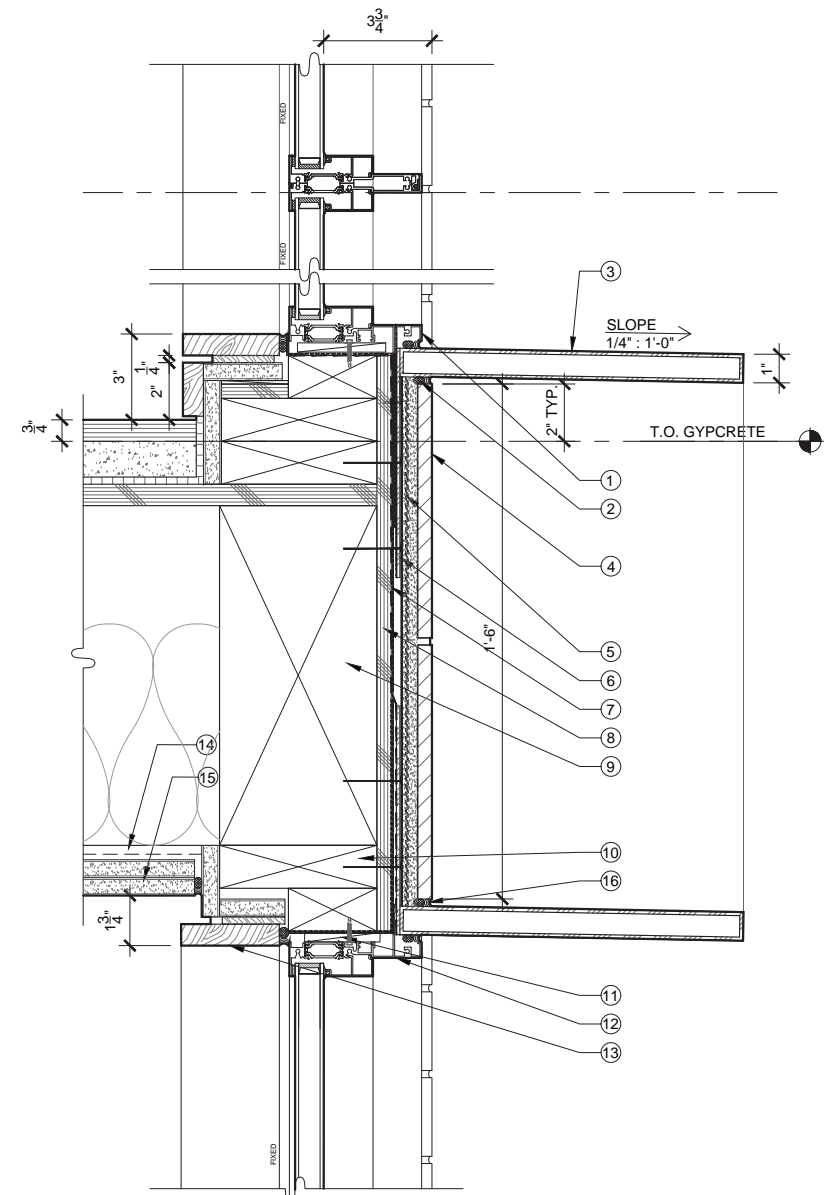
N.T.S



- | | | |
|--|------------------------------------|--|
| 1 BACKER ROD AND SEALANT WITH WEEPS | 8 ACOUSTIC MAT | 15 BRS |
| 2 WINDOW SILL | 9 BLOCKING, RIP TO FIT | 17 3/4" WOOD CASING |
| 3 THIN BRICK VENEER, SEE SPEC. | 10 BACK DAM IN FULL BED OF SEALANT | 18 MAX 1/8" MORTAR JOINT - RAKED OUT |
| 4 LATH WITH 1/2" TO 3/4" MODIFIED MORTAR AND 1/8" ADHESIVE | 11 BACKER ROD AND SEALANT | 19 1/4" BLACKED OUT REVEAL |
| 5 WRB, 2 LAYERS O/ QUICKFLASH | 12 SHIM | 20 1/2" Ø PLASTIC WEEP PIPES IN JOINTS SET FLUSH W/ MORTAR - 1 PER JOINT |
| 6 PLYWOOD S.S.D. | 13 THERMALLY BROKEN ALUM. WINDOW | 21 ALUM. HEAD FLASHING - COLOR TO MATCH WINDOW FRAME |
| 7 6X12, S.S.D. | 14 (2) LAYERS OF 5/8" GYP. | |

WINDOW SILL AND HEAD @ BRICK

N.T.S



- | | | |
|---|-----------------------------------|----------------------------|
| 1 WINDOW SILL | 6 ANCHOR PLATE SCREWED TO FRAMING | 12 WINDOW HEAD |
| 2 BACKER ROD AND SEALANT | 7 WRB, 2 LAYERS | 13 TRIM, SEE SPEC. |
| 3 ALUMINUM TUBE FRAME 12" X1" COLOR TO MATCH WINDOW FRAME | 8 PLYWOOD AS REQUIRED, S.S.D. | 14 ACOUSTIC MAT |
| 4 THIN BRICK VENEER, 1/2" GROUT, SEE SPEC. | 9 6X12, S.S.D. | 15 (2) LAYERS OF 5/8" GYP. |
| 5 LATH OR MESH WITH 1/2" TO 3/4" MODIFIED MORTAR AND 1/8" ADHESIVE, SEE MANU. | 10 2X6 TOP PLATES, S.S.D. | 16 SEALANT W/ WEEPS |
| | 11 SHIM | |

WINDOW SILL AND HEAD WITH FIN @ BRICK

N.T.S

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January 31, 2019

PROPOSED WALL + WINDOW DETAILS

3620 BUCHANAN

SHEET #: 38



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SAN FRANCISCO PLANNING DEPARTMENT

EXHIBIT**C**

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3620 Buchanan Street		0459003
Case No.		Permit No.
2016-010079ENV		201610059619
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. Demolition of one of two existing structures on one shared parcel. Construction of a new 4-story, 8 unit residential building with eight bicycle parking spaces and one accessible vehicle parking space.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input checked="" type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Stephanie Cisneros
Sponsor enrolled in DPH Maher Program on 7/18/2016.

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): New construction on a landmark site. Will be setback from historic building and will be differentiated yet compatible. Meets SOI Standards 2, 9, 10.
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Stephanie Cisneros 11/07/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
3620 Buchanan Street		0459/003
Case No.	Previous Building Permit No.	New Building Permit No.
2016-010079PRJ	201610059619	
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Preservation Team Meeting Date:		Date of Form Completion	8/1/2018
--	--	--------------------------------	----------

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	3620 Buchanan Street	
Block/Lot:	Cross Streets:	
0459/003	Bay Street and North Point	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	Article 10	2016-010079ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:		
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	8/5/16; revised 7/31/2018
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
The purpose of this review is to establish the historical significance of the 1-story garden house (3620 Buchanan Street) that is located on the landmark site with the Historic Gas Light Building, Landmark No. 58 (3636-40 Buchanan Street). The two buildings share a single L-shaped lot. A Historic Resource Evaluation Part 1 completed by Page & Turnbull (May 20, 2016; revised final July 2018) has been submitted.	

PRESERVATION TEAM REVIEW:	
Category:	<input checked="" type="radio"/> A <input type="radio"/> B <input type="radio"/> C
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input checked="" type="radio"/> Yes <input type="radio"/> No
Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input checked="" type="radio"/> Yes <input type="radio"/> No
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance: <input type="text"/>	Period of Significance: <input type="text" value="1893-1958"/>
	<input type="radio"/> Contributor <input checked="" type="radio"/> Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:

According to the information presented in the Historic Resource Evaluation (HRE) prepared by Page & Turnbull (July 2018) and information found in the Planning Department files, the subject building at 3620 Buchanan Street is a one-story vernacular garden house with Neo-French and Ranch elements. The garden house is located on the south end of the L-shaped lot occupied by City Landmark No. 58 (Merryvale Antiques/S.F. Gas Light Co. building). The lot also contains a garden between the landmark building and the garden house. The S.F. Gas Light Co. building was constructed ca. 1891 - 1893 and was owned and occupied by the S.F. Gas Light Company (later to become Pacific Gas & Electric) and was one component of the larger industrial complex surrounding the site named the Gas Cove Complex. The subject site became the main component of the S.F. Gas Light Co.'s North Beach Station.

The property was sold to Dent Macdonough and his wife Margaret in 1958. The Macdonoughs undertook an extensive rehabilitation of the property immediately upon ownership, which included restoration and reuse of the 1890s landmark building as a high end antique shop; construction of the garden house designed by Clifford Conly; construction of a garden designed by Jean Wolff (who often assisted with the execution of Thomas Church designs); and installation of the extant six-foot tall brick wall around the garden. The property was again sold in 1980 to the Pacific Union Land Company and again in 1998 to Roger Walther, a real estate developer, who also undertook extensive renovations to the entire site in 2000 as detailed in the HRE.

Staff is in agreement with the findings presented in the HRE regarding 3620 Buchanan Street. The building and garden do not appear to be significant under Criteria 1, 2 or 3 such that they would qualify individually for listing in the California Register. They are not associated with events or people that have made significant contributions to the broad patterns of local or regional history. Merryvale Antiques, who occupied the site from 1958 until 1980, does not appear to have made significant contributions to local, state or regional history. The building and garden are not architecturally distinct such that they would qualify individually for listing in the California Register.

Staff is also in agreement with the findings of the HRE that 3620 Buchanan Street and the adjacent garden are not contributing features of the landmark site. The site is significant for its association with the construction and operation of the S.F. Gas Light Co., the period of which can be defined as 1891-1958. The subject building and garden were constructed after this period.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8/21/2018

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3620 BUCHANAN STREET
HISTORIC RESOURCE EVALUATION, PART I
SAN FRANCISCO, CALIFORNIA
[16060]

PREPARED FOR:
ROGER WALTHER



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

JULY 2018

FINAL

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I. INTRODUCTION

This Historic Resource Evaluation (HRE) Part 1 has been prepared at the request of Sutro Architects, on behalf of Roger Walther of The Walther Foundation, for the building at 3620 Buchanan Street (APN 0459/003) in San Francisco's Marina neighborhood. The building is on the same parcel as San Francisco Landmark No. 58, known as Merryvale Antiques and originally the administration building of San Francisco Gas Light Company's North Beach Station located at 3636 Buchanan Street (also addressed as 3640 Buchanan Street). The L-shaped parcel is on the east side of Buchanan Street, between North Point Street and Bay Street (**Figure 1**).

The parcel has an area of 13,480 square feet and is located in a NC-2 (Small-Scale Neighborhood Commercial) zoning district. The landmarked building occupies the northern end of the lot along North Point Street while the subject building at 3620 Buchanan Street is at the lot's southern end; a designed patio garden separates the two buildings on the lot. Formerly the garden house and workshop, the subject building was constructed in 1958 and designed by architect Clifford Conly, Jr. It, along with the adjacent patio garden, was built for Dent and Margaret Macdonough, owners of Merryvale Antiques, which occupied the lot from 1958 to 1980. The subject building is used currently as an office.

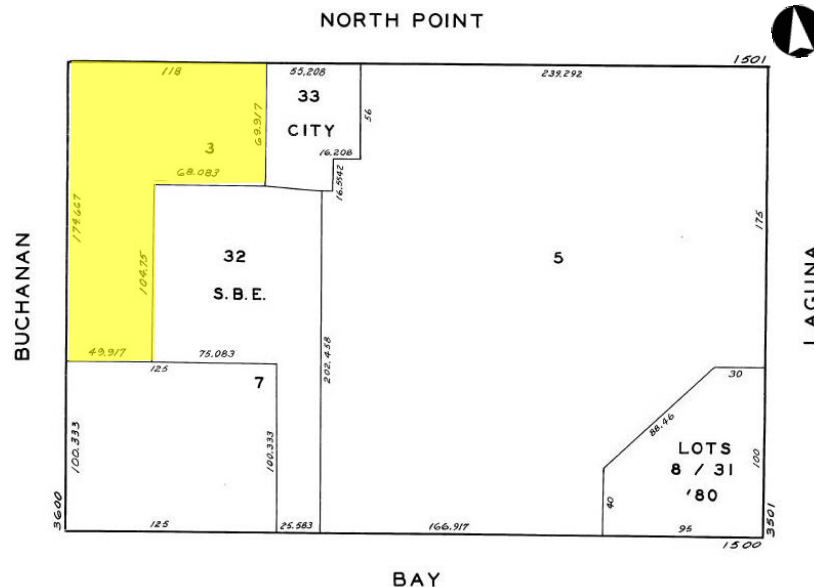


Figure 1: Assessor's map of the subject block. The subject parcel is highlighted in yellow. The subject building at 3620 Buchanan Street is located at the south end of the lot.

Source: San Francisco Assessor's Office. Edited by Page & Turnbull.

Due to the Landmark status, the parcel is assigned Category A, "Historic Resource Present," by the City of San Francisco. The property was surveyed by the Junior League of San Francisco, Inc. as part of the *Here Today: San Francisco's Architectural Heritage* survey. *Here Today* is also a published book, and the San Francisco Gas Light Company building is discussed on page 15 of the 1968 edition. The property was surveyed again in the 1976 Department of City Planning Architectural Quality Survey and was given a survey rating of "3." However, the subject building located at 3620 Buchanan Street was constructed well after the San Francisco Gas Light Company building for which the parcel is designated a landmark and was not evaluated in the previous surveys. The purpose of this HRE Part 1 is to determine if the subject building is eligible for the California Register of Historical Resources (California Register) individually or in association with the existing Landmark No. 58 and its setting.

METHODOLOGY

This report follows the outline provided by the San Francisco Planning Department for Historic Resource Evaluation Reports, and provides a summary of the current historic status, a building description, and historic context for 3620 Buchanan Street. The report also includes an evaluation of the property's eligibility for listing in the California Register, including any association with Landmark No. 58 and its setting.

Page & Turnbull prepared this report using research collected at various local repositories, including the San Francisco Department of Building Inspection, the San Francisco Assessor's Office, the San Francisco Planning Department, and the San Francisco Public Library History Center, as well as various online sources including Ancestry.com and the California Digital Newspaper Collection. Key primary sources consulted and cited in this report include Sanborn Fire Insurance Company maps, City of San Francisco Building Permit Applications, San Francisco City Directories, Assessor's Office records, and historical newspapers. All photographs in this report were taken during a site visit conducted by Page & Turnbull in April 2016 unless otherwise noted.

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to the building at 3620 Buchanan Street. Additionally, this section mentions the existing historic status for the building at 3636 Buchanan Street (also referred to and addressed as 3640 Buchanan Street) because it is situated on the same parcel as 3620 Buchanan Street.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register 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.

Neither 3620 or 3636 Buchanan Street is currently listed in the National Register of Historic Places.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

Neither 3620 or 3636 Buchanan Street is currently listed in the California Register of Historical Resources.

SAN FRANCISCO CITY LANDMARKS

San Francisco City Landmarks are buildings, properties, structures, sites, districts, and objects of “special character or special historical, architectural or aesthetic interest or value and are an important part of the City’s historical and architectural heritage.”¹ Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Landmarks Preservation Advisory Board. These properties are important to the city’s history and help to provide significant and unique examples of the past that are irreplaceable. In addition, these landmarks help to protect the surrounding neighborhood development and enhance the educational and cultural dimension of the city.

The subject building at 3620 Buchanan Street is not currently designated as a San Francisco City Landmark or Structure of Merit. However, 3636 Buchanan Street is designated as San Francisco Landmark No. 58 (Merryvale Antiques; originally the San Francisco Gas Light Company). 3620 and 3636 Buchanan Street do not fall within the boundaries of any existing locally designated historic districts or conservation districts.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of “1” to “7” to establish their

¹ San Francisco Planning Department, *Preservation Bulletin No. 9 – Landmarks* (San Francisco: January 2003).

historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of “1” or “2” are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of “3” or “4” appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of “5” have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of “6” are not eligible for listing in either register. Finally, a Status Code of “7” means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

3620 Buchanan Street is not listed in the California Historic Resources Information System (CHRIS) database with a status code. The most recent update to the California Historic Resources Information System (CHRIS) database for San Francisco County that lists the status codes was in April 2012. However, 3636 Buchanan Street is listed as the “Meter and Office House” of the San Francisco Gas Light Company (Landmark No. 58) with a Status Code of 7J, “Received by OHP for evaluation or action but not yet evaluated” (status date: 08/09/2000).

1976 DEPARTMENT OF CITY PLANNING ARCHITECTURAL QUALITY SURVEY

The 1976 Department of City Planning Architectural Quality Survey (1976 DCP Survey) is what is referred to in preservation parlance as a “reconnaissance” or “windshield” survey. The survey looked at the entire City and County of San Francisco to identify and rate architecturally significant buildings and structures on a scale of “-2” (detrimental) to “+5” (extraordinary). No research was performed and the potential historical significance of a resource was not considered when a rating was assigned. Buildings rated “3” or higher in the survey represent approximately the top two percent of San Francisco’s building stock in terms of architectural significance. However, it should be noted here that the 1976 DCP Survey has come under increasing scrutiny over the past decade due to the fact that it has not been updated in over twenty-five years. As a result, the 1976 DCP Survey has not been officially recognized by the San Francisco Planning Department as a valid local register of historic resources for the purposes of the California Environmental Quality Act (CEQA).

3620 Buchanan Street is not listed in the 1976 DCP Survey; however, 3636 Buchanan Street was listed and was given a survey rating of “3.”

HERE TODAY

Here Today: San Francisco’s Architectural Heritage (Here Today) is one of San Francisco’s first architectural surveys, undertaken by the Junior League of San Francisco, Inc. and published in book form in 1968. Although the *Here Today* survey did not assign ratings, it did provide brief historical and biographical information about what the authors believed to be significant buildings.

3620 Buchanan Street is not mentioned in *Here Today*; however, 3636 Buchanan Street was surveyed and is discussed on page 15 of the book.

III. BUILDING AND PROPERTY DESCRIPTION

EXTERIOR

The building at 3620 Buchanan Street is located on the east side of Buchanan Street, between North Point Street and Bay Street (**Figure 2**). Situated on a level parcel, the building is south of the main building on the parcel, 3636 Buchanan Street (Landmark No. 58) and a patio garden. The building is set back approximately 20 feet from the street, behind a brick wall and metal entrance gate that leads to the front concrete patio. The building's primary façade is oriented to the south and the rear façade looks onto the patio garden.

The wood frame building is one story in height, and approximately three bays wide, and two bays deep. It has a vernacular garden house with French decorative elements. The building has a hipped asphalt shingle roof in the shape of an "L," though the eastern section (bottom portion of the "L") is dropped and thus has a lower ridge. The western, upper portion of the roof has two three-lite skylights with wire glass. The volume that extends from the elbow of the "L" has a shed roof. The building's vertical wood board walls have wood trim and sit atop a concrete foundation. All doors are ten-lite wood French doors with wood surrounds and appear to be original.



Figure 2: 3620 Buchanan Street, San Francisco, facing south. Yellow shading roughly delineates the subject parcel; black dashed outline roughly delineates the subject building.

Source: Microsoft Bing Maps, 2016. Edited by Page & Turnbull.

Primary (South) Façade

The primary façade does not face the street, but rather, faces south towards the building's front patio (**Figure 3**). The first, western-most bay is part of the upper portion of the "L" and contains the main entrance, which has the standard door type and a fabric awning (**Figure 4**). The second, middle bay contains the volume that extends from the elbow of the "L" (**Figure 5**). It has a one-over-one double-hung wood sash window with a wood surround and frosted glazing. The third, eastern-most bay further protrudes, as it is the bottom portion of the "L" (**Figure 6**). Its south façade contains

two six-over-six double-hung wood sash windows with horns and wood surrounds, and its west façade facing the front patio garden features the standard door (**Figure 7**).



Figure 3: Primary (south) and west façades behind the perimeter brick wall, facing northeast.



Figure 4: Western-most bay, facing north.



Figure 5: Middle bay, facing northeast.



Figure 6: West façade of eastern-most bay, facing east.



Figure 7: South façade of eastern-most bay, facing northeast.

West Façade

The entire west façade directly abuts the six-foot-tall perimeter brick wall and is not visible (**Figure 8**).



Figure 8: Perimeter brick wall (left) and building's south façade (right) showing the lack of accessibility to the west façade, facing north.

Rear (North) Façade

The rear façade looks onto the patio garden and the south side façade of Landmark No. 58 (**Figure 9**). At the center of the rear façade is a 12-lite wood sash window, which is flanked by two standard doors (**Figure 10**). Above both doors, behind the climbing plants, is a half-circle sunburst motif that extends upward through the cornice line, creating an arched cross gable (**Figure 11**). The rest of the rear façade has wood lattice attached to the vertical wood board siding.



Figure 9: Rear (north) façade and patio garden, facing south.



Figure 10: Rear façade, facing southwest.



Figure 11: Sunburst motif seen above both doors, facing south.

East Façade

Similar to the west façade, the entire east façade directly abuts a tall brick wall and is not visible (Figure 12).



Figure 12: Brick wall (left) and building's north façade (right) showing the lack of accessibility to the east façade, facing southeast.

SITE FEATURES

As an 1893 brick two-story building, Landmark No. 58 dominates the parcel on which the subject building is situated (Figure 13). Formerly one of the San Francisco Gas Light Company complex's buildings, Landmark No. 58 is located on the corner of the property, at the southeast corner of Buchanan and North Point streets. Originally an industrial site, the property now features a patio garden (renovated in 2000) between Landmark No. 58 and the subject building and a driveway that has been converted into a brick-paved side patio along the east side of Landmark No. 58. Small street trees line the sidewalks.



Figure 13: Landmark No. 58 (left) and subject building (right), facing southeast.

An iron fence sits atop a low concrete wall and extends along the street-facing façades of Landmark No. 58. The iron entrance gate aligns with the main entrance of Landmark No. 58, which is on the building's west façade facing Buchanan Street (**Figure 14**). There is groomed landscaping and a gravel path between the building and the fence. The gravel path, which is only along the west side, connects to the patio garden south of the building, accessed by an iron gate (**Figure 15**).



Figure 14: Iron gate and main entrance to Landmark No. 58, facing east.



Figure 15: Gravel path and iron gate to patio garden, facing south.

The patio garden is bounded by six-foot-tall (or taller) brick walls to the west (along Buchanan Street) and east (neighboring property); both walls extend to surround the subject building at 3620 Buchanan Street. The northern end of the patio is bounded by Landmark No. 58, which has an entrance on its south façade leading to the patio garden (**Figure 16**). The southern end of the patio garden is the subject building's north façade and its two French doors accessing the garden. The patio paving is brick and outlined by a low brick wall, creating planters between the two brick walls. The formal, symmetrical landscaping includes groomed hedges, bushes, flowers, and small trees.

A brick path leads from the patio garden along the eastern half of Landmark No. 58's south façade to the east façade (**Figure 17**). The path is lined with groomed hedges, flowers, bushes, and small trees that form a canopy above it. South of the path is a tall wood lattice fence, and the east end of the path has a similar lattice fence and a wood lattice door (**Figure 18 and Figure 19**). The path connects to a small side brick patio east of the building, which has yet another entrance on its east façade (**Figure 20**). The side patio is bounded to the south and east by tall brick walls covered in lattice-patterned climbing plants. Groomed hedges and small trees with iron grills line the edges. At the north end, the side patio has a large, vehicle-sized iron gate supported by brick columns, and a small iron entrance gate to the west side (**Figure 21**). The brick paving extends on the other side of the iron gates to the sidewalk, which has a curb cut at the street.



Figure 16: Patio garden with Landmark No. 58 in the background, facing north.



Figure 17: Landmark No. 58 (left) and brick path (center), facing east.

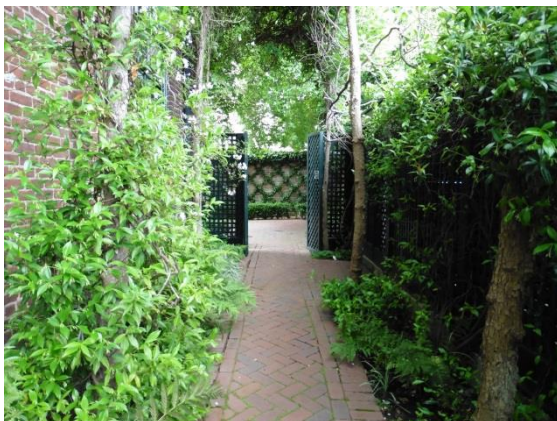


Figure 18: Brick path and lattice door, facing east.



Figure 19: Lattice door and south brick wall of side patio, facing southwest.



Figure 20: East side patio and Landmark No. 58 (left), facing north.



Figure 21: Large iron gate and Landmark No. 58 (right) with driveway in foreground and side patio in background, facing south.

The subject building at 3620 Buchanan Street is either accessed by its rear entrance via the patio garden, or by the subject building's front (south) concrete patio (**Figure 22**). The brick walls that bound the patio garden and building at the west and east ends bound the concrete patio as well, with a brick wall also at the south end (**Figure 23**). There is a break in the west brick wall for the iron entrance gate, which leads from the sidewalk along Buchanan Street to the concrete patio and subject building. The patio is lined with groomed hedges and small evergreen trees.



Figure 22: Concrete patio and metal gate, facing southwest.



Figure 23: South brick wall of concrete patio with roofs of Landmark No. 58 and subject building in background, facing north.

SURROUNDING NEIGHBORHOOD

The subject parcel is bounded by North Point Street to the north, the property of 1570 Bay Street to the east, the property of 1598 Bay Street to the south, and Buchanan Street to the west. The neighborhood immediately surrounding 3620 Buchanan Street is a mixture of residential, commercial, and industrial buildings between one and five stories tall. Construction dates range from pre-1900 to 2006 (according to the San Francisco Assessor's Office) and architectural styles seen throughout the area have a similarly great range. Along North Point Street, immediately east of the subject property is the Pacific Gas and Electric's Marina Substation in a Modern style followed by a Third Bay Tradition apartment complex with a commercial ground floor (**Figure 24**). At the intersection of Buchanan and Bay streets, immediately south of the subject property, is an abandoned

gas station with no distinct architectural style (**Figure 25**). One block to the north is a Safeway grocery store and its parking lot, to the east is Fort Mason, to the south is the Moscone Recreation Center, and to the west (across Buchanan Street from the subject building) are residential buildings, some with a commercial ground floor (**Figure 26 to Figure 30**).



Figure 24: Marina Substation and the apartment complex, facing southwest.



Figure 25: Abandoned gas station, facing northeast.



Figure 26: Moscone Recreation Center, facing southwest.



Figure 27: View of Fort Mason from subject block, facing southeast.



Figure 28: Front of Safeway, facing south.



Figure 29: Rear of Safeway, which faces subject property, facing northeast.



Figure 30: Apartment building with commercial ground floor, west of subject block, facing west.

IV. HISTORIC CONTEXT

EARLY SAN FRANCISCO HISTORY

European settlement of what is now San Francisco took place in 1776 with the simultaneous establishment of the Presidio of San Francisco by representatives of the Spanish Viceroy, and the founding of Mission San Francisco de Asis (Mission Dolores) by the Franciscan missionaries. The Spanish colonial era persisted until 1821, when Mexico earned its independence from Spain, taking with it the former Spanish colony of Alta California. During the Mexican period, the region's economy was based primarily on cattle ranching, and a small trading village known as Yerba Buena grew up around a plaza (today known as Portsmouth Square) located above a cove in San Francisco Bay. In 1839, a few streets were laid out around the plaza, and settlement expanded up the slopes of Nob Hill.

During the Mexican-American war in 1846, San Francisco was occupied by U.S. military forces, and the following year the village was renamed San Francisco, taking advantage of that name's association with the Bay. Around the same time, a surveyor named Jasper O'Farrell extended the original street grid, while also laying out Market Street from what is now the Ferry Building to Twin Peaks. Blocks north of this then imaginary line were laid out in small 50-*vara* square blocks whereas blocks south of Market were laid out in larger 100-*vara* blocks.²

The discovery of gold at Sutter's Mill in 1848 brought explosive growth to San Francisco, with thousands of would-be gold-seekers making their way to the isolated outpost on the edge of the North American continent. Between 1846 and 1852, the population of San Francisco mushroomed from less than one thousand people to almost 35,000. The lack of level land for development around Portsmouth Square soon pushed development south to Market Street, eastward onto filled tidal lands, and westward toward Nob Hill. At this time, most buildings in San Francisco were concentrated downtown, and the outlying portions of the peninsula remained unsettled throughout much of the late nineteenth century.

With the decline of gold production during the mid-1850s, San Francisco's economy diversified over the following decades to include agriculture, manufacturing, shipping, construction, and banking.³ Prospering from these industries, a new elite class of merchants, bankers, and industrialists arose to shape the development of the city as the foremost financial, industrial, and shipping center of the West.

MARINA NEIGHBORHOOD HISTORY

3620 Buchanan Street is located within San Francisco's Marina neighborhood. The boundaries of the Marina are roughly defined by the San Francisco Bay to the north, Van Ness Avenue and Fort Mason to the east, Lombard Street to the south, and the Presidio of San Francisco to the west.

As shown on the 1869 U.S. Coast Survey map, most of what is today the Marina District was submerged beneath San Francisco Bay (**Figure 31**). The eastern part of the Marina District consisted of an enormous sand dune bounded approximately by Black Point (today's Fort Mason) on the north, Leavenworth Street on the east, Fillmore Street on the west, and Lombard Street on the south. Several lagunas, or lakes, are also shown south of Lombard Street. The largest of these was known as "Washerwoman's Lagoon" as it was the site of numerous laundry facilities, as well as other industries requiring large amounts of fresh water (**Figure 32**).

² *Vara* is derived from an antiquated Spanish unit of measurement.

³ Rand Richards, *Historic San Francisco: A Concise History and Guide* (2001) 77.

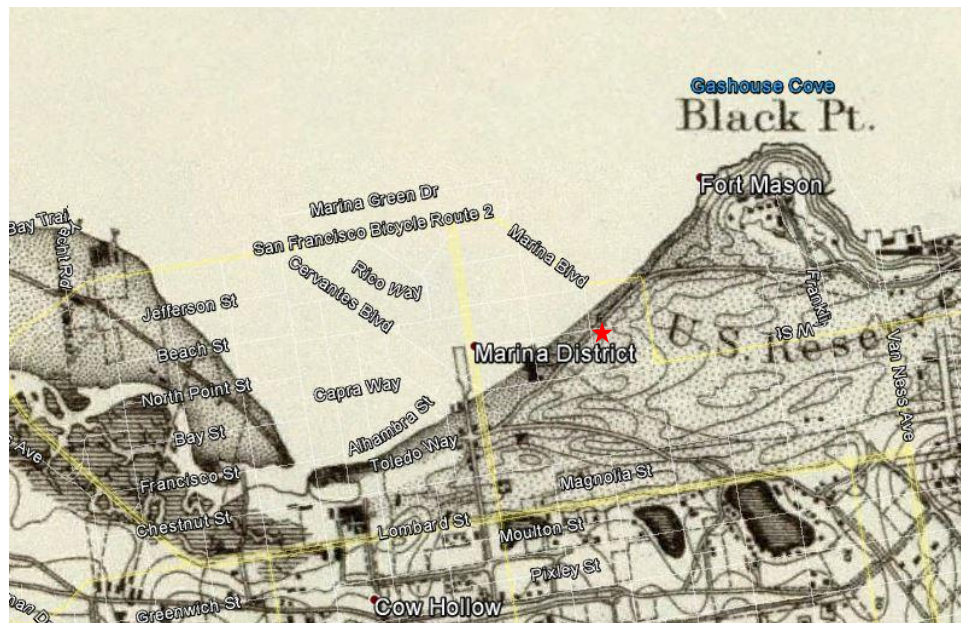


Figure 31: Overlay of 1869 Coast Survey map under current street grid. Washerwoman's Lagoon is at lower right. Red star indicates approximate location of the subject property. Source: David Rumsey Collection and Google Earth 2015. Edited by Page & Turnbull.



Figure 32: Circa 1860 view looking west toward Washerwoman's Lagoon and future Marina District. The future site of the subject property is northwest of the lagoon (upper right corner). Source: Carleton E. Watkins, Bancroft Library 1964.072.01 via Calisphere.

What is today the heart of the Marina District was still a shallow tideland with a “rural landscape of mud flats, shanties, pastures, and small farms.”⁴ Only a handful of buildings existed, including a small cluster around the Fillmore Street Wharf, which allowed some of the farmers and dairy producers in

⁴ Christopher VerPlanck, “From Mud Flats to Marina: Building a San Francisco Neighborhood,” *Heritage News* XXXV:3 (Summer 2007) 5.

the area to ship products around the bay.⁵ The primary routes through the area were the Presidio Road, developed during the 1840s, and the Bay Shore & Fort Point Road, a toll road developed in 1864, which ran from North Beach to the Presidio.⁶

To the east was Fort Mason, a military reservation created in 1850 at Black Point, a prominent outcropping of rock. Fort Mason was not fortified, however, until 1863 during the Civil War. Immediately southwest of Fort Mason was Lobos Square (currently the Moscone Recreation Center), bounded by Chestnut, Laguna, Webster, and Bay streets. The Square was reserved in 1855 by the San Francisco Board of Supervisors, but remained vacant throughout the nineteenth century. As discussed in Randolph Delehanty's study of San Francisco parks: "It was the only true bayside reservation and fronted on the tidal marshes near what became Gashouse Cove and the Fulton Iron Works. Nothing was done to improve the site until the filling in of the marshes for the gigantic Panama-Pacific International Exposition of 1915."⁷

The "Gashouse Cove" (Gas House Cove) mentioned by Delehanty referenced the gas works constructed by the San Francisco Gas Light Company between 1891 and 1893. In particular, a massive gas storage tank was constructed at the northwest corner of Bay and Laguna streets. Built as the administration building, San Francisco Landmark No. 58 at 3636 Buchanan Street is the only remaining building of this complex. In addition to the gas works, other industrial plants located in the area included the California Pressed Brick Company, the Pacific Ammonia Chemical Company, and a soap and tallow works. Recreational facilities were also established, including Harbor View Park (1860s) which offered a beer garden, shooting range, restaurant, and hotel. The park proved so popular that its name was applied to the entire area.⁸

By the early 1890s, San Francisco businessman James Fair had purchased nearly forty-nine blocks in the Harbor View area, much of which consisted of submerged lands. In 1892, Fair convinced the city to build a seawall in order to fill in the area, which could then be used for further industrial development. The project was halted in 1894, however, with only 60 acres having been filled.⁹

After the 1906 Earthquake and Fire, earthquake refugee camps were established at Harbor View (Camp No. 8) and at Lobos Square (Camp No. 9). Some of the gas works buildings (not including Landmark No. 58) suffered from the disaster and were repaired or rebuilt nearby. By 1910, with San Francisco well on the way to recovery, San Francisco merchants raised over four million dollars to acquire the Harbor View area for the site of a World's Fair. They also formed the Exposition Company, which began leasing lands for the site of the fair—including large tracts owned by Virginia Vanderbilt and Theresa Oelrichs, the daughters of James Fair.¹⁰ Suction dredges were then used to pump sand and mud from San Francisco Bay to fill the remaining area behind James Fair's seawall (**Figure 33**). Existing buildings adjacent to the newly filled land were demolished to make way for the Exposition. However, most of the Gas Light Company remained – though by 1905 it was absorbed by and renamed the Pacific Gas and Electric Company.¹¹

The Panama-Pacific International Exposition (PPIE) opened in February 1915—celebrating both the completion of the Panama Canal and San Francisco's recovery from the Earthquake and Fire. Over

⁵ Ibid.

⁶ Robert Bardell, "The Presidio Road," *The Argonaut*, Vol. 23, No. 2 (Winter 2012) 4-11.

⁷ Randolph Stephen Delehanty, *San Francisco parks and playground, 1839 to 1990: The history of public good in one North American city (Volumes I and II)* (Harvard University Thesis, 1992) 82-83.

⁸ VerPlanck, "From Mud Flats to Marina: Building a San Francisco Neighborhood," 6.

⁹ Ibid, 6-7.

¹⁰ Ibid, 7.

¹¹ Landmarks Preservation Advisory Board, "Merryvale Antiques (Formerly San Francisco Gas Light Company)," San Francisco Landmark No. 58 designation (1973).

18 million visitors came to the fair over the course of the year, marveling at an astonishing array of “temples” and “palaces” constructed at the site. The subject property was located between the Machinery Palace and The Zone (Amusement Concessions) (**Figure 34**).

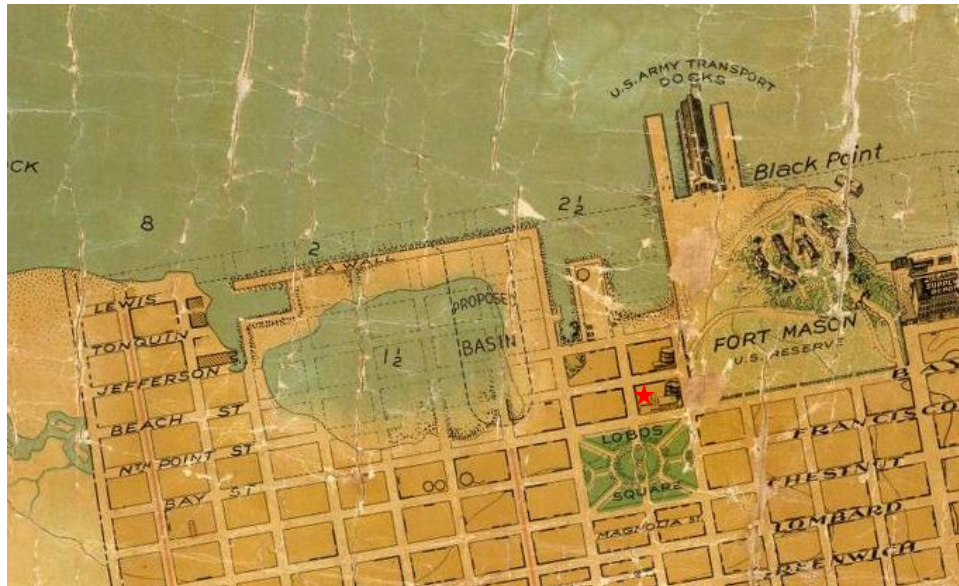


Figure 33: Detail of the 1911 “Chevalier” map showing the Marina District and sea wall. Red star indicates approximate location of the subject property. Source: David Rumsey Collection. Edited by Page & Turnbull.



Figure 34: Detail of the 1914 Southern Pacific Company's map of “San Francisco and Vicinity” showing the layout of the Panama-Pacific International Exposition. Yellow star indicates approximate location of the subject property. Source: David Rumsey Collection. Edited by Page & Turnbull.

The vast majority of the PPIE buildings were designed to be temporary, and by 1916, the only remaining buildings and features were the Yacht Harbor, the North Gardens (now Marina Green), the Palace of Fine Arts, and the Column of Progress (no longer extant). The streetcar lines established by the San Francisco Municipal Railway to provide access to the fair also remained in use, making the former PPIE lands extremely attractive for residential development. In 1922, the Marina Corporation was formed to develop 55 acres bounded by Fillmore, Scott, Chestnut, and Marina Boulevard. Here, diagonal and curvilinear streets were installed to provide bay views and promote the idea of a residential park. Elsewhere, the land owned by Virginia Vanderbilt and her sister Theresa

Oelrichts was sold off and developed with the standard street grid. Residential and commercial uses were generally segregated as the result of the passage of San Francisco's first zoning law in 1917.¹²

In the 1920s and 1930s, the new Marina District—as the former Harbor View area came to be known—experienced a sustained residential building boom. New houses, flats, and apartments were constructed in a variety of architectural styles, with Mediterranean Revival influenced designs by far the most popular. Other common influences included Spanish Eclectic designs, Classical, Renaissance, Tudor, and French Provincial Revival designs, as well as scattered examples of Art Deco buildings.

Civic development accompanied the growth of the Marina District. This included construction of the Funston Playground (now called Moscone Recreation Center) at Lobos Square, as well as the Marina Junior High School (1937) directly to the east. Chestnut Street evolved as the primary commercial corridor, largely because it marked the route of the D Geary-Van Ness streetcar line, later replaced by buses. By the late 1930s, the Marina District was almost completely built out (**Figure 35**). Promotional literature from the 1930s touted the Marina District's schools, parks, tennis courts, and thousands of beautiful homes as the “garden spot” of San Francisco.¹³

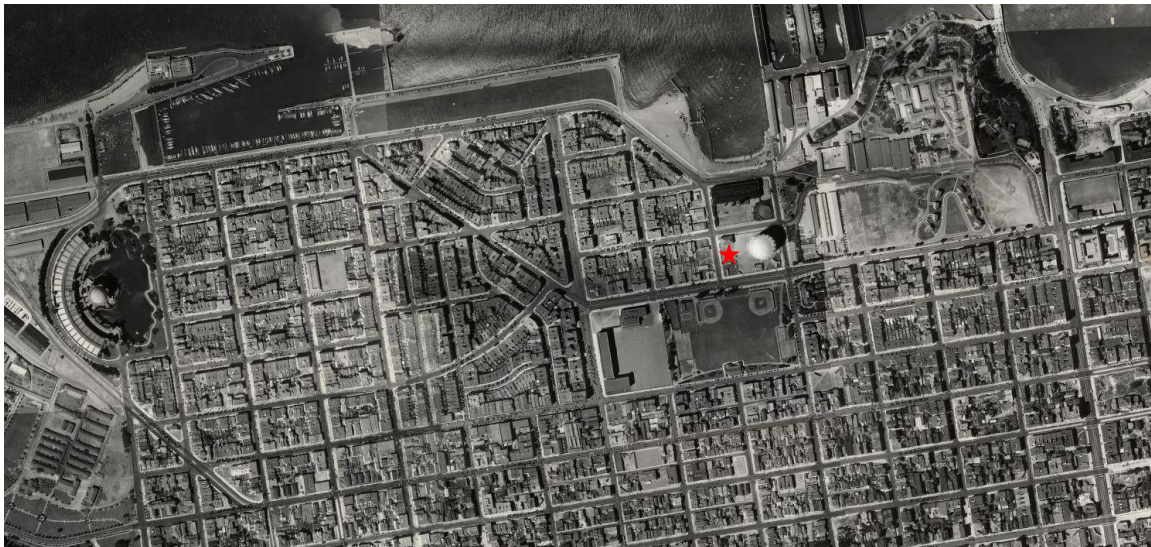


Figure 35: Detail of 1938 aerial photograph by Harrison Ryker, showing the Marina District with the Palace of Fine Arts at left, Lobos Square/Funston Playground towards the center, Fort Mason at upper right, and varying block patterns. Red star indicates approximate location of the subject property. Source: David Rumsey Collection. Edited by Page & Turnbull.

World War II brought a rush of military activity at Fort Mason and the Presidio. Fort Mason supervised transportation activities at other installations in the Bay Area and was used as a port of embarkation for military personnel. During the mid-twentieth century, Lombard Street—with its direct access to the Golden Gate Bridge—was developed with a large number of motels catering to auto tourists. The Marina District suffered severe damage during the 1989 Loma Prieta Earthquake, as liquefaction of the land filled for the PPIE caused buildings to collapse and gas mains to burst. The damaged properties have since been renovated or rebuilt.

¹² Christopher VerPlanck, “Marina District Development Takes Off,” *Heritage News*, Vol. XXXV, No. 4, Fall 2007, 5.

¹³ Sanborn Fire Insurance Company maps (1924-1949); San Francisco Public Library Vertical Files: “SF Districts: Marina;” VerPlanck, “From Mud Flats to Marina: Building a San Francisco Neighborhood,” 5-8.

SAN FRANCISCO GAS LIGHT COMPANY & NORTH BEACH STATION

There are several historical accounts of the San Francisco Gas Light Company and its North Beach Station (also known as the Buchanan Street Station) located at Gas House Cove in the Marina. Their sources include the San Francisco Landmark No. 58 designation from 1973, the Abbreviated Historic Structure Report (HSR) prepared by Patrick McGrew, Architect, AIA from 1998, and the historical context booklet, *A Place of Light and Power*, from 2000 commissioned by the Walthers and written by Gray Brechin. The latter provides the most comprehensive and accurate narrative, and thus is excerpted below for this historic context. Figures inserted throughout, however, were added by Page & Turnbull and do not appear in the book.

All cities require assured inputs of energy and water to accommodate growing numbers of inhabitants and to raise the value of urban land, a reality that an Irish immigrant named Peter Donahue understood and saw as an opportunity in the first years of the Gold Rush. On a spring morning in 1850, Donahue walked through the sand dunes south of Market Street as the burgeoning city covered the hills around Yerba Buena Cove. Turning to a companion, he prophesied, "This is going to be a great city at no distant day. There will have to be gas works and water works here, and whoever has faith enough to embark in either of these enterprises will make money from them."

And make money he did. Donahue and his two brothers established San Francisco's first foundry, a primitive enterprise in a tent near Portsmouth Square. Their business proved so successful that they soon moved to a larger site on the waterfront just south of Market Street. Their plant became the famous Union Iron Works, the nucleus of what was to become the greatest concentration of machine shops and iron works on Pacific shores. Until sold to the Bethlehem Steel Company in 1902, UIW produced and exported advanced mining machinery throughout the West and around the world.

Obtaining a franchise from San Francisco in 1852 to produce gas from coal, the Donahues started construction of a plant at First and Howard Streets, less than a block from their foundry. The iron works enabled them to make the retorts needed to heat coal to drive off flammable gas needed to light the city. Peter Donahue ordered twenty tons of anthracite from Australia to manufacture his company's first illuminating gas.

On February 11, 1854, the Donahues hosted a banquet at the Oriental Hotel to celebrate the inauguration of gas street lighting in downtown San Francisco. Donahue's prophecy was amply realized, for his San Francisco Gas Company quickly had so many subscribers that for decades it was able to maintain its lead in the city's energy market. In 1873, it merged with two competitors to create the San Francisco Gas Light Company.

With the backing of some of the city's leading capitalists, the SFGLC steadily expanded its operations so that by the time of Peter Donahue's death in 1885, he had become one of California's wealthiest citizens. His company continued to lay miles of underground pipes through which coal gas furnished the energy that served everincreasing numbers of residences and industries.

Unfortunately for the Donahues and everyone else interested in manufacturing or steam transportation, California is poor in coal. Lignite mined to the east of San Francisco on the flanks of Mount Diablo proved too poor in heat value to stoke the state's growing industrial base. The city's merchants and manufacturers compensated by exporting thousands of tons of California wheat around Cape Horn to the flour mills of Liverpool, England, while machinery was sent across the Pacific to Sydney. Anthracite coal returned to San Francisco from those ports to fuel the booming economy.

Essential as it was for the city's existence, few paid much attention to the unglamorous coal trade, for the gold and silver mines of Nevada's Comstock Lode provided the real excitement throughout the 1860s and 70s. The wildly oscillating fortunes of the mines beneath Virginia City created speculative frenzies around the San Francisco mining exchange, permanently fixing the intersection of California and Montgomery Streets as the financial epicenter of the western United States. Speculators invested their Comstock profits in real estate, industry, and lavishly ornamented office buildings and mansions. They also created power companies to compete with the San Francisco Gas Light Company.

Among the most successful of the Comstock speculators were two mining engineers, John Mackay and Jim Fair, who, together with the San Francisco stockbrokers William O'Brien and James Flood, controlled major mining operations at Virginia City. In 1873, Fair and Mackay's crews bored deep into the very heart of the Lode, discovering what became known as the Big Bonanza. That astonishing strike made the four men so wealthy that they were soon known as the Silver Kings. Like all mining men, they appreciated the need for cheap energy, while their sudden wealth enabled them to associate as social and business equals with other successful Irish immigrants such as the Donahues and the Tobins of the Hibernia Savings and Loan Society.

Founded by the Tobins in 1859, the Hibernia became San Francisco's largest savings bank on the strength of loans made largely to Irish clients who were building the houses, cottages, and tenements which followed the expanding network of gas and water mains and cable car lines out of the downtown. Those buildings became virtual machines for living in the 1880s as new inventions offered rising levels of comfort and cleanliness previously available only to the wealthy, if at all. Gas mantles replaced dangerous candles and kerosene lamps, and soon other uses for gas were offered to consumers. The San Francisco Gas Light Company opened a store on Post Street to display the latest in cooking stoves. The company advertised the safety and convenience of their modern appliances which freed their owners from the need to stoke the stoves with coal and to dispose of cinders. The company further promised that pipes passing in coils through the stoves would provide houses with hot running water. Advertisements debunked the rumor that gas used for cooking contaminated the food. Demand for gas increased gratifyingly.

In the 1873 merger which created the San Francisco Gas Light Company, the Donahue firm acquired, along with one of its rival's new gas plants east of Potrero Hill, an ambitious young engineer who had helped to build it. Joseph B. Crockett, Jr. rose rapidly through the company's hierarchy to become president in 1885 at the age of 35. Cable car inventor Andrew Hallidie could well have had the young engineer-president in mind when he wrote in an 1888 article praising the city's manufacturers:

"As nature in California is so robust and full of activity, it is not surprising that her citizens should share her energy, and with the vital force that such circumstances and conditions give, make her the home of industry and art." Through his presidency of the city's leading gas company, Crockett became wealthy and a noted collector and patron of the arts.

Like others in the gas industry, Crockett feared that the rapidly advancing technology of electrical generation and transmission threatened his company's dominance of the energy market. He also understood, however, that the state's rising production of petroleum offered his company the opportunity to produce a new and superior type of gas-sourced energy. He introduced into California a technique invented in Pennsylvania for the production of "water gas". The process involved forcing steam through incandescent anthracite coal to produce "blue gas" which was then mixed in a superheater with volatilized petroleum. The resultant water gas burned cleaner and hotter than simple coal gas. Crockett converted the SFGCLC's Potrero plant to the manufacture of water gas while continuing to make coal gas at the older plant on Howard Street.

Farsighted as he may have been, Crockett realized that his two plants would soon be insufficient to furnish gas for the residential districts expanding westward. He saw the need to build a thoroughly modern gasworks to fill both present and future demand. Under his direction, the company purchased the city blocks lying between Bay, Laguna, Webster, and San Francisco Bay. These blocks occupied the eastern shoreline of a cove extending as far south as Francisco Street in what is today the Marina District. The plant's waterfront location would allow freighters to offload coal and crude oil directly onto the site. It would then manufacture and supply water gas to the rapidly growing districts of Pacific Heights and Cow Hollow. In 1889, the *San Francisco Examiner* noted that land values in the area had doubled in the previous two years...

In May, 1891, Crockett directed the beginning of construction of two brick buildings west of Buchanan Street between North Point and Bay for the production of water gas. On January 1, 1892, the *San Francisco Chronicle* praised the completed structures as "strongly built and worthy of a great and growing city". The buildings marked the beginning of what would be called the gas company's North Beach Station [Figure 36].

Across the street from the production facilities, Crockett indulged his aesthetic ambitions by constructing an elegant two-story administrative structure with a corner turret and gracefully arched windows trimmed with terra cotta [Landmark No. 58]. A large Romanesque arch bearing the name of the company in raised lettering announced the recessed front door. The door opened onto a comfortable first floor office which occupied the front of the building, while a spacious and well appointed apartment was provided for the plant manager on the second floor.

If the front exterior looked medieval, the rear two-thirds had a calmly classical demeanor with tall arched windows separated by brick pilasters. The windows provided plentiful light for an impressive two-story room occupying the rear two-thirds of the building. It housed an array of meters that recorded the flow of gas from the compressors through pipes linked to the company's thousands of customers. Crockett's chief assistant later recalled that the North Beach Plant "was

his pride and was recognized for many years as the finest gas works in the world". That pride is evident today in the fact that Crockett chose to roof the great meter room with a superb redwood coffered ceiling instead of the usual open trusses. In addition, he planned for a garden and lawn to separate this handsome brick edifice from two gas tanks on the same block, one of which contained two million cubic feet of gas and was reputed to be the largest west of Chicago **[Figure 37]**. An inspector for the Sanborn Fire Insurance Company described the North Beach Station as "exceptionally clean and tidy- buildings very substantial". The *Chronicle* reported that the machinery was kept so clean that it could be touched with kid gloves.

Architectural historians have admired the sophisticated proportions and detailing of the San Francisco Gas Light Company's administration building and have speculated as to its architect. That honor most likely belongs to Clinton Day, one of San Francisco's leading practitioners of the late Victorian Queen Anne style. Because Day had designed Crockett's Pacific Heights mansion and the SFGLC's downtown office building, that attribution seems justified, though Crockett always claimed credit for the exceptionally well-designed industrial structure. An 1893 Sanborn Insurance Company map shows that Crockett's company filled in a half block space extending two blocks north of its production facilities to create a broad jetty between Webster and Buchanan Streets **[Figure 36]**. The jetty had docking facilities for the delivery of fuel and accommodated a coal yard and oil tanks. A photograph published in the San Francisco News Letter in January of 1902 shows two scows laden with coal anchored in "Gas House Cove" east of the jetty. The brick buildings that housed the water gas machinery, along with an immense holding tank and the turreted administration building, stand near the sandy shore of the cove against the backdrop of the Pacific Heights ridge in the distance...

When Crockett completed the North Beach Station, he decommissioned the old coal gas plant on Howard Street. Despite his showcase gasworks, however, Crockett remained worried about the threat to the gas industry represented by electricity. In the summer of 1893, the year in which the administration building was completed, Crockett hosted the newly organized Pacific Coast Gas Association in San Francisco, which duly elected him its first president. The Association's chief objective was to develop a strategy to meet the incursions of electricity. The best policy, concluded the Association, was to merge gas and electrical companies and to promote niche marketing; gas would be advertised as ideal for cooking and heating and electricity for light and power.

The old gas company thus merged, on December 11, 1896, with its chief rival to create the San Francisco Gas and Electric Company (SFG&EC) **[Figure 37]**. The new firm boasted a capitalization of \$20 million and a board comprised of many of the city's leading capitalists, including Levi Strauss and Peter J. Donahue, nephew of the firm's chief founder. Crockett continued as president of the combined firms, but not for long.

In 1899, Crockett made the mistake of offending sugar king Claus Spreckels when he refused to discuss at the Pacific Union Club Spreckels's complaint that smoke from one of Crockett's plants was smudging a skyscraper he had recently built at Third and Market streets. The Spreckels Building was a landmark from the moment it was completed, and Claus felt for it the same pride that Crockett took in his

North Beach Station. Not one to be crossed, the Sugar King took his revenge by organizing a rival power company to give battle. The resultant rate war proved so disastrous that the SFG&EC stock plummeted, permitting Claus's estranged son Rudolph to buy large amounts of its securities at depressed prices and to gain a seat on its board. Charging mismanagement, Rudolph Spreckels forced Crockett's resignation from the presidency and his replacement by W. B. Bourn. Bourn succeeded in consolidating all the city's power companies on September 1, 1903; Crockett died less than four months later. Rudolph Spreckels sold his stock at a very large profit.

The San Francisco Gas and Electric Company lasted for less than two years after it absorbed the Spreckels Company, for in 1905 Bourn realized his dream of a larger consolidation by joining it with a regional company supplying hydroelectric power from the Sierra Nevada. That marriage created the Pacific Gas and Electric Company. From then on J. B. Crockett's pride, the North Beach Station, became a minor facility in the continually expanding and modernizing PG&E power grid. The earthquake of 1906 finished the plant's role as a production facility by extensively damaging the buildings west of Buchanan Street **[Figure 38]**. Because it was built on more solid ground, the administration building escaped serious damage.

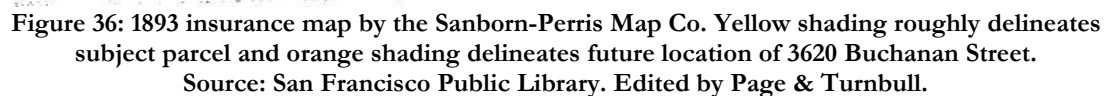
Even more miraculously, it survived the Panama-Pacific International Exposition of 1915 **[Figure 39]**. The directors of the fair razed the old production facilities and filled what remained of the cove west of Buchanan Street **[Figure 40]**. PG&E replaced the gas meters in the rear of the administration building with electrical transformers to feed energy to the exposition. Incongruous as it appeared, the brick Victorian building remained standing between the imperial Roman splendor of the central fair and the Coney Island-like diversions of the Joy Zone to the east and south.

After the PPIE's closing, the former tidelands were cleared of exposition buildings. The old administration building stood on the edge of a vast vacant lot extending to the Presidio, which, in the 1920s, was covered with the stucco houses and apartment buildings of the present Marina District... PG&E used it [Landmark No. 58] for record storage, supplying the large tank to its rear with gas pumped from its Potrero plant.¹⁴

Throughout the rest of the twentieth century, residential and commercial development continued to fill in the blocks once occupied by the North Beach Station. The small gasholder tank south of the administration building was replaced by a gas station by 1938 **[Figure 41 and Figure 42]**. The auxiliary steam plant at North Beach Station, constructed ca. 1910 and also known as the North Beach Powerhouse, was demolished by 1959 to make way for the Safeway Grocery store built that year. The large gasholder tank southeast of the administration building was replaced by a ca. 1969 apartment complex. The administration building, Landmark No. 58, is the only surviving building of the North Beach Station and reportedly the "oldest intact survivor of the origins of the private utility company known as PG&E."¹⁵

¹⁴ Gray Brechin, *A Place of Light and Power: The Restored S.F. Gas Light Co. Building, San Francisco Landmark No. 58* (San Francisco: Tapestries Publishing, 2000) 7-20.

¹⁵ Patrick McGrew, "The San Francisco Gas Light Company: Abbreviated Historic Structure Report," December 22, 1998.



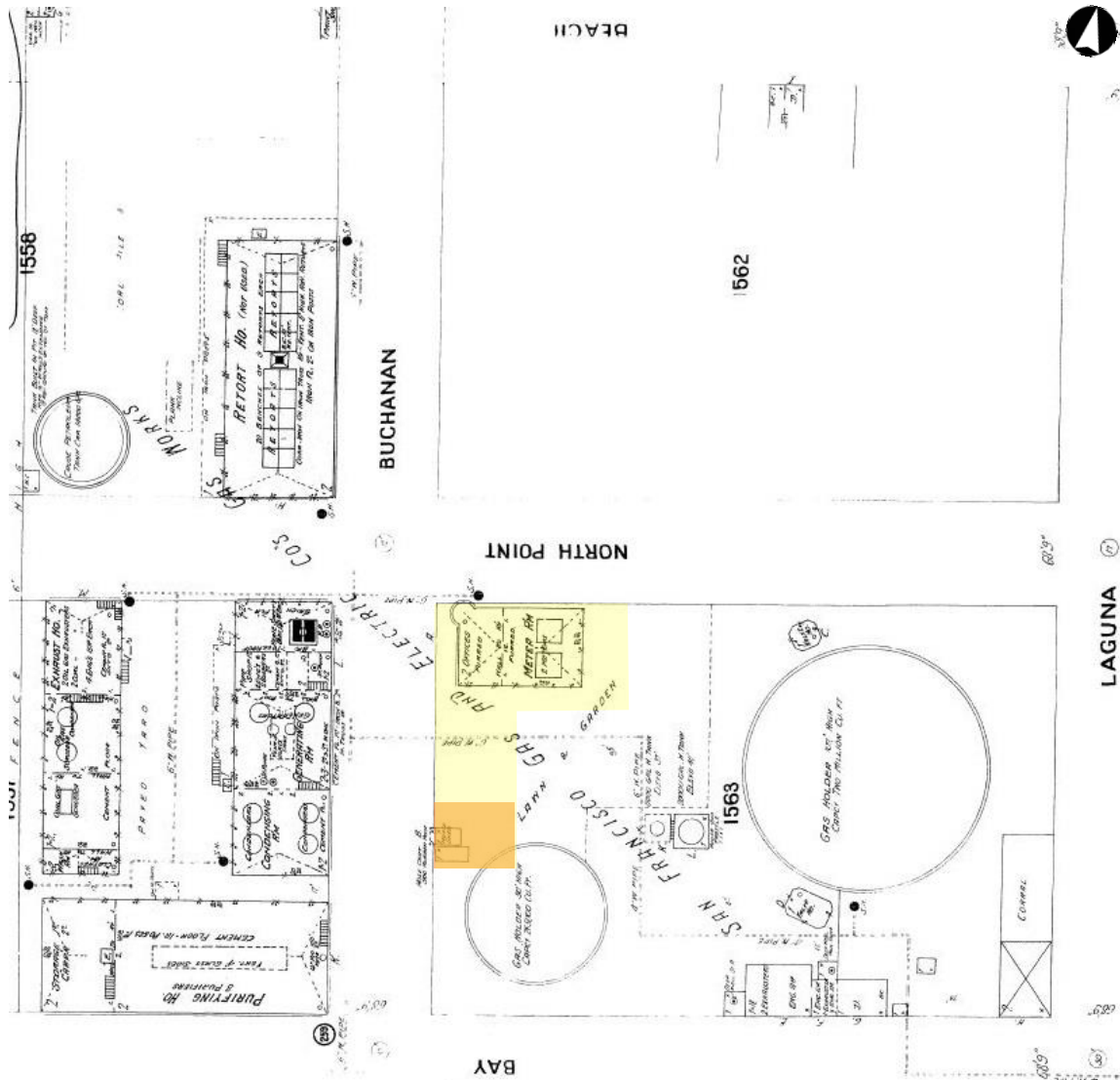


Figure 37: 1899 insurance map by the Sanborn-Perris Map Co. Yellow shading roughly delineates subject parcel and orange shading delineates future location of 3620 Buchanan Street.
Source: San Francisco Public Library. Edited by Page & Turnbull.



Figure 38: 1906 photograph of Lobos Square Refugee Camp, showing the damaged North Beach Station in the background.

Source: San Francisco Public Library Historical Photograph Collection (AAC-3104).



Figure 39: 1914 photograph of the North Beach Powerhouse (left) and the Machinery Palace of the PPIE (right). Source: SFMTA Photography Department & Archive (U04635).

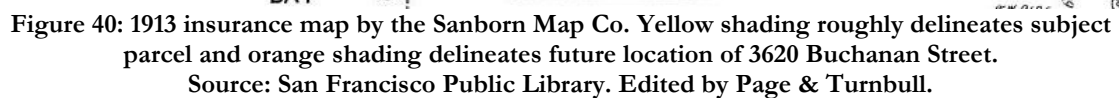




Figure 41: 1938 aerial photograph by Harrison Ryker. Yellow shading roughly delineates subject parcel and orange shading delineates future location of 3620 Buchanan Street.
Source: David Rumsey Map Collection. Edited by Page & Turnbull.

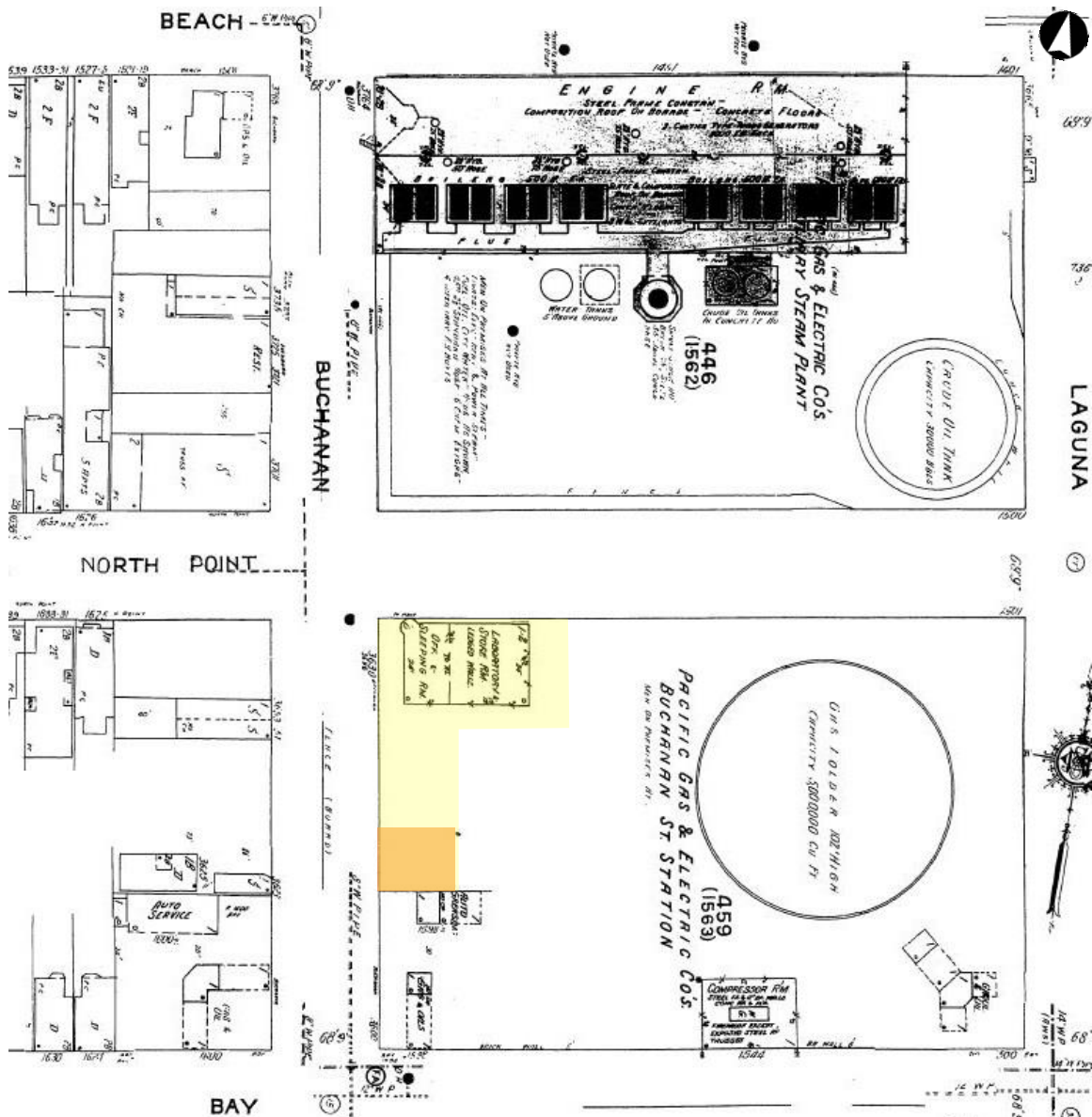


Figure 42: 1950 insurance map by the Sanborn Map Co. Yellow shading roughly delineates subject parcel and orange shading delineates future location of 3620 Buchanan Street.
Source: San Francisco Public Library. Edited by Page & Turnbull.

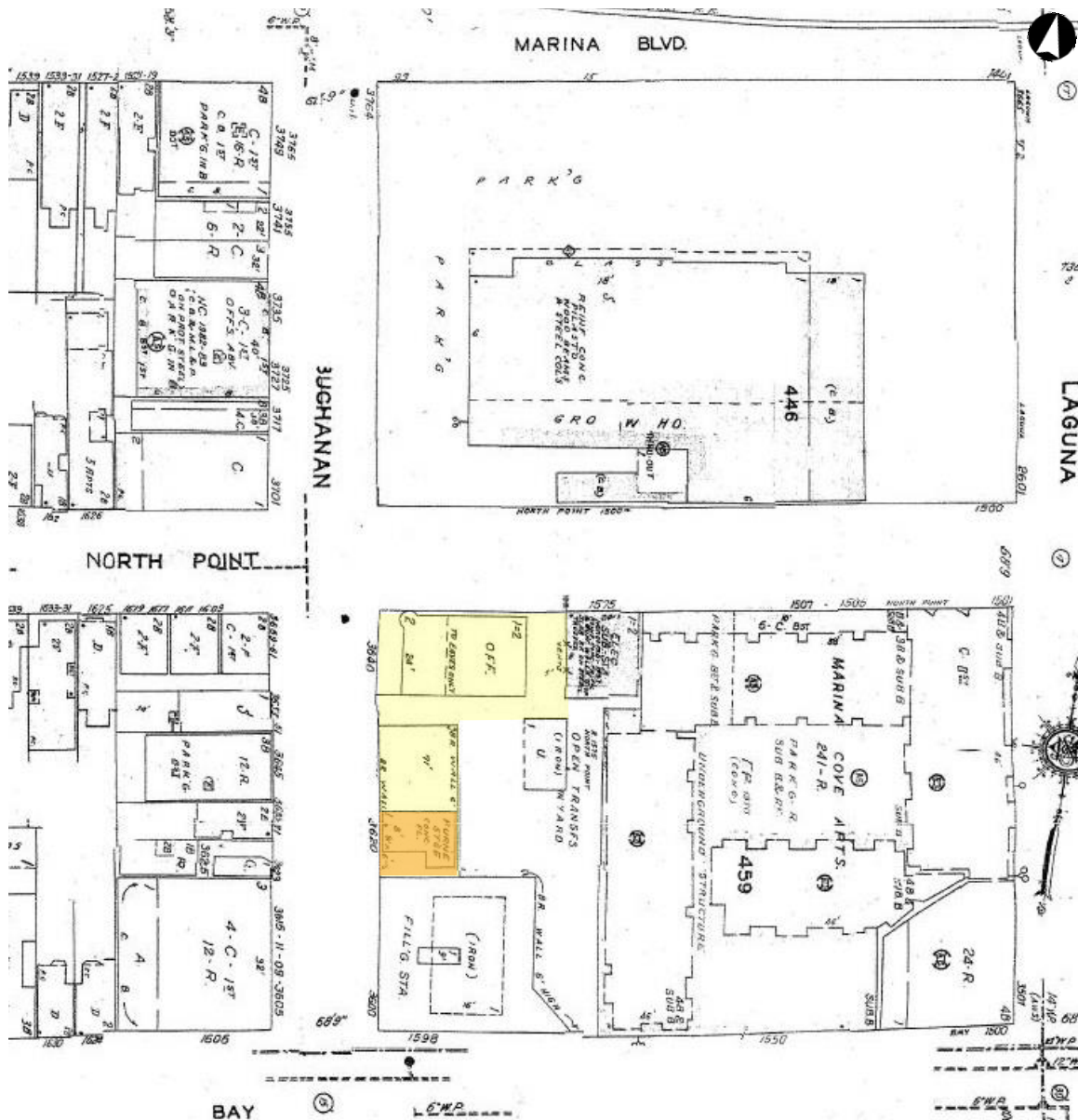


Figure 43: 1990 insurance map by the Sanborn Map Co. Yellow shading roughly delineates subject parcel and orange shading delineates 3620 Buchanan Street.

Source: San Francisco Public Library. Edited by Page & Turnbull.

V. PROJECT SITE HISTORY

SITE DEVELOPMENT

Industrial Use (1893-1958)

As shown on the 1869 U.S. Coast Survey map, the vicinity of the future building at 3620 Buchanan Street consisted of marshes and sand dunes on the U.S. Reserve (Fort Mason), with Black Point a short distance northeast. Rare for property in the Marina, the subject parcel was not one of the many filled in by suction dredges, and thus to its benefit later on did not significantly suffer from the 1906 Earthquake and Fire. By 1893, the subject parcel became the site of San Francisco Gas Light Company's North Beach Station as discussed in the previous historic context. Located on the parcel was the complex's brick administration building, Landmark No. 58, originally used as an office with a large room for two meters and an apartment for the plant manager on the second floor. Landmark No. 58 remained as such until 1906, whereupon PG&E used it as record storage for the remainder of their ownership (**Figure 44**).

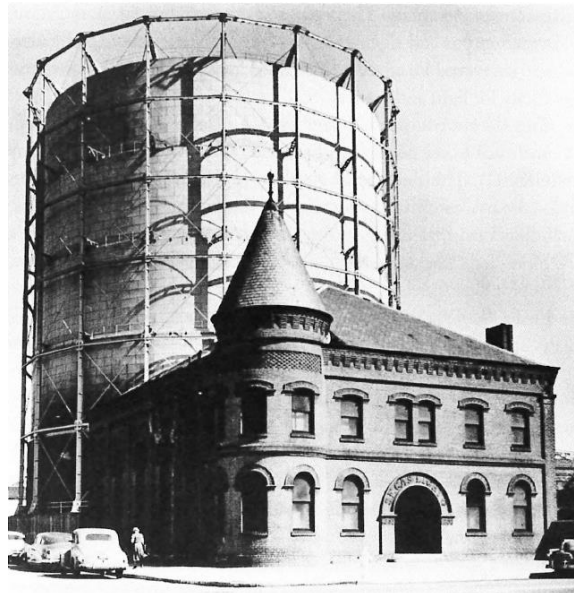


Figure 44: 1951 photograph of Landmark No. 58, then known as the PG&E administration building.
Source: *A Place of Light and Power* (page 18); PG&E.

In regards to the future garden house (also called garden cottage; garden shop; Greenhouse) at 3620 Buchanan Street, the 1893 and 1899 Sanborn maps show a one-story hose cart shed and a one-story horse shed at the site of the subject building. These sheds were removed by 1913 and the area remained vacant for 45 years. In regards to the future garden, it appears as though landscaping was an early component to the property, prior to Merryvale Antiques. The 1899 Sanborn map labels the grounds surrounding Landmark No. 58 as "Lawn & Garden." The Abbreviated HSR, however, disputes the landmark designation's claim: "The handsomely-landscaped and spacious areas between the buildings in the original complex were ideal for refugees following the 1906 Earthquake and Fire as photographs of the period show."¹⁶ The Abbreviated HSR states, "A search of the local photographic archives has failed to turn up any evidence of this report. In fact, the opposite appears be true based upon photos that show considerable devastation surrounding the building."¹⁷

¹⁶ Landmarks Preservation Advisory Board, "Merryvale Antiques (Formerly San Francisco Gas Light Company)."

¹⁷ McGrew, "The San Francisco Gas Light Company: Abbreviated Historic Structure Report," 4.

Commercial Use (1958-present)

A Place of Light and Power continues beyond the history of the San Francisco Gas Light Company and North Beach Station with additional narrative of the site's development, and is thus excerpted throughout this section.

Changing taste posed perhaps the greatest threat to the building's [Landmark No. 58] survival in the first half of the twentieth century. During that time, Victorian-era structures such as the administration building fell so far out of fashion that many regarded their demolition as acts of civic beautification. Herb Caen described the building as "that gorgeously hideous old reel brick gas house on Buchanan Street" when he informed his readers on June 2, 1958 that Dent and Margaret Macdonough had purchased it from PG&E for \$100,000. The couple intended to convert it into a high-end antique store and "brickabrakery", Caen said.

The Macdonoughs figured large in the Bay Area's *ancien regime*, for Dent Macdonough was the great nephew of Silver King William O'Brien, one of James Fair's partners in the Big Bonanza. As one of the city's leading coal merchants, his grandfather Joseph may well have supplied the North Beach Station with the anthracite it used to make gas.

The sensitive restoration and adaptation of the building, as well as the design of the garden house, is often attributed to the prestigious architectural firm of Wurster, Bernardi, and Emmons and the garden itself to Thomas Church. WB&E had done other work for the Macdonoughs and designed the showcase Marina Safeway at about the same time, but office records show that the collaboration was stillborn when a freshly poured concrete floor cracked and pulled away from the walls. Angered by what they considered shoddy workmanship, the Macdonoughs terminated the work and hired architect Clifford Conly to complete the project, including the design of a wooden garden house [subject building at 3620 Buchanan Street] for which they had earlier received an estimate from WB & E. Jean Wolff executed the garden.

The Macdonoughs called their new business Merryvale, a name by which the building is still known to many San Franciscans. It became famous for the many charitable and social events hosted by the Macdonoughs until Dent's death in 1974. In that year, the city officially designated the structure Landmark Number 58.¹⁸

Not mentioned in *A Place of Light and Power*, are the iron gates and fence surrounding Landmark No. 58 that had been salvaged from the San Francisco Public Library and installed as a part of the 1958 renovation (**Figure 45**).¹⁹ The six-foot tall brick walls around the garden were also installed in 1958, and are visible in the 1990 Sanborn map. Also during the 1958 renovation, Landmark No. 58's structure was stabilized by GFDS Engineers.²⁰

¹⁸ Brechin, *A Place of Light and Power*, 20-21.

¹⁹ McGrew, "The San Francisco Gas Light Company: Abbreviated Historic Structure Report," 5.

²⁰ Ibid., 2.



Figure 45: 1969 photograph of Landmark No. 58, then known as Merryvale Antiques. Source: San Francisco Public Library Historical Photograph Collection (AAC-4810).

Clifford Conly designed the garden house in 1958 for Merryvale Antiques to display and sell garden decorations and plants as the main building, Landmark No. 58, was already filled with art and antiques.²¹ The 1973 landmark designation explains, “the owners added an equally impressive garden shop to the south which is directly accessible from the main building.”²² The garden executed by Jean Wolff in 1958 improved the bland landscape seen in the 1938 aerial photograph. In an interview, Wolff explains the assistance Conly, not Thomas Church, gave with the garden design:

But the nice break that I had was that the architect Clifford Conally [Conly] was asked at that time to build the garden house. As I'd been doing some work for Clifford previously, he was very helpful in laying out the garden and giving me ideas and stiffening my spine, at a time when I felt very insecure. He built the charming little garden house, where I was, and he planned all the beds, and all the irregularities in the garden which made lovely little display areas. It was most conducive to the arranging of plants and accessories.²³

Wolff proceeded to work at Merryvale Antiques for the next 13 years where she managed the garden and nursery. The Macdonoughs gave Wolff full rein and by the end of her time there, she had a fulltime gardener, a fulltime delivery boy for the shop and the nursery, and four women who helped her. Wolff taught herself the topiary style, and thus the garden offered a “great feature of topiary.”²⁴

²¹ “The Greenhouse,” Tusker Corporation, accessed May 6, 2016, <http://www.tuskercorp.com/thegreenhouse>.

²² Landmarks Preservation Advisory Board, “Merryvale Antiques (Formerly San Francisco Gas Light Company).”

²³ Jean Wolff interview conducted by Suzanne B. Riess, “Merryvale,” *Thomas D. Church, Landscape Architect, Volume I*, Regional Oral History Office, The Bancroft Library (Berkeley: University of California, 1975-1978) 260.

²⁴ Jean Wolff interview, “Merryvale,” *Thomas D. Church, Landscape Architect, Volume I*, 259-260.

By the early 1960s, Merryvale Antiques had become an institution in the Bay Area, known for its location in Landmark No. 58, its “elegant display” of antiques, and its role in high society events, including house tours, fundraisers, interior decorating exhibitions, garden parties, receptions, and an assortment of social functions.²⁵ The garden was also used as the host setting for a reception honoring the French Ambassador to the U.S., who visited San Francisco in 1966.²⁶

Merryvale Antiques continued to operate at the property until 1980, when it was sold to the Pacific Union Land Company. *A Place of Light and Power* resumes:

Margaret Macdonough sold [though not directly because she died in December 1979] the building to the three founders of the Pacific Union Realty Company in 1983 [1980] for over two million dollars. As an aggressive new entry into the San Francisco real estate community, Pacific Union sought a strong identity in the city and found it in the picturesque old building. Bill Harlan, Peter Stocker, and John Montgomery took a great liking to Merryvale, converting the large room in the rear from an open display area to office space for real estate brokers, while reserving the front of the building for offices for the company's senior executives. They made the building an integral part of all their marketing efforts, using its distinctive profile as their corporate logo and decorating it with ribbons and lights during the Christmas season.²⁷

The garden house was renovated for offices in the 1980s under the ownership of Pacific Union.²⁸ Possibly because of these alterations, the 1998 Abbreviated HSR disagrees with the 1973 landmark designation's positive judgement of the garden house and found, “this small structure has undergone several alterations, and does not recall earlier historic structures.”²⁹

A Place of Light and Power resumes:

It [Landmark No. 58] remained an essential part of the Pacific Union corporate image and life into the early 1990s when a series of events changed the company's commitment to the structure. Peter Stocker was tragically killed in a helicopter crash, and Bill Harlan found himself spending more time at his Napa Valley winery and the company-owned Meadowood Resort. In addition, as the South of Market neighborhood became hot property in the 1990s, the Marina District seemed out of the way for an aggressive real estate company. As the gas company had once moved west to serve a growing district, Pacific Union decided to move east a century later for much the same reason. The two partners and Peter Stocker's widow reluctantly put their signature building on the market in the late 1990s.

From his office across Buchanan Street, Roger Walther, a real estate developer himself, had long admired the Gas Light building. A long-time friend of the Pacific Union principals, Walther was one of the first to learn when the building came on the market. After a brief period of negotiation, he purchased it in March, 1998. When John Montgomery handed the building over to his friend, he said, “Our stewardship has lasted fifteen years and we pass this treasured historic symbol of old San Francisco on to you for your stewardship.”

²⁵ “Behind the Shop Counter,” *San Francisco Chronicle* (July 31, 1960) 4S.

²⁶ “The Chatter Box: Diplomatic Visit from the French,” *San Francisco Chronicle* (August 29, 1966).

²⁷ Brechin, *A Place of Light and Power*, 21-24.

²⁸ “The Greenhouse,” Tusker Corporation, accessed May 6, 2016, <http://www.tuskercorp.com/thegreenhouse>.

²⁹ McGrew, “The San Francisco Gas Light Company: Abbreviated Historic Structure Report,” 5.

Mr. Walther took his responsibility seriously, committing his Tusker Corporation to bringing the building up to seismic and disability codes, while fully restoring it to the prominence and quality with which it was built. The seismic bracing of the building's interior required the addition of a second floor in the rear room which once housed the meters. In addition, the building's roof was carefully strapped to the brick walls with steel, and each floor was further secured by driving eighteen-inch bolts directly into the walls and securing them with epoxy. Every window was removed and the original glass saved while wood frames were strengthened with epoxy resins. The garden [patio garden] was renovated to complement the building's architecture by using brick paving and mature planting. A full-service kitchen and catering facilities will permit the kind of community events for which the Macdonoughs once made Merryvale famous.

Unlike J.B. Crockett, Roger Walther is quite happy to give credit to all those who assisted him in this exemplary restoration. Architects Sady Hayashida and Patrick McGrew collaborated on the project. Author of a book on San Francisco's landmarks and former president of the Landmark Advisory Board, McGrew worked closely with Mr. Walther on the historic details of the building. Walther chose as his general contractor Stephen Plath, a board member of the Foundation for San Francisco's Architectural Heritage who specializes in historic restoration and adaptive reuse. Magrane Associates had the responsibility for landscape design and used Frank & Grossman to do the brickwork, planting, and full execution of their garden plans.

By the time the landmark restoration was completed in October, 2000, the office building of the San Francisco Gas Light Company had stood on the same site for 107 years. Once the headquarters for what J. B. Crockett boasted was the world's most modern gas plant, the brick structure is now fully equipped with twenty-first century electronic technology, while at the same time preserving the craftsmanship of the nineteenth century. It is Roger Walther's hope that as it once served San Franciscans of the past, helping to grow the city around it, the building will serve those of the present and be a place of gathering, discussion, and community service.³⁰

As mentioned in *A Place of Light and Power*, in 2000, Landmark No. 58 underwent extensive rehabilitation and renovation, as did the garden, though the garden house does not appear to have been as significantly modified during this time. Written before the work, the 1998 Abbreviated HSR describes the landscaping as “elaborate formal gardens,” which may have changed further from Wolff’s garden.³¹ However, Peter Scott of Tusker Corporation recalled that when they purchased the site in 1998, the “previous garden had very little hard-scape or infrastructure” including “a few scraggly little trees and some bushes. It was more like a vacant lot.”³² The thorough renovation of the garden spaces throughout the property in 2000 involved expanding the brick walls to connect the garden to Landmark No. 58 and installing the brick paving, new plantings, and new circulation patterns (**Figure 46**). This surely changed what remained of Wolff’s garden.

³⁰ Brechin, *A Place of Light and Power*, 21-25.

³¹ McGrew, “The San Francisco Gas Light Company: Abbreviated Historic Structure Report,” 5.

³² Peter Scott, email to Maggie Smith, May 17, 2016.

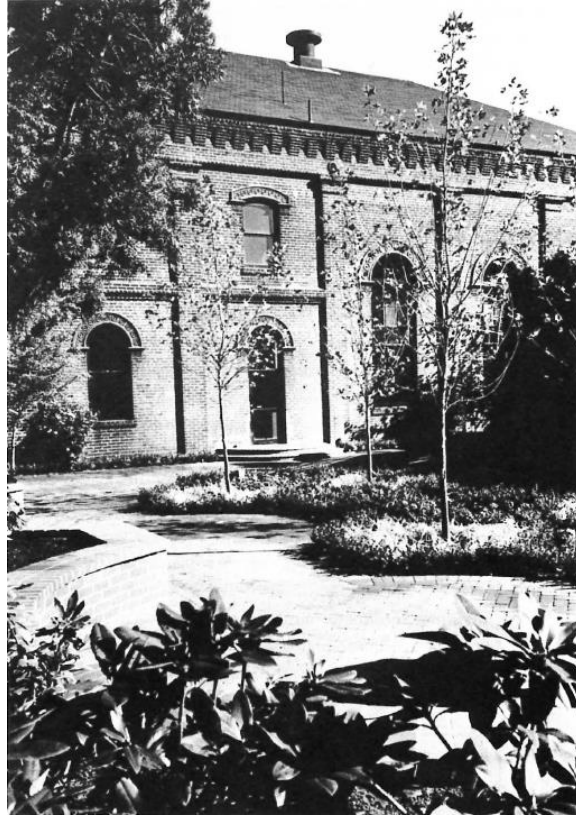


Figure 46: ca. 2000 photograph of patio garden after the 2000 renovation.
Source: *A Place of Light and Power* (page 26); Anne Lawrence.

Currently, Tusker Corporation occupies the west portion of Landmark No. 58. PG&E has returned to the building, leasing the east portion along with Paragon Real Estate Group. Their entrance is at 1593 (1595) North Point Street.³³ 3620 Buchanan Street is occupied by a small interior and furniture design firm. The patio garden is a shared space, used for charitable and social events.³⁴

3620 BUCHANAN STREET ARCHITECT / LANDSCAPE ARCHITECT

Clifford Conly, Jr., Architect

Clifford Conly, Jr. was born in 1913 “of a well-to-do San Francisco family.”³⁵ He went to the University of California, Berkeley, and apprenticed in the office of Farr and Ward. Conly designed the interior of the Town and Country Club, which led to a successful career in residential and landscape design. His residential projects include 1059 Vallejo Street for Barbara McAndrews (1954) and 1715 Taylor Street for Phyllis and Bruce Dohrman (1957).³⁶ Conly converted a reportedly nondescript building from the Victorian period into an “unusual modern dwelling” for Mrs. Vernon Smith – Wild on Telegraph Hill.³⁷ He also restored and furnished the interior of the Lyford House, “the oldest Victorian in Marin County.”³⁸ Conly appears to be best known for his association with

³³ “The Gas Light Building,” Tusker Corporation, accessed May 6, 2016, <http://www.tuskercorp.com/thegaslightbuilding>.

³⁴ Brechin, *A Place of Light and Power*, 26.

³⁵ McGrew, “The San Francisco Gas Light Company: Abbreviated Historic Structure Report,” 6.

³⁶ Ibid.

³⁷ Elise Mannel, “How Tour Will Cover Nearly 100 Years of San Francisco Architecture,” *San Francisco Chronicle*, April 3, 1949, page 3L.

³⁸ Margot Patterson Doss, “The Richardson Bay Sanctuary,” *S.F. Sunday Examiner & Chronicle, Sunday Punch*, April 2, 1978, page 6.

Cypress Grove, having bought the dilapidated property in 1952 and restored the cottages, as well as added a greenhouse and gardens. In 1970, he promised the property to Audubon Canyon Ranch, which made Cypress Grove a wildlife preserve and research center.³⁹ In 2002, Conly passed away at his home in Sonoma.⁴⁰

Jean Wolff

Jean Wolff (Mrs. George Wolff) was born in 1898 as Jean Ward. She was married to George Wolff, Sr. and had two sons by 1930. She was a “much-admired gardening teacher, whose own Telegraph Hill garden was designed by Thomas Church in 1951, whom she credits with ‘reawakening her interest in urban gardens.’”⁴¹ She and Church were friends early in his career and she occasionally helped him with his work, though she was never professionally trained as a landscape architect. Wolff was in charge of the nursery and garden house shop at Merryvale Antiques for 13 years.⁴² In Wolff’s later years, she worked as a garden consultant and traveled.⁴³

CONSTRUCTION CHRONOLOGY

The following provides a timeline of construction activity at the subject building at 3620 Buchanan Street as well as the landscaping. This timeline is based on building permit applications on file with the San Francisco Department of Building Inspection (see Appendix). Permits with a status of “Expired” were not included.

Date Filed	Permit App. #	Owner	Architect/ Builder	Scope of Alterations
10/23/1958	194622	Dent W. Macdonough	Clifford Conly, Jr.	(Addressed as 3640 Buchanan Street) Footing to extend 12" above natural ground. Siding not to extend below top of footing. Vertical siding to be over 1" solid sheathing or horizontal blocking at 16" ctr

There are additional modifications to 3620 Buchanan Street not mentioned in the building permit applications. As mentioned in Site Development, interior office renovations were completed to the subject building in the 1980s, and not included in the permit history. Alterations likely included the bathroom addition to the middle bay of the primary (south) façade.

Permit applications did not appear to mention the conversion of the site from industrial to commercial during the 1958 renovations. As mentioned in Site Development, the patio garden was completed in 1958 and renovated again in 2000, though permits are not listed for this work and there were likely modifications in between that period. The 2000 garden makeover involved extending the brick wall and installing the brick paving, new plantings, and new circulation patterns.

³⁹ Jim Doyle, “FOR THE BIRDS - Researcher John Kelly keeps an eye on herons, egrets on Tomales Bay preserve,” *The San Francisco Chronicle* (January 17, 2003) 1.

⁴⁰ “Conly, Clifford, Jr.,” *San Francisco Chronicle* (February 2, 2002) accessed April 30, 2016, <http://www.sfgate.com/news/article/CONLY-Clifford-Jr-2878960.php>.

⁴¹ McGrew, “The San Francisco Gas Light Company: Abbreviated Historic Structure Report.”

⁴² Jean Wolff interview, *Thomas D. Church, Landscape Architect, Volume I*, page 251.

⁴³ Virginia Westover, “Social Scene,” *San Francisco Chronicle* (March 15, 1972) 21.

OWNERSHIP AND OCCUPANT HISTORY

The following table provides a summary of the ownership history of 3620 Buchanan Street, compiled from historic contexts, sales records held at the San Francisco Assessor-Recorder's Office, and building permits.

Dates	Owner(s) / Occupant(s)
1884-1905 ⁴⁴	San Francisco Gas Light Company; San Francisco Gas and Electric Company
1905-1958 ⁴⁵	Pacific Gas & Electric Company (PG&E)
1958-1980 ⁴⁶	Margaret & Dent Macdonough (Merryvale Antiques)
1980-1998 ⁴⁷	Pacific Union Land Company
1998-Present ⁴⁸	Roger Walther / Tusker Corporation (PG&E and Paragon Real Estate Group also currently occupy Landmark No. 58)

Select Owner and Occupant Biographies

The following biographies have been researched for longer-term owners and occupants.

Mr. & Mrs. Dent W. Macdonough⁴⁹ | Owner: 1958-1980

Dent W. Macdonough was born on February 23, 1896 in New York. His father, Joseph Macdonough came to California during the Gold Rush and established an extensive fortune and presence in the Bay Area. The family transferred their business operations to New York, but continued to own property on both coasts and often spent different times of the year on alternating sides of the country. Dent married his first wife, Sarah Worthy and moved to the Macdonough family ranch, Ormondale, near Woodside, California where they had two daughters.⁵⁰ The marriage ultimately ended in divorce and Dent remarried in 1941 to Margaret Allen Bailie, who was born in San Bernardino in June 1902.

Utilizing one of the houses on the Ormondale Ranch, Margaret began operating an antique store and craft shop, which she named "Merryvale" and was able to stock with quality items the couple was able to access through the family's East Coast connections.⁵¹ In 1958, the Macdonoughs bought the former Gas Light Company property on Buchanan Street with the intention of restoring and reusing the property as a new and more accessible location for Merryvale. The Macdonoughs opened the Merryvale Antique store in the 1893 brick building that same year. During that time, they hired Jean Wolff to remodel the gardens on the property, as well as work in the garden department.⁵² The Macdonoughs continued to own and operate Merryvale until their deaths, Dent in June 1974 and Margaret in December 1979.⁵³

⁴⁴ Landmarks Preservation Advisory Board, "Merryvale Antiques (Formerly San Francisco Gas Light Company)."

⁴⁵ Ibid.; building permit.

⁴⁶ Sales records; building permits.

⁴⁷ Sales records; building permits; "History," Pacific Union Land Company, accessed May 5, 2016, <http://pulc.com/who-we-are/history.php>.

⁴⁸ Sales records; building permits; historic contexts.

⁴⁹ Ancestry.com, accessed May 10, 2016, <http://person.ancestry.com/tree/25686948/person/26214014495/facts>.

⁵⁰ California Voter Registrations, 1934-1936.

⁵¹ Jean Fay Webster, "Peninsula Diary – Ormondale Ranch and The Macdonough Clan," *San Francisco Chronicle* (October 18, 1953) 4P.

⁵² "Behind the Shop Counter," *San Francisco Chronicle*.

⁵³ California, Death Index, 1940-1997.

Merryvale Antiques | Occupant: 1958-1980

Merryvale Antiques occupied Landmark No. 58 and 3620 Buchanan Street between 1958 until 1980. It was founded in 1950 by Mrs. Margaret Macdonough, who quickly established the store as a premier retailer that specialized in 17th and 18th century English and French antiques and decorative arts. The first location occupied by Merryvale Antiques was in a remodeled house on the Macdonough family's Ormondale Ranch property in Woodside, located near Stanford University at 3249 Alpine Road.⁵⁴ Merryvale Antiques was known for its "choice plants" from its "distinctive nursery" and also known for its "lovely garden setting" where many afternoon teas and social functions were held. However, this semi-rural setting proved too isolated for business.⁵⁵ In 1958, the Macdonoughs purchased 3620 Buchanan Street in the Marina District of San Francisco to serve as their new store and, through the assistance of their garden specialist, Jean Wolff, began transforming the former PG&E property into a garden space.⁵⁶ Merryvale Antiques continued to operate at the property until 1980, when it was sold to the Pacific Union Land Company.

Pacific Union Land Company | Owner & Occupant: 1980-1998

The Pacific Union Land Company is a real estate sales and marketing company that was founded in 1975. Focusing initially on condominium properties, the company grew substantially over the following years with major projects throughout the Bay Area.⁵⁷ It has a family of companies, including real estate investors, developers, builders, and operators.⁵⁸ The company sought to establish a stronger presence in San Francisco and purchased Landmark No. 58 from the Macdonoughs as their new corporate headquarters. They continued to occupy and utilize the building as a corporate icon through the 1990s; however, the real estate landscape was shifting away from the Marina District towards South of Market. Following the development trends, Pacific Union put their signature property on the Market, which was sold in 1998 to Tusker Corporation.⁵⁹

Roger Walther / Tusker Corporation | Owner & Occupant: 1998-Present

Tusker Corporation is a prominent property management company that was founded in Greenwich, Connecticut in 1968. In the 1990s, the company sold off its properties on the East Coast and relocated to San Francisco to focus on the Bay Area.⁶⁰ Roger Walther, the CEO of the company, was acquainted with the principals of the Pacific Union Land Company and, upon learning of them selling Landmark No. 58, purchased the property.⁶¹ Tusker Corporation began an extensive rehabilitation of the property that involved seismic and accessibility upgrades, as well as the restoration of the façade. The garden and greenhouse courtyard were also re-landscaped in 2000, which coincided with the completion of the rehabilitation of Landmark No. 58. Tusker Corporation continues to own and occupy the building, while serving as stewards of this landmark property.

⁵⁴ Jean Fay Webster, "Peninsula Diary – Ormondale Ranch and The Macdonough Clan."

⁵⁵ "Merryvale Antiques" advertisement, *San Francisco Chronicle* (July 17, 1955) 8S.

⁵⁶ Ibid.

⁵⁷ "History," Pacific Union Land Company, accessed May 12, 2016, <http://pulc.com/who-we-are/history.php>.

⁵⁸ "Home," Pacific Union Land Company, accessed May 12, 2016, <http://pulc.com/>.

⁵⁹ Ibid.

⁶⁰ "Home," Tusker Corporation, accessed May 5, 2016, <http://www.tuskercorp.com/>.

⁶¹ Brechin, *A Place of Light and Power*, 24-25

VI. EVALUATION

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events):* Resources that are associated with events that have made a significant 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 (Architecture):* 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.
- *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

The following section examines the eligibility of 3620 Buchanan Street for listing in the California Register, including any association with Landmark No. 58 and its setting:

Criterion 1 (Events)

3620 Buchanan Street is not significant under Criterion 1 (Events) as a property that is individually associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. The subject building was constructed in 1958 as a garden house and workshop to supplement Merryvale Antiques, a well-known art and antique store that had relocated from Menlo Park. The adjacent patio garden was also designed in 1958, though it was later renovated in 2000. Unlike Landmark No. 58, the subject building and its adjacent garden are not associated with the development of the San Francisco Gas Light Company or its North Beach Station. Merryvale Antiques, while a popular store and venue during its time occupying the property, did not majorly influence the Bay Area. The subject building also does not appear noteworthy or significant within the Marina neighborhood context. Therefore, 3620 Buchanan Street does not appear to be individually eligible for listing under Criterion 1, nor is it strongly associated with Landmark No. 58.

Criterion 2 (Persons)

3620 Buchanan Street is not individually significant under Criterion 2 (Persons) for an association with the lives of persons important to local, state, or national history. The subject building was initially used as a garden house and workshop, and then converted into offices. None of the various owners or occupants of the subject building had a large impact on San Francisco, California, or

United States history to the extent that the subject building, and/or garden, would be considered individually eligible for listing in the California Register under Criterion 2.

Criterion 3 (Architecture)

3620 Buchanan Street does not appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture). The subject building is an altered, vernacular mixture of the Ranch and Neo-French architectural styles. Though the hipped roof alludes to and the low height is respectful of Landmark No. 58, the subject building is not a particularly noteworthy or remarkable design. Similarly, the original 1958 design of the garden does not appear to have been published or recognized as a significant landscape, and it has since been altered by the 2000 renovation.

To reaffirm, the subject building and garden were not designed by Wurster, Bernardi & Emmons and Thomas Church respectively. The subject building's architect, Clifford Conly, completed various residential and commercial buildings and renovations throughout the Bay Area, but does not appear to be a master architect. He is better known for his association with Cypress Grove and Audubon Canyon Ranch. The garden was initially executed by Jean Wolff, a gardener and teacher known for occasionally assisting Thomas Church. However, she did not have professional training, and is not a master landscape architect. Further, the garden was renovated in 2000 by Magrane Associates and Frank & Grossman. Not enough time has passed to determine the master landscape architect status of those employed on the project and the design has not been recognized as possessing high artistic value.

While the subject building and the garden as renovated in 2000 are compatible with Landmark No. 58, they replaced the earlier lawn and garden landscaping associated with Landmark No. 58's original construction. They have not gain significance in their own right and are not integral to Landmark No. 58's design. Conclusively, 3620 Buchanan Street and the adjacent garden do not appear to be individually eligible for listing under Criterion 3, nor are their designs strongly associated with Landmark No. 58.

Criterion 4 (Information Potential)

Evaluation of 3620 Buchanan Street under Criterion 4 (Information Potential) is beyond the scope of this report. This criterion is generally applied to sites that may provide archeological information.

INTEGRITY

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity by the survival of certain characteristics that existing during the resource's period of significance," or more simply defined as "the ability of a property to convey its significance."⁶²

In order to evaluate whether 3620 Buchanan Street retains sufficient integrity to convey its historic significance, Page & Turnbull used established integrity standards outlined by the National Register Bulletin: "How to Apply the National Register Criteria for Evaluation." Seven variables, or aspects, that define integrity are used to evaluate a resource's integrity—location, design, setting, materials, workmanship, feeling and association. A property must stand up under most or all of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

⁶² California Office of Historic Preservation, "Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources" (Sacramento: California Office of State Publishing, 4 September 2001) 11.

The seven aspects that define integrity are defined as follows:

Location is the place where the historic property was constructed.

Design is the combination of elements that create the form, plans, space, structure and style of the property.

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

Location

3620 Buchanan Street retains integrity of location because the building and the adjacent garden do not appear to have been moved and are still situated on the original lot along the west side of Buchanan Street.

Design

3620 Buchanan Street retains integrity of design despite the renovations to the subject building converting it from a garden house to an office. The bathroom addition to the middle bay of the primary façade is the only visual detraction from what appears to be the original design and is not significant enough to affect negatively the building. The lattice on the north façade may have also been added, but is not a permanent fixture and is consistent with the garden aesthetic.

The patio garden does not appear to retain integrity due to its 2000 renovation, which installed the dominate brick paving.

Setting

3620 Buchanan Street retains integrity of setting. While area no longer looks like the remnants of an old industrial complex with a gasholder tank, gas stations on block corners, and open swaths of land from 1958, the building, garden, and surrounding Marina neighborhood have remained on flat terrain and have maintained the spatial relationships between the buildings and streets from the period of construction. Further, the building and garden are still tucked away amongst a mixed-use neighborhood.

Materials

3620 Buchanan Street retains integrity of materials. Though there were renovations to the subject building converting it from a garden house to an office, the what seem to be original cladding, windows, and doors remain.

The garden does not retain integrity of materials because of its 2000 renovation.

Workmanship

3620 Buchanan Street retains integrity of workmanship. The physical evidence of the craft and technology used in constructing the subject building are still evident because there have been few exterior alterations.

The garden does not retain integrity of workmanship because of its 2000 renovation.

Feeling

3620 Buchanan Street retains integrity of feeling. Despite further development of the surrounding area after the subject building and garden were constructed in 1958 and although the building was converted for re-use as an office, the building still feels like a garden house associated with a garden. The garden still feels very much like a garden.

Association

3620 Buchanan Street retains integrity of association. Though the subject building is no longer used as a garden house or workshop, and the building and garden are no longer associated with Merryvale Antiques, they are still associated with the commercial use of Landmark No. 58. The subject building is still visually connected to the adjacent garden. Further, the garden is still used as such, including as a gathering space for events.

Overall, although 3620 Buchanan Street does not meet any criteria for California Register listing, it does retain integrity. The garden, which also does not meet criteria for historic listing, was renovated in 2000 and does not retain integrity of its original design, materials, or workmanship.

LANDMARK NO. 58 CHARACTER-DEFINING FEATURES

The character-defining features of Landmark No. 58 located at 3636 Buchanan Street include:⁶³

- Red brick construction
- Rectangular form of two stories and an attic
- Queen Anne corner tower with conical roof (taller than the main roof)
- Hipped main roof, without projecting eaves, resting on a corbelled cornice
 - Brick chimney
- Fenestration
 - Reflects the interior division of the building into two elements
 1. The front, or westerly, one-third possessing windows indicating two floors with a heavy string course of brickwork at the upper floor level
 2. The back, or easterly, remaining two-thirds of the building, containing tall windows divided into panes with fanlights above, whose sill line is uniform with those on the lower floor at the front, but whose tops extend upward about three-quarters of the total wall height
 - Decorative, arched terra-cotta lintels divided into sections containing a patera
- Centered, arched main entrance resting on short brick pilasters framing a recessed doorway
 - Arch contains raised letters of the name of the original occupant of the building: S.F. GAS LIGHT Co”

⁶³ Based on the architectural description provided by the Landmarks Preservation Advisory Board in the “Merryvale Antiques (Formerly San Francisco Gas Light Company)” Landmark No. 58 designation.

- Two story opening at the rear (east) façade with flat decorative terra-cotta lintel similar to those above the windows
- Two-story brick pilasters
- Open space surrounding the building, allowing the building to maintain dominance of the corner without being overshadowed by neighbors on either side

VII. CONCLUSION

Although compatible in scale with Landmark No. 58, 3620 Buchanan Street is not integral to the significance of the landmarked building, nor does it appear to qualify for listing in the California Register of Historical Resources as an individual resource. The building was designed in 1958 by Clifford Conly as a garden house and workshop for Merryvale Antiques, a business that occupied Landmark No. 58 after PG&E. Jean Wolff executed the adjacent garden also during that time, though the garden was fully renovated in 2000 and does not retain integrity from its original 1958 design. The designation of Landmark No. 58 emphasized the history and architecture of what once was the administration building for San Francisco Gas Light Company's North Beach Station.⁶⁴ Landmark No. 58 was not designated for its association with Merryvale Antiques, despite it being referenced as such. 3620 Buchanan Street may be relevant to Merryvale Antiques, but it is not historically or architecturally significant for an association with Landmark No. 58 and its setting.

The subject building and garden at 3620 Buchanan Street does not appear to be individually significant for association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. It does not appear to be individually significant for an association with the lives of persons important to local, state, or national history. The building is a vernacular garden house with French decorative elements. It is unremarkable and the garden is not the original design. Clifford Conly is not a master architect and Jean Wolff is not a master landscape architect. The subject building and garden are therefore not individually significant for architecture. Therefore, 3620 Buchanan Street does not meet the criteria for individual listing in the California Register.

⁶⁴ Landmarks Preservation Advisory Board, "Merryvale Antiques (Formerly San Francisco Gas Light Company)."

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IX. APPENDIX

BUILDING PERMIT APPLICATIONS

Front and back pages of building permit applications currently on file with the San Francisco Department of Building Inspection:

Approved:

Zone Avr 100

CFO Setback

Edward W. Michael 2201st
Department of City Planning

Approved:

R. K. Bequette 11/2/50
Structural Engineer, Bureau of Building Inspection

Approved:

Director of Public Health

Approved:

He. J. He. 11-4-50
Bureau of Fire Prevention & Public Safety

Approved:
Footling to extend 12" above
natural ground.
Siding not to extend below
top of footing.
Vertical siding to be
over 1" solid sheathing
or horizontal blocking at
16" c'trs. 5907(e) & Bldg Code

APPROVED: ALL INSULATING MATERIALS HAVE
A CLEARANCE OF NOT LESS THAN TWO
INCHES FROM ALL ELECTRICAL WIRES OR
EQUIPMENT.

Approved:
Art Commission

Approved:

1/30/58 Daniel T. Ryan
Plan Checker, Bureau of Building Inspection

BLDG. FORM

No. 2161

APPLICATION OF

Robert W. Macdonald Owner

FOR PERMIT TO ERECT

Story Type 5 STRUCTURE

Location 3640 Buchanan

Total Cost \$ 14,600.

Filed October 23 1958

Approved:

APPROVED
NOV 23 1958

NOV 23 1958

John P. Bead

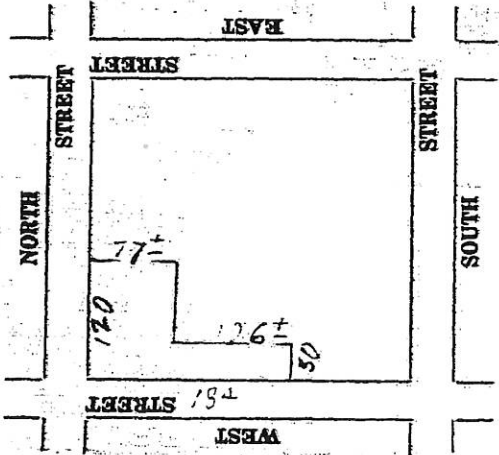
Superintendent, Bureau of Building Inspection

Permit No. 194622

Issued 11/6/58

Certificate of Final Completion

Issued



Lot No.

Assessor's Block No.

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.

APPROVED: ALL INSULATING MATERIALS HAVE
A CLEARANCE OF NOT LESS THAN TWO
INCHES FROM ALL ELECTRICAL WIRES OR
EQUIPMENT.

APPROVED: ALL INSULATING MATERIALS HAVE
A CLEARANCE OF NOT LESS THAN TWO
INCHES FROM ALL ELECTRICAL WIRES OR
EQUIPMENT.

SAN FRANCISCO

Central Permit Bureau F 434-10M

DEPARTMENT OF
BUILDING INSPECTION

Write in Ink—File Two Copies

RECEIVED
DEPT. OF PUBLIC WORKS

1958 OCT 27 PM 3:01

CITY AND COUNTY OF SAN FRANCISCO

BUILDING INSPECTION

DEPARTMENT OF PUBLIC WORKS
BLDG. FORM

CENTRAL PERMIT BUREAU

2

APPLICATION FOR BUILDING PERMIT
TYPE 5 BUILDINGBUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF
FINAL COMPLETION IS POSTED ON THE BUILDING
FOR NON-HAZARDOUS USE ONLY

October 23 1958

Application is hereby made to the Department of Public Works of the City and County 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:

- (1) Location of Lot _____ Side of 3640 Buchanan Street _____
Ft. _____ of _____ Street _____
- (2) Number of stories one ~~(with)~~ (without) basement.
- (3) Total cost 14,600.00 Height of building 16' No. of families none
- (4) Use of building Garden house, workshop (5) Occupancy 78 17-28-19-3
Building Code Classification
- (6) Note: Sect. 105, S.F. Bldg. Code. Change in use. No change in use shall be made in the character of occupancy, or use of any building which would put the building to a different use, unless such building is made to comply with the requirements of this code for that use, and unless the Bureau of Building Inspection and the Bureau of Fire Prevention and Public Safety have been notified before such a change has been made.
- (7) Note: Sec. 15155, State Housing Act. Any building or structure not erected for use as an apartment house, hotel, or dwelling, which is converted to or altered for such use, shall conform to all the provisions of this part affecting an apartment house, hotel, or dwelling, as the case may be.
- (8) No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.
- (9) Size of lot, front 184 ft., rear 75 ft., depth of lot 50' (at new bldg) ft.
- (10) Ground floor area of building 1500 sq. ft. square ft.
- (11) Any other building on lot yes (Must be shown on Plot Plan if answer is Yes)
Yes or No
- (12) Is building designed for any more stories No How many _____
Yes or No
- (13) PLOT PLANS, FLOOR PLANS, DETAILS AND SPECIFICATIONS MUST BE SUBMITTED WITH APPLICATIONS IN DUPLICATE.
- (14) Supervision of construction by Contractor Address _____
- (15) General contractor H. D. Groe California License No. 76600
Address 2478 Harrison, San Francisco 10
- (16) Architect Clifford Conly Jr. California Certificate No. _____
Address 10 Nottingham Place, San Francisco
- (17) Engineer _____ California Certificate No. _____
Address _____
- (18) 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 the laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.
- (19) Owner Debt W. Macdonough
Address 3640 Buchanan Phone No. UA 6-1813
(For contact by Bureau)
By H. D. Groe Address 2478 Harrison S.F. 10
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.



SAN FRANCISCO PLANNING DEPARTMENT

EXHIBIT**E**

Historic Preservation Commission Motion No. 0360

HEARING DATE: NOVEMBER 7, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2016-010079COA
Project Address: 3620 Buchanan Street
Historic Landmark: No. 58 – Merryvale Antiques/S.F. Gas Light Co.
Zoning: NC-2 (Neighborhood Commercial, Small Scale)
40-X Height and Bulk District
Block/Lot: 0459/003
Project Sponsor: Tusker Corporation, Property Owner
3636 Buchanan Street
San Francisco, CA 94123
Staff Contact Stephanie Cisneros - (415) 575-9186
stephanie.cisneros@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 003 IN ASSESSOR'S BLOCK 0459, WITHIN AN NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL SCALE) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on August 30, 2017, Tusker Corporation (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to demolish a non-contributory one-story garden house and portion of an existing non-contributory garden patio and construct a new, four-story residential building on the same parcel as City Landmark No. 58 (Merryvale Antiques/S.F. Gas Light Co.) on Lot 003 in Assessor's Block 0459. The proposed project will result in a new, eight-unit, 13,279 square foot residential building that includes eight bicycle parking spaces and one accessible vehicle parking.

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

WHEREAS, on November 7, 2018, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-010079COA ("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 dated October 8, 2018 on file in the docket for Case No. 2016-010079COA based on the following findings:

CONDITIONS OF APPROVAL

- *As part of the Site Permit submittal, the Project Sponsor shall provide material samples, including the examples of the materials for the proposed brick cladding for floors one through three and fiber cement panels for floor four, metal railing at the street level, and railing for balconies to ensure compatibility with the landmark site. These material samples shall demonstrate the range of color, texture and finish for the identified materials. Generally, the materials should feature a matte or painted finish, and be consistent with the building's overall historic character.*
- *As part of the Site Permit, the Project Sponsor shall provide the following details: window schedule detailing the materials and dimensions of the proposed new windows and corresponding window surrounds and providing elevations and sections; design of the metal railing at the street level and at the balconies; and design and dimensions of the entryway.*
- *The project sponsor shall complete a site visit with Department preservation staff prior to occupancy in order to verify compliance with the approved project description 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 Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report dated September 20, 1973.

- The project does not propose to change the existing use of the S.F. Gas Light Co. building on the property, which has undergone changes to its use since initial construction. As such, none of the landmark site's distinctive, character-defining materials, features, spaces or spatial relationships will be affected by the proposed project.

- Historically, the setting of Landmark No. 58 was made up of a larger complex of predominantly brick buildings, an oiler dock, a gasometer, and two storage tanks used by the S. F. Gas Light Co. and other surrounding industrial-oriented companies. At the time of the 1973 Landmark Designation, the industrially-based historic setting had been significantly altered to include two- to four-story, residential and mixed use buildings, which continues to be its current setting. The proposed project will not diminish the historic character of the landmark site.
- The project does not propose historicist or conjectural features that would give the false perception of historical development.
- There are no proposed changes to features of the property that have acquired significance in their own right.
- The new construction will not diminish or remove distinctive features, finishes and construction techniques and examples of craftsmanship of the landmark site. All work will be localized to the new development.
- The proposed project does not include replacement of deteriorated or missing historic features.
- The proposed project does not include chemical or physical treatments to historic materials.
- The proposed new construction will not destroy historic materials, features or spatial relationships that characterize the property. The proposed new construction will be differentiated from the old but will be compatible in terms of materials, features, size, scale and proportion. Brick cladding, punched fenestration and fenestration features will reference the features of the landmark building but will be completed in a differentiated manner such that the integrity of the landmark and its environment will be protected.
- The proposed new construction will occur on a portion of the landmark site that contains non-contributing features. If removed in the future, the essential form and integrity of the landmark and its environment would be unimpaired.
- The proposed project meets the following Secretary of the 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 4.

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

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 7.

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

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 3636 Buchanan Street 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 for the demolition of non-contributing features of a landmark site and construction of a new residential building that will not have any impact on neighborhood serving retail uses.

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

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark 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 as the existing ten units at the property are uninhabitable.

- 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 will not have any impact 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 is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

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

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

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

The proposed project will not impact the access to sunlight or vistas for 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.

A handwritten signature in blue ink, appearing to be 'C. J. L.', is located in the lower right quadrant of the page.

DECISION

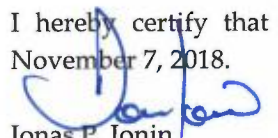
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES a Certificate of Appropriateness** for the property located at Lot 003 in Assessor's Block 0459 for proposed work in conformance with the renderings and architectural sketches dated October 8, 2018 on file in the docket for Case No. 2016-010079COA.

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 November 7, 2018.


Jonas P. Ionin
Commission Secretary

AYES: Black, Johns, Pearlman, Wolfram

NAYS: Johnck, Matsuda, Hyland

ABSENT: None

ADOPTED: November 7, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 3620 BUCHANAN ST
RECORD NO.: 2016-010079CUA/VAR

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

Reception:
415.558.6378

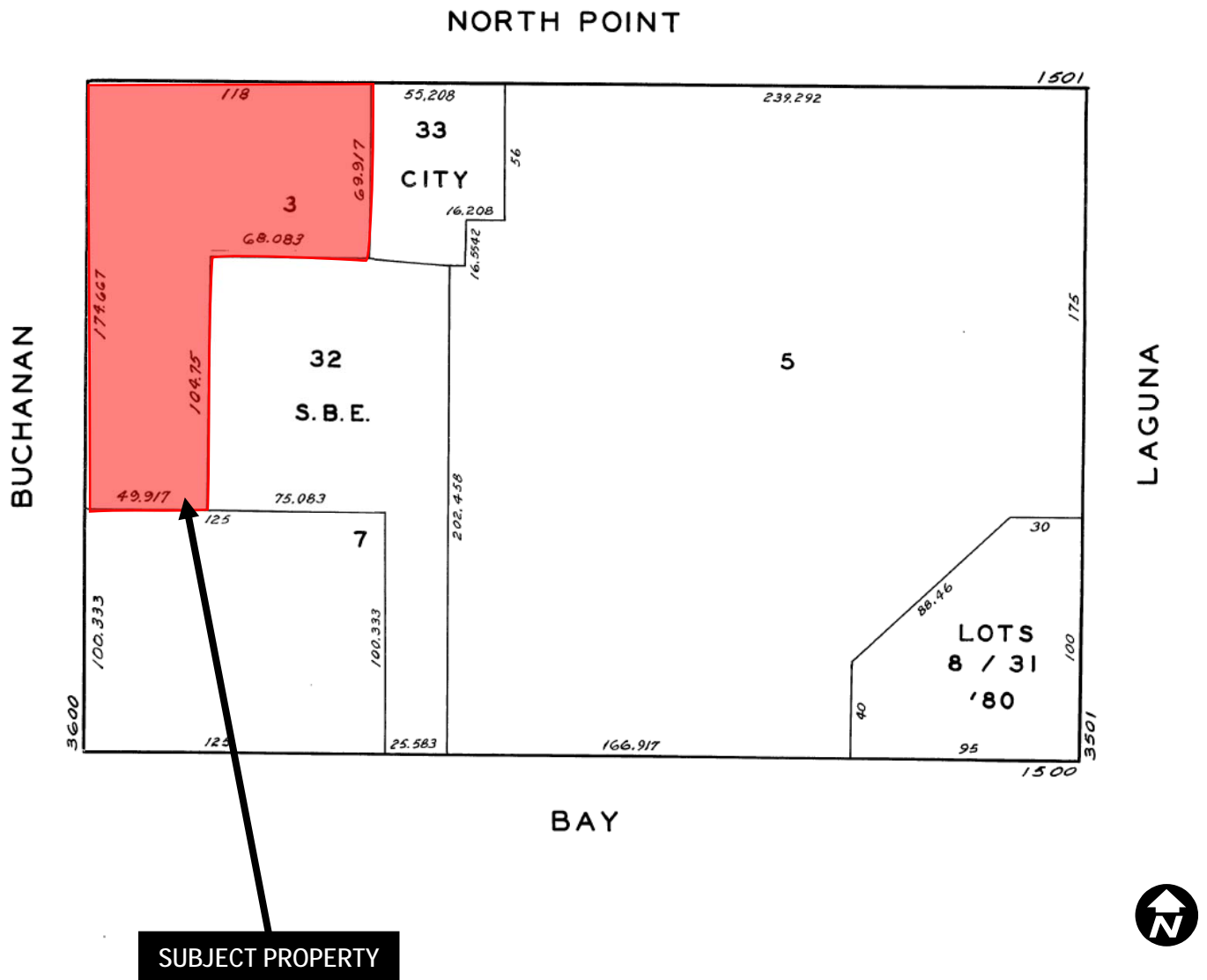
Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	13,480	No Change	N/A
Residential	0	13,279	13,279
Commercial/Retail	0	No Change	0
Office	1,600 / 8,407*	0 / No Change	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	No Change	0
Parking	1	No Change	0
Usable Open Space	0	1,411	1,411
Public Open Space	0	No Change	0
TOTAL GSF	10,007	21,686	
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	0	8	
Dwelling Units - Affordable	0	No Change	
Hotel Rooms	0	No Change	
Parking Spaces	1	No Change	
Loading Spaces	0	No Change	
Car Share Spaces	0	No Change	
Bicycle Spaces	0	8	
Number of Buildings	2	No Change	
Number of Stories	1	4	

*S.F. Gas Light Co. building, no changes proposed

Parcel Map

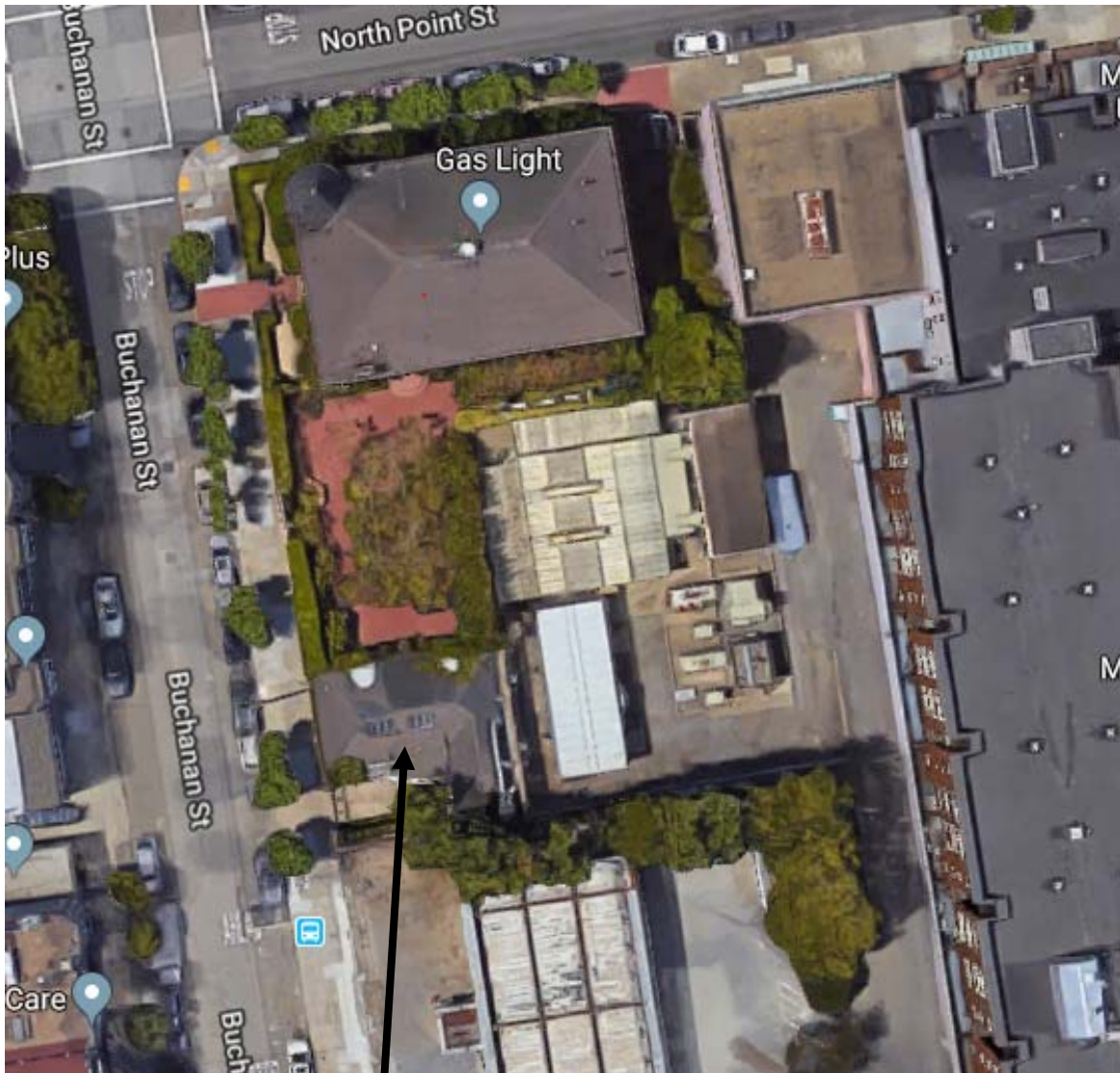


Conditional Use Hearing
Case Number 2016-010079CUA/VAR
3620 Buchanan Street

[illegible]

SAN FRANCISCO
PLANNING DEPARTMENT

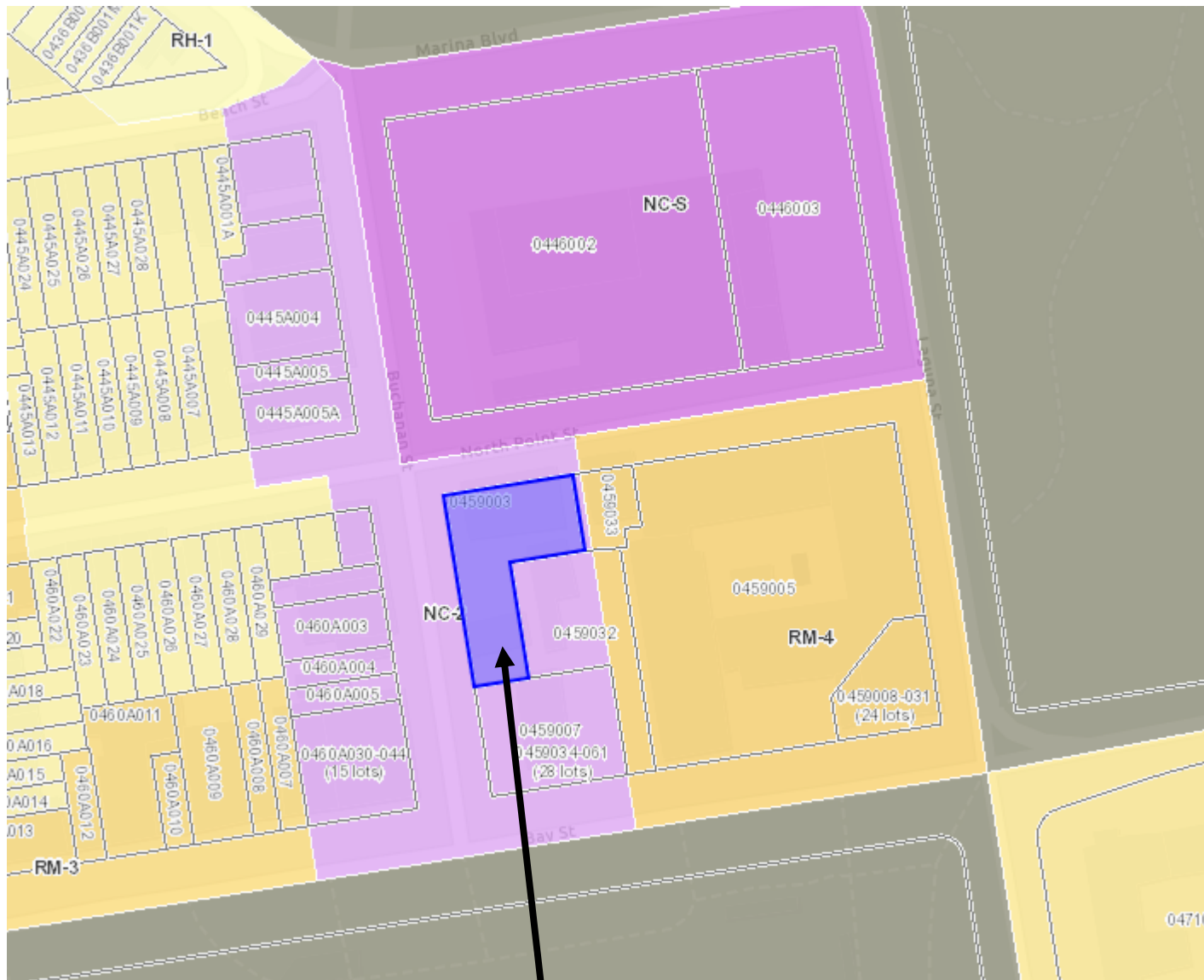
Aerial Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2016-010079CUA/VAR
3620 Buchanan Street

Zoning Map



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2016-010079CUA/VAR
 3620 Buchanan Street

Site Photos



Conditional Use Hearing
Case Number 2016-010079CUA/VAR
3620 Buchanan Street

THE TRANSAMERICA PYRAMID
600 MONTGOMERY STREET, 14TH FLOOR SAN FRANCISCO, CALIFORNIA 94111
TEL 415 981 0550 FAX 415 981 4343 WEB lubinolson.com

June 1, 2018

CHARLES R. OLSON
Direct Dial: (415) 955-5020
E-mail: colson@lubinolson.com

E-MAIL

Brittany Bendix, Planner (brittany.bendix@sfgov.org)
Stephanie Cisneros, Historic Preservation Planner (stephanie.cisneros@sfgov.org)

2016-010079PRJ Certificate of Appropriateness, Conditional Use
Authorization, Variance and Environmental Evaluation of 3620
Buchanan Street

Dear Ms. Bendix and Ms. Cisneros:

Our firm represents 1598 Bay Condominium Association ("1598 Bay"), the homeowner's association for the property located at 1598 Bay Street, which is immediately adjacent to 3620 Buchanan Street (the "Project"). 1598 Bay is strongly opposed to the Project because it compromises an important historic landmark designated by the Board of Supervisors in Ordinance No. 12-74 on January 4, 1974, known as Merryvale Antiques ("Landmark No. 58"), violates the Planning Code in numerous ways, and the design ignores various Residential Design Guidelines and good neighbor policies. In addition, as the Project would have a substantial adverse effect on a historic resource, it must be reviewed under the California Environmental Quality Act ("CEQA") before any City approvals can occur. These objections to the Project are more specifically outlined below.

Historic Preservation and CEQA Concerns: After reviewing the Project's Historic Resource Evaluation dated May 20, 2016 ("HRE"), it appears that the HRE attempts to obfuscate the fact that the entire lot, which includes the Merryvale Antiques building, the courtyard, and the garden house, is designated as part of Landmark No. 58. The various addresses assigned to the buildings located on the lot do not change the fact that the designation of Landmark No. 58 applies to the entirety of the location and boundaries of the Project site. Furthermore, in Ordinance No. 12-74, "the equally impressive garden shop to the south which is directly accessible from the main building," is referred to as part of the special character and special historical, architectural and aesthetic interest justifying the designation of Landmark No. 58. The garden shop is precisely the building which will be demolished as a result of the Project. The existing landscaped courtyard, which is also referred to as part of the "handsomely-landscaped and spacious areas between the buildings" in Ordinance No. 12-74, will also be significantly diminished by approximately 25% to 33%, which will impact the spatial relationships between the Merryvale Antiques historic building and the proposed Project. A substantial adverse change in the significance of the historic resource includes any "physical

demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” See CEQA Guidelines 15064.5(b)(1). Considering the historic resources present, any partial or full demolition of any element of the Landmark No. 58, which includes the landscaped courtyard and the garden house, will be a significant impact under CEQA. The Planning Department should require the Project to undergo further environmental review, including the preparation of an initial study and a focused environmental impact report to address this issue.

NC-2 Small-Scale Neighborhood Commercial District: As noted in Planning Code Section 711, the small-scale district controls for the NC-2 district provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels are required to preserve open space corridors of interior blocks. The Project will not meet the design intent of the NC-2 district as it will diminish access to light, air, and views from adjacent properties, including 1598 Bay Street.

Subdivision: The Project attempts to squeeze an eight unit residential building into the rear yard for the historic Merryvale Antiques building. The failure to process a subdivision of the Project site into two lots (one lot containing the historic Merryvale Antiques building and the remainder of the landscaped courtyard, the other lot containing the Project) obscures any interpretation of the Planning Code relating to required development standards such as setbacks, rear yard, and open space. It is unclear whether the development of the Project site is permissible as-is without the filing of a subdivision map.

Rear Yard: Because the applicant of the Project has not subdivided the Project site, it appears that the proposed Project will encroach into the required rear yard for the historic Merryvale Antiques building. Planning Code Section 134 generally requires that the Project provide a minimum rear yard depth equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet. Although the rear yard requirements differ for corner lots, given the L-shaped lot configuration, we are assuming that the Project is assuming that the front of the Project is facing Buchanan Street. According to the most recent Project plans, the Project will only be providing a 3” rear yard, which would only be 2% of the required rear yard depth.

While the rear yard requirement may be modified pursuant to the procedures which are applicable to variances, the following three criteria must also be met pursuant to Planning Code Section 134(e)(1): “(A) Residential uses are included in the new or expanding development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents of the development; (B) The proposed new or expanding structure will not significantly impede the access of light and air to and views from adjacent properties; and (C) The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of adjacent properties.” The Project cannot meet two of the three criteria because the Project will significantly impact 1598 Bay’s access to air, light and views, and will cast dark shadows onto the units in 1598 Bay that face onto the rear yard.

Open Space: Planning Code Section 135 requires 133 square feet per unit if common open space. The Project plans appear to utilize some of the existing open space for the landscaped courtyard, which is used by the Merryvale Antiques building, and double counting that open space area to meet the requirements for the proposed residential building.

Street Frontage: Planning Code Section 145.1 requires a 25' setback on the ground floor for any off-street parking at street grade. The Project plans do not appear to meet this requirement.

Off-Street Parking Requirements: Planning Code Section 151(b) requires a minimum of one off-street parking space per dwelling unit. As the Project proposes eight dwelling units, a minimum of eight parking spaces are required. The current Project plans only show one parking space. While Planning Code Section 161(f) allows the Zoning Administrator to reduce off-street parking requirements in NC districts, Planning Code Section 307(h)(2)(i) requirements must be applied to demonstrate the following: (1) the reduction in the parking requirement is justified by the reasonably anticipated automobile usage by residents of and visitors to the project; (2) the reduction in the parking requirement will not be detrimental to the health, safety, convenience, or general welfare of persons residing in or working in the vicinity; (3) there will be a minimization of conflict of vehicular and pedestrian movements; (4) there are other transportation modes available other than the automobile; (5) the pattern of land use and character of development in the vicinity; and (6) any such other appropriate criteria given the circumstances. This drastic reduction in parking is not warranted given the limited public transportation options in the Project area, the fact that residents of the Project are also likely to be car owners and will need a place in which to park their car, and the proximity of other residential projects in the neighborhood that already crowd very limited on-street parking.

Development of Large Lots: Pursuant to Planning Code Section 121.1, the Planning Commission will also have to consider the extent to which the mass and façade of the Project are compatible with the existing scale of the district, and whether the façade of the Project is compatible with design features of adjacent façades that contribute to the positive visual quality of the district. The Project is unable to meet these criteria because it will introduce a large amount of stucco which the adjacent properties do not have, it is a relatively flat façade on Buchanan Street, and will provide a 40' high blank wall built right along the shared property line facing 1598 Bay Street. The Project will not improve pedestrian interest or activate the residential setting as a brick wall will be built along the sidewalk of Buchanan Street.

General Plan Consistency: The Project is unable to meet all of the Priority Policies of Planning Code Section 101.1(b). The Project will dwarf an important landmark and historic building by significantly diminishing the landscaped courtyard and removing the spatial relationships that have helped define the aesthetic character of the Merryvale Antiques building. As noted previously, Ordinance No. 12-74 designated the entirety of the Project lot as Landmark No. 58.

Variance Findings: If the Project asks for a variance for a modification to the rear yard, street frontage, open space, or other requirements, the Zoning Administrator must specify

in his findings for the variance facts sufficient to establish the following: (1) that there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district; (2) that owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property; (3) that such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district; (4) that the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and (5) that the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan. *See* Planning Code Section 305. The requirements for a variance cannot be met, because there are no exceptional or extraordinary circumstances applying to the subject property or the proposed residential use that do not apply generally to other property or uses in the same class of district. Furthermore, the granting of any variance will be materially injurious to 1598 Bay's homeowners and their ability to substantially enjoy their own property. Finally, many of the design choices for the Project are created by the applicant for the Project; it is basic law that any "hardship" supporting a variance cannot be self-imposed.

Noncompliance with Ground Floor Residential Design Guidelines: The ground floor residential units do not appear to be consistent with the Ground Floor Residential Design Guidelines as they do not feature walk-up dwelling units with direct access to a public sidewalk.

Concerns with Project Design and Good Neighbor Policies: The existing building on the Project lot, which will be demolished, has a setback to the shared property line with 1598 Bay Street of between 5.5' and 23'. The proposed Project will have a setback of 6", which will effectively lead to the construction of a 40' high wall along the shared property line between the Project and 1598 Bay's residential development, which itself provides a 15' setback to that shared property line. If the proposed Project moves forward as constructed, a dark tunnel will result that provides minimal access to light and air to the abutting residential units in 1598 Bay's residential development.

The Project's materials and design are also of concern. First, the Project has included windows that will face directly into the adjacent residential units of 1598 Bay, which causes significant privacy issues for those residents. Second, the Project's rear building façade will be an eyesore for decades to come if it is built as it is currently designed: a windowless, unattractive stucco wall, directly visible from both 1598 Bay and the building to the east (Marina Cove Apartments).

* * * * *

Brittany Bendix, Planner
June 1, 2018
Page 5

These initial comments are based upon our very preliminary review of Project file materials that are currently available, and we intend to provide further comments as we receive more information about the Project's applications.

Sincerely,

A handwritten signature in cursive script that reads "Carolyn Lee on behalf of Charles Olson".

Charles R. Olson

CRO/CJL

cc: Andrew Junius, Esq. (ajunius@reubenlaw.com)
1598 Bay Condominium Association

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LUBIN OLSON & NIEWIADOMSKI LLP

THE TRANSAMERICA PYRAMID

600 MONTGOMERY STREET, 14TH FLOOR SAN FRANCISCO, CALIFORNIA 94111

TEL 415 981 0550 FAX 415 981 4343 WEB lubinolson.com

January 18, 2019

CHARLES R. OLSON

Direct Dial: (415) 955-5020

E-mail: colson@lubinolson.com

HAND DELIVERY AND EMAIL

San Francisco Planning Department
1650 Mission Street, #400
San Francisco, CA 94103
Attn: President Rich Hillis and
Members of the Planning Commission

**2016-010079CUAVAR Conditional Use Authorization, Variance
and Environmental Evaluation of 3620 Buchanan Street**

Dear President Hillis and Members of the Planning Commission:

Our firm represents 1598 Bay Condominium Association ("1598 Bay"), the homeowner's association for the property located at 1598 Bay Street, which is immediately adjacent to 3620 Buchanan Street (the "Project"). As previously documented in our letter of June 1, 2018, to the Planning Department, 1598 Bay is strongly opposed to the Project because it compromises an important historic landmark designated by the Board of Supervisors in Ordinance No. 12-74 on January 4, 1974, known as Merryvale Antiques ("Landmark No. 58"), violates the Planning Code in numerous ways, and the design ignores various Residential Design Guidelines and good neighbor policies. In addition to our objections contained in our letter dated June 1, 2018, 1598 Bay would like to raise additional objections, as further outlined below.

CEQA Categorical Exemption Determination: The proposed Project does not satisfy the terms of the Class 32 exemption. CEQA Guidelines Section 15300.2 establishes exceptions to the application of a categorical exemption for a project. Furthermore, pursuant to San Francisco Planning Commission Resolution No. 14952, for Class 32 exemptions, this categorical exemption may be used where it can be seen with certainty that the proposed project could not have a significant effect on the environment. Given the facts below, this is a difficult standard to meet, and the Planning Department cannot provide with certainty that the proposed Project would not have a significant effect on the environment.

First, CEQA Guidelines Section 15300.2, subsection (e), provides that a categorical exemption shall not be used for a project located on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code. The Project site is located in a Maher Area, which means that is on a site with known or suspected soil and/or groundwater contamination. In addition, as indicated in the Project's Environmental Evaluation, the proposed

Project would require the disturbance of more than 50 cubic yards of soil. The Project sponsor should prepare a Phase I Environmental Site Assessment for the Planning Department's review in order to document the soil and groundwater conditions underlying the Project site, especially considering its location next to a former manufactured gas plant (which included a 250,000 cubic foot gas holding tank) then-turned gas station (which included underground storage tanks). The California Department of Toxic Substances Control apparently has also determined that contaminated soil (to a depth of 15 feet) will need to be removed from the Project site. As 1598 Bay is concerned that contaminated soils exist underneath the Project, the Planning Department should carefully review and analyze the results of any Phase I Environmental Site Assessment before determining that the Project would not result in significant impacts related to hazardous materials. If any cleanup of hazardous materials is required, the California Department of Toxic Substances Control and the Department of Public Health should work in concert with the Project sponsor to prepare a work plan in compliance with all applicable federal, state, and local regulations related to hazardous materials. At this juncture, the Planning Department cannot be certain that the Project would not have a significant effect on the environment with regards to hazardous materials as construction workers, future residents and occupants of neighboring properties could be affected.

Second, CEQA Guidelines Section 15300.2, subdivision (f), provides that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource. The proposed Project is located on the same lot that contains the Merryvale Antiques building, the courtyard, and the garden house, all of which are designated as part of Landmark No. 58. While the Historic Preservation Commission ("HPC") approved the Certificate of Appropriateness for the Project by a 4-3 vote, the HPC did not appear to consider the spaces and spatial relationships of the Landmark site. The garden house will be demolished and a portion of the existing landscaped courtyard will be significantly diminished by approximately 25% to 33% based on the scope of the proposed Project. This will severely impact the spatial relationships between the Merryvale Antiques building and the proposed Project, and cause a substantial adverse change in the significance of the historic resource as it involves a "physical demolition, destruction, relocation, or alteration of the resource or *its immediate surroundings* such that the significance of an historical resource would be materially impaired." See CEQA Guidelines 15064.5(b)(1) (emphasis added). As such, the demolition of a portion of Landmark No. 58 will be a significant impact under CEQA. An exception to the Class 32 Urban Infill Categorical Exemption applies. As we have previously stated, the Planning Department should require the Project to undergo further environmental review, including the preparation of an initial study and a focused environmental impact report to address this issue.

Trees: Construction staging at the Project (including any soil remediation) will likely require the removal of one or more Street Trees as protected under the Public Works Code: Street Trees, Significant Trees and Landmark Trees. This likelihood was ignored in the Project sponsor's application for Tree Planting and Protection. In fact, the Project sponsor's application contains two major errors: (1) The Project sponsor checked Box 1 of Section 5, which indicates that the project will not remove or have any other impact on Protected Trees, which is highly unlikely for the site; and (2) The Project sponsor checked Tree Schedule A, which indicates the

Project is located in a Residential (RH, RM, RTO, RED), Industrial (M), or Production/Distribution/Repair (PDR) zoning district, however, the Project is located in a NC-2 district which would appear to qualify the Project for a more vigorous implementation of the Planning Code requirements for trees. See Tree Schedule B in the Required Checklist for Tree Planting and Protection. Additionally, a permit from the Department of Public Works for any tree removal should be required before the approval of any future building permits.

Subdivision: As noted previously, the Project attempts to squeeze an eight unit residential building into the rear yard of the historic Merryvale Antiques building. The failure to process a subdivision of the Project site into two lots (one lot containing the historic Merryvale Antiques building and the remainder of the landscaped courtyard, the other lot containing the Project) obscures any interpretation of the Planning Code relating to required development standards such as setbacks, rear yard, and open space. It is unclear whether the development of the Project site is permissible as-is without the filing of a subdivision map.

Rear Yard: Because the applicant of the Project has not subdivided the Project site, it appears that the proposed Project will encroach into the required rear yard for the historic Merryvale Antiques building. Planning Code Section 134 generally requires that the Project provide a minimum rear yard depth equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet. Although the rear yard requirements differ for corner lots, given the L-shaped lot configuration, we are assuming that the Project is assuming that the front of the Project is facing Buchanan Street. According to the most recent Project plans, the Project will only be providing a 3" rear yard, which would only be 2% of the required rear yard depth.

While the rear yard requirement may be modified pursuant to the procedures which are applicable to variances, the following three criteria must also be met pursuant to Planning Code Section 134(e)(1): "(A) Residential uses are included in the new or expanding development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents of the development; (B) The proposed new or expanding structure will not significantly impede the access of light and air to and views from adjacent properties; and (C) The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of adjacent properties." The Project cannot meet two of the three criteria because the Project will significantly impact 1598 Bay's access to air, light and views, and will cast dark shadows onto the units in 1598 Bay that face onto the rear yard.

Variance Findings: While the variance for the Project will be heard at a later date, it cannot be overstated that the Project is unable to meet the required findings under the Planning Code for a variance. The Zoning Administrator must specify in his findings for the variance facts sufficient to establish the following: (1) that there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district; (2) that owing to such

exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property; (3) that such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district; (4) that the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and (5) that the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan. See Planning Code Section 305. The requirements for a variance cannot be met because there are no exceptional or extraordinary circumstances applying to the subject property or the proposed residential use that do not apply generally to other property or uses in the same class of district. The only possible rationale for the variance is that it is necessary because the subject lot is already occupied by a building, which is the case for virtually every lot in San Francisco. Indeed, financial hardship, community benefit, or the worthiness of the project are not considerations in determining whether to approve a variance. *Orinda Association v. Board of Supervisors* (1986) 182 Cal.App.3d 1145. Furthermore, the granting of any variance will be materially injurious to 1598 Bay's homeowners and their ability to substantially enjoy their own property. Finally, many of the design choices for the Project are created by the applicant for the Project; it is basic law that any "hardship" supporting a variance cannot be self-imposed. See *Town of Atherton v. Templeton* (1961) 198 Cal.App.2d 146.

Good Neighbor Policies: Despite attempts to contact the Project sponsor in order to discuss the Project, the Project sponsor has continuously ignored any good faith effort to engage with its neighbors, and revisit its Project design to address concerns related to light and air, access to views, attractive design, reasonable setbacks, and parking concerns.

* * * * *

We respectfully request that the Planning Commission deny the Project sponsor's application for a Conditional Use Authorization.

Sincerely,



Charles R. Olson

CRO/CJL

cc: Jody Knight, Esq. (jknight@reubenlaw.com)
Laura Ajello, San Francisco Planning Department (laura.ajello@sfgov.org)
1598 Bay Condominium Association

From: [Cisneros, Stephanie \(CPC\)](#)
To: [Ajello, Laura \(CPC\)](#)
Subject: FW: 3620 Buchanan Street Project
Date: Friday, August 10, 2018 4:03:53 PM

FYI

From: Lainy Rappaport [mailto:lainyr@sbcglobal.net]
Sent: Friday, August 10, 2018 4:03 PM
To: Cisneros, Stephanie (CPC); Bendix, Brittany (CPC)
Subject: 3620 Buchanan Street Project

Dear Ms. Cisneros & Ms. Bendix,

I have been a homeowner at 3615 Buchanan St. for 24 years and I'm writing to you today to voice my objection to the proposed project at 3620 Buchanan St. I have personally been affected by the current project being built at 1598 Bay St. from the tear down of the Chevron station previously on the corner of Bay & Buchanan to the years of construction of the 28 unit condo complex that is still not completed. The congestion that this project has caused with trucks, cranes, dumpsters etc. sometimes arriving at 4:30 AM has been unbearable and to think that another project on this very narrow block of Buchanan St. is unimaginable. The traffic is getting worse with commuters, the parking has become more limited since the "revitalization of Bay St." took place and although 1598 Bay St. will have parking for owners, it will decrease parking in the area even more with additional tenants. To think of going through the same nightmare again with the possibility of the 3620 Buchanan St. project that has but one parking space for an 8 unit condo building is wrong and a detriment to the neighborhood. I have witnessed firsthand the traffic nightmare with the 43 bus not being able to turn at Bay & Buchanan due to construction as well as Safeway trucks & delivery trucks being stuck and not being able to move due to construction which causes regular traffic backups on both Buchanan and Bay streets. Did I mention the noise has been horrific!

This was a relatively quiet little street that promoted the unique quality of being a neighborhood gem. Please do not allow greed to destroy beauty of our neighborhood.

Thank you in advance for your time and consideration in reading my objection to this project.

Sincerely,

Lainy Rappaport
3615 Buchanan St. #203
415 722-5344

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Jody Knight
jknight@reubenlaw.com

January 22, 2019

Delivered via Email (laura.ajello@sfgov.org)

Myrna Melgar, Commission President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, California 94103

Re: 3620 Buchanan
Planning Case Number: 2016-010079
Hearing Date: January 31, 2019
Our File: 10529.01

Dear President Melgar and Commissioners:

This office represents Tusker Corporation, the Manager of 3620 Buchanan Street (the “**Property**”), in connection with its proposal to demolish an existing single-story building and construct a new four-story residential building with eight dwelling units (the “**Project**”). The Project shares a large parcel with Landmark #58, San Francisco Gas Light Company’s historic North Beach Station (the “**Gas Light Building**”). Because the Project is on the same lot as a landmark building, a Certificate of Appropriateness was sought and granted after hearings by the Architectural Review Committee (“**ARC**”) and Historic Preservation Commission (“**HPC**”). The Project, which provides new housing, activates the street, and opens up views of the Gas Light Building, is supported by SF Heritage. (**Exhibit A**)

A. PROJECT DESCRIPTION

The Project proposes to demolish the existing, non-historic single-story building on the site and construct a new four-story residential building with eight dwelling units. The Project proposes one accessible parking space, eight Class 1 bicycle parking spaces, and four Class 2 bicycle parking spaces. The Project would maintain most of the existing non-historic garden as open space between the new building and the Gas Light Building, preserving the garden for future use by both buildings and as green space for the neighborhood. The Project will provide 480 square-feet of courtyard common open space for the new building. In addition, six of the eight units will have private balconies or patios, totaling 477 square-feet of private useable open space.

The Project enhances the pedestrian experience of the Gas Light Building by partially opening up the existing non-historic garden wall to provide a view of the Gas Light Building from the sidewalk and street, while allowing the garden wall to remain as a prominent site feature, emphasizing the

character of the total composition. The view is further benefitted by the stepped massing of the proposed building and the compatible materials, which lends a distinct but unified sense between the Gas Light Building and new residential building.

The proposed building is highly appropriate for the context of the site, and allows the addition of much needed dwelling units, while leaving the historic Gas Light Building untouched. The Project has gone through multiple rounds of design review, each time becoming more contextual for the site. Changes include pulling the west elevation back to be subordinate to the Gas Light Building, creating compatibility and texture in materials, adding window surrounds and brickwork, and defining the entryway.

B. PRESERVATION BACKGROUND

The Project site is currently developed with the historic Gas Light Building, as well as a non-historic one-story building that originally served as a garden house/workshop, and has recently been used as an office. These two buildings are connected by a non-historic garden. As detailed in the Historic Resource Evaluation (HRE) Part 1 prepared by Page & Turnbull, the Gas Light Building was developed between 1891 and 1893, while the garden house/workshop was constructed in 1958, and subsequently renovated into an office use in the 1980s. Roger Walther, CEO of Tusker Corporation, purchased the Gas Light Building in 1998, and carried out a careful and comprehensive restoration, including a seismic retrofit and all new electrical and mechanical systems to protect and preserve the historic Gas Light Building. Roger Walther also completely landscaped the garden. These careful renovations are indicative of the commitment of Roger Walther and the Tusker Corporation to the Marina neighborhood and its historic resources and green spaces.

As explained in the HRE, the building to be demolished is: (i) not designated as a San Francisco City Landmark or Structure of Merit; (ii) not within the boundaries of any existing locally designated historic districts or conservation districts; and (iii) is not listed in the California Historic Resources Information System. The HRE found that the garden house/workshop “is not integral to the significance of the landmarked building, nor does it appear to qualify for listing in the California Register of Historical Resources as an individual resource.” Therefore, demolition of the building does not remove a historic resource.

The Project has gone through a long evolution in order maximize compatibility with the Gas Light Building and provide an attractive and activating presence for the street. Most recently, in response to comments by Planning Department Staff and the Architectural Review Committee, the Project Sponsor changed the brickwork to better relate to the Gas Light Building and added additional definition to the entrance of the proposed building to establish a stronger relationship to the Gas Light Building. With these final changes, the Project was approved by the HPC as currently proposed.

C. BENEFITS OF PROJECT

Approval is supported by the following substantial benefits.

- **Provides Desirable Infill Development.** The Project proposes to add well-designed housing to an underutilized area of a large lot. The proposed Project is compatible with the scale and character of the surrounding area and the adjacent Gas Light Building. The Project retains most of the existing courtyard on the lot, providing green space for the building and the streetfront. The Project will also enhance the neighborhood by reinforcing the multi-family residential nature of the area and adding to the street life.
- **Improves the Pedestrian Experience of the Gas Light Building.** The Project is carefully designed to be architecturally compatible with the Gas Light Building, which will remain untouched. The new building will be set back from the sidewalk, which allows the existing garden wall to remain as a prominent site feature, and provides views of the Gas Light Building. While the Project is proposed for the same lot as the Gas Light Building, to a passerby they will appear to be on individual lots, separated by a large landscaped green space.
- **Creates an Attractive Building and Unified Streetfront.** The Project provides a superior use of the L-shaped lot by adding a compatible building, while retaining a large landscaped courtyard between the proposed building and the Gas Light Building. The architecture and materials are compatible with and respond to the Gas Light Building without, mimicking the landmark building, creating an architecturally unified whole on the lot.
- **Provides Open Space That Benefits the Neighborhood.** Because of the unique configuration of the large L-shaped lot with the existing landmarked building, a Code-Complaint rear yard is not feasible. The large landscaped courtyard between the Gas Light Building and the new building is far superior to any other potential configuration of common open space. The Project also retains a large, approximately 14'-9" separation between the proposed building and the new residential building to the south. Therefore, the Project will not significantly impede access to light and air from adjacent properties and provides a view of green space to pedestrians and neighbors.

D. CONCLUSION

The Project provides much needed housing, while deferring to and celebrating the adjacent Gas Light Building. Please let me know if you have any questions. I look forward to presenting this Project to you on January 31, 2019.

President Myrna Melgar
San Francisco Planning Commission
January 22, 2019
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Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Jody Knight

Enclosure

cc: Joel Koppel, Commission Vice-President
Dennis Richards, Commissioner
Rodney Fong, Commissioner
Rich Hillis, Commissioner
Kathrin Moore, Commissioner
Milicent Johnson, Commissioner

Exhibit A

January 18, 2019

Jody Knight, Esq.
Reuben Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104

Re: 3620 Buchanan Street

Dear Ms. Knight:

On behalf of San Francisco Heritage, thank you for the opportunity to comment on the proposed infill project at 3620 Buchanan Street. Members of the project team presented to Heritage's Projects + Policy Committee at its meeting on November 30, 2018.

Heritage concurs with the conclusion of the Historic Preservation Commission, Planning Department, and Page & Turnbull that the period of significance for the City Landmark designation is from 1893 to 1958, terminating when PG&E ceased operations at 3620 Buchanan Street. As such, the Projects + Policy Committee agrees that the Garden Shop and landscape improvements – both added after 1958 – do not qualify as protected character-defining features, despite being located within the property boundaries identified in the original landmark designation ordinance.

All members of the Projects + Policy Committee were impressed by the attention to detail and sensitivity of the proposed infill design, including its varied fenestration, reduced massing, materials palette, degree of separation between the landmark building and new construction, and the setback at the corner of the new building to maximize views to the landmark building from the sidewalk.

Although we do not consider the landscape improvements to be character-defining features, Heritage believes that it will be important to maintain the permeability of the open space between the landmark building and the proposed new construction. We understand that the project sponsor also seeks to maintain the transparency of this space to the extent feasible while addressing security concerns. To this end, the sponsor has committed to consulting with Heritage on the design of any hedge, fence, or other barrier that may divide the open space between the buildings.

It seems likely that as units are purchased in the new building, there will be interest in creating a physical barrier between the two buildings. Providing sufficient open space

around the landmark building will be important to help maintain the integrity of the site. Heritage urges the project sponsor to consider donating a conservation easement now that will permanently protect the landmark building and its adjacent open space. I am happy to discuss easement options with you.

Thank you, again, for presenting to the Projects + Policy Committee. Please contact me directly at 415/441-3000 x15 or mbuhler@sfheritage.org should you have any questions.

Sincerely,



Mike Buhler
President & CEO

cc: Stephanie Cisneros, San Francisco Planning Department