



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 19, 2019

TO: **Architectural Review Committee (ARC) of the
Historic Preservation Commission**

FROM: Justin Greving, Senior Preservation Planner, (415) 575-9169

REVIEWED BY: Rich Sucré, Principal Preservation Planner, (415) 575-9108

RE: Review and Comment for the proposed alterations and additions to
654 Harrison Street
Case No. 2012.1384ENV

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BACKGROUND

The Planning Department (Department) is requesting review and comment before the Architectural Review Committee (ARC) regarding the proposed project that includes alterations and an addition to 645 Harrison Street (subject property). 645 Harrison Street is located within the Central Soma Plan Area and was added to the Article 10 Landmark Designation Work Program on August 17, 2016.

PROPERTY DESCRIPTION

The potential future landmark property at 645 Harrison Street (parcel 3763/105) contains a large four-story, rectangular-plan, industrial building constructed in 1947 that expresses a transitional architectural style incorporating aspects of Art Deco and the International Style. The building is constructed of reinforced concrete on a concrete foundation and features a prominent central tower along its Harrison Street façade that rises above the surrounding flat roof. The street-facing facades of the building are characterized by horizontal bands of industrial steel-sash windows at each floor. While the Harrison Street façade features a continuous band of windows, windows along the Vassar Place and Perry Street elevations are spaced between bands of stucco that have been scored with raceways that reflect the divided lite pattern of the industrial sash windows. The ground floor of the Vassar Place elevation also features a number of punched openings that contain industrial steel roll-up doors that interrupt the spacing of the industrial sash windows and banded stucco pattern. Also of note is the fact that the ground floor windows on this elevation feature a tighter nine over four pattern of panes as compared with the three over five panes found on the other levels and elevations.

The front face of the tower contains the primary building entrance which is comprised of a pair of slightly recessed paired metal doors behind the entrance assembly which features sidelights and a transom window. Fluted quarter columns flank the entrance and a pair of engaged pilasters rise the entirety of the elevation. Centered above the elevations is a central vertical channel with glass block assembly that rises up to the tower portion which is capped by a flag pole.

The west elevation is made up of board formed concrete and does not contain any fenestration but is highly visible given the relative low scale of the adjacent building at 653 Harrison. The Perry Street elevation faces the I-80 Freeway and is similar to the Vassar Place elevation in its rhythm of divided lite steel sash windows

spaced with scored stucco. The ground floor windows also contain the more tightly spaced lite pattern found on the ground floor of the Vassar Place elevation. The only point of entry along this rear elevation is a small tradesman door located at the southwest corner.

The publicly accessible interior spaces of 645 Harrison consist of the primary centered entrance located along Harrison Street which opens into the reception lobby that features terrazzo flooring set within a grid of brass divider strips. The logo for the A. Carlisle & Company, a stylized Native American chieftan head, is also inlaid in brass within the terrazzo floor located just within the entry. A series of five terrazzo stairs and disability access lift lead to a landing where the main elevator lobby is located.

645 Harrison was surveyed as part of the South of Market Historic Resource Survey and was given a Status Code of 3S (Appears eligible for listing in the National Register as an individual property through survey evaluation), but character-defining features were not identified. Additionally, 645 Harrison was identified as a potential future Article 10 Landmark.

Planning Department staff have identified the following character-defining features for 645 Harrison Street:

Exterior Features

- Four-story height
- Reinforced concrete construction
- Flat roof
- Flagpole over main entrance
- Elements of the International Style, including:
 - Horizontal massing configured in 11 structural bays along the primary façade
 - Horizontal bands of industrial steel sash windows
 - Horizontal scored speed lines in the concrete
 - Centralized Art Deco style entrance tower articulated with glass block
 - Recessed central entry surrounded by molded columns with paired metal doors with sidelights and glazed transom

Interior Features

- Central ground floor lobby, including
 - Terrazzo floor with inlaid decorative motif
 - Terrazzo baseboards
 - Terrazzo steps
- Reinforced concrete column support system throughout interior

PROJECT DESCRIPTION

The Sponsor proposes to rehabilitate the existing structure and construct a 15-story (plus mechanical penthouse) addition as part of a larger project that incorporates new office, hotel, retail, and PDR space. The ground floor of the existing building is proposed to be a mixed retail market hall while the upper floors will be PDR space. A hotel will be located in the 15-story addition but will have an entrance from the existing building along Vassar Place. The height of the building with the new addition will be 200' (220' to the top of the mechanical screen) and will be set back from the Harrison Street elevation (primary façade,

north elevation), by 78'8". The addition will be set back from the east (Vassar Place), and west elevations by 7.5', and from the Perry Street (South) elevation by 5'.

OTHER ACTIONS REQUIRED

The proposed project is being brought to the ARC for review and comment prior to review by the HPC of a request for Certificates of Appropriateness pursuant to Article 10 of the Planning Code. A Certificate of Appropriateness may be required depending on the timing of the Landmark designation application for the subject property.

ENVIRONMENTAL REVIEW

The proposed project is currently undergoing environment review under Case No. 2012.1384ENV.

PUBLIC/NEIGHBORHOOD INPUT

To date, the Department has not received any public comments on the proposed project.

STAFF ANALYSIS

The Department seeks the initial feedback of the ARC regarding the design, materiality and relationship to the setting of the proposed new addition. Additionally, the Department seeks advice of the ARC with regard to compatibility of the project with Article 10 of the Planning Code, the designating Ordinance, and the *Secretary of the Interior's Standards for Rehabilitation* (Secretary's Standards). The project involves proposed changes to a potential future local landmark. For efficiency, the Department is reviewing the proposal under Secretary's Standards unless the designating Ordinance or Appendix to Article 10 includes specific standards. The Department would like the ARC to consider the following information:

Secretary of the Interior's Standards for Rehabilitation

Standard #2

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

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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RECOMMENDATIONS:

Secretary of the Interior's Standards: The proposed project is still in a conceptual phase regarding how the new uses will be incorporated within the existing building and what modifications are required on the exterior of the subject building. Department staff will undertake a complete analysis of the proposed project per the applicable Standards as part of the environmental review and the subsequent Certificate of Appropriateness (if required).

Overall Massing and Scale of the New Addition: The location of the new addition has been determined based on the size and scale of the existing building and the surrounding context. A significant set back from the Harrison Street elevation has been proposed to help the substantial vertical addition read as a separate but related structure. Minimal setbacks have been proposed for the other elevations due to the fact that the addition will largely be masked from the east and west by adjoining proposed construction. The property is directly north of the I-80 Freeway so the addition will be highly visible from the south, however it was determined that an increased setback from Harrison Street was preferable to establishing a deeper setback from the south elevation given the property's primary orientation towards Harrison Street. Planning Department staff find that the proposed addition is compatible with the character of the existing building. With a four-story mass that is rectangular in shape and spans the entirety of the lot, the massing and scale of the existing building is relatively large such that it can accommodate a prominent vertical addition in a way that will still be visually subordinate to the subject building.

Recommendation: Planning Department staff seek ARC's concurrence that the size, scale, and location of the addition is compatible with the massing and scale of the existing building.

Materials and Fenestration of the New Addition: The fenestration of the existing building includes a strong horizontal rhythm of industrial steel sash windows punctuated by a central tower. The proposed fenestration of the new addition consists of a faceted glass and reflective metal window wall that emulates the strong horizontal lines of the existing building but provides an off-centered vertical element to balance the composition of the addition. Further details of the materials of the addition are forthcoming. Generally, the Department finds that the project's overall fenestration design is differentiated yet compatible with the subject building.

Recommendation: Planning Department Staff seek concurrence from the ARC that the design of the addition is conceptually compatible with the character-defining features of the existing building.

Alterations to the Existing Building: The proposed new construction will require additional punched openings on the ground and upper floors of the secondary east and west elevations of the subject building. While the Vassar Place elevation has existing openings that can be altered, the west elevation is a blank façade. New openings will need to be differentiated but compatible with the existing fenestration pattern and compatible with the overall design of the subject building. As currently proposed, the openings will mimic the size and shape of the windows along the other elevations.

Recommendation: Planning Department staff and Project Sponsor seek guidance from the ARC as to how these new openings on secondary elevations should be treated. Planning Department staff find there is an opportunity to differentiate the new openings along the proposed west elevation so they don't mimic exactly the existing window pattern. Planning Department staff will continue

working with the project sponsor on the size, shape, and finishes of proposed openings along the west and east elevations.

REQUESTED ACTION

Specifically, the Department seeks comments on:

- The project recommendations proposed by staff including the compatibility of the addition with the historic resource.
- The compatibility of the project with the Secretary of the Interior's Standards.

ATTACHMENTS

1. Project Sponsor plan submittal entitled, "645 Harrison, HPC ARC Informational Meeting," dated June 19, 2019.
2. Historic Resource Evaluation Response, "1 Vassar Place, 400 2nd Street, 645/653/657/665 Harrison Street," dated May 22, 2019
3. Historic Resource Evaluation, "One Vassar," prepared by ICF, April 2019.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date May 22, 2019
Case No.: 2012.1384ENV
Project Address: 1 Vassar Place, 400 2nd Street, 645/653/657/665 Harrison Street
Zoning: CMUO – Central Soma – Mixed Use Office
130-CS-200-CS, 130-CS-350-CS, 350-CS Height and Bulk District
Block/Lot: 3763/001, 078, 079, 080, 080A, 081, 099, 100, 101, 105, 112, 113
Date of Review: April 2019 (Part 1)
Staff Contact: Josh Pollak (Senior Environmental Planner)
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PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description/Existing Survey Status

The subject property consists of 12 parcels that comprise the majority of the blocks bounded by Harrison and Perry Street to the north and south, and 2nd and 3rd streets to the east and west, in the South of Market neighborhood. The property is located within a CMUO – Central Soma – Mixed Use Office Zoning District and a 130-CS-200-CS, 130-CS-350-CS, 350-CS Height and Bulk District.

All parcels within the subject property that contain buildings were previously surveyed as part of the South of Market Historic Resources Survey performed by the San Francisco Planning Department (parcels 3763/078, 079, 080, 080A, 081, 112, 113 are vacant lots and are not discussed further in this report). The survey was conducted between 2007 and 2010 and the results of the survey were adopted by the Historic Preservation Commission in 2011. The following table provides the Block/Lot, addresses, South of Market Historic Resources status code, and an updated CEQA status code for the subject property:

Block/Lot	Address	Construction Date	South of Market Historic Resources Survey Status Code	Updated CEQA Status Code
3763/001	400 2nd St	1917	3CS	A
3763/099	665 Harrison St	1946	3S	A
3763/100	657 Harrison St	1946	6L	C
3763/101	653 Harrison St	1955	6Z	C
3763/105	645 Harrison St	1947	3S	A

Due to the fact that some of the findings for individual properties were inconclusive and additional information has surfaced since the results of the South of Market Historic Resources Survey were adopted

(such as adoption of the Citywide LGBT Historic Context Statement), Planning Department staff asked that a qualified historic preservation consultant provide additional information about some of the buildings within the subject property and confirm their status codes. The Historic Resource Evaluation Part 1 prepared by ICF (dated April 2019, referred to in this report simply as the HRE), summarized the findings of previous surveys for all buildings on the subject property as well as provided the necessary additional information for some of the buildings. The purpose of the HRER is to summarize the findings of the survey, compile the additional information provided in the HRE, and formalize the department's findings on the historic resource status of the properties.

400 2nd Street (3763/001)

The building at 400 2nd Street is a four-story, reinforced concrete commercial building constructed in 1917 for the Pacific Coast division of the United States Envelope Company. This simply detailed industrial warehouse was designed by William H. Crim Jr., a well-known local architect. The building is generally rectangular in plan and has a flat roof and smooth concrete cladding. The northern bay at the intersection of Harrison and 2nd streets is canted at the edge to incorporate a diagonal bay that sits over an open structural bay on the ground floor that once served as a rail loading platform with a rail spur connecting to the rail line that ran down 2nd Street. The interiors have largely been converted into office spaces that feature modern finishes and fixtures, but the mushroom structural columns remain exposed throughout most of the floors. For a more detailed description and photographs of interiors, see p. 2-7 to 2-8 of the HRE.

400 2nd Street was surveyed as part of the South of Market Historic Resources Survey and was given a Status Code of 3CS (Appears eligible for listing in the California Register as an individual property through survey evaluation). Although the HRE presents findings that the individual building does not meet the criteria to be individually eligible for listing in the California Register, the department determined there is no new information presented since adoption of the survey findings to overturn the determination that 400 2nd Street is individually eligible for listing in the California Register. This HRER provides additional information to clarify the status of 400 2nd Street, provides character-defining features, and an integrity analysis.

665 Harrison Street (3763/099)

665 Harrison Street is a 2-story reinforced concrete industrial building constructed in 1946 as a mercantile building for the California Pacific Title & Trust Company. The building is rectangular in plan with a smooth concrete-stucco finish and a built-up bow truss roof. The primary façade faces north and includes 3 structural bays with fixed, fully glazed and multi-panel metal windows. There are two ground floor entrances below the easternmost bay that include a recessed partially-glazed wood door with glazed transom and a cantilevered canopy, and a pair of metal glazed doors set within an aluminum frame storefront system. A third entrance sits below the westernmost bay and features a deeply recessed pair of aluminum frame doors below a transom window. The west elevation does not contain any fenestration or openings, while the rear (south) elevation contains one canopied entrance and metal door to the second floor that is accessed by a metal exterior staircase. Both 665 and 657 Harrison Street face onto a rear parking lot that opens onto Perry Street. A description and photographs of the interior is located on p.2-10 to 2-12 of the HRE.

665 Harrison was surveyed as part of the South of Market Historic Resources Survey and was given a Status Code of 3S (Appears eligible for listing in the National Register as an individual property through survey

evaluation). The HRE provides some additional information about the history of the property as well as identifies character-defining features. The HRER summarizes these findings and concludes that 665 Harrison Street is a historic resource under CEQA as well as provides a list of character-defining features.

657 Harrison Street (3763/100)

657 Harrison Street is a two-story reinforced concrete industrial building constructed in 1946 in a simple Art Moderne/Streamline Moderne style. The rectangular-plan building is clad in smooth stucco on the north elevation and board formed concrete on the south elevation. The primary elevation faces north and includes four structural bays. Entrances include recessed partially-glazed paired metal doors and a cantilevered canopy and paired flush metal doors. Typical fenestration consists of fixed plate-glass wood-sash windows with operable awning sashes. A stucco pediment, rising above the primary parapet roofline, crowns the northeastern-most bay. The rear elevation features a steel rollup door and one steel sash window. A description and photographs of the interior is located on p. 2-10 of the HRE.

657 Harrison was surveyed as part of the South of Market Historic Resources Survey and was given a Status Code of 6L. (This code usually means determined ineligible for local listing or designation through local government review process, may warrant special consideration in local planning.) The adopted map of surveyed properties in the South of Market Historic Resources Survey indicates that 6L means the property is not significant for architecture under Criterion 3 but has not been clearly evaluated for the other criteria. Because the survey status code 6L is inconclusive with regard to eligibility for listing in the California Register, the department requested additional information in the HRE and an eligibility analysis for listing in the California Register under criteria 1,2 and 4. The department concurs with the findings on p. 4-4 of the HRE that confirms 657 Harrison is not individually eligible for listing in the California Register under any criteria.

653 Harrison Street (3763/101)

653 Harrison Street was constructed in 1955 for W.W. Wilson and is a two-story reinforced-concrete industrial building designed in a simple Modern style with little decorative embellishments. The building is rectangular in plan and clad in smooth stucco on the north-facing elevation and board-formed concrete on the south elevation. The north elevation is the primary façade and includes three structural bays with fixed and awning steel-sash windows with sills and two entrances. The rear elevation contains a flush metal door and a roll up door below next to two pairs of industrial steel-sash fixed windows. The condition of the interior is unknown.

653 Harrison was surveyed as part of the South of Market Historic Resources Survey and was given a Status Code of 6Z (Found ineligible for listing in the National, California, or local designation through survey evaluation). The building is considered a “Category C” property (not a resource) for the purposes of the Planning Department’s California Environmental Quality Act (CEQA) review procedures. This property will not be discussed further in this HRER.

645 Harrison Street (3763/105)

645 Harrison Street is a large four-story, rectangular-plan, industrial building constructed in 1947 that expresses a transitional architectural style incorporating aspects of Art Deco and the International Style. The building is constructed of reinforced concrete on a concrete foundation and features a prominent central tower along its Harrison Street façade that rises above the surrounding flat roof. The street-facing facades of the building are characterized by horizontal bands of industrial steel-sash windows at each floor.

While the Harrison Street façade features a continuous band of windows, windows along the Vassar Place and Perry Street elevations are spaced between bands of stucco that have been scored with raceways that reflect the divided lite pattern of the industrial sash windows. The ground floor of the Vassar Place elevation also features a number of punched openings that contain industrial steel roll-up doors that interrupt the spacing of the industrial sash windows and banded stucco pattern. Also of note is the fact that the ground floor windows on this elevation feature a tighter nine over four pattern of panes as compared with the three over five panes found on the other levels and elevations.

The front face of the tower contains the primary building entrance which is comprised of a pair of slightly recessed paired metal doors behind the entrance assembly which features sidelights and a transom window. Fluted quarter columns flank the entrance and a pair of engaged pilasters rise the entirety of the elevation. Centered above the elevations is a central vertical channel with glass block assembly that rises up to the tower portion which is capped by a flag pole.

The west elevation is made up of board formed concrete and does not contain any fenestration but is highly visible given the relative low scale of the adjacent building at 653 Harrison. The Perry Street elevation faces the I-80 Freeway and is similar to the Vassar Place elevation in its rhythm of divided lite steel sash windows spaced with scored stucco. The ground floor windows also contain the more tightly spaced lite pattern found on the ground floor of the Vassar Place elevation. The only point of entry along this rear elevation is a small tradesman door located at the southwest corner.

The publicly accessible interior spaces of 645 Harrison consist of the primary centered entrance located along Harrison Street which opens into the reception lobby that features terrazzo flooring set within a grid of brass divider strips. The logo for the A. Carlisle & Company, a stylized Native American chieftan head, is also inlaid in brass within the terrazzo floor located just within the entry. A series of five terrazzo stairs and disability access lift lead to a landing where the main elevator lobby is located.

645 Harrison was surveyed as part of the South of Market Historic Resources Survey and was given a Status Code of 3S (Appears eligible for listing in the National Register as an individual property through survey evaluation), but character-defining features were not identified. The HRE summarizes the survey findings and provides a list of character-defining features. The HRER summarizes these findings and concludes that 645 Harrison Street is a historic resource under CEQA.

Neighborhood Context and Description

The project site is located in the South of Market neighborhood, south of the Moscone Center and directly north of the James Lick Freeway (Highway 80). The surrounding area contains a diverse range of mid-rise mixed-use commercial and residential buildings, low-scale industrial buildings, along with a few mid-rise office buildings.

The only historic resource located immediately adjacent to the subject property is the six-story industrial building at 425 2nd Street that was identified in the South of Market Historic Resources Survey as being individually eligible for listing in the California Register as a good example of the industrial style with Classical Revival details.

A focused neighborhood context is located on p. 3-1 of the HRE.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

To assist in the evaluation of the properties associated with the proposed project, the Project Sponsor has submitted a consultant report:

- ICF, *One Vassar, San Francisco, Historic Resource Evaluation Part 1* (April 2019) (HRE)

The HRE provides background information for all four remaining properties on the project site, including owner and occupant history, as well as summarized the findings of the South of Market Historic Resources Survey and included additional necessary information.

400 2nd Street

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: 1917	Period of Significance: n/a
	<input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Based on the information provided by the consultant, ICF, and found in the Planning Department, Preservation staff finds that the subject building located at 400 2nd Street has been identified as being eligible for listing in the California Register of Historical Resources individually under Criterion 3 (architecture).

Criterion 1: Property is 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.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building is not eligible for inclusion in the California Register individually under Criterion 1. While the property was constructed during the extensive rebuilding effort in SOMA that followed the 1906 Earthquake and Fire, the building itself does not stand out singularly amongst the properties in the area. According to the historic context statement prepared for the South of Market Area, industrial buildings would be individually eligible for listing in the California or National Register under Criterion 1 if it could be

demonstrated that the building has a close association with either an important industry or be associated with an important historic event such as the Post-1906 reconstruction era, the 1934 Waterfront Strike, or the construction of the San Francisco-Oakland Bay Bridge. Planning Department staff did not find 400 2nd Street had a close association with any of these events such that the property would be individually eligible for listing under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records show that none of the property owners or tenants of the building are important to the local, regional or national past as individuals.

Therefore, 400 2nd Street, is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

400 2nd Street is a simple industrial building that was designed by William Crim Jr., a well-known local architect. The building is representative of the dominant building type in the neighborhood that consists of one-to-six story concrete or brick industrial buildings that were constructed after the 1906 Earthquake and Fire. With its minimally detailed façade that contains some pared down Classical elements, the building represents the adaptation by architects of the classical language of architecture to larger scale industrial buildings. William H. Crim Jr. has been regarded as a master architect and is the designer of a number of individually designated resources or important civic buildings such as the Second Church of Christ Scientist located at 93 Cumberland Street, and the James Lick Middle School located at 1220 Noe Street. Additionally, Crim Jr. is recognized as the architect of a number of other industrial buildings, including a parking garage at 550 O'Farrell and the California and Hawaii Sugar Refining Company in Crockett, California.

Therefore, 400 2nd Street, is eligible under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, 400 2nd Street is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☒ Retains ☐ Lacks
 Association: ☒ Retains ☐ Lacks
 Design: ☒ Retains ☐ Lacks
 Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
 Feeling: ☒ Retains ☐ Lacks
 Materials: ☐ Retains ☒ Lacks

400 2nd Street retains a marginal degree of integrity, having some major alterations since it was originally constructed. The most visible alteration includes replacement of the original steel sash windows on all elevations and the removal of exterior fire escapes at an unknown date. However, despite these alterations, 400 2nd Street retains sufficient integrity to convey its significance as a simple industrial warehouse building constructed during the early twentieth century.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 400 2nd Street include the following:

- 4-story massing with flat roof
- Canted angled entry at the corner of 2nd Street and Harrison Street with an open ground floor structural bay
- Regular pattern of punched openings along Harrison and 2nd Street
- Stringcourse separating first and second floors and simple cornice line that caps the building
- Projecting sills beneath window bays and simple pattern of scored friezes in spandrels

665 Harrison Street

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: 1964-1974	Period of Significance: n/a
	<input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Based on the information provided by the consultant, ICF, and found in the Planning Department, Preservation staff finds that the subject building located at 665 Harrison Street is individually eligible for listing in the California Register of Historical Resources. The Department largely concurs with the findings of the HRE which are paraphrased below.

Criterion 1: Property is 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.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building is eligible for listing in the California Register individually under Criterion 1 for its association with Leo “the Baron” De Gar Kulka and his Golden State Records beginning in the late 1960s. Kulka’s studio pioneered Los Angeles and Hollywood-styled high-tech audio recording in the Bay Area, and recorded numerous artists as they emerged into the public music scene of the era. Soon after his immigration from the Czech Republic in 1938, Kulka recorded numerous world-renowned artists in his Hollywood studio, including Nat King Cole, Frank Sinatra, and Sam Cooke and Sonny Bono. However, upon relocating to San Francisco in 1964, Kulka helped foster the development of a new “San Francisco Sound” that was taking ground as the Hippie and Counterculture movement flourished in the City. In recording San Francisco TKO, Ramona King, Mel Davis, and Jeanette Jones, along with other more well-known artists such as the Grateful Dead, Sylvester Stewart, Big Brother and the Holding Company, and Jefferson Airplane, Kulka logged the sound of a cultural movement sweeping the nation from its epicenter in San Francisco. Kulka also taught his craft through a college he operated out of the building that is said to be one of the first to train students for work in the music recording industry. Autumn Records accommodated the popular music business of the studio, and Sonic Arts focused on restoration and remastering of older recordings. The period of significance is 1964-1974 and corresponds with Kulka’s use of the studio. For more information on the history of the recording studio, see p. 3-7 of the HRE and p. 3 of the DPR form (included as an attachment).

Therefore, 665 Harrison is individually eligible under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

665 Harrison is associated with the life of Leo De Gar Kulka, a pioneering audio recording professional whose career made significant contributions to the 20th century recording industry and whose work while he lived in San Francisco was based entirely at his studio at 665 Harrison Street. Although Kulka’s career began in Southern California working with the Hollywood recording industry, he pioneered Northern California’s 1960s and 1970s popular music industry by establishing and developing his own studios at 665 Harrison Street and recording the “San Francisco Sound” coming out of the Counterculture movement. The recording studios at 665 Harrison Street represent Kulka’s productive life in his prime as a music recorder in Northern California. As mentioned in the above section under Criterion 1, the period of significance is 1964-1974 and corresponds with Kulka’s operation of the recording studio at 665 Harrison.

Therefore, 665 Harrison Street, is eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

665 Harrison Street is a simple industrial building that does not possess high artistic values, nor does it represent the work of a master or embody the distinctive characteristics of a type, period, region, or method of construction. While 665 Harrison Street was constructed in 1946 and was designed in the minimally detailed Streamline Moderne architectural style, it has seen subsequent alterations that would not make it significant for its architecture.

Therefore, 665 Harrison Street, is not eligible under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, 665 Harrison Street is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

665 Harrison retains a moderate degree of integrity from its period of significance. Although it has seen some alterations to the ground floor openings it is unclear if these alterations took place during the period of significance and would not impede a casual observer from recognizing 665 Harrison as the site of Kulka's recording studio.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The following is a list of character-defining features for 665 Harrison Street:*

- Exterior primary façade at Harrison Street that conveys Streamline Moderne characteristics of the earlier building era

* While there are some interior features that may have been extant during the period of significance, it is unclear if these features were unique to Kulka's studio. These features include the interior configuration of the studio's main recording and training rooms along hallways on the first and second floors, a mural on the wall of a second-floor room, and acoustical sound features such as foam acoustic sound proofing panels affixed to ceiling. It is unlikely these were publicly accessible.

657 Harrison Street

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: N/A	Period of Significance: N/A
	<input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Based on the information provided by the consultant, ICF, and found in the Planning Department, Preservation staff confirms that the subject building located at 657 Harrison Street is not eligible for listing in the California Register of Historical Resources either individually or as a contributor to a historic district.

Criterion 1: Property is 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.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. 657 Harrison was constructed during the 1940s industrial boom in Central SOMA but it was not the earliest of the buildings to be constructed during this period nor is there any indication that this building is associated with any industry or business that made a significant contribution to San Francisco or California.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records show that none of the property owners or tenants of the building are important to the local, regional or national past as individuals.

Therefore, 657 Harrison Street, is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

657 Harrison does not represent the distinctive characteristics of any architectural style such that it would be considered representative of that style. While the building does have some elements of the Streamline Moderne architectural style, they are in no way an embodiment of that style.

Therefore, 657 Harrison Street, is not eligible under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, 657 Harrison Street is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

Since 657 Harrison Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 657 Harrison Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

645 Harrison Street

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: 1947-1977	Period of Significance: n/a
	<input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Based on the information provided by the consultant, ICF, and found in the Planning Department, Preservation staff finds that the subject building located at 645 Harrison Street is individually eligible for listing in the California Register of Historical Resources. Further information about 645 Harrison is available in the DPR form prepared for the South of Market Historic Resources Survey and is included as an attachment to the HRER.

Criterion 1: Property is 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.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building is eligible for listing in the California Register individually under Criterion 1 for its association with A. Carlisle & Co., which was an early San Francisco business that absorbed a number of other early and prominent printing businesses to become one of the most prominent printing and lithography enterprises in the west. The building was constructed for Carlisle & Co.'s plant and general office and represents a major expansion of services after World War II. Carlisle & Co. were located at this address for thirty years.

Therefore, 645 Harrison is individually eligible under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

645 Harrison is not associated with the lives of persons important to local, California, or national history. Although Albert Carlisle was a prominent San Francisco entrepreneur, who established his business early in the city's history, he is less significant as an individual than his company was as a commercial enterprise and he passed away before the company moved into 645 Harrison Street. While other members of the Carlisle family were responsible for the continued success of the company, their individual importance is less significant than the company as a whole.

Therefore, 645 Harrison Street, is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

645 Harrison Street is a good example of an industrial building that was constructed in the South of Market area after World War II and was designed by master architect Herman C. Baumann. Baumann is recognized as a master in the field of architecture for his skillful application of a number of different styles for a range of different property types. The building's design embodies the distinctive characteristics of the International style on a large scale and exhibits high artistic value.

Therefore, 645 Harrison Street, is individually eligible under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, 645 Harrison Street is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the

built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

645 Harrison retains a high degree of integrity and is able convey its historic association as a large-scale industrial building that was designed by a master architect in the International style.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The following is a list of character-defining features for 645 Harrison Street:

Exterior Features

- Four-story height
- Reinforced concrete construction
- Flat roof
- Flagpole over main entrance
- Elements of the International Style, including:
 - Horizontal massing configured in 11 structural bays along the primary façade
 - Horizontal bands of industrial steel sash windows
 - Horizontal scored speed lines in the concrete
 - Centralized Art Deco style entrance tower articulated with glass block
 - Recessed central entry surrounded by molded columns with paired metal doors with sidelights and glazed transom

Interior Features

- Central ground floor lobby, including
 - Terrazzo floor with inlaid decorative motif
 - Terrazzo baseboards

- Terrazzo steps
- Reinforced concrete column support system throughout interior

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource (400 2nd Street, 665 Harrison Street, 645 Harrison Street)
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District
- ☒ No Historical Resource Present (657 Harrison Street)

PART I: PRINCIPAL PRESERVATION PLANNER REVIEW

Signature: _____

Allison Vanderslice, *Principal Preservation Planner*

Date: _____

5/31/19



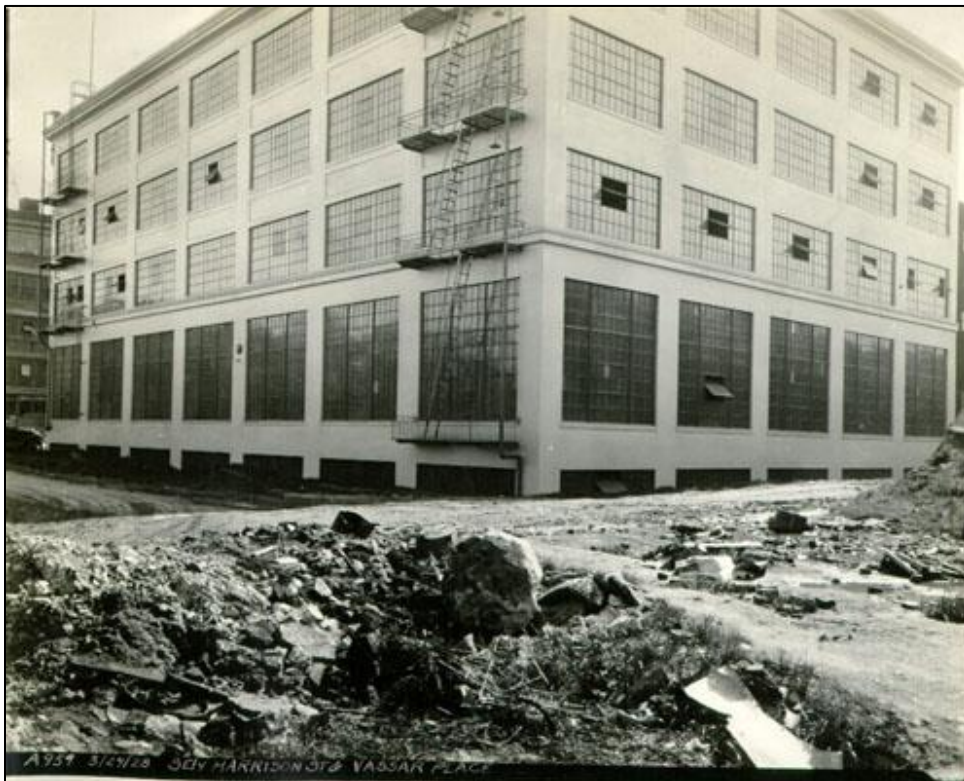
400 2nd Street: View south of east (left) and north (right) elevations.



400 2nd Street: Photo taken from same angle ca. 1919 (photo taken from, Jennings, Frederick. "Some Recent Work of William H. Crim, Jr." *The Architect and Engineer of California*, Jan. 1919, Vol. LVI No. 1, p. 59)



400 2nd Street: View east of north (left) and west (right) elevations.



400 2nd Street: Photo taken from same angle in 1928 (San Francisco Historical Photo Collection, San Francisco Public Library).



653 Harrison Street: View south of north elevation.



657 Harrison Street: View south of north elevation.



665 Harrison Street: View south of north façade.



665 Harrison Street: Photo taken from same angle at an unknown date (San Francisco Assessor's Office).



665 Harrison Street: Undated photo of Leo De Gar Kulka posing in front of the main entrance to 665 Harrison Street (Museumofmagneticsoundrecording.org).



645 Harrison Street: View south of east (left) and north (right) elevations.



645 Harrison Street: View south of east (left) and north (right) elevations. Note this undated photo from the assessor's record was taken prior to construction of the 4th floor addition.



645 Harrison Street: View east of north (left) and west (right) elevations.



645 Harrison: View southeast of north elevation. This undated photo from the assessor's office was taken after construction of the 4th floor addition.



645 Harrison Street: View southeast of main entrance along primary façade (north elevation).

REVISED DRAFT

ONE VASSAR, SAN FRANCISCO HISTORIC RESOURCE EVALUATION PART I

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April 2019



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Acronyms and Abbreviations

1976 DCP Survey	Department of City Planning Architectural Survey of 1976
APN	Assessor's Parcel Number
California Register	California Register of Historical Resources
Central SoMa	Central South of Market
Central SoMa Historic Context	Central South of Market Historic Context Statement
CEQA	California Environmental Quality Act
CHRS	California Historic Resource Status
Here Today	Here Today: San Francisco's Architectural Heritage
HRE	historic resource evaluation
MUO	Mixed-Use Office
National Register	National Register of Historic Places
Planning	City and County of San Francisco Planning Department
SoMa	South of Market
SoMa Survey	South of Market Area Historic Resource Survey
SSO	Service/Secondary Office

1.1 Executive Summary

This Historic Resource Evaluation (HRE) Part I was prepared by ICF on behalf of One Vassar, LLC, to inform future review by the City and County of San Francisco Planning Department (Planning). ICF is on a consultant pool list maintained by Planning to prepare HREs for development projects in the city that may affect historical resources, as defined by the California Environmental Quality Act (CEQA).

The proposed project involves demolishing four of the five existing buildings at the project site (400 2nd Street, 653, 657, and 665 Harrison Street), constructing three new buildings (a 28-story office building, 300-room hotel, and up to 400-unit residential building), and adaptively reusing the industrial building at 645 Harrison Street to serve as a podium for the proposed hotel building.

This HRE supplements previous evaluations of the properties at 657 Harrison Street, 665 Harrison Street, and 400 2nd Street. All three of these properties were surveyed in 2007 through 2009 as part of the South of Market Area Historic Resource Survey (SoMa Survey); however, they were not fully evaluated under the California Register of Historical Resources (California Register) criteria. This HRE provides interior descriptions of the buildings and further information on the significance, periods of significance, and character-defining features of these properties. Based on the new research and evaluation conducted for the HRE, ICF concludes that one of the buildings (665 Harrison Street) on the project site is eligible for listing in the California Register and is considered a historic resource for the purposes of CEQA (3CS status code). Two of the buildings (657 Harrison Street and 400 2nd Street) at the project site are ineligible for listing and not considered historic resources for the purposes of CEQA (6Z status code) (Table 1).

Table 1. South of Market Area Historic Resource Survey Status Codes and Current Evaluation

Address	Previous CHRS Code	ICF Recommended CHRS Code
400 2nd Street	3CS	6Z
645 Harrison Street	3S	3S
653 Harrison Street	6Z	6Z
657 Harrison Street	6L	6Z
665 Harrison Street	3S	3CS

Source: Page & Turnbull 2009.

The building at 645 Harrison Street was previously determined eligible for listing in the National Register of Historic Places (National Register) and qualifies as a historic resource for the purposes of CEQA. The HRE summarizes these previous findings and provides additional detail about the character-defining features of this resource. The building at 653 Harrison Street was previously found to not be an eligible historic resource under CEQA. ICF agrees with this finding and no further evaluation of 653 Harrison Street is included in the HRE.

1.1.1 Property Information

1.1.1.1 Location

The project site includes six adjacent parcels containing five buildings located in San Francisco's South of Market (SoMa) neighborhood near Rincon Hill, at Harrison Street between 2nd and 3rd Streets. The surrounding area is characterized by a mix of one- to four-story buildings similar to the buildings at the project site, as well as larger-scale buildings of more recent construction. The project site is located adjacent to the elevated Interstate 80 freeway, which traverses the neighborhood on a northeast/southwest trajectory along the southeastern boundary of the project site (Figure 1).

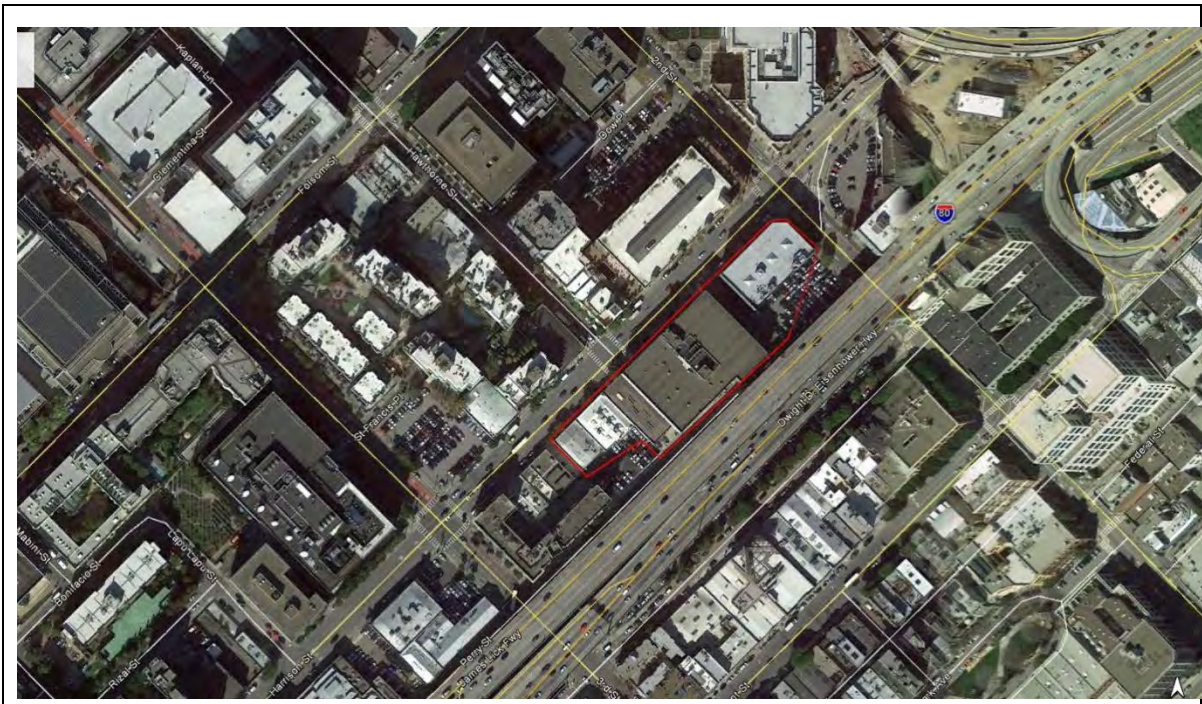


Figure 1. Project site
Source: Google 2017

The project site is located in the Central SoMa Plan Area (2016) and Eastern Neighborhoods Plan Area (2008), and is subject to the historic preservation goals, objectives, policies, and implementation strategies of those plans.

1.1.1.2 Zoning

The project site is within the 2nd Street Corridor Zoning District, which is a Mixed-Use Office (MUO) zoning area with land use controls that encourage office and housing development by allowing a mix of affordable and market-rate housing as well as increasing the size of permitted offices. A portion of the site is located in a Service/Secondary Office (SSO) zoning district that accommodates light industrial businesses, professional office space, and conditional use permitting for residential units. The western portion of the site is located in the Light Industrial (M-1) zoning district.

1.1.1.3 Current Historic Status

As stated previously, all five subject properties at the project site were previously documented as part of the SoMa Survey, and some of the properties require further evaluation. Additionally, ICF searched federal, state, and local records to determine if the subject properties have been identified in any official registers of historic resources.

- 400 2nd Street was previously assigned a California Historic Resource Status (CHRS) code of 3CS as a resource that “appears eligible for the California Register as an individual property through survey evaluation” in the adopted SoMa Survey. However, DPR 523 series forms documenting the application of criteria for National Register, California Register, or local register eligibility were not completed. Planning recognizes the building as a potential local resource.
- 645 Harrison Street was previously assigned a CHRS code of 3S as a property that “appears eligible for the National Register as an individual property through survey evaluation” in the adopted SoMa Survey. DPR 523 series forms documenting the application of criteria for National Register and California Register eligibility were completed. Furthermore, future adoption of the Central SoMa Plan is anticipated to involve the designation of 645 Harrison Street as an Article 10 landmark and as a Category I building under Article 11. Following the San Francisco Board of Supervisors’ approval of the designation legislation, Planning would recognize 645 Harrison Street as a locally designated historical resource under Articles 10 and 11.
- 653 Harrison Street was previously assigned a CHRS code of 6Z as a property that was “found ineligible for the National Register, California Register or Local designation through survey evaluation” in the adopted SoMa Survey. Documentation of the application of criteria for National Register and California Register eligibility was completed, and Planning does not recognize the building as a local historical resource. No further evaluation of this property is included in the report.
- 657 Harrison Street was previously assigned a CHRS code of 6L as a property that was “determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning” in the adopted SoMa Survey.” DPR 523 series forms documenting the application of criteria for National Register and California Register eligibility were not completed. According to the Central SoMa Plan Area (2016), the CHRS code 6L has been adopted by Planning to indicate that while the building is not recognized as a historic resource, it has been identified as potentially contributing to the historic character of its neighborhood and thus requires planning consideration.
- 665 Harrison Street was previously assigned a CHRS code of 3S as a property that “appears eligible for the National Register as an individual property through survey evaluation.” DPR 523 series forms documenting the application of criteria for National Register and California Register eligibility were completed. Planning recognizes the building as a locally designated resource.

National Register of Historic Places

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

No resources at the project site are formally listed in the National Register. In 2009, however, the properties at 645 and 665 Harrison Street were found eligible for listing in the National Register through survey evaluation conducted for the SoMa Survey in support of the SoMa Plan (Page & Turnbull 2009). Available documentation on file at Planning indicates that the building at 645 Harrison Street was determined eligible for National Register listing under Criteria A (Events) and C (Architecture), and the building at 665 Harrison Street was recommended eligible under Criteria A (Events) and B (Persons).

California Register of Historical Resources

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

No resources at the project site are formally listed in the California Register or are designated a State Historical Landmark. Three buildings at the project site were found eligible for listing in the California Register through survey evaluation conducted for the SoMa Survey in support of the SoMa Plan (Page & Turnbull 2009). Available documentation on file at Planning indicates that the buildings at 400 2nd Street, 645 Harrison, and 665 Harrison were determined eligible for California Register listing under Criterion 3 in 2011 and recorded on DPR 523 series forms; however, the evaluation of significance under California Register Criteria 1 and 2 and was not completed as part of the survey.

San Francisco Planning Department Historic Status Code

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

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

Table 2 lists the previous historic resource codes and status of the properties at the project site.

Table 2. Previous Historic Resource Status of Properties at the Project Site Assigned by Planning

Address	Planning Dept. Historic Resource Status
400 2nd Street	A
645 Harrison Street	A
653 Harrison Street	C
657 Harrison Street	B
665 Harrison Street	A

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

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

Pending the adoption of the Central SoMa Plan, 645 Harrison Street will be designated as an Article 10 landmark and as a Category I building under Article 11. Following the San Francisco Board of Supervisors' approval of the designation legislation, Planning would recognize 645 Harrison Street as a locally designated historical resource under Articles 10 and 11.

Here Today: San Francisco's Architectural Heritage (1968)

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

The buildings on the subject property are not listed in *Here Today*.

Department of City Planning Architectural Quality Survey

The San Francisco Department of City Planning Architectural Survey of 1976 (1976 DCP Survey) was a reconnaissance survey of the City and County of San Francisco to identify and rate architecturally significant buildings and structures. The rating was based on a scale of -2 (contextual) to 5 (extraordinary). Potential historical significance was not considered when assigning a rating and historical associations were not considered for the buildings and structures included in the survey. The 10,000 rated buildings and structures included in the survey accounted for only 10% of the City's architectural building stock. The 1976 DCP Survey is recognized by Planning for informational purposes.

645 Harrison Street was recorded in the 1976 DCP Survey and assigned a rating of 2, meaning the building was found to have notable architectural significance. The other subject properties were not included in that survey.

South of Market Area Historic Resource Survey

The subject properties were included in the SoMa Survey, which was informed by DPR 523 series forms completed by Page & Turnbull between 2007 and 2009. These forms are referenced in the National Register and California Register sections above, where it is also indicated where these evaluations lack detailed information that is reevaluated in this HRE. The survey findings were adopted by the San Francisco Historic Preservation Commission on March 16, 2016.

The South End Historic District was identified during the SoMa Survey (Page & Turnbull 2007). A map depicting boundaries of the district indicates the project site is located one block north of the South End Historic District.

The survey findings identified three of the buildings on the project site as eligible historic resources (400 2nd Street, 645 Harrison Street, and 665 Harrison Street). One building was found ineligible as a historic resource (653 Harrison Street). One building (657 Harrison Street) was given a 6L status code, interpreted for the survey to mean that the property was found ineligible for national, state, and local registers, but was identified as a character-enhancing building in the Central SoMa Area Plan (Planning 2016), which also indicated the building is not a historical resource for the purposes of CEQA, but may warrant special consideration in local planning. The 6L status code has been inconsistently applied by Planning for historic resource surveys, and under the current direction of Planning, the property was re-evaluated to clarify its eligibility.

1.2 Methods

1.2.1 Architectural Survey

An exterior buildings survey was conducted at the project site on August 16, 2016, by ICF Architectural Historians. Interior surveys were conducted September 27, November 15 and December 19, 2017 by ICF Architectural Historians. The surveys collected data with digital images and written notes for all exposed exterior elevations and accessible interior spaces of the four buildings subject to evaluation in this HRE.

1.2.2 Research

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

Historic images of the properties were sought through the San Francisco Public Library's online photograph collection and San Francisco Assessor's Office Negative Collection, San Francisco Municipal Transportation Agency's online photograph collection, Western Neighborhoods Project's online photograph collection, Online Archives of California, and University of California collections through Calisphere.

Property-specific research was conducted using the following sources.

- Planning's online Property Information Map
- San Francisco Public Library Ephemera Collection
- Sanborn Fire Insurance Company maps (Appendix C, *Sanborn Fire Insurance Maps*)
- Historical San Francisco city directories
- *San Francisco Chronicle* archives
- California Digital Newspaper Collection
- Ancestry.com for genealogy and census information
- California Historic Resources Information System

2.1 Property Descriptions

2.1.1 Project Site

The project site consists of five buildings and a vacant paved lot located at 2nd Street and Harrison Street on the northern side of the elevated Interstate 80 freeway. The parcels are slightly sloped down from 2nd Street to 3rd Street, and with the exception of the vacant paved lot, the parcels are rectangular-shaped. Vassar Place extends from Harrison Street between the 400 2nd Street and 645 Harrison Street parcels, and Perry Street extends north beneath the elevated Interstate 80 freeway from 3rd Street along the rear of the 653, 657 and 665 Harrison Street parcels. Table 3 lists the properties' parcel numbers and lot size. Figure 2 shows a north view of the project site at Harrison Street toward 2nd Street.

Table 3. Properties and Lots in the Project Site

Address	Assessor's Parcel Number (APN)	Lot Size (feet)
400 2nd Street	3763/001	95 x 160
Parking Lot	3763/113	57 x 160
645 Harrison Street	3763/105	225 x 175
653 Harrison Street	3763/101	50 x 160
657 Harrison Street	3763/100	75 x 90
665 Harrison Street	3763/099	57.5 x 80



Figure 2. Project site, perspective view facing north at Harrison Street toward 2nd Street

2.1.2 Exterior Architectural Descriptions

Brief exterior architectural descriptions are provided for all four of the buildings subject to evaluation in this HRE. ICF surveyed the subject buildings to verify the information presented in the existing DPR 523 series forms completed by Page & Turnbull in 2007 for the SoMa Survey. ICF has reviewed the 2007 DPR 523 series forms to determine if exterior features or materials have been visibly altered since the buildings were previously recorded.

2.1.2.1 400 2nd Street

400 2nd Street is a four-story, reinforced concrete commercial building. The building has a generally rectangular plan, a flat roof, smooth concrete cladding, and a concrete foundation. The northern corner at the intersection of 2nd and Harrison Streets includes a diagonal face over the northern street-level structural bay (Figures 3 and 4). The structural bay served as a loading bay associated with the railway line that was aligned along 2nd Street in the early 20th century. The northeast street-facing elevation comprises four structural bays; the structural bay southeast of center has been enclosed with glass walls to form the building's primary entrance (Figure 5). The entrance has paired, fully glazed doors with a glazed transom and sidelights. The northwest street-facing elevation comprises seven structural bays (Figures 6 and 7). Fenestration retains its original configuration; however, the glazed aluminum sash windows at street level and fixed glazed aluminum windows at the second, third, and fourth levels are not original.



Figure 3. 400 2nd Street, perspective view facing south at Harrison and 2nd Streets



Figure 4. 400 2nd Street, perspective view facing east at Harrison Street and Vassar Place



Figure 5. 400 2nd Street, perspective view facing west at 2nd Street



Figure 6. 400 2nd Street, perspective view facing north at Vassar Place



Figure 7. 400 2nd Street, detail of 2nd Street elevation structural bays, view southeast

The exterior of 400 2nd Street was described in the building's 2007 DPR 523A form, and was reported to have appeared in good condition at the time of that recordation. Based on ICF's investigation of the building in 2016 and 2017, the building exterior appears unchanged from the previous documentation.

2.1.2.2 645 Harrison Street

645 Harrison Street is a large four-story, rectangular-plan industrial building that expresses a transitional architectural style incorporating aspects of Art Deco and the International Style (Figure 8). Constructed of reinforced concrete and standing on a concrete foundation, 645 Harrison

Street features a prominent central tower at its Harrison Street façade that rises above the surrounding flat roof (Figure 9). The street-facing façades of the building are characterized by horizontal bands of industrial steel-sash windows at each floor. Stucco clads the areas of the walls separating the window bands. The northeast façade, fronting onto Vassar Place, features a series of automobile loading bays that have overhead rolling metal doors; the windows at this façade do not form continuous bands, but the stucco cladding between window openings is scored to reference the fenestration pattern at the Harrison Street façade. The building was constructed in 1947 as three stories tall with the tower; the fourth story was constructed in 1960, and replicates the cladding material and fenestration pattern of the lower floors.

At the street level, the front face of the tower contains the glazed, primary building entrance; a pairing of doors is slightly recessed within the entrance assembly. The entrance is flanked by fluted quarter columns and projecting pilasters that terminate at the roofline. Above the entrance, the tower features a central, slightly recessed vertical channel containing a continuous glass block window.



Figure 8. 645 Harrison Street, northwestern elevation at Harrison Street, view northeast



Figure 9. 645 Harrison Street, main entrance at Harrison Street; view northeast

The exterior of 645 Harrison Street was described in the building's 2007 DPR 523A form, and was reported to have appeared in good condition at the time of that recordation. Based on ICF's investigation of the building in 2016 and 2017, the building exterior appears unchanged from the previous documentation.

2.1.2.3 657 Harrison Street

657 Harrison Street is a two-story, reinforced concrete light industrial building designed with minimal Streamline-Moderne decorative elements. The building has a rectangular plan, a bow truss roof, smooth and molded stucco cladding on its primary (front) façade, scored concrete cladding on its secondary (rear) façade, and a concrete foundation. The front elevation faces northwest at

Harrison Street, and has four structural bays containing entrances and fenestration (Figure 10). The primary entrance, located in the northeastern-most structural bay, has recessed, partially glazed, and paired metal doors under a cantilevered canopy clad in smooth stucco. The secondary entrance has slightly recessed and paired metal doors located in the southwestern-most bay. A stucco pediment, rising above the primary parapet roofline, crowns the northeastern-most bay. The rear façade faces southeast at Perry Street, and has two structural bays with entrances and fenestration. The rear elevation has a flush metal pedestrian doorway and a roll-up metal cargo door (Figure 11).



Figure 10. 657 Harrison Street, northwestern elevation at Harrison Street, view southeast

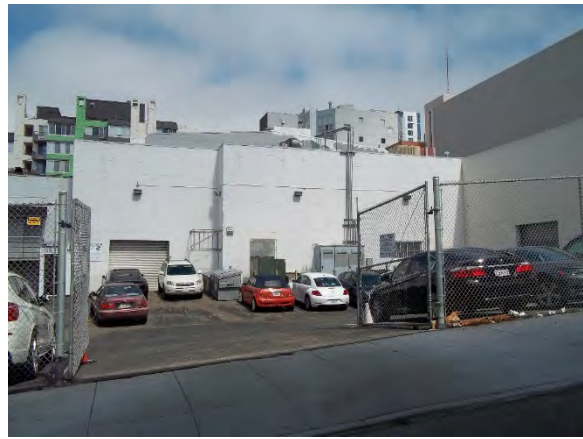


Figure 11. 657 Harrison Street, southeastern elevation at Perry Street (alley), view northwest

The exterior of 657 Harrison Street was described in a 2007 recordation of the building, and was reported to have appeared in good condition at the time of that recordation. Based on ICF's investigation of the building in 2016 and 2017, the building exterior appears unchanged from the previous documentation.

2.1.2.4 665 Harrison Street

665 Harrison Street is a two-story, reinforced concrete commercial building with a rectangular plan, a bow truss roof, smooth concrete, and a concrete foundation. The front façade faces northwest at Harrison Street, terminates in a parapet with flat roofline, and has three structural bays (Figures 12 and 13). Two entrances are located in the northeastern-most bay: a single, glazed steel door with transom located under a cantilevered canopy clad in smooth stucco, and a pairing of slightly recessed, partially glazed, and paired metal doors with glazed transom and sidelight that serves as the building's main entrance (Figure 14 and 15). A secondary entrance is a recessed metal door located in the southwestern-most bay (Figure 16). Fenestration at the Harrison Street façade includes fixed, fully glazed and multipanel metal windows. The rear façade faces southeast at Perry Street and lacks fenestration. The rear elevation has an elevated flush metal pedestrian doorway made accessible by a fixed-steel stairway (Figure 17).



Figure 12. 665 Harrison Street, northwestern elevation at Harrison Street, view southeast



Figure 13. 665 Harrison Street, perspective view east from Harrison Street



Figure 14. 665 Harrison Street, perspective view of primary Harrison Street entrance, view east



Figure 15. 665 Harrison Street, detail of a recessed Harrison Street entrance, view southeast



Figure 16. 665 Harrison Street, detail of a second recessed Harrison Street entrance with a 665A address label, view southeast



Figure 17. 665 Harrison Street, southeastern elevation (building at left of image), view northwest at Perry Street (alley)

The exterior of 665 Harrison Street was described in a 2007 recordation of the building and was reported to have appeared in good condition at the time of that recordation. Based on ICF's investigation of the building in 2016 and 2017, the building exterior appears unchanged from the previous documentation.

2.1.3 Interior Architectural Descriptions

Interior architectural descriptions are provided for all four of the buildings subject to evaluation in this HRE Part I. Descriptive information is taken from survey notes and images.

2.1.3.1 400 2nd Street

The interior of 400 2nd Street is generally characterized by modern finishes and fixtures. The ground floor is accessed through the non-original, glass-enclosed entryway at the building's northeast façade; the entryway leads into an informal elevator lobby. Beyond, the ground story features an arrangement of open aisles that accommodate modern office work stations of the current tenant. The open aisles are flanked by rows of octagonal mushroom-style reinforced concrete support columns that flare outward where they meet the exposed wood ceiling. In the open areas of the ground floor, modern light fixtures—as well as mechanical and electrical utilities—are suspended from the ceiling. Carpeting covers the floor. Surrounding the open aisles are banks of enclosed offices, which feature partial- or full-height gypsum board walls that, in some instances, incorporate the concrete mushroom columns. According to available building permits, the current arrangement of office space on the ground floor appears to date to 1984 (Figures 18, 19, 20, and 21).

The second through fourth floors of 400 2nd Street are generally similar in arrangement, containing large open office spaces with fully enclosed rooms located throughout. The upper floors have entirely modern finishes, characterized by gypsum board walls, carpeted floors, and suspended lay-in acoustical tile ceilings. Rows of regularly spaced support columns are located throughout the open office spaces. These columns are enclosed by gypsum board panels, so it cannot be determined if their material and design match those of the concrete mushroom columns located at the ground floor.



Figure 18. 400 2nd Street, interior view of first floor showing configuration of office space, drop ceiling materials and fixtures, and structural supports

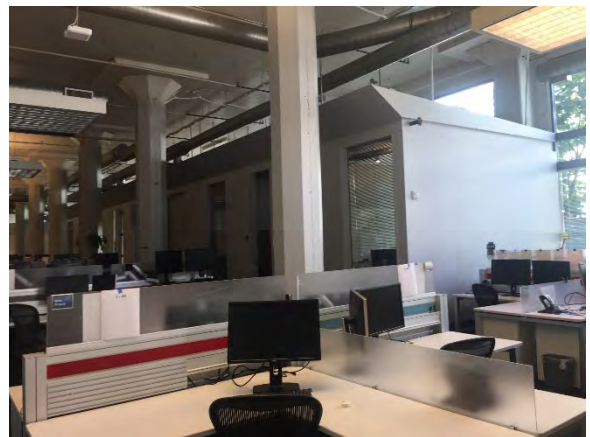


Figure 19. 400 2nd Street, interior view of first floor showing installed office partition row for enclosed office spaces and mushroom-style columns

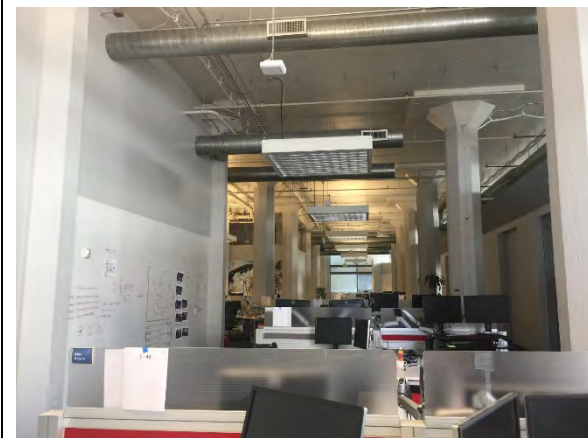


Figure 20. 400 2nd Street, interior view of first floor showing ceiling features and mushroom-style columns

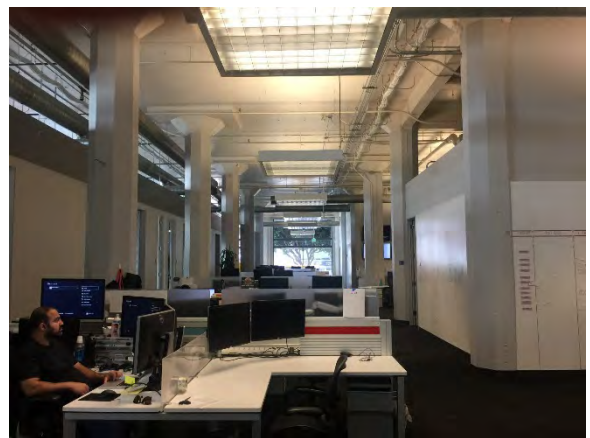


Figure 21. 400 2nd Street, interior view of first floor showing installed office partition row for enclosed office spaces and mushroom-style columns

2.1.3.2 645 Harrison Street

Although 645 Harrison Street was previously documented on DPR 523 series forms, the documentation did not include the interior. The primary, recessed entrance at the center of the northwest façade of the building provides access to a reception lobby that is at the level the public sidewalk at the exterior (Figure 22). The floor of the reception lobby is a terrazzo grid with inlaid

brass divider strips. At the center of the lobby floor is an inlaid brass emblem of a stylized Native American chieftain head, which reflects the logo of the commercial enterprise that constructed the building, A. Carlisle & Company (San Francisco Chronicle 1953) (Figure 23). The southwest wall of the reception lobby, located to the right as viewed from the entrance, features a terrazzo baseboard that matches the flooring, indicating an original wall location. The northeast wall, located to the left, is constructed of gypsum board and lacks the terrazzo baseboard, indicating that it is not in a historic wall location. A set of five terrazzo steps with non-historic metal pipe railings, as well as an adjacent disability access lift, reach a landing at the building's first level. The building's front elevator opens to this landing, which also serves as the base of the central stairwell. The quarter-turn, open stringer staircase that rises from the landing is constructed of concrete and features a metal pipe railing and semi-octagonal starting step. The first-level landing features rolled vinyl flooring and applied vinyl baseboards at the walls. Above the first-level landing, the walls and ceiling of the stairwell are constructed of board-formed concrete (Figure 24). Located to either side of the first-level landing, non-historic steel slab doors open to interior corridors and historically industrial production spaces that are not publicly accessible.



Figure 23. 645 Harrison Street, lobby



Figure 22. 645 Harrison Street, detail of lobby flooring with A. Carlisle & Company logo brass inlay

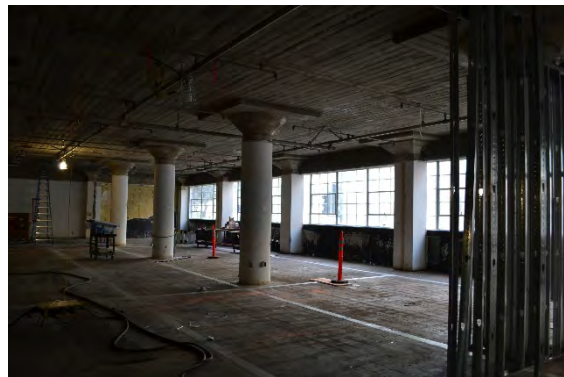


Figure 24. 645 Harrison Street, mushroom column support structures

2.1.3.3 657 Harrison Street

The interior of 657 Harrison Street, which was previously used as an entertainment venue, is accessed through a front lobby with walls featuring applied wood molding. A pairing of steel doors opens to a central room featuring a prominent circular service bar with mirrored surfaces (Figure 25). An open passageway leads into the rear club space, which has a perimeter mezzanine surrounding an open dance floor. The interior walls are lined with lounge seating, and a second service bar is located at the rear wall beneath the mezzanine (Figure 26). The mezzanine is accessed by two staircases located on either side of the rear service bar (Figure 27). Areas of the building that supported its previous entertainment-related use features non-historic wall finishes, floor coverings, ceiling materials, and light fixtures throughout. The rear of the building contains an open warehouse space accessible by an exterior rollup cargo door and pedestrian doorways. According to available building permits, the interior remodeling was conducted circa 1985 to 1986.



Figure 25. 657 Harrison Street, service bar

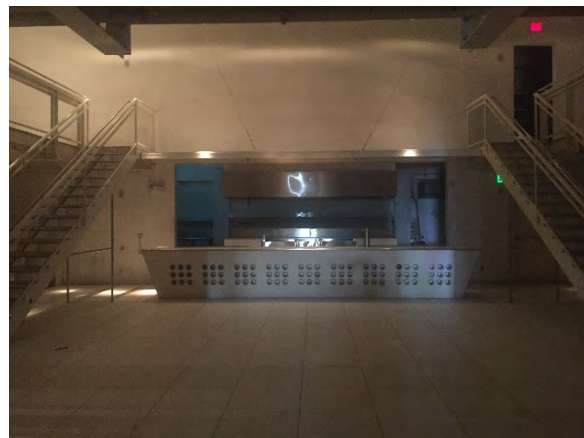


Figure 26. 657 Harrison Street, second service bar

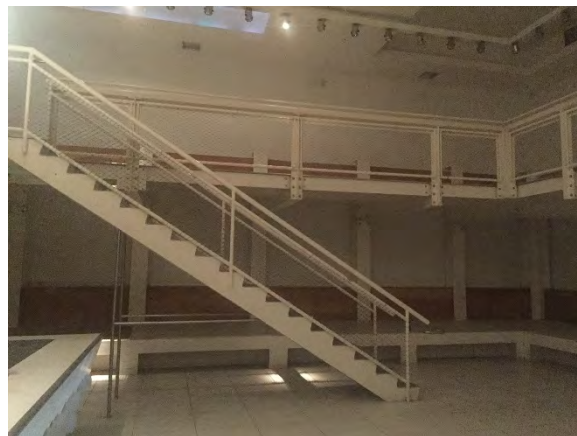


Figure 27. 657 Harrison Street, mezzanine and stair

2.1.3.4 665 Harrison Street

The interior of 665 Harrison Street comprises two floors featuring nearly identical plans of double-loaded corridors; finishes and fixtures represent a range of modern materials. The ground floor is accessed from the exterior through the paired doors at the northwest (Harrison Street) façade. The

building does not contain a formal lobby or reception space, and the entrances open to short sets of plywood steps that lead up to the primary corridors (Figures 28 and 29). At each of the two floors, the corridors ring the building interior and are lined by repeated doorways that provide access to adjoining rooms, used as practice and recording spaces that supported the building's past use as a commercial sound recording studio and training facility. Typical finishes within the corridors on both levels include painted plywood flooring and gypsum board walls covered in plywood at the lower portion. At the ground floor, exposed mechanical ducts hang from the ceiling and puncture the side walls. Fluorescent light fixtures are predominant throughout the corridors. The doorways leading off of the main corridors generally feature non-original wood trim and single-leaf wood doors. A restroom at the north corner of the building's second floor features a paneled wood door that appears to date to the era of the building's construction.

The side rooms flanking the interior corridors feature modern finishes. The board-formed concrete texture and engaged structural piers found on the interior faces of exterior walls are generally exposed. Gypsum board typically covers other walls and ceilings, although in some areas it is partially removed; these walls also feature applied rubber baseboards. In select locations, foam acoustic soundproofing pads are affixed to the walls (Figure 30). An undated, geometric mural is located in the room at the western corner of the building's second floor (Figure 31). Floors within the side rooms are typically carpeted, and light fixtures vary from room to room. The interior plan appears unchanged since the recording studio and college closed in the early 2000s, although permitting was obtained for major interior renovations in 2013.



Figure 29. 665 Harrison Street, lobby



Figure 28. 665 Harrison Street, first floor corridor



Figure 30. 665 Harrison Street, mural in room on second floor



Figure 31. 665 Harrison Street, acoustic ceiling pads

2.2 Property History

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

2.2.1 Site History

By the early 20th century, the project site contributed to a developing neighborhood of small-scale industrial and commercial establishments. The current configuration of streets and parcels arose as the neighborhood was rebuilt following the 1906 earthquake and ensuing fires. In particular, the intersection of Harrison and 2nd Streets was reconfigured to eliminate a hillside that had, prior to the earthquake, forced the two streets to differing grades. Light industry dominated the neighborhood businesses.

According to the City and County Assessor's documents, the parcels (Assessor's Parcel Numbers [APNs] 3763/106 through 3763/111) at Vassar Place were subsumed into the adjacent parcel at 645 Harrison Street (APN 3763/105) in 1943. That same year, the parcels (APNs 3763/102 through 3763/104) at Perry Street were subsumed into the adjacent parcel at 665 Harrison Street (APN 3763/99). Similarly, the parcels (APNs 3763/76 and 3763/77) located at Perry Street were subsumed into the adjacent parcel at 653 Harrison Street (APN 3763/101) in 1947.

Redevelopment projects in the mid-20th century began to reconfigure SoMa neighborhoods, including the nearby Yerba Buena projects that extended to the vicinity of Harrison Street from the vicinity of Market Street but did not involve the subject properties. While numerous buildings dating to the era between post-earthquake reconstruction and World War II have been removed and replaced with modern, mixed-use buildings, the subject properties continue to represent that earlier era. Between World War II and 1980, the subject properties were used for retail and other non-industrial commercial purposes. By the 21st century, the subject properties were mainly converted to commercial offices, with the exception of the more eclectic nightclub ventures at 657 Harrison

Street. The trend from light industry to retail to commercial offices, without adding new housing, generally follows the neighborhood's overall trends.

2.2.2 Construction Chronology

Table 4 provides a construction chronology of the four buildings being evaluated in this HRE. Appendix A, *Building Permits*, provides copies of the available permits, and Appendix C, *Sanborn Fire Insurance Maps*, provides full Sanborn maps for the subject properties.

Table 4. Construction Chronology

Date	Architect/ Builder	Detail	Source
400 2nd Street			
1917	Walter Crim	Original construction	Page & Turnbull 2007
July 16, 1928	Not Applicable	Application filed for additions, alterations or repairs to the building	SF Dept. of Building Inspection ^a
June 23, 1938	A.S. Mess (Building contractor)	Mezzanine floor extended and fire inspection conducted	SF Dept. of Building Inspection
January 21, 1972	Jacks and Irvine, Inc. (Contractor)	Interior cleaning/painting; automate elevators; replace plumbing and electrical fixtures; HVAC; replace stairs to mezzanine to meet code	SF Dept. of Building Inspection
July 30, 1973	Frank S. Anderson, Inc. (Contractor)	Alterations to 2nd floor: drywall, mechanical, electrical, acoustical, doors, rubber base, painting	SF Dept. of Building Inspection
April 30, 1975	Facilities Engineer of Blue Shield (Architect)	Develop 60% of mezzanine for office use/40% for storage; interior siding and flooring upgrades; new restrooms	SF Dept. of Building Inspection
November 16, 1982	Gensler and Associates	Alterations to building and adjacent parking area; upgraded elevators, entries, fire system, mechanical and electrical systems, windows, walkways, seismic reinforcement, landscaping	SF Dept. of Building Inspection
February 10, 1982	Bruce C. Tuthill	Construction of interior corridors between stair towers; upgrade bathroom fixtures	SF Dept. of Building Inspection

Date	Architect/ Builder	Detail	Source
May 22, 1984	Gensler and Associates	Total interior reconstruction; drywall, plumbing, HVAC, paint, carpet, acoustic ceilings	SF Dept. of Building Inspection
July 24, 1984	Gensler and Associates	Interior reconstruction at 3rd and 4th floors	SF Dept. of Building Inspection
September 26, 1991	Wil Wong	Broadcast studio installed; no structural alterations	SF Dept. of Building Inspection
November 3, 1997	Wil Wong	New stair installed; demolition of lower level for tenant installation of office cubicles	SF Dept. of Building Inspection
February 18, 2004	Homy Sikarouoi	Remove stair and infill floor w/ 6-inch concrete slab	SF Dept. of Building Inspection
657 Harrison Street			
February 7, 1946	Jacks & Irvine (Contractor)	Original building construction	SF Dept. of Building Inspection
April 19, 1955	Unknown	Install double Class A fire doors between buildings	SF Dept. of Building Inspection
April 19, 1955	H.M. Engle (Engineer)	Construct addition 50' by 140'	SF Dept. of Building Inspection
December 15, 1971	Ward Thomas (Architect)/ Yanow Bauer (Builder)	Conversion from warehouse to education center for special needs children	SF Dept. of Building Inspection
January 31, 1972	Unknown	Sprinkler system installation	SF Dept. of Building Inspection
August 25, 1976	Max Garcia	Replaced roll-up door with windows and pedestrian door; new parking area, sidewalks and street trees; exterior paint	SF Dept. of Building Inspection
September 25, 1981	Nibbi Brothers (Contractor)	Sheetrock installed; lighting; rear door replaced; reinstalled sash window; plumbing fixtures upgraded	SF Dept. of Building Inspection
April 26, 1984	Kotas/Pantaleoni Architects	Conversion of truck dock and office space to restaurant (sandwich shop)	SF Dept. of Building Inspection
July 17, 1984	Kotas/Pantaleoni Architects	Conversion of food prep area to change room and restroom	SF Dept. of Building Inspection
February 10, 1986	Kotas/Pantaleoni Architects	Interior remodel of classroom conversion to	SF Dept. of Building Inspection

Date	Architect/ Builder	Detail	Source
		extension of sandwich shop dining area; electrical work and new interior partition walls	
April 17, 1990	T.F. Fitzgerald	Parapet bracing	SF Dept. of Building Inspection
April 22, 2004	Architecture TM	Demolition of interior walls; install new walls, doors, restrooms, stairs, HVAC, electrical and plumbing	SF Dept. of Building Inspection
April 13, 2006	Not Applicable	Completion of building conversion from warehouse to restaurant	SF Dept. of Building Inspection
665 Harrison Street			
1946	Unknown	Original construction	Page & Turnbull 2007
May 9, 1947	Dale Porter/ACME Carpenter & Cabinets	Install mezzanine flooring and stairs	SF Dept. of Building Inspection
February 5, 1948	D.R. McGregor (Contractor)	Install darkroom in warehouse	SF Dept. of Building Inspection
October 25, 2002	Ralph Morsillo	Add rehearsal rooms; extend or infill mezzanine floor; ADA upgrades to doorways and restrooms; seismic upgrade	SF Dept. of Building Inspection
November 13, 2013	Collins Henderson	Applications related to building conversion from warehouse to offices	SF Dept. of Building Inspection
November 19, 2013	Collins Henderson	Interior renovations: demolition of interior walls; install partitions, doors, frames, finishes, ceiling, lighting, casework; structural work includes footing, columns and beams	SF Dept. of Building Inspection
^a SF Dept. of Building Inspection. Application for Building Permit: Additions, Repairs or Alterations. HVAC = heating ventilation air condition; ADA = American Disabilities Act			

2.2.3 Building Alterations

Based on building permit histories and survey observation, all of the subject properties have undergone interior alterations, with a trend toward conversion to commercial office spaces. The property at 645 Harrison Street has retained the greatest amount of original exterior and interior architectural features, while the other properties have retained original exterior characteristics but interiors have been reconfigured.

2.2.3.1 400 2nd Street

According to building permit history, historic photographs, and ICF survey observations, the property at 400 2nd Street has experienced multiple alteration campaigns since it was constructed. The most visible exterior alteration is the replacement of the building's original steel-sash, multi-lite windows (shown in Figures 32 and 33) in 1982 with far simpler window configurations that feature large panes of glass separated by aluminum mullions. Additional alterations of note include the removal of exterior fire escapes, reconfiguration of the mezzanine in 1938 and again in 1975, and the development of the current office floor plan in 1984.

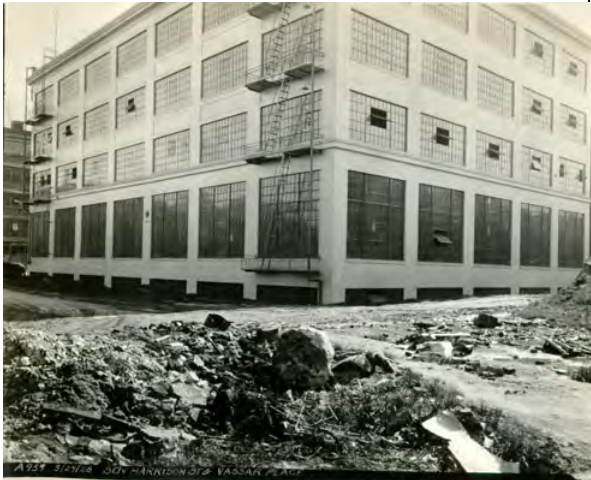


Figure 322. 400 2nd Street, viewed facing east at Harrison Street showing the building's original steel-sash windows. Source: San Francisco Public Library San Francisco Historical Photographs Collection Photo Id No. AAB-5651.



Figure 33. 400 2nd Street, viewed facing east at Harrison Street showing the building's current window materials and configuration, the results of structural changes made in 1982.



Figure 334. 400 2nd Street, viewed facing south at Harrison and 2nd Streets showing the building's original window materials and configuration. Source: Western Neighborhoods Project Image No. wnp36.02535.



Figure 35. 400 2nd Street, viewed facing south at Harrison and 2nd Streets showing the building's current window materials and configuration, the results of structural changes made in 1982.

2.2.3.2 645 Harrison Street

According to building permit history and ICF survey observations, the property at 645 Harrison Street has undergone some exterior and interior changes. The original building was four stories, with the fourth floor commonly referred to in the permit and assessor records as a penthouse, or half-floor. However, a full fourth floor was later installed, most likely in 1961 per the assessor file annotation of additional square footage at the fourth floor. While the additional floor appears to have concealed some upper structural elements of the central building tower's Moderne character, the expanded fourth floor also was undertaken with care to replicate the characteristics of the earlier, lower floors including general structural massing and materials, as well as fenestration configuration and materials.

2.2.3.3 657 Harrison Street

According to building permit history and ICF survey observations, the property at 657 Harrison Street was converted from a commercial warehouse to a night club space over the course of the late 20th century. A commercial entrance was installed in 1976 to replace a cargo door, and between 1984 and 1986, the interior was converted to a restaurant and night club.

2.2.3.4 665 Harrison Street

According to building permit history and ICF survey observations, the property at 665 Harrison Street was originally a warehouse interior and was converted during the 20th century to a photography studio and then recording studio space. The recording studio took advantage of the warehouse space's high ceiling for its primary sound studio, and converted second floor offices to individual recording rooms and classrooms. ICF observed during the survey that the warehouse studio space no longer exists; however, the smaller rooms do remain.

3.1 Central SoMa Neighborhood Context

This section summarizes the Central South of Market Historic Context Statement (Central SoMa Historic Context) commissioned by Planning and completed by Kelley & VerPlanck Historical Resources Consulting in association with Page & Turnbull, Inc. The context was adopted by Planning in 2016 as part of the Central SoMa Area Plan. The context covers three major periods of history: development prior to 1906, development following the 1906 earthquake (1906 to 1936), and the end of the Great Depression through the Redevelopment era (1937 to 1973).

3.1.1 Development Prior to 1906

As San Francisco developed during the late 18th and early 19th centuries as a permanent Spanish, Mexican, and Euro-American settlement, Rincon Hill was a natural promontory that projected into San Francisco Bay to form the southeastern edge of Yerba Buena Cove. Known as Rincon Point, the landform rose substantially above the water and surrounding town, then known as Yerba Buena. Neighboring Rincon Point to the west and northwest were two small valleys—eventually christened with the cheerful names Happy Valley and Pleasant Valley—that separated the bayshore from the large marshland that filled much of the present-day Central SoMa district. Historical sources and archaeological investigations do not indicate that this area of Yerba Buena was intensely developed or used for agriculture during this period, although the valleys may have been employed as sheep pasture (Page & Turnbull 2009:15–17).

In 1846, following the United States' claim to California and occupation of Yerba Buena during the Mexican-American War, the U.S. Army established a military reserve on Rincon Hill to fortify its military presence in the fledgling city. The following year, the first alcalde (mayor) of the city, recently renamed San Francisco, commissioned the Irish-born civil engineer Jasper O'Farrell to survey the settlement and lay out a new grid of streets that would guide future growth. The city blocks located across the expanse of Central SoMa were laid out according to 100-*vara* divisions, whereas the grid in nearby Rincon Hill followed the same 50-*vara* measurements that O'Farrell employed north of Market Street's diagonal path (Page & Turnbull 2009:17–18).

The Gold Rush period that followed the early American occupation of San Francisco brought a wave of development to the Central SoMa area. The area developed as an industrial manufacturing region of the city that supported light and heavy industries, as well as the residential areas of its labor force, characteristics that prevailed into the 20th century. Rail transport through Central SoMa ensured a thriving shipping economy. Streetcar, railway, and omnibus lines provided transportation along major roadways, including 2nd and 3rd Streets at Harrison Street. By 1905, rail traffic ran on every major street in the Central SoMa area, making it arguably the most transit-rich neighborhood in San Francisco. The entire SoMa neighborhood was consumed by fire in the wake of the 1906 earthquake; however, the mixed-use character established prior to 1906 would reassert itself during reconstruction.

3.1.2 Fire and Reconstruction (1906–1936)

On April 18, 1906, a devastating earthquake occurred in San Francisco. While most buildings were not damaged by the quake, fires spread throughout the city within hours, burning for 3 days and destroying approximately 28,000 buildings. Over 250,000 people were made homeless by these events.

3.1.2.1 Early Recovery and Industrial Redevelopment

Recovery in many parts of Central SoMa was slower than its Market Street financial center. The City's Board of Supervisors considered implementing restrictions on all fire-prone building materials, but settled on requiring only fire-resistant roofing materials in the SoMa area. By 1909, industrial activity dominated the waterfront and the southern railroad terminal neighborhoods. Many new buildings were erected on the extant foundations of buildings lost to the earthquake and fires.

Brick masonry, reinforced concrete or steel frame dominated industrial construction between 1910 and 1920. Reinforced concrete construction in particular was resistant to damage caused by fire or by machinery or earthquake vibrations, and the materials it required were unaffected by brick and steel supply shortages. Reinforced concrete framing methods also allowed for more exterior window bays for factories and other industrial buildings that commonly suffered from poor interior lighting. The beam-and-girder style of reinforced concrete design followed traditional timber framing technologies, using columns, cross beams, girders and slab floors. In contrast, the innovative use of a flared-top "mushroom" column and slab floor style in Europe and the United States eliminated beams and girders, allowing for greater headroom as well as easier installation of interior overhead utilities requiring shafts and other fixtures. The mushroom column was a state-of-the-art development between 1912-1914, after which these flat slab systems were no longer at the avant-garde edge of technology and design, and had become popular and common across the United States and in Europe (Slaton 2003:134; Weitze 1989).

Beginning in 1921, San Francisco implemented its first zoning restriction, including zoning the Central SoMa area for light industrial use. The former residential population, displaced by the earthquake and fires, did not return and residential construction during this period was rare.

Greek, Japanese, Filipino, African, and African-American enclaves began to develop in the primarily Anglo and Anglo-American Central SoMa area. However, these historical enclaves are not located in or adjacent to the subject project site.

3.1.2.2 The Boom Years (1920s)

While reconstruction occurred rapidly between 1906 and 1913, a recession developed during the World War I followed by a nationwide real estate boom circa 1920. Approximately 280 buildings were constructed between 1906 and 1915, and approximately 230 properties were built between 1920 and 1929. During these years, the city expanded its streets and buildings to cover much of its useable land mass. The Central SoMa Historic Context also describes that a substantial portion of new construction during the 1920s was associated with the introduction of automobiles; stables, blacksmith shops, and harness shops were rapidly replaced by gas stations, auto repair shops and parking garages.

Architectural styles transitioned to Hispanic-influenced designs, Art Deco, and Gothic Revival. Art Deco designs, particularly the Streamlined Moderne style, were also adopted for many industrial buildings, as a symbiotic pairing of minimalist structural tradition and a property-owner desire to improve the aesthetic character of commercial properties. Two good examples of Art Deco industrial design include a pair of semi-identical buildings at 355 and 361 Brannan Street, completed in 1928.

3.1.2.3 The Great Depression

Development ceased during the decade-long national economic depression. The Central SoMa Historic Context states that approximately 30 extant buildings were constructed between 1930 and 1939; most of these are light industrial buildings, and many were designed with Art Deco characteristics.

Although the economic depression suppressed private development, public works continued to be funded. Between 1935 and 1939, the Works Progress Administration provided over \$22 million in wages and made nearly \$30 million in municipal infrastructure investments. Both the Golden Gate and San Francisco-Oakland Bay Bridges were built in the early 1930s. In Central SoMa, the Bay Bridge included a viaduct to access the city, extending over the subject project site neighborhood with off-ramps at 5th Street. The viaduct construction included demolition of hundreds of buildings in the vicinity of the subject project site, and divided the larger SoMa area into a more commercial northern zone and a more industrial southern zone. Commercial industrial buildings from this era are located at the project site.

3.1.3 The End of the Depression through Redevelopment (1937–1973)

Federal programs assisted national and local economies through the end of the 1930s. The introduction of the Art Deco and Streamlined Moderne architectural styles had been readily adopted by commercial industry as a means to make more attractive the necessarily simple mass and form of its architecture.

The advent of World War II created a new economic boom that employed much of San Francisco's young male population. However, following the war, changes in manufacturing and shipping strategies left the Central SoMa industrial area underutilized and characterized as blighted. As described in the Central SoMa Historic Context, "these conditions proved ripe for redevelopment forces, which would seek to extend the central business district deeper into the South of Market—largely through the wholesale demolition and redevelopment of existing properties."

The Central SoMa Historic Context notes that previous studies have characterized this era as having little new construction; however, the context's research found that instead the area experienced "a fairly sustained period of infill." Approximately 120 buildings in Central SoMa were built during this period, many replacing older, wooden-framed structures. According to the Central SoMa Historic Context:

One of the more conspicuous examples of Streamline Moderne design in the Central SoMa study area is the A. Carlisle & Company printing and lithography building at 645 Harrison Street, completed in 1948. Designed by architect, Herman C. Baumann, the building features a central vertical shaft inset with glass blocks to break up continuous ribbons of horizontal windows.

As post-war industries moved to the East Bay or overseas, San Francisco quickly lost its status as a manufacturing center in northern California. Slow economic development in the Central SoMa area brought new speculation for expanding the Market Street financial district. The Yerba Buena Center Redevelopment project, promoted and managed by the San Francisco Redevelopment Agency defined the Central SoMa area as blighted, and through multiple phases of political and economic maneuvers, obtained and razed multiple blocks of Central SoMa for constructing new housing, business, and parking areas similar to other redevelopment projects occurring throughout the country at that time. Displacement of elderly, retired people (who had formerly worked in the industries that had left the area) caused concern and outrage that eventually came to the attention of federal courts which, in 1970, granted an injunction to redevelopment funding until acceptable plans were formulated. However, hundreds of small industrial and commercial buildings had been razed in the Central SoMa area by the time the courts halted the projects.

3.2 Owner and Occupant History

The owner and occupant histories for 645 Harrison Street, 653 Harrison Street, and 665 Harrison Street were outlined previously in the evaluation documents for the respective buildings. The following owner and occupant information and discussions pertain to the 400 2nd Street and 657 Harrison Street addresses, which lack documentation for previous application of the California Register criteria for evaluation.

3.2.1 400 2nd Street

Tables 5 and 6 provide the owner and occupant chronologies for 400 2nd Street, based on a review of selected city directories, newspaper articles, and deed records available at the San Francisco Office of the Assessor-Recorder.

Table 5. Owner Chronology 400 2nd Street

Date	Name/Address	Source
1917–1946	United States Envelope Company	SF Dept. of Building Inspection 1928; SF Dept. of Building Inspection 1938
1946–2006	Members of the Wineroth, Giacobbi, and Schwartz families	SF Office of the Assessor-Recorder
2006–present	400 2 nd Street LLC	SF Office of the Assessor-Recorder

Table 6. Occupant Chronology 400 2nd Street

Date	Name/Address	Source
1917–1946	George R. Davis, Pacific Coast Envelope Co.	Pacific Telephone and Telegraph Company 1933; House and Street Directory Company 1940; <i>Oakland Tribune</i> July 30, 1946
1953–1970	City of Paris Warehouse	R.L. Polk and Company 1953 through 1969–1970
1963	Molkenbuhr Bros.	<i>San Francisco Examiner</i> June 21, 1963
1973–1982	California Blue Shield	R.L. Polk and Company 1973 & 1982

1984	Datacopi Inc.	<i>San Francisco Chronicle</i> December 2, 1984
1998	Furniture Show Room	<i>San Francisco Examiner</i> May 31, 1998

The building at 400 2nd Street was constructed for the Pacific Coast Division of the United States Envelope Company. The company formerly resided at 435 Mission Street and moved to the subject property in 1917, when the building was constructed. The building served as the company's manufacturing headquarters in San Francisco until 1946. By 1953, City of Paris Department Store occupied the building for its furniture warehouse. The property was purchased by members of the Wineroth and Giacobbi families in 1946 and leased to Molkenbuhr Bros. warehouse in 1963 and to Blue Shield of California from circa 1973 until circa 1980. From that point, the building's office space has housed multiple businesses. The Wineroth and Giacobbi families owned the property until 2006, and 400 2nd Street LLC is its current owner (San Francisco Department of Building Inspection 1983, 1984).

3.2.2 657 Harrison Street

Tables 7 and 8 provide the owner and occupant chronologies for 657 Harrison Street, based on review of selected city directories articles, and deed records available at the San Francisco Office of the Assessor-Recorder.

Table 7. Owner Chronology 657 Harrison Street

Date	Name/Address	Source
1971-1991	Estate of Otto Schraeder; shares held by members of the Schraeder, Gilmore, and Lechner families	SF Office of the Assessor-Recorder
1991-2002	California Hotel and Restaurant, Inc.	SF Office of the Assessor-Recorder
2002-present	Shanghai Commercial Bank Ltd.	SF Office of the Assessor-Recorder

Table 8. Occupant Chronology 657 Harrison Street

Date	Name/Address	Source
1946-1969	Sanford Warehouse Exhibits and Interiors	R.L. Polk & Company 1955-1956 through 1964-1965; <i>San Francisco Chronicle</i> April 7, 1969
1969-1970	Vacant	R.L. Polk & Company 1969-1970
1972-1982	Adult Vocational Program	<i>San Francisco Sunday Examiner & Chronicle</i> , November 12, 1972; R.L. Polk & Company 1975 through 1982
1985-1991	Ester's Ironworks Cafe	<i>San Francisco Examiner</i> December 1, 1985; <i>San Francisco Examiner</i> September 29, 1991
1992	Collins Electric Inc.	<i>San Francisco Examiner</i> September 13, 1992
2005	Honeypot/ SupperClub	San Francisco Planning 2017

The building at 657 Harrison Street was originally constructed in 1946 and housed the Sanford Warehouse Exhibits and Interiors, a company that manufactured exhibit displays. The company's work involved making "any kind of exhibit for any type of show or display. [...] They're combination advertising men, interior decorators, and exhibit specialists" (*San Francisco Chronicle* 1948:5). William Sanford first got into the business of display making as a window dresser in Oakland, and later switched to industrial displays when he contributed to the 1915 World's Fair (*San Francisco Chronicle* 1948:5). The Sanford Warehouse resided at the address until at least 1969, according to city directory research and a 1969 newspaper article which mentions the auction sale of Sanford Warehouse Exhibits and Interiors items. The property remained vacant from 1969 to 1970. Between 1972–1982, the property was occupied by Adult Vocational Program, a short-term vocational training program for intellectually disabled people. The program offered qualified adults vocational training as well as taught social etiquette and home making skills (*San Francisco Sunday Examiner & Chronicle* 1972:68). Following Adult Vocational Program, in 1985 the property was occupied by a similar organization known as Ester's Ironworks Café. The café employed intellectually disabled individuals and provided training for vocational and social skills, and occupied the building until 1991 (*Antic* 1988:59). By 1992, the building housed an electric company known as Collins Electric Inc. In 2005, the Honey Pot/SupperClub operated a nightclub at the property.

3.3 Architect/Builder

The architect and builder histories for 645 Harrison Street, 653 Harrison Street, and 665 Harrison Street were outlined previously in the DPR forms for the respective buildings. The following architect and builder information and discussions pertain to the 400 2nd Street and 657 Harrison Street addresses, which lack architect/builder information in their previous documentation.

3.3.1 400 2nd Street

3.3.1.1 Original Architect/Builder

William Crim (1879–1930) was the original architect for 400 2nd Street. Crim was a local San Francisco architect who practiced for 8 years in the offices of Percy and Hamilton. He was later employed by Willis Polk in 1904, and formed a partnership with Earl Scott in 1906. Crim & Scott dissolved in 1911, at which point Crim operated as a sole practitioner until his death on July 12, 1930. By the time of his passing, Crim had become one of San Francisco's leading architects. Notable buildings designed by Crim included the Second Church of Christ Scientist on Dolores Street, Mission Savings Bank Building on 16th Street, and Tadich Grill at 240–242 California Street. Crim generally worked on larger-scale projects, but his portfolio also included a number of residential commissions throughout the City. His hallmark design application of classical forms, balance, and order are present in 400 2nd Street (City and County of San Francisco Planning Department 1983, 1984). The original builder is unknown.

3.3.2 657 Harrison Street

3.3.2.1 Original Architect/Builder

The original architect for the building at 657 Harrison is not known. The original builders were Jacks and Irvine. Based on research conducted for this report, the historical record does not indicate that this builder contributed to a body of projects in San Francisco.

3.3.2.2 Alterations Architect/Builder

Alterations to the building were undertaken by architect Ward Thomas and builder Yanow Bauer in 1971 to convert the building from warehouse space to classrooms. Based on research conducted for this report, the historical record does not indicate that Ward Thomas and Yanow Bauer contributed to a body of projects in San Francisco. By 1986, architects Kotas/Pantaleoni had converted the interior to a restaurant space. Kotas/Pantaleoni have completed numerous projects in San Francisco and are best known for their Post-Modern style residential designs.

3.4 Owner/Occupant Biographies

3.4.1 George R. Davis

George R. Davis served as original manager of the Pacific Coast Division of the United States Envelope Company that occupied the building at 400 2nd Street from 1917 to 1937. Although he was active in the local commerce community, research has not indicated that Davis made important contributions to national or regional history.

3.4.2 Leo de Gar Kulka

Leo de Gar Kulka (1921–1998) is recognized in the nation’s audio recording industry as a talented and pioneering audio technology expert. Limited biographical information about Leo “the Baron” Kulka was provided in the previous DPR 523 series forms for 665 Harrison Street. The section below provides new information about Kulka and his career.

Kulka immigrated to California from the Czech Republic in 1938, originally settling in Los Angeles. Following service during World War II and the Korean War, Kulka applied his experience with recorders and radio transmission to a career in audio recording for the midcentury music industry. Kulka founded International Sound (later known as Sunwest) in Hollywood, where his innovative multitrack facility accommodated artists such as Frank Sinatra, Nat Cole, Sam Cooke and Sonny Bono. Kulka relocated to San Francisco circa 1964 and founded the Golden State Recorders at 665 Harrison Street which, modeled after his Hollywood studio, was the first of its kind in northern California. Between 1964 and 1974, Kulka used his Autumn Records and Sonic Records labels to record the developing San Francisco Sound, which featured local funk and soul artists such as the San Francisco TKO, Ramona King, Mel Davis, Julio Zavalla, and Jeanette Jones, as well as the earliest recordings of emerging pop culture artists, such as the Grateful Dead, Sylvester Stewart, the Beau Brummels, Big Brother and the Holding Company, and Jefferson Airplane. In 2005, the Golden State Recorders catalog was purchased by Ace Records as part of its midcentury soul and funk collection.

In addition to fostering the local popular music industry, Kulka was a lecturer at San Francisco State University. Between 1974 and 1994, Kulka founded and operated the College of Recording Arts at his 665 Harrison Street studio, the nation's first vocational school for the audio industry. He also founded the San Francisco chapter of the National Academy of the Recording Arts and Science.

According to a memoriam at his death, his Neumann disk mastering room at his studio was his "pride and joy," and central to his Sonic Arts record label that specialized in digital mastering and restoration work, with a focus on the soul music genre (Kulka 1998). The Ampex model 200 tape recorder remained a primary recording device at his studio until his death and was acquired from his estate by the Museum of Magnetic Sound Recording in the late 1990s (Museum of Magnetic Sound Recording 2012). As Kulka preferred analog technologies and the refined skill associated with handworking recordation devices, by the 1980s his studio may have been viewed as obsolete by much of the recording industry; however, his continued interest and skill in older materials and technologies caused him recognition as an incomparable master restoration artist. Following his death in March 1998, Kulka was buried in Golden Gate Cemetery in San Bruno.

4.1 California Register Eligibility

The following section evaluates the subject properties to determine if they meet the eligibility criteria for listing in the California Register, for the purposes of CEQA review. These evaluative criteria are closely based on those developed for the National Register. To be eligible for listing in the California Register, a property must demonstrate significance under one or more of the following criteria:

- **Criterion 1 (Events):** Resources that are associated with events that have made a 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 (Design/Construction):** Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- **Criterion 4 (Information Potential):** Resources that have yielded, or have the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

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

The subject properties were not evaluated for eligibility under Criterion 4, which typically is employed for archaeological resources and is outside the scope of this report.

4.1.1 400 2nd Street

As stated previously, 400 2nd Street was assigned a California Historic Resource Status (CHRS) code of 3CS as a resource that "appears eligible for the California Register as an individual property through survey evaluation" in the adopted SoMa Survey. However, DPR 523 series forms documenting the application of criteria for National Register, California Register, or local register eligibility were not completed at the time of the survey to support this finding. The property was re-evaluated according to the California Register criteria below and found not to meet the criteria for listing.

4.1.1.1 Criterion 1 (Events)

Constructed in 1917 during the extensive rebuilding efforts of the SoMa area that followed the 1906 earthquake, 400 2nd Street is a remnant of the commercial and industrial district that characterized

SoMa during the first half of the 20th century. After the earthquake, eastern SoMa was redeveloped with production facilities and machine shops of various scales, encompassing large factories such as the United States Envelope Company, as well as small-scale, independently owned shops. During the first decades that it stood, the property would have been considered typical of the area in which it was located. It does not appear that the business operated within the property made profound contributions to San Francisco's industrial economy. For this reason, the property is not significant under Criterion 1.

4.1.1.2 Criterion 2 (Persons)

The subject property does not appear to be associated with the lives of persons important to local, California, or national history. To be found eligible under Criterion 2, the property has to be directly tied to a historically important person and the place where the individual conducted or produced the work for which he or she is known. The subject property is most closely associated with George R. Davis, who managed the Pacific Division of the United States Envelope Company at its 400 2nd Street location. However, his biography lacks any significant contributions to the history of San Francisco, California, or the United States to the degree that the property would be considered eligible for listing in California Register under Criterion 2. For this reason, the property is not significant under Criterion 2.

4.1.1.3 Criterion 3 (Design/Construction)

The subject property is a typical expression of the 20th-century commercial architectural style of its original era, as interpreted for an industrial building. The features and materials that generally define the architectural qualities of the building—notably its reinforced concrete construction, street-level commercial windows, and rear warehousing facilities—are common characteristics of commercial and industrial buildings constructed in the wider SoMa district following the 1906 earthquake. The building's commercial design and construction reflect the post-earthquake compliance with reinforced concrete construction that, prior to the earthquake, was rarely practiced and not required. However, the replacement of the building's steel-sash windows with new configurations of aluminum-sash windows during the 1980s has diminished the building's original industrial character. Moreover, similarly scaled and more intact industrial buildings of the post-earthquake era are located to the south of the subject property in the South End Landmark District (San Francisco Planning Department 2008:78), approximately two blocks to the south of 400 2nd Street. For instance, the properties at 101 Townsend Street and 274 Brannan Street retain original massing, materials, and historic steel-sash multi-lite windows, which better express the characteristics of vernacular warehouse and manufacturing buildings of the post-earthquake period.

The building's most prominent architectural feature is the grid of mushroom-shaped structural columns on the interior. However, this method of construction was commonly utilized for industrial buildings after 1912 throughout the United States and Europe (Slaton 2003:134), and this feature alone does not represent a significant example of a style, type, period, region, or method of construction, or possess high artistic values.

William Crim was a prominent San Francisco architect who worked in a range of Classical-inspired styles. Many of Crim's buildings are locally recognized as historical resources, including the Second Church of Christ Scientist and the James Lick Middle School. In spite of Crim's stature as a master architect, the building at 400 2nd Street is a common example of an industrial building in the SoMa

neighborhood and is not representative of a particular period or theme in Crim's body of work. Therefore, the building at 400 2nd Street does not appear to be significant under Criterion 3.

4.1.2 645 Harrison Street

As stated previously, 645 Harrison Street was assigned a CHRS code of 3S as a resource that "appears eligible for the National Register as an individual property through survey evaluation" in the adopted SoMa Survey. DPR 523 series forms documenting the application of criteria for National Register and California Register eligibility were completed at the time of the survey to support this finding. The property was determined eligible for listing in the California Register under Criterion 1 for its association with A. Carlisle & Co., an early San Francisco business that absorbed a number of other early and prominent printing businesses to become one of the most prominent printing and lithography enterprises in the post-World War II western U.S. The property is also eligible for California Register listing under Criterion 3 as a South of Market industrial building that has the distinctive characteristics of the International Style on a large scale with high artistic value. The period of significance for 645 Harrison Street is 1947 to 1977, spanning its postwar construction and use by the A. Carlisle & Co. However, the previous evaluation did not specify character-defining features for the building, which are outlined below.

4.1.2.1 Character-Defining Features

Based on the identified reasons for significance and period of significance defined above, ICF has identified the following interior and exterior character-defining features of the property at 665 Harrison Street.

Interior Features

- Central lobby, including
 - Terrazzo floor with inlaid decorative motif
 - Terrazzo baseboards
 - Terrazzo steps
 - Main staircase
- Reinforced concrete column support system throughout interior

Exterior Features

- Four-story height
- Reinforced concrete construction
- Flat roof
- Flagpole over main entrance tower
- Elements of the International Style, including:
 - Horizontal massing configured in 11 structural bays along the primary facade
 - Horizontal bands of industrial steel sash windows
 - Horizontal scored speed lines in the concrete

- Centralized Art Deco style entrance tower articulated with glass block
- Recessed central entry surrounded by molded columns with paired metal doors with sidelights and glazed transom.

4.1.3 657 Harrison Street

As stated previously, 657 Harrison Street was assigned a California Historic Resource Status (CHRS) code of 6L as a resource “having character that enhances its neighborhood and, therefore, requires planning consideration” in the adopted SoMa Survey. However, DPR 523 series forms documenting the application of criteria for National Register, California Register, or local register eligibility were not completed at the time of the survey to support this finding. The property was re-evaluated according to the California Register criteria below and found not to meet the criteria for listing.

4.1.3.1 Criterion 1 (Events)

657 Harrison Street was constructed during the 1940s industrial buildings boom in Central SoMa. However, the building was not among the first constructed during this period, nor does it feature exterior or interior design elements that distinguish the trend or period. Additionally, the building ceased serving manufacturing or wholesale industrial purposes by 2004, when the interior was altered to accommodate a nonindustrial, commercial nightclub. Therefore, although constructed during a significant period of growth and development in San Francisco, the individual building does not represent that significance. For this reason, the property at 657 Harrison Street is not significant under California Register Criterion 1.

4.1.3.2 Criterion 2 (Persons)

The subject property does not appear to be associated with the lives of persons important to local, California, or national history. To be found eligible under Criterion 2, the property has to be directly tied to a historically important person and the place where the individual conducted or produced the work for which he or she is known. However, none of its sequence of owners appear to have made significant contributions to the history of San Francisco, California, or the United States. For this reason, the property at 657 Harrison Street is not significant under California Register Criterion 2.

4.1.3.3 Criterion 3 (Design/Construction)

The subject property was not designed by an architect or builder whose career made significant contributions to national or regional history. The architect of the ca. 2004 alterations to the building were by architect, Kotas/Pantaleoni, who have completed numerous projects in San Francisco and are best known for their Post-Modern style residential designs; however, their notable style is not evident at the 657 Harrison Street commercial property. The building’s exterior is in the industrial Streamline Moderne style common to the era that it was built. The building today represents a style and design that is ubiquitous to the period it was constructed, and does not embody distinctive characteristics of a type, period, region or method of construction. The building interior has been renovated as a commercial restaurant and lounge, and does not retain its original industrial, manufacturing and commercial wholesale interior character. For this reason, the property at 657 Harrison Street is not significant under Criterion 3.

4.1.4 665 Harrison Street

As previously stated, 665 Harrison Street was previously assigned a CHRS code of 3S as a property that “appears eligible for the National Register as an individual property through survey evaluation.” DPR 523 series forms documenting the application of criteria for National Register and California Register eligibility were completed. However, a detailed evaluation of the building under Criterion 1 and 2 was not conducted and significance was assumed based on association of the building with Leo Kulka. The property was re-evaluated according to the California Register criteria below and found to meet the criteria for listing.

4.1.4.1 Criterion 1 (Events)

The subject building was constructed during a Central SoMa construction boom in the 1940s, and the building retains features from its original construction; however, the resource is most significantly associated with Leo “the Baron” Kulka and his Golden State Records studio beginning in the late 1960s. As noted in Kulka’s biography in Section 3.4, *Owner/Occupant Biographies*, the studio pioneered Los Angeles and Hollywood-styled high-tech audio recording in the Bay Area, and recorded numerous artists as they emerged into the popular music scene of the era. The college that Kulka operated at the building was the first in the nation to train students for work in the music industry. Autumn Records accommodated the popular music business of the studio, and Sonic Arts focused on restoration and remastering of older recordings. The studio is historically significant to the California and Bay Area music industry histories, and for this reason, the property is significant under Criterion 1. The period of significance under Criterion 1 is 1964 to 1974, corresponding to its use as Kulka’s studio during an era of historically significant work.

4.1.4.2 Criterion 2 (Persons)

The subject property is associated with the work of Leo de Gar Kulka, a pioneering audio recording professional whose career made significant contributions to the 20th century recording industry and whose work was based entirely at his studio at 665 Harrison Street. Sufficient time has passed to establish scholarly perspective on the significance of Kulka and his contributions to the recording industry, reflected by the fact that Kulka’s signature analog electronic equipment was acquired by the Museum of Magnetic Sound Recording. Although his career began in Southern California, his work at that time was integrated into the Hollywood recording industry and corporate studios. In contrast, Kulka pioneered Northern California’s 1960s and 1970s popular music industry by establishing and developing his own studios at 665 Harrison Street. The building best represents Kulka’s productive life as a music recorder in Northern California. For this reason, the property at 645 Harrison Street is significant under Criterion 2. The subject property’s period of significance under Criterion 2 is 1964 to 1974, corresponding to the era that Leo Kulka headquartered his sound studio at the subject property and made his significant contributions to the audio recording industry.

4.1.4.3 Criterion 3 (Design/Construction)

The subject property was constructed in 1946 and was designed by an unidentified architect/builder. The building was designed in the industrial Streamline Moderne style common to the era that it was built. The building interior was renovated circa 1968 as a commercial recording studio which retained the large open-ceiling warehouse space for acoustical purposes, and used the second floor office spaces for other recording operations, as well as college classrooms. The

building's original construction and 1960s alterations are utilitarian in nature and do not 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. Therefore, the property at 665 Harrison Street is not significant under Criterion 3.

4.1.4.4 Integrity

The following discussion addresses the subject property's integrity, which is required in order for the property to be listed, or found eligible for listing, in the California Register.

- **Location:** The building at 665 Harrison Street has not been moved since it was occupied Leo Kulka's Golden State Records studio; therefore, the property retains integrity of location.
- **Design:** The exterior building shell design was designed in the mid-1940s and has undergone few alterations since its original construction. The interior plan and design of the building were altered circa 1964 to accommodate Leo Kulka's Golden State Records studio, and has been minimally altered since that time. Therefore, the building's integrity of design has been retained.
- **Materials and workmanship:** The materials and workmanship of the original building shell are evident from the period it was constructed. The interior configuration designed by Kulka is also extant, and thus the building retains integrity of material and workmanship.
- **Setting:** Many buildings in the neighborhood were constructed in the 1940s during a revival of the commercial and industrial neighborhood, or during the 1970s and early 2000s, when mixed-use architecture was introduced to infill dilapidated or vacant properties. The latter era of redevelopment began during the end of the period of significance for 665 Harrison Street (1964 to 1974) and the setting of midcentury industrial buildings mixed with late-century mixed-use buildings has not altered considerably. Therefore, the building's integrity of setting is retained.
- **Feeling:** The property's vacant state does not continue to convey its feeling as an active recording studio and technical school. Therefore, the property does not retain integrity of feeling.
- **Association:** Integrity of association is present if the property retains a direct link to the reasons for which it is significant. 665 Harrison Street retains original interior design qualities and material palette associated with Leo Kulka's recording studio and college, and its location and setting continue to associated the property with the small-scale industrial neighborhood in which the studio thrived during its period of significance. Therefore, the subject property retains integrity of association.

In summary, the subject property at 665 Harrison Street retains integrity through its extant location, design, materials, workmanship, setting, and association to convey its identified historical significance.

Therefore, ICF confirms that the property meets the eligibility requirements for listing in the California Register. The property's eligibility pertains to its association with events (Criterion 1) and persons (Criterion 2) associated with local and California history. The previous CHRS code of 3S indicated that the property was eligible for listing in the National Register and was of national significance. ICF's research does not indicate that Kulka's influence extended beyond California, and therefore, we propose to modify the status code to 3CS (eligible for listing in the CR) to reflect this distinction.

4.1.4.5 Character-Defining Features

Based on the identified reasons for significance and period of significance defined above, ICF has identified the following character-defining features of the property at 665 Harrison Street.

- Exterior primary façade at Harrison Street that conveys Streamline Moderne characteristics of the earlier building era.
- Interior configuration of the studio's recording and training rooms arranged along hallways on the first and second floors.
- Mural on wall of second floor room.
- Sound features such as foam acoustic sound proofing pads affixed to ceilings.

4.2 Historic District Summary

The area around the project site was previously surveyed and evaluated for historic districts under the SoMa Survey. No historic districts were identified previously at the project site. One historic district, the South End Historic District, was identified to the southeast of the project site.

The South End Historic District is recognized by the City as an historical resource. The district comprises buildings and streetscapes representing the neighborhood's residential and light industrial 19th century origins and its evolution following the 1906 earthquake. As described in the City's East SoMa Area Plan (December 2008:78), the South End Historic District extends from Bryant Street southeast to King Street between Delaney and Third Streets (APN blocks 3764, 3774, 3775, 3788, 3789 and 3794). The SoMa Survey (Page & Turnbull 2009) reported a proposed extension to the historic district at Townsend Street (APN block 3794).

The project site is located northwest of the South End Historic District boundary and the proposed boundary extension as described by Page & Turnbull (2009). The project site parcels are located at the Perry Street, Stillman Street, Harrison Street, Vassar Place, and 2nd Street blocks (APN block 3763) and are, thus, located outside of the South End Historic District.

Chapter 5

Conclusion

Based on the analysis above, ICF concurs with previous survey findings for 645 and 653 Harrison Street. Based on new information and the application of California Register criteria, ICF revised the period of significance for 665 Harrison Street and recommends that the historic status of that property be revised to a CHRS 3CS status code to indicate its significance at the local/state level. ICF also recommends revising the status code of 657 Harrison Street from 6L to 6Z to confirm that the property is not eligible for listing under any California Register criteria. ICF disagrees with the previous survey findings for 400 2nd Street, finds that the building does not meet the criteria for listing in the California Register, and recommends that the status code be changed to 6Z.

In summary, two resources at the project site are eligible historic resources and three properties are ineligible under CEQA. The findings of the HRE are summarized in Table 9.

Table 9. Findings for the Properties in the Project Site

Address	APN	Built	SoMa Survey CHRS Code	Revised CHRS Code	CEQA Resource
400 2nd Street	3763/001	1917	3CS	6Z	No
645 Harrison Street	3763/105	1947	3S	3S	Yes
653 Harrison Street	3763/101	1955	6Z	6Z	No
657 Harrison Street	3763/100	1946	6L	6Z	No
665 Harrison Street	3763/099	1946	3S	3CS	Yes
APN = Assessor's Parcel Number; SoMa = South of Market; CHRS = California Historic Resource Status: CEQA = California Environmental Quality Act					

Chapter 6

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Preparers' Qualifications

Jena Rogers (Preparer) holds a bachelor of arts degree in anthropology from California State University, Sacramento (2007) and a master of arts degree in historic preservation at Savannah College of Art and Design (2018). Jena has 25 years of cultural resources management experience in project management, technical writing, field survey, research design and resource evaluation. Ms. Rogers has served as an archaeologist or architectural historian on cultural resources research or regulatory compliance projects in the California and Great Basin regions for public agencies and private sector clients. Jena meets the Secretary of the Interiors professional qualification standards for architectural history and archaeology.

Gretchen Hilyard Boyce (Senior Technical Reviewer) holds a bachelor's in architectural history from the University of Virginia and a master's in historic preservation planning from the University of Pennsylvania. Gretchen has worked as a historic preservation planner and cultural landscape specialist in California for 11 years and has extensive experience in cultural resource documentation, evaluation, design review, and compliance. Gretchen meets the Secretary of the Interiors professional qualification standards for architectural history, history, and preservation planning.

Appendix B

County Assessor's Real Property Record

APPROVED BY

9-Bays @ 20'-4"-183'

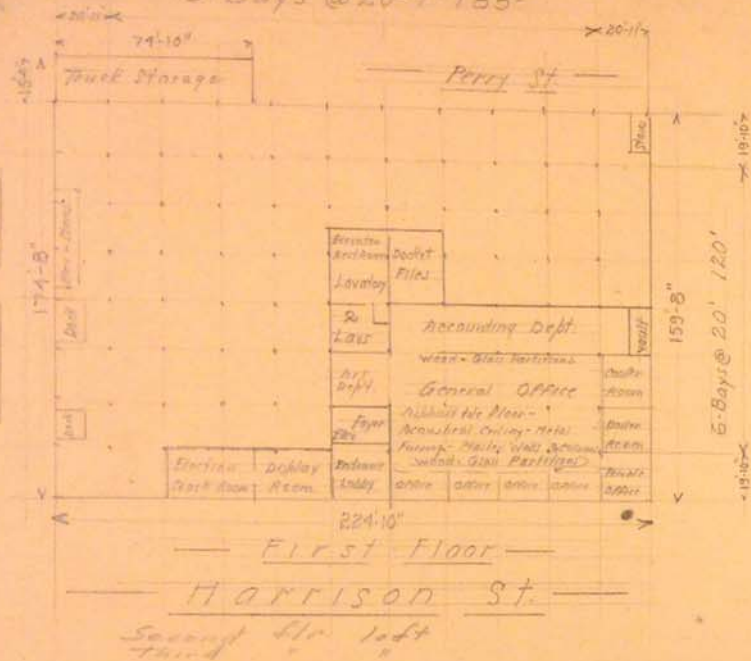
1961 Progress on 4th floor addition. Complete floor around east-
ing. pent house. 1st floor. 20'x10' 1962 - 4th floor plus small m.s. the balance
is 3rd floor storage area. 2530 sq ft finished area cost 324,366. 2nd floor 2530 sq ft
4th floor total 37,619 sq ft. 32,700 sq ft added.

3-Story Class B - R.C. Industrial Bldg. with
main office installation fronting 1st floor. Cafeteria,
Furnace Room, & cement paved sun deck on roof.
Exterior walls formed in Plywood. Window areas 3 sides
are steel sash - all levels. Harrison St. entrance
trimmed fluted ceramic veneer - plain ceramic veneer
above. Entry door is stainless steel-glass panel - step
is terrazzo. The motif above the entrance is monumental
with vertical panel of glass blocks. Lobby housing
telephone operator - terrazzo floor - stone engraving plates
used as a wainscot - ceiling acoustical - recessed fluo. lights.
1st Floor - 13'-9" furred to 10'-8" - acoustical ceiling on sus-
pended metal lath. - Slab of 1st fl. 6" - All trim Birch
in office area. - Sales conference room - minks cloth wall
covering - Presidents office, recessed sprinkler heads here.
Heavy carpet floor covering. - Directors room, lav. here
tile shower - tile floor & tile wall - 3 sinks. - Recessed Bar.
General office - asph. tile floor - large area fluo. lights.
Lit room - 8 janitors store room - 1-vault with 8 hour comb.
lock. Rear of this acoustical ceiling area - partitions are
all conc block - merchandise storage - 4 loading dock areas -
service rooms.
2nd Floor - 13'-9" ceiling - unfinished loft - Composing &
printing press area - Binding dept. - Intertype room - Proof
room - 2 lines of fluo. lights - long'l & trans. - Slab 8 1/2"
3rd Floor - 13'-9" ceiling - unfin. loft - large area + 5 small
units. Lithograph & Paper Stock Floor. Part of floor
Mastopave covering. Lithograph press room this floor
has own air cond. plant.
Roof unit on 1/2 story. - The cafeteria & furnace room
here. - 13'-9" ceiling - roof slab 8 1/2" (for future expansion)
unfin. area - Painted exterior - Roof garden area has
conc block fence as shown - floor here cement finish.
Steel sash windows.

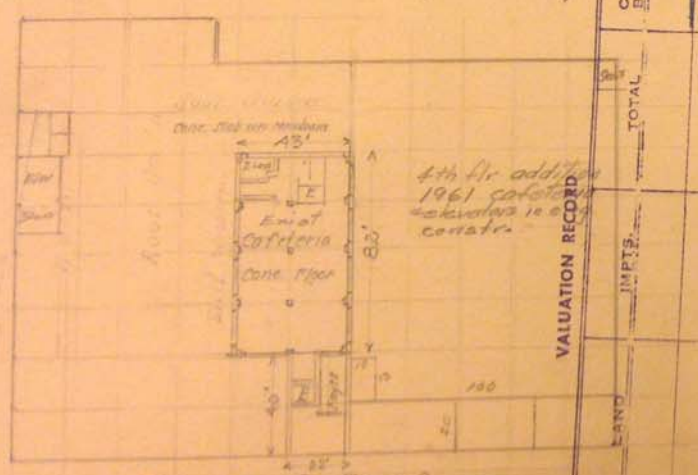
52397 A.I.
Vassar Place

CHARLES & Co - 145 Harrison

N.Y. 1,285,000
L. 212,000
Imps 1,073,000



Shales & Sarcloids	222,260	Att. comm.	16,000
Shales	244,924	"	4,000
Shales	254,831	"	3,200
Shales	257,013/14	2nd floor	3,000
Shales	265,095	4th floor	5,000
Shales	271,635	Plant	750
1-3-69	365,161	New Lights-Parking lot	1,000 N.Y.



Plan of Roof
Showing location of Cafeteria

CH	IMP	LAND	YR
16,000	4,000	3,200	1975
4,000	3,000	5,000	
3,000	5,000	750	
5,000	750		
750			
1,000			
TOTAL			

Apr. 1957 - 1st fl. Garage area converted to Com. room.
5th fl. Partition changed at a minor cost.
5th fl. Expansion in bath room - window blind out + some
wall change - 2 vents added in conf. area.
New wood partition walls.

REAL PROPERTY RECORD

CITY & COUNTY OF SAN FRANCISCO ASSESSORS OFFICE VALUATION DIVISION

VOL. 25 BLOCK 3963 LOT 105

ADDRESS 645 HARRISON

CODE CLASS I

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

RESIDENTIAL				CLASS					EXTERIOR CONSTRUCTION				INTERIOR FINISH				HEATING SYSTEM			
Dwelling	D	R		1A	1B	2	3	4	5	Rustic		Plaster		Electric	X	Gas	X	Oil		
Flats						"B"				Panels		Sheetrock		Forced Air						
Apartment				FOUNDATION					Stucco		Wallboard		Steam			X				
Hotel				Concrete					X	Metal		Paneling		Radiant						
Motel				Brick						Shingles		Unfinished		Baseboard						
Rooming House				Slab						Brick		Acoustic Ceil - Office		Vent & Air Cond.						
				Conc. Block						Concrete	X	BATH ROOM		Gravity						
NON-RESIDENTIAL				Piers						Tilt-Up		Number of Rooms	8	OVERHEAD BLOWER	X					
Public Building				Misc.						Conc. Block		Tubs		Built-in		MECHANICAL				
School										Veneer		Shower				Sprinkler System	100%	X		
Office - PART	X			BASEMENT NONE					ROOF				Tile		ELEVATOR					
Commercial				Unfinished	1/4	1/2	3/4	F		Camp		Flat	X	Separate Toilet		Passenger Capacity 2500				
Industrial	X			Finished	1/4	1/2	3/4	F		Metal		Hip		Freight Capacity 8000						
				Number Car Spaces					T&G	X	Gable		Automatic Elevator							
										Concr.										
CLASSIFICATION				FLOORS					BUILT - INS				MISCELLANEOUS							
Service Station				Medical						Softwood			Dwsh.		Disp.		Fire Escape			
Loft	X			Theatre						Hardwood			Oven		Range		Vault			
Warehouse	X			Club						Terrazzo			PLUMBING				Skylights			
Condominium				Bank						Marble			W. C.		Lavs		Family Room			
Greenhouse				Store						Concrete	X		Urn		S. S.		CONCRETE BLOCK PARTITIONS			
Co-Operative				Garage						Earth			FIXTURES							
Shed				Church						Tile										
										Metal										

LAND ATTRIBUTES

Square feet 37125

Acres

Zoning M1

Square feet usable 37125

Corner of VASSAR place Yes ☒ No ☐

Curb, Sdwk Yes ☒ No ☐

Level Yes ☒ No ☐

Grade Yes ☒ No ☐

View - ABOVE FREEDOM Yes ☒ No ☐

Utilities Yes ☒ No ☐

Alley Yes ☐ No ☒

150' WIDTH OF LOT RUN THROUGH TO PERRY ST. S/E LY LINE FACES VASSAR PLACE, 271' ON HARRISON.

IMPROVEMENT ATTRIBUTES

Year built 1948

Effective Year 1948

Total Rooms 24

Bedrooms

Family Room Yes ☐ No ☒

Total Finished Area 148,076

Finished Basement Area

Finished Attic Area

Full Baths

Half Baths 8

Garage spaces

Built-in Kitchen Yes ☐ No ☒

Central Heating Yes ☐ No ☒

Condition E ☐ G ☒ F ☐ P ☐

AVG.

NEIGHBORHOOD ATTRIBUTES

Single family use ☐

Multi-family use ☐

Commercial use ☐

Industrial use ☒

Zoning conform. Yes ☒ No ☐

Desirability Yes ☒ No ☐

Built-up Yes ☒ No ☐

Date of Improvements 1907

Trend G ☒ F ☐ P ☐

CONCLUSIONS 1977-78

Land Value 254,400

COMPUTATIONS

UNIT	AREA	UNIT COST	AREA	UNIT COST	COST	UNIT COST	COST
155	225 x 160 + 15 x 75 = 13450				23539.5		
240	225 x 160 + 15 x 75				37019		
380	" "				37019		
485	" "				37019		

VALUATION RECORD

YR.	LAND	IMPTS.	TOTAL	CH. BY
67	212,000	1,073,000	1,285,000	RV
75	254,400	1,287,600	1,542,000	RV
77	254,400	898,040	1,152,440	AR
78	254,400	945,600	1,200,000	SALE
82	1,500,000	1,750,000	3,250,000	S
85	1,856,000	4,144,000	6,000,000	S-P
86	1,856,000	4,144,000	6,000,000	Sale

CONSTRUCTION RECORD				EFFECT. YEAR	APPR. YEAR	NORMAL % GOOD			
PERMIT NO.	FOR	AMT.	DATE			AGE	REM. LIFE	TABLE	%
75022	3 STY CL. "C"	500000	7/5/49						
232082	ADDN.	290000	6/24/60						
761936	CURB. WALL	600	12/6/71						

REMARKS: For Sale \$2,000,000 2 YRS. ASKING PRICE REDUCED to 1,600,000
1/77. Sold 7/20/77 \$1,200,000

⑤ 10-10-79 CHANGE IN MANNER OF HOLDING TITLE ONLY N/C

LAND DATA

FRONT	DEPTH	AREA	ZONING	TOPOGRAPHY			
225 FT. x	160 FT. =	39125 SF.	M1	LEVEL	YES	GRADE	YES
+ L AT REAR	15' x 75'			SOIL	SAND	VIEW	YES
DESCRIPTION		ADJUSTMENT		VALUE		SFV.	FFV.
CORNER	X	CURB	X	% STD. DEPTH	69'	\$ 212,000	\$ 5.71
INSIDE		SIDEWALK	X	% STD. WIDTH	75'	254,400	6.85
		UTILITIES	X	% COR. INFL.			

REMARKS:

MARKET APPROACH

ADDRESS	BLOCK	LOT	DESC.	SQ. FT.	SALES PRICE - DATE	REMARKS:	LOT #	OCC.	P.P. NO.	S.P. / A
645 HARRISON	3763	105	WHITE	146076	1,200,000 7/77	1946 (225x160) + (15x75) 2-77121		VHCC.	—	8.10
340-50-1ST ST	3749	14	PRINTED	49800	400,000 1/77	1927 160x125		OCC	—	8.03
642-46 HARRISON	3750	8	WHITE	53452	275,000 7/73	1935 (65E x 137E) + 79E x 112E		OCC	—	7.02
490-2ND ST	3763	7	WHITE	30600	295,000 7/76	1924 85x120 (CORNER)		UNOCC	272,500	8.91

INCOME ANALYSIS

GROSS INCOME:				NET INCOME:				Sales History:	
G.R.A. 139000 4				146000				12/17/65 (D)	1,286,000 CARLISLE T. LITTON
② 10/25/71				INCOME IMPUTABLE PERSONALTY:					CONE "OR"
PER. AGENT SENECA				LIFE DEPR. YIELD TAX RATE				7/20/77 (D)	1,200,000 LITTON to ZANKEL
Vacancy 5% %				YR % % % %					CONE "EE" - CASH DOWN 200,000 (16.67%)
Effective Gross Income				\$ x %				(D/R)	1,000,000 SELLER (83.33%) 7YRS @ 9.705%
Expenses				INCOME IMPUTABLE TO LAND:				INTEREST ONLY PROMISSORY NOTE, SECURED BY D/F.	
INS 3 1/2%	6000			YIELD TAX RATE				⑤ 11-24-77 \$7,000,000 D/F \$395,000	
MAINT + MGT 6%	10000			% % %				Summary:	
MISC. 3%	5000			\$ x %				N.E.R.A. 146000 ÷ 12% o/r = 1,216,666	
				RESIDUAL IMPUTABLE TO BLDG:				G.I. 175900 x 7 C.R. = 1,231,000	
				LIFE DEPR. YIELD TAX METHOD RATE/P.V.				146076 @ 8.92 / A 1,154,000	
				YR % % %				S.P. OF S.W.V. 1,200,000	
				Bldg. Val. \$					
				Rounded to:					
Total Expense: 12 1/2%	21000			Land Value					
NET INCOME:	146000			TOTAL				ESTIMATED VALUE: 1,200,000	

PHOTO







Department of Parks and Recreation 523 Series Forms

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
CHR Status Code: _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

Resource Name or #: (Assigned by recorder) **645 HARRISON ST**

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

*b. USGS Quad: San Francisco North, CA Date: 1995

c. Address: 645 HARRISON ST

City: San Francisco

ZIP 94107

d. UTM Zone: Easting: Northing:

e. Other Locational Data: Assessor's Parcel Number 3763 105

*P3a. Description: (Describe resource and major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

645 Harrison Street is located on an L-shaped corner lot with 225' of frontage on the south side of Harrison Street at Vassar Street. Built in 1947, 645 Harrison Street is a 4-story, reinforced concrete industrial building designed in the International style. The rectangular-plan building, clad in smooth concrete on the first story and textured stucco on the upper stories, is capped by a flat built-up roof. The foundation is concrete. The primary façade faces north and includes 11 structural bays. Entrances include recessed, fully-glazed, paired metal doors with sidelights and a glazed transom. Typical fenestration consists of industrial-style steel-sash windows. The central structural bay features the entrance, surrounded by molded columns and surmounted by vertical molded stucco and glass block windows. A metal flagpole tops the bay.

The building appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo



P5b. Description of Photo:

View of north façade on Harrison Street. 12/12/2007

***P6. Date Constructed/Age:**

☒ Historic ☐ Prehistoric ☐ Both

1947 Building permit, Sanborn map

***P7. Owner and Address**

HV-645 HARRISON INC
% CRESLEIGH MNGMT INC
433 CALIFORNIA ST STE 700
SAN FRANCISCO CA

***P8. Recorded By:**

Page & Turnbull, Inc. (ER,GH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded: 6/10/2009

***P10. Survey Type:**

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "None")

Eastern Neighborhoods SOMA Survey

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (list):

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 6

Resource Name or #: (Assigned by recorder) 645 HARRISON ST

*Recorded By: Page & Turnbull, Inc. (ER,GH)

*Date Recorded: June 2009

☒ Continuation ☐ Update



View of primary entrance.
Source: Page and Turnbull



Photo 03 645 - 645 HARRISON ST
Source: Page and Turnbull

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (assigned by recorder) 645 Harrison Street

B1. Historic name: A. Carlisle & Co.

B2. Common name: None

B3. Original Use: Light industrial

B4. Present use: Light industrial, warehouse

*B5. Architectural Style: International

*B6. Construction History: (Construction date, alterations, and date of alterations)

1947: constructed. 1952: build walls to enclose varnish tanks, install ventilation, close open space in graining room wall. 1957: Construct contact room on 3rd floor, construct cement block and steel sash partitions to create office. 1959: reinforce 3rd floor to accommodate new printing press. 1960: addition of fourth floor for warehouse use, install compressor foundation in compressor room. (continued)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: None.

B9a. Architect: Herman C. Baumann

b. Builder: Unknown

*B10. Significance: Theme Industrial Development Area: South of Market, San Francisco, California

Period of Significance 1947- 1977 Property Type Industrial Applicable Criteria A/1, C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

645 Harrison Street was constructed in 1947 as a light industrial printing and lithography plant for A. Carlisle & Co. by architect Herman C. Baumann.

645 Harrison Street possesses significance as an example of an industrial building in the South of Market Area, a mixed-use district of industrial, commercial, and residential buildings erected after the 1906 Earthquake and Fire. Prior to 1906, the site of 645 Harrison Street was occupied by a number of dwellings, including a series of row houses and a single house on a large plot of land in a largely residential neighborhood. After 1906, the area was rebuilt with a new industrial focus, and building booms occurred between 1906-13, 1918-20, and 1925-30. In 1913 and 1920, however, the site of 645 Harrison Street was vacant. The current building was not constructed until 1947, well after any of the building boom periods that shaped the neighborhood.

(Continued)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

- A. Carlisle & Co. of Nevada, "History – Part 1, the first 105 years – 1852-1957," Internet: <http://www.acarlisle.com/history.htm>, accessed: 10/16/08.

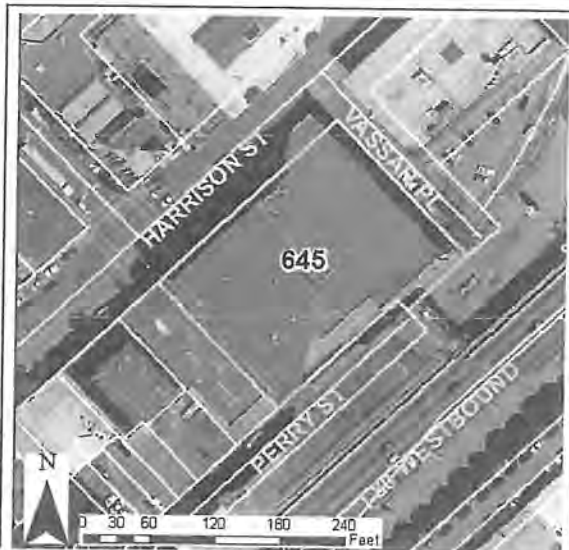
(Continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.

*Date of Evaluation: September 2009

(This space reserved for official comments.)



State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____

HRI # _____

Trinomial _____

Page 4 of 6

*Resource Name or # (Assigned by recorder) 645 Harrison Street

*Recorded by: Page & Turnbull

*Date September 2009

☒ Continuation ☐ Update

B6. Construction History: (continued)

1961: alteration of 4th floor – install partitions to create 3 new rooms and entrance area, plaster walls and install suspended ceiling in 4th floor lobby, install partitions in 4th floor shop area, enclose new engraving room, chrome room and storage room, install electric sign on front elevation. 1962: install partitions to enclose IBM room and accounting room; remove section of non-bearing concrete block wall at west side of office, patch ceiling, floor, and plaster columns and walls; close existing door opening to file room and IBM room with concrete block and plaster, open new doorway in same wall section. 1963: reinforce 3rd floor to accommodate new press; install partitions on 3rd floor; remove sliding wood doors and tracks behind loading docks, install 2 sectional overhead doors; remove sections of wall and install pair of metal doors on alley. 1965: reinforce 3rd floor to accommodate new press. 1966: extend existing accounting dept. space. 1968: install hydraulic lift pit at east side of loading dock; install new stairway and aluminum entry doors in NE wall of lobby, remove existing walls around bond room, enclose telephone room and bond room with new 1 hour partitions, install suspended ceiling over bond room area. 1973: install walls to enclose paper bailer at SE corner of 1st floor, install roll-up door at north end of new enclosure, install personnel exit at south end, install fire door at north end. 1977: install partitions. 1978: extend new stairway 3 ft. to level of elevator. 1979: install partitions, acoustic ceilings, glazed openings, new floor slab, improve toilet rooms. 1982: new partition walls, fire rated doors, roll-up metal doors. 1987: install non-bearing partitions and replace ceiling tiles. 1988: upgrade corridor, bathrooms and add partitions; remove and replace windows for purpose of machinery installation. 1991: install walls to create new storage space on first floor. 1992: install 3 partition walls and double fire door on 2nd floor. 1993: re-roofing.

B10. Significance (continued)

The building at 645 Harrison Street first appears on the 1949 Sanborn map and is labeled as a printing and lithographing plant. The Sanborn map notes that the building was constructed in 1947 and was 3 stories high with a small 4th story penthouse that contained a cafeteria. From its construction to 1973, 645 Harrison Street was occupied by A. Carlisle & Co., or, after 1957, a division of the company known as Litton Industries. A. Carlisle & Co. was founded in San Francisco in 1878 by Albert Carlisle who opened a shop on Battery Street and sold stationary supplies primarily by mail order. In 1902, A. Carlisle & Co. moved to larger quarters on Montgomery Street, where the Hayden Printing Company was also located. Upon reopening after the 1906 Earthquake and Fire, the two companies merged under the Carlisle name. Albert Carlisle died in 1904, but the business was carried on by his widow and sons. In 1916, Carlisle also bought out the lithographic business of Britton & Rey, which had been founded in 1852. It ultimately became one of the largest lithography businesses on the West Coast. In 1917, A. Carlisle & Co. opened a branch in Reno, Nevada. In 1930, it added Upham & Rutledge, Inc. to its name and opened a large retail stationary store on Post Street in downtown San Francisco. Continuing to expand after World War II, the company moved to the subject property at 645 Harrison Street. At this time, the business known as A. Carlisle & Co., Printers, Lithographers, Stationers, was being run by the third generation of the Carlisle family, Burlington Carlisle Jr., who was responsible for the two million dollar construction of the new plant. In 1957, the Reno plant was purchased by the company's employees and became A. Carlisle & Co. of Nevada. The San Francisco branch of the business was sold to Litton Industries, but city directories record the company name as Litton Industries – Carlisle Graphics Division through the late 1970s.

In 1977, the property was sold to 645 Associates and housed Lewis & Mayne Inc., Self Storage warehouse, Martin Zankel attorney at law, and Terry McHugh Ltd. women's apparel manufacturer through 1979. Other tenants included Pandick Press between 1979 and 1984, Lucas Film in 1982, and Nova Knits in 1988. In 1987, Harrison 645 Venture took possession of the property, followed by Harbor View Investment, Inc. in 1987. In 1989, the property was sold to the current owner, HV-645 Harrison, Inc.

645 Harrison Street is associated with architect Herman C. Baumann (1890 – 1960). Baumann was born in Oakland and grew up in the Potrero district of San Francisco. He studied architecture at the San Francisco Architectural Club and through apprenticeships with Thomas Edwards and Norman Sexton. Baumann opened his own practice in 1924. He specialized in residential buildings, particularly high rise apartment buildings like the Allen Arms Apartments at 1900 Market Street (1931). He was a prolific designer of apartment buildings in the Pacific Heights neighborhood. Though he designed in the Spanish Colonial, Renaissance, and Mediterranean Revival styles early in his career, by the late 1920s he worked almost exclusively in the Art Deco style. Baumann's designs were inspired by more notable Bay Area Art Deco specialists, but he was known for creating his own unique molded ornament patterns and used angled bay windows with decorative detailing on the underside as his signature architectural element. Baumann designed more than 100 large-scale apartment buildings in his career. His partner, engineer Edward Jose, assisted with the design of many of these buildings. Despite the fact that Baumann primarily designed high-rise apartments, the Great Depression forced him to diversify his work in the 1930s and he took on several commercial and industrial projects, including breweries, supermarkets, and the printing plant at 645 Harrison Street. His industrial buildings are typically constructed of reinforced concrete and display minimal Classical Revival ornament. 645 Harrison Street is somewhat unique in its International styling; however, Baumann was known to have designed other buildings in the style, including a 10-story apartment building at 1800 Pacific Avenue. 645 Harrison Street appears to be a noteworthy example of Baumann's industrial designs; however, he is best known for his residential architecture. Though he was a prolific designer, he does not have sufficient significance to rank as a master in industrial design.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

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*Resource Name or # (Assigned by recorder) 645 Harrison Street

*Recorded by: Page & Turnbull

*Date September 2009

☒ Continuation ☐ Update

645 Harrison Street has undergone some physical alterations, primarily to its interior, though the addition/expansion of the 4th story amounts to a major exterior change. However, building permits indicate that the "original building design was based on the premise that the additional floor area would be incorporated as shown in calculations." Therefore, the building appears to retain integrity of materials and workmanship, as well as design, since the building was planned to accommodate the addition of a 4th floor. The building retains integrity of setting and location. It is now used as a commercial/light industrial/warehouse building housing multiple tenants, rather than as a light industrial plant for a single large business, but generally maintains integrity of feeling and association as a large facility of the type.

645 Harrison Street appears to be associated with events that have made a significant contribution to the broad patterns of our history such that it would be eligible under National Register Criterion A (California Register Criterion 1). It is associated with A. Carlisle & Co., which was an early San Francisco business that absorbed a number of other early and prominent printing businesses to become one of the most prominent printing and lithography enterprises in the West. The building was constructed for Carlisle & Co.'s plant and general offices, and represented a major expansion of services after World War II. Carlisle & Co. and its subsidiaries were located at this address for thirty years.

645 Harrison Street does not appear to be associated with any persons significant to the history of the State of California or the City of San Francisco such that it would be eligible under National Register Criterion B (California Register Criterion 2). Though Albert Carlisle was a prominent San Francisco entrepreneur, who established his business early in the city's history, he is less significant as an individual than his company was as a commercial enterprise. Though Albert Carlisle was the founder of the company, its success can also be attributed to other members of the Carlisle family.

645 Harrison Street appears eligible for local designation under National Register Criterion C (California Register Criterion 3) as an example of an industrial building that was constructed in the South of Market. Though architect Herman C. Baumann was better known for designing apartment buildings, his noteworthy name is associated with the subject building. More than that, however, the building embodies the distinctive characteristics of the International style on a large scale and exhibits high artistic value. It is also a good example of the industrial loft building type. As discussed in the *Historic Context Statement, South of Market Area*:

Simply defined, the term "loft" refers to a building containing open, un-partitioned space, and often-high ceilings, used for commercial or light industrial purposes. The pervasiveness and longevity of the loft-style building is rooted in its suitability for an almost unlimited range of uses. Lofts were typically designed to withstand the heavy structural loads required for manufacturing and bulk storage while also providing versatile, un-partitioned interior space, high ceilings, and large window openings for manufacturing uses ... Concrete construction was perfected after the First World War and became the preferred construction material for commercial loft buildings because of its strength, its ability to span large distances without intermediate supports (which both economized on useable space and made larger openings possible), and its relative inexpensiveness" (Page & Turnbull: 65)

Despite the division of the interior spaces of 645 Harrison Street, the building maintains the intent of a loft plan and still lends itself to an unlimited range of commercial and industrial uses.

The CHRSC of "3S" designates this property as "appears eligible for NR as an individual property through survey evaluation."

This property was not assessed for its potential to yield information important in prehistory or history, per National Register Criterion D (California Register Criterion 4).

B12. References (continued)

- Byington, L., *History of San Francisco*, v.3, 1931.
- The Foundation for San Francisco's Architectural Heritage: Field Survey Form- Buildings
- McGuire Real Estate. "Architects' Profiles. Pacific Heights Architects #16 — H.C. Baumann." Internet: <http://www.classicsfproperties.com/Architecture/hcbaumann.htm>, accessed: 10/16/08.
- Page & Turnbull, *Historic Context Statement: South of Market Area, San Francisco, California* (2 March 2007).
- Sanborn Fire Insurance Maps: 1899, 1913, 1920, 1949.
- San Francisco Assessor's Office, sales ledgers.
- San Francisco Block Books: 1906, 1909.
- San Francisco Chronicle, "Old SF Printing Plant to Close," 3/17/1979.
- San Francisco City Directories.
- San Francisco Department of Building Inspection, permit records and plans.

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DEPARTMENT OF PARKS AND RECREATION
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Page 6 of 6

*Resource Name or # (Assigned by recorder) 645 Harrison Street

*Recorded by: Page & Turnbull

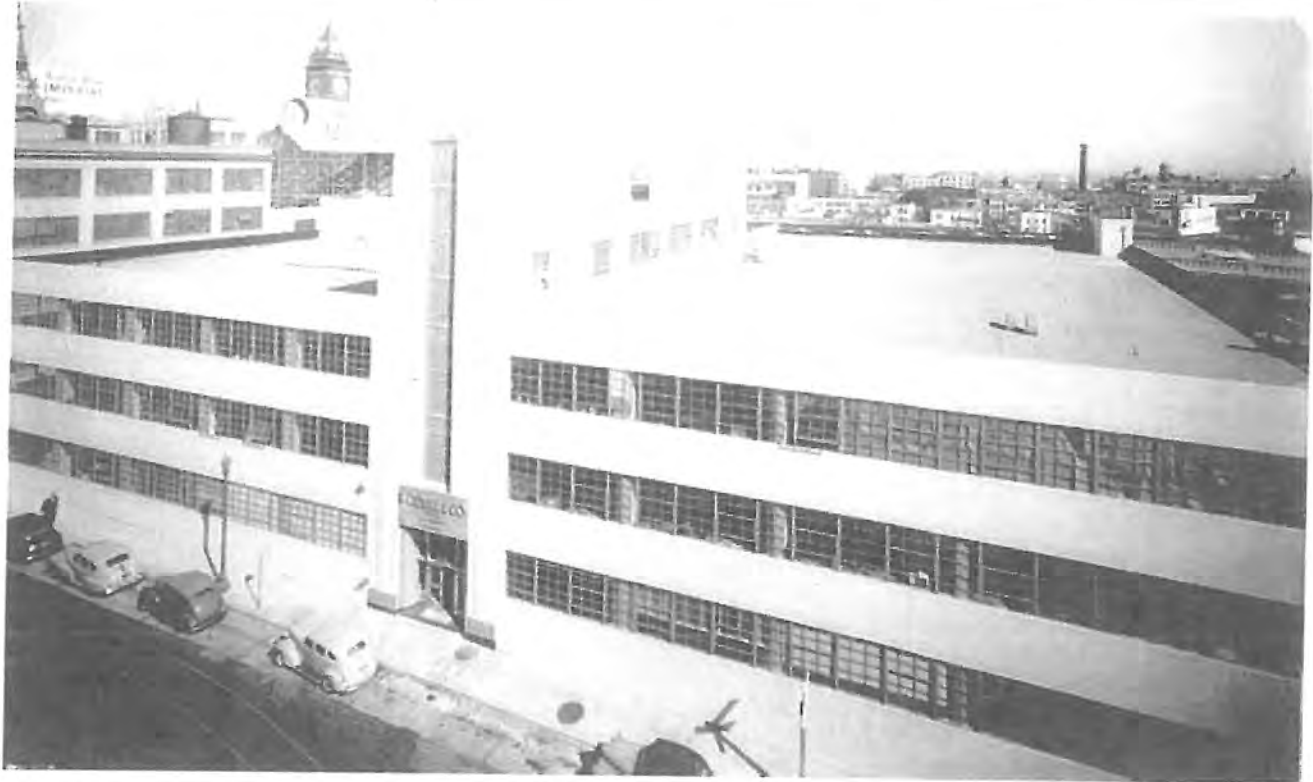
*Date September 2009



Continuation



Update



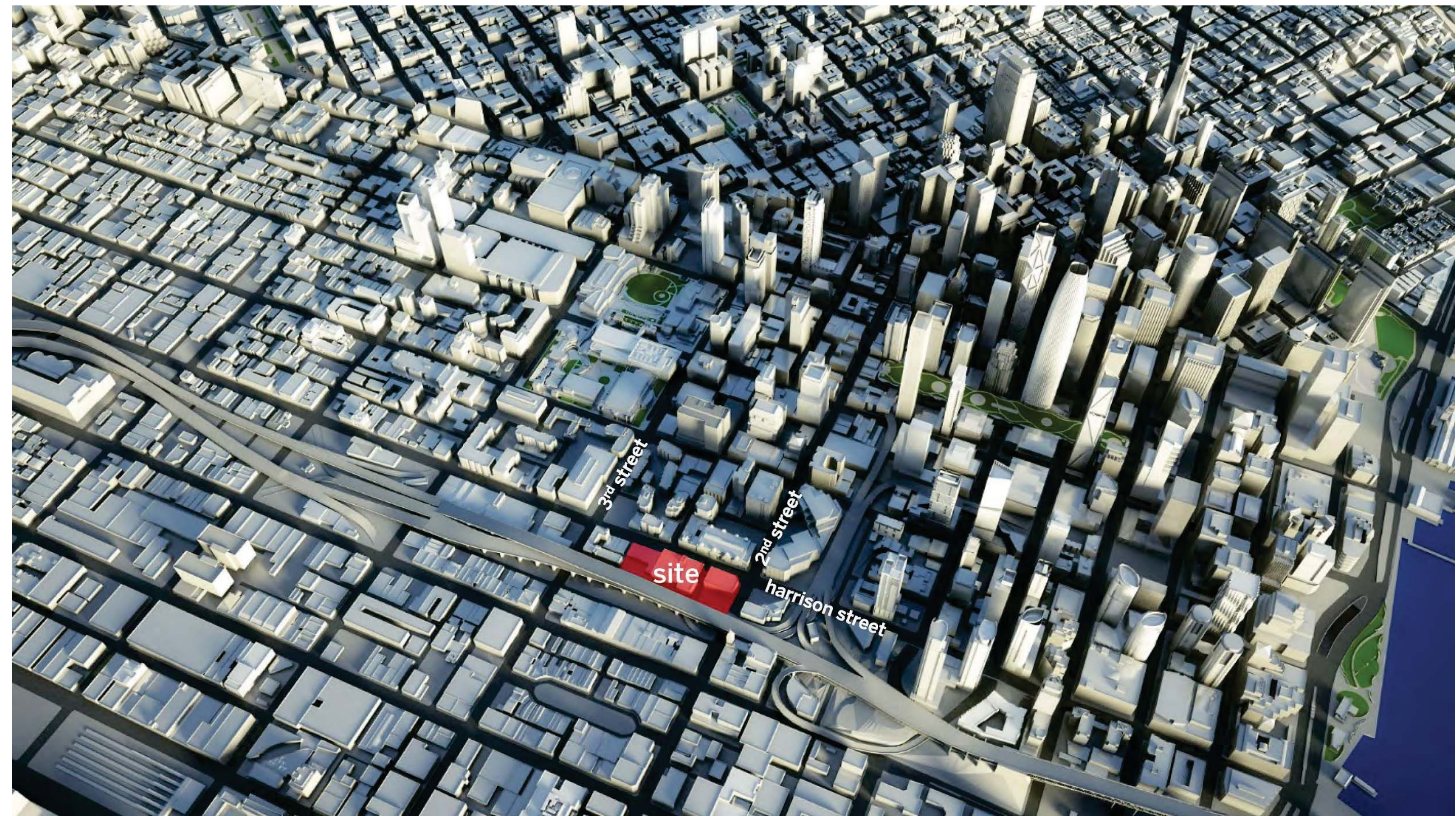
A. Carlisle & Co. Building, 26 November 1948. The building was designed with future expansion of a 4th floor in mind.
(Source: San Francisco Public Library Historic Photograph Collection, AAB-4044)

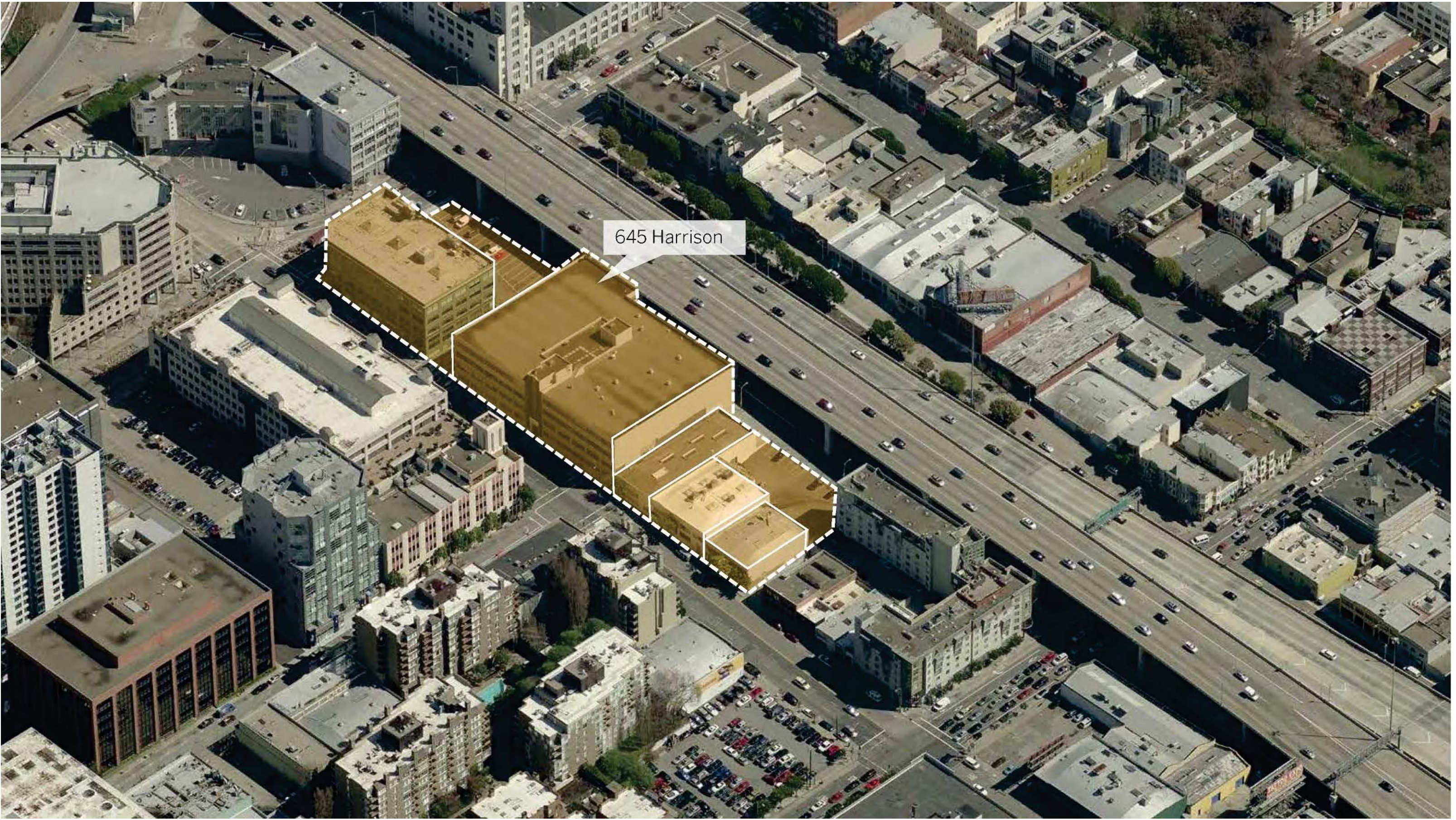


645 Harrison | HPC ARC Informational Meeting

19 June 2019

SOM





2nd St Cut



View looking south from Market St before the 2nd St cut (1868)



2nd st cut in progress below (1869)

Harrison St Regrading

- View looking east from 3rd



1920

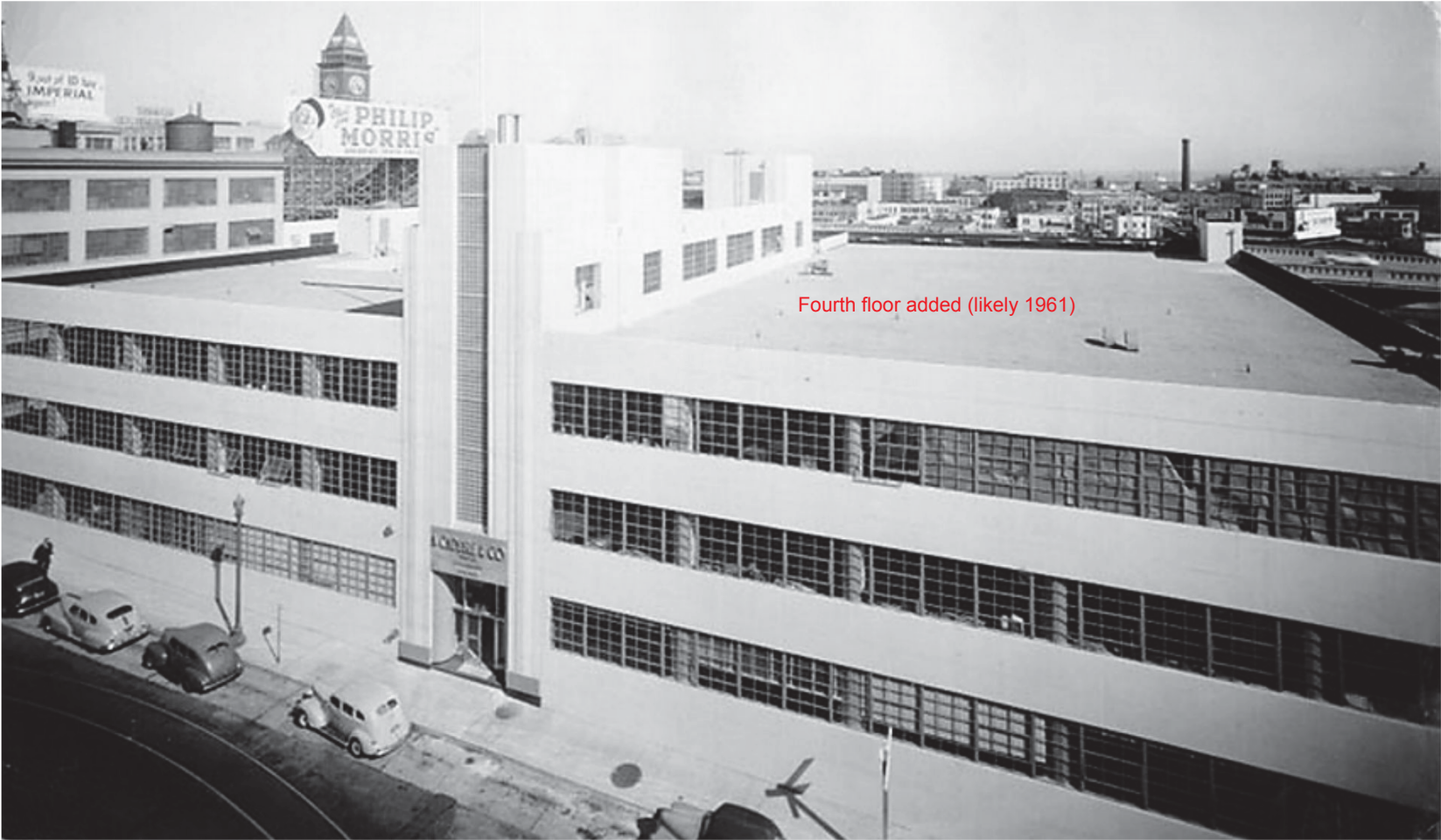


1930



1933

A Carlisle & Co, 1947



ONE VASSAR
SKIDMORE, OWINGS & MERRILL LLP

645 Harrison at Vassar
street address

3763
block number

105
lot number

2
summary

building type/use/number of floors

landmark number

RELATIONSHIP WITH SURROUNDING BUILDINGS

Relationship of setting to building -2 -1 0 1 2 3 4 5

Importance as contribution to a cluster/streetscape -2 -1 0 1 2 3 4 5

ARCHITECTURAL DESIGN VALUATION

Facade proportions -2 -1 0 1 2 3 4 5

Richness/Excellence of detailing/decoration -2 -1 0 1 2 3 4 5

Unique visual feature of interest 0 1 2 3 4 5

Example of a rare or unusual style or design 0 1 2 3 4 5

Overall architectural quality -2 -1 0 1 2 3 4 5

☐ PROPOSED FOR FURTHER INVESTIGATION

☐ CORNICE, PARAPET, APPENDAGE

Importance of cornice to building design -2 -1 0 1 2 3 4 5

Cornice contribution to streetscape -2 -1 0 1 2 3 4 5

FACADE CONDITION

Physical condition -2 -1 0 1 2 3 4 5

Paint/Material color -2 -1 0 1 2 3 4 5

☐ REMODELING

Appropriateness of improvements -2 -1 0 1 2 3 4 5

Engle 7/76
date

Field Notes

powerful moderne imagery, almost Mendelsohnian.

Review Notes

Junior League Listing

☐ text ☐ index ☐ file

☐ Northern California Guide

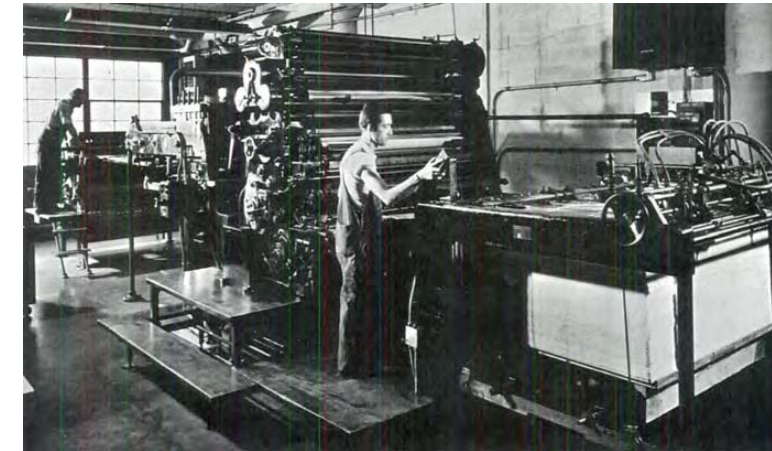
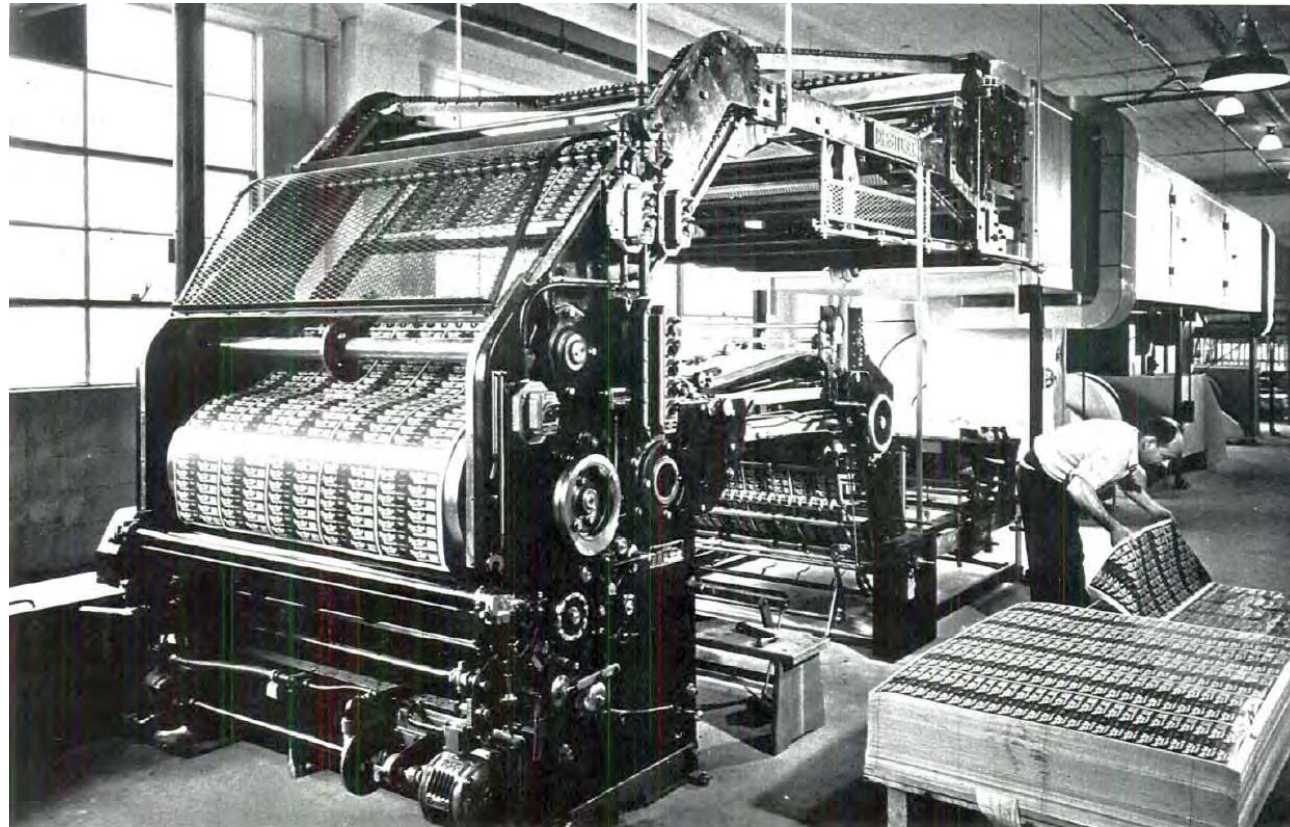
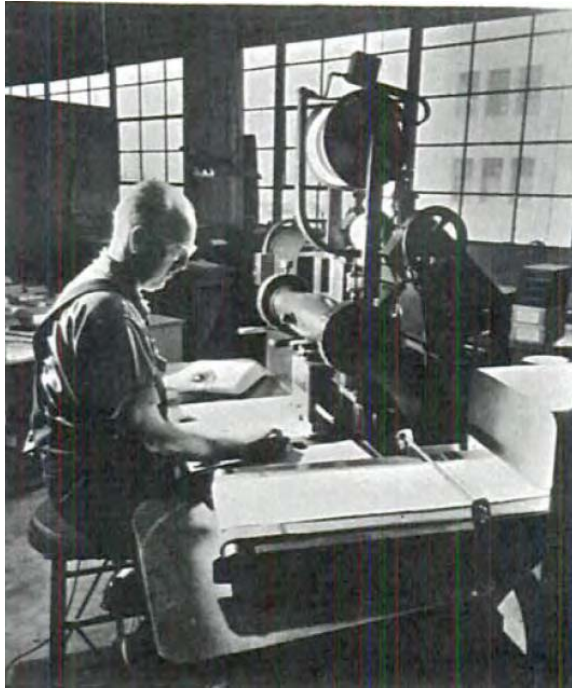
☐ Other Listing

photo 241-26


FL

Department of City Planning Architectural Quality Survey, 1976

A Carlisle & Co.



ONE VASSAR
SKIDMORE, OWINGS & MERRILL LLP

<div>REVISED DRAFT</div> <div>ONE VASSAR, SAN FRANCISCO</div> <div>HISTORIC RESOURCE EVALUATION</div> <div>PREPARED FOR: One Vassar, LLC 433 California Street, 7th Floor San Francisco, CA 94104 Contact: Sharon Lai (415) 982-1218 ext. 226</div> <div>PREPARED BY: ICF 201 Mission Street, Suite 1500 San Francisco, CA 94105 Contact: Gretchen Hilyard Boyce (415) 677-7172 gretchen.hilyard@icf.com</div> <div>April 2019</div> <div></div>	
<div>4.1.2.1 Character-Defining Features</div> <div>Based on the identified reasons for significance and period of significance defined above, ICF has identified the following interior and exterior character-defining features of the property at 665 Harrison Street.</div> <div>Interior Features</div> <div><ul style="list-style-type: none">• Central lobby, including<ul style="list-style-type: none">○ Terrazzo floor with inlaid decorative motif○ Terrazzo baseboards○ Terrazzo steps○ Main staircase• Reinforced concrete column support system throughout interior</div> <div>Exterior Features</div> <div><ul style="list-style-type: none">• Four-story height• Reinforced concrete construction• Flat roof• Flagpole over main entrance tower• Elements of the International Style, including:<ul style="list-style-type: none">○ Horizontal massing configured in 11 structural bays along the primary facade○ Horizontal bands of industrial steel sash windows○ Horizontal scored speed lines in the concrete</div> <div>One Vassar Historic Resource Evaluation Part I4-3April 2019 ICF 00461.16</div>	
One Vassar, LLC	Evaluation
<div><ul style="list-style-type: none">○ Centralized Art Deco style entrance tower articulated with glass block○ Recessed central entry surrounded by molded columns with paired metal doors with sidelights and glazed transom.</div>	

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Based on the identified reasons for significance and period of significance defined above, ICF has identified the following interior and exterior character-defining features of the property at 645 Harrison Street.

Interior Features

- Central lobby, including
 - Terrazzo floor with inlaid decorative motif
 - Terrazzo baseboards
 - Terrazzo steps
 - Main staircase
- Reinforced concrete column support system throughout interior

Exterior Features

- Four-story height
- Reinforced concrete construction
- Flat roof
- Flagpole over main entrance tower
- Elements of the International Style, including:
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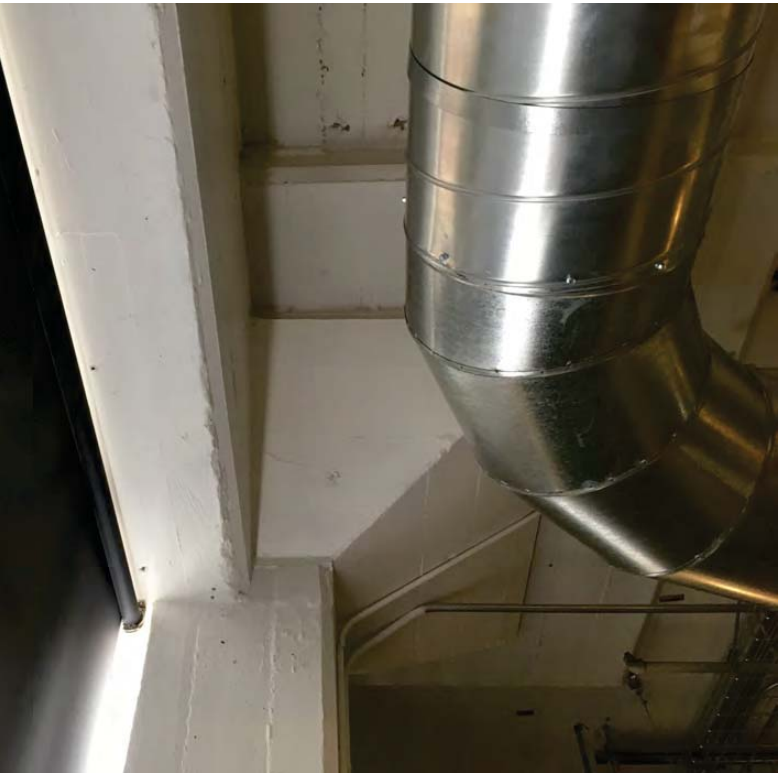
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Typical mushroom column



Typical column at exterior wall



Column at L4 addition

4.1.2.1 Character-Defining Features

Based on the identified reasons for significance and period of significance defined above, ICF has identified the following interior and exterior character-defining features of the property at 645 Harrison Street.

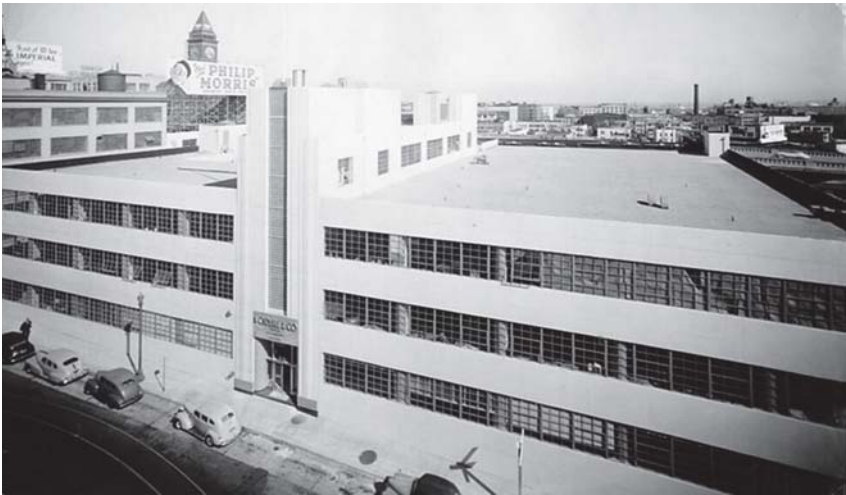
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One Vassar, LLC	Evaluation
<ul style="list-style-type: none">◦ Centralized Art Deco style entrance tower articulated with glass block◦ Recessed central entry surrounded by molded columns with paired metal doors with sidelights and glazed transom.	



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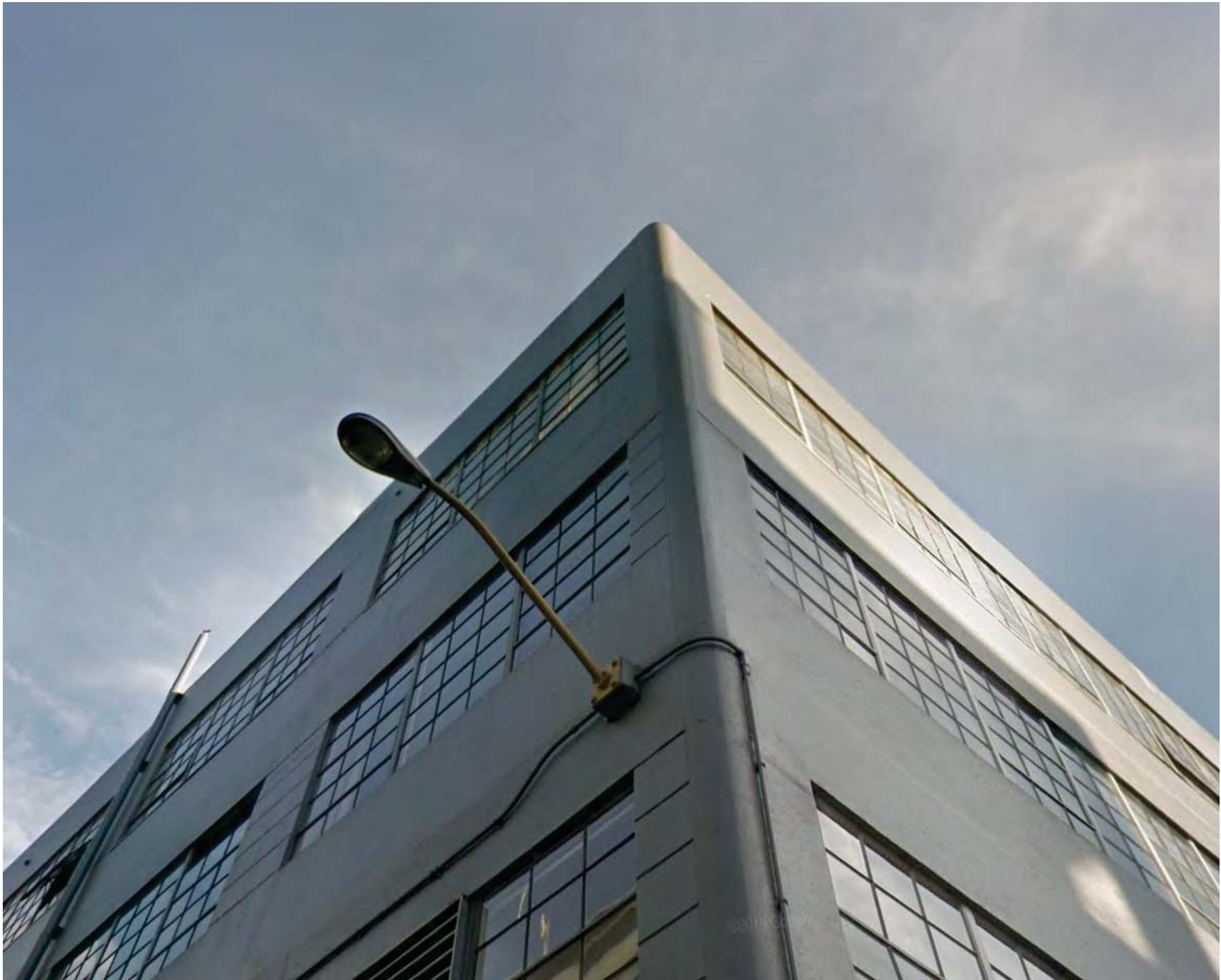
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One Vassar Historic Resource Evaluation Part I

4-3

April 2019
ICF 00461.16

One Vassar, LLC

Evaluation

- Centralized Art Deco style entrance tower articulated with glass block
- Recessed central entry surrounded by molded columns with paired metal doors with sidelights and glazed transom.



HRE

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January 2014



Feb 2015

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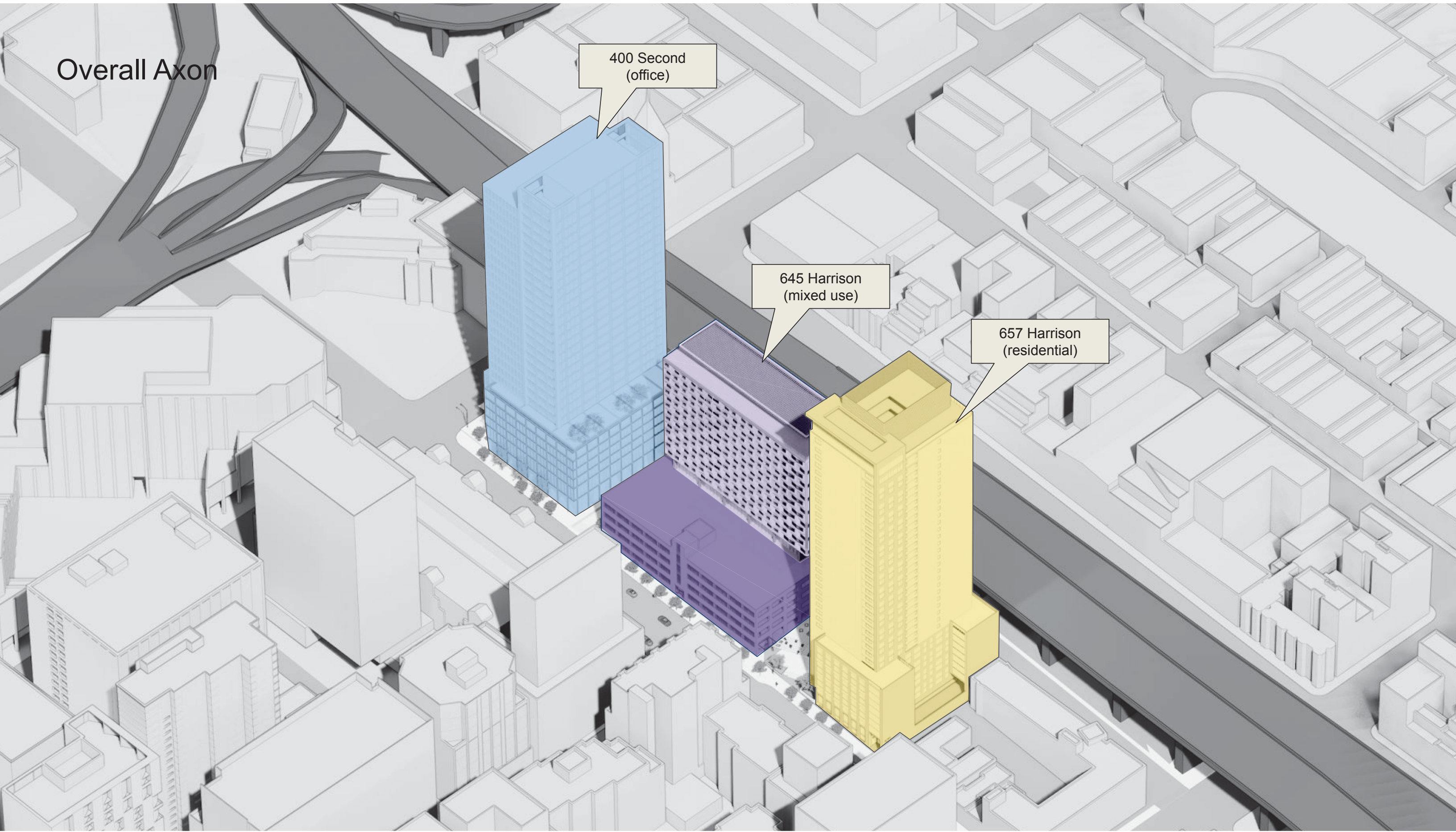
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Overall Axon



400 Second
(office)

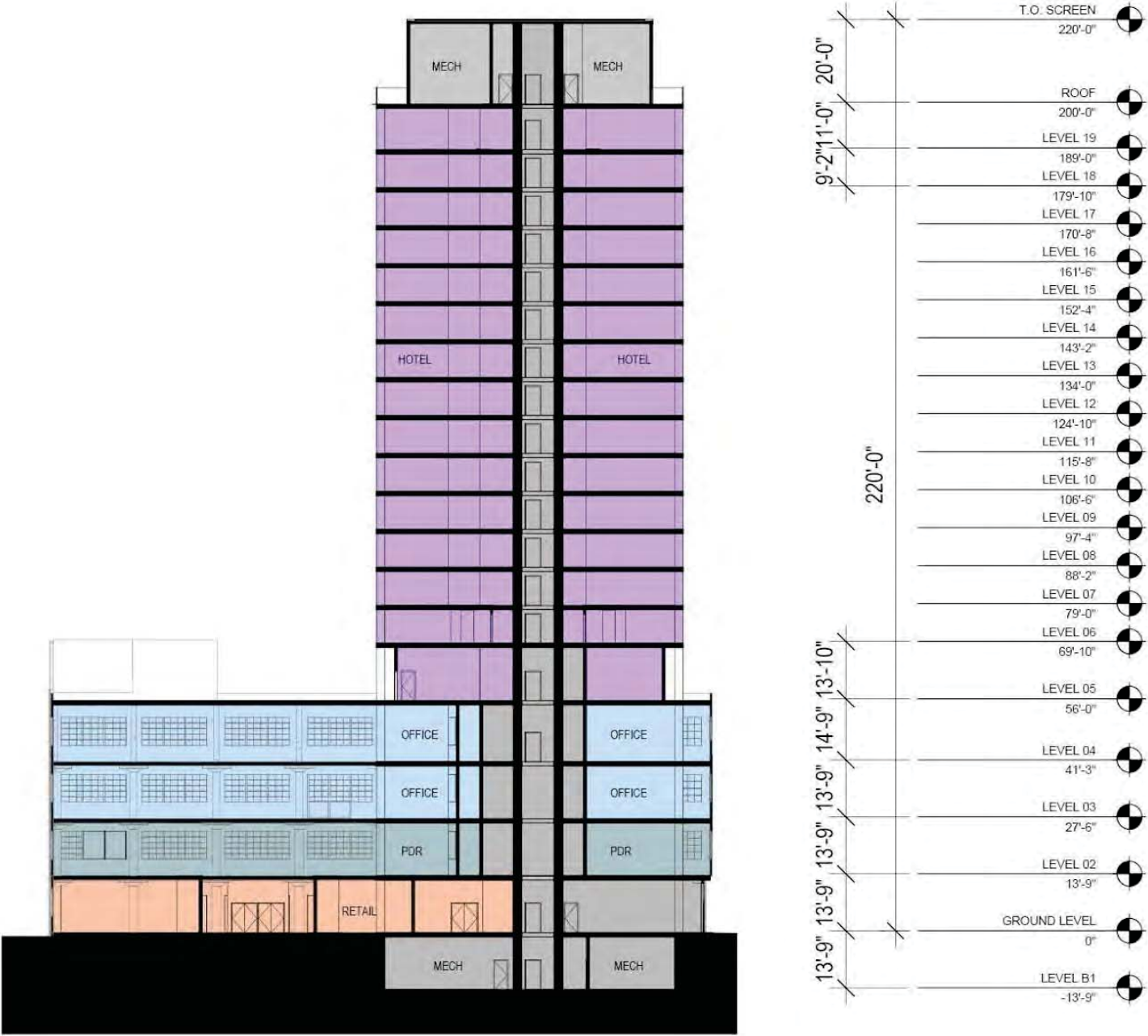
645 Harrison
(mixed use)

657 Harrison
(residential)

Site plan



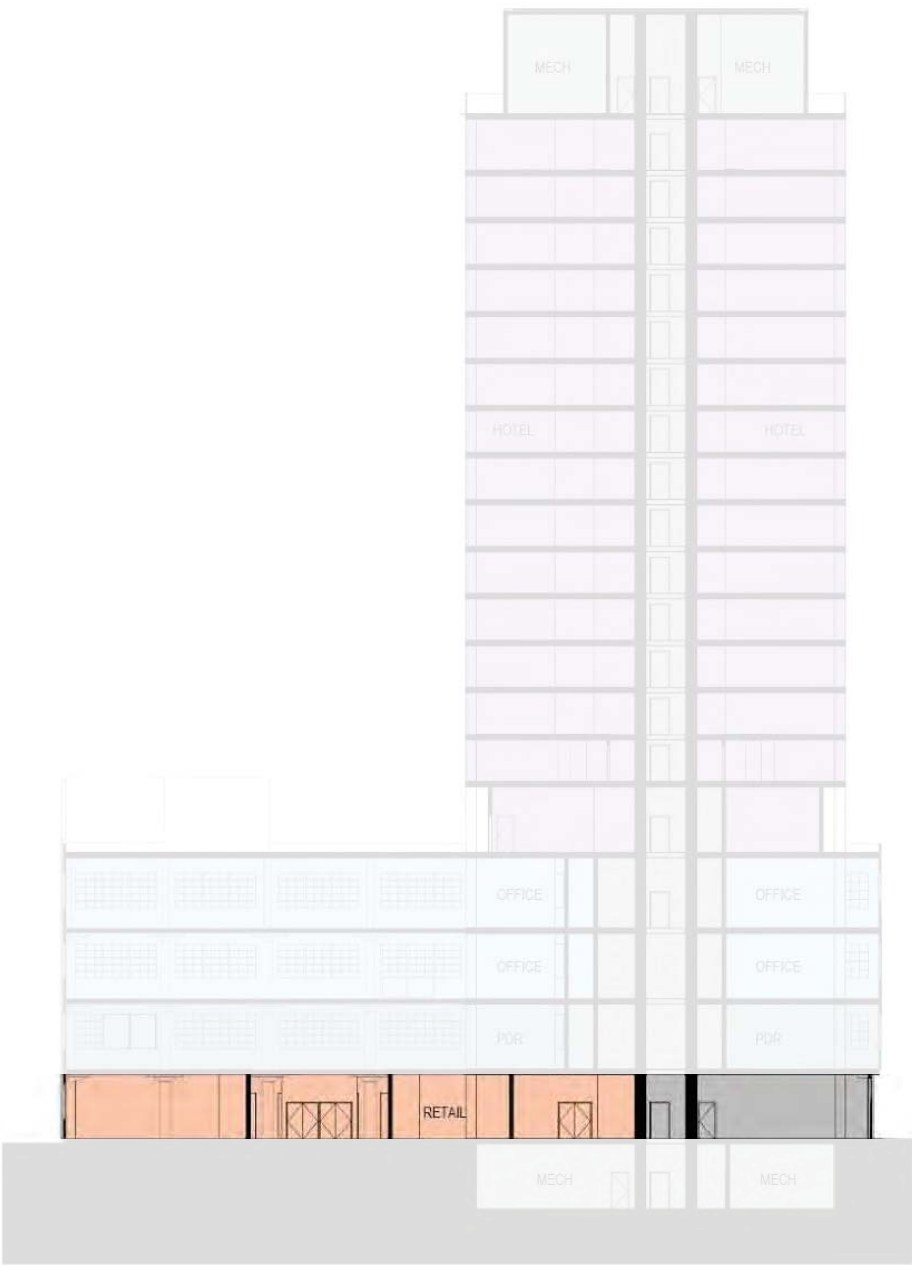
Section



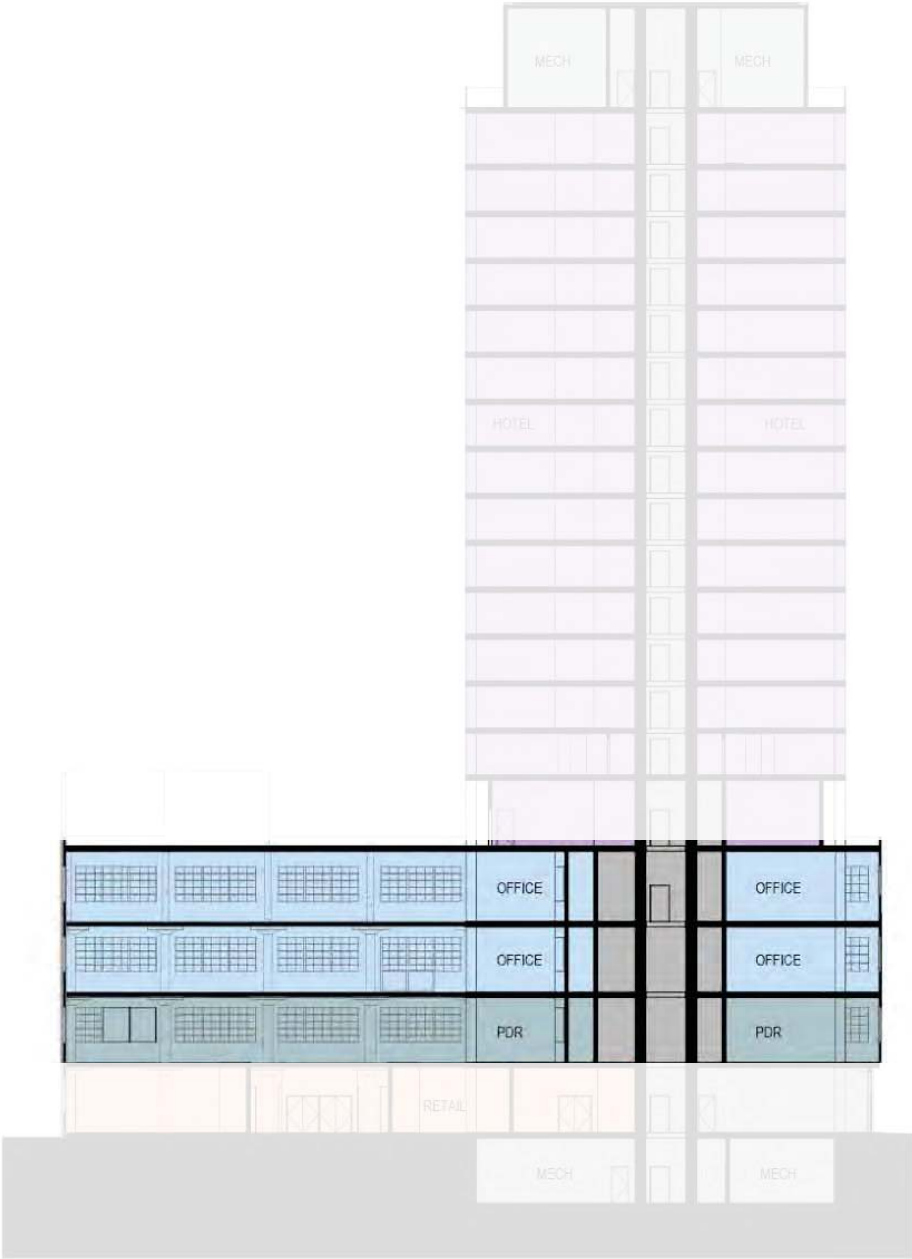
15 story addition

existing 4 stories adaptive reuse

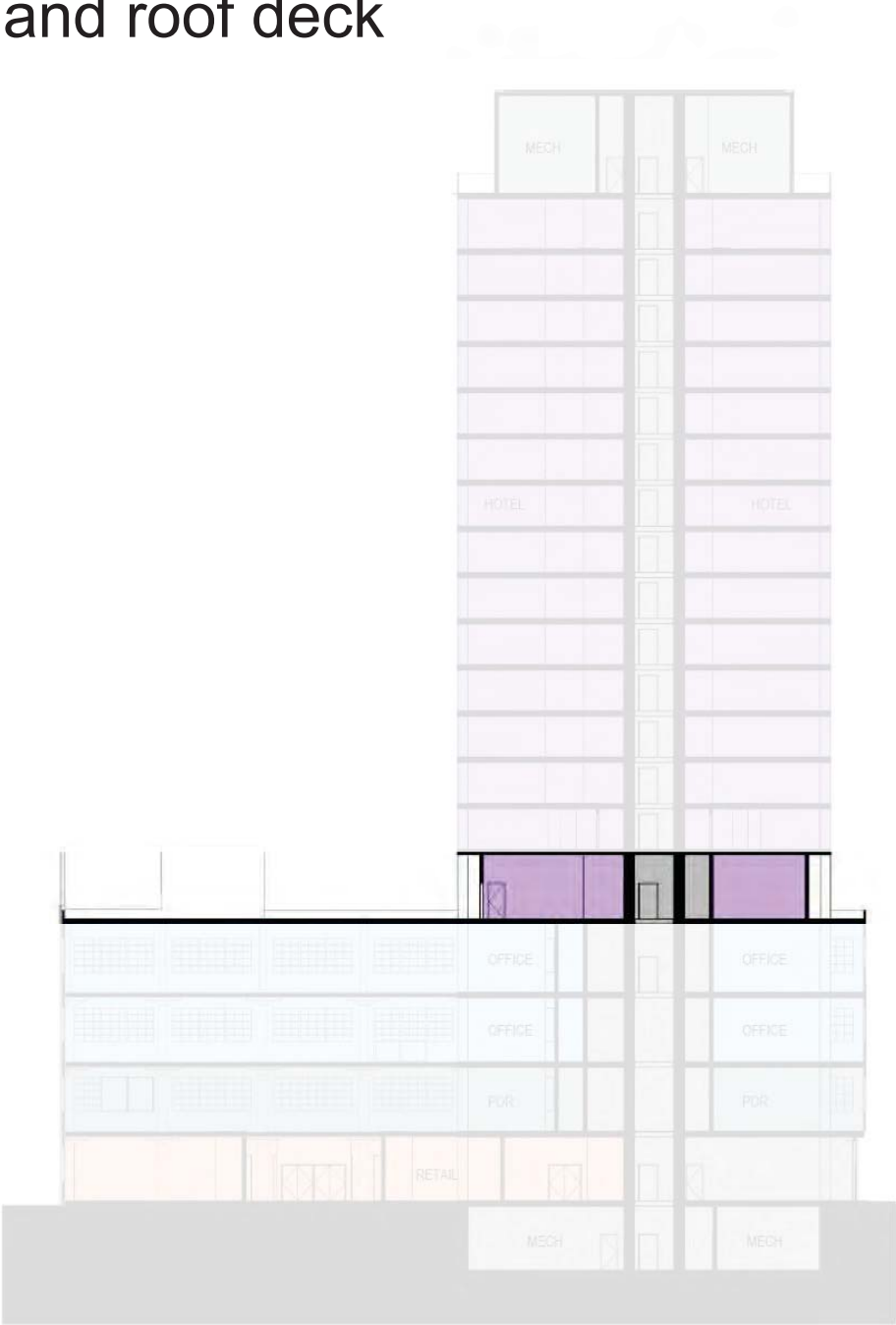
Ground floor: market hall,
lobbies, and service



Podium:
PDR & Office



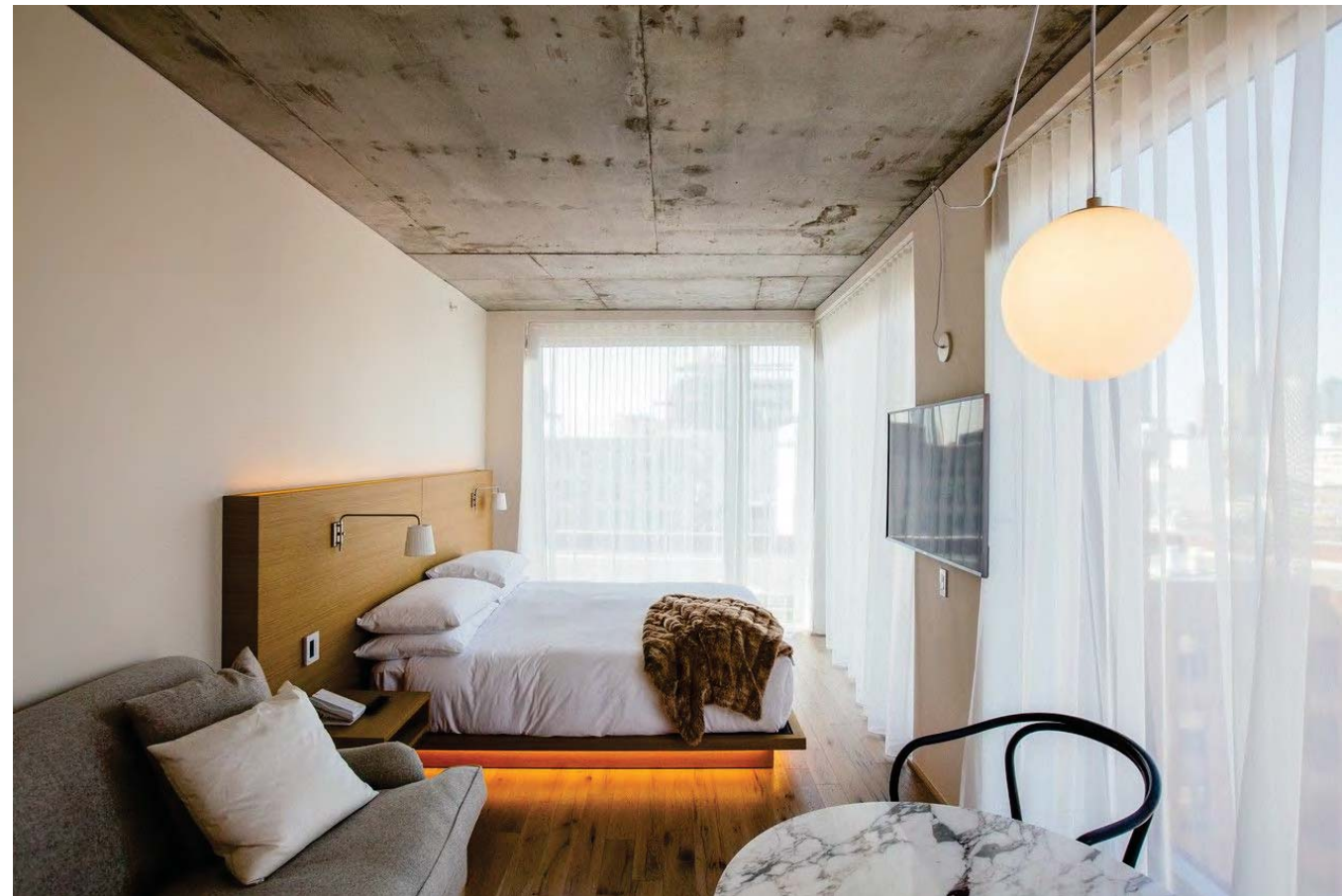
Level 5: hotel lobby, amenities,
and roof deck



ONE VASSAR
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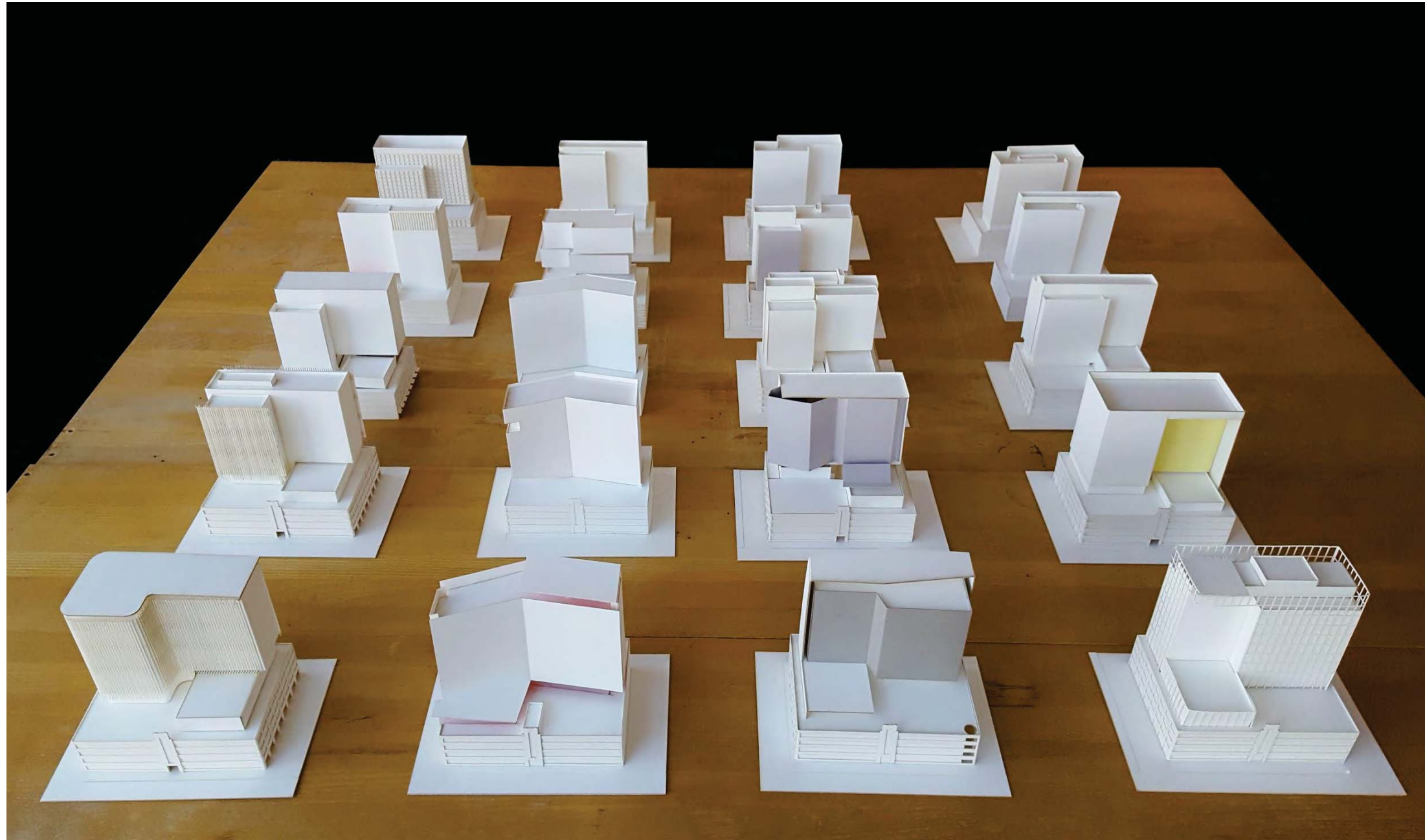
Level 6-19: hotel guest rooms



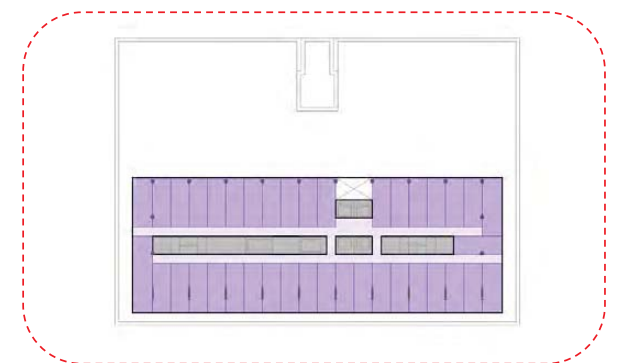
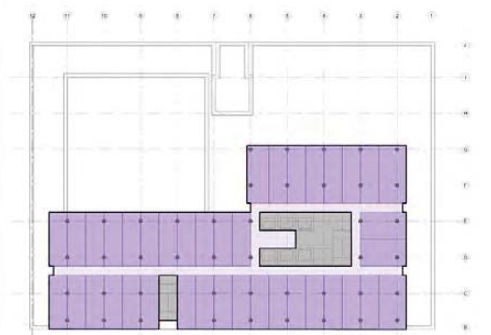
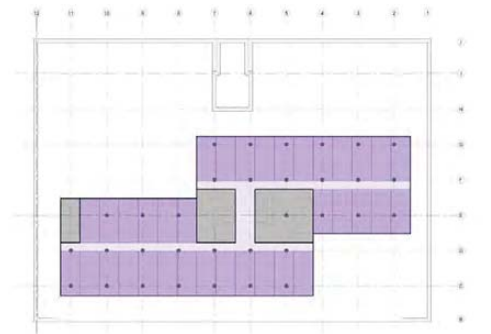
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Massing Studies

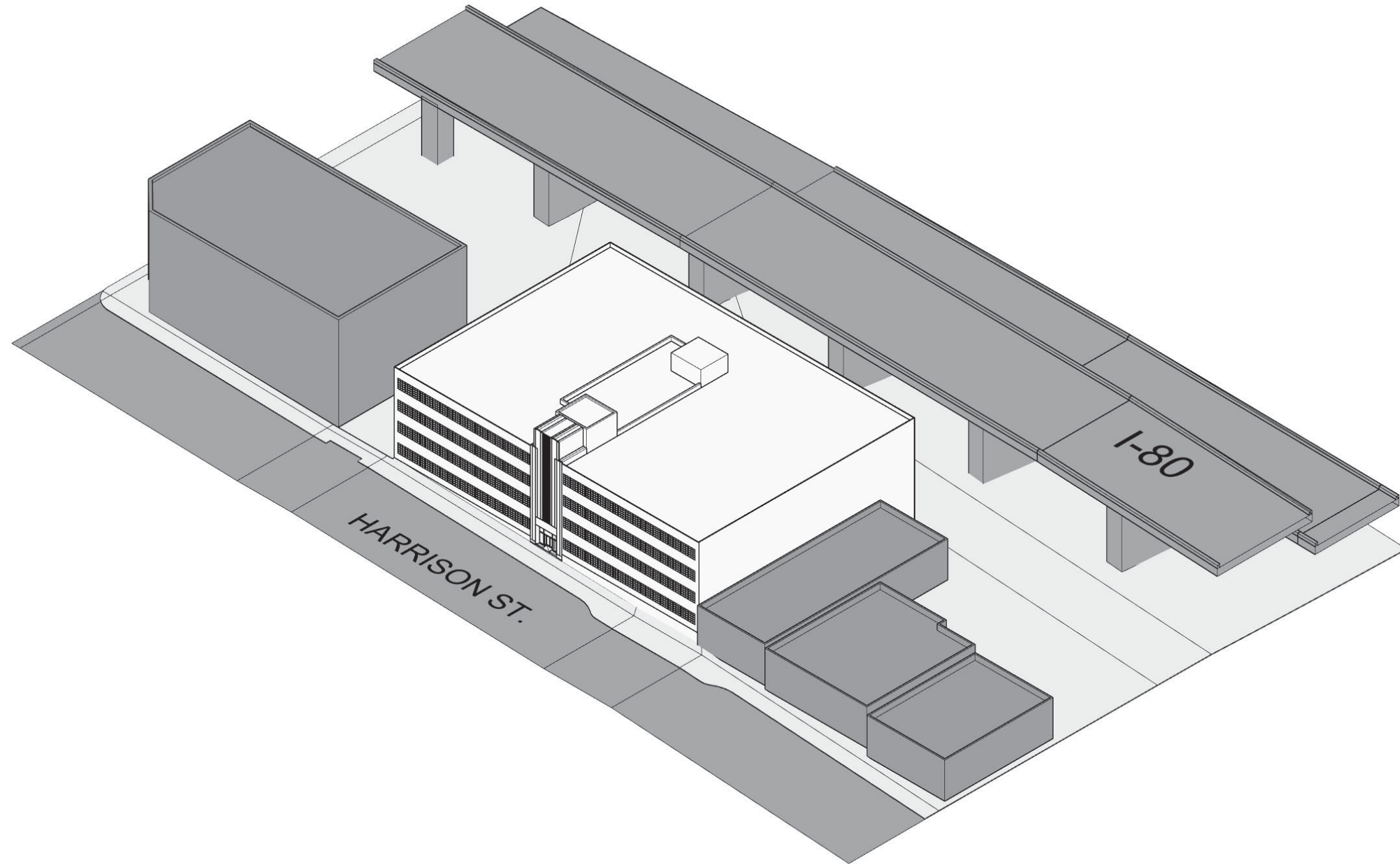


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A simple bar is not the most efficient hotel plan, but allows the most minimal impact on the historic podium.

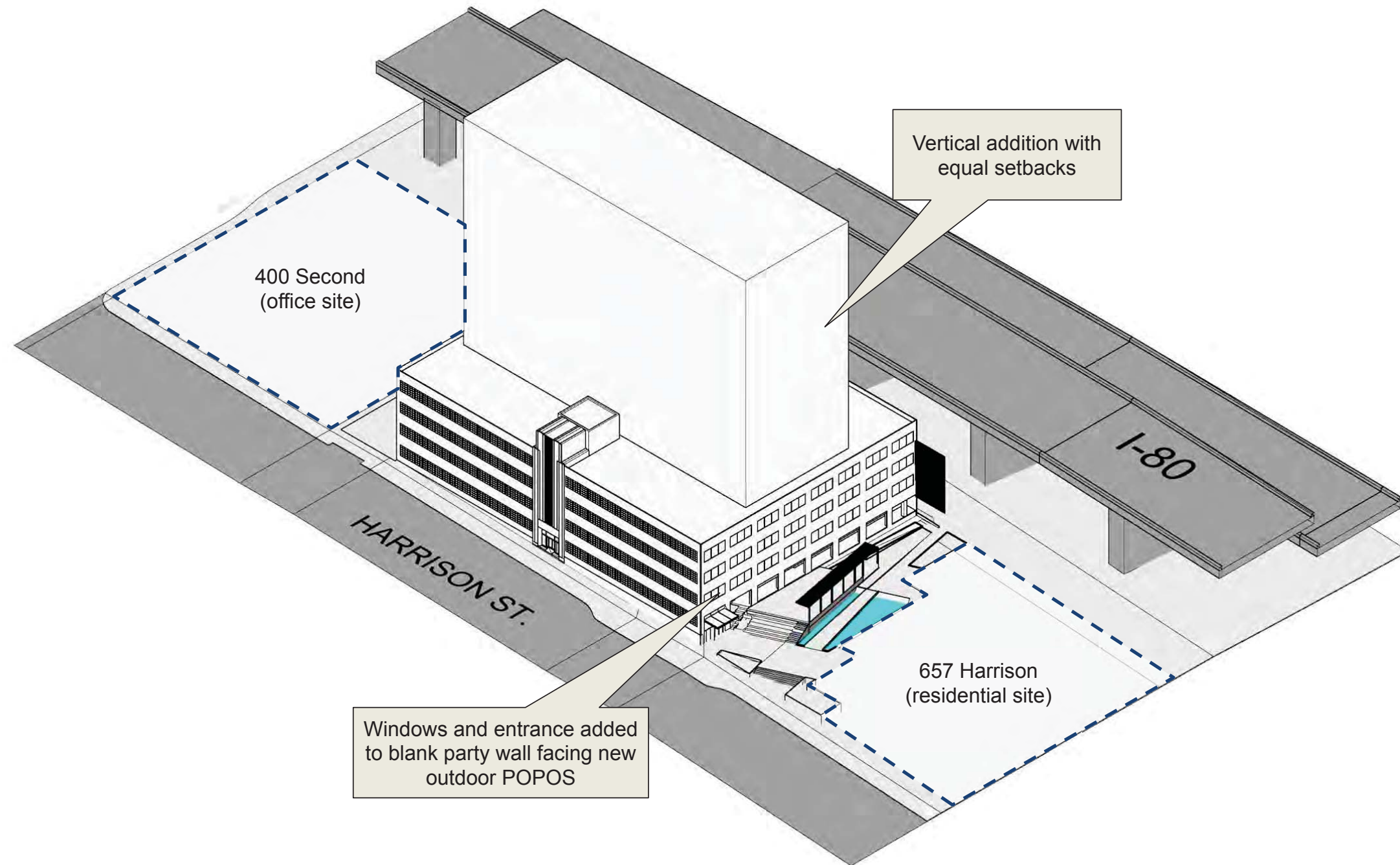
Addition approach



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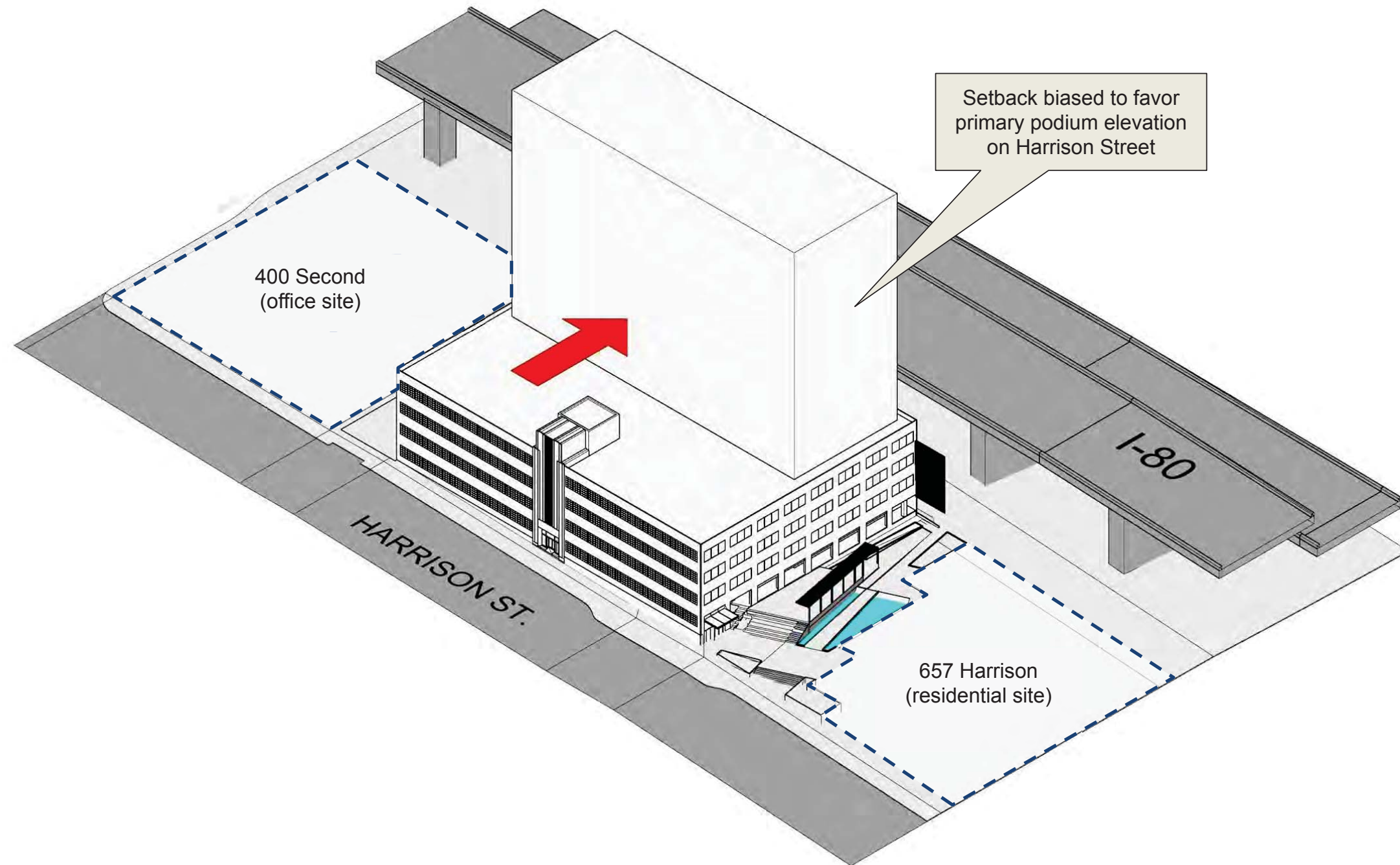
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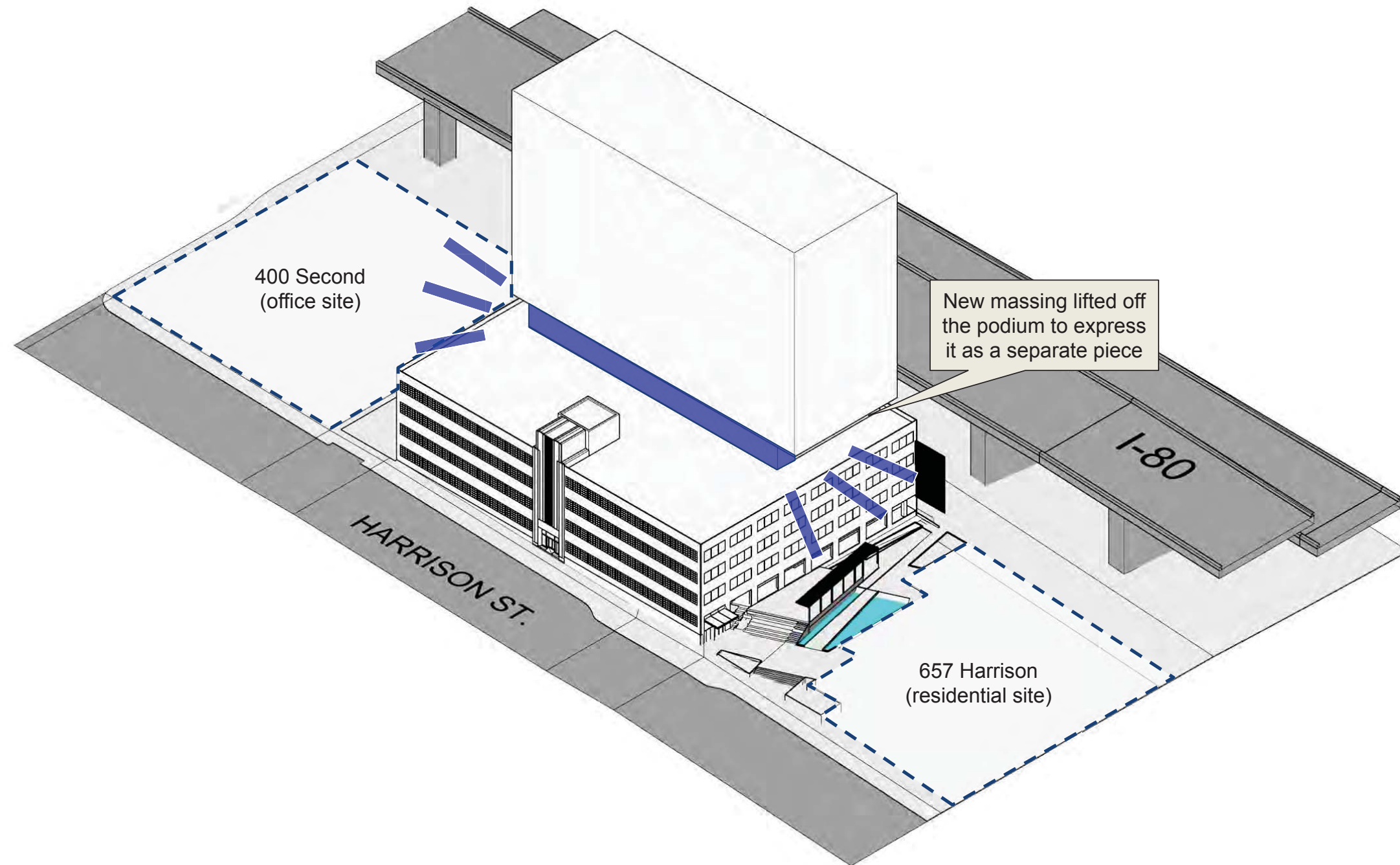
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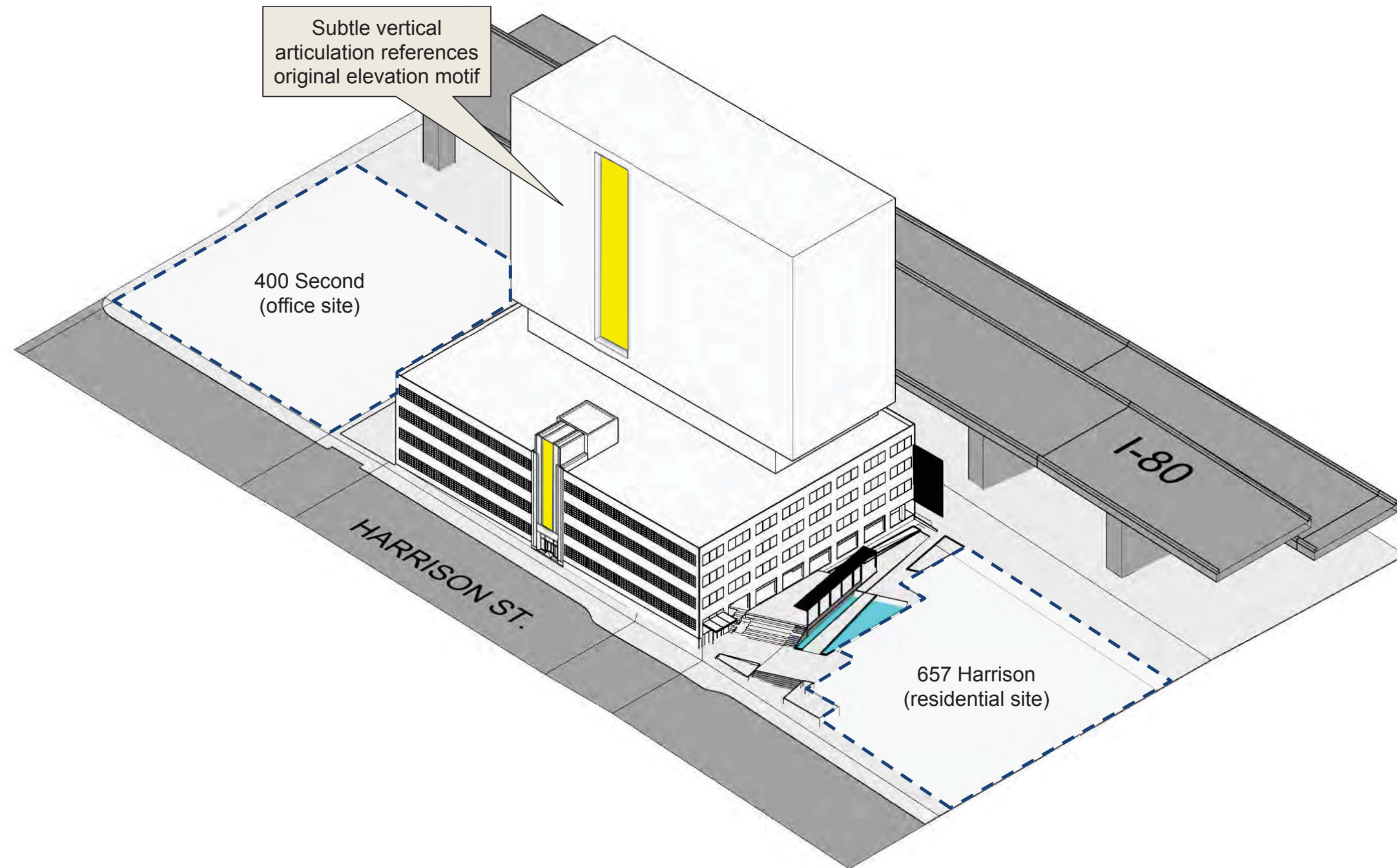
Addition approach



Addition approach



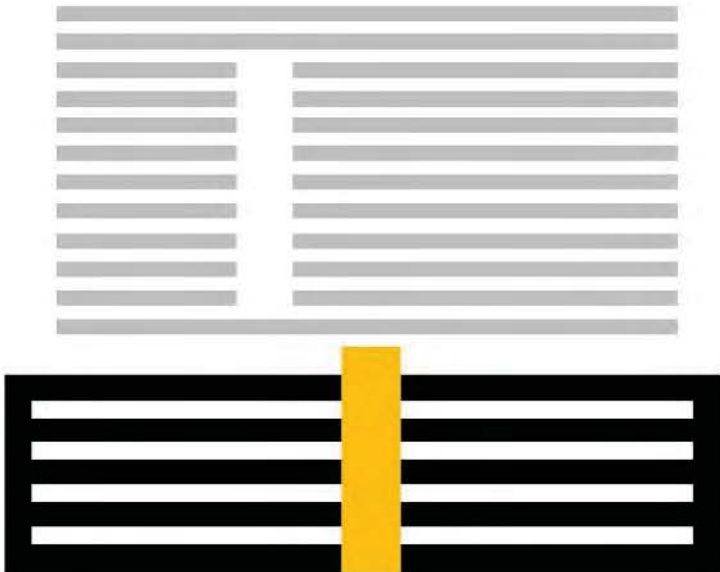
Addition approach



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Design Concept



NEW ADDITION

Balanced composition of horizontal movement with vertical accent

HISTORICAL BUILDING

Symmetrical composition of horizontal movement with vertical accent

645 Harrison at Van Ness

street address

3763

block number

105

lot number

2

summary

building type/use/number of floors

landmark number

RELATIONSHIP WITH SURROUNDING BUILDINGS

Relationship of setting to building -2 -1 0 1 2 3 4 5

Importance as contribution to a cluster/streetscape -2 -1 0 1 2 3 4 5

ARCHITECTURAL DESIGN VALUATION

Facade proportions -2 -1 0 1 2 3 4 5

Richness/Excellence of detailing/decoration -2 -1 0 1 2 3 4 5

Unique visual feature of interest 0 1 2 3 4 5

Example of a rare or unusual style or design 0 1 2 3 4 5

Overall architectural quality -2 -1 0 1 2 3 4 5

☐ PROPOSED FOR FURTHER INVESTIGATION

☐ CORNICE, PARAPET, APPENDAGE

Importance of cornice to building design -2 -1 0 1 2 3 4 5

Cornice contribution to streetscape -2 -1 0 1 2 3 4 5

FACADE CONDITION

Physical condition -2 -1 0 1 2 3 4 5

Paint/Material color -2 -1 0 1 2 3 4 5

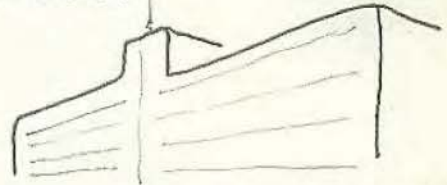
☐ REMODELING

Appropriateness of improvements -2 -1 0 1 2 3 4 5

Engle 7/76

date

Field Notes



powerful moderne imagery, almost Mendelsohnian.

Review Notes

Junior League Listing

☐ text ☐ index ☐ file

☐ Northern California Guide

☐ Other Listing


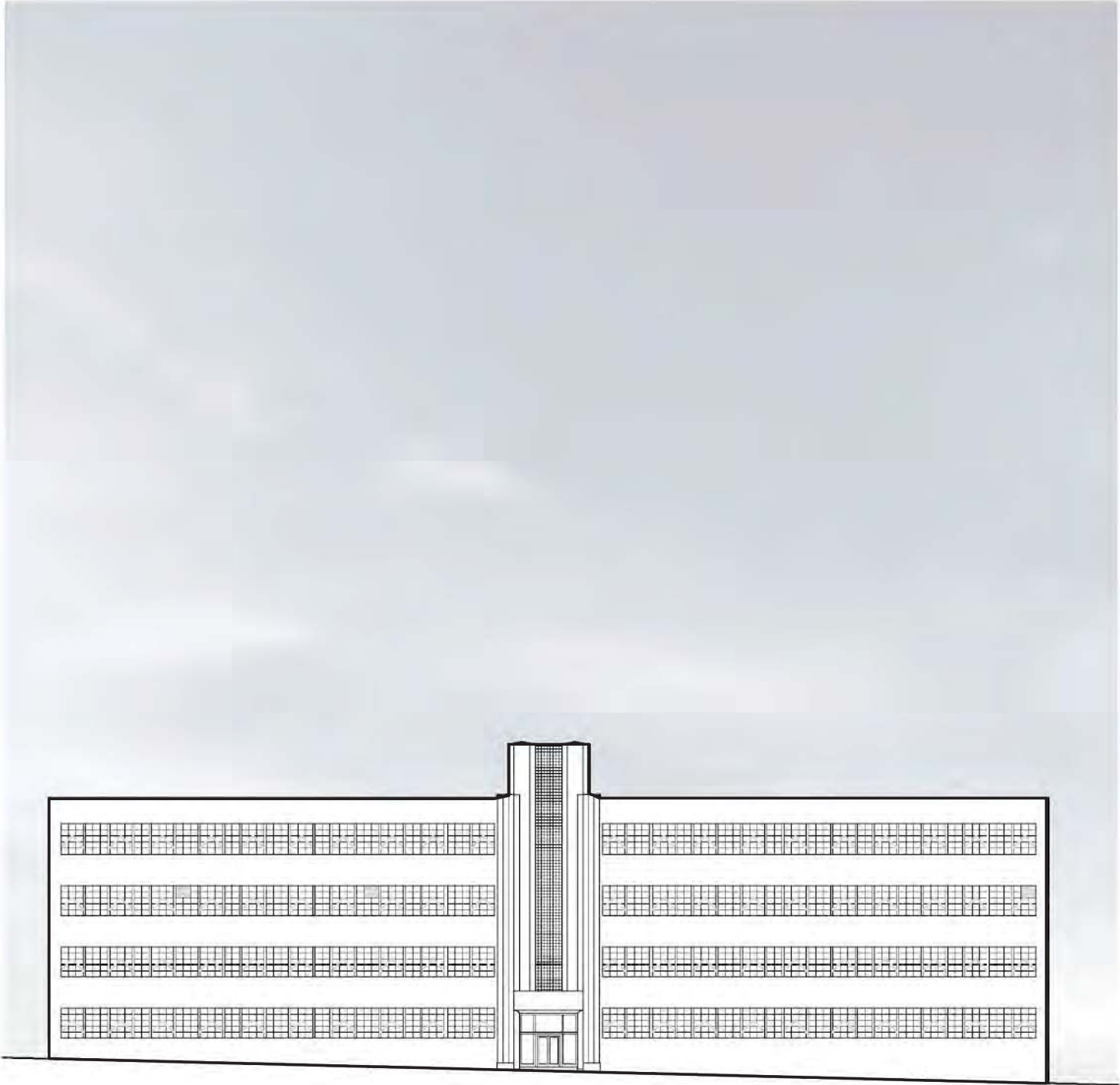


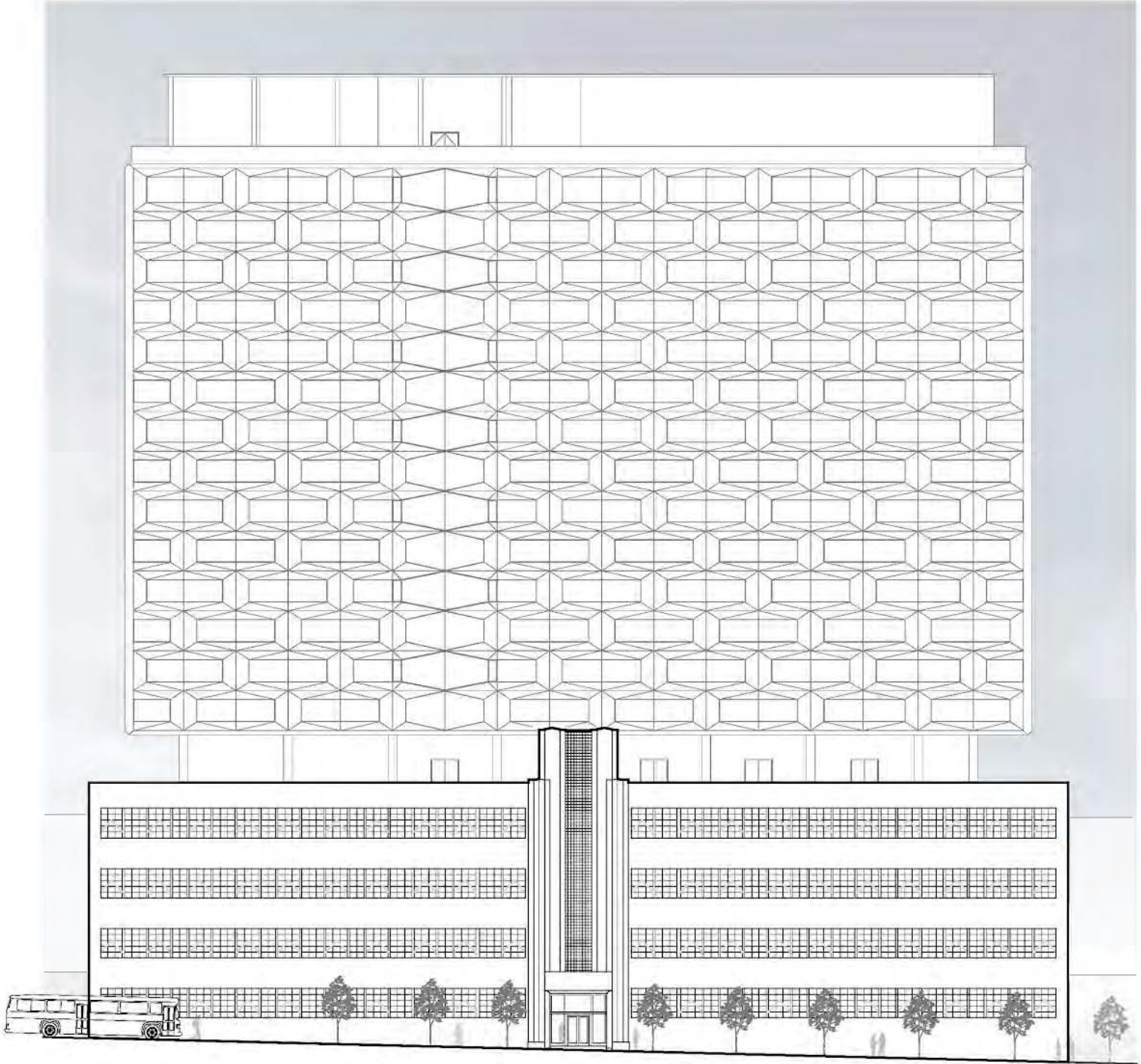
photo 291-26

FL

North Elevation



EXISTING HARRISON STREET FACADE

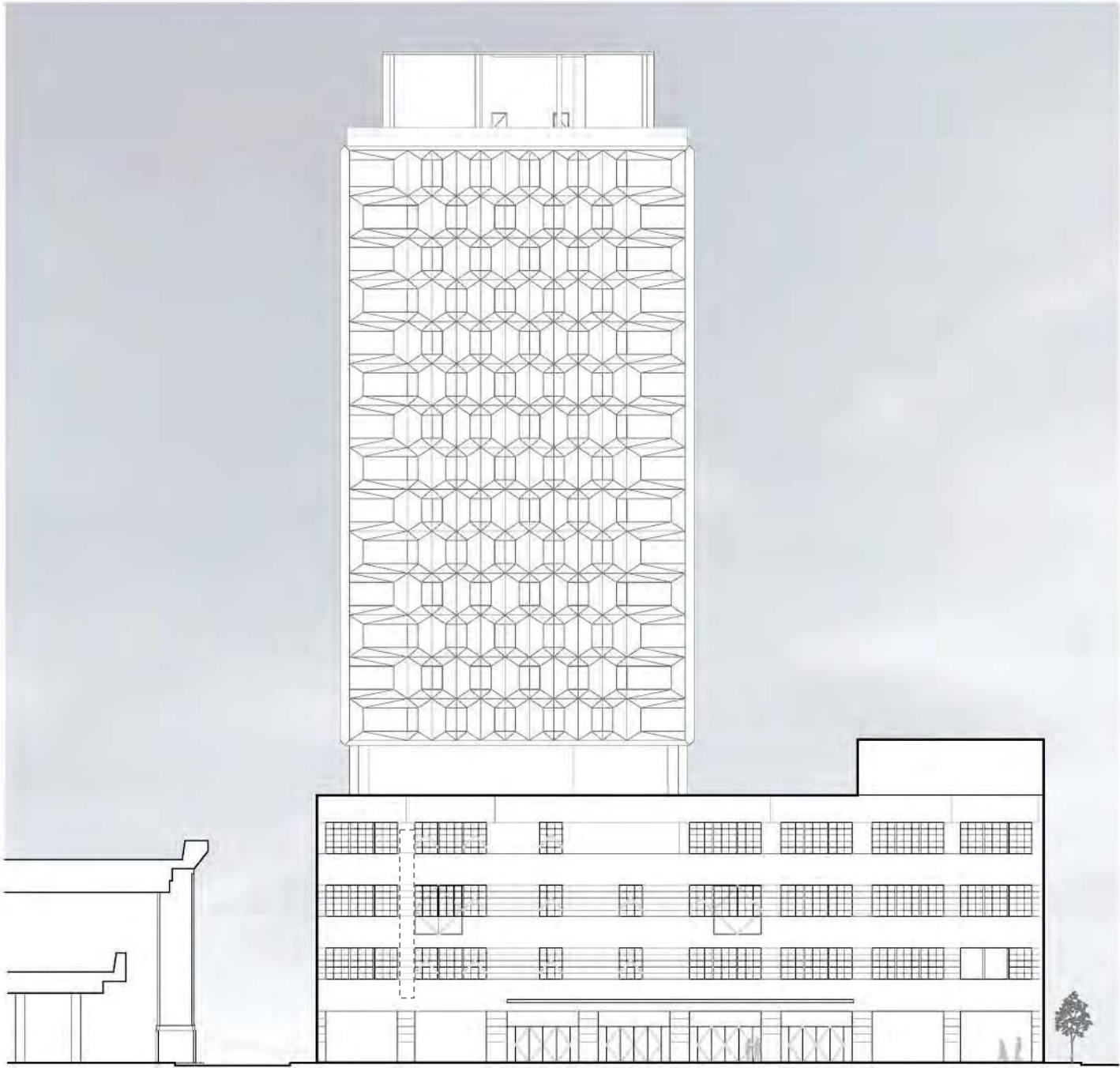


PROPOSED HARRISON STREET FACADE

East Elevation

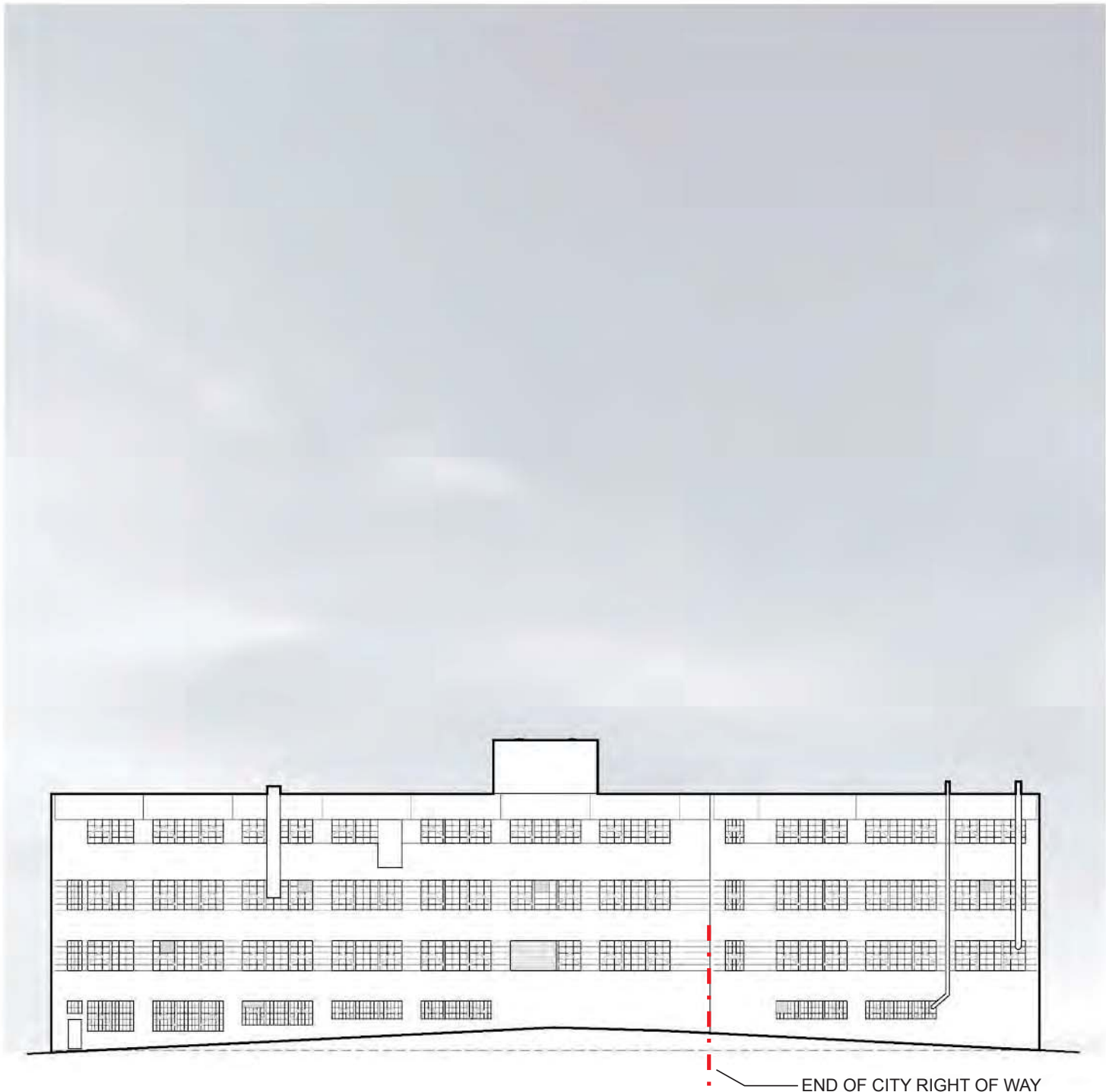


EXISTING VASSAR PLACE FACADE

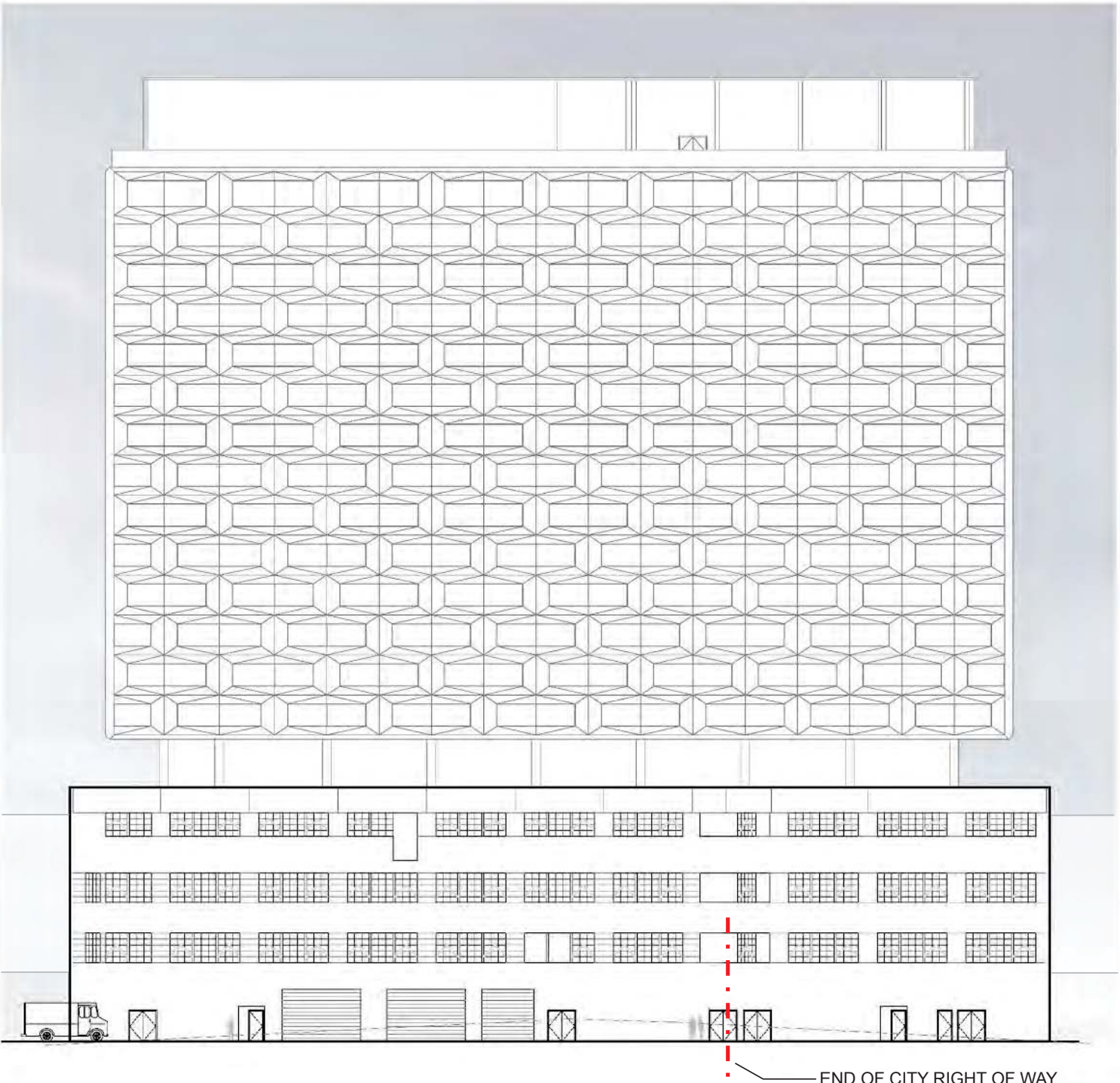


PROPOSED VASSAR PLACE FACADE

South Elevation

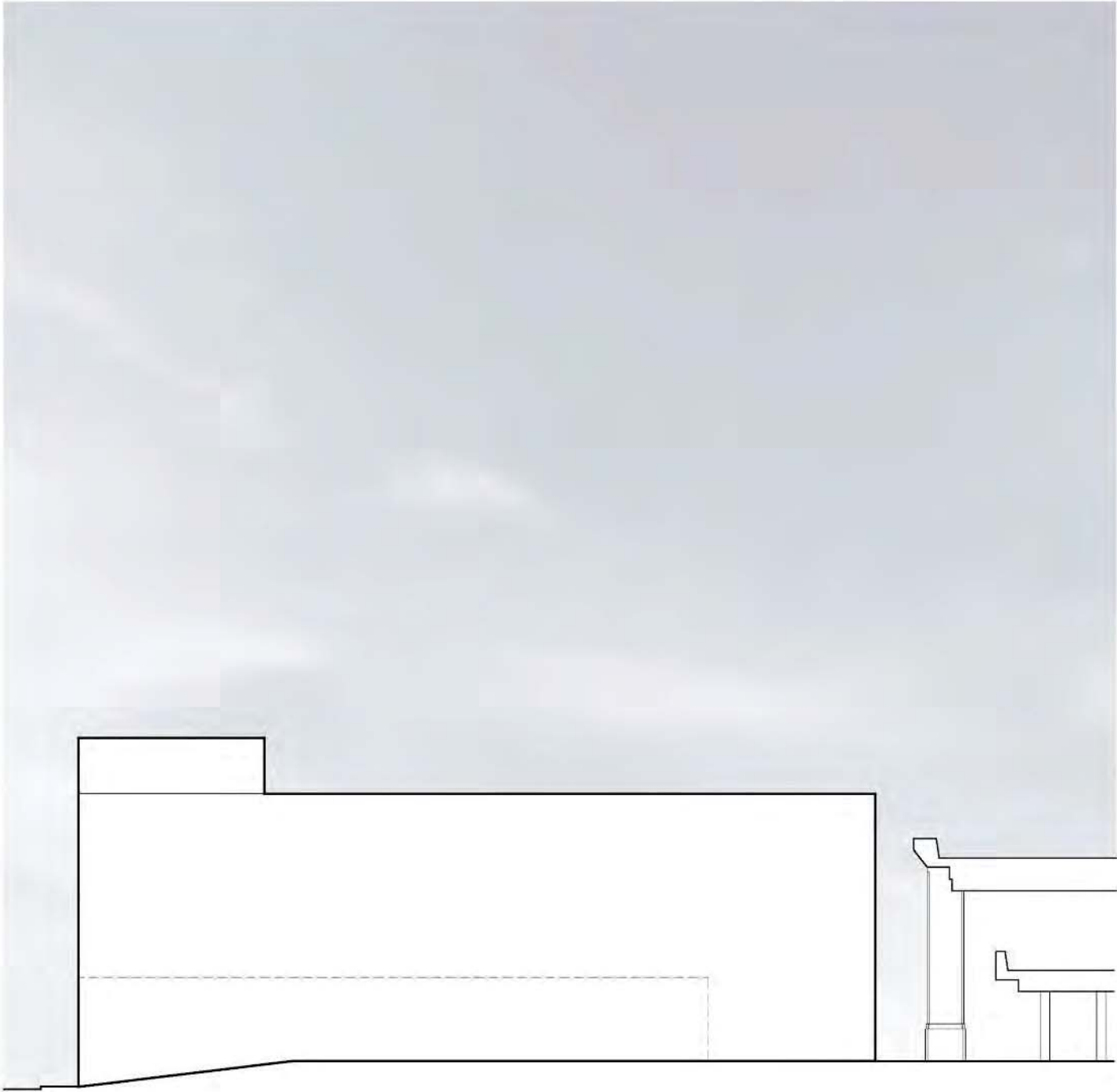


EXISTING PERRY STREET FACADE

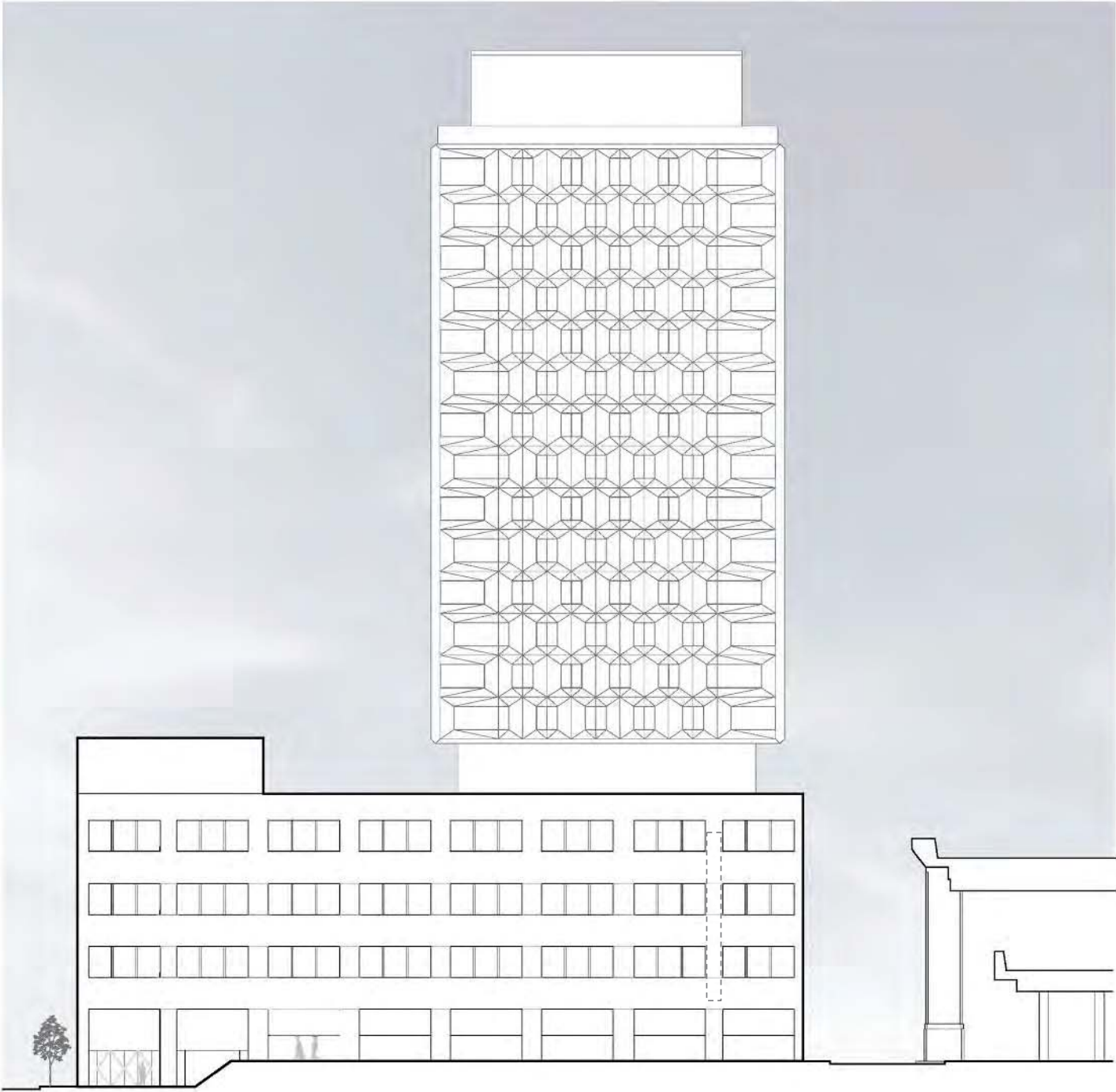


PROPOSED PERRY STREET FACADE

West Elevation



EXISTING



PROPOSED





1st Floor Plan

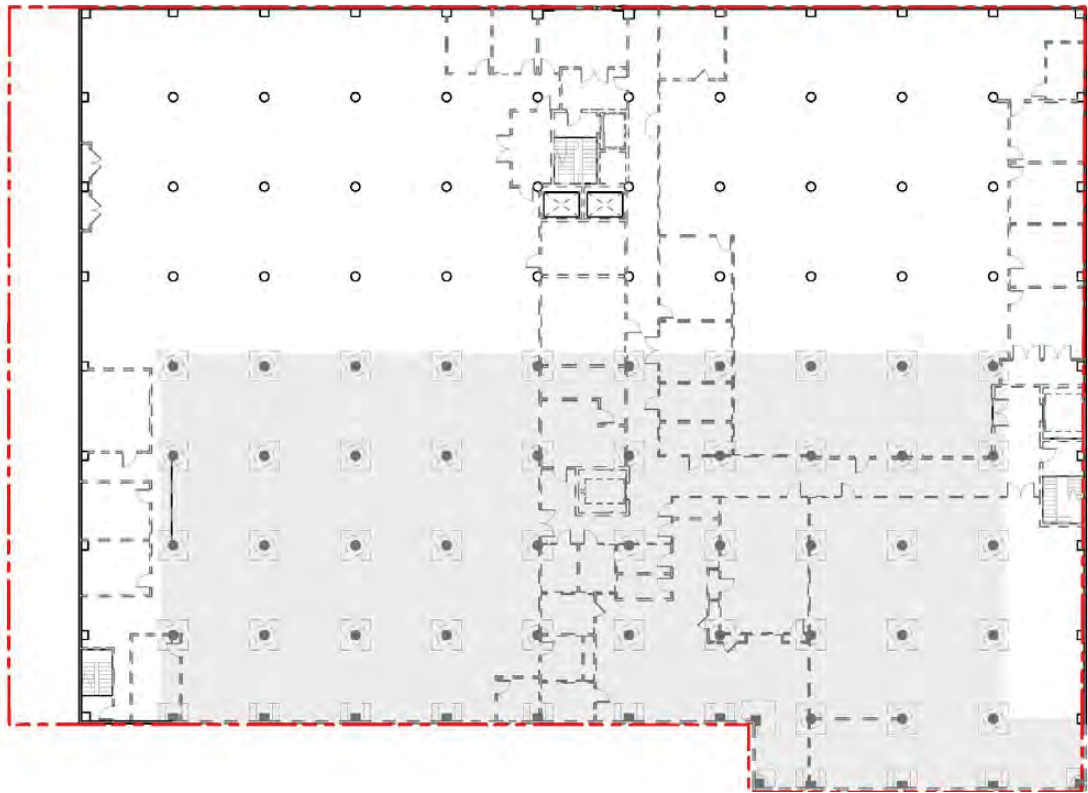


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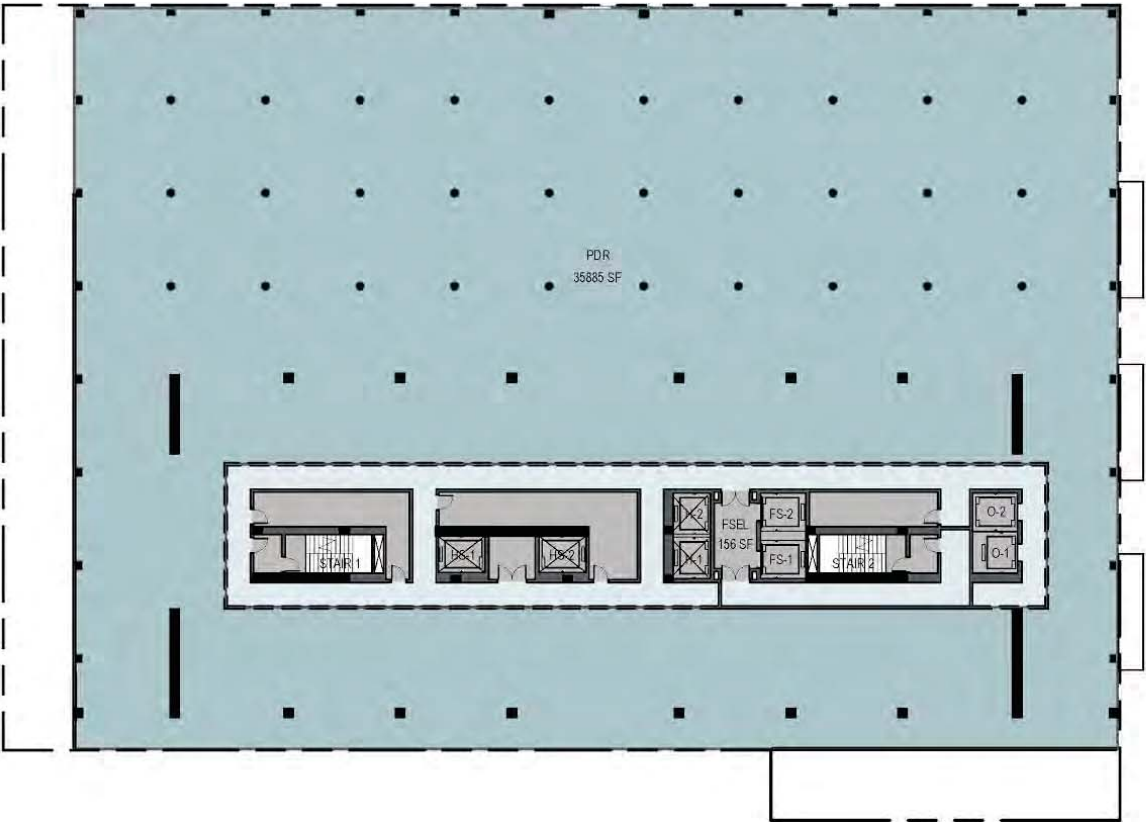


PROPOSED

2nd Floor Plan

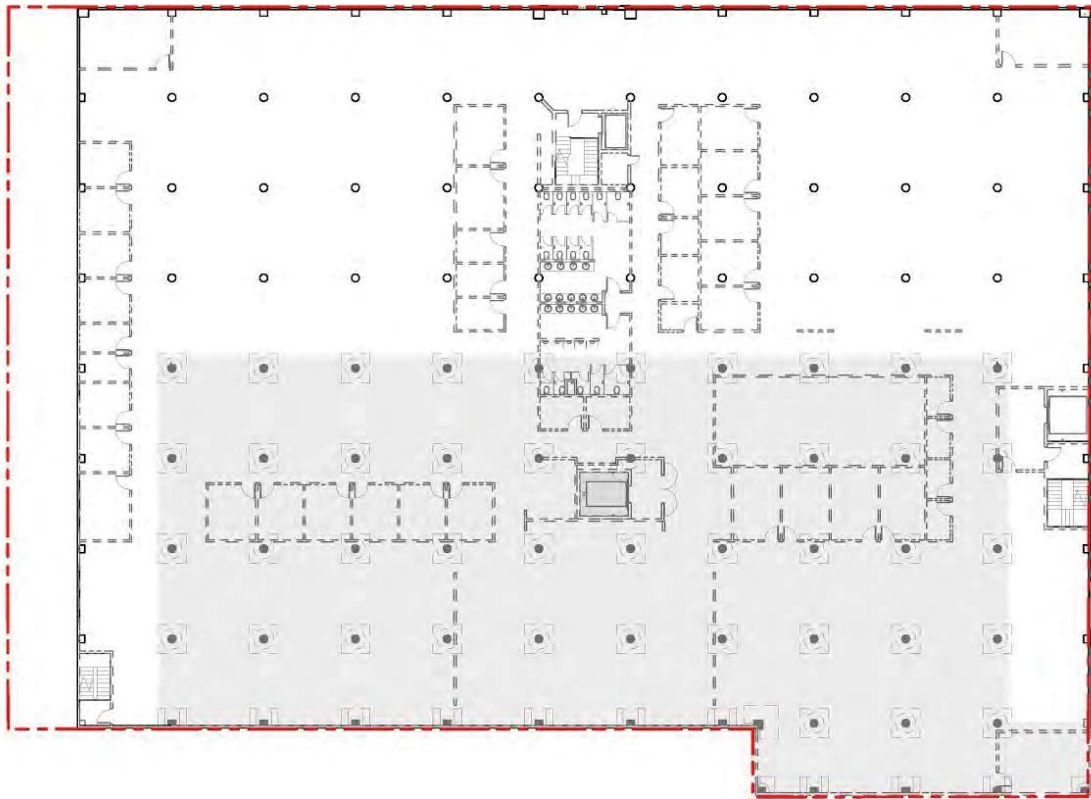


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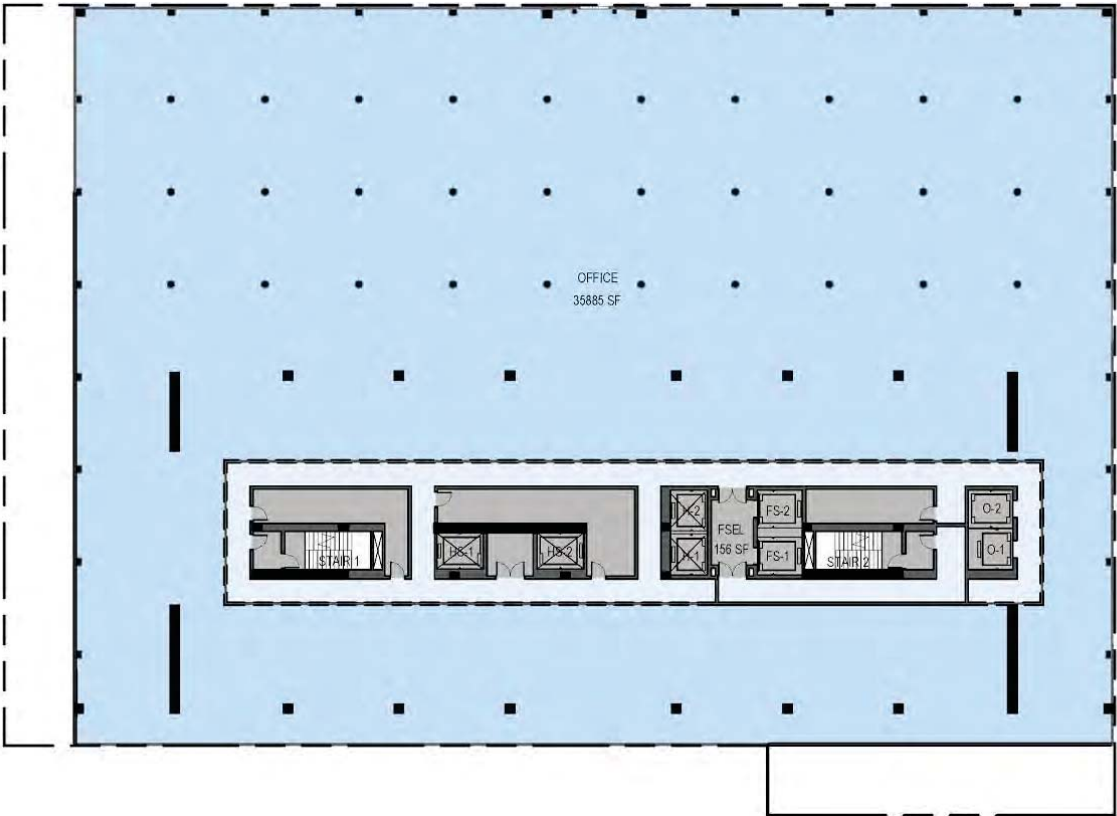


PROPOSED

3rd Floor Plan



EXISTING

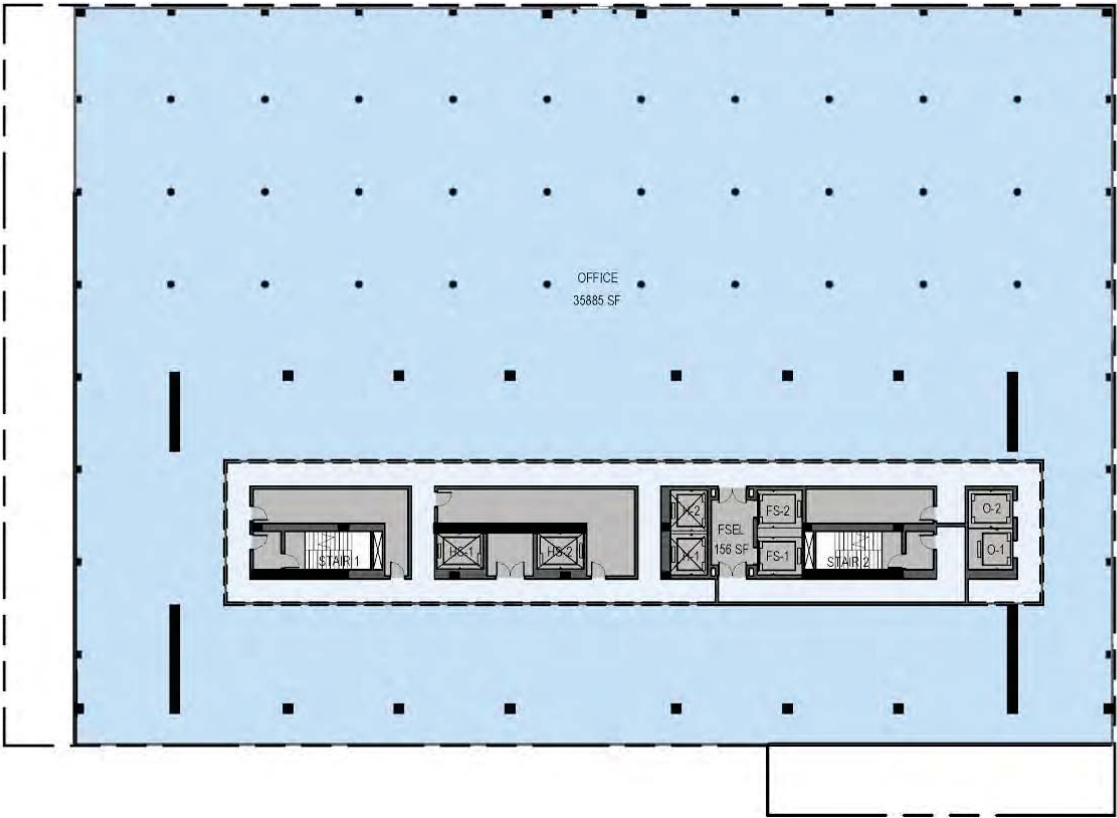


PROPOSED

4th Floor Plan

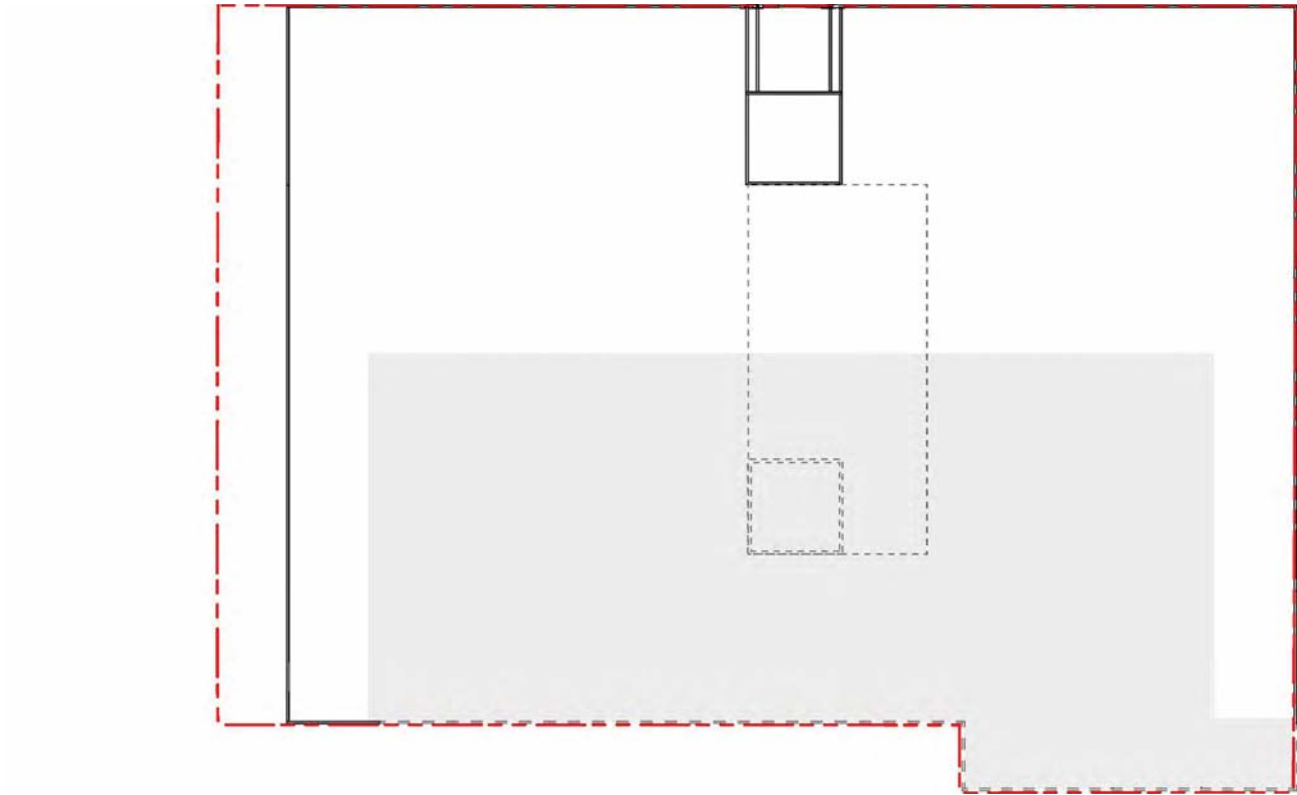


EXISTING



PROPOSED

5th Floor Plan



EXISTING



PROPOSED

Typical Tower Floor Plan



PROPOSED





