



## SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** November 12, 2017

**TO:** Architectural Review Committee of the Historic Preservation Commission

**FROM:** Jonathan Vimr, Preservation Planner, (415) 575-9109  
Melinda Hue, Environmental Planner, (415) 575-9041

**REVIEWED BY:** Pilar LaValley, Acting Senior Preservation Planner, (415) 558-9084

**RE:** **Review and Comment on 1033-1037 Polk Street  
Preservation Alternatives for Draft EIR  
Case No. 2014.0914E**

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The Planning Department ("Department") and the Project Sponsor ("Sponsor") are requesting review and comment before the Architectural Review Committee (ARC) regarding the proposed Preservation Alternatives for the project at 1033-1037 Polk Street ("1033 Polk").

On March 18, 2015, the Historic Preservation Commission adopted Resolution No. 0746 (attached) to clarify expectations for the evaluation of significant impacts to historical resource and the preparation of preservation alternatives in Environmental Impact Reports. Although the resolution does not specify ARC review of proposed preservation alternatives, the HPC, in their discussions during preparation of the resolution, expressed a desire to provide feedback earlier in the environmental review process – prior to publication of the Draft EIR – particularly for large projects. In response to the resolution, the subject project is being brought to the ARC for feedback as the Department and Project Sponsor develop preservation alternatives to address the anticipated significant impact to the individually eligible historic resource at 1033 Polk Street and the California Register of Historical Resources (CRHR) eligible Lower Nob Hill Apartment Hotel District expansion.

The Planning Department is in the process of preparing a focused Environmental Impact Report (EIR) to evaluate the physical environmental effects of the proposed project. It is anticipated that the EIR will address environmental topics including historic resources and land use and land use planning. The proposed Preservation Alternatives are being brought to the ARC for comment prior to review by the HPC of the Draft EIR. The Draft EIR is anticipated to be released during the spring of 2018.

### **BUILDINGS AND PROPERTY DESCRIPTION**

The project site is located on the west side of Polk Street immediately north of Cedar Street and includes one parcel measuring 2,200sf in area. The site is located within the 130-V Height and

Bulk district and is developed with a 2-story residential over commercial building. The project proposes to demolish the existing building and construct a high-density residential development on the cleared site. The property was determined eligible for individual listing in the CRHR as part of the adopted Van Ness Auto Row Support Structures survey in 2010; in 2003 the property was identified as contributory to the CRHR eligible Lower Nob Hill Apartment Hotel District expansion.

Completed in 1920, the subject building at 1033 Polk Street was designed by architect Arthur S. Bugbee as an automobile parts commercial structure commissioned by O'Brien and Kiernan Realty Company. The two-story plus mezzanine reinforced-concrete building occupies the entire 40'x55' parcel. In more recent years, it has been occupied by various non-automotive retail stores on the first floor and residential use on the second. The lower level currently serves as office space and a meditation center.

The building is three bays wide at both façades and is clad in stucco with Classical Revival ornamentation. A low parapet and profiled cornice with a course of dentils are found at the top of the building alongside a frieze of paneled shields and swags. Larger shields located atop rusticated piers flank the panel at the corners of the building. Another span of paneled swags can be found at the spandrel between the mezzanine and second story on the Polk Street façade. The black tile bulkhead at base of the building was installed at some point after 1982.

Second-story windows along each façade feature divided lights topped by clerestory windows. The mezzanine level and first floor windows have wood frames and muntins that both appear to be original. The muntins form an intricate grid at the mezzanine level while the first floor glazing consists of large storefronts with slim transoms above. Several framed, non-historic entry doors are located along the base of the Polk Street façade.

Additional description of the existing building can be found in the attached Historic Resource Evaluation Report, Part 1, prepared by Tetra Tech, Inc. ("Tetra Tech report").

### **CEQA HISTORICAL RESOURCE(S) EVALUATION**

The subject property was identified through survey as a Known Historic Resource under Criterion 1 (Historic Trends) as it is a relatively early example of an automobile parts and supplies store that served such use for its first 13 years; this is the third longest such period of the properties in the surveyed area. It is also significant under Criterion 3 (Architecture) as distinctive example of Classical Revival design due to its rich detailing and regular, attractive design. The period of significance for the property is 1920 (its original design and construction date) to 1933 (the 13-year period when it functioned as an auto supplies store).

1033 Polk has also been determined to be eligible as a contributor to the CRHR eligible Lower Nob Hill Apartment Hotel District expansion. The district (minus the expansion) was originally listed in the National Register of Historic Places in 1991, under Criterion A for its concentration of similar multi-unit residential and mixed-use buildings located in a concentrated area. The district is also eligible under Criterion C for the architectural significance of the high-density residential buildings found within the district. The district's period of significance is 1906 to 1940.

The Department concurs with the Tetra Tech report findings regarding historic significance, eligibility, and periods of significance for 1033 Polk Street. Additional information regarding historic significance and the eligibility determination can be found in the attached Tetra Tech report.

### **INTEGRITY**

The Department concurs with the Tetra Tech report finding that 1033 Polk Street continues to retain integrity since its finding of eligibility in the Van Ness Auto Row Support Structure survey, adopted in 2010. See the attached Tetra Tech report for further details regarding integrity of the historic resource at 1033 Polk Street and that of the Lower Nob Hill Apartment and Hotel Historic District.

### **CHARACTER-DEFINING FEATURES**

Character-defining features of the historic resource at 1033 Polk Street are listed below:

- 2-story massing with flat roof that occupies the entire lot
- 3-width bays at the east and south facades
- Double-height tripartite storefront configuration with bulkhead, glazing and transom
- Divided windows under clerestories at upper level
- Mezzanine-level windows between first and second floors
- Rusticated, scored stucco façade
- Low parapet, projecting cornice, dentil course, and frieze with paneled shields and swags
- Spandrel frieze
- End piers of stacked blocks topped by plaster shield medallions and floral ornament
- Entry locations at east façade
- Wood window frames

### **DISTRICT CHARACTER-DEFINING FEATURES**

Character-defining features of the Lower Nob Hill Apartment Hotel Historic District are listed below:

- Properties constructed as high-density hotel or apartment buildings with commercial isolated to street level
- Three to seven story buildings occupying entirety of lot lines
- Construction date generally between 1906-1925
- A common architectural style (described in NRHP nomination as “Sullivan-esque orientation”)
- Flat roofs with projecting cornices
- Varied but generally Classical ornamentation and motifs
- Cladding of stucco, brick, or both
- Frequent replacement of ground level storefronts

The Department concurs with the character-defining features identified by Tetra Tech.

### **PROJECT DESCRIPTION**

The project sponsor, LC Development Corporation, proposes to demolish the existing 3,200 square feet, two-story building and construct a new high-density mixed-use residential development. The project includes an 8-story building with a mechanical penthouse reaching heights of 85’ to the roof level and 98’ to the top of the parapet. Commercial space would be located at the ground level with frontages along Polk and Cedar streets. In total, the project

would consist of 16,885 gross square feet (gsf) of space, with 445 gsf of commercial at the ground floor. The remainder of the ground floor would be utilized for the residential lobby and necessary mechanical space. The remainder of the development would be composed of 19 residential units, 18 of which would be one-bedroom units and one of which would be a two-bedroom unit. Of the total 19 units, two would be below market rate (BMR) housing—this equates to 12% of the total units. The building at 1033 Polk Street is considered to be a historic resource for the purposes of the California Environmental Quality Act (CEQA). The project site is located within the RC-4 (Residential-Commercial, High Density) Zoning District, the 130-V Height and Bulk District, the Van Ness Special Use District, and the Lower Polk Street Alcohol Restricted Use Special Use District.

For additional information about the proposed project, see the attached narrative outlining the project sponsor objectives.

### **PROJECT IMPACTS**

Project impacts have not yet been fully analyzed, as that analysis will be provided by the Preservation Consultant for inclusion in the Draft Environmental Impact Report (DEIR). However, due to the proposed demolition of an individual historic resource that is additionally a district contributor, the project as proposed would result in a significant impact to the identified individual historical resource at 1033 Polk Street and potentially to the expanded Lower Nob Hill Apartment Hotel District.

### **PRESERVATION ALTERNATIVES**

As the proposed project is anticipated to result in a significant impact to a historical resource due to demolition, the EIR will consider alternatives to the project. Alternatives considered under CEQA do not need to meet all project objectives; however, they should fully preserve the features of the resource that convey its significance while still meeting most of the basic objectives of the project. The project objectives are provided in a letter from the project sponsor attached to this memo.

The project sponsor conducted numerous studies before presenting the Preservation Alternatives in the attached submittal. Four alternatives that were considered but rejected have been included in the sponsor's narrative to help illustrate the iterative process up to this point in the Planning Department's review of the project proposal.

After consideration of the various design and programming scenarios, Department staff and the project team have identified the following preservation alternatives: No Project Alternative, Full Preservation Alternative, Partial Preservation Alternative, and District Compatible Design Alternative. These alternatives are depicted in the attached massing studies.

#### **No Project Alternative**

The No Project Alternative would retain the existing building as-is with no exterior modifications. No commercial or residential units would be added, with all exterior character-defining features being retained.

The No Project Alternative does not meet the objectives of the project.



### **Full Preservation Alternative**

The Full Preservation Alternative would retain the building's four perimeter walls while demolishing the interior. Structural reinforcement would be added to the façade to allow for the construction of a two-story, flat roofed addition with a sizeable setback—19' from Polk Street and 1'-11" from Cedar—behind the historic parapet for a total of four stories. The ground floor would include 835 gsf of commercial space, the residential lobby, and necessary circulation and mechanical space. Residential units would include five one-bedroom units above the commercial space. The tower height would be 45'-8". New construction would be clad in a brick rain screen with a color matching the existing building; it would feature punched recessed windows and be capped with a brick parapet.

The Full Preservation Alternative would retain all character-defining features of the east and south facades as well as the general appearance of the historic two-story massing and feeling of the overall lot depth. The interior demolition and structural reinforcement would allow for the addition of two partial, significantly setback levels. For these reasons, staff believes that this alternative would avoid a significant impact on the individual historic resource and on the District.

The Full Preservation Alternative meets or partially meets some of the objectives of the project. Most notably, the Full Preservation Alternative would not meet the project goal of creating a new high-density residential development.

### **Partial Preservation Alternative**

The Partial Preservation Alternative would retain the two street facing facades of the existing building while demolishing the interior and other exterior walls. A six-story, flat roof addition with parapet would be constructed above the original-two story base for a total of eight stories. The ground floor would consist of 835 gsf of commercial space, the residential lobby, and necessary circulation and mechanical space. The 15 total residential units would include 3 one-bedroom units and 12 studio units above the commercial space. The new tower would be setback 14' from Polk Street and 1'-11" from Cedar Street with a height of 83'-6". New construction would be clad in a brick rain screen with a color matching the existing building; it would feature punched recessed windows with the Polk and Cedar Street facades capped with a brick parapet. The north and west facades would be composed of cast concrete walls rising above the adjacent two and five story buildings. Although the Partial Preservation Alternative would preserve all character-defining features of the east and south facades, the historic building would be subsumed by the large residential tower above. The resource is a small, two-story building representative of the historic building type for its time and would be dwarfed by the new tower, thereby losing its integrity of association, setting, and feeling. Further, this alternative would alter the District's prevailing building height rhythm and result in highly visible blank, cast concrete facades rising above the adjacent properties. For these reasons, staff believes the Partial Preservation Alternative will reduce but not eliminate the significant impact on 1033 Polk Street. Given its overall scale of eight stories, brick rain screen cladding, significant setback of new construction, punched windows, and brick parapet this alternative could avoid a significant impact on the district.

The Partial Preservation Alternative meets or partially meets some of the objectives of the project at the expense of the historic resource's architectural integrity.

**District Compatible Design Alternative**

The District Compatible Design Alternative would demolish the existing building and construct an eight-story, approximately 88' tall structure with the same floor plate as the proposed project. Specifically, this alternative would provide approximately 445 gsf of ground floor commercial space and a total of 19 residential units. These units would consist of 18 one-bedroom units and one two-bedroom unit. Of the 19 units, two would be BMR. Both the unit total and the gross square footage (16,885 gsf) would be identical to the Proposed Project. The Polk and Cedar Street facades would feature a white stone rain screen base with multi-lite storefront windows at the lowest two levels. The remaining six stories would be clad in an off-white or light gray brick rain screen with punched recessed windows. A projecting brick parapet would cap the building. Projecting stone ledges would be incorporated to visually separate the base from the shaft and the shaft from the top floor, thereby creating the tripartite configuration typical of the district. The north and west facades would be composed of cast concrete walls rising above the adjacent two and five story buildings. Although the District Compatible Design Alternative would result in a new building compatible with the use, materials, configuration, scale, and appearance of contributing buildings within the district this alternative does not preserve the existing individually-significant and district-contributory building. For these reasons, staff believes that this alternative would not avoid a significant impact on the historic resource; however a compatibly-designed, new 8-story building could avoid significant impact on the district.

The District Compatible Design Preservation Alternative meets or partially meets most of the objectives of the project at the expense of the historic resource's architectural integrity. Although it matches the Proposed Project in square footage and number of units, it does not meet the project sponsor's objective to produce a contemporary design.

**REQUESTED ACTION**

Specifically, the Department seeks comments on the adequacy of the proposed Preservation Alternatives.

**ATTACHMENTS**

- HPC Resolution No. 0746
- Historic Resource Evaluation – prepared by Tetra Tech, Inc. (Original December, 2014) and Photographs
- Sponsor Report including Project Objectives and Goals
- Architectural Drawings and Massing Studies for Alternatives and Project, prepared by Natoma Architects (rec'd Oct. 20, 2017)



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Resolution No. 0746

HEARING DATE: MARCH 18, 2015

**ADOPTION OF A POLICY STATEMENT TO CLARIFY HISTORIC PRESERVATION COMMISSION EXPECTATIONS FOR THE DEVELOPMENT AND EVALUATION OF PRESERVATION ALTERNATIVES IN ENVIRONMENTAL IMPACT REPORTS FOR THE PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

WHEREAS, the loss of historical resources through demolition or adverse impacts from alteration should be avoided whenever possible and historic preservation should be used as a key strategy in achieving the City's environmental sustainability goals through the restoration, rehabilitation, and adaptive reuse of historic buildings; and

WHEREAS, an environmental impact report (EIR) is required under the California Environmental Quality Act (CEQA) when proposed projects would cause a significant impact to historical resources that cannot feasibly be mitigated to a less-than-significant level; and

WHEREAS, an EIR is integral to providing the public and decision-makers with an in-depth review of a project's environmental impacts, feasible mitigation measures, and alternatives that would reduce or eliminate those impacts; and

WHEREAS, the requirement of CEQA to consider alternatives to projects that would entail significant impacts to historical resources, either through demolition or other alterations, is an opportunity for analysis and consideration of the potential feasibility of accomplishing a project while reducing significant environmental impacts to historic resources; and

WHEREAS, the EIR process is an opportunity for members of the public to participate in the development and consideration of alternatives to demolition and project proposals that would result in significant impacts to historical resources; and

WHEREAS, CEQA requires that an EIR describe a range of reasonable alternatives to the project that would feasibly attain most of the basic objectives of the project; would avoid or substantially lessen any of the significant effects of the project; and evaluate the comparative merits of the alternatives; and

WHEREAS, when an EIR studies a potentially feasible alternative to demolition of an historical resource, the lead agency and the public have the opportunity to discuss and consider changes or alternatives to the project that would reduce or eliminate its impact to historical resources; and

WHEREAS, the Historic Preservation Commission (HPC) supports the Planning Department's efforts to provide a robust consideration of preservation alternatives in EIRs to satisfy the requirements of CEQA; and

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WHEREAS, the Planning Department, acting as the CEQA lead agency for projects in the City and County of San Francisco, distributes draft EIRs for public review generally for a period of 45 days; and

WHEREAS, the Planning Commission conducts public hearings on draft EIRs during the public review period to solicit public comment on the adequacy and accuracy of information presented in the draft EIRs; and

WHEREAS, the HPC has the authority to review and provide comments to the Planning Department on draft EIRs for projects that may result in a significant impact on historical resources; and

WHEREAS, the HPC conducts public hearings on such draft EIRs during the public review period for the purpose of formulating the HPC's written comments, if any, to be submitted to the Planning Department for response in Responses to Comments documents;

WHEREAS, the Planning Department prepares Responses to Comments documents in order to respond in writing to comments on environmental issues provided orally and in writing during the draft EIR public review period; and

Now therefore be it RESOLVED that the Commission hereby ADOPTS the following policy to clarify its expectations for the evaluation of significant impacts to historical resources under CEQA in EIRs under its purview as identified in Section 4.135 of the City Charter:

1. **Preservation Alternatives.** If a proposed project would result in a significant impact on historical resources due to demolition or alteration of an historical resource, the EIR should consider an alternative to the proposed project. Alternatives considered under CEQA do not need to meet all project objectives; however, they should fully preserve the features of the resource that convey its historic significance while still meeting most of the basic objectives of the project.

The analysis of historical resources impacts in the EIR should clearly distinguish between impacts to individually significant resources (which should be reviewed for their impact to the resource itself) and impacts to contributory resources within a historic district (which should be reviewed for their impacts to the historic district as a whole).

2. **Partial Preservation Alternatives.** The HPC recognizes that preservation options for some project sites and programs may be limited. For this reason, it may be appropriate for the EIR to include analysis of a Partial Preservation Alternative that would preserve as many features of the resource that convey its historic significance as possible while taking into account the potential feasibility of the proposed alternative and the project objectives.

In many cases, retention of a historic facade alone may not eliminate or sufficiently reduce a significant impact for CEQA purposes. Therefore, facade retention alone generally is not an appropriate Partial Preservation Alternative. However, depending on the particular project, and in combination with other proposed features, retaining a facade facing the public right-of-way and incorporating setbacks to allow for an understanding of the overall height and massing of the historic resource may be a useful

feature of a Partial Preservation Alternative on a case-by-case basis as part of the preparation of the Draft EIR.

3. **Labeling of Alternatives.** An alternative should be labeled a “Preservation Alternative” only if it would avoid a significant impact to the historical resource. An alternative that would result in a reduced, but still significant, impact to the historical resource is more appropriately labeled a “Partial Preservation Alternative.”
4. **Graphic Materials and Analysis Included in the EIR.** The detailed description of all preservation alternatives should include graphic representations sufficient to illustrate adequately the features of the alternative(s), especially design elements that would avoid or lessen the significant impact to the historical resource. The graphic representations may include legible plans, elevations, sections determined sufficient to adequately depict the scope of the alternatives, and renderings.
5. **Written Analysis Included in the EIR.** The EIR should include a detailed explanation of how the preservation alternative(s) were formulated, as well as other preservation alternatives that were considered but rejected.
6. **Distribution of Documents to the HPC.** The HPC requests that the Planning Department distribute draft EIRs for projects that would result in a significant impact to historical resources to the HPC at the start of the public review period. In addition, the HPC requests that the Planning Department distribute background studies pertaining to the EIR’s evaluation of historical resources, such as historic resources evaluations, historic resource evaluation responses, and preservation alternatives memoranda, to the HPC at the same time as the draft EIR distribution.
7. **Presentation before the HPC.** During the HPC’s hearing to formulate written comments, if any, on the draft EIR, the HPC requests a presentation highlighting information contained within the draft EIR regarding the analysis of historical resources. Planning Department staff should lead the presentation and ensure that it outlines the following information:
  - a. The eligibility and integrity of those resources identified and under study within the EIR;
  - b. A summary of the potential impacts to the historical resources identified in the EIR; and,
  - c. An explanation of the formulation of the preservation alternative(s) and the potential feasibility of the proposed alternative(s) relative to the project objectives.

Should the HPC identify the need for substantial clarification, elaboration, or correction of information contained within the draft EIR, the HPC will provide comments in writing to the Planning Department for response in the Responses to Comments document; the Planning Department generally will not respond at the HPC hearing.

The HPC will remind the public of the Planning Commission hearing dates and public review periods for draft EIRs brought before the HPC and will clarify public comments at HPC hearings will not be considered as official comments on draft EIRs, nor will they be responded to in Responses to Comments documents.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on March 18, 2015.

Jonas P. Ionin  
Commission Secretary

AYES: K. Hasz, A. Wolfram, A. Hyland, J. Pearlman, D. Matsuda, R. Johns

NAYS:

ABSENT: E. Jonck

ADOPTED: March 18, 2015

# Historic Resource Evaluation (HRE-3) for 1033-1037 Polk Street, San Francisco

October 11, 2016

*Prepared for:*

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**and**

**City and County of San Francisco**  
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## INTRODUCTION

Tetra Tech, Inc. (Tetra Tech) is submitting a Part I Historic Resource Evaluation (HRE) for 1033-1037 Polk Street on behalf of LC Development Corporation. The Abbreviated Part I HRE was requested by the San Francisco Planning Department to summarize the previous historic resource evaluations of the property, identify character defining features, and provide a new historic district evaluation for the area surrounding the subject property.

The subject property at 1033-1037 Polk Street in San Francisco was constructed in 1920 by architect Arthur S. Bugbee. The property is a two-story with mezzanine, reinforced concrete, commercial building, on a 40 by 50, 2,200 square-foot lot at the northwest corner of Polk and Cedar Streets, its assessor's parcel number is 0694003.<sup>1</sup> It is in zoning district RC-4 (Residential-Commercial, High Density).

### 1. BUILDING AND PROPERTY DESCRIPTION/SITE HISTORY<sup>2</sup>

#### Exterior Architectural Description

The building is two-story with a mezzanine and has two storefronts, one at the south (1033 Polk) and another to the east (1035 Polk). The entrance to the residence is 1037 Polk Street. Tetra Tech conducted site visits to photograph the building on November 20, 2015; May 3, 2016; and July 28, 2016. Tetra Tech confirmed that the building is in good condition. It is constructed of reinforced-concrete and fills the width of its lot at the northwest corner of Polk and Cedar streets. The building is of the Classical Revival style with Beaux Arts ornamentation. It is three-bays wide at the north and east elevation and has three entrances to the lower and mezzanine level, a fourth entrance serves as the access to the second floor. The exterior walls of the building are clad in stucco, the building is symmetrical and features a low, plain parapet. Fenestration consists of sliding metal sashes under single-lite transoms at the upper level of the north and east elevations. Fenestration at the mezzanine and first story consist of fixed sashes divided by wood muntins and storefront windows with transoms above.

Architectural ornamentation at the north and east elevations contain, from top to bottom: a profiled cornice, a course of dentils, and a paneled, frieze with shields and swags, separated by oval-shaped ornamental motifs. The swag motif is also at the mid-level frieze. Here, it is surrounded by a paneled spandrel and separated by rondels. The end piers are rusticated with stacked blocks; shield medallions are at the top of each pier, with floral detail below. Across lower portion of the building's walls, mostly at the

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<sup>1</sup> This HRE refers to the subject building as 1033 Polk Street; however, the San Francisco Planning Department's parcel map indicates that addresses of 1033-1037 Polk Street are included in the assessor's parcel number; San Francisco Planning Department Information Map, accessed December 18, 2014. Website: <http://propertymap.sfplanning.org/?dept=planning>

<sup>2</sup> William Kostura, Van Ness Auto Row Support Structures, Department of Parks and Recreation (DPR) 523 A and B forms, October 2009. Architectural Resources Group, 1037 Polk Street DPR 523A Form, April 30, 2003, page 1. Kostura, DPR 523 A Form for 1033-1037 Polk Street, 2010, page 1.

north and east elevations, are black tiles. A fire escape and steel safety ladder is on the east elevation. It was added to the east elevation at the second floor in 1936.<sup>3</sup>

The west elevation contains no fenestration and is without ornament, the south side of the building is attached to the adjacent structure.

### Exterior Alterations

The location of original plans or historic photographs of the building was not found during background research on the building's original design and appearance. Tetra Tech searched the San Francisco Public Library, the San Francisco Assessor's Office, San Francisco Architectural Heritage, the San Francisco Building Department, and files at the San Francisco Planning Department. None of the searches at these repositories found building plans or permits for alterations to fenestration, although professional judgement and the comparison of fenestration of commercial buildings constructed during the same period call into question whether the mezzanine and first level windows with the wood muntins were original or added after the building was constructed. The style and materials of these sashes appear to be from the early 1980s, while windows of buildings constructed in the 1920s in the Polk Street area were more commonly divided light glazing or aluminum and stainless steel framing elements.<sup>4</sup> Although it is unknown exactly when the mezzanine sashes were replaced on the subject property, it is clear that the windows were present during the 1982 San Francisco Architectural Heritage Survey; the surveyor took a photograph of the subject property and it shows these sashes.

The black tiles at the lower walls of the north and east elevations also do not appear to be original, although there is no evidence what the lower portion of the original walls looked like. The 1982 San Francisco Architectural Heritage Survey photograph shows masonry tiles in the location where the black tiles are now located. These black tiles were installed sometime after 1982.

### Interior

The interior of the building is currently used as a meditation center and occupies the space at 1033 Polk Street, on the lower level. There is no lobby or public space; the lower level has a small area for meetings, separated by non-bearing partitions, the remainder of the ground level is used as open office space.<sup>5</sup> A small kitchen, bathroom, and closet are also on this floor. A mezzanine was added to the interior in 1994 to accommodate small offices and storage rooms.<sup>6</sup> The second storefront, 1037 Polk Street, is a living space on the second story, accessed by a staircase (there is only the staircase on the first

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<sup>3</sup> Building Permit No. 22291, filed September 1936.

<sup>4</sup> City and County of San Francisco Planning Department, Draft for Public Review: Neighborhood Commercial Buildings Historic Context Statement: 1865-1965, page 41.

<sup>5</sup> San Francisco Department of Building Inspection, Permit Application No. 9808133, filed May 6, 1998.

<sup>6</sup> Building Permit Application No. 747993, Permit for "new mezzanine and remodel existing bath," on file at San Francisco Department of Building Inspection, 1994.

floor of this storefront). There are no period features in the interior of the building. Photographs of the building's interior and exterior are included in Appendix A.

## 2. SUMMARY OF PREVIOUS EVALUATIONS

**Van Ness Auto Row Support Structures Survey:** The survey inventoried and evaluated buildings along Van Ness Avenue and nearby blocks to identify buildings associated with the automobile industry in San Francisco. The survey evaluated buildings directly related to the automobile industry, such as auto showrooms, and included support buildings such as public garages and auto repair shops.<sup>7</sup> The building at 1033-1037 Polk Street was included in this survey and evaluated for its historic significance on Department of Parks and Recreation (DPR) 523 forms because of its original use as auto parts store, selling automotive and industrial ball bearings, and general auto parts in the 1920s and 1930s. It was determined eligible for individual listing in the CRHR as part of the *Van Ness Auto Row Support Structures* survey of 2010. The full DPR 523 A and B forms are included in Appendix B.

**San Francisco Architectural Heritage:** The subject property was surveyed in 1982. The surveyor noted the subject property's transom mullions and garland panels. Visible alterations were noted as minor at the base of the storefront. A photograph of the building was included with the survey form and is included in Appendix B.

**Section 106 Survey by Architectural Resources Group for 990 Polk Street Senior Housing project:** A survey was conducted for a project to fulfill the Section 106 regulatory requirements at 990 Polk Street, in 2003, east of the subject property. The subject property was evaluated as it was included in the project's APE and evaluated for its historic significance. It was determined to be not eligible for listing in the NRHP, however the subject property was identified as a contributor the Lower Nob Hill Apartment and Hotel District expansion.<sup>8</sup> A review of the historical files did not find there was a survey completed formally surveying or identifying a Lower Nob Hill Apartment and Hotel District expansion as part of this previous project. The DPR 523 form completed for this study is included as Appendix B.

**Neighborhood Commercial Buildings Historic Resource Survey/Polk Street NCD:** The San Francisco Planning Department conducted a survey in 2014 to 2015 along with a historic context to provide a framework within which to evaluate properties in the commercial neighborhoods and historic storefronts. The historic context specifies three distinct time periods for commercial buildings: Early Neighborhood Commercial Development (1865–1905), Neighborhood Commercial Expansion (1906–1929), and Modernizing Neighborhood Storefronts (1930–1965). The subject property was not included in the survey, however a potential Polk Gulch Commercial Development Cluster was identified in this survey on the north side of Post Street, just above the

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<sup>7</sup> William Kostura, *Van Ness Auto Row Support Structures*, San Francisco Department of City Planning, 2010, page 5.

<sup>8</sup> Architectural Resources Group, *Section 106 Review: 990 Polk Street*, Department of Parks and Recreation Forms, 2003.

subject property.<sup>9</sup> The Polk Street Neighborhood Commercial District has not been formally evaluated for eligibility for listing in the NRHP or CRHR, however the Planning Department determined the Polk Street NCD yields potential listing as a cluster/district. The period of significance is 1865 to 1965. The subject property was not surveyed as part of the Polk Street NCD.

**The Van Ness Area Plan:** This area plan is not an established historic district as defined by the San Francisco Planning Department, the CRHR, or the NRHP. An area plan is a means by which city governments can plan for cumulative changes to a neighborhood instead of on a site-by-site or individual projects and contains goals and policies related to design in the area. The Van Ness Area plan was adopted as part of San Francisco's General Plan in 1989. The plan calls for a goal to increase house densities. The building at 1000 Geary Street/1015 Polk Street, a building in the survey area for this report, is identified in the Van Ness Area Plan survey as a significant building. Several other buildings in the historic district survey area listed as contributing buildings in the Van Ness Area Plan survey and identified in in Table 1, Appendix C.<sup>10</sup>

#### Occupants of the Building

This building was built with two storefronts, both occupied by auto parts stores during the early years of this building. The storefront to the south, now #1033 (originally #1031), was occupied by Frank M. Cobbledick during 1920-1933. Cobbledick dealt in automotive and industrial ball bearings, at various times representing the Bantam Ball Bearing Company, Federal Bearing Company, and SRB Bearing Agency. He was one of four ball bearing dealers in San Francisco in 1921, and apparently (it appears from classified listings in city directories) was one of the two main dealers. The storefront to the north, now #1037 (originally #1035), was occupied by Consolidated Sales Company, dealers in general auto parts, during 1920-1931. This was one of very many auto parts dealers in San Francisco during these years.

The 1929 Sanborn insurance map shows this building as having two storefronts at the front of the building and a separate area in the rear marked "autos." It may be that one of the stores—perhaps more likely Cobbledick's ball bearings store—offered the service of installing the parts they sold to customers.

For 11 years, 1920-1931, this building housed auto supply stores of two different types—ball bearings and general auto supplies—with the former continuing to 1933 (13 years).<sup>11</sup> Building permits from 1936 list the building as a store and night club owned by R.Y. & H.L. Hayne. A 1937 building permit application for a neon electric sign at 1037 Polk Street was submitted by the owner, the building was listed as the San Francisco Auto

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<sup>9</sup> San Francisco Planning Department, Polk Street Neighborhood Commercial District (Post Street-Filbert Street), page 10.

<sup>10</sup> San Francisco Planning Department, San Francisco General Plan, Van Ness Avenue, Amendment by Resolution 13907, adopted July 6, 1995, Appendices A and B, website: [http://www.sf-planning.org/ftp/General\\_Plan/Van\\_Ness\\_Ave.htm#VNA\\_APA](http://www.sf-planning.org/ftp/General_Plan/Van_Ness_Ave.htm#VNA_APA), accessed April 24, 2016.

<sup>11</sup> Kostura, DPR 523 B Form for 1033-1037 Polk Street, 2010.

Club. The building was also the location for Western Dental Products from 1953 through 1982, and John W. Ward, real estate agent, had his office in the building in 1964.<sup>12</sup> R. Ragghianti was the owner in 1967, when a fire damaged the roof and portions of the interior. In 1994 and 1995, owner Mario Marina Zuleta applied for building permits to construct a new mezzanine and remodel the existing bathroom. The building was converted from retail use to office use in 1998, when it was owned by developers Polk Partners. Also in 1998, a permit application was filed by Carolyn Abst and Ron Case to convert the building from commercial use to first-floor commercial and mezzanine (second floor) residential use. The permit specified that all work would occur on the second floor only, not in the commercial area of the building.<sup>13</sup> Historic building permits are in Appendix D.

### 3. HISTORIC DISTRICT EVALUATION

#### **California Register of Historical Resources Evaluation**

The criteria for identifying historical resources (individual resources and historic districts) under CEQA are in Section 15064.5(a)(2)-(3) of the CEQA Guidelines and are consistent with Section 20524.1 of the California Public Resources Code of Regulations, Title 14, Chapter 11.5. Eligibility for listing on the CRHR for a historic district is the same for individual resources and rests on significance and integrity. A historic district must have both factors to be considered eligible. Loss of integrity, if sufficiently great, would overwhelm the historical significance of a resource and render it ineligible.

The CRHR definition of integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. The CRHR further states that eligible resources must retain enough of their historic appearance or character to be recognizable as historical resources and to convey the reasons for their significance. The CRHR definition of integrity is determined through applying seven factors to the historical resource: location, design, setting, workmanship, materials, feeling, and association.

A resource can have complete integrity, but if it lacks significance, it would be considered ineligible. The application of the four significance criteria and the seven integrity factors are discussed below.

CEQA requires the evaluation of historic resources using the criteria in the CRHR. Each resource must be determined to be significant at the local, state, or national level under one of four criteria:

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<sup>12</sup> R.L. Polk City Directories, San Francisco, California (years 1907-1982).

<sup>13</sup> San Francisco Department of Building Inspection Building Permit No. 22291, filed September 1936. San Francisco Department of Building Inspection, Building Permit No. 29636, filed August 24, 1937. San Francisco Department of Building Inspection, Building Permit No. 351103, filed December 7, 1967. San Francisco Department of Building Inspection Building Permit No. 09804046, filed May 15, 1998. San Francisco Department of Building Inspection Building Permit No. 09808133, filed May 5, 1998.

Criterion 1: Resources associated with important events that have made a significant contribution to broad patterns of our history.

Criterion 2: Resources associated with the lives of persons important to our past.

Criterion 3: Resources that embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master.

Criterion 4: Resources that have yielded, or may be likely to yield, information important in prehistory or history.<sup>14</sup>

#### 4. CALIFORNIA REGISTER SIGNIFICANCE EVALUATION

According to the findings of the Van Ness Auto Row Survey in 2010, the building at 1033-1037 Polk Street was determined to be eligible for listing as an individual historic resource on the CRHR under Criteria 1 and 3. This section provides a summary of the individual significance findings outlined in the DPR 523 A and B forms completed for the property.<sup>15</sup>

Criterion 1: Completed in 1920, by architect Arthur S. Bugbee for O'Brien and Kiernan Realty Company, this is a moderately early example of an automobile parts and supplies store. The building was determined eligible for the California Register of Historical Resources under Criterion 1, at the local level, for its association with the automobile industry in San Francisco and its 13 years of use as an automobile parts and supplies store. The Period of Significance under this criterion is 1920-1933, the years the building had this use.

Criterion 2: The historical background search regarding Frank Cobbledick or the owners of Consolidated Sales Company did not reveal information beyond the outline given in city directories. Neither Cobbledick nor subsequent owners appear to have been individually significant in state, local, or national history. Accordingly, this building does not appear to be eligible for the California Register under Criterion 2.

Criterion 3: Architecturally, this building is conventional in its design, yet also richly detailed, with a pleasing composition. The use of muntins in the mezzanine windows is particularly effective in adding texture and patterning to the façade. For these reasons this building appears to be eligible for the California Register under Criterion 3, for its Classical Revival design. The Period of Significance under this criterion is 1920, the year the building was built.<sup>16</sup>

#### 5. INTEGRITY AND CHARACTER DEFINING FEATURES

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<sup>14</sup> *California Public Resource Code*, Sections 4850 through 4858. Office of Historic Preservation, *Instructions for Nominating Historical Resources to the California Register of Historical Resources*, August 1997.

<sup>15</sup> The CRHR significance evaluation text in this section is taken from the DPR 523 form prepared in 2010 and included in the *Van Ness Auto Row Support Structures Survey*. The complete evaluation is in the DPR 523 B form.

<sup>16</sup> Kostura, DPR 523 B Form for 1033-1037 Polk Street, 2010, page 5.

The exterior alterations are replacement sashes at the mezzanine and first level that professional judgement and comparison with 1920s storefront windows appear to have been replaced during the 1980s (as discussed in Section 1), the addition of a fire escape during the historic-period, in 1936, and the black tiles on the lower walls of the north and east elevations, added to replace masonry tiles sometime after 1982, when the subject property was photographed. The interior has been completely renovated.

The building retains integrity of location, design, most materials, workmanship, setting, feeling, and association. The replacement sashes do not diminish the integrity of the subject property as it retains most of its historic integrity and the introduction of replacement materials is relatively minor visually. The replacement sashes at the mezzanine level were noted in all three previous surveys of the subject property and yet it was determined eligible for listing in the CRHR in 2010. It is common for storefront commercial buildings to have a loss or replacement bulkhead materials and windows.<sup>17</sup>

The exterior character defining features of this building are:

- Main elevation (north) that fills the property line with no setback;
- 2-story massing;
- Flat roof;
- 3-width bays the north and east elevation;
- 4 main entrances;
- Double-height tri-partite storefront configuration with bulkhead, glazing and transom;
- Location of a band of divided windows under single-lite transoms at the upper level of the north and east elevations;
- Location of Mezzanine windows between the first and second floors of north and east elevations;
- Decorative and scored stucco façade materials on north and east elevations;
- Low, plain parapet, projecting cornice, course of dentils, and the frieze with its plaster shield and swag ornament, separated by oval-shaped ornamental motifs, spanning the southeast corner east bay of the south elevation;
- Mid-level frieze with its plaster shield and swag ornament on north and east elevation;
- Geometrically ornamented end piers of stacked blocks with plaster shield medallions and floral ornament at the top on north and east elevation;
- Main entrances at north elevation;
- Few ornamentation at west elevation;

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<sup>17</sup> Upper Tenderloin Historic District Nomination Form, 2009, Section 8, page 38.

- Wooden window frames; and
- Decorative ornamentation at north and east elevations.

## 6. PREVIOUSLY IDENTIFIED ADJACENT HISTORIC DISTRICTS

Research was done through the San Francisco Planning Department's Property Information Map website to collect data on the historic status of buildings in the historic district survey area. Research was also conducted at the San Francisco Planning Department's historical files for historic districts and the subject property, and at the Department of Building Inspection, the San Francisco Public Library, and San Francisco Architectural Heritage. Portions of the previously identified historic districts and survey areas are in the survey boundary area for this project. The NRHP historic districts are the Lower Nob Hill Apartment Hotel Historic District (National Register #91000957) and the Uptown Tenderloin Historic District (National Register # 08001407).

### 6.1 The Lower Nob Hill Apartment Hotel Historic District

The Lower Nob Hill Apartment Hotel Historic District is roughly comprised of 28 blocks along Bush Street to the north and Post Street to the south, and their intersecting streets of Powell, Mason, Taylor, Jones, Leavenworth, and Hyde. It is bordered by Stockton Street to the east and Polk Street to the west. It was listed in the National Register of Historic Places (NRHP) in 1991, under Criterion A for its concentration of multiple unit dwellings and non-residential buildings that supported residences (such as baths, automobile repair shops, and stores), located in a concentrated area of the city, originally occupied by retail and financial workers. It is also eligible under Criterion C for its high-density housing and multiple unit residential buildings that are architecturally significant in California. The period of significance is 1906 to 1940.<sup>18</sup>

### 6.2 Uptown Tenderloin Historic District

The Uptown Tenderloin Historic District is composed of 33 blocks, roughly bounded by Market Street, McAllister, Golden Gate, Larkin, Geary, Taylor, Ellis, and Mason Streets. It was constructed between 1906 and the 1930s and was listed in the NRHP in 2008, under Criterion A in the area of social history, for its association with the development of hotel and apartment life in San Francisco during its period of significance of 1906 to 1957. It is also listed under Criterion C in the area of architecture for its distinct mix of building types that served the urban population of office and retail workers in its period of significance of 1906 to 1931. The district includes the largest, most dense population of hotels, apartments. It also includes nonresidential building types (such as buildings that housed entertainment and leisure activities, stores, churches, and halls and clubs) that supported the neighborhood.<sup>19</sup>

<sup>18</sup> National Register of Historic Places Nomination Form, Lower Nob Hill Apartment Hotel District, 1991, Section 8.

<sup>19</sup> U.S. Department of the Interior, National Park Service, National Register of Historic Places Uptown Tenderloin Historic District, San Francisco County, CA, 2008, Section 8, pages 35 and 36.



### 6.3 Neighborhood Commercial Buildings Historic Resource Survey

The Polk Street NCD, part of the NCD Historic Resources Survey, surveyed buildings in the area approximately bounded by Filbert Street to the north, Larkin Street (and portions of Hyde Street) to the east, Post Street to the south, and Van Ness Avenue to the east. The survey identified a cluster of 62 buildings constructed from 1906 through World War II, located south of Jackson Street on Polk Street, just north of the location of the study area and the subject property. The period of significance is 1865 to 1965.

## 7. HISTORIC DISTRICT ANALYSIS

Tetra Tech conducted a historic district evaluation of the areas surrounding 1033-1037 Polk Street; the boundaries of the analysis included both sides of Polk Street from Geary Street to Sutter Street, and both sides of Cedar Street from Larkin Street to Van Ness Avenue. A map of this boundary and the location of 1033-1037 Polk Street is Figure 1.

Appendix C is a table that lists the buildings that are in the boundaries of the historic district survey area for this analysis, their addresses, and their status as historic resources. For those properties that were previously determined or are listed as eligible on the NRHP (and therefore the CRHR), the text in the Style/Form column in the table is directly from the NRHP nomination form (either the Lower Nob Hill Apartment Hotel Historic District or the Uptown Tenderloin Historic District).<sup>20</sup>

## 8. HISTORIC DISTRICT SURVEY RESULTS

Architectural characteristics were taken into consideration in the historic district survey area analysis. Some of these characteristics are:

Construction and Materials. Buildings in the historic district survey area have some common characteristics. Most have a primary façade that is more ornamented and significant than the other elevations. Many are constructed of reinforced concrete or brick with materials such as stucco or masonry cladding. It should be noted that for the buildings that are along Cedar Street but have a Post Street address, the significant façade faces Post Street while the less ornamented façade, the rear, faces Cedar Street. So, when viewing these buildings from the surrounding area of 1033-1037 Polk Street, most of the buildings appear simple and unadorned.

Plan and Function. Most buildings in the historic survey area have little setback and sit on the entire lot. The footprints are mostly rectangular, square, or U-shaped and are one, two, or three-part commercial block. The historic function of these buildings are either multiple-use buildings (living space on the upper stories, commercial and retail space on the ground floor) or were apartments. A few, such as the building at 1033-1037 Polk Street, were formerly associated with the automobile industry.

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<sup>20</sup> U.S. Department of the Interior, National Park Service, National Register of Historic Places Nomination Form for Lower Nob Hill Apartment Hotel District, 1991, Section 7. U.S. Department of the Interior, National Park Service, National Register of Historic Places Uptown Tenderloin Historic District, San Francisco County, CA, 2008.

Resource Types. There are three building types in the historic district survey area: multiple-use, commercial/retail, (a few commercial retail related to the automobile industry), and apartments.

Landscape Features. Streetlights, fire hydrants, manhole covers, and signs are varied in the survey area. Most appear to be from the modern period, such as the streetlights, while other features, such as some of the fire hydrants, are stamped dating to the historic period. However, none of the landscape features in the area are noteworthy nor are they unique or visibly associated with this neighborhood. They are the same features found throughout many streets in San Francisco.

### 8.1 Photographs of Block Faces Photographs of Block Faces



Photograph 1: 1205 Sutter Street to 1143 Polk Street  
Camera facing southeast, July 28, 2016



Photograph 2: 1101 Polk Street to 1115 Polk Street  
Camera facing southeast, July 28, 2016



Photograph 3: 1105 Post Street to 1033 Polk Street  
Camera facing southeast, July 28, 2016



Photograph 4: 1001 Polk/1000 Geary Street  
Camera facing southeast, July 28, 2016



Photograph 5: 9900 Geary Street  
Camera facing northwest, June 28, 2016





Photograph 6: 1038-1030 Polk Street to 9900 Geary Street  
Camera facing northeast, May 3, 2016



Photograph 7: 1100 Post Street to 1126 Polk Street  
Camera facing southwest, July 28, 2016



Photograph 8: 1157-1199 Sutter Street  
Camera facing northeast, July 28, 2016



Photograph 9: 921-925 Cedar Street  
Camera facing southeast, July 28, 2016



Photograph 10: 1030-1038 Polk Street to 931 Larkin Street  
Camera facing northeast, July 28, 2016



Photograph 11: 931 Larkin Street to 1036 Polk Street  
Camera facing southwest, July 28, 2016





Photograph 12: 1001 Polk Street / 1000 Geary Street to Van Ness Avenue (Buildings previously located north along Cedar Street now demolished)  
Camera facing southwest, May 3, 2016



Photograph 13: 1033 Polk Street to 1142 Van Ness Ave  
Camera facing southwest, July 28, 2016





Photograph 14: 1142 Van Ness Ave (Van Ness Avenue facing façade)  
Camera facing northeast, May 3, 2016



Photograph 15: 1142 and 1100 Van Ness Avenue (building now demolished)  
Camera facing northeast, May 3, 2016



Photograph 16: Auxiliary Water Supply System hydrant  
in survey area, May 3, 2016

### **Historic District/Survey Area Evaluation Results**

The focus of this HRE is to evaluate whether the subject property and buildings within the survey area should be included as an extension to existing historic districts that are adjacent to the survey area and the subject property. Below is a map of the existing historic districts, and the study area for this project. Buildings in the study area previously determined contributors to existing historic districts are identified in the map.





**The Lower Nob Hill Apartment Hotel Historic District:** Several buildings within the survey area are contributors to this historic district, as shown in Table 1 in Appendix C. The period of significance for the district is 1906 to 1940. Under NRHP significance Criterion A (CRHR Criterion 1), the contributing buildings were associated with housing for employees of major financial and retail centers.<sup>21</sup> Almost all the contributors of the district were hotels or apartments, but several contributors were commercial buildings (including auto repair garages), stores, and offices. Under Criterion C (CRHR Criterion 3), contributors share their period of construction and are, as the nomination form for the historic district states, “a harmonious group of structures that share a single, classically oriented visual imagery using similar materials and details.”<sup>22</sup> Contributing structures possess these character defining features: buildings that fill their entire front lot lines, common architectural style (the nomination form describes it as “Sullivan-esque orientation”), flat roofs with projecting cornices, and varied but usually Classical motifs. The nomination also noted that many contributing buildings have replacement aluminum sashes. The nomination form also includes non-residential contributors, stating: “stores—usually resident-serving ones like grocers, dry-cleaners, and beauty shops—were normal parts of half the district’s buildings during the period of significance. They are and were located especially in corner buildings and along the east-west streets.”<sup>23</sup>

Under these significance criteria and historic contexts, the subject property and other buildings within the survey area share the same association and architectural characteristics with contributing properties to the historic district. Although the subject property was not associated with housing for employees, it supported residents of the neighborhood by selling auto parts, and for a brief period in the late 1930s, was also used as a local nightclub.<sup>24</sup> The subject property was constructed during the period of the district’s historic significance (1920) and served as a store selling general auto parts and ball bearings during the 1920s and 1930s. The building was not used as a residence until 1998, several decades after the historic district’s period of significance. It is on the corner of Polk and Cedar Streets (east-west), as most commercial buildings in the historic district were. The building’s form, style, and character defining features are the same as the varied styles in the district. Specifically, the historic character defining features of the subject property that render it eligible as a contributor to this historic district are:

- Main elevation that fills the property line with no setback;
- Two-story massing;
- Flat roof;

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<sup>21</sup> Lower Nob Hill Apartment Hotel District NRHP Nomination Form, Section 8, page 8.3.

<sup>22</sup> Lower Nob Hill Apartment Hotel District NRHP Nomination Form, Section 8, page 8.3.

<sup>23</sup> Lower Nob Hill Apartment Hotel District NRHP Nomination Form, Section 7, page 7.1.

<sup>24</sup> San Francisco Department of Building Inspection Building Permit No. 22291, filed September 1936.

- Low, plain parapet, projecting cornice, course of dentils, and a frieze with its plaster shield and swag ornament that spans the southeast corner and continues to east bay of the south elevation;
- Mid-level frieze with its plaster shield and swag ornament on north and east elevation; and
- Geometrically ornamented end piers of stacked blocks with plaster shield medallions and floral ornament at the top on north and east elevation.

**Suggested Potential District Boundary Extension:** The subject property was previously identified in 2003 by Architectural Resources Group as a contributor the Lower Nob Hill Apartment and Hotel District expansion.<sup>25</sup> To capture buildings in the survey area that could be contributors to the existing historic district, the district boundary could be extended along Polk Street, including buildings on the north and south sides of Polk Street between Cedar and Hemlock Streets. This boundary extension, only one block west of the existing boundary, would capture buildings such as the subject property and others that could be considered contributors to this historic district, while excluding buildings of different styles and non-contributing buildings.

Should the district's boundaries be extended to encompass these boundaries, these buildings, including the subject property, could be contributors to the historic district, based on their character defining features and historical use (see additional information in Table 1 in Appendix C): 1047-1051 Polk Street, 1101-1105 Polk Street, and 1115 Post Street.

These buildings could be contributors to the historic district under NRHP significance Criteria A and C (CRHR Criteria 1 and 3) because they share the same historic significance, uses, and character defining features as those buildings in the existing district boundaries.

The buildings in the survey area along Cedar Street do not have architectural styles similar to the existing historic district and would not be considered contributors even if the district boundaries were extended as recommended. The buildings along the east side of Cedar Street north of Polk Street are rear elevations of the buildings that front Post Street; the architectural styles of these buildings (other than 1115 Post Street) do not share architectural styles similar to the subject property, nor do they exhibit visual continuity with the historic district. The buildings along Van Ness Avenue and Larkin Street within the survey area are not the same architectural type as the buildings along Polk Street.

**Uptown Tenderloin Historic District:** Several buildings within the survey area are contributors to this historic district, as shown in Table 1 in Appendix C. The subject

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<sup>25</sup> Architectural Resources Group, Section 106 Review: 990 Polk Street, Department of Parks and Recreation Forms, 2003. As noted in Section 2, a review of the historical files did not find there was a survey completed formally surveying or identifying a Lower Nob Hill Apartment Hotel District expansion as part of this previous project.

property and the buildings on both the north and south sides of Polk Street in the survey area share architectural similarities with the contributing buildings within the historic district, such as dates of construction, building type, buildings that rise from the sidewalk and occupy the entire width of the lot, reinforced concrete walls with stucco facing, ornamentation, and flat roofs. The historic district's significance stems from the fact that it is associated with the development of hotel and apartment life in San Francisco during a period of change (NRHP Criterion A, CRHR Criterion 1). The historic context of the nomination asserts that the area was "associated with commercial activity, entertainment, and vice."<sup>26</sup> The subject property is associated with this context as it was a commercial building serving residents of the area as a supplier of automobile parts, a nightclub, and a dental parts retailer. The district includes non-residential building types associated with life in the neighborhood, including stores, churches, baths, film exchanges, and halls and clubs.<sup>27</sup> There is already one contributor to the historic district, the building at 928-930 Geary Street that was originally used to manufacture trunks for automobiles.

The historic district is also significant under NRHP Criterion C (CRHR Criterion 3), in the area of architecture for its distinctive mix of building types that served office and retail workers. Buildings within the survey area and the subject property share the same architectural style as the contributors to the historic district, which are examples of Tudor Revival, Late Gothic Revival, Spanish Colonial, and French Renaissance forms. Contributors to the historic district are 3- to 7-story, multi-unit apartments, and buildings within the study area share these characteristics.

The building at 990 Geary, currently not a contributor to the historic district but consistent with the historic district's property type and historical association, is recommended to be included in a potential Upper Tenderloin Historic District extension.

Although the subject property shares historic context and architectural association with some contributors within this historic district, the subject property is not recommended as a contributor to a potential historic district expansion because it is more appropriately a contributor to a proposed extension of the Lower Nob Hill Apartment Hotel Historic District, as discussed above. As outlined in this report, these two districts are comprised of similar properties; contributors are primarily 3-7 story residential buildings interspersed with 1-3 story commercial buildings that provided services to the neighborhood, such as the subject property. However, neighborhood development is distinct in each district with boundaries roughly identified as the northern portion of Geary Street. The northern portion of Geary Street from Jones to Leavenworth Streets is the southern boundary of the Lower Nob Hill Apartment Hotel Historic District and the northern boundary of the Upper Tenderloin Historic District. The Upper Tenderloin Historic District nomination form intentionally draws its boundary at Geary Street,

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<sup>26</sup> Upper Tenderloin Historic District Nomination Form, 2009, Section 8, page 3.

<sup>27</sup> Upper Tenderloin Historic District Nomination Form, 2009, Section 8, page 3.

supporting the argument that the area north of Geary Street has a different historic context. Additionally, the subject property, one block west of the Lower Nob Hill Apartment Hotel Historic District boundary, was previously determined eligible as a contributor to an extension of the Lower Nob Hill Apartment Hotel Historic District, if there were to be extension.<sup>28</sup> Extending the boundaries of this district one block west to capture the buildings along Polk Street would be a simple boundary extension of the Lower Nob Hill Apartment Hotel Historic District. The creation of overlapping district extensions in this area alone was also determined to be inconsistent with the establishment and justification of the Upper Tenderloin Historic District boundaries. Therefore, recommendation is not to recognize the subject property as a contributor to a potential extension of the Upper Tenderloin Historic District.

**Neighborhood Commercial Buildings Historic Resource Survey/Polk Street NCD:** The Polk Gulch Commercial Developmental Cluster is a group of 62 buildings that were surveyed as part of the Polk Street NCD. The buildings are south of Jackson Street on Polk Street and include a portion of California Street. There are various building types and architectural styles in this area, with Edwardian-era Classical Revival and Mediterranean styles as primary designs. Most of these buildings were constructed between 1906 and 1915; however, some were constructed between the 1920s and World War II. Most of the buildings in the existing Polk Street NCD were commercial, some are two-story, some were constructed to their front and side lot lines, and they are of diverse architectural styles, including Mediterranean Revival buildings from the 1920s.<sup>29</sup> The subject property is not a good example of a 1920s storefront commercial building because the storefront has been altered by replacement of new materials and removal of the original recessed entrances. The buildings within the survey area, south of Post Street, also have storefronts that have been altered or that exhibit character defining features of commercial storefronts in the Mediterranean Revival style with red Spanish clay tile parapets or coping, pent roof forms, stucco exterior cladding, and occasionally, arched transom windows, arched rear window display doors, or window openings at the upper stories.<sup>30</sup> Neither the subject property nor the study area exhibits the storefront commercial association (many do not have commercial storefronts) as those buildings in the Polk Street NCD, and are not recommended contributors to a potentially extended Polk Gulch Commercial Development Cluster.

## 9. CONCLUSION

The property at 1033-1037 Polk Street is an individual historic resource under CEQA. After review of the historic contexts and significance statements in the Lower Nob Hill Apartment Hotel Historic District, Tetra Tech recommends that if the historic boundaries are extended to include the subject property, it be considered a contributing property to the existing historic districts.

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<sup>28</sup> Architectural Resources Group, Section 106 Review: 990 Polk Street, Department of Parks and Recreation Forms, 2003.

<sup>29</sup> SF Planning Department, Polk Street NCD, no date, page 2.

<sup>30</sup> SF Planning Department, Polk Street NCD, no date, page 49.



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- San Francisco Department of Building Inspection Building Permit Application No. 747993, 1994.
- San Francisco Planning Department, San Francisco General Plan, Van Ness Avenue, Amendment by Resolution 13907, adopted July 6, 1995, Appendices A and B. Website: [http://www.sf-planning.org/ftp/General\\_Plan/Van\\_Ness\\_Ave.htm#VNA\\_APA](http://www.sf-planning.org/ftp/General_Plan/Van_Ness_Ave.htm#VNA_APA), accessed April 24 and May 3, 2016.
- San Francisco Planning Department. San Francisco Planning Department Information Map. Website: <http://propertymap.sfplanning.org/?dept=planning>, accessed December 18, 2014.
- San Francisco Planning Department. Polk Street Neighborhood Commercial District (Post Street-Filbert Street).



San Francisco General Plan, Van Ness Avenue, Amendment by Resolution 13907, adopted July 6, 1995, Appendices A and B. Website: [http://www.sf-planning.org/ftp/General\\_Plan/Van\\_Ness\\_Ave.htm#VNA\\_APA](http://www.sf-planning.org/ftp/General_Plan/Van_Ness_Ave.htm#VNA_APA), accessed April 24, 2016.

U.S. Department of the Interior. National Park Service. National Register of Historic Places Nomination Form, Lower Nob Hill Apartment Hotel District, 1991.

U.S. Department of the Interior. National Park Service. National Park Service. National Register of Historic Places Uptown Tenderloin Historic District, San Francisco County, CA, 2008.

**APPENDIX A**

**PHOTOGRAPHS OF INTERIOR AND EXTERIOR OF 1033-1037 POLK STREET**

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## Photographs



1033-1037 Polk Street, camera facing southwest, December 30, 2014



1033-1037 Polk Street, camera facing northeast, November 20, 2015



Interior, 1033-1035 Polk Street, interior, camera facing west

November 20, 2015





1033-1035 Polk Street, interior, camera facing east, November 20, 2015





1033-1035 Polk Street, Interior, camera facing west, November 20, 2015



1033-1035 Polk Street, interior (looking at mezzanine) camera facing west

November 20, 2015



1033-1035 Polk Street, interior (storage space), camera facing west  
November 20, 2015



1033-1035 Polk Street, interior, ground floor storage space and restroom

Camera facing northwest, November 20, 2015



1033-1035 Polk Street, interior hallway, stairs to mezzanine

Camera facing south, November 20, 2015





1033-1035 Polk Street, interior, ground floor kitchen

Camera facing west, November 20, 2015





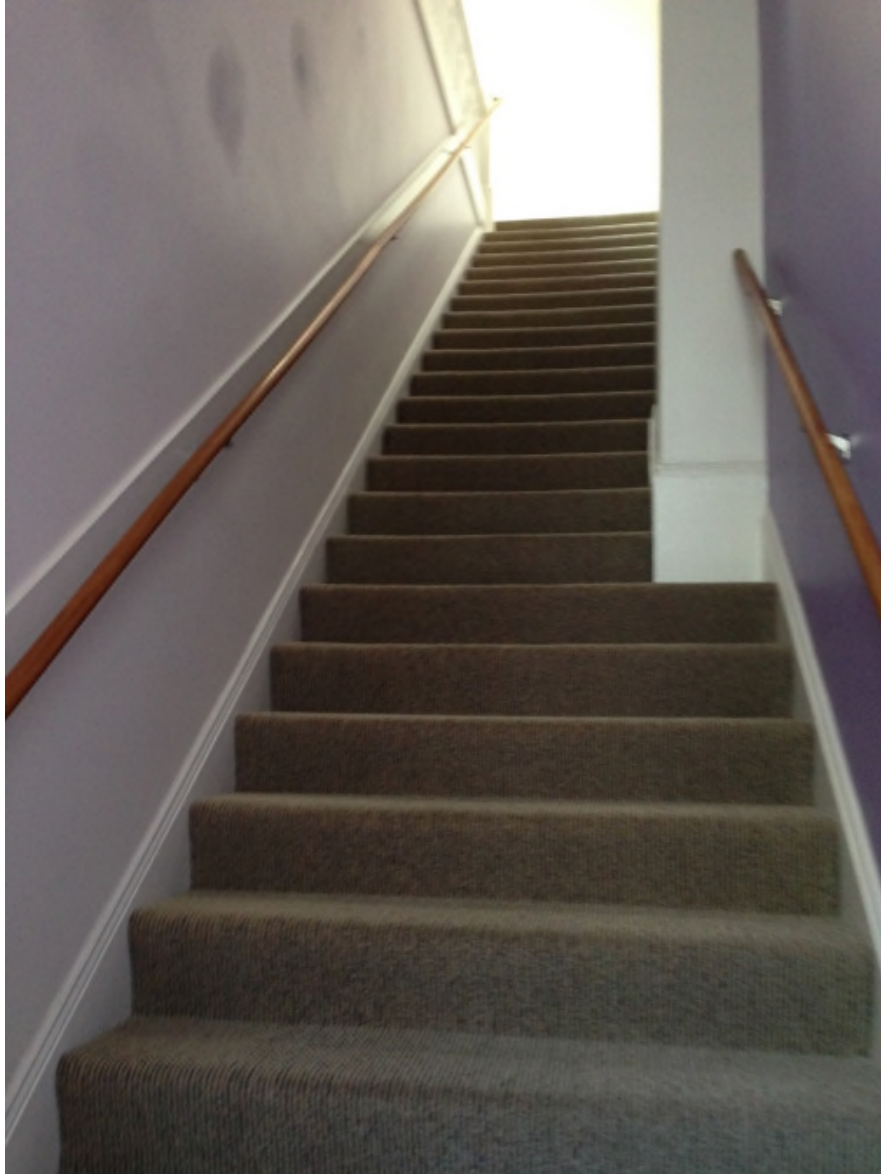
1033-1035 Polk Street, interior, stairs and mezzanine

Camera facing north, November 20, 2015



1033-1035 Polk Street, interior view of ground floor from mezzanine

Camera facing east, November 20, 2015



1037 Polk Street, interior, staircase to 2<sup>nd</sup> floor living space

Camera facing west, November 20, 2015



1037 Polk Street, interior, living space on 2<sup>nd</sup> floor

Camera facing east, November 20, 2015



1037 Polk Street, interior, kitchen on 2<sup>nd</sup> floor, camera facing west

November 20, 2015

**APPENDIX B**  
**PREVIOUS SURVEY FORM & DEPARTMENT OF PARKS AND RECREATION 523 A**  
**AND B FORMS**

---



S. ☒ Outer D-1  
3 ☐ Individual  
ther

# The Foundation for San Francisco's Architectural Heritage FIELD SURVEY FORM — BUILDINGS

Revised August 1982

Photo needs: transoms

Address (file) 1031-37 Polk  
Address (field) 1035- " "  
Block/Lot 694/3 Map page 39  
Name (field) \_\_\_\_\_  
Principal tenant Max  
Notifier 1035, 1037  
Signage/Parking ☐ Fwy. above

## ORNAMENTATION

- ☐ None ☐ Light ☒ Moderate ☒ Heavy  
☐ Greek/Roman ☐ Romanesque  
☒ Gothic ☐ Tudor  
☒ Renaissance/Baroque  
☐ 18th Century English  
☐ Art Deco/Moderne  
☐ Spanish Mission ☐ Craftsman  
☐ Chinese ☐ Byzantine ☐ Moorish  
☐ Other  
☒ Notable Details transom mullions,  
quoins, garland panels above,  
below windows.

## STOREFRONTS

- ☒ Remodeled ☐ Partial  
☐ Paving  
☐ Base  
☐ Glass front ☐ Vestibule ☐ Display cases

## STORE INTERIORS

- ☐ Commonplace ☐ Of particular interest  
☒ Remodeled: ☒ Minor ☐ Major ☐ Total  
☐ Ornamental columns ☐ Gallery ☐ Skylight

## ACCESSORIES

- Signage  
☐ Cantilevered ☐ Neon  
☐ Incandescent framing  
☐ Flat mounted  
☐ Awning  
☐ Painted (side/rear)  
☐ Window  
☐ Other  
☐ Fire escape(s) ☐ Integrated  
☐ Marquee ☐ Awning(s)  
☐ Balcony(s)  
☐ Cornerstone ☐ Plaque ☐ Inscription  
Date \_\_\_\_\_  
Architect \_\_\_\_\_  
Engineer/Builder \_\_\_\_\_  
Other \_\_\_\_\_  
☐ Historical marker

## NON-RES. BLDG. TYPE (use if different)

Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Warehouse \_\_\_\_\_  
Garage ☐ Incorporated  
☐ Service  
☐ Parking  
☒ Showroom new store front  
Office \_\_\_\_\_  
Bank \_\_\_\_\_  
Church \_\_\_\_\_  
Government building \_\_\_\_\_  
Library \_\_\_\_\_  
Theater \_\_\_\_\_  
Club \_\_\_\_\_  
Firehouse \_\_\_\_\_  
Utilities building \_\_\_\_\_  
Power substation \_\_\_\_\_  
Transportation depot \_\_\_\_\_  
Other \_\_\_\_\_

## RES. BLDG. TYPE (use if different)

Attached ☐ Detached ☐ Subdivided  
Single family/Small scale res. \_\_\_\_\_  
Fiat \_\_\_\_\_  
Apartment \_\_\_\_\_  
Residential hotel \_\_\_\_\_  
Hotel \_\_\_\_\_  
Business with dwl. units \_\_\_\_\_  
Other \_\_\_\_\_

## ORIES

Mezzanine 2M ☐ High basement

## STRUCTURAL TYPE See research

Reinforced concrete ☒  
Iron/Steel frame ☐ Wood/Timber frame  
Brick ☐ Stone ☐ Concrete Block  
Other \_\_\_\_\_

## ISSING

Block ☐ With light courts  
Tower ☐ Slab ☐ Setbacks  
Other \_\_\_\_\_

## IMPOSITION

One-part ☒ 2-part commercial block  
2-part ☐ 3-part vertical block  
☐ Articulated end bays  
☐ Attic  
☐ Structural articulation  
☐ Bays  
(Circle bay windows; underline fire escapes)

Stacked vertical block  
Enframed window wall  
Temple front  
Vault  
Central block with flanking wings  
Enframed block  
3-part block  
Arcaded block  
Rowhouse ☐ Bay windows  
Other \_\_\_\_\_

## EXTERIOR MATERIALS See research

- ☐ Sandstone  
☐ Granite  
☐ Marble  
☐ Brick  
☐ Terra cotta  
☐ Artificial stone  
☐ Cast concrete  
☐ Concrete  
☐ Concrete block  
☒ Stucco w. sand-paint  
☐ Copper  
☐ Bronze  
☐ Galvanized iron  
☐ Cast iron  
☐ Wrought iron  
☐ Metal  
☐ Wood siding  
☐ Shingles  
☐ Vitrolite  
☐ Glass block  
☐ Tile  
☐ Terrazzo  
☒ Other wood frame storefronts

## COLORS

Base/Storefronts poly  
Superstructure greyish  
Trim/Cornice \_\_\_\_\_

## WINDOWS

- ☐ Double hung  
☐ Hinged casement  
☐ Fixed sash/Plate glass  
☒ Transoms ☐ Prism glass esp. fine  
☒ Stained glass  
☐ Chicago windows  
☐ Industrial sash  
☐ Other \_\_\_\_\_

## ROOF

- ☐ Mission parapet ☐ Tile  
☒ Flat ☐ Monitor ☐ Sawtooth  
☐ Hip ☐ Gable ☐ Shed  
☐ Other \_\_\_\_\_

## MAIN ENTRANCE

- ☐ Commonplace ☐ Remodeled  
☐ Porch ☐ Marquee  
☐ Columns/Pilasters ☐ Pediment ☐ Arch  
☐ Vestibule ☐ Stairs ☐ Paving  
☐ Lamps/Chandeliers ☐ Urns ☐ Sculpture  
Missionish door

## MAIN BUILDING INTERIORS 1037

- ☒ Inaccessible  
☐ Commonplace ☐ Of particular interest  
☐ Remodeled: ☐ Minor ☐ Major ☐ Total  
☐ Lobby ☐ Elevator ☐ Desk  
Size: ☐ Min. ☐ Med./Social ☐ Large/Om.  
Furnishings/Ornament \_\_\_\_\_

☐ Dining room ☐ Other \_\_\_\_\_

## VISIBLE ALTERATIONS

- ☒ None or minor ☐ Major ☐ Total  
☒ Base/Storefront  
☐ Entranceway  
☐ Superstructure  
☐ Cornice/Parapet  
☐ Windows  
☐ Additions  
☒ Other tex-coat type of paint

## VISIBLE CONDITION

- ☒ Good ☐ Fair ☐ Poor

## SIDEWALK

- ☐ Sidewalk lights ☐ Elevator  
☐ Terrazzo  
☐ Sidewalk or curb markers  
☐ Other \_\_\_\_\_

## LANDSCAPING

- ☐ Planters  
☐ Street trees  
☐ Potted trees  
☒ Streetlights on Cedar  
☐ Plaza  
☐ Other \_\_\_\_\_

## SURROUNDINGS 3rd S of Post

- ☐ Mid block ☐ Vacant adjacent  
☒ NW NE SE SW corner Cedar  
☐ Outbuildings  
☐ Parking at rear ☐ Sheds/Docks  
Scale: ☒ Compatible ☐ Incompatible  
Visual relation to neighborhood:  
☐ Compatible  
☒ Imp. to strong area  
☐ Focal point or anchor

## COMMENTS

\_\_\_\_\_

\_\_\_\_\_

Surveyor B Date 20.10.82

- ☐ S.S. ☒ Outer D-1  
☐ C-3 ☐ Individual  
☐ Other \_\_\_\_\_

# The Foundation RESEA

Address (file) 1031-37 Polk

Address (field) 1035- " "

Block/Lot 694/3 Map page 39

Historic Name (s) \_\_\_\_\_

## BLDG. PERMIT/ CONTRACT NOTICE

BBI (Permit # \_\_\_\_\_)

☐ A&E ☐ D.P.B. ☐ Ed.Ab. ☐ Other \_\_\_\_\_

Vol. \_\_\_\_\_ Date \_\_\_\_\_ Page \_\_\_\_\_

Name \_\_\_\_\_

Builder/Contractor \_\_\_\_\_

Architect/Engineer \_\_\_\_\_

Owner \_\_\_\_\_

Use \_\_\_\_\_

Construction \_\_\_\_\_

Class \_\_\_\_\_

Cost \_\_\_\_\_

Lot size \_\_\_\_\_ Bldg. size \_\_\_\_\_

Height (feet) \_\_\_\_\_ Stories \_\_\_\_\_

Location description \_\_\_\_\_

Architectural description \_\_\_\_\_

## REALDEX (11th ed., 1980)

Address 1033-37

Owner \_\_\_\_\_

Land use off. bld.

Rooms 12 Baths 3 Constr. concr.

Year 1920 Bldg. sq. ft. 4,400

Units: Dwl. \_\_\_\_\_ Bus. \_\_\_\_\_

Stories 2 Zone code C-2

Map page 39 Block/Lot 694-3

## SANBORN MAPS ☐ more info on maps

Year revised 29 Vol. 1 Page 106

Building name \_\_\_\_\_

Address (es) 1031-35 Polk

Use: D, F, S AB, Other \_\_\_\_\_

Units: Bus. 2 Dwl. \_\_\_\_\_

Stories 2 Height 23' Elevation \_\_\_\_\_

Date of construction \_\_\_\_\_

Plan ☐ See SKETCH ☒ See PLAN

☐ Skylight (s) \_\_\_\_\_ lighting # of stories \_\_\_\_\_

☐ Well hole (s) \_\_\_\_\_ lighting # of stories \_\_\_\_\_

Construction \_\_\_\_\_

☐ Orange Fireproof \_\_\_\_\_

☒ Blue Stone, concrete, or concrete blk.

☐ Gray Iron \_\_\_\_\_

☐ Pink Brick \_\_\_\_\_

☐ Yellow Frame \_\_\_\_\_

Structural details (columns, trusses, walls....)

bridge in rear pt.

Roof \_\_\_\_\_

☐ Slate/Metal ☒ Composition ☐ Shingle

☐ House on roof \_\_\_\_\_

☐ Mansard roof \_\_\_\_\_

☐ Parapet: Height \_\_\_\_\_

HVAC \_\_\_\_\_

☐ Steam boiler \_\_\_\_\_

☐ Independent electric plant \_\_\_\_\_

☐ Elevator \_\_\_\_\_

Miscellany \_\_\_\_\_

☒ Brick or metal cornice ☐ Frame cornice

☐ Marquee \_\_\_\_\_

☐ Bay windows ☐ \_\_\_\_\_ Side(s) ☐ Rear

☐ Foundations \_\_\_\_\_

## AERIAL PHOTOS ☐ See SKETCH

Source \_\_\_\_\_ Date \_\_\_\_\_

Photo Data 11:5132-26



## HISTORIC STATUS

☐ Bayfill \_\_\_\_\_

Fire limits ☒ 1907 ☐ 1924 ☐ 1939 ☐ \_\_\_\_\_

☒ 1906 Burned district

1921 Zoning district

☐ First ☐ Second residential

☒ Light ☐ Heavy industrial

☒ Commercial ☐ Unrestricted

## PUBLIC STATUS

Current zoning: Date \_\_\_\_\_

☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 \_\_\_\_\_

☐ C-1 ☒ C-2 ☐ C-3 \_\_\_\_\_ ☐ C-M

☐ M-1 ☐ M-2 \_\_\_\_\_ ☐ P

DCP Planning areas

☐ South of Market

☒ Van Ness corridor

☐ Mid Market

☐ Tenderloin

☐ Rincon Hill

☐ Market/Van Ness TDR Area

☐ Mission/Howard TDR Area

☐ NE Waterfront

☐ Showplace Square

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ BCDC jurisdiction (100' from shore)

Redevelopment areas

☐ Yerba Buena Center

☐ Golden Gateway Center

☐ Embarcadero Center

☐ Western Addition ☐ A-1 ☐ A-2

☐ Rincon Point

☐ South Beach

Historic Districts

☐ Civic Center (NR)

☐ Jackson Square (City)

☐ North Waterfront (City pending)

☐ South End Warehouse (NR eligible)

☐ Showplace Square (potential)

☐ Chinatown (potential)

☐ Tenderloin (potential)

☐ \_\_\_\_\_

☐ \_\_\_\_\_

Preservation status

☐ City Landmark

☐ National Register

☐ State Historic Resources Inventory

☐ Other \_\_\_\_\_

Other Surveys/Ratings

☐ AQS \_\_\_\_\_

☐ Chinatown \_\_\_\_\_

☐ North Beach \_\_\_\_\_

☐ Telegraph Hill \_\_\_\_\_

☐ Other \_\_\_\_\_

## SKETCH

## PLAN ☐ See SKETCH

☐ L-plan ☐ U-plan ☐ H-plan ☐ E-plan

☒ Rectangular ☐ Other \_\_\_\_\_

## RESIDENTIAL BUILDING TYPE

☐ Attached ☐ Detached ☐ Subdivided

☐ Single family res. ☐ Workers Cottage

☐ Duplex ☐ Flat and duplex

☐ Bus. with dwl. units

☐ Lodging house

☐ Rooming house

☐ Mid-range hotel

☐ 1st-class hotel

☐ Apartment hotel

☐ Apartment building ☐ Efficiency

☐ Flat ☐ Romeo type

☐ 4-flat ☐ 6-flat ☐ 8-flat

☐ Large flat

## F.A.R.

Bldg. sq. ft. \_\_\_\_\_

Site sq. ft. (plt. book) 40 x 55

## SOURCES CONSULTED

### Card Catalogues and Files

1. ☐ Bancroft Library ☐ General Index ☐ Photo Index ☐ Portrait Index ☐ Manuscript Index ☐
2. ☐ C.E.D. Documents Collection ☐ Plans ☐ Photographs ☐ Other
3. ☒ California Historical Society ☐ Subject file ☐ Photo file ☐ Manuscript file ☒ No info. on Thos. F. Kiernan + Rich. J. O'Brien
4. ☐ Heritage ☐ Architect file ☐ S.S. file ☐ C-3 file ☐ Outer downtown file ☐
5. ☐ San Francisco Public Library ☐ General catalog ☐ S.F. History Room ☐
6. ☐ Society of California Pioneers
7. ☒ State Library ☐ General catalog ☒ Newspaper Index ☐ Photo Index ☐ Obit. Index ☐ has no refs to Frank M. Cobblewick
8. ☐ Other

### Books

9. ☐ Bancroft History of California vol. \_\_\_\_\_ page \_\_\_\_\_
10. ☐ Byington History of San Francisco
11. ☐ Crocker-Langley/Polk's City Directories ☐ 1911 ☐ 1923 ☐ 1937 ☐ Other \_\_\_\_\_
12. ☐ Davis Commercial Encyclopedia
13. ☐ Gebhard A Guide to Architecture in San Francisco and Northern California
14. ☐ Here Today
15. ☐ Himmelwright The San Francisco Earthquake and Fire
16. ☐ Kirker California's Architectural Frontier
17. ☐ Men of California
18. ☐ Men Who Made San Francisco
19. ☐ Millard History of the San Francisco Bay Region
20. ☐ San Francisco Blue Book
21. ☐ Social Register
22. ☐ Splendid Survivors
23. ☐ U.S. Census Directories \_\_\_\_\_
24. ☐ U.S. Geological Survey Bulletin #324
25. ☐ Waldhorn and Woodbridge Victoria's Legacy
26. ☐ Who's Who in America
27. ☐ Who's Who in California
28. ☐ Who's Who on the Pacific Coast
29. ☐ Withey Dictionary of American Architects, Deceased
30. ☐ Woodbridge Bay Area Houses
31. ☐
32. ☐
33. ☐

### Periodicals

34. ☐ American Builder's Review
35. ☐ The Architect/Pacific Coast Architect/Building Review/California Arts and Architecture
36. ☐ The Architect and Engineer ☐ Index
37. ☐ Avery Index to Architect's Obituaries
38. ☐ Avery Index to Architectural Periodicals
39. ☐ Building and Industrial News
40. ☐ California Architect and Building News ☐ Index
41. ☐ New York Times Obituary Index
42. ☐ San Francisco Call
43. ☐ San Francisco Chronicle
44. ☐ San Francisco Examiner
45. ☐ Other

### Plans

46. ☐ Plans: Location \_\_\_\_\_ ☐ Publicly accessible

### Government Documentation and Miscellaneous

47. ☐ City Landmarks Case Report
48. ☐ National Register nomination ☐ Determination of eligibility
49. ☐ State Historic Resources Inventory form
50. ☐ Other

Source # Page #s and notes

3

CHS has 1926 catalog from Cobblewick

**SAN FRANCISCO DOWNTOWN INVENTORY  
EVALUATION SHEET**

Address 1031-37 Polk St.  
Name \_\_\_\_\_

**A. ARCHITECTURE**

- |                 |                                   |   |    |   |    |
|-----------------|-----------------------------------|---|----|---|----|
| 1. Style        | <u>cond/garage, Ren/Bar</u>       | E | VG | G | FP |
| 2. Construction | <u>R.C.</u>                       | E | VG | G | FP |
| 3. Age          | <u>1920</u>                       | E | VG | G | FP |
| 4. Architect    | <u>Arthur S. Bugbee</u>           | E | VG | G | FP |
| 5. Design       | <u>dec. enframant and in fill</u> | E | VG | G | FP |
| 6. Interior     | _____                             | E | VG | G | FP |

**B. HISTORY**

- |             |                                   |   |    |   |    |
|-------------|-----------------------------------|---|----|---|----|
| 7. Person   | <u>O'Brien and Kiernan Realty</u> | E | VG | G | FP |
| 8. Event    | _____                             | E | VG | G | FP |
| 9. Patterns | <u>1920s auto in fill</u>         | E | VG | G | FP |

**C. ENVIRONMENT**

- |                |                       |   |    |   |    |
|----------------|-----------------------|---|----|---|----|
| 10. Continuity | <u>imp. to street</u> | E | VG | G | FP |
| 11. Setting    | _____                 | E | VG | G | FP |
| 12. Landmark   | _____                 | E | VG | G | FP |

**D. INTEGRITY**

- |                 |   |   |    |   |    |
|-----------------|---|---|----|---|----|
| 13. Alterations | <u>taxi-coated.<br/>storefront partial, but neg. affect</u> | E | VG | G | FP |
|-----------------|---|---|----|---|----|

Evaluated by MC Date 1/25/84

Reviewed by RD Date 8-29-84 Approved \_\_\_\_\_ See Comment Sheet \_\_\_\_\_

A superior design; light and elegant; fine windows.

Reviewed by SK Date 11/6 Approved X See Comment Sheet \_\_\_\_\_

Reviewed by SW Date 11-25 Approved ✓ See Comment Sheet \_\_\_\_\_

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Approved \_\_\_\_\_ See Comment Sheet \_\_\_\_\_

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Approved \_\_\_\_\_ See Comment Sheet \_\_\_\_\_

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Approved \_\_\_\_\_ See Comment Sheet \_\_\_\_\_

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Approved \_\_\_\_\_ See Comment Sheet \_\_\_\_\_

Tentative National Register Eligibility:

Ineligible \_\_\_\_\_ Eligible \_\_\_\_\_ District \_\_\_\_\_

STATUS

Inventory Group: C



**SAN FRANCISCO DOWNTOWN INVENTORY  
EVALUATION SHEET**

Address 1031-37 Polk St.  
Name \_\_\_\_\_

**A. ARCHITECTURE**

- |                 |                                    |   |           |          |           |
|-----------------|------------------------------------|---|-----------|----------|-----------|
| 1. Style        | <u>cond / garage, Ren / Bar</u>    | E | <u>VG</u> | G        | FP        |
| 2. Construction | <u>R.C.</u>                        | E | VG        | <u>G</u> | FP        |
| 3. Age          | <u>1920</u>                        | E | <u>VG</u> | G        | FP        |
| 4. Architect    | <u>Arthur S. Busbee</u>            | E | VG        | <u>G</u> | FP        |
| 5. Design       | <u>dec. enframant and ... fill</u> | E | VG        | <u>G</u> | FP        |
| 6. Interior     | _____                              | E | VG        | G        | <u>FP</u> |

**B. HISTORY**

- |             |                                   |   |    |          |           |
|-------------|-----------------------------------|---|----|----------|-----------|
| 7. Person   | <u>O'Brien and Kiernan Realty</u> | E | VG | <u>G</u> | FP        |
| 8. Event    | <u>0</u>                          | E | VG | G        | <u>FP</u> |
| 9. Patterns | <u>1920s auto in fill</u>         | E | VG | <u>G</u> | FP        |

**C. ENVIRONMENT**

- |                |                       |   |           |   |           |
|----------------|-----------------------|---|-----------|---|-----------|
| 10. Continuity | <u>imp. to street</u> | E | <u>VG</u> | G | FP        |
| 11. Setting    | _____                 | E | VG        | G | <u>FP</u> |
| 12. Landmark   | _____                 | E | VG        | G | <u>FP</u> |

**D. INTEGRITY**

- |                 |  |   |           |   |    |
|-----------------|--|---|-----------|---|----|
| 13. Alterations | <u>tan-coated, storefront partial, but neg. affect</u> | E | <u>VG</u> | G | FP |
|-----------------|--|---|-----------|---|----|

Evaluated by MC Date 1/25/84

Reviewed by RD Date 8-29-84 Approved \_\_\_\_\_ See Comment Sheet \_\_\_\_\_

A superior design; light and elegant; fine windows.  
Reviewed by SK Date 11/6 Approved X See Comment Sheet \_\_\_\_\_

Reviewed by SW Date 11-25 Approved ✓ See Comment Sheet \_\_\_\_\_

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Approved \_\_\_\_\_ See Comment Sheet \_\_\_\_\_

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Approved \_\_\_\_\_ See Comment Sheet \_\_\_\_\_

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Approved \_\_\_\_\_ See Comment Sheet \_\_\_\_\_

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Approved \_\_\_\_\_ See Comment Sheet \_\_\_\_\_

Tentative National Register Eligibility:

Ineligible \_\_\_\_\_ Eligible \_\_\_\_\_ District \_\_\_\_\_

STATUS

Inventory Group: C

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 3D

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 1037 Polk Street

P1. Other Identifier: Carolyn Abst Architects

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad San Francisco Date 1995 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 1037 Polk Street City San Francisco Zip 94109

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_; mE/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Block 694 / Lot 003

Parcel No. 0694-003

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

*Originally constructed in 1920, this two-story corner block is three bays wide on each street-facing elevation. The building exhibits elements of Beaux Arts Classicism for the commercial building type, together with Sullivanesque influences. Sullivan's signature use of foliated and linear enrichments is seen here in the textured wall surface of the main, east-facing, elevation. Textured ornamentation wraps the southeast corner and continues beyond the east bay of the south elevation. Architectural features and elements include, from the base upward, a pair of ground floor storefronts (1033 and 1037 Polk Street) with a tripartite entrance below glazed transoms, a band of mezzanine-level, single-pane horizontal windows with decorative boxed mullions, a paneled mid-level frieze patterned with swags and separated by rondels, and an entablature composed of an upper level frieze with delicate festoon molding and an egg-shaped ornamental motif, simple, straight-run cornice above dentils, and a plain parapet. Corner piers are geometrically detailed, comprised of stacked blocks and are topped by a panel set with a shield medallion over a delicate floral detail. At the upper level, a band of highly-reflective divided-pane windows below single-lite transoms are separated by a deeply profiled transom bar. The fenestration spans the main elevation. (See Continuation Sheet.)*

P3b. Resource Attributes: HP6 - 1-3 story Commercial Building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo:

(View, date, accession #)

*View of principal east-facing elevation, looking toward northwest, dated April 2003.*

P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

*This building was constructed in 1920.*

P7. Owner and Address:

*Polka Partners  
1033 Polk Street #1037  
San Francisco, CA 94109-6915*

P8. Recorded by:

*K. Petrin / S. Watson  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111*

P9. Date Recorded: April 30, 2003

P10. Survey Type (Describe)

Section 106 Review

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

Section 106 Review: 990 Polk Street, San Francisco by Architectural Resources Group, May 2003.

Attachments:

☐ None

☒ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other (List)

☒ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

NRHP Status Code 3D

Resource Name or #: (Assigned by recorder) 1037 Polk Street

B1. Historic Name: 1037 Polk Street

B2. Common Name: \_\_\_\_\_

B3. Original Use: commercial

B4. Present Use: commercial

B5. Architectural Style Commercial style with elements of Beaux Arts Classicism

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

The building at 1033-1037 Polk was built in 1920.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

B8. Related Features: \_\_\_\_\_

B9a. Architect: unknown

b. Builder unknown

B10. Significance: Theme Social History / Architecture

Area San Francisco, California

Period of Significance 1906-1930

Property Type Commercial

Applicable Criteria A, C

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

R.L. Polk City Directories list Western Dental Products at 1037 Polk from 1953 through 1982. Mr. John W. Ward, real estate agent, had an office here in 1964. At present, 1033 Polk is the site of Carolyn Abst Architects.

Though some windows may be replacements, the building has a high degree of integrity and is an elegant presence on Polk Street.

This structure is significant as a contributing building to an intact, visually cohesive urban residential district dating to San Francisco's post-1906 earthquake and fire era. A specific building type dominates the district, the 3- to 7-story multi-unit, permanent residential apartment, hotel or apartment-hotel constructed of brick or reinforced concrete. Other building types within the district include lower commercial structures of similar age and construction.

This resource is not individually significant at the national, state, or local level under any of the four National Register criteria of evaluation. However, it does appear to be eligible as a contributing building to a potentially expanded National Register District, the Lower Nob Hill Apartment and Hotel District. Under the pending plan, this site would be visually, but not materially, impacted by the construction of a 12-story senior housing project.

B11. Additional Resource Attributes: HP6 - 1-3 story Commercial Building

B12. References:

See Continuation Sheet.

B13. Remarks:

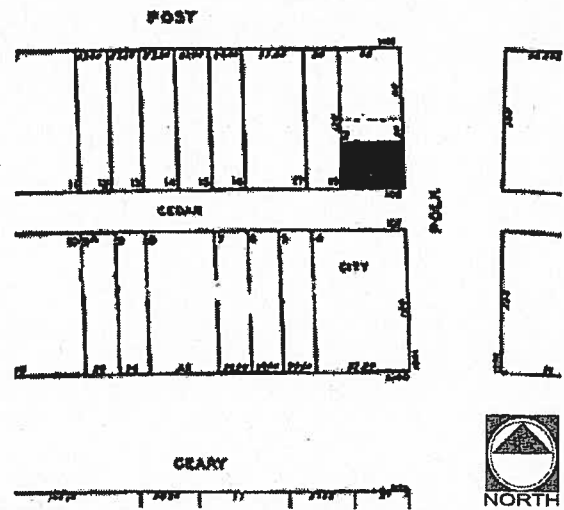
K. Petrin / S. Watson

B14. Evaluator: Architectural Resources Group

Date of Evaluation: April 30, 2003

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page # of 3

Resource Name or #: (Assigned by recorder) 1037 Polk Street

Recorded by K. Petrin / S. Watson

Arch. Resources Group

Date April 30, 2003

☒ Continuation ☐ Update

P3a. Description continued:

The main elevation is highly symmetrical and regularly organized with strong horizontals and clearly defined areas of ground floor, mezzanine, upper floor and parapet. The elevation facing Cedar Street is ancillary and utilitarian with a roll-down metal door at the southeast corner and, in the two westernmost bays of the upper level, a pair of simplified windows of the same size and proportions as all other upper level windows.

B12. References continued:

Blumenson, John. *Identifying American Architecture, A Pictorial Guide to Styles and Terms, 1600-1945*. New York: W.W. Norton & Co., 1981.

Carley, Rachel. *Visual Dictionary of American Domestic Architecture*. New York: Henry Holt & Co., 1994.

Groth, Paul. *Living Downtown: A History of Residential Hotels in the United States*. Berkeley: University of California Press, 1999.

Harris, Cyril. *Illustrated Dictionary of Historic Architecture*. New York: Dover Publications, 1977.

*Lower Nob Hill Apartment Hotel District National Register Nomination*. 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2000.

United States Department of the Interior. National Register of Historic Places. *National Register Bulletin 15: How to Apply National Register Criteria*.

United States Department of the Interior. National Register of Historic Places. *National Register Bulletin 16A: How to Complete the National Register Form*, 1991.

United States Department of the Interior. National Register of Historic Places. *National Register Bulletin 39: Researching A Historic Property*, 1991.

R.L. Polk City Directories, San Francisco, California. (years: 1907-1982).

Sanborn Map Company, San Francisco, California. (New York: Sanborn Map Company, 1950).

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3CS

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

\*Resource Name or #: (Assigned by recorder) 1033-1037 Polk Street

- P1. Historic name of building (if any):** Frank M. Cobbledick and Consolidated Sales Co. auto parts stores
- P2. Location:** \*a: County San Francisco ☐ Not for Publication ☒ Unrestricted  
\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1033-1037 Polk Street City San Francisco Zip 94109  
d. UTM: Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN \*e. Assessor's parcel #: Block 694, lot 3

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

This two-story-plus-mezzanine reinforced concrete commercial building fills the width of its 40-foot by 55-foot lot at the northwest corner of Polk and Cedar streets. The surface of the building is clad in stucco, and ornamentation is Classical Revival in style. At the top of the building are a low parapet, a profiled cornice, a course of dentils, and a frieze filled with shields and swags within a paneled border. Flanking this panel, at the edges of the building, are larger shields placed over the building's rusticated end piers. Another stretch of swags can be found in the paneled spandrel between the mezzanine and second story. The bulkhead across the bottom of the building is clad in black tiles that may be early but probably are not original.

Windows in the second story are divided by muntins into smaller lights (across the top) and larger lights (across the bottom). The sash for the smaller lights are original, while sash for the larger lights may be non-original. Windows in the mezzanine and first story have wooden frames and muntins and appear to be original. The mezzanine windows are divided by an elaborate grid of muntins into many lights. Windows in the first story are divided into transoms and larger areas below. Finally, windows in the Cedar Street elevation have non-original steel frames.

**\*P3b Resource Attributes:** HP6 – two-story commercial building

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



**P5b. Description of Photo:**

(View, date, accession #)

View looking west

June 2009

**\*P6. Date Constructed/Age and**

**Source:** ☒ Historic

☐ Prehistoric ☐ Both

1920; building permit

**\*P7. Owner and Address:**

CASE & ABST FMLY REVOC

INTE

1033 POLK ST

SAN FRANCISCO CA 94109

**\*P8. Recorded by:** (Name,

affiliation, and address)

William Kostura

P. O. Box 60211

Palo Alto, CA 94306

**\*P9. Date Recorded:**

October 2009

**\*P10. Survey Type:** (Describe)

intensive

**P11. Report Citation\*:** (Cite

survey report.) William Kostura.

Van Ness Auto Row Support

Structures. San Francisco Department of City Planning, 2010.

**\*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)

Page 2 of 5  
Recorded by William Kostura

Resource Identifier: 1033-1037 Polk Street  
\*Date October 2009    ☒ Continuation    ☐ Update



The photo from page one is printed here in larger format for greater ease of reading.



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 3 of 5

\*NRHP Status Code 3CS

\*Resource Name or # (Assigned by recorder) 1033-1037 Polk Street

B1. Historic Name: Frank M. Cobbledick and Consolidated Sales Co. auto parts stores

B2. Common Name: \_\_\_\_\_

B3. Original Use: auto parts stores B4. Present Use: offices

\*B5. Architectural Style: Classical Revival

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

Built in 1920. Some window sash altered at an unknown date.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

none

B9a. Architect: Arthur S. Bugbee

b. Builder: unknown

\*B10. Significance: Theme automobile industry Area San Francisco

Period of Significance 1920-1933 Property Type auto parts store Applicable Criteria 1, 3

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

**History**

Construction, and the architect, Arthur S. Bugbee

This building was built in 1920 as an investment for owner O'Brien and Kiernan Realty Co. The architect was Arthur S. Bugbee, the last in a line of four Bugbee architects. His grandfather and uncle were Samuel C. and Charles S. Bugbee, who as S. C. Bugbee and Son were prominent through the 1860s and 1870s as designers of institutional buildings and fine residences, including four of the Nob Hill mansions. His older brother, Maxwell G. Bugbee, designed many Shingle style and other rustic houses in San Francisco, Alameda, and Marin County during 1889-1910s. Arthur S. Bugbee apprenticed with architects Albert Sutton, E. J. Vogel, Welsh and Carey, and his brother Maxwell before practicing on his own during 1910-1927. His solo works include principally small and medium-sized commercial and industrial buildings. He is best known for numerous fine residences in the East Bay that he designed with Will Schirmer, as the Shirmer-Bugbee Company, during 1915-1926, concurrently with his solo practice in San Francisco. Within the study area of this report he also designed a fine public garage, at 1725 Sacramento Street, in 1923.

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

**\*B12. References:**

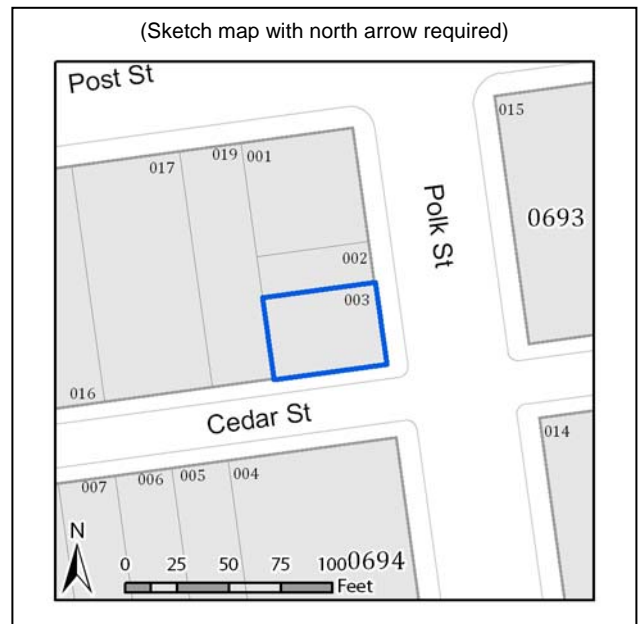
Building permit # 92676 (May 1, 1920; filed under 1031 Polk)  
Crocker-Langley and Polk's city directory, and PT&T reverse  
directory listings for occupants of this building, 1921-1964  
1929 Sanborn insurance map ("stores", "auto" in rear)

B13. Remarks:

\*B14. Evaluator: William Kostura

Date of Evaluation: October 2009

(This space reserved for official comments.)



Page 4 of 5  
Recorded by William Kostura

Resource Identifier: 1033-1037 Polk Street  
\*Date October 2009    ☒ Continuation    ☐ Update

## History (continued)

### Occupants of the building

This building was built with two storefronts, and both of them were occupied by auto parts stores during the early years of this building. The storefront to the south, now #1033 (originally #1031), was occupied by Frank M. Cobbledick during 1920-1933. Cobbledick dealt in automotive and industrial ball bearings, at various times representing the Bantam Ball Bearing Company, Federal Bearing Company, and SRB Bearing Agency. He was one of four ball bearing dealers in San Francisco in 1921, and apparently (it appears from classified listings in city directories) was one of the two main dealers. His business was generally listed in directories under Auto Accessories, so it is possible he sold other items besides ball bearings.

The storefront to the north, now #1037 (originally #1035), was occupied by Consolidated Sales Company, dealers in general auto parts, during 1920-1931. This was one of very many auto parts dealers in San Francisco during these years.

The 1929 Sanborn insurance map shows this building as having two storefronts at the front of the building and a separate area in the rear marked “autos.” It may be that one of the stores – perhaps more likely Cobbledick’s ball bearings store – offered the service of installing the parts they sold to customers.

In sum, this building held auto supplies stores of two different types – ball bearings, and general auto supplies – for eleven years, during 1920-1931, with the former continuing to 1933 (thirteen years).

The best example of an auto parts store in the study area, by far, is 730 Polk Street, which held a very important store of this type, Chanslor and Lyon, from 1922-1966. By contrast, other auto parts businesses in San Francisco were smaller and had much briefer longevity in a given location. The next three surviving buildings in importance for their history as auto parts stores are: 1430-1480 Van Ness Avenue, which held four different auto parts dealers in its various storefronts during 1912-1930; 1522-1524 Bush, which held a wholesale auto parts house during 1916-1928; and this building. Of these four, the integrity of 1430-1480 Van Ness has suffered the most over the years, while the other three buildings retain high integrity. 1033-1037 Polk, then, ranks as the second or third best example of this building type in the study area.

After 1933 this building, 1033-1037 Polk, was occupied by mostly non-automotive uses. The Chauffeurs Association of California occupied #1037 briefly in ca. 1938. Other uses include a vending machine company (1938), a fluorescent lighting company (1940), an outboard motors company (1946-1964), and a dental products office (1946-1964).

## Integrity

The only apparent alterations include possibly new window sash in the second story, new window sash in the Cedar Street elevation, and black tiles on the bulkhead at the bottom of the building. In sum, this building retains integrity of location, design, materials, workmanship, setting, feeling, and association.



Page 5 of 5  
Recorded by William Kostura

Resource Identifier: 1033-1037 Polk Street  
\*Date October 2009    ☒ Continuation    ☐ Update

### Evaluation

This is one of more than 100 buildings along the Van Ness Avenue corridor that have a history as automobile support structures, and that are being evaluated for possible historic significance according to the criteria of the California Register of Historical Resources. With a few exceptions, these buildings were auto showrooms, public garages, auto repair shops, auto parts and supplies stores, and auto painting shops. The time period that is being studied is from the initial years of the automobile industry in San Francisco through 1964. Among the factors that have been considered when evaluating a building are its date of construction, its longevity of auto-related use, the importance of its occupants in local auto industry history, integrity, and architectural quality. These factors, and how they apply to evaluations of buildings, are discussed in a cover report, *Van Ness Auto Row Support Structures, 1908-1964*.

Completed in 1920, this is a moderately early example of an automobile parts and supplies store. With thirteen years of such use in its history, it has moderate longevity in this use. When compared to other buildings in the study area that housed auto supplies stores, this building ranks as one of the three most important, although far behind one of them, 730 Polk, in importance. For these reasons, and because of the building's high integrity, this building appears to be eligible for the California Register of Historical Resources under Criterion 1, at the local level, for its use as an automobile parts and supplies store. The Period of Significance under this criterion is 1920-1933, the years the building had this use.

Little information regarding Frank Cobbledick or the owners of by Consolidated Sales Company is available beyond the outline given in city directories. None is known to have been individually significant in his field. Accordingly, this building does not appear to be eligible for the California Register under Criterion 2.

Architecturally, this building is conventional in its design, yet also richly detailed, with a pleasing composition. The use of muntins in the mezzanine windows is particularly effective in adding texture and patterning to the façade. For these reasons this building appear to be eligible for the California Register under Criterion 3, for its Classical Revival design. The Period of Significance under this criterion is 1920, the year the building was built.

### Character defining features

The character defining features of this building are its height and width; the stucco surface of the façade; the parapet, cornice, course of dentils, and the frieze with its plaster ornament; the rusticated end piers; the spandrel with ornament between the two stories; and all wooden muntins and window frames. The metal window sash and the black tiles over the bulkhead are not contributing features.

**APPENDIX C**

**TABLE ADDRESSES AND HISTORIC RESOURCE STATUS FOR BUILDINGS IN THE  
HISTORIC DISTRICT SURVEY AREA**

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**TABLE 1. ADDRESSES AND HISTORIC RESOURCE STATUS FOR BUILDINGS IN HISTORIC DISTRICT SURVEY AREA**

APN	Address	Construction Date	Building Type (original)	Style/Form	Historic District/Survey Status	Planning Department Historic Resource Status	Current Status
0691001	1131-1177 Polk St.	1906	Mixed use (living/office space above, ground floor retail)	3-story, stucco facades, 2- part block; minimal ornamentation; alterations	Neighborhood Commercial Corridors Historic Resources Survey.	Contributor B/Unknown	Extant
0691002	1101-1115 Polk St.	1906	Mixed use (living/office space above, ground floor retail)	3-story, brick with stone front covered in stucco, two part block, Classical Revival ornamentation; vestibule is masonry arched; some alterations	Neighborhood Commercial Corridors Historic Resources Survey.	Contributor B/Unknown	Extant
0692012	1100-1126 Polk St. Burlingame Apartments	1917	Mixed use (living/office space above, ground floor retail)	4 story, variegated brick cladding, Renaissance ornament, entry entablature removed	Contributor to Lower Nob Hill Apartment Hotel Historic District	A-Historic Resource Present	Extant
0692013	1160 Polk St.	1910	Mixed use, living/office space above, ground floor restaurant)	2 story, reinforced concrete, reduced Art Deco ornamentation	Neighborhood Commercial Corridors Historic Resources Survey.	Contributor B/Unknown	Extant
0693003	931 Larkin St. Theatre	1922	Theater (new use as church)	Single story, reinforced concrete, vertical wood and stucco at façade, art deco ornamentation	N/A	Unknown/ Age Eligible	Extant
0693004	925-927 Larkin	1907	Mixed use, living/office space above, ground floor restaurant)	2 story, stucco, heavily altered, reduced International Style ornamentation	N/A	Unknown/Age Eligible	Extant

**TABLE 1. ADDRESSES AND HISTORIC RESOURCE STATUS FOR BUILDINGS IN HISTORIC DISTRICT SURVEY AREA**

APN	Address	Construction Date	Building Type (original)	Style/Form	Historic District/Survey Status	Planning Department Historic Resource Status	Current Status
0693008	928-930 Geary St.	1923	Retail; originally used for auto trunks manufacturing	1-part commercial composition reinforced concrete, stucco cladding, Spanish Colonia Revival ornamentation, volutes, capitals, aedicules, panels; black and green tile front, alterations	Contributor to Uptown Tenderloin Historic District	A-Historic Resource Present	Extant
0693009	938 Geary St.; Geary Apartments; Francine Apartments	1923	Geary Apartments/ Francine Apartment	6 story, reinforced concrete, stucco cladding, 5-story bay windows with decorative panels, galvanized iron cornice, 2-part vertical composition, alterations	Contributor to Uptown Tenderloin Historic District	A-Historic Resource Present	Extant
0693010	946 Geary St.	1916	Briscoe Apartments	3 story, brick, galvanized iron bay windows and cornice, 2-story rounded bay windows above base with angled bay windows, 2-part vertical composition Art Nouveau style, vestibule, alterations	Contributor to Uptown Tenderloin Historic District	A-Historic Resource Present	Extant
0693011	950 Geary St.	1946	Store	1-story, reinforced concrete, stucco cladding, permarstone base, alterations	Contributor to Uptown Tenderloin Historic District	A-Historic Resource Present	Extant
0693012	954 Geary St; Oswald Apt	1924	Oswald Apartments	5-story, reinforced concrete, stucco cladding, 4-story bay windows, cornice, 2-part vertical composition, Renaissance/ Baroque ornamentation, marble steps and wainscoting at vestibule, cornice molding, alterations	Contributor to Uptown Tenderloin Historic District	A-Historic Resource Present	Extant

**TABLE 1. ADDRESSES AND HISTORIC RESOURCE STATUS FOR BUILDINGS IN HISTORIC DISTRICT SURVEY AREA**

APN	Address	Construction Date	Building Type (original)	Style/Form	Historic District/Survey Status	Planning Department Historic Resource Status	Current Status
0693013	970 Geary St;	1922	Graymoor Apartments; Madrid Apartments	5 story, reinforced concrete, stucco façade, rusticated base, decorative panels between windows, galvanized iron belt course and cornice, 3-part vertical composition, Renaissance/ Baroque ornamentation, pilaster order, marble floor vestibule, cornice molding, wood and decorative iron in doorway, alterations	Contributor to Uptown Tenderloin Historic District	A-Historic Resource Present	Extant
0693014	990 Geary St.	1914		5 story, brick, arched windows above base, 3-part vertical block, galvanized iron cornice, Renaissance/ Baroque ornamentation, vestibule has marble stairs	None	Unknown/Age Eligible	Extant
0693015	1036 Polk St. Baldwin Apartments	1906	Baldwin Apartments; Mixed use (living/office space above, ground floor retail)	5 story, painted clinker brick and galvanized iron cladding, Renaissance [Revival] ornamentation, ground floor 6 stores, altered vestibule	Contributor to Lower Nob Hill Apartment Hotel Historic District	A-Historic Resource Present	Extant
0693016	1081 Post St.	1900	Apartments	3 story, stucco cladding, Renaissance [Revival] ornamentation, two new story added to original single story	Contributor to Lower Nob Hill Apartment Hotel Historic District	A-Historic Resource Present	Extant

**TABLE 1. ADDRESSES AND HISTORIC RESOURCE STATUS FOR BUILDINGS IN HISTORIC DISTRICT SURVEY AREA**

APN	Address	Construction Date	Building Type (original)	Style/Form	Historic District/Survey Status	Planning Department Historic Resource Status	Current Status
0693017	1075 Post St.	1914	The Richelieu/Post Street Hotel	3 story, stucco cladding, Renaissance [Revival] ornamentation, ground floor store.	Contributor to Lower Nob Hill Apartment Hotel Historic District	A-Historic Resource Present	Extant
0693018	1067 Post St. SF Fire Station #3	1900	Fire Station No. 3	2 story, brown brick cladding, Post Modern ornament, ground floor fire engine garage.	Contributor to Lower Nob Hill Apartment Hotel Historic District	A-Historic Resource Present	Extant
0693020	90 Cedar St.	1920	Auto service store	1 story, brick with garage door opening and two industrial sashes, no ornamentation	Contributor to Lower Nob Hill Apartment Hotel Historic District	A-Historic Resource Present	Extant
0693021	1055 Post St.	1920	Store	1 story, stucco cladding, formerly Renaissance ornamentation, many alterations	Contributor to Lower Nob Hill Apartment Hotel Historic District	A-Historic Resource Present	Extant
0693022	1051 Post St.	1914	Parmelee Apartments	4 story, stucco cladding, Mission/Spanish Colonial Revival cladding, ground floor residential, entry altered	Contributor to Lower Nob Hill Apartment Hotel Historic District	A-Historic Resource Present	Extant
0693023	1045 Post St	1915	Greenwood Apartments	3 story and basement, brick and galvanized iron cladding, Mission/Spanish Colonial Revival ornament, ground floor residential, marquee.	Contributor to Lower Nob Hill Apartment Hotel Historic District	A-Historic Resource Present	Extant
0690324	1035 Post ST	1919	Store	1 story, stucco cladding, Renaissance [Revival] ornamentation, alterations	Contributor to Lower Nob Hill Apartment Hotel Historic District	A-Historic Resource Present	Extant
0693025	1031 Post St.	1915		1 story, decorative bond brick cladding, mission/Spanish	Contributor to Lower Nob Hill	A-Historic Resource Present	Extant



**TABLE 1. ADDRESSES AND HISTORIC RESOURCE STATUS FOR BUILDINGS IN HISTORIC DISTRICT SURVEY AREA**

APN	Address	Construction Date	Building Type (original)	Style/Form	Historic District/Survey Status	Planning Department Historic Resource Status	Current Status
				Colonial Revival ornamentation, altered storefront	Apartment Hotel Historic District		
0693026	1025 Post St.	1914	Halcyon Apartments	4 story, stucco cladding, Mission/Spanish Colonial Revival ornamentation ground floor residential, alterations	Contributor to Lower Nob Hill Apartment Hotel Historic District	A-Historic Resource Present	Extant
0694001	1407-1051 Polk St	1916	Hotel on 2 <sup>nd</sup> & 3 <sup>rd</sup> story, ground floor commercial	Reinforced concrete, 3 story, Classical Revival ornamentation under cornice and above beltcourse	Contributor to Lower Nob Hill Apartment Hotel Historic District included in Van Ness Area Plan, historic resource	A-Historic Resource Present	Extant
0694002	1045 Polk St.	1924	Mixed use, living/office space above, ground floor restaurant)	2 story, stucco, two-part commercial composition reinforced concrete, stucco façade, Spanish Colonial Revival ornamentation, alterations	Included in Van Ness Area Plan	A-Historic Resource Present	Extant
0694003	1033-1037 Polk	1920	Auto part store	2 story plus mezzanine, reinforced concrete, stucco facade Classical Revival ornament	Included in Van Ness Auto Row Support Structures Survey	C - No Historic Resource Present / Not Age Eligible	Extant
0694009 A	1062 Geary St.	1913	Auto showroom	Formerly a 2-story, Classical Revival, stucco-clad brick auto showroom commercial building with paired corinthian pilasters, each with fluting and plaster, a profiled cornice with scroll modillions and a course of dentils stretched across the top of the building, just below the parapet	Included in Van Ness Area Plan	C - No Historic Resource Present / Not Age Eligible	Demolished

**TABLE 1. ADDRESSES AND HISTORIC RESOURCE STATUS FOR BUILDINGS IN HISTORIC DISTRICT SURVEY AREA**

APN	Address	Construction Date	Building Type (original)	Style/Form	Historic District/Survey Status	Planning Department Historic Resource Status	Current Status
0694009	1054 Geary St	1913			Included in Van Ness Area Plan	A-Historic Resource Present	Demolished
0694008	1040 Geary St	1921	Unknown	Unknown	Included in LGBTQ Historic Context Statement (Jack's bath)	A-Historic Resource Present	Demolished
0694007	1034-1036 Geary St	1906	Unknown	Unknown	Included in Van Ness Area Plan	A-Historic Resource Present	Demolished
0694006	1030 Geary St	1912	Unknown	Unknown	Included in Van Ness Area Plan	A-Historic Resource Present	Demolished
0694005	1020 Geary St	1912	Unknown	Unknown	Contributing Building included in Van Ness Area Plan	A-Historic Resource Present	Demolished
0694004	1001 POLK St/1000 Geary St. Pierce Arrow Buildings	1913	Pierce Arrow Buildings, former automobile showroom	4 story, reinforced concrete building with stucco façade that is scored, classical entablature, Classical Revival style	Included in Van Ness Auto Row Support Structures Survey; Van Ness Area Plan	A-Historic Resource Present	Extant
0694010	1100 Van Ness Ave	1913	Unknown	Unknown	Included in Van Ness Area Plan	A-Historic Resource Present	Demolished
0694011	1142 Van Ness Ave	1909	Former automobile showroom	Classically inspired, rusticated ground floor façade, upper two floors contain three 2-story arched openings flanked by narrow pavilions at either end	Included in Van Ness Area Plan, historic resource	A-Historic Resource Present	Extant
0694012	1161 Post St	1918	Store	1 story, 2 part commercial block, brick façade, art deco ornamentation, alteration	Included in Van Ness Area Plan	C No Historic Resource Present / Not Age Eligible	Extant

**TABLE 1. ADDRESSES AND HISTORIC RESOURCE STATUS FOR BUILDINGS IN HISTORIC DISTRICT SURVEY AREA**

<b>APN</b>	<b>Address</b>	<b>Construction Date</b>	<b>Building Type (original)</b>	<b>Style/Form</b>	<b>Historic District/Survey Status</b>	<b>Planning Department Historic Resource Status</b>	<b>Current Status</b>
0694013	1157 Post St.	1920	Store	1 story, reinforced concrete, 1 part commercial block, Corinthian pilasters, Classical Revival ornamentation	Included in Van Ness Area Plan	C-No Historic Resource Present / Not Age Eligible	Extant
0694014	1151 Post St.	1910	Apartments	4 story, brick façade, galvanized iron cladding, Colonial Revival ornamentation, ground floor residential	Included in Van Ness Area Plan, Historic Resource	A-Historic Resource Present	Extant
0694015	1143 Post St.	1917	Store (formerly Turkish Baths)	1 story, brick façade, Classical Revival ornamentation, some alterations	Included in Van Ness Area Plan	C-No Historic Resource Present / Not Age Eligible	Extant
0694016	1141 Post St	1915	Apartments	Reinforced concrete, brick façade, 2 part commercial block, Renaissance Revival ornamentation, arched vestibule	Included in Van Ness Area Plan	A-Historic Resource Present	Extant
0694017	1133 Post St.	1917	Store	Reinforced concrete, brick façade, Mission/Spanish Colonial Revival ornament, alterations	Included in Van Ness Area Plan	C-No Historic Resource Present / Not Age Eligible	Extant
0694019	1115 POST ST	1916	Store	4 story, brick façade, 2 part commercial block, Mission/Spanish Revival ornamentation, vestibule has marble staircase.	Included in Van Ness Area Plan	A-Historic Resource Present	Extant

**APPENDIX D**  
**HISTORIC BUILDING PERMITS**

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SAN FRANCISCO

Census Bureau Form No. 435

Write in Ink—File Two Copies

## CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS  
BUILDING INSPECTION

## CENTRAL PERMIT BUREAU

## APPLICATION FOR BUILDING PERMIT

3

## ALTERATION

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location 1037 Park Street
- (2) For what purpose is present building now used? of Store and night Club
- (3) For what purpose will building be used hereafter? Same
- (4) Total Cost \$ 170 00
- (5) Description of work to be done Install fire escape and  
Steel Safety Ladder

- (6) Contractor (DOES) carry Workmen's Compensation Insurance.
- (7) Supervision of construction by Contractor

## Address

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

- (8) Architect

Certificate No. \_\_\_\_\_  
State of California

License No. \_\_\_\_\_  
City and County of San Francisco

Address \_\_\_\_\_

- (9) Engineer

Certificate No. \_\_\_\_\_  
State of California

License No. \_\_\_\_\_  
City and County of San Francisco

Address \_\_\_\_\_

- (10) Plans and specifications prepared by  
Other than Architect or Engineer

Address \_\_\_\_\_

- (11) Contractor Phoenix Simpson Co

License No. 3076  
State of California

License No. 571  
City and County of San Francisco

Address 520 Divisadero Street

- (12) Owner R. Y. + N. L. Dayne

Address 155 Montgomery StBy E. O. Santana

Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO. Market 0630  
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.





**BUREAU OF FIRE PREVENTION AND PUBLIC SAFETY**

Construct and Install on Building to Satisfaction of Bureau of Fire Prevention the Following Fire Protection Equipment and Appliances

- F. D. (Dry) Standpipes
- Wet Standpipes
- Hose Reels
- Tanks
- Downpipes
- Automatic Fire Pumps
- Automatic Sprinkler System
- Water Service Connection
- Groundfloor Pipe Casings
- Refrigeration
- Inclinerators

APPROVED: *[Signature]*  
Bureau of Fire Prevention and Public Safety

APPROVED: \_\_\_\_\_  
Fire Marshal

APPROVED:

Superintendent  
Bureau of Building Inspection

APPROVED: *[Signature]* 8/26/37  
City Planning Commission

APPROVED:

Director of Public Health

APPROVED:

Department of Electricity

APPROVED:

Bureau of Engineering

APPROVED:

Art Commission

*Report favorable 8/26/37*  
*[Signature]*

BLDG. FORM.

3

No.

APPLICATION OF

*S.F. Auto Club* Owner

FOR PERMIT TO MAKE  
ADDITIONS, ALTERATIONS OR  
REPAIRS  
TO BUILDING

Location *1037 Polk St*

Cost \$ *200.00*

Filed *August 26, 1937*

APPROVED: *[Signature]*

Superintendent  
Bureau of Building Inspection

Permit No. *29569*  
Issued *8/26/37*

## CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS  
BUILDING INSPECTION

CENTRAL PERMIT BUREAU

## APPLICATION FOR BUILDING PERMIT

3

## ALTERATION

August 24 1937

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location 1037 Polk St.
- (2) For what purpose is present building now used? Store
- (3) For what purpose will building be used hereafter? \_\_\_\_\_
- (4) Total Cost \$ 200<sup>00</sup>
- (5) Description of work to be done \_\_\_\_\_

Erect Neon Electric Sign

- (6) Contractor (DOES) carry Workmen's Compensation Insurance.

- (7) Supervision of construction by Pacific Neon Mfg. Co.  
Address 2600 - 18<sup>th</sup> St.

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

- (8) Architect \_\_\_\_\_

Certificate No. \_\_\_\_\_  
State of California

License No. \_\_\_\_\_  
City and County of San Francisco

Address \_\_\_\_\_

- (9) Engineer \_\_\_\_\_

Certificate No. \_\_\_\_\_  
State of California

License No. \_\_\_\_\_  
City and County of San Francisco

Address \_\_\_\_\_

- (10) Plans and specifications prepared by  
Other than Architect or Engineer \_\_\_\_\_

Address \_\_\_\_\_

- (11) Contractor Pacific Neon Mfg. Co.

License No. B-4213  
State of California

License No. 501  
City and County of San Francisco

Address 2600-18<sup>th</sup> St.,

- (12) Owner S. J. Auto Club.

Address 1037- Polk St.

By L. J. Deemed

Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO. Underhill 8392  
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.



Approved:

Zone \_\_\_\_\_  
CPC Setbacks \_\_\_\_\_

Not reviewed by the Department of City Planning. Issuance of the requested permit constitutes no indication that use of this property does or does not conform with City Planning Code.

Department of City Planning

Approved:

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Roller Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 388 California Penal Code.

REFER TO:

Bureau of Engineering  
Roller Inspector  
Art Commission  
Dept. of Public Health  
Dept. of Electricity  
Redevelopment Agency  
Parking Authority

Approved \_\_\_\_\_ 12/1 1967

Provided the following conditions are complied with:

*Replace design material with  
Cym city pland - n  
letter.*

The approval of this application and issuance of permit applies to specified work only and does not constitute approval of the entire project.

Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted herein.

Owner or Owner's Authorized Agent

BLDG. FORM

3 APPLICATION OF

R. Raggiamenti

FOR PERMIT TO MAKE  
ADDITION, ALTERATIONS or REPAIRS  
TO BUILDING

Location 1027 Polk Street

Total Cost \$ 7,000.00

Filed \_\_\_\_\_ 19

APPROVED:

APPROVED  
A Dep. Public Works

DEC 7 - 1967

*Handwritten signature*

Superintendent, Bureau of Building Inspection

23787 31468  
Permit No.

Issued 12-7-67



CENTRAL PERMIT BUREAU FORM

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS  
BLDG. FORM

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

3

November 29

1957

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location 1037 Polk Street
- (2) Total Cost (\$) 7,000.00 (3) No. of Stories 1 (4) Basement or Cellar yes or no
- (5) Present Use of building Commercial (6) No. of Families 10
- (7) Proposed Use of building Commercial (8) No. of families no
- (9) Type of construction 1, 2, 3, 4, or 5 (10) 15 Proposed Building Code Classification
- (11) Any other building on lot yes or no (must be shown on plot plan if answer is yes.)
- (12) Does this alteration create an additional story to the building? no yes or no
- (13) Does this alteration create a horizontal extension to the building? no yes or no
- (14) Does this alteration constitute a change of occupancy no yes or no
- (15) Electrical work to be performed yes (16) Plumbing work to be performed yes yes or no
- (17) Automobile runway to be altered or installed no yes or no
- (18) Sidewalk over sub-sidewalk space to be repaired or altered no yes or no
- (19) Will street space be used during construction? no yes or no
- (20) Write in description of all work to be performed under this application:  
(Reference to plans is not sufficient)

Remove roof, roof rafters, plaster, skylite, glass, studs  
damaged by fire.  
Install ceiling joists, rafters, roof sheathing, plaster, glass  
partitions, electrical, plumbing and paint complete

(21) Supervision of construction by E. J. Farrell Inc. Address 100 Sickles Ave.(22) General Contractor E. J. Farrell Inc. California License No. 180216

Address

(23) Architect or Engineer California Certificate No.

(for design)

Address

(24) Architect or Engineer California Certificate No.

(for construction)

Address

(25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(26) Owner R. Ragghianti (Phone 333-7183)

For contract by Bureau

Address 1037 Polk StreetBy E. J. Farrell Inc. Address 100 Sickles Avenue

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN OFFICIAL  
FOR THE ELECTRICAL WORKS OR PLUMBING INSTALLATION. A SEPA-  
DATE PERMIT FOR THE WORKS AND PLUMBING MUST BE OBTAINED.

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

# ARTMENT OF BUILDING INSPECTION

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

APPROVED  
Dept. of Public Works  
JUN 15 1994

PAID  
No Computer

APPROVED FOR RESUBMISSION  
JUN 14 1994

1031 POLK  
694 / 3  
\$ 44,600.00  
DATE: 5-8-94

13/8  
09108091  
APPROVAL NUMBER

## APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☒ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☐ OVER-THE-COUNTER ISSUANCE

2 Structural Calc.  
NUMBER OF PLAN SETS UN

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND FOR THE CONSTRUCTION AND FOR THE

DATE: 6/18/94 PERMITS RECEIPT NO. (1) STREET ADDRESS OF JOB: 1031 POLK BLOCK & LOT: 694 / 3  
FORM NO. 747223 6-15-94 (2A) ESTIMATED COST OF JOB: \$ 44,600.00 (2B) REVISED COST: \$ 44,600.00  
BY: TOL DATE: 5-8-94

### INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING				DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(1A) TYPE OF CONSTRUCTION: SH	(2A) NO. OF STORIES OF OCCUPANCY: 2	(3A) NO. OF BASEMENTS AND CELLARS: NA	(4A) PRESENT USE: RETAIL	(1B) TYPE OF CONSTRUCTION: SH	(2B) NO. OF STORIES OF OCCUPANCY: 2	(3B) NO. OF BASEMENTS AND CELLARS: NA	(4B) PROPOSED USE: RETAIL
(5A) OCCUP. CLASS: B2				(5B) NO. OF DWELLING UNITS: NA			
(6A) TYPE OF CONSTRUCTION: SH				(6B) TYPE OF CONSTRUCTION: SH			
(7A) NO. OF STORIES OF OCCUPANCY: 2				(7B) NO. OF STORIES OF OCCUPANCY: 2			
(8A) NO. OF BASEMENTS AND CELLARS: NA				(8B) NO. OF BASEMENTS AND CELLARS: NA			
(9A) PROPOSED USE: RETAIL				(9B) PROPOSED USE: RETAIL			
(10) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
(14) GENERAL CONTRACTOR: TO BE SELECTED				(15) OWNER: MARIO MARINA ZULETA			
(16) ADDRESS: 75 HAMPSHIRE				(17) ZIP: 94015			
(18) PHONE: 586-0506				(19) PHONE (FOR CONTACT BY BUREAU): 586-0506			

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):  
NEW MEZZANINE & REMODEL EXIST. BATH

### ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: FT.	(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW OUTSIDE FLOOR AREA: SQ. FT.
(21) WILL SIDEWALK OVER SURFACED AREA BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT OF YES, SHOW ON LOT PLAN: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER: ANDRE RODRIGUEZ		(26) ADDRESS: 4221 MISSION ST SF 94112	
(27) CONSTRUCTION LENDER (GIVE NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"):		(28) CALIF. CERTIFICATE NO.:	

### IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

#### CHECK APPROPRIATE BOX

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

#### APPLICANT'S CERTIFICATION

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

### NOTICE TO APPLICANT

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

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

( ) I. Certificate of Consent to Self-insure issued by the Director of Industrial Relations.

( ) II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.

( ) III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.

(X) IV. The cost of the work to be performed is \$100 or less.

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

(X) VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Signature: *Andres Rodriguez* Date: 2.22.94



DEPARTMENT OF  
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

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

APPROVED:

CONTRACT DISTRICT INSPECTOR DATED ON FACE OF APPROVAL AT START OF WORK (TELEPHONE NO. 558-6000). THIS APPROVAL IS APPROVED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING. WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES.

Any electrical or plumbing work will require appropriate separate permits.

*Thomson 6-3-94*  
BUILDING INSPECTOR, BUR. OF BLDG. INSP.

DATE:

REASON:

NOTIFIED MR.

APPROVED:

*N/A-CL*

DEPARTMENT OF CITY PLANNING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

*N/A*

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

APPROVAL OF THIS APPLICATION APPLIES ONLY TO SPECIFIED WORK AND DOES NOT CONSTITUTE APPROVAL OF A CHANGE IN THE LEGALLY PERMITTED USE OR CHARACTER OF THIS STRUCTURE. APPROVAL IS BASED UPON INFORMATION SUPPLIED BY THE APPLICANT WHICH HAS NOT BEEN VERIFIED.

*Thomson 6-3-94*  
CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:

*N/A-CL*

BUREAU OF ENGINEERING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE:

REASON:

NOTIFIED MR.

APPROVED:

REDEVELOPMENT AGENCY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DATE:

REASON:

NOTIFIED MR.

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

Number of attachments:

PL-1500 (REV. 1-77) (10-10-77)

*Marcel S. Zuleta*  
CHIEF'S AUTHORIZED AGENT



DEPARTMENT OF  
BUILDING INSPECTION

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

BUREAU APPLICATION

APPLICATION FILING FEE —  
PLAN CHECKING RECEIPT

256012

DATE 4/18/90

RECEIVED OF

Holberg Construction Co.

BUILDING APPLICATION NUMBER

9066170

FEE FOR APPLICATION FILING AND CHECKING PLANS, PRESCRIBED BY SAN FRANCISCO BUILDING CODE

ESTIMATED COST OF JOB	EXPOSITION REVENUE FORM	PLAN CHECK FEE REVENUE 7220			FILING FEE 7223	DEMOLITION SERVICE FEE 1212
		NEW CONSTRUCTION	ALTERATION	REPAIR		
<u>12,100</u>			<u>1,015</u>	<u>1.52</u>	<u>21.65</u>	
FIRE FEE 7200	DEPT FEE 7081	FULL PLAN CHECK FILING			CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS CENTRAL PERMIT BUREAU	
		1/4 PLAN CHECK FEE				
		8% STRUCTURAL				
		7% ARCHITECTURAL				
		5% ENERGY			BY	

9002-01 (8/87)

DEPARTMENT OF  
BUILDING INSPECTION

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

## CERTIFICATION OF AUTHORIZED AGENT

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the S.F. Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the agent of the owner and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct.

  
Applicant's SignatureAndres Rodriguez  
Type or Print NameCA156372  
Identification  
(Drivers Lic. No., etc.)\_\_\_\_\_  
Owner/Lessee\_\_\_\_\_  
Date

DEPARTMENT OF  
BUILDING INSPECTION

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

CENTRAL PERMIT BUREAU  
450 McALLISTER STREET  
SAN FRANCISCO, CA 94102

Appl. # \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

LICENSED CONTRACTOR'S STATEMENT

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number \_\_\_\_\_ License Class \_\_\_\_\_  
Expiration Date \_\_\_\_\_ Contractor \_\_\_\_\_  
PRINT

SIGNATURE \_\_\_\_\_

Owner-Builder Declaration

I hereby affirm that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed cancelled.

☐ I, as owner, am contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractors Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed cancelled.

☐ I am exempt under Business and Professions Code Sec. \_\_\_\_\_  
Reason \_\_\_\_\_

☐ Architect (PRINT) \_\_\_\_\_

Date 2.22.94 ☒ Agent (PRINT) Andreas Rodriguez

☐ Owner (PRINT) Mario M. Zuleta

(SIGNATURE) Andreas Rodriguez

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5.

REV. CPB-38/84



CENTRAL PERMIT BUREAU  
1660 MISSION STREET  
SAN FRANCISCO, CA 94103

Appl. # 9509050  
Address \_\_\_\_\_

### LICENSED CONTRACTOR'S STATEMENT

#### Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number \_\_\_\_\_ License Class \_\_\_\_\_  
Expiration Date \_\_\_\_\_ Contractor \_\_\_\_\_  
PRINT  
SIGNATURE \_\_\_\_\_

#### Owner-Builder Declaration

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

\_\_\_\_ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed suspended.

☒ architect, agent

I, as owner of the property, am exclusively contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractor's Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed suspended.

\_\_\_\_ I am exempt under Business and Professions Code Sec. \_\_\_\_\_  
Reason \_\_\_\_\_

\_\_\_\_ Architect (PRINT) \_\_\_\_\_  
Date 6/14/1995 \_\_\_\_\_ Agent (PRINT) \_\_\_\_\_

☒ Owner (PRINT) MARIO ZULETA  
(SIGNATURE) Mario S. Zuleta

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5.

REV. CPB-1/95

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



ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO.	
1031 POLK		ST		9406094	
OWNER NAME			TELEPHONE		
MARIO MARINA ZULETA			586-0506		
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRE DATE
\$44,600	4/20/94	ISSUED	06/15/94	747993	06/15/95
FORM CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
3 5	B-2	2	2		BID-INSP 10
CONTACT NAME			TELEPHONE		
ANORES RODRIGUEZ					
STANDARD DESCRIPTION/BLDG. USE			OTHER DESCRIPTION		
RETAIL SALES			NEW MEZZANINE & REMODEL (E) BATH		
SPECIAL INSPECTIONS? NO		FIRE ZONE			
SPECIAL USE DISTRICT		TIDF NO		COMPLIANCE WITH REPORTS	
PENALTY NO					
NOTES:					
PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD					
9003-15					

SAN FRANCISCO  
W. D. B.  
DEPARTMENT OF  
BUILDING INSPECTION

[illegible]

~~WORK COMPLETED. FINAL CERTIFICATE POSTED~~

APP. NO.

9406094

**BUILDING INSPECTOR**



DEPARTMENT OF  
BUILDING INSPECTION

APPROVED

JUN 14 1995

PERMIT CONTROL		ACTIVE COMPLAINTS		BBI PC CHECK ONE	
STATION	H/D	U/NONE	U/MD	U/PCD	U/BD
SEQ					
ACCEPTED					
APPROVED					
DATE					
CHECK APPLICABLE: <input type="checkbox"/> PARALLEL <input type="checkbox"/> SITE PENALTY <input type="checkbox"/> J&K <input type="checkbox"/> J&K		BBI KEY:			
<input type="checkbox"/> TITLE 24 - HC <input type="checkbox"/> TIDF <input type="checkbox"/> EXPEDITOR <input type="checkbox"/> SPUSD <input type="checkbox"/> BLDG ENLARGEMENT		RESID.		= CNT-PC	
<input type="checkbox"/> HAZARDOUS MATERIAL		NON-RESID.		= PAD-MAJ	
COMMENT:		NEW / MAJOR		= PAD-MAJ	
		UMB		= SSS	
		*SIGN APPL			

BLDG.  
FORM  
3/8APPLICATION NUMBER  
9509050

APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRSFORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

DATE FILED 6-14-95	ISSUING FEE RECEIPT TO 771601	(1) STREET ADDRESS OF JOB 1033 POLK ST	BLOCK & LOT 59
PERMIT NO.	ISSUED 6/14/95	(2) ESTIMATED COST OF JOB \$500-	DATE

## INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING			
(A) TYPE OF CONSTR. SH	(B) NO. OF STORIES OF OCCUPANCY 2	(C) NO. OF BASEMENTS AND CELLARS NA	(D) PRESENT USE RETAIL
(E) OCCUP. CLASS B2	(F) NO. OF DWELLING UNITS HA		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(A) TYPE OF CONSTR. SH	(B) NO. OF STORIES OF OCCUPANCY 2	(C) NO. OF BASEMENTS AND CELLARS HA	(D) PROPOSED USE (LEGAL USE) RETAIL
(E) OCCUP. CLASS B2	(F) NO. OF DWELLING UNITS HA		
(10) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR TO BE SELECTED			
(15) OWNER - LESSEE (CIRCLE OUT ONE) MARD, MARINA TULETA			
(16) ADDRESS 75 HAMPSHIRE			
(17) PHONE (FOR CONTACT BY DEPT.) 94015 2924843			
(18) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) RENEW P.A. # 9410299 FOR FINAL INSPECTION NEW MEZZANINE & REMODEL EXISTING BATH			
1. <input type="checkbox"/> 2. <input type="checkbox"/> 3. <input type="checkbox"/>			
ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY			
(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR WORK EXTENSION TO BUILDING? ON LOT? IF YES, SHOW ON PLOT PLAN
(21) WILL SIDEWALK OVER BUS-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(23) ARCHITECT OR ENGINEER DESIGN OR CONSTRUCTION IS ANDRES RODRIGUEZ 4221 MISSION ST. SF. 94112			
(24) CONSTRUCTION LEADER ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN"			

## IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

## CHECK APPROPRIATE BOX

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

## APPLICANT'S CERTIFICATION

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

6023-03 (REV. 2-92)

## NOTICE TO APPLICANT

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

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

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

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

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

Carrier

Policy Number

The cost of the work to be done is \$100 or less.

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

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

Signature of Applicant or Agent: *[Signature]* Date: 06.13.95

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



# CONDITIONS AND STIPULATIONS

Contact the district building inspector at the start of work call 558-558-6098. For plumbing inspection scheduling call 558-6030, 6054, for electrical inspection scheduling call 558-6030, 6054. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

*James King* 6-14-95

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

APPROVED	NOTIFIED MR.
	DATE: _____
	REASON: _____
APPROVED	NOTIFIED MR.
	DATE: _____
	REASON: _____
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR.
APPROVED	DATE: _____
	REASON: _____
CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.
APPROVED	DATE: _____
	REASON: _____
BUREAU OF ENGINEERING	NOTIFIED MR.
APPROVED	DATE: _____
	REASON: _____
DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR.
APPROVED	DATE: _____
	REASON: _____
DEVELOPMENT AGENCY	NOTIFIED MR.
APPROVED	DATE: _____
	REASON: _____
	NOTIFIED MR.

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

DEPARTMENT OF  
BUILDING INSPECTIONAPPROVED  
Dept of Building Inspection

JUN 14 1995

PERMIT CONTROL NONE JMD JCD/PCD JBD JDCP JOTHER

STATION  
NO. 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 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100BBI PC CHECK ONE  
CNT-PC PAD-PC PAD-MAJ SSS PARAPETCHECK APPLICABLE: ☐ PARALLEL ☐ SITE PENALTY ☐ 10X ☐ 2X  
☐ TITLE 24 - HC ☐ TIDF ☐ EXEMPTOR ☐ SFUSD ☐ BLDG ENLARGEMENT (STAMP APPL)  
☐ HAZARDOUS MATERIAL SIGN APPL

COMMENT:

BBI KEY:  
RESID. = CNT-PC  
NON-RESID. = PAD-PC  
NEW / MAJOR = PAD-MAJ  
UMB = SSSAPPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRSCITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTIONFORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS

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

DATE FILED 6-11-95	PLUMBING RECEIPT NO.	(1) STREET ADDRESS OF JOB 1073 POLK ST	BLOCK & LOT
PERMIT NO. 771601	ISSUED 6/14/95	(2) ESTIMATED COST OF JOB \$500-	(3) REVISED COST: BY: DATE

## INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING		DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION	
(A) TYPE OF CONSTR.	(B) NO. OF STORIES OF OCCUPANCY	(C) NO. OF BASEMENTS AND CELLARS	(D) PRESENT USE
1	2	1	1
(E) TYPE OF CONSTR.	(F) NO. OF STORIES OF OCCUPANCY	(G) NO. OF BASEMENTS AND CELLARS	(H) PROPOSED USE (LEGAL USE)
1	2	1	1
(I) IS AUTO-RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(J) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(K) GENERAL CONTRACTOR	1	(L) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(M) OWNER - LESSOR (CHECK ONE)	1	(N) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(O) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)	1. <input type="checkbox"/> 2. <input type="checkbox"/> 3. <input type="checkbox"/>		

## ADDITIONAL INFORMATION -- FORM 3 APPLICANTS ONLY

(1) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(2) IF (1) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.
(3) WILL SIDEWALK OVER BUS SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(4) ANY OTHER EXISTING BLDG ON LOT (IF YES, SHOW ON LOT PLANS)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(5) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION)	ANDREAS RODRIGUEZ		
(6) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")	ADDRESS		

## IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 60' to any wires containing more than 750 volts. See Sec. 385, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

## CHECK APPROPRIATE BOX

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

## APPLICANT'S CERTIFICATION

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

9003-03 (REV 2/95)

## NOTICE TO APPLICANT

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

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

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

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

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

Carrier \_\_\_\_\_

Policy Number \_\_\_\_\_

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

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

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

Signature of Applicant or Agent

Date

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

DO NOT WRITE IN THESE SPACES  
3/8  
9509050

OSHA APPROVAL REQUIRED  
APPROVAL NUMBER:

DEPARTMENT OF  
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

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

APPROVED:	DATE:	REASON:	NOTIFIED MR.
<p>APPROVED:</p> <p>Contact the district building inspector at the start of work call 558-6096. For plumbing inspection scheduling call 558-6054, for electrical inspection scheduling call 558-6030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require approval of the district building inspector.</p> <p><i>[Signature]</i> 6-14-75</p>			
<p>APPROVED:</p> <p><i>[Signature]</i></p> <p>DEPARTMENT OF CITY PLANNING</p>			
<p>APPROVED:</p> <p><i>[Signature]</i></p> <p>BUREAU OF FIRE PREVENTION &amp; PUBLIC SAFETY</p>			
<p>APPROVED:</p> <p><i>[Signature]</i></p> <p>CIVIL ENGINEER DEPT OF BUILDING INSPECTION</p>			
<p>APPROVED:</p> <p><i>[Signature]</i></p> <p>BUREAU OF ENGINEERING</p>			
<p>APPROVED:</p> <p><i>[Signature]</i></p> <p>DEPARTMENT OF PUBLIC HEALTH</p>			
<p>APPROVED:</p> <p><i>[Signature]</i></p> <p>DEVELOPMENT AGENCY</p>			
<p>APPROVED:</p> <p><i>[Signature]</i></p> <p>HOUSING INSPECTION DIVISION</p>			

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

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


Number of attachments ☐

OWNER'S AUTHORIZED AGENT

ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO.	
1033 POLK		ST		0694 /003 9509050	
OWNER NAME		TELEPHONE			
MARIO & MARINA ZULETA		(415)292-4843			
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRE DATE
\$500	6/14/95	ISSUED	06/14/95	771601	10/14/95
FORM CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
8 5	B-2	0	2		BID-INSP 10
CONTACT NAME		TELEPHONE			
ANDRES RODRIGUEZ					
STANDARD DESCRIPTION/BLDG. USE		OTHER DESCRIPTION			
RETAIL SALES		RENEWAL PERMIT APPLICATION #94 10299			
SPECIAL INSPECTIONS?	NO	FIRE ZONE			
SPECIAL USE DISTRICT		TIDF	NO		
		PENALTY	NO		
NOTES:		COMPLIANCE WITH REPORTS			
		<p>105</p> <p>PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD</p>			

DATE	BUILDING INSPECTORS JOB RECORD
11/16/95	Need to rent this permit
1 / 1	Equal stain steps &
1 / 1	Handrail @ front
1 / 1	Subfloor need level
1 / 1	Loose (4) S.I. (5)
1 / 1	Rest RM on floor
1 / 1	Grab bar 26" interval
1 / 1	of toilet
1 / 1	18" clear on
1 / 1	static rich
1 / 1	4.7.6
1 / 1	
1 / 1	
1 / 1	
1 / 1	
1 / 1	
1 / 1	
11/24/97	EXPIRE per SFBC Sec. 106.4.4
1 / 1	
1 / 1	

WORK COMPLETED. FINAL CERTIFICATE POSTED.

APP. NO. 9509050   
BUILDING INSPECTOR



APPROVAL NUMBER: 09804046

SECTION

CONDITIONS AND STIPULATIONS

TO:

APPROVED:

Contact the district building inspector at the start of work call 6578-8096. For plumbing inspection scheduling call 555-6354, for electrical inspection scheduling call 555-6065. This application is approved without site inspection, detailed approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate permits. *De-7 PD 4/16/98*

BUILDING INSPECTOR DEPT. OF BLDG. INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:

*for fire & electrical code*

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

DEPARTMENT OF CITY PLANNING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

*N/A 2/10/98*

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE:

REASON:

NOTIFIED MR.

APPROVED: MAINTAIN EXISTING PER CHAPTER 10, SFBC  
MAINTAIN FIRE PROTECTION SYSTEMS PER CHAPTER 9, SFBC  
INTERIOR WALL AND CEILING FINISH PER CHAPTER 8, SFBC  
FIRE-RESISTIVE RELATIONSHIP AND REQUIREMENTS PER CHAPTER 6 AND TABLE NO. 6A, SFBC

SPECIAL INSPECTIONS AND TESTS ARE REQUIRED AS PER BUILDING CODE SECTION 1701

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:

As noted on plans.

*Tania T...*

BUREAU OF ENGINEERING

*Bsm 5/14/98*

DATE:

REASON:

NOTIFIED MR.

APPROVED:

*Jim's 2/27/98*

DEPARTMENT OF BLDG. INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:

*N/A*

REDEVELOPMENT AGENCY

*2/16/98*

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

I agree to comply with all conditions and stipulations of the building code, and to accept the responsibility for the accuracy of the information and statements of conditions or stipulations, which are here by made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

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

CENTRAL PERMIT BUREAU  
1660 MISSION STREET  
SAN FRANCISCO, CA 94103

Appl. # \_\_\_\_\_  
Address \_\_\_\_\_

### LICENSED CONTRACTOR'S STATEMENT

#### Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number \_\_\_\_\_ License Class \_\_\_\_\_  
Expiration Date \_\_\_\_\_ Contractor \_\_\_\_\_  
PRINT  
SIGNATURE

#### Owner-Builder Declaration

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

\_\_\_\_ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed suspended.

\_\_\_\_ architect, agent

I, as owner of the property, am exclusively contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractor's Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed suspended.

\_\_\_\_ I am exempt under Business and Professions Code Sec. \_\_\_\_\_  
Reason \_\_\_\_\_

Date 03.10.98 \_\_\_\_\_ Architect (PRINT) \_\_\_\_\_  
\_\_\_\_ Agent (PRINT) \_\_\_\_\_  
\_\_\_\_ Owner (PRINT) RON CASE  
(SIGNATURE) Ron Case

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5.

REV. CPB-1/95



# **KNOW YOUR RIGHTS UNDER THE PERMIT STREAMLINING ACT** (Government Code §§ 65920 *et seq.* and Public Resources Code §§ 21000 *et seq.*)

We are required by State law to notify applicants for development permits of the time limits established for review and approval. The following time limits apply to all permits, except for permits issued over the counter:

## **APPLICATION STAGE**

APPLICATION IS FILED

The City must determine if application is complete within 30 days or notify applicant that application is incomplete.

If the City finds the application is incomplete, it must notify applicant of deficiencies within the 30-day period. Applicant may resubmit the application which triggers a new 30-day period.

If the City again deems the application incomplete, applicant may appeal to planning commission. Appeal must be decided within 60 days or application will be deemed complete and the approval period begins to run.

If the City determines the application is complete, the approval period begins to run.

If the City fails to act within 30 days, the application is deemed complete and the approval period begins to run.

## **APPROVAL STAGE**

APPLICATION IS DETERMINED TO BE COMPLETE OR DEEMED COMPLETE

The City has 30 days to determine whether (1) EIR must be prepared, (2) negative declaration may be issued or (3) project is exempt from CEQA.

If Environmental Impact Report (EIR) is required, the City has one (1) year to certify the EIR.

If the City determines a negative declaration may be issued, it has 180 days to complete and adopt the negative declaration.

The City has 60 days from the date of the adoption of the negative declaration to approve or disapprove the project.

If the City determines the project is exempt from CEQA, it has 60 days to approve or disapprove the project.

The City has 180 days from the certification of the EIR to approve or disapprove the project.

**NOTES:**  
1. This is only a summary for your guidance. This is NOT legal advice. For additional information on the Permit Streamlining Act, please contact an attorney.  
2. These limits can be extended up to 90 days if mutually agreed upon.  
3. Legislative acts are not subject to the Permit Streamlining Act.

I acknowledge that I have received a copy of this form.

*[Signature]*

**SAN FRANCISCO UNIFIED SCHOOL DISTRICT  
\*CERTIFICATION OF PAYMENT OF SCHOOL FACILITY FEES**

241-6090

**I. APPLICANT (Completed by Applicant)**

Fee Payment Stamp

Developer/Owner POLKA PARTNERS  
 DBA: \_\_\_\_\_  
 Developer/Owner 1033 POLK ST.  
 Address S.F., CA 94109  
 City S.F. State CA Zip 94109  
 Developer/Owner Phone No. \_\_\_\_\_  
 Contact Person \_\_\_\_\_  
 Contact Person's Telephone \_\_\_\_\_

S.F.U.S.D.  
MAY 15 98  
PAID

**II. SITE (Completed by Central Permit Bureau)**

Street Address 1033 POLK ST.  
 If no street address \_\_\_\_\_  
 Building Permit Application No(s). 9804046

**III. SQUARE FOOTAGE (Completed by Plan Checker)**

Check One	Type of Construction	Area Square Feet	Dept.	Plan Checker Initials	Fee
_____	New Residential - Habitable Area	_____	BB1	_____	_____
_____	Residential Additions - Habitable Area	_____	BB1	_____	_____
_____	New Non Residential - Total Area	<u>2200</u>	<u>A.R.</u>	_____	<u>\$528.00</u>
<u>X</u>	Type: Non Residential Additions - Total Area	<u>95</u>	BB1	<u>DEP</u>	_____
_____	Type: <u>SN - OFFICE</u>	_____	_____	_____	_____
_____	New Residential - Senior Citizen Housing	_____	SFUSD	_____	_____
_____	Conversion Non Residential to Residential - Habitable Area	_____	SFUSD	_____	_____
_____	Combined Residential and Non Residential: Residential - Habitable Area	_____	SFUSD	_____	_____
_____	Non Residential - Total Area	_____	SFUSD	_____	_____
_____	Total Fees Paid	_____	_____	_____	_____

**IV. Signed by developer/owner or authorized agent at time of Fee Payment**  
 The undersigned agrees that

- The above information is correct and true to the best of my knowledge and that I will file an amended certification of payment and pay the additional fee if I request an increase in the square footage after the building permit has been issued or if the initial determination of square footage is found to be incorrect.
- I am the developer/owner of the above described project(s) or am authorized to sign on their behalf.

Name

Title

Date

ADDRESS OF JOB		BLOCK LOT		AT	
1033	POLK	ST	0694 /003	9804046	
OWNER NAME				TELEPHONE	
POLKA PARTNERS				771-4225	
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO	EXPIRE DATE
\$68,500	3/10/98	ISSUED	05/15/98	849814	05/15/99
FORM CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
3 5 B	U-1	2	2	1	BID-INSP 10
CONTACT NAME				TELEPHONE	
CASE ARCH.				771-4225	
STANDARD DESCRIPTION/BLDG. USE		OTHER DESCRIPTION			
OFFICE		NEW INTERIOR STAIRS/PARTITION/ GARAGE/MODIFICATION TO LGHT			
SPECIAL INSPECTIONS?	YES	FIRE ZONE			
SPECIAL USE DISTRICT		TIDF NO			
		PENALTY NO			
COMPLIANCE WITH REPORTS					
NOTES:					
PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD					



APP. NO. 9804046 Le. Perry  
BUILDING INSPECTOR

TOE  
SECTIONAPPROVED  
Dept. of Building Insp.

JUN 11 1998

DIRECTOR  
DEPT. OF BUILDING INSPECTIONAPPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRSFORM 3 ☒ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☐ OVER-THE-COUNTER ISSUANCE2 NUMBER OF PLAN SETS *144* DO NOT WRITE ABOVE THIS LINECITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTIONAPPLICATION IS HEREBY MADE TO THE DEPARTMENT OF  
BUILDING INSPECTION OF SAN FRANCISCO FOR  
PERMISSION TO BUILD IN ACCORDANCE WITH THE  
PLANS AND SPECIFICATIONS SUBMITTED HERewith AND  
ACCORDING TO THE DESCRIPTION AND FOR THE  
PURPOSE HEREINAFTER SET FORTH.BLDG.  
FORM

3/18 09808133

OSHA APPROVAL REQUIRED ☐

DATE FILED <b>5.5.98</b>	PLUMBING RECEIPT NO. <b>296905</b>	(1) STREET ADDRESS OF JOB <b>1031 POLK ST</b>	BLOCK & LOT <b>694 LOT 3</b>
PERMIT NO. <b>851177</b>	ISSUED <b>6/4/98</b>	(2) ESTIMATED COST OF JOB <b>\$42,500</b>	(3) REVISED COST: BY DATE

## INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING				(3) OCCUP. CLASS		(4) NO. OF DWELLING UNITS	
(1) TYPE OF CONSTR.	(2) NO. OF STORIES OF OCCUPANCY	(3) NO. OF BASEMENTS AND CELLARS	(4) PRESENT USE	(5) OCCUP. CLASS	(6) NO. OF DWELLING UNITS		
<b>III</b>	<b>2</b>	<b>0</b>	<b>COMMERCIAL</b>	<b>B</b>	<b>0</b>		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION				(3) OCCUP. CLASS		(4) NO. OF DWELLING UNITS	
(1) TYPE OF CONSTR.	(2) NO. OF STORIES OF OCCUPANCY	(3) NO. OF BASEMENTS AND CELLARS	(4) PROPOSED USE & LEGAL USE	(5) OCCUP. CLASS	(6) NO. OF DWELLING UNITS		
<b>III</b>	<b>2</b>	<b>0</b>	<b>RESIDENTIAL</b>	<b>B-2</b>	<b>1</b>		
(7) IS AUTO HIGHWAY TO BE CONSTRUCTED OR ALTERED?		(8) WILL STREET SPACE BE USED DURING CONSTRUCTION?		(9) ELECTRICAL WORK TO BE PERFORMED?		(10) PLUMBING WORK TO BE PERFORMED?	
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
(11) ADDRESS		(12) ADDRESS		(13) ADDRESS		(14) ADDRESS	

(15) OWNER - LESSEE (PRINT OUT ONE) ADDRESS ZIP CITY PHONE (FOR CONTACT BY DEPT.)  
**CARDINAL APST & POK CASE 1273 JACKSON ST. SF 94109 771-4125**

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)  
**PARTITIONS (NONBEARING), PLUMBING, HVAC, ELECTRICAL MODIFICATIONS TO CONVERT COMMERCIAL USE TO RESIDENTIAL USE ON 2ND FLOOR.**  
**ALL WORK ON 2ND FLOOR - NO WORK IN COMMERCIAL PORTION OF BUILDING (NO INCREASE IN PERMITS SPACE)**

## ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.	(19) DOES THIS ALTERATION CREATE EXCESS OF HEIGHT EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW EXCESS FLOOR AREA	SQ. FT.
(21) WILL SIDEWALK OVER BUILDING BE REQUIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. OCCUPY OF YES, SHOW ON PLOT PLAN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION)		ADDRESS		CITY		CALIF. CERTIFICATE NO.	
<b>POK CASE 1273 JACKSON ST. SF, CA 94109</b>						<b>C-12346</b>	
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO EXISTING CONSTRUCTION LEADER, ENTER "UNKNOWN")							
<b>NONE</b>							

## IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

## CHECK APPROPRIATE BOX

☒ OWNER  
☐ ARCHITECT  
☐ LESSEE  
☐ CONTRACTOR  
☐ AGENT  
☐ ENGINEER

## APPLICANT'S CERTIFICATION

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

8029-03 (REV. 198)

## NOTICE TO APPLICANT

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

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

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

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

Carrier

Policy Number

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

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

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

Signature of Applicant or Agent

Date **2.2.98**

CONDITIONS AND STIPULATIONS		DATE:
<p>APPROVED: <i>[Signature]</i> 5/28/98</p> <p>CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW</p> <p><i>[Signature]</i> 5/28/98</p> <p>BUILDING INSPECTOR, DEPT. OF BLDG. INSP.</p>	<p>REASON:</p> <p>NOTIFIED MR.</p>	
<p>APPROVED: <i>[Signature]</i> 5/28/98</p> <p>COPY 1900 301710</p> <p>CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW</p> <p><i>[Signature]</i> 5/28/98</p> <p>DEPARTMENT OF CITY PLANNING</p>	<p>REASON:</p> <p>NOTIFIED MR.</p>	
<p>APPROVED: <i>[Signature]</i> 6/1/98</p> <p>BUREAU OF FIRE PREVENTION &amp; PUBLIC SAFETY</p>	<p>REASON:</p> <p>NOTIFIED MR.</p>	
<p>APPROVED: <i>[Signature]</i> 6/1/98</p> <p>CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION</p>	<p>REASON:</p> <p>NOTIFIED MR.</p>	
<p>APPROVED: <i>[Signature]</i></p> <p>BUREAU OF ENGINEERING</p>	<p>REASON:</p> <p>NOTIFIED MR.</p>	
<p>APPROVED: <i>[Signature]</i></p> <p>DEPARTMENT OF PUBLIC HEALTH</p>	<p>REASON:</p> <p>NOTIFIED MR.</p>	
<p>APPROVED: <i>[Signature]</i></p> <p>REDEVELOPMENT AGENCY</p>	<p>REASON:</p> <p>NOTIFIED MR.</p>	
<p>APPROVED: <i>[Signature]</i> 5/28/98</p> <p>HOUSING INSPECTION DIVISION</p> <p>No increase in condition floor area.</p>	<p>REASON:</p> <p>NOTIFIED MR.</p>	

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

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

CENTRAL PERMIT BUREAU  
1660 MISSION STREET  
SAN FRANCISCO, CA 94103

Appl. # \_\_\_\_\_  
Address \_\_\_\_\_

### LICENSED CONTRACTOR'S STATEMENT

#### Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number \_\_\_\_\_ License Class \_\_\_\_\_  
Expiration Date \_\_\_\_\_ Contractor \_\_\_\_\_  
PRINT

SIGNATURE

#### Owner-Builder Declaration

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

\_\_\_\_ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed suspended.

\_\_\_\_ architect, agent

X I, as owner of the property, am exclusively contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractor's Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed suspended.

\_\_\_\_ I am exempt under Business and Professions Code Sec. \_\_\_\_\_

Reason \_\_\_\_\_

\_\_\_\_ Architect (PRINT) \_\_\_\_\_

Date X May 10, 1998 \_\_\_\_\_ Agent (PRINT) \_\_\_\_\_

X Owner (PRINT) Ray Casp

(SIGNATURE) X Ray Casp

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5.

REV. CPB-1/95





## DEPARTMENT OF BUILDING INSPECTION

City &amp; County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

9811 540

1033

POLK ST

## UNREASONABLE HARDSHIP REQUEST

For Exceptions to Disabled Access Regulations, Title 24

1. Site Address 1033 POLK STREET
2. Floor FIRST
3. Permit Application No. 9804046
4. Hardship Request No. (Per this PA) 1
5. Existing Use COMMERCIAL / RETAIL
6. Proposed Use COMMERCIAL / OFFICE
7. Existing Occupancy M / RETAIL
8. Proposed Occupancy B / OFFICE
9. Description of work which triggers access compliance: INTERIOR MODIFICATION OF PARTITIONS  
UNDER APPROVED APPLICATION # 9804046

We request that this project be granted an exception from the following specified requirements of Title 24 of the California Code of Regulations, because compliance would create an Unreasonable Hardship as defined in Section 422(c) Title 24.  
Note: A separate request is required for each category below:

## 10. The access feature(s) that will not be provided:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Path of Travel | <input type="checkbox"/> Sanitary facilities |
| <input type="checkbox"/> Parking                   | <input type="checkbox"/> Other               |

Code Section(s) 1134B.2.1 PRIMARY PATH OF TRAVEL TO SPECIFIC AREA OF ALTERATION

## 11. Description of the accessible feature which will not be provided. Note location on plans and provide attachment if necessary.

LEVEL LANDING AT EXTERIOR OF ENTRY DOOR12. Total cost of the project excluding this access feature \$65,50013A. Cost of the access feature which will not be provided \$25,000 / \$10,500 (SEE ATTACHED)B. % of total cost shown on Line 12 38% / 25%14 A. ☒ Equivalent facilitation is provided per Code Section(s) ADMINISTRATIVE BULLETIN  
NO. 175.012.98Description of equivalent facilitation PUSH PADDED ELECTRIC DOOR OPENERB. ☐ Equivalent facilitation is not provided based on:

- |   |  |
|---|--|
| 1. <input type="checkbox"/> Cost constraints  | 2. <input type="checkbox"/> Physical constraints |
| 3. <input type="checkbox"/> Legal constraints | 4. <input type="checkbox"/> Other constraint     |

Description of constraint (Unreasonable Hardship). Provide attachments if necessary.

SEE ATTACHED

## UNREASONABLE HARDSHIP REQUEST

Property Address: 1033 POLK STREETPermit Application No. 98-1011Hardship Request No. 1

Note: Ratification by the Access Appeals Commission is generally required for Unreasonable Hardship Requests when the work is valued over the threshold amount (currently \$80,647.00) if no equivalent facilitation is provided. See the California Code of Regulations, Title 24, Section 110D, and Section 406(g), and Section 422(c).

15. Applicant's Name (Print): RON CASE☒ Owner☐

Tenant

☐

Agent

16. Signature of Applicant: Ron Case17. Applicant's Address: 1213 JACKSON ST., SAN FRANCISCO, CA 94109

## THIS SPACE FOR DEPARTMENT OF BUILDING INSPECTION STAFF USE ONLY

This exception for unreasonable hardship is: ☒ GRANTED ☐ DENIED (See below)ADMINISTRATIVE BULLETIN ☐ Requires AAC Ratificationbased on Section NO. AS 012.98 of the California Building CodePlans reviewed by (Print): DENNIS FONG DONGSignature of plans reviewer: [Signature] 6/19/98Signature of Division Manager: [Signature]Signature of Deputy Director: [Signature]

## ACCESS APPEALS COMMISSION

You may appeal a decision or action made by the Department of Building Inspection in their enforcement of the California Code of Regulations, Title 24, before the Access Appeals Commission. To make such an application you must first file an Unreasonable Hardship Request with your building permit through your plan checker. If your plan checker denies you this request then he or she shall inform you as to the reason for that denial. Upon denial of your hardship request, if you would then like to make an appeal before the Access Appeals Commission, you shall first contact the plan checker's Division Manager and then the Deputy Director and have them review the request.

To file an appeal, pay a filing fee of \$360.00 and submit an appeal package which consists of eight individually bound notebooks. Please refer to the Access Appeals Commission Information Sheet, available at the Customer Services desk, for more complete information. These appeal copies will be distributed by DBI staff to each of the Commissioners. One copy is kept on file with the Secretary to the Commission for review as requested by member of the public.

Submit appeals in person to:

Access Appeals Commission  
1660 Mission Street, 6th Floor  
San Francisco, CA 94103



**Checklist #1: Projects Which Are Valued Under The Threshold****Schedule D: Access Will Be Provided With Equivalent Facilitation**

Note: Complete only one Schedule per project. Reproduce this Schedule on the cover sheet of the plan set.

1. ☐ The construction cost of this project is \$ 65,500, which is less than **\$81,896.00 "1996 ENR Construction Cost Index"**. (The cost index is updated annually.)

- D. This project will provide compliance with equivalent facilitation up to 20% of valuation of construction cost.

Note: (1). An Unreasonable Hardship Request shall be completed and submitted with the permit application.  
(2). The construction cost for each item shall be provided as an attachment to the Unreasonable Hardship Request.  
(3). The request for equivalent facilitation shall be supported by the appropriate code section which allows the exception.

	Existing Fully Complying	Upgrade to Complying	Equivalent Facilitation	Hardship	Details Shown In Drawing Cost	Code Section
1. At least one Accessible Entrance Note: This should be the primary Entrance. Additional upgrade may be required if it is not.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	A-3, A-6	
2. An Accessible Route to the Area of Remodel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A-3	
3. At Least One Accessible Restroom for Each Sex Serving the Area of Remodel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A-3, A-5	
4. Accessible Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	
5. Accessible Drinking Fountain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	
6. Signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A-6, A-5	
Visual Alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	
Others (Describe means of compliance)						

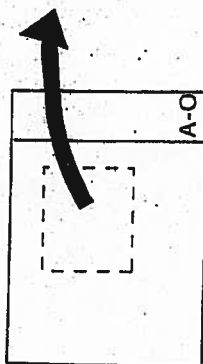
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1998

SECTION  
THE QUALITY  
FILMING

*John Kimis*  
6-19-98

# 20% H.C. Rule



Sec 3112A(a)2 EX2

## Title Sheet

Note:

1. 20% rule applies to threshold under \$79,118.90.
2. Provide a max amount of 20% of cost of construction and hardship application.
3. Valuation threshold over \$79,118.90.
4. comply with full accessibility or,
5. provide equivalent facilitation which requires a min. of 20% expenditures for projects over the threshold of \$79,118.90 and hardship application or,
6. have project be reviewed by the appeals board for final decision.

	Contractor's Estimated Cost	BBI Revised Cost
A). Cost of Construction	\$65,500	\$
B). 20% Cost of Construction	\$13,100	\$
C). 20% Upgrade Expenditures (Detailed cost of construction)		
1.) ENTRY DOOR ELEC. HOWL THRESHOLD	\$ 1,200	\$
2.) STAIRS TO MEZZANINE, RAILING	\$ 9,000	\$
3.) TOILET ROOM WALL FRAMING	\$ 6,500	\$
X) BACK + HOWL LAVATORY, CABS	\$	\$
X) BASE, FINISHES	\$	\$

Total Expenditure  
Greater or Equal  
to line (C.).....

\$23,300 \$=====

ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO	
1037 POLK		ST 0694 /003		9808133	
OWNER NAME			TELEPHONE		
CAROLYNN ABST & RON CASE			(415)771-4225		
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO	EXPIRE DATE
\$42,500	5/06/98	ISSUED	06/04/98	851177	06/04/99
FORM CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
3 3 B	R-3	2	2	1	BID-INSP 10
CONTACT NAME			TELEPHONE		
STANDARD DESCRIPTION/BLOG USE			OTHER DESCRIPTION		
1 FAMILY DWELLING			PARTITIONS (NON-BEARING), PLUM BING, HVAC, ETC. MODIFICATION		
SPECIAL INSPECTIONS?	NO	FIRE ZONE			
SPECIAL USE DISTRICT		TIDF	NO		
		PENALTY	NO		
NOTES:			COMPLIANCE WITH REPORTS		
			PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD		

**BUILDING INSPECTOR**





City and County of San Francisco  
Department of Building Inspection  
**CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY**

Address: 1097 POLK STREET (street) 0644/003 (block and lot)  
 Identification No: 9808133 Type of Construction: 3 Stories: 2 Dwelling Units: 1  
 Occupancy Classification: B/A-3 No. of Guestrooms: 0 with cooking facilities: 0  
 of Construction: CONVERT EXISTING 'B' OCCUPANCY TO 'B/A-3' OCCUPANCY

Our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the laws of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to the *San Francisco Building Code*.

The use or occupancy of these premises—or any change to the building or premises—could cause the property to be in violation of the *Municipal Codes* of the City of San Francisco and, thereby, would invalidate this *Certificate of Final Completion and Occupancy*. A copy of this *Certificate* shall be maintained on the premises at all times. Another copy of this *Certificate* should be kept with your important property documents.

Any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you intend to make in making the change in accordance with the *Municipal Codes* of the City and County of San Francisco.

This certificate issued on: OCTOBER 19 1990

By: N/A (Printed Name) Bureau of Fire Prevention  
 By: Frank Chiu (Printed Name) Director of Building Inspection  
 By: William Wellington Webb (Printed Name) Building Inspector  
 By: N/A (Printed Name) Housing Inspector  
 By: N/A (Signatures) (Printed Names)

Color: Blue (to property owner); Yellow (to Building Inspector); Pink (to Housing Inspector)

OF  
ION

NO VIOL.

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRSFORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTIONAPPLICATION IS HEREBY MADE TO THE DEPARTMENT OF  
BUILDING INSPECTION OF SAN FRANCISCO FOR  
PERMISSION TO BUILD IN ACCORDANCE WITH THE  
PLANS AND SPECIFICATIONS SUBMITTED HERewith AND  
ACCORDING TO THE DESCRIPTION OF WORK SET FORTH  
PURPOSE HEREIN LIMITED SET FORTH

OFFICE COPY

BLDG.  
FORM

38

6981540

APPLICATION NUMBER

APPROVAL NUMBER

COSTAL APPROVAL NEED

DATE FILED 6/19/98	PLAN SET RECEIPT NO. 6/22/98	(1) STREET ADDRESS OF JOB 1033 POLK ST.	BLOCK & LOT
PERMIT NO. 952619	ISSUED 6/22/98	ESTIMATED COST OF JOB \$7200.00	REVISED COST: DATE:

## INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING			
(A) TYPE OF CONSTR. 5	(B) NO. OF STORIES OF OCCUPANCY 2	(C) NO. OF BASEMENTS AND CELLARS 0	(D) PRESENT USE COMMERCIAL/RETAIL
(E) OCCUP. CLASS M/R3			
(F) NO. OF DWELLING UNITS 1			
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(A) TYPE OF CONSTR. 5	(B) NO. OF STORIES OF OCCUPANCY 2	(C) NO. OF BASEMENTS AND CELLARS 0	(D) PROPOSED USE & LEGAL USE COMMERCIAL/OFFICE
(E) OCCUP. CLASS B/R3			
(F) NO. OF DWELLING UNITS 1			
(1) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(2) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(3) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(4) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(5) GENERAL CONTRACTOR UNKNOWN			
(6) OWNER (OR SEVERAL OWNERS) RON CASE 1213 JACKSON ST. S.F. 94109			
(7) PHONE (FOR CONTACT BY DEPT.) (415) 771-4225			
(8) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) INSTALL FISH PADLOCK ELECTRIC DOOR OPENER AT MAIN ENTRY IN LIEU OF EXTERIOR LEVEL LANDING. REVISION TO APPROVED APPLICATION #9804046			

## ADDITIONAL INFORMATION

(1) DOES THIS ALTERATION CREATE ADDITIONAL WORK ON STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(2) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.
(3) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(4) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(5) ARCHITECT OR ENGINEER DESIGN CONSTRUCTION CASE ARCHITECTS 1213 JACKSON ST. S.F. (415) 771-4225 612340			
(6) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN").			

## IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 365, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

## CHECK APPROPRIATE BOX

☒ OWNER ☐ ARCHITECT  
☐ LESSEE ☐ AGENT  
☐ CONTRACTOR ☐ ENGINEER

## APPLICANT'S CERTIFICATION

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

8003-03 (REV. 1/85)

## NOTICE TO APPLICANT

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

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

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

- ( ) I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ( ) II. I have and will maintain workers' compensation insurance, as required by Section 3703 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier

Policy Number

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

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

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

*John Kania*  
Signature of Applicant or Agent

6-19-98  
Date



CONDITIONS AND STIPULATIONS

Contact the district building inspector at the start of work call 558-6088. For plumbing inspection scheduling call 558-6054, for electrical inspection scheduling call 558-8030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

*See 2 for 6/19/98*

00811270

APPROVED:	DATE:	REASON:	NOTIFIED MR.
<input type="checkbox"/>			
DEPARTMENT OF CITY PLANNING			
APPROVED:	DATE:	REASON:	NOTIFIED MR.
<input type="checkbox"/>			
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY			
APPROVED:	DATE:	REASON:	NOTIFIED MR.
<input type="checkbox"/>			
BUREAU OF ENGINEERING			
APPROVED:	DATE:	REASON:	NOTIFIED MR.
<input type="checkbox"/>			
DEPARTMENT OF PUBLIC HEALTH			
APPROVED:	DATE:	REASON:	NOTIFIED MR.
<input type="checkbox"/>			
REDEVELOPMENT AGENCY			
APPROVED:	DATE:	REASON:	NOTIFIED MR.
<input type="checkbox"/>			
HOUSING INSPECTION DIVISION			

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

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

# CERTIFICATION OF AUTHORIZED AGENT

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the S.F. building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the agent of the owner and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct.

Joel Kimes  
Applicant's Signature

TOOD KIMES  
Type or Print Name

CA V9041304  
Identification  
(Drivers Lic. No., etc.)

RON CASE  
Owner/Lessee

6.22.90  
Date

CENTRAL PERMIT BUREAU  
1660 MISSION STREET  
SAN FRANCISCO, CA 94103

Appl. # 9824046 9811590  
Address 1033 POLK ST.

**LICENSED CONTRACTOR'S STATEMENT**

**Licensed Contractor's Declaration**

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number \_\_\_\_\_ License Class \_\_\_\_\_  
Expiration Date \_\_\_\_\_ Contractor \_\_\_\_\_  
PRINT

SIGNATURE

**Owner-Builder Declaration**

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed suspended.

☒ architect, agent

I, as owner of the property, am exclusively contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractor's Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed suspended.

☐ I am exempt under Business and Professions Code Sec. \_\_\_\_\_

Reason \_\_\_\_\_

☒ Architect (PRINT) CASE ARCHITECTS

Date \_\_\_\_\_ Agent (PRINT) TOOD KIMES

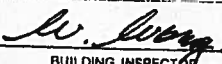
Owner (PRINT) \_\_\_\_\_

(SIGNATURE) Joel Kimes

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5.

REV. CPB-1/95

ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO.	
1033	POLK	ST	0694 /003	9811540	
OWNER NAME				TELEPHONE	
RON CASE				(415)771-4225	
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO	EXPIRE DATE
\$7,200	6/22/98	ISSUED	06/22/98	852618	12/22/98
FORM CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
8 5 M	R-3	2	2	1	BID-INSP 10
CONTACT NAME				TELEPHONE	
CASE ARCHITECTS				(415)771-4225	
STANDARD DESCRIPTION/BLDG. USE		OTHER DESCRIPTION			
1 FAMILY DWELLING		INSTALL PUSH PADDLE ELECTRIC DOOR OPENER AT MAIN ENTRY			
SPECIAL INSPECTIONS?	NO	FIRE ZONE			
SPECIAL USE DISTRICT		TIDF	NO		
		PENALTY	NO	COMPLIANCE WITH REPORTS	
NOTES:					
PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD					

DATE	BUILDING INSPECTORS JOB RECORD
9/30/98	Need EID approval
/ /	All other work complete
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
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/ /	
10/19/98	
<div style="border: 1px solid black; border-radius: 15px; padding: 2px; display: inline-block;"> WORK COMPLETED </div> FINAL CERTIFICATE POSTED	
APP. NO. 9811540	
<div style="text-align: right;">   BUILDING INSPECTOR </div>	



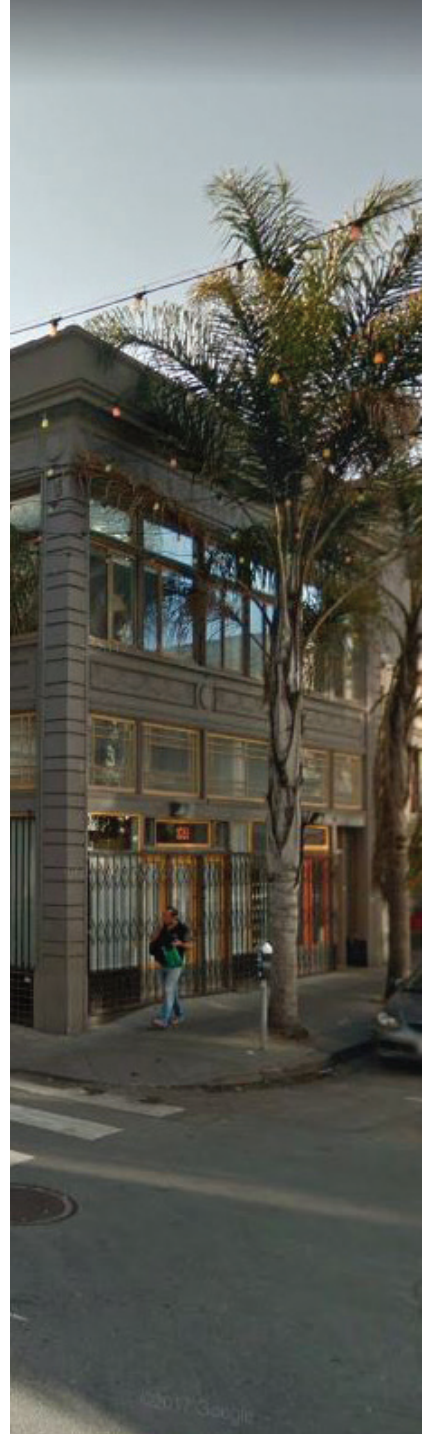
**1033 POLK STREET  
PRESERVATION ALTERNATIVES REPORT**

SAN FRANCISCO, CALIFORNIA

[16285]

PREPARED FOR:

L.C. DEVELOPMENT CORPORATION



**PAGE & TURNBULL**

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

OCTOBER 26, 2017

**FINAL DRAFT**





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## I. INTRODUCTION

This Preservation Alternatives Report has been prepared at the request of L.C. Development Corporation for the Proposed Project at 1033-1037 Polk Street (APN 0694/003) (**Figure 1 and Figure 2**). Built in 1920 by architect Arthur S. Bugbee, the residential-over-commercial building is located on the Van Ness Avenue corridor in San Francisco. The building was evaluated in 2010 by William Kostura as part of the Van Ness Auto Row Support Structure Survey and was found to be individually eligible for listing in the California Register of Historical Resources (California Register). It was most recently documented and evaluated in a Historic Resource Evaluation Part 1 (HRE) for 1033-1037 Polk Street by Tetra Tech (dated October 11, 2016) and was also identified as a contributor to a proposed extension to the National Register-listed Lower Knob Hill Apartment Hotel Historic District.

The Proposed Project involves demolition of the existing historic building. The preservation alternatives analyzed in this report include a No Project Alternative, Full Preservation Alternative, a Partial Preservation Alternative, and a Compatible Design Alternative. The report also includes a cumulative impacts analysis for the Lower Nob Hill Apartment Hotel Historic District.

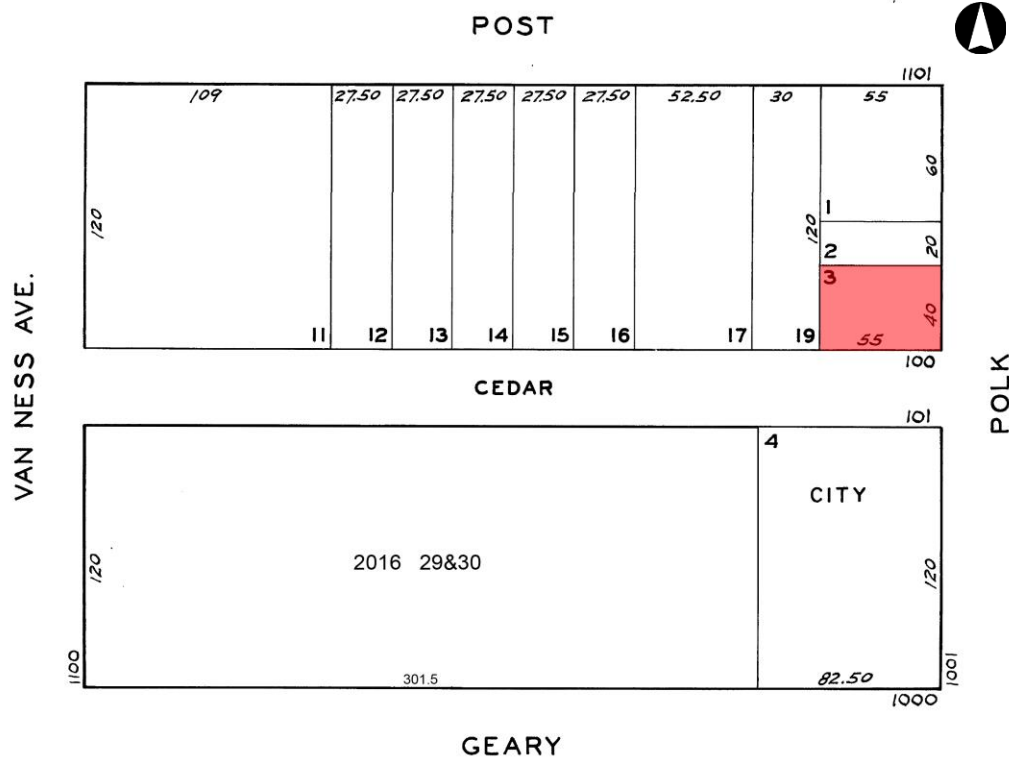




Figure 2. Bird's eye view of the subject property at Polk and Cedar streets, delineated by red outline.  
Source: Google Maps, 2016. Edited by Page & Turnbull.

## METHODOLOGY

This report follows the scope provided by the San Francisco Planning Department for Alternative Memoranda, and includes a summary of the building's significance, character-defining features, and Proposed Project description. Following guidance provided by Historic Preservation Commission Resolution No. 0746, this report analyzes a Full Preservation Alternative and Partial Preservation Alternative for compliance with the *Secretary of the Interior's Standards for Rehabilitation* as an individual resource, pursuant to the California Environmental Quality Act (CEQA). It also analyzes the Full Preservation Alternative and Partial Preservation Alternative for compatibility with the Lower Nob Hill Apartment Hotel Historic District, since the subject property was found to be a contributor to a proposed extension of this district. In addition, this report assesses a Compatible Design Alternative compatible with the Lower Nob Hill Apartment Hotel Historic District, a No Project Alternative, and an analysis of cumulative impacts to the Lower Nob Hill Apartment Hotel Historic District.

## II. SUMMARY OF SIGNIFICANCE

### EVALUATION SUMMARY

In 2003, 1033-1037 Polk Street was included in a Section 106 survey by Architectural Resources Group for 990 Polk Street, where it was found ineligible for listing in the National Register of Historic Places (National Register), but was identified as a contributor to an expansion of the National Register-listed Lower Nob Hill Apartment Hotel Historic District. The California Department of Parks and Recreation (DPR) 523B form stated,

This structure is significant as a contributing building to an intact, visually cohesive urban residential district dating to San Francisco's post-1906 earthquake and fire area. A specific building type dominates the district, the 3- to 7-story multi-unit, permanent residential apartment, hotel or apartment-hotel constructed of brick or reinforced concrete. Other building types within the district include lower commercial structures of similar age and construction.<sup>1</sup>

1033-1037 Polk Street was evaluated in 2010 by William Kostura as part of the Van Ness Auto Row Support Structure Survey and was found to be individually eligible for listing in the California Register. According to the DPR 523B form,

Completed in 1920, this is a moderately early example of an automobile parts and supplies store. With thirteen years of such use in its history, it has moderate longevity in this use. When compared to other buildings in the study area that housed auto supplies stores, this building ranks as one of the three most important, although far behind one of them, 730 Polk, in importance. For these reasons, and because of the building's high integrity, this building appears to be eligible for the California Register of Historical Resources under Criterion 1, at the local level, for its use as an automobile parts and supplies store. The Period of Significance under this criterion is 1920-1933, the years the building had this use.

[...] Architecturally, this building is conventional in its design, yet also richly detailed, with a pleasing composition. The use of muntins in the mezzanine windows is particularly effective in adding texture and patterning to the façade. For these reasons this building appear to be eligible for the California Register under Criterion 3, for its Classical Revival design. The Period of Significance under this criterion is 1920, the year the building was built.<sup>2</sup>

1033-1037 Polk Street was most recently documented and evaluated in a HRE by Tetra Tech (dated October 11, 2016), in which its status as a contributor to a proposed extension to the Lower Knob Hill Apartment Hotel Historic District was confirmed. The historic district is listed in the National Register under Criterion A and C, and has a period of significance from 1906 to 1940. The HRE explained,

[...] the subject property and other buildings within the [HRE] survey area share the same association and architectural characteristics with contributing properties to the historic district. Although the subject property was not associated with housing for

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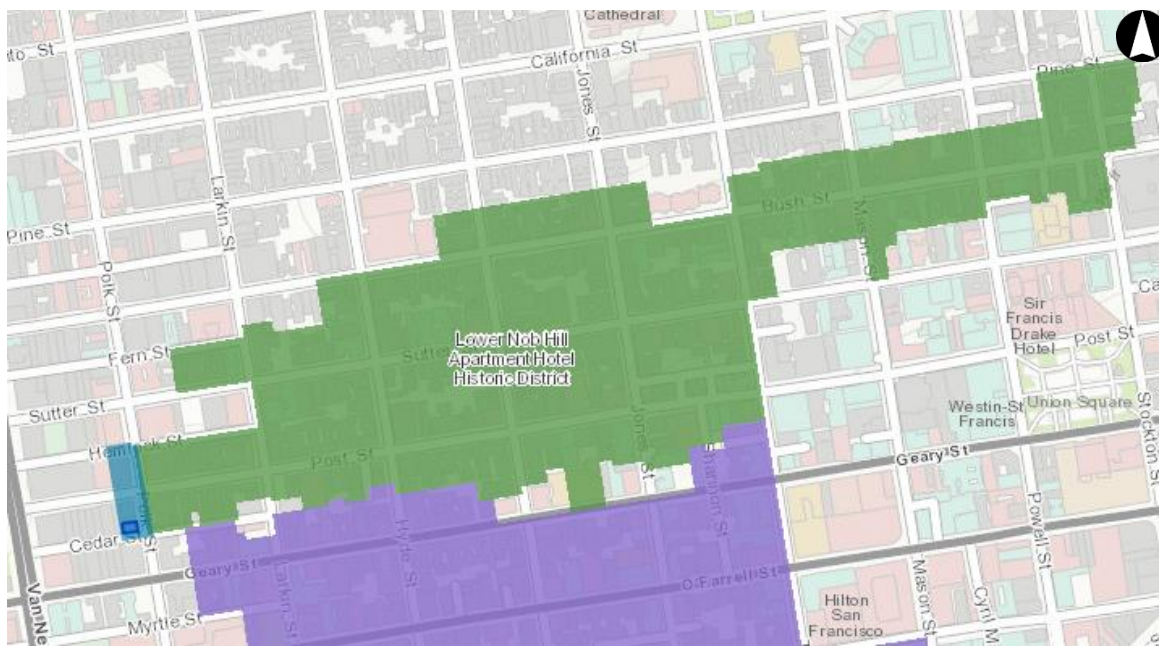
<sup>1</sup> K. Petrin and S. Waton, Architectural Resources Group, DPR 523B Building, Structure, and Object form for 1037 Polk Street (20 April 2003), 2.

<sup>2</sup> William Kostura, DPR 523B Building, Structure, and Object form for 1033-1037 Polk Street (October 2009), 5.



employees, it supported residents of the neighborhood by selling auto parts, and for a brief period in the late 1930s, was also used as a local nightclub. The subject property was constructed during the period of the district's historic significance (1920) and served as a store selling general auto parts and ball bearings during the 1920s and 1930s. The building was not used as a residence until 1998, several decades after the historic district's period of significance. It is on the corner of Polk and Cedar Streets (east-west), as most commercial buildings in the historic district were. The building's form, style, and character defining features are the same as the varied styles in the district.<sup>3</sup>

The HRE suggested to extend the historic district boundaries along Polk Street, including buildings on the north and south sides of Polk Street between Cedar and Hemlock Streets. The HRE did not include graphics of the proposed extension, so they are provided in **Figures 3 and 4**.



**Figure 3. Lower Nob Hill Apartment Hotel Historic District in green, proposed extension in blue. 1033-1037 Polk Street outlined in dark blue. Source: San Francisco Property Information Map. Edited by Page & Turnbull.**

<sup>3</sup> Tetra Tech, "Historic Resource Evaluation, Part 1: 1033-1037 Polk Street," (October 11, 2016) 20.  
October 26, 2017





**Figure 4. West end of Lower Nob Hill Apartment Hotel Historic District in green, proposed extension in blue. 1033-1037 Polk Street outlined in dark blue. Source: San Francisco Property Information Map. Edited by Page & Turnbull.**

## CHARACTER-DEFINING FEATURES

For a property to be eligible for national or state designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms of form, proportion, structure, plan, style, or materials. As outlined in Tetra Tech's HRE, the character-defining features of 1033-1037 Polk Street as an individual resource include:

- Main elevation (north) [east<sup>4</sup>] that fills the property line with no setback;
- Two-story massing;
- Flat roof;
- Three-width bays the north [east] and east [south] elevation;
- Four main entrances;
- Double-height tri-partite storefront configuration with bulkhead, glazing and transom;
- Location of a band of divided windows under single-lite transoms at the upper level of the north [east] and east [south] elevations;

<sup>4</sup> Note that Page & Turnbull disagrees with the directions used in the Tetra Tech report and believes that the primary façade faces east onto Polk Street, which is a generally north-south oriented street. The south façade faces onto Cedar Street.

- Location of Mezzanine windows between the first and second floors of north [east] and east [south] elevations;
- Decorative and scored stucco façade materials on north [east] and east [south] elevations;
- Low, plain parapet, projecting cornice, course of dentils, and the frieze with its plaster shield and swag ornament, separated by oval-shaped ornamental motifs, spanning the southeast corner east bay of the south elevation;
- Mid-level frieze with its plaster shield and swag ornament on north [east] and east [south] elevation;
- Geometrically ornamented end piers of stacked blocks with plaster shield medallions and floral ornament at the top on north [east] and east [south] elevation;
- Main entrances at north [east] elevation;
- Little ornamentation at west [north] elevation;
- Wood window frames; and
- Decorative ornamentation at north [east] and east [south] elevations.<sup>5</sup>

According to the HRE, non-historic features of 1033-1037 Polk Street include the following:

- Replacement sashes at the mezzanine and first level (replaced in the 1980s)
- Fire escape (1936)
- Black tiles on the lower walls of the north [east] and east [south] façades (post-1982)
- Interior features (completely renovated)<sup>6</sup>

Derived from the National Register nomination form, the general character-defining features of the Lower Nob Hill Apartment Hotel Historic District from the 1906-1940 period of significance are as follows:

- Three- to seven-story multi-unit residential buildings
- Fill entire front lot lines
- Tripartite division of façade organization- base, middle, and cap
- Flat roofs
- Boldly projecting cornices- heavily molded, galvanized iron cornices that cover parapets and mask roofs
- Classical motifs, sometimes other Revival style motifs
- Varied street levels<sup>7</sup>

The character-defining features of 1033-1037 Polk Street that are associated with the Lower Nob Hill Apartment Hotel Historic District are as follows:

- Main elevation that fills the property line with no setback;
- Two-story massing;
- Flat roof;
- Low, plain parapet, projecting cornice, course of dentils, and a frieze with its plaster shield and swag ornament that spans the southeast corner and continues to east bay of the south elevation;
- Mid-level frieze with its plaster shield and swag ornament on north and east elevation;

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<sup>5</sup> Tetra Tech, 7-8.

<sup>6</sup> Ibid.

<sup>7</sup> Anne Bloomfield, National Register Nomination: Lower Nob Hill Apartment Hotel District (December 21, 1990).

- Geometrically ornamented end piers of stacked blocks with plaster shield medallions and floral ornament at the top on north and east elevation.<sup>8</sup>

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<sup>8</sup> Tetra Tech, 20-21.  
October 26, 2017

### III. PROJECT OBJECTIVES AND PROPOSED PROJECT

LC Development Corp. (the “Project Sponsor”) seeks to achieve the following objectives by undertaking the 1033 Polk Street Project (“Project”):

- To develop a high-quality, sustainable, high-density residential project within the existing density designation for the site, in order to help meet projected City housing needs and satisfy the City’s inclusionary affordable housing requirements.
- To develop a project that achieves high-quality urban design and sustainability standards and that enhances the existing urban design character of the area.
- To provide superlative modern architecture that is sensitive and compatible to its surroundings.
- To construct a high-quality project that includes a sufficient number of residential units to produce a reasonable return on investment for the project sponsor and its investors and is able to attract investment capital and construction financing, while generating sufficient revenue to finance the subsidized affordable housing and other City requirements including transit fees and school fees.

The table below presents a summary of square footage and unit counts for the Project compared to the preservation alternatives, which are described in later sections of this report.

Table 1.

DATA	PROJECT	NO PROJECT	FULL PRESERVATION	PARTIAL PRESERVATION	COMPATIBLE DESIGN
GROSS	16,885	3,200	5,862	11,186	16,885
FAR	15,400	3,200	3,815	6,715	15,400
OFFICE	0	2,267	0	0	0
COMMERCIAL	445	0	835	835	445
RESIDENTIAL	14,995	0	2,980	5,880	14,995
UNIT COUNT	19	0	5	15	19
UNIT TYPES	18 – 1 BED 1 -2 BED	-	5 – 1 BED	3 – 1 BED 12 - STUDIO	18 – 1 BED 1 – 2 BED

### PROPOSED PROJECT DESCRIPTION

The following description of the Proposed Project is derived from drawings prepared by Stanley Saitowitz | Natoma Architects Inc. for the project sponsor, L.C. Development Corporation on April 11, 2017.

The Proposed Project would demolish the existing historic building and construct a new mixed-use residential building with ground-floor commercial space with frontages along Polk and Cedar streets. The building would be eight stories tall, plus a mechanical penthouse, reaching 85’ to the roof level and 98’ to the top of the parapet. The proposed building would consist of 16,885 gross square feet (gsf) of space. The ground floor would contain about 445 gsf of commercial space, the residential lobby, and required mechanical space. The Proposed Project would include a total of 19 residential units, including 18 one-bedroom units and one two-bedroom unit. Of the 19 residential units, two residential units would be below market rate (BMR) units (12 percent of total units). Residential units would be located above the commercial space.

The proposed building façade would be designed with white brick cladding and recessed structural glazing on the east (Polk Street) and south (Cedar Street) sides, and cast-in-place concrete walls on the west and north sides rising above the adjacent five-story and two-story buildings, respectively. No off-street parking spaces would be provided with the Proposed Project.

The Proposed Project would require excavation to a depth of approximately 4' below ground surface to accommodate necessary foundation work. Excavation would result in the removal of approximately 325 cubic yards of soil.

The Notice of Preparation of an Environmental Impact Report/Initial Study prepared for 1033-1037 Polk Street (July 5, 2017) states that the Proposed Project would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.

## **IV. NO PROJECT ALTERNATIVE**

### **DESCRIPTION**

Under the No Project Alternative, no exterior modifications would be done to the existing historic building, although interior spaces could be altered. No residential or commercial units would be added. The exterior historic character-defining features on the main façade (facing east) and south façade would be retained; no modifications, repairs, or restoration activities would be conducted at these façades. The historic building would retain its 3,200 gross square feet of space with 2,267 square feet of office use.

### **ANALYSIS OF IMPACTS UNDER CEQA**

Since the No Project Alternative would not demolish or make any modifications to the historic building, it will not cause an adverse impact under CEQA.

### **SUMMARY OF ANALYSIS & PROJECT OBJECTIVES**

While the No Project Alternative would not cause an impact to historic resources under CEQA, it would not meet the project objectives. It would not include housing, so the project sponsor would not meet the objectives of providing a high-density residential-over-commercial building by creating over 15 saleable units that are at least 500 square feet.



## V. FULL PRESERVATION ALTERNATIVE

### DESCRIPTION

The following description of the proposed Full Preservation Alternative is derived from drawings prepared by Stanley Saitowitz | Natoma Architects Inc. for the project sponsor, L.C. Development Corporation on April 11, 2017.

The Full Preservation Alternative would retain the all four façades of the existing historic building, and would demolish the existing interior. Structural reinforcement would be added to the existing façade in order to construct a two-story, flat-roofed addition significantly set back behind the historic parapet and above the original two-story base, for a total of four stories. The ground floor would contain 835 gsf of commercial space, the residential lobby, and required circulation and mechanical space. The residential units would include five one-bedroom units above the commercial space. Under this alternative, the setback would be 19' from Polk Street and 1'-11" from Cedar Street. The tower height would be 45'-8".

The proposed new construction above the historic building would be clad in a brick rain screen with color to match the existing building, and have punched recessed windows. The Polk Street and Cedar Street façades would be capped with a brick parapet. The north and west façades would be composed of cast in place concrete walls that rise above the adjacent two-story and five-story buildings, respectively. The roof would feature a common open space with a green roof and an elevator penthouse.

The Full Preservation Alternative would require excavation to a depth of approximately four feet below ground surface to accommodate necessary foundation work. Excavation would result in the removal of approximately 325 cubic yards of soil.

This alternative would retain the exterior historic character-defining features of the east and south façades. All interior walls and floors would be demolished.

### STANDARDS FOR REHABILITATION

The following analysis applies each of the *Secretary of the Interior's Standards for Rehabilitation* (the Standards) to the proposed Full Preservation Alternative for 1033-1037 Polk Street.

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

*Discussion:* The Full Preservation Alternative would add a residential use above the existing building, but would retain a commercial use in the historic portion of 1033-1037 Polk Street. The addition of the residential portion would change the physical appearance of the building on the site to an extent, but the character of the historic building would remain evident.

Therefore, the Full Preservation Alternative would be in compliance with Rehabilitation Standard 1.

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

*Discussion:* The Full Preservation Alternative would retain all of the character-defining features of the historic building, which generally involve massing or elements of the street-facing east and south façades. The addition would be set back from the roofline by 19' on Polk Street and 1'-11" on Cedar

Street to differentiate the addition from the historic building and allow the historic building to take precedence. No historic materials or features that characterize the property would be altered. The two-story addition would change the massing and spatial relationship of the building to its neighbors to an extent, but in general the character of the historic building on the site will remain evident.

Therefore, the Full Preservation Alternative would be in compliance with Rehabilitation Standard 2.

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

*Discussion:* The Full Preservation Alternative would not replace historic features, and new features on the upper floors would be clearly differentiated from the historic features in materiality and design (see Rehabilitation Standard 9 for more information). No conjectural features or architectural elements from other buildings are proposed and no changes would be made that create a false sense of historical development.

Therefore, the Full Preservation Alternative would be in compliance with Rehabilitation Standard 3.

**Rehabilitation Standard 4:** *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

*Discussion:* There are no changes to 1033-1037 Polk Street that have acquired historic significance in their own right; no non-original features of the property have been found significant.

Therefore, the Full Preservation Alternative would be in compliance with Rehabilitation Standard 4.

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

*Discussion:* As described under Rehabilitation Standard 2, the Full Preservation Alternative would preserve all four façades and all characteristic historic features and finishes. Only the non-historic interiors and the existing roof (which cannot be seen behind the historic parapet) would be removed.

Therefore, the Full Preservation Alternative would be in compliance with Rehabilitation Standard 5.

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

*Discussion:* The Full Preservation Alternative does not currently involve the repair or replacement of any deteriorated historic features.

Therefore, the Full Preservation Alternative would be in compliance with Rehabilitation Standard 6.

**Rehabilitation Standard 7:** *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

*Discussion:* The Full Preservation Alternative does not involve cleaning or otherwise physically treating the historic materials. No abrasive treatments are proposed.

Therefore, the Full Preservation Alternative would be in compliance with Rehabilitation Standard 7.

**Rehabilitation Standard 8:** *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

*Discussion:* The Full Preservation Alternative involves some excavation for foundation and structural work in order to support the two-story addition. If any archaeological material were to be encountered during this proposed Full Preservation Alternative, construction would be halted, and the City of San Francisco's standard procedures for treatment of archeological materials would be adhered to.

If standard procedures are followed in the case of an encounter with archaeological material, the proposed Full Preservation Alternative would be in compliance with Rehabilitation Standard 8.

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

*Discussion:* As discussed previously, the Full Preservation Alternative would retain all of the building's character-defining features, which generally involve massing or elements of the Polk and Cedar Street façades. The two-story addition would be compatible yet differentiated. It would be set back substantially (19') behind the parapet on Polk Street and also 1'-11" behind the parapet on Cedar Street. The setbacks would separate the addition from the original building, emphasizing the original massing of the two-story base. Due to the setbacks, the visual change to the building would be relatively minimal, particularly when viewed from Polk Street; the massing, size, and scale of the addition appear appropriate compared to the original building. The addition would also be compatible in its use of brick cladding in a color that matches the original building, the use of regularly-spaced punched window openings, and a brick parapet that caps the flat roofline.

Therefore, the Full Preservation Alternative would be in compliance with Rehabilitation Standard 9.

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

*Discussion:* If the two-story addition and other related construction were hypothetically removed in the future, the historic building would retain all four original façades, but the interiors and roof would be removed. Since the character-defining features are on the street-facing façades, and the four façades convey the height and massing, the building would retain its essential form and integrity.

Therefore, the Full Preservation Alternative would be in compliance with Rehabilitation Standard 10.

## ANALYSIS OF IMPACT UNDER CEQA

As the above analysis demonstrates, the Full Preservation Alternative as currently designed meets all of the *Secretary of the Interior's Standards for Rehabilitation*, and does not appear to affect the ability of 1033-1037 Polk Street to be eligible for individual listing in the California Register. According to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project complies with the

Standards, the project's impact "will generally be considered mitigated below a level of significance and thus is not significant."

The purpose of the Full Preservation Alternative is to consider a plan that would retain the existing historic resource at 1033-1037 Polk Street and adapt it for use while also integrating it into the larger project. The intent is to present a plan that minimally impacts the historical resource. As the Full Preservation Alternative at 1033-1037 Polk Street complies with the Rehabilitation Standards, it would not adversely affect the historic resource, and would not have a significant impact under CEQA.

## **DISTRICT COMPATIBILITY**

The Full Preservation Alternative includes most of the character-defining features of the Lower Nob Hill Apartment Hotel Historic District while remaining a contemporary design. The building, including the addition, would fit within the typical three- to seven-story height of buildings within the historic district. The main elevation of the original building at 1033-1037 Polk Street would continue to fill the property line with no setback, and both the original building and the addition would be rectangular in plan. Multiple-use buildings (commercial and retail space on the ground floor and residential space on the upper floors) are common within the historic district, and the Full Preservation Alternative would adhere to this combination of uses. Concrete and brick are common cladding materials in the historic district, and the Full Preservation Alternative would feature both. Both the original building and the addition would feature flat roofs. The original building and addition would have low parapets with projecting cornices, and the Classical ornament would remain evident on the original building. The Full Preservation Alternative would therefore be compatible with the historic district.

## **SUMMARY OF ANALYSIS & PROJECT OBJECTIVES**

While the Full Preservation Alternative would not cause an impact to historic resources under CEQA and appears compatible with the historic district, it would not meet all of the project objectives since the Full Preservation Alternative is much more limited in size than the new development. The project sponsor's objectives are to provide a high-density residential-over-commercial building by creating over 15 saleable units that are at least 500 sf. The Full Preservation Alternative requires a 19' setback for the addition per San Francisco Planning Department request. According to the architect, the core for the project is fixed at 570 sf per floor. Approximately 725 sf net remains for one unit on each floor of the addition. This fails to meet the project sponsor's objective of providing a sufficient number of units. Dividing each floor into two units in order to increase the number of units would equal 375 sf per unit. This would fail to meet the project sponsor's objectives of providing enough units or making saleable units that are at least 500 sf. In addition, per request from Preservation Planning staff, the design would not include projecting balconies that could provide usable open space for the residents.

Because the Full Preservation Alternative can only accommodate five residential units over commercial space in a two-story addition, compared to 19 residential units in the Proposed Project, it would not meet the project sponsor's objectives for the project.

## VI. PARTIAL PRESERVATION ALTERNATIVE

### DESCRIPTION

The following description of the proposed Partial Preservation Alternative is derived from drawings prepared by Stanley Saitowitz | Natoma Architects Inc. for the project sponsor, L.C. Development Corporation on April 11, 2017.

The Partial Preservation Alternative would retain the two street-facing façades of the existing historic building, and would demolish the interior of the existing building. A six-story, flat-roofed addition with a parapet would be constructed above the original two-story base, for a total of eight stories. The ground-floor would contain about 835 gsf of commercial space, the residential lobby, and required circulation and mechanical space. The 15 residential units would include 3 one-bedroom units and 12 studio units above the commercial space. Under this alternative, the setback would be 14' from Polk Street and 1'-11" from Cedar Street. The tower height would be 83'-6".

The proposed new construction above the historic building would be clad in a brick rain screen with color to match the existing building, as well as recessed windows. The Polk Street and Cedar Street façades would be capped with a brick parapet. The north and west façades would be composed of cast in place concrete walls that rise above the adjacent two-story and five-story buildings, respectively. The roof would feature a common open space with a green roof and an elevator penthouse.

The Partial Preservation Alternative would require excavation to a depth of approximately four feet below ground surface to accommodate necessary foundation work. Excavation would result in the removal of approximately 325 cubic yards of soil.

This alternative would retain the exterior historic character-defining features of the east and south façades. All interior walls and floors along with the exterior north and west façades of the existing would be demolished.

### STANDARDS FOR REHABILITATION

The following analysis applies each of the Standards to the proposed Partial Preservation Alternative for 1033-1037 Polk Street.

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

*Discussion:* The Partial Preservation Alternative would add a residential use above the existing building, but would retain a commercial use in the historic portion of 1033-1037 Polk Street. The addition of the residential portion would change the physical appearance of the building on the site to an extent, but the character of the historic building would remain evident.

Therefore, the Partial Preservation Alternative would be in compliance with Rehabilitation Standard 1.

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

*Discussion:* The Partial Preservation Alternative would retain all of the character-defining features of the historic building, which generally involve massing or elements of the street-facing east and south

façades. The addition would be set back from the roofline by 14' on Polk Street and 1'-11" on Cedar Street to differentiate the addition from the historic building and allow it to take precedence. No historic materials or features that characterize the property would be altered. However, the six-story addition would significantly change the overall massing and spatial relationship of the building to its neighbors.

Therefore, the Partial Preservation Alternative is not in compliance with Rehabilitation Standard 2.

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

*Discussion:* The Partial Preservation Alternative would not replace historic features, and new features on the upper floors would be clearly differentiated from the historic features in materiality and design (see Rehabilitation Standard 9 for more information). No conjectural features or architectural elements from other buildings are proposed and no changes would be made that create a false sense of historical development.

Therefore, the Partial Preservation Alternative would be in compliance with Rehabilitation Standard 3.

**Rehabilitation Standard 4:** *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

*Discussion:* There are no changes to 1033-1037 Polk Street that have acquired historic significance in their own right; no non-original features of the property have been found significant.

Therefore, the Partial Preservation Alternative would be in compliance with Rehabilitation Standard 4.

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

*Discussion:* As described under Rehabilitation Standard 2, the Partial Preservation Alternative would preserve the two street-facing façades and all characteristic historic features and finishes. Only the non-historic interiors, the two rear (north and west) walls that do not have character-defining features, and the existing roof (which cannot be seen behind the historic parapet) would be removed.

Therefore, the Partial Preservation Alternative would be in compliance with Rehabilitation Standard 5.

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

*Discussion:* The Partial Preservation Alternative does not currently involve the repair or replacement of any deteriorated historic features.

Therefore, the Partial Preservation Alternative would be in compliance with Rehabilitation Standard 6.



**Rehabilitation Standard 7:** *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

*Discussion:* The Partial Preservation Alternative does not involve cleaning or otherwise physically treating the historic materials. No abrasive treatments are proposed.

Therefore, the Partial Preservation Alternative would be in compliance with Rehabilitation Standard 7.

**Rehabilitation Standard 8:** *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

*Discussion:* The Partial Preservation Alternative involves some excavation for foundation work in order to support the six-story addition. If any archaeological material were to be encountered during this proposed Partial Preservation Alternative, construction would be halted, and the City of San Francisco's standard procedures for treatment of archeological materials would be adhered to.

If standard procedures are followed in the case of an encounter with archaeological material, the proposed Partial Preservation Alternative would be in compliance with Rehabilitation Standard 8.

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

*Discussion:* As discussed previously, the Partial Preservation Alternative would retain the majority of the building's character-defining features, which include elements of the Polk and Cedar Street façades. The design appears compatible yet differentiated. It would be set back substantially (14') behind the historic parapet on Polk Street and also 1'-11" behind the historic parapet on Cedar Street. The setbacks would separate the addition from the original building, emphasizing the original massing of the two-story base. The addition would also be compatible in its use of brick cladding in a color that matches the original building, the use of regularly-spaced punched window openings, and a brick parapet that caps the roofline. However, the six-floor addition would create a significant change in the overall visual impression of the property as viewed from the street and in comparison to its neighbors.

Due to the change in overall massing and size, the Partial Preservation Alternative does not comply with Rehabilitation Standard 9.

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

*Discussion:* If the six-story addition and other related construction was hypothetically removed in the future, the historic building would have two façades—the east façade on Polk Street and the south façade on Cedar Street. The interiors, roof, and the north and west façades would not exist. Though the character-defining features are on the street façades, the building would not retain its essential form and integrity because only two façades would remain and the physical building behind the two façades would be removed.

Therefore, the Partial Preservation Alternative would not comply with Rehabilitation Standard 10.

### ANALYSIS OF IMPACT UNDER CEQA

As the above analysis demonstrates, the Partial Preservation Alternative would be in compliance with seven of the ten *Secretary of the Interior's Standards for Rehabilitation*. According to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project complies with the Standards, the project's impact "will generally be considered mitigated below a level of significance and thus is not significant." As the proposed Partial Preservation Alternative at 1033-1037 Polk Street does not comply with all ten Rehabilitation Standards, additional analysis is required.

The purpose of the Partial Preservation Alternative is to consider a plan that would lessen the significant impacts of the Proposed Project on the existing historical resource. The Partial Preservation Alternative would retain the significant street facades of the existing historic building at 1033-1037 Polk Street and adapt the building for residential use by adding six stories to the top. The Partial Preservation Alternative would retain most of the character-defining features of the historic building, but it would create a greater visual impact in contrast to the Full Preservation Alternative. While the addition would be set back, the perceived scale would be compromised because of the six-story addition.

Because the Partial Preservation Alternative would cause a visual and material change to the resource, it would have a significant impact on the historic resource.

### DISTRICT COMPATIBILITY

The Partial Preservation Alternative includes many of the character-defining features of the Lower Nob Hill Apartment Hotel Historic District while remaining a contemporary design. The building, including the addition, would be one story taller than the typical three- to seven-story heights of buildings within the historic district. The main elevations of the original building at 1033-1037 Polk Street would continue to fill the property line with no setback, and both the original building and the addition would be rectangular in plan. Multiple-use buildings (commercial and retail space on the ground floor and residential space on the upper floors) are common, and the Partial Preservation Alternative would adhere to this combination of uses. Concrete and brick are common cladding materials in the historic district, and the Partial Preservation Alternative would feature both. The original building and the addition would both feature flat roofs. The original building and addition would have low parapets with projecting cornices, and the Classical ornament would remain evident on the original building. The Partial Preservation Alternative would therefore be compatible with the historic district.

### SUMMARY OF ANALYSIS & PROJECT OBJECTIVES

The Partial Preservation Alternative would cause a significant impact to historic resources under CEQA, though it appears compatible with the historic district. In addition, it would not meet all of the project objectives since the Partial Preservation Alternative is much more limited in size than the new development. The project sponsor's objectives are to provide a high-density residential-over-commercial building by creating over 15 saleable units that are at least 500 sf. The Partial Preservation Alternative requires a 14' setback for the addition per San Francisco Planning Department request. According to the architect, the core for the project is fixed at 570 sf per floor. The remaining square footage can accommodate two 450 sf studio units on each floor of the addition. This fails to meet the project sponsor's objective of providing a sufficient number of units or making saleable units that are at least 500 sf. In addition, per request from Preservation Planning

staff, the design would not include projecting balconies that could provide usable open space for the residents.

Because the Partial Preservation Alternative would accommodate 15 residential units (three one-bedroom units and 12 studio units) over commercial space in a six-story addition, compared to 19 residential units (18 one-bedroom units and one studio unit) in the Proposed Project, it would not meet the project sponsor's objectives for the project of providing a high-density residential-over-commercial building.

## **VII. COMPATIBLE DESIGN ALTERNATIVE**

The Compatible Design Alternative is intended to provide a new design on the subject site that is compatible with the Lower Nob Hill Apartment Hotel Historic District, as the subject property was found to be a contributor to a proposed extension to this district.

### **DESCRIPTION**

The following description of the proposed Compatible Design Alternative is derived from drawings prepared by Stanley Saitowitz | Natoma Architects Inc. for the project sponsor, L.C. Development Corporation on April 11, 2017.

The Compatible Design Alternative would demolish the existing historic building and construct a new mixed-use residential building with ground-floor commercial space that is designed to be compatible with the character of the Lower Nob Hill Apartment Hotel Historic District. The building would have frontages along Polk and Cedar streets. It would be eight stories tall, plus a mechanical penthouse, reaching 82'-10" to the roof level and 88'-4" to the parapet. The proposed building would consist of 16,885 gsf of space. The ground floor would contain about 445 gsf of commercial space, the residential lobby, and required circulation and mechanical space. The Compatible Design Alternative would include a total of 19 residential units, including 18 one-bedroom units and one two-bedroom unit. Of the 19 residential units, two residential units would be BMR units (12 percent of total units). Residential units would be located above commercial space. The gross square footage and unit numbers are identical to the Proposed Project.

The Compatible Design Alternative's east (Polk Street) and south (Cedar Street) façades would be designed with a white stone rain screen base for the first two stories with two-story tall multi-lite storefront windows. The remaining upper six stories would be clad in an off-white or light gray brick rain screen with punched recessed windows, and a projecting brick parapet would be located at the capital. The base would be separated from the shaft, and the shaft from the top floor, by projected stone ledges. The storefront/entrance system on Polk Street would be capped with a flat canopy. The north and west façades would be a cast in place concrete and would rise above the adjacent five-story and two-story buildings, respectively. No off-street parking spaces would be provided with the Compatible Design Alternative. Common open space would be provided on the roof, adjacent to the elevator penthouse.

The Compatible Design Alternative would require excavation to a depth of approximately four feet below ground surface to accommodate necessary foundation work. Excavation would result in the removal of approximately 325 cubic yards of soil.

### **DISTRICT COMPATIBILITY**

The Compatible Design Alternative includes many of the character-defining features of the Lower Nob Hill Apartment Hotel Historic District while remaining a fully contemporary design. The new building would only be one story taller than the typical three- to seven-story heights of buildings within the historic district. The building would fill the property line with no setback and would be rectangular in plan. Multiple-use buildings (commercial and retail space on the ground floor and residential space on the upper floors) are common, and the Compatible Design Alternative would adhere to this combination of uses. The ground floor storefront would be contemporary, using white stone cladding, expanses of glass, and a flat entry canopy. Tripartite building organization with a base, middle, and capital are characteristic of the historic district, and the Compatible Design Alternative embodies this façade division with the use of horizontal projecting stone ledges. Brick and concrete are common cladding materials in the historic district, and the Compatible Design

Alternative would feature both. The design would feature a flat roof, parapet, and projecting cornice. The Compatible Design Alternative would be entirely compatible with the Lower Nob Hill Apartment Hotel Historic District.

### **SUMMARY OF ANALYSIS & PROJECT OBJECTIVES**

The Compatible Design Alternative is intended to be compatible with the character-defining features of the historic district. It meets all of the project sponsor's objectives since it matches the Proposed Project in square footage and number of units.

The Compatible Design Alternative is historicist in its overall design aesthetic in order to be compatible with most of the character-defining features present in the Lower Nob Hill Apartment Hotel Historic District. It does not meet the project sponsor's objective to produce "superlative modern architecture." Furthermore, the Planning Department at large does not support this type of architectural style, which is not of our twenty-first-century time.<sup>9</sup>

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<sup>9</sup> In a Planning Commission hearing on June 1, 2017, Commissioner Moore and Planning Director John Rahaim had an exchange in which Director Rahaim stated that "the Department still believes that new buildings should be of our time." City and County of San Francisco, Transcript. Website accessed 6/16/2017 from: [http://sanfrancisco.granicus.com/TranscriptViewer.php?view\\_id=20&clip\\_id=28002](http://sanfrancisco.granicus.com/TranscriptViewer.php?view_id=20&clip_id=28002).

## VIII. CUMULATIVE IMPACTS TO LOWER NOB HILL APARTMENT HOTEL HISTORIC DISTRICT

CEQA defines cumulative impacts as follows:

“Cumulative impacts” refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.<sup>10</sup>

To reiterate, the project site is not in the existing boundaries of the historic district, but is within a proposed expansion of the boundaries. Therefore, the following cumulative impact discussion is conservative.

According to San Francisco’s “Active Permits in My Neighborhood” webpage, within the Lower Nob Hill Apartment Hotel Historic District, approximately 15 projects have sought or received CEQA review, a Certificate of Appropriateness, and/or a major or minor permit to alter between 2006 and 2017 (**Figure 5**). According to the National Register Nomination, there are 332 buildings in the historic district, of which 297 are contributors. No projects are proposed among the other three buildings recommended in the HRE to be included in an extension of the historic district – 1047-1051 Polk Street, 1101-1105 Polk Street, and 1115 Post Street.

Within the historic district, two requests for permits involved adding street awnings and/or exterior lights at 712 Sutter Street and 825 Post Street; and a permit for window replacement was sought for 417 Stockton Street. Other projects involved new construction, such as a three-unit residential-over-commercial building at 995 Sutter Street at Hyde; a six-story addition to an existing two-story building at 907 Post Street at Hyde (the building was rehabilitated but the addition was not ultimately constructed); a six-story residential over commercial building at 832 Sutter Street between Jones and Leavenworth streets; and a 130’ new building at 1080 Sutter Street between Larkin and Hyde streets. The only permit within the historic district that is also located within a block of 1033-1037 Polk Street is a project to replace the apparatus bay doors to the San Francisco Fire Department’s fire station at 1067 Post Street. In general, the projects are spread out throughout the expanse of the historic district.

The effect of each of these projects on the Lower Nob Hill Apartment Hotel Historic District is small, and constitutes four percent of the building stock within the district. Construction of multi-story mixed-use buildings comprises less than one percent of the building stock within the historic district. The various projects are not collectively significant or compounding in a manner such that any of the project alternatives for 1033-1037 Polk Street would contribute to a substantial change in the integrity of the historic district. The Proposed Project would not contribute to cumulative impacts on the integrity of the historic district as defined by CEQA.

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<sup>10</sup> CEQA Guidelines, Article 20, subsection 15355.





**Figure 5. Lower Nob Hill Apartment Hotel Historic District, showing 15 projects seeking permits between 2006 and 2017. 1033-1037 Polk Street is the red dot to the lower left. Source: San Francisco Property Information Map and “Permits in My Neighborhood” webpage. Edited by Page & Turnbull.**

## **IX. CONCLUSION**

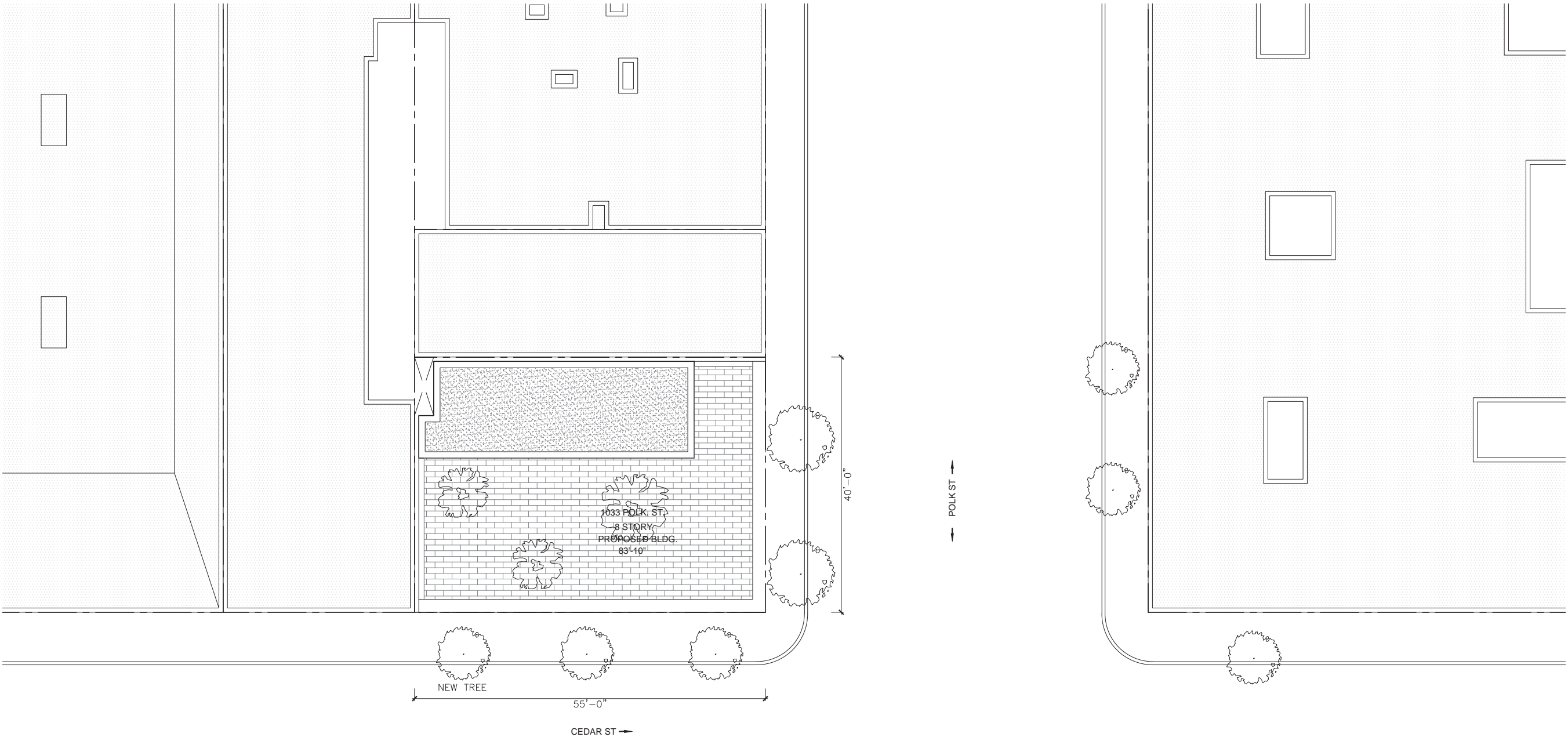
1033-1037 Polk Street (APN 0694/003) was constructed in 1920 by architect Arthur S. Bugbee. The building was evaluated in 2010 by William Kostura as part of the Van Ness Auto Row Support Structure Survey, and again in a HRE Part 1 by Tetra Tech in 2016. The building was found to be individually eligible for listing in the California Register and was also identified as a contributor to a proposed extension to the Lower Nob Hill Apartment Hotel Historic District. As such, 1033-1037 Polk Street is considered a historic resource for the purposes of CEQA review.

The Proposed Project will demolish the existing building. This report found that a Full Preservation Alternative would not cause an impact to the historic resource under CEQA; a Partial Preservation Alternative would cause a significant impact to the historic resource; and a No Project Alternative would not cause an impact to the historic resource. All three alternatives were found to be compatible with the Lower Nob Hill Apartment Hotel Historic District. Nevertheless, the Full and Partial Preservation Alternatives would not meet the project sponsor's objectives. A Compatible Design Alternative was also developed, and was found to be compatible with the historic district, but, in the view of the project architects, would be a regressive design aesthetic. Lastly, a cumulative impacts analysis found that none of the project alternatives would contribute to a cumulative impact on the Lower Nob Hill Apartment Hotel Historic District.

## **X. REFERENCES CITED**

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- Kostura, William. DPR 523B Building, Structure, and Object form for 1033-1037 Polk Street. October 2009.
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<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=prc&group=20001-21000&file=21000-21006>.
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- Weeks, Kay D. and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, 1995.

## **XI. APPENDIX: DRAWINGS**



DATA	PROJECT	PARTIAL PRESERVATION	FULL PRESERVATION	DISTRICT COMPATIBLE	NO PROJECT
GROSS	16,885	12,380	5,862	16,885	3,200
FAR	15,400	7,765	3,815	15,400	3,200
OFFICE	0	0	0	0	2,267
COMMERCIAL	445	835	835	445	0
RESIDENTIAL	14,995	6,930	2,980	14,995	0
UNIT COUNT	19	15	5	19	0
UNIT TYPES	18 - 1 BED 1 - 2 BED	3 - 1 BED 12 - STUDIO	5 - 1 BED	18 - 1 BED 1 - 2 BED	-

ISSUE RECORD

OWNERS:  
1033 POLK STREET LLC.  
1033 POLK STREET  
San Francisco, CA 94109  
T 415.621.1888 X113

ARCHITECT:  
STANLEY SAIOWITZ /  
NATOMA ARCHITECTS Inc.  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978

1033 POLK STREET

1033 POLK STREET, SAN FRANCISCO, CA

SITE PLAN

SET

PLANNING

DATE

04.11.2017

SCALE

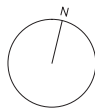
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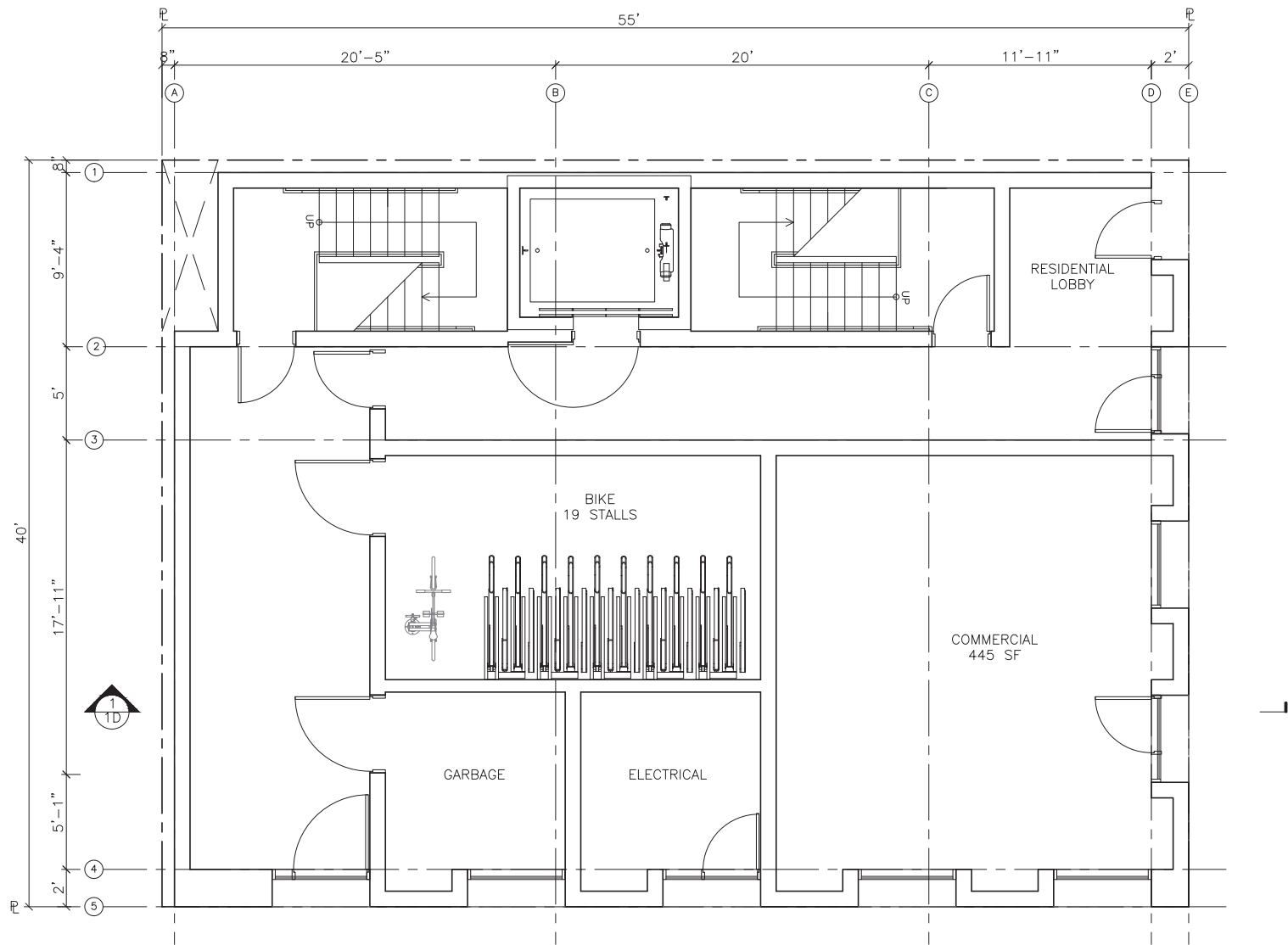
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SHEET NO

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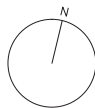


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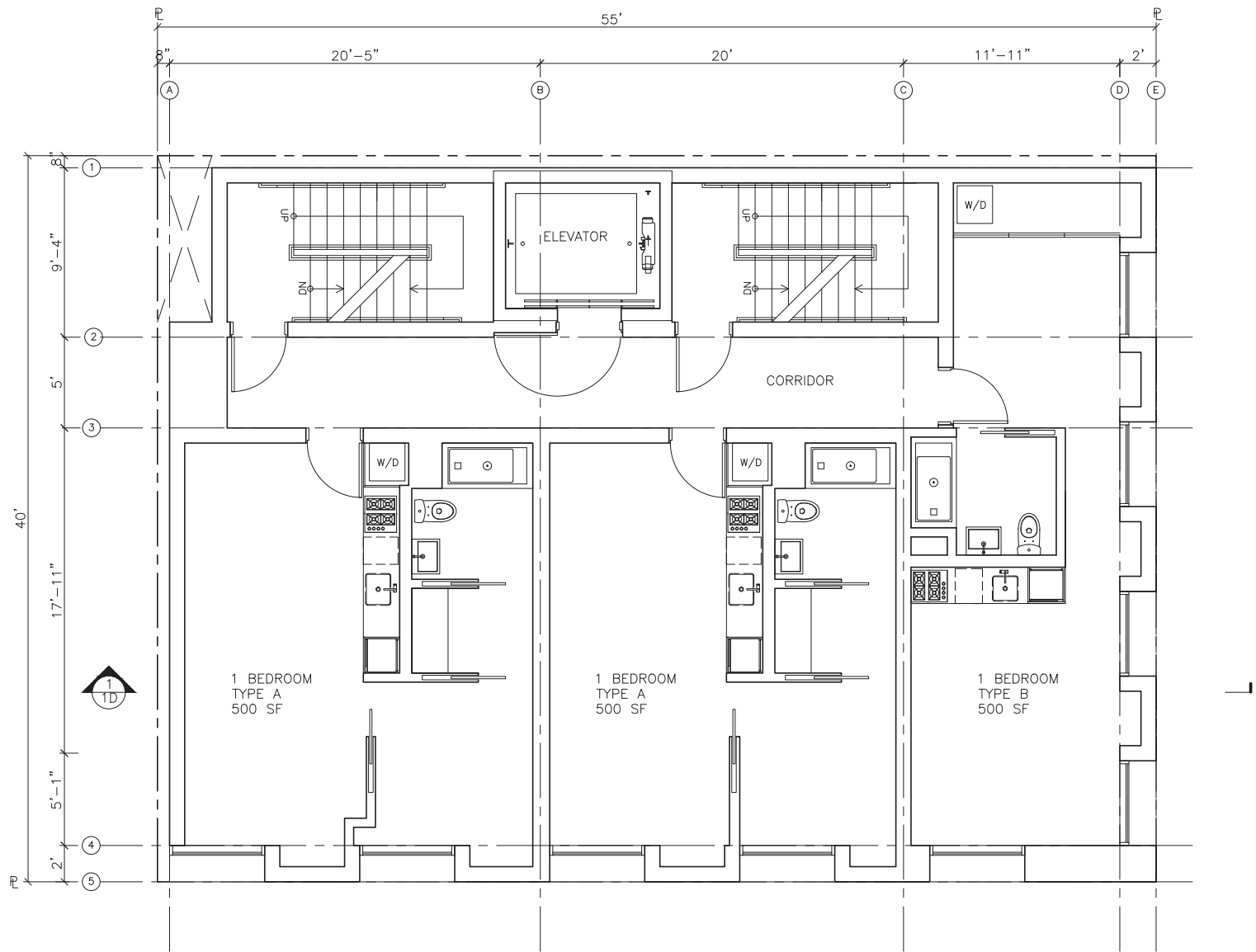


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1033 POLK STREET	
1033 POLK STREET, SAN FRANCISCO, CA	
FLOOR PLAN	
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DATE	04.11.2017
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TYPICAL FLOOR PLAN – PROJECT



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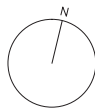
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ARCHITECT:  
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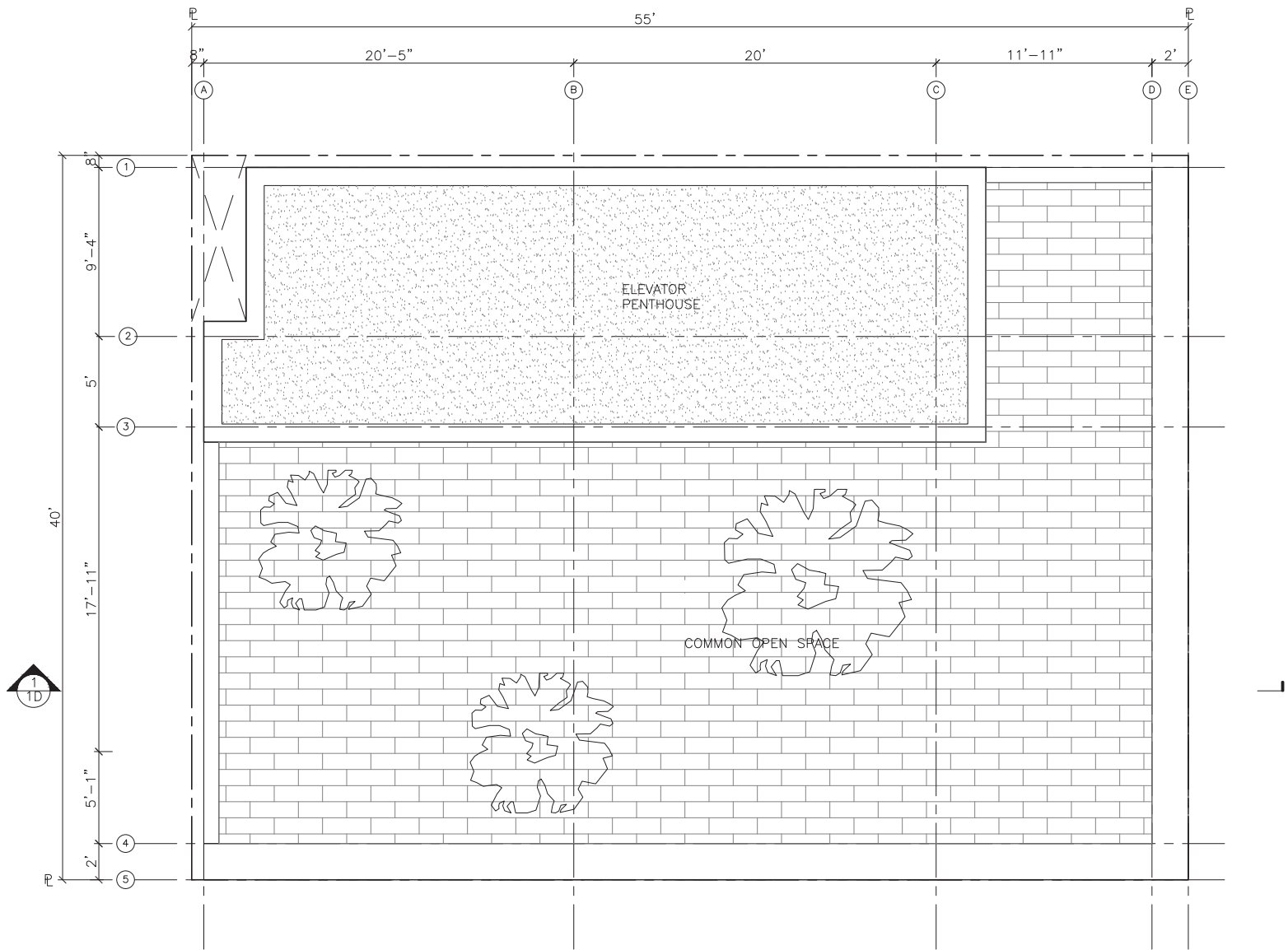
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SHEET NO	



ROOF PLAN – PROJECT



ISSUE RECORD

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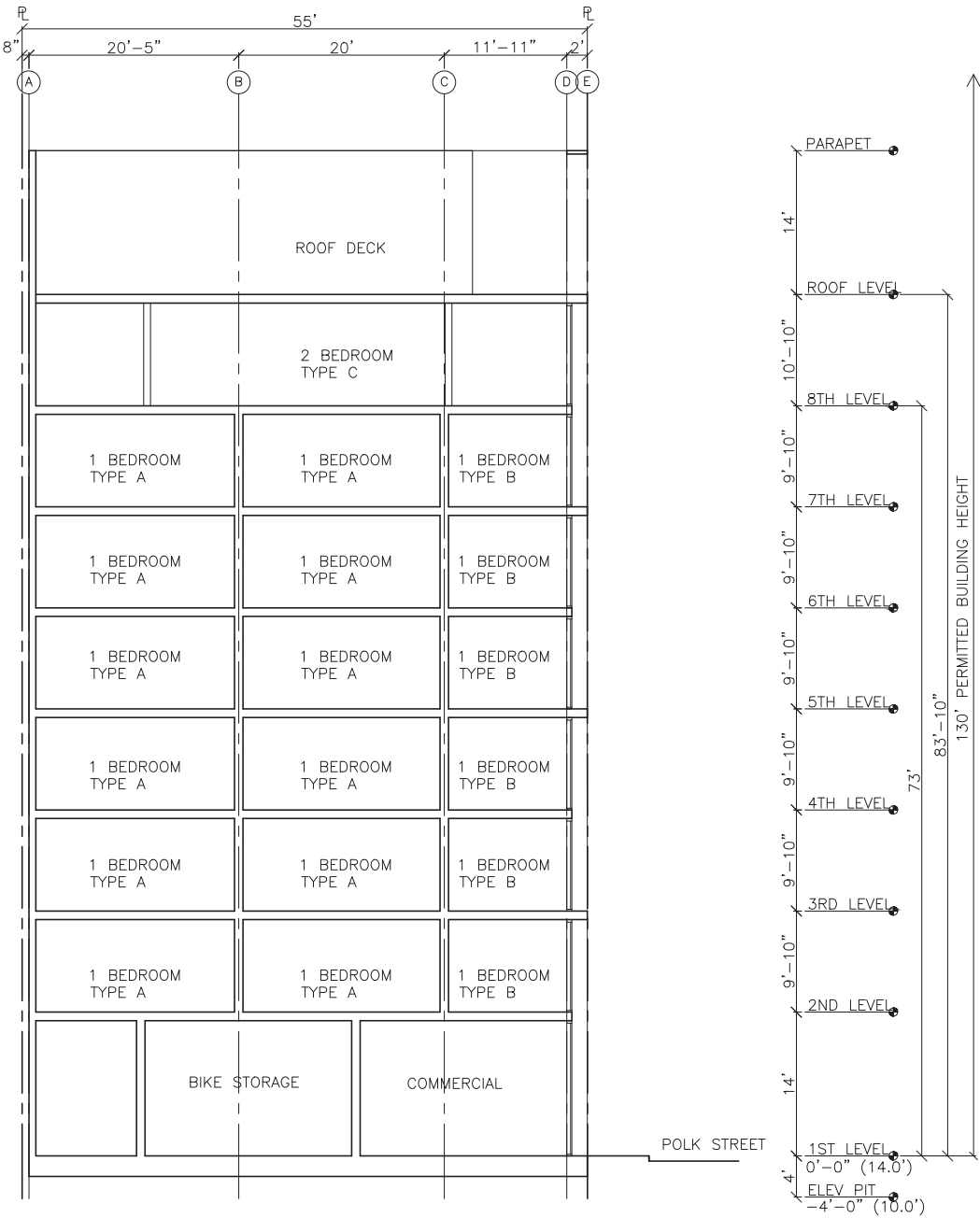
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**1033 POLK STREET**  
1033 POLK STREET, SAN FRANCISCO, CA

ROOF PLAN

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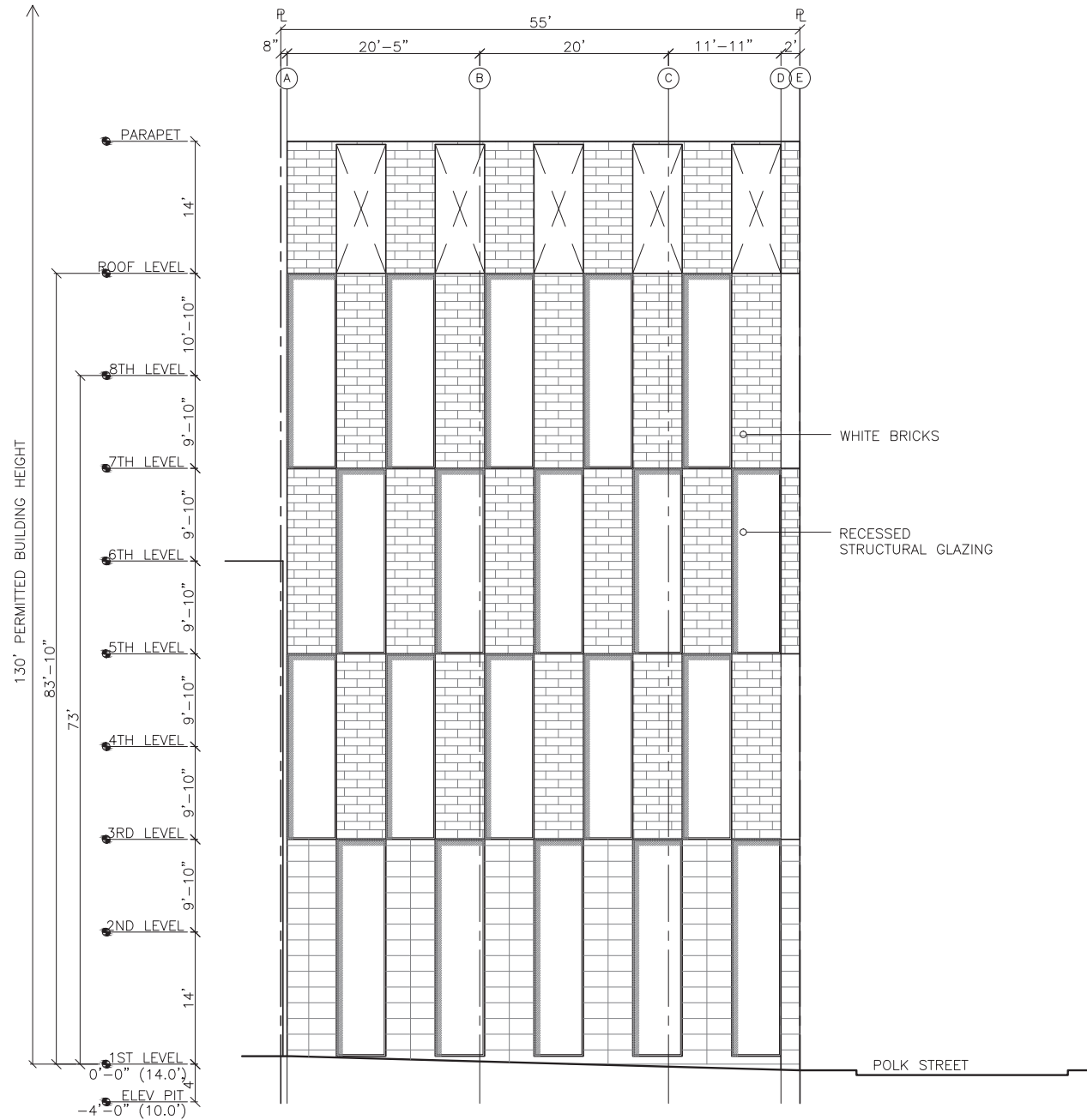
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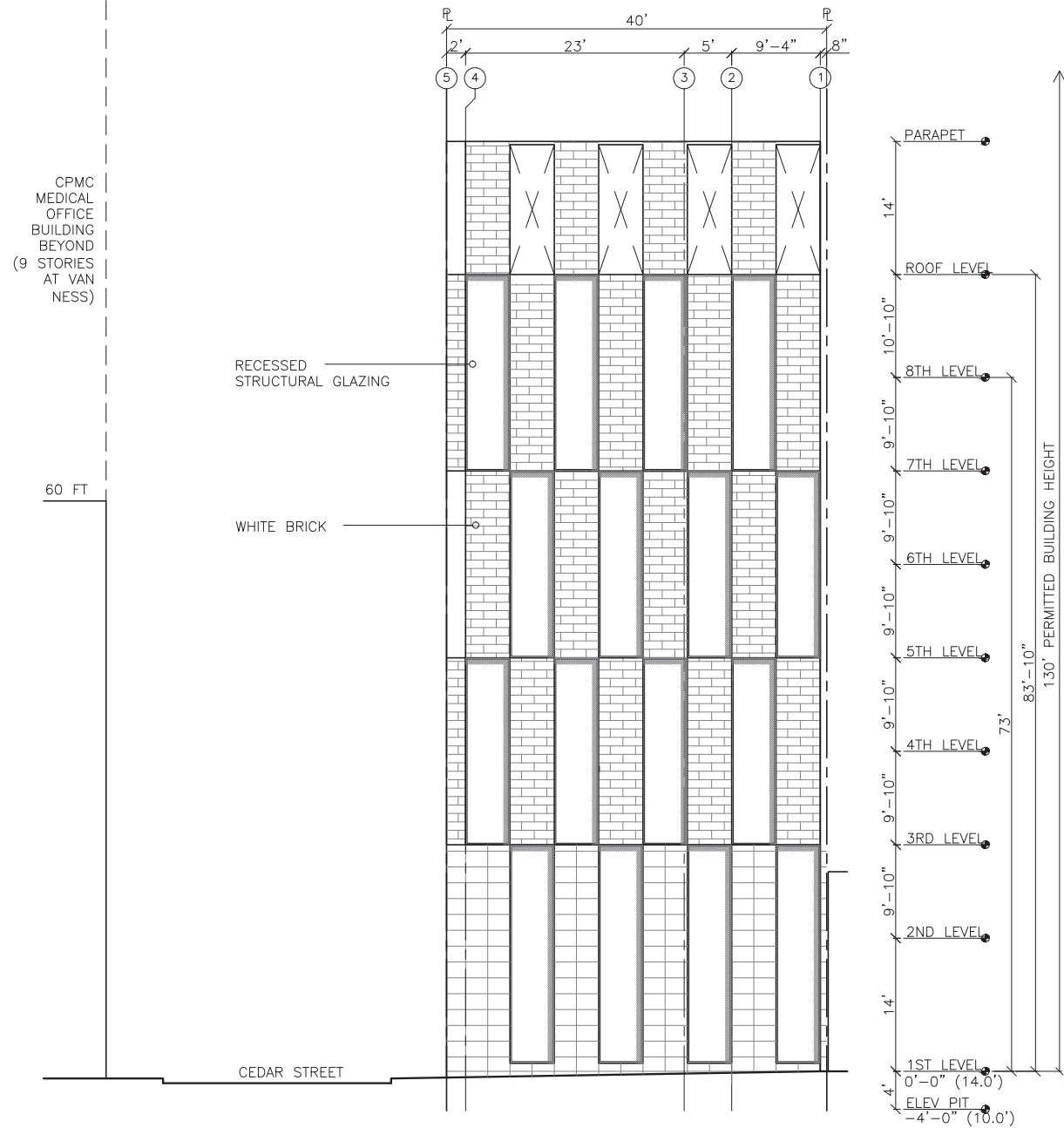
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EAST ELEVATION – POLK ST.

2

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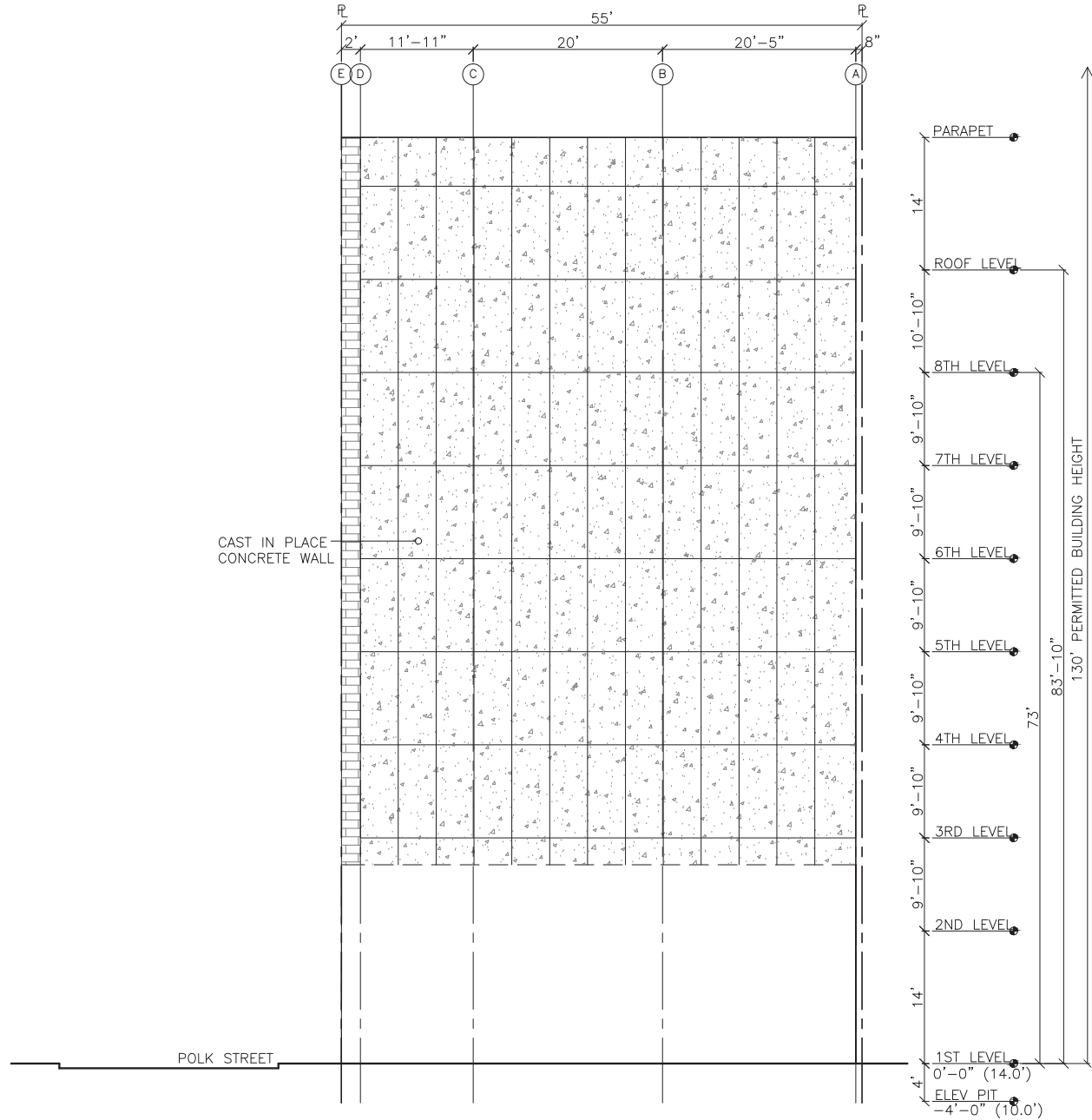
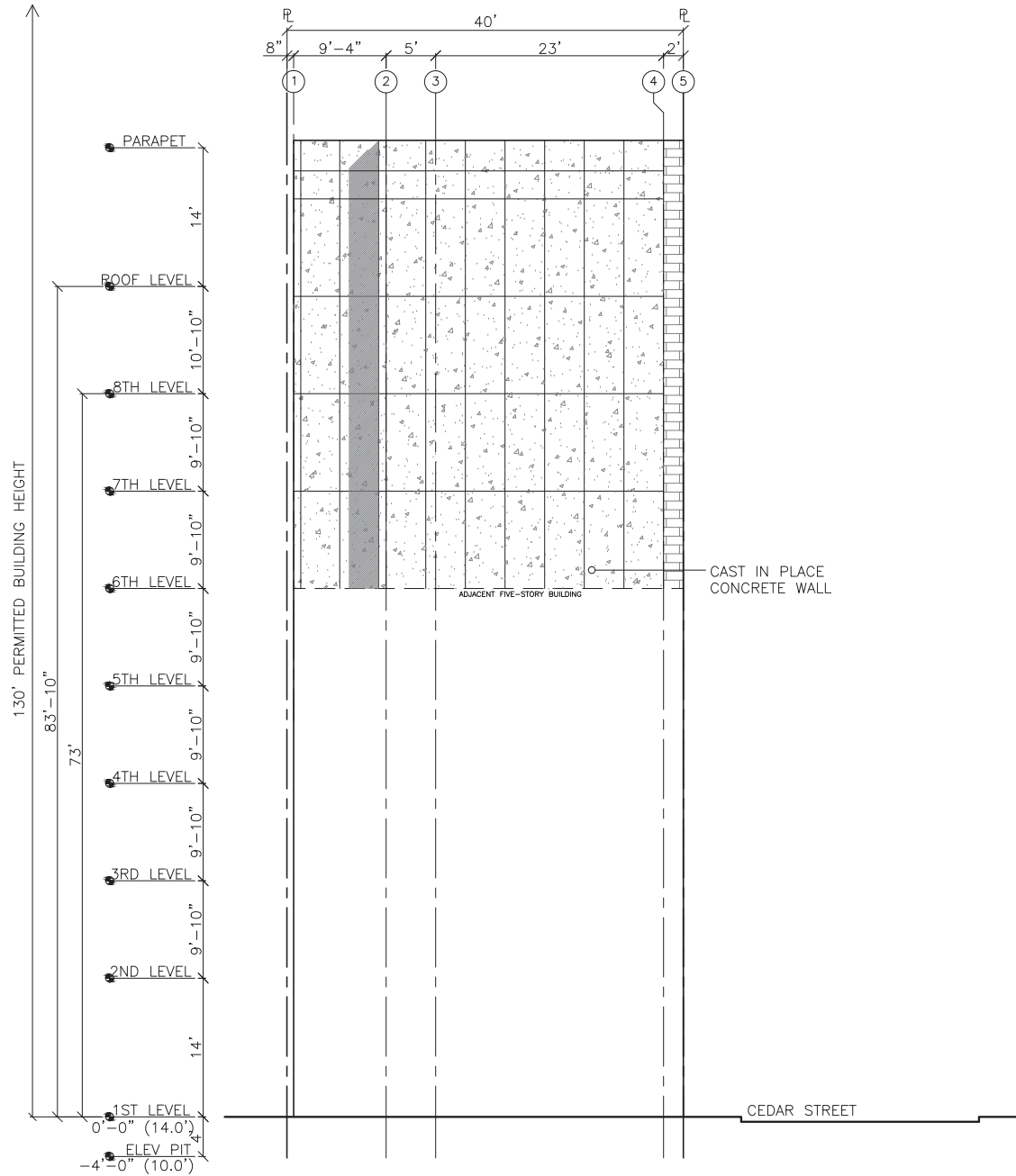

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1033 POLK STREET  
1033 POLK STREET, SAN FRANCISCO, CA

ELEVATIONS

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SHEET NO	



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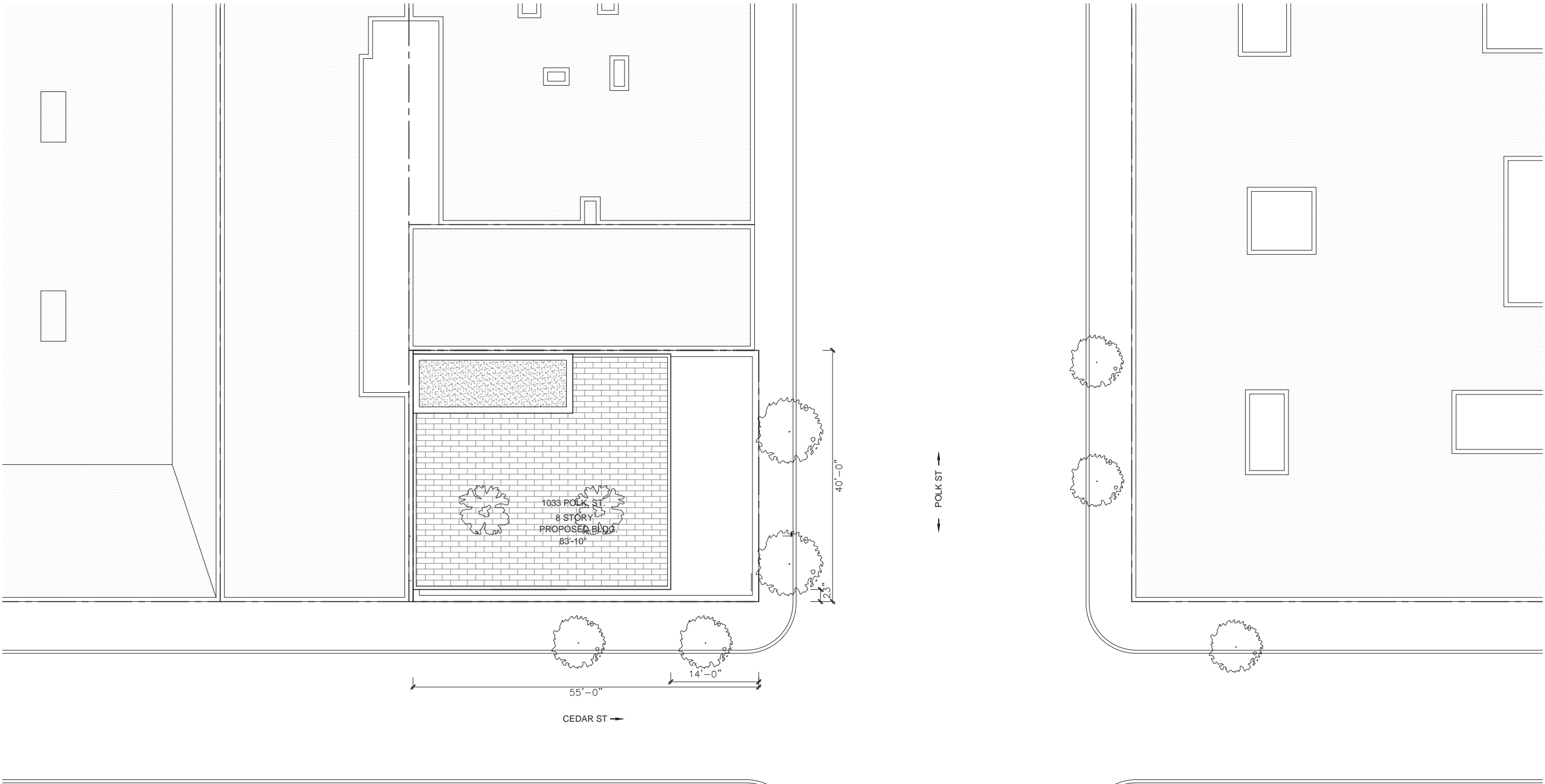
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**1033 POLK STREET**  
1033 POLK STREET, SAN FRANCISCO, CA

ELEVATIONS

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DRAWN	SSINAI
SHEET NO	

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COMMERCIAL	445	835	835	445	0
RESIDENTIAL	14,995	6,930	2,980	14,995	0
UNIT COUNT	19	15	5	19	0
UNIT TYPES	18 - 1 BED 1 - 2 BED	3 - 1 BED 12 - STUDIO	5 - 1 BED	18 - 1 BED 1 - 2 BED	-

SITE PLAN – PARTIAL PRESERVATION

1

ISSUE RECORD


OWNERS:  
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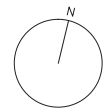
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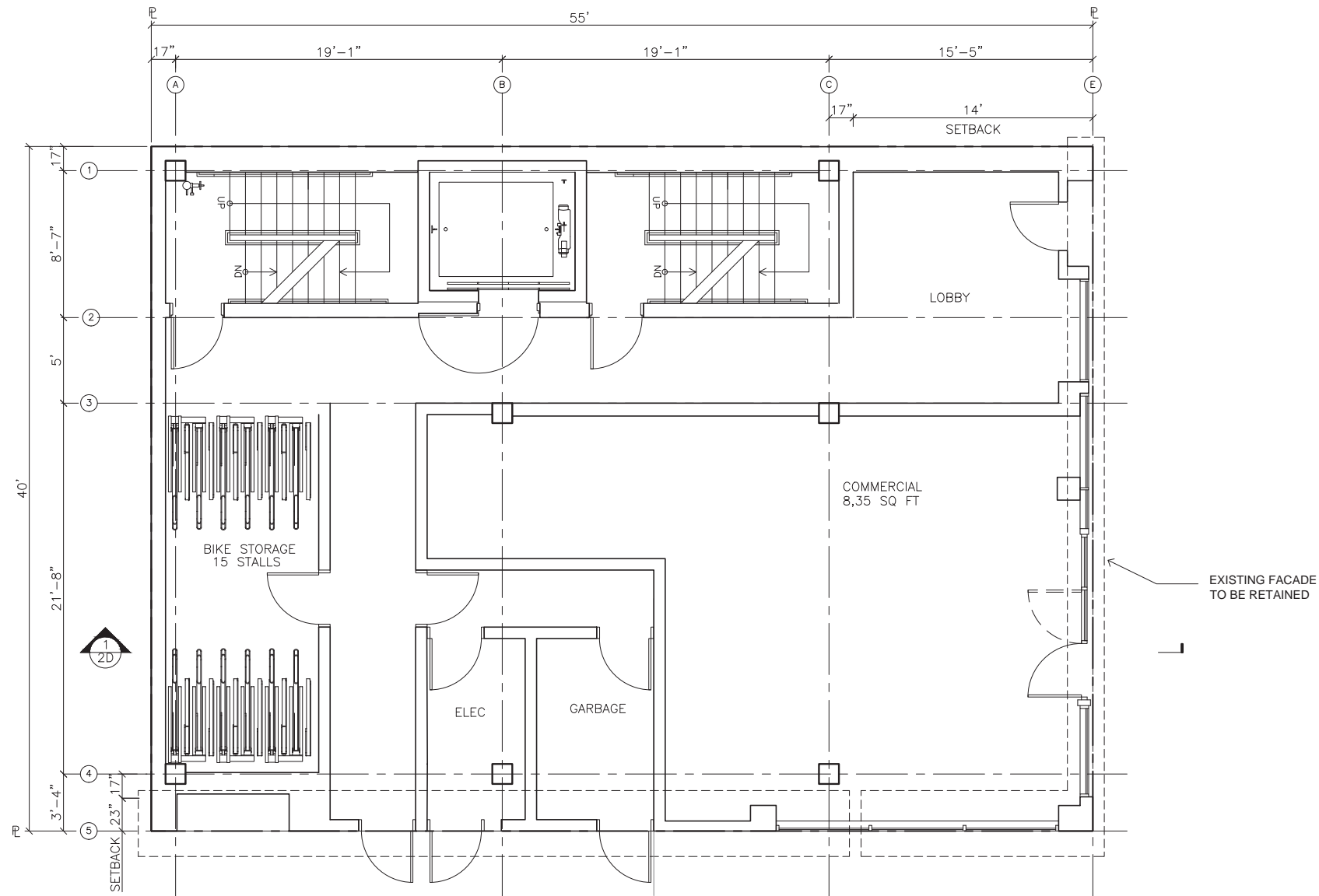
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SHEET NO	2B





GROUND FLOOR PLAN – PARTIAL PRESERVATION



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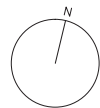
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1033 POLK STREET, SAN FRANCISCO, CA

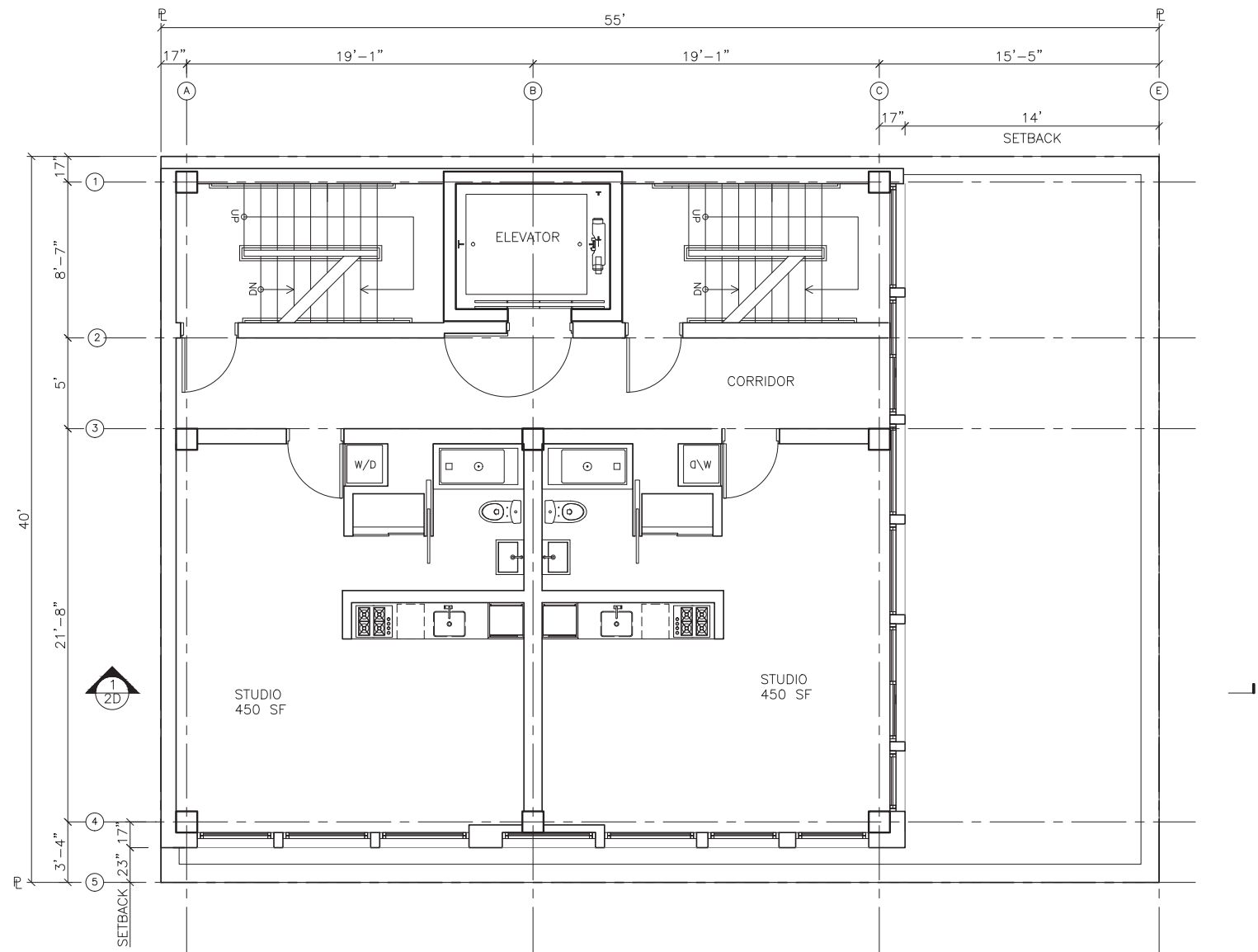
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SHEET NO  
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TYPICAL FLOOR PLAN – PARTIAL PRESERVATION



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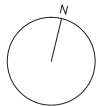
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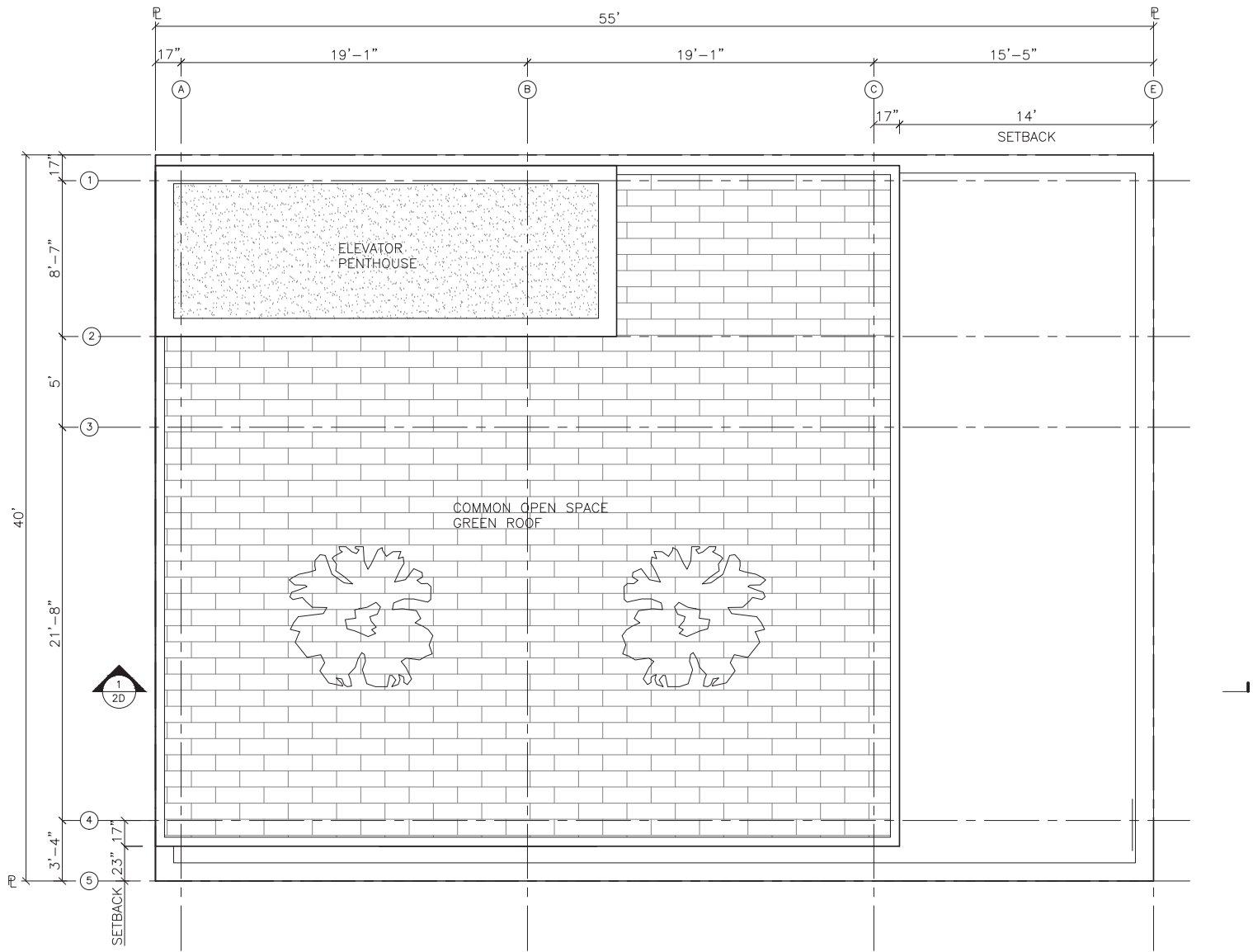
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SHEET NO

**2C.2**



ROOF PLAN – PARTIAL PRESERVATION



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1033 POLK STREET  
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ARCHITECT:  
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NATOMA ARCHITECTS Inc.  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978

1033 POLK STREET  
1033 POLK STREET, SAN FRANCISCO, CA

FLOOR PLAN

SET	PLANNING
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SHEET NO

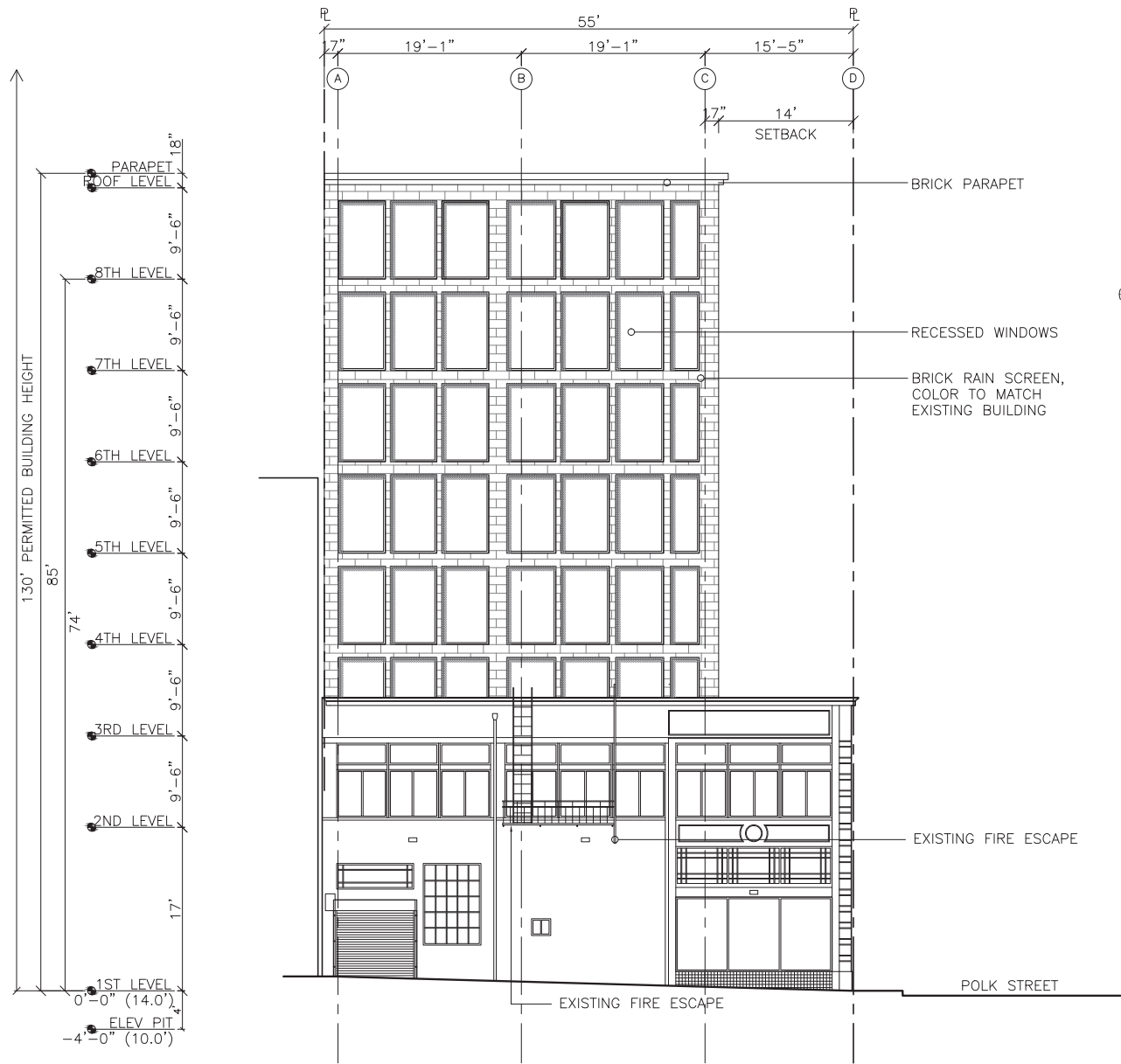
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## BUILDING SECTION – PARTIAL PRESERVATION

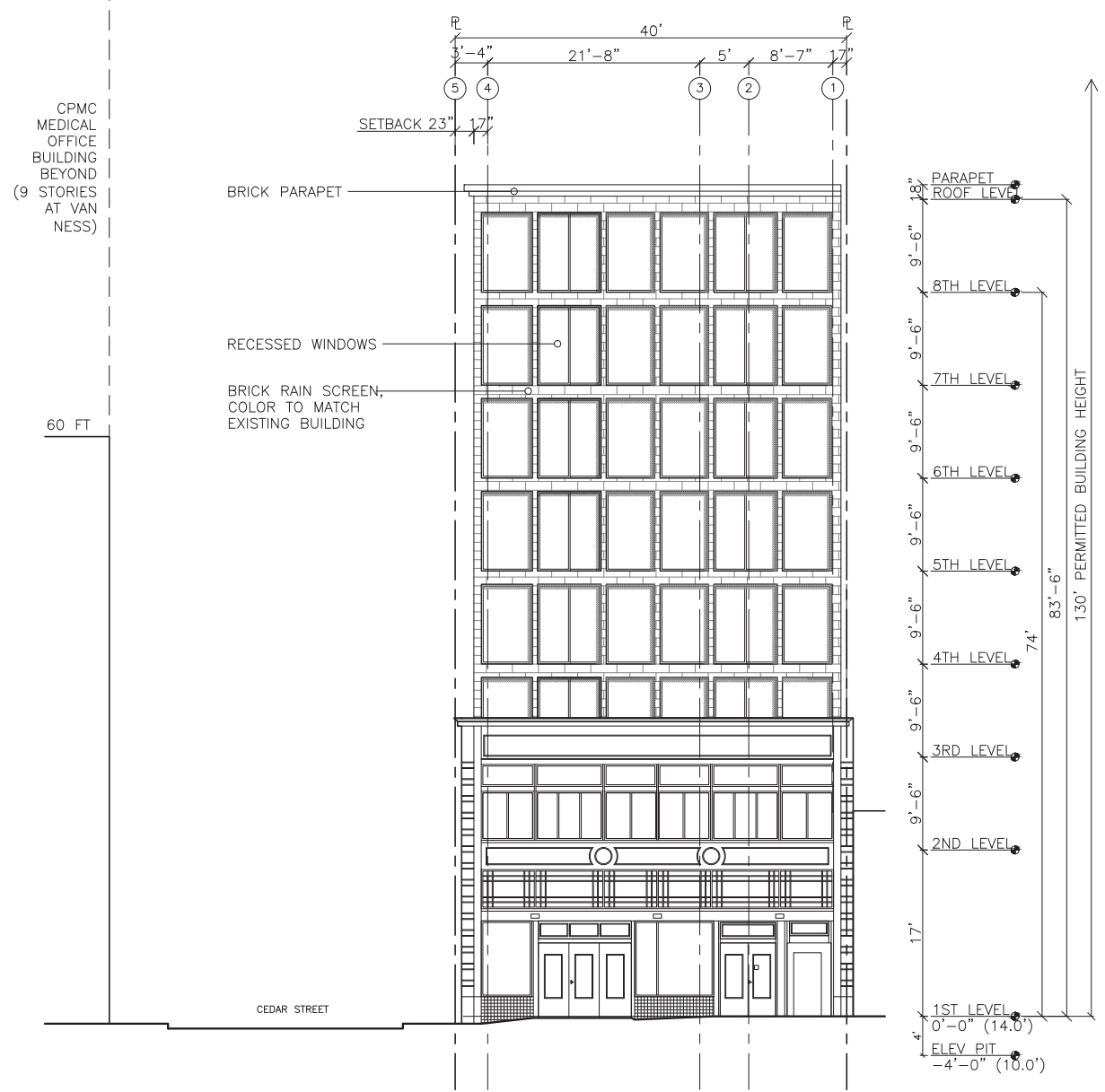
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SOUTH ELEVATION – CEDAR ST.

1



EAST ELEVATION – POLK ST.

2

ISSUE RECORD

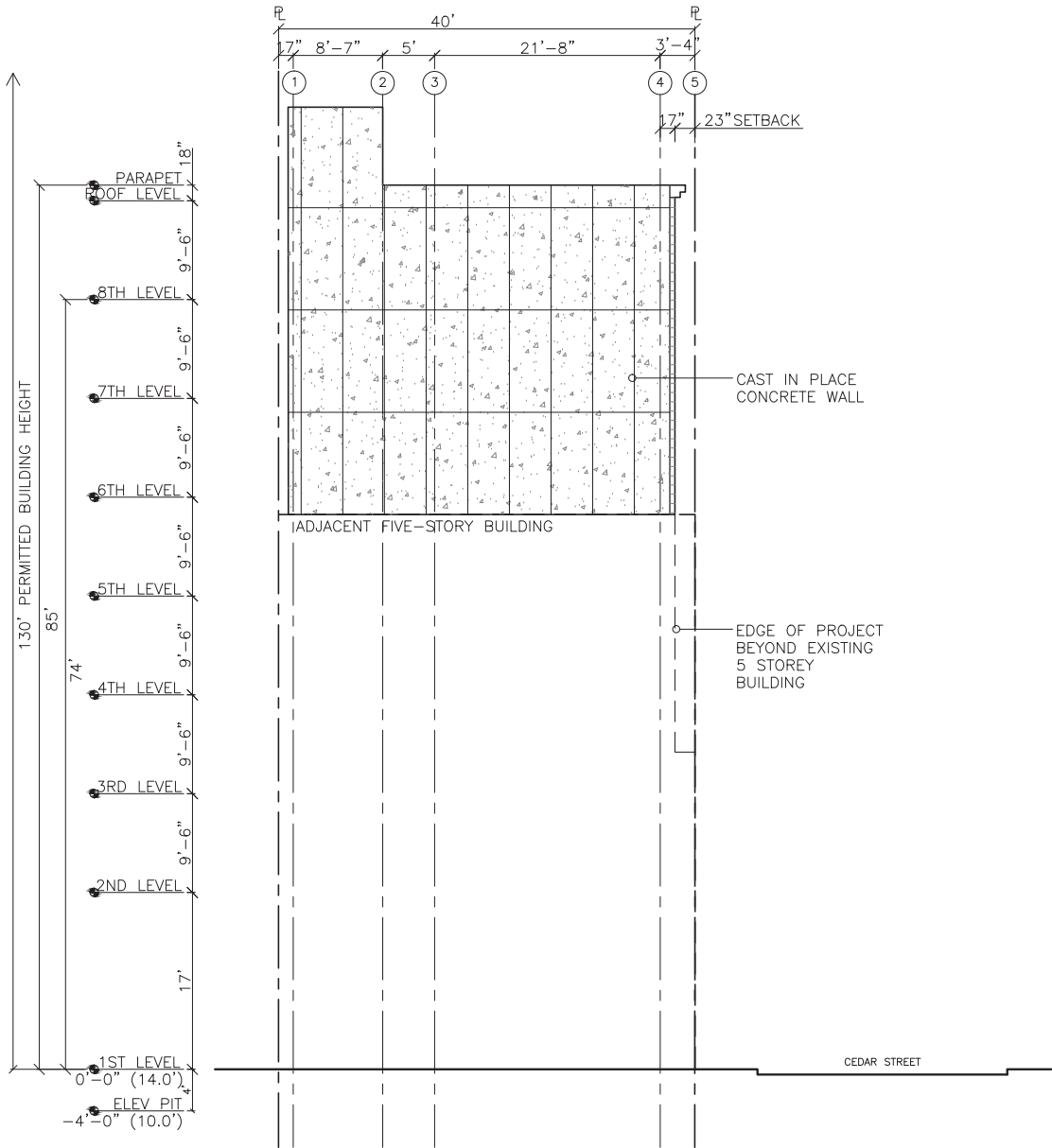
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**1033 POLK STREET LLC.**  
 1033 POLK STREET  
 San Francisco, CA 94109  
 T 415.621.1888 X113

ARCHITECT:  
**STANLEY SAIOWITZ / NATOMA ARCHITECTS Inc.**  
 1022 Natoma Street, No. 3  
 San Francisco, CA 94103  
 T 415.626.8977 F 415.626.8978

**1033 POLK STREET**  
 1033 POLK STREET, SAN FRANCISCO, CA

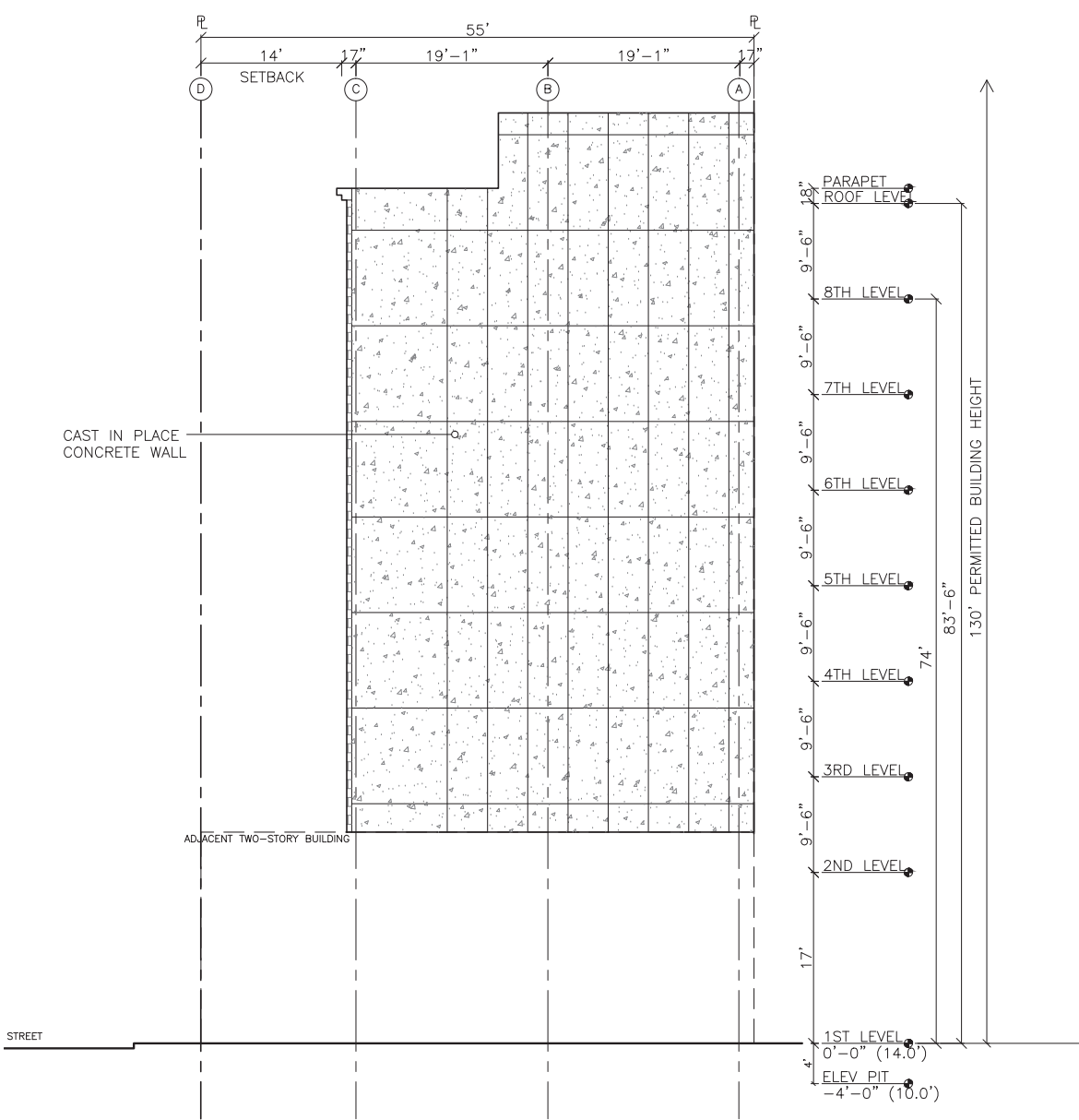
ELEVATIONS

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DRAWN	SS/NAI © 2017 STANLEY SAIOWITZ / NATOMA ARCHITECTS INC.
SHEET NO	2E.1



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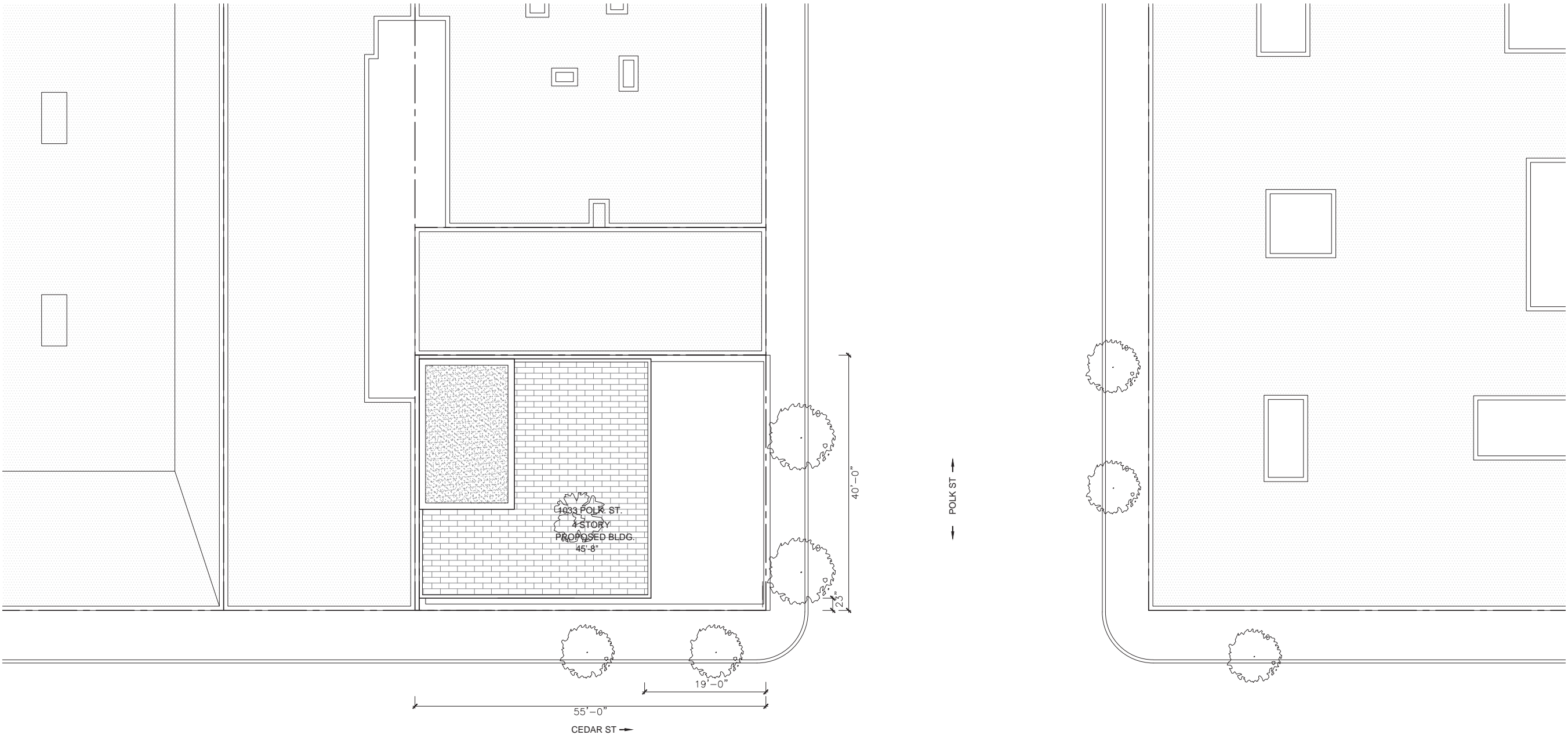
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NORTH ELEVATION

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FAR	15,400	7,765	3,815	15,400	3,200
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COMMERCIAL	445	835	835	445	0
RESIDENTIAL	14,995	6,930	2,980	14,995	0
UNIT COUNT	19	15	5	19	0
UNIT TYPES	18 - 1 BED 1 - 2 BED	3 - 1 BED 12 - STUDIO	5 - 1 BED	18 - 1 BED 1 - 2 BED	-

SITE PLAN – FULL PRESERVATION

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ISSUE RECORD


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1033 POLK STREET LLC.  
1033 POLK STREET  
San Francisco, CA, 94109  
T 415.621.1888 X113

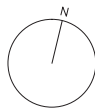
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1033 POLK STREET

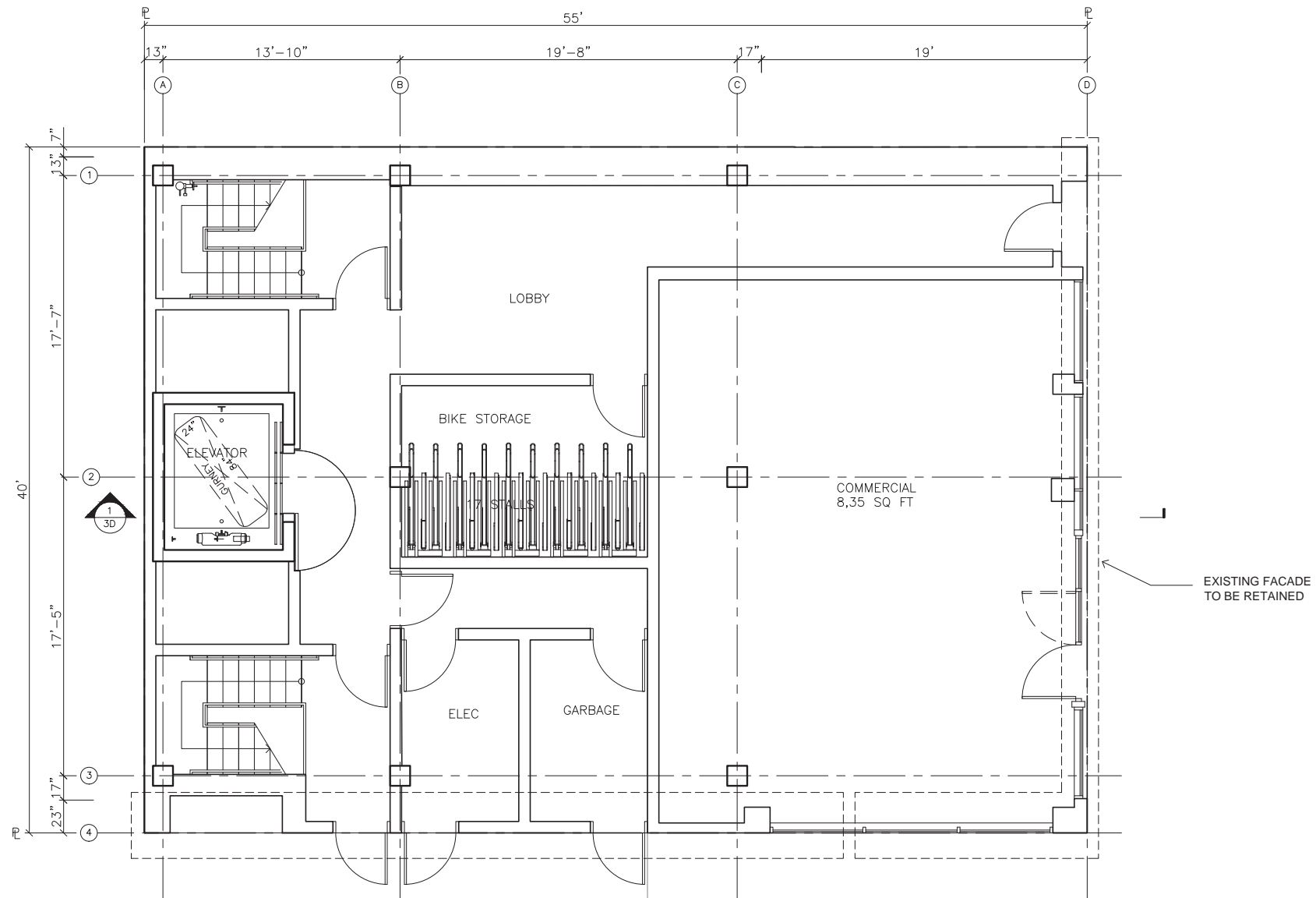
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SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SS/NAI © 2017 STANLEY SAIOWITZ / NATOMA ARCHITECTS INC.
SHEET	NO



GROUND FLOOR PLAN – FULL PRESERVATION



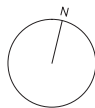
ISSUE RECORD

OWNERS:  
**1033 POLK STREET LLC.**  
1033 POLK STREET  
San Francisco, CA, 94109  
T 415.621.1888 X113

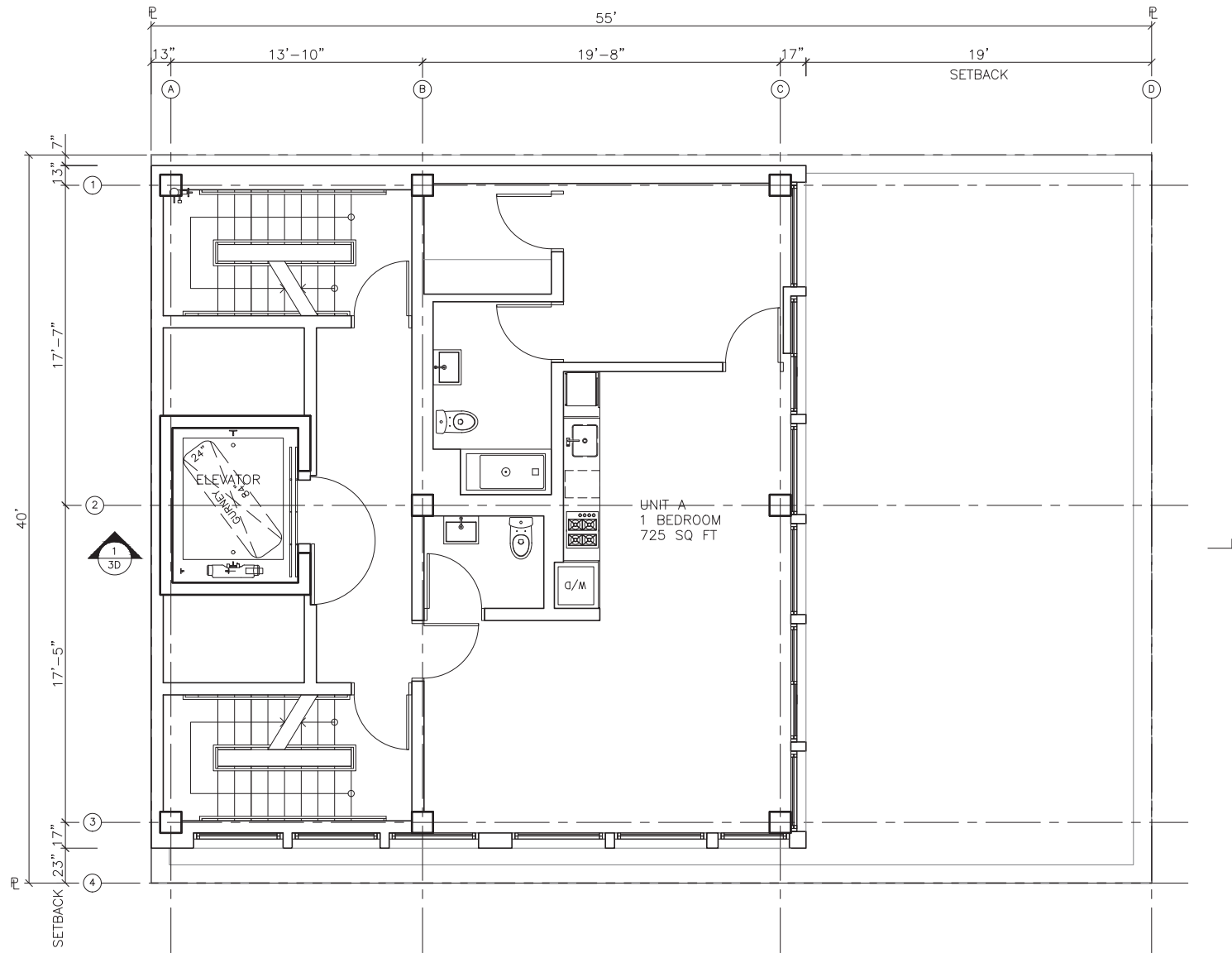
ARCHITECT:  
**STANLEY SAIKOWITZ / NATOMA ARCHITECTS Inc.**  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978

**1033 POLK STREET**  
1033 POLK STREET, SAN FRANCISCO, CA

FLOOR PLAN	
SET	PLANNING
DATE	04.11.2017
SCALE	1/4" = 1'-0"
DRAWN	SSINAI
SHEET NO	
3C.1	



TYPICAL FLOOR PLAN



1

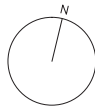
ISSUE RECORD

OWNERS:  
**1033 POLK STREET LLC.**  
1033 POLK STREET  
San Francisco, CA, 94109  
T 415.621.1888 X113

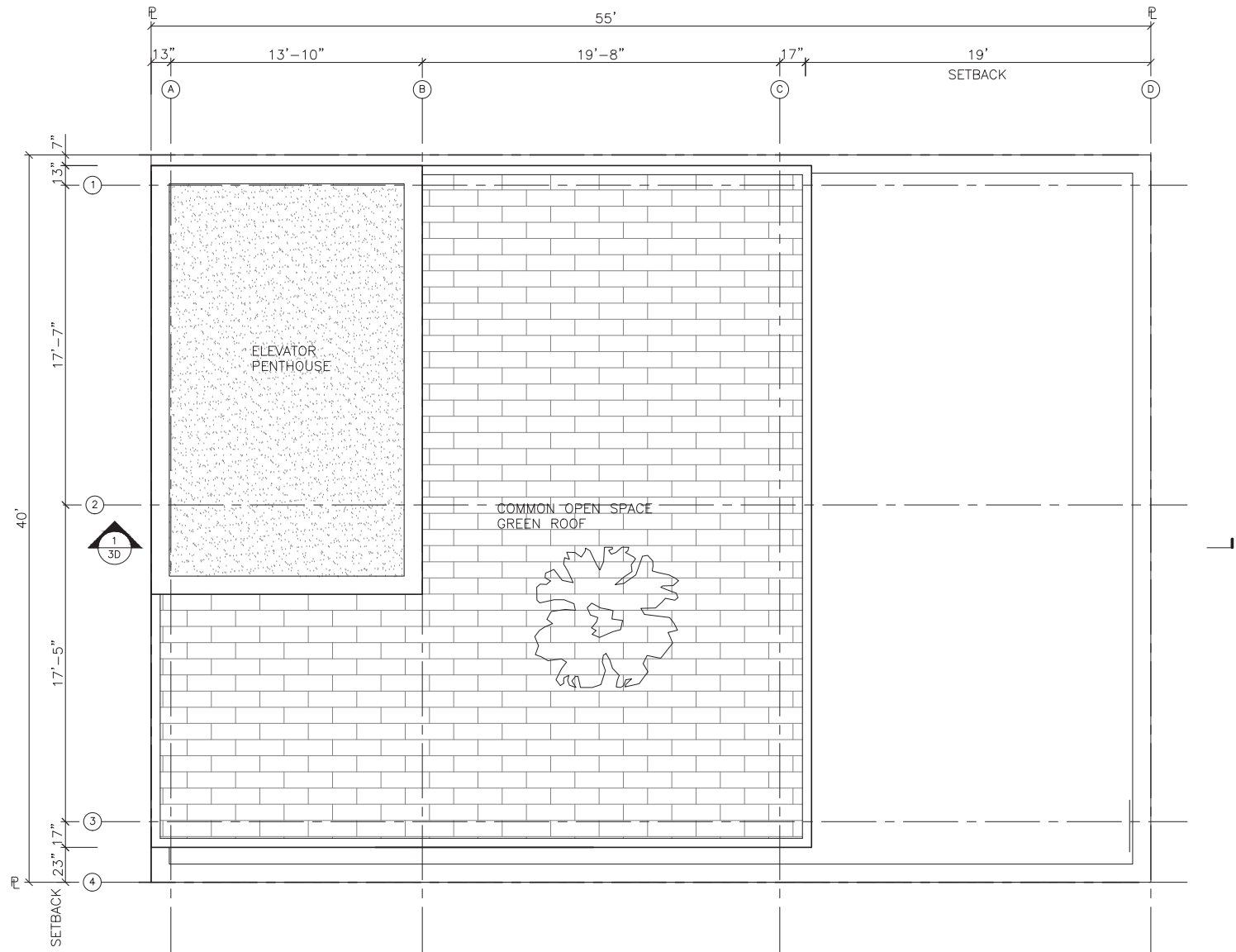
ARCHITECT:  
**STANLEY SAIOWITZ / NATOMA ARCHITECTS Inc.**  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978

**1033 POLK STREET**  
1033 POLK STREET, SAN FRANCISCO, CA

FLOOR PLAN	
SET	PLANNING
DATE	04.11.2017
SCALE	1/4" = 1'-0"
DRAWN	SSINAI
SHEET NO	
3C.2	



ROOF PLAN — FULL PRESERVATION



1

ISSUE RECORD

OWNERS:  
**1033 POLK STREET LLC.**  
1033 POLK STREET  
San Francisco, CA, 94109  
T 415.621.1888 X113

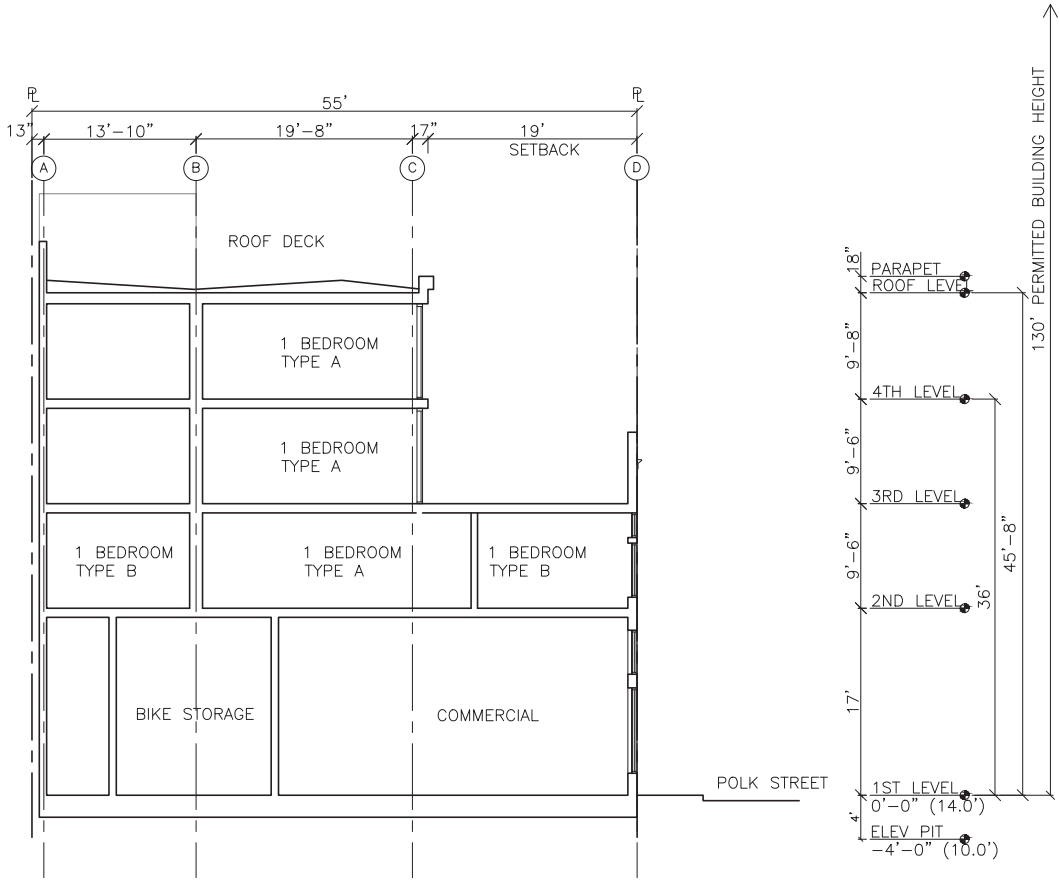
ARCHITECT:  
**STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.**  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978

**1033 POLK STREET**  
1033 POLK STREET, SAN FRANCISCO, CA

FLOOR PLAN

SET	PLANNING
DATE	04.11.2017
SCALE	1/4" = 1'-0"
DRAWN	SSINAI <small>STANLEY SAIOWITZ   NATOMA ARCHITECTS Inc.</small>
SHEET NO	

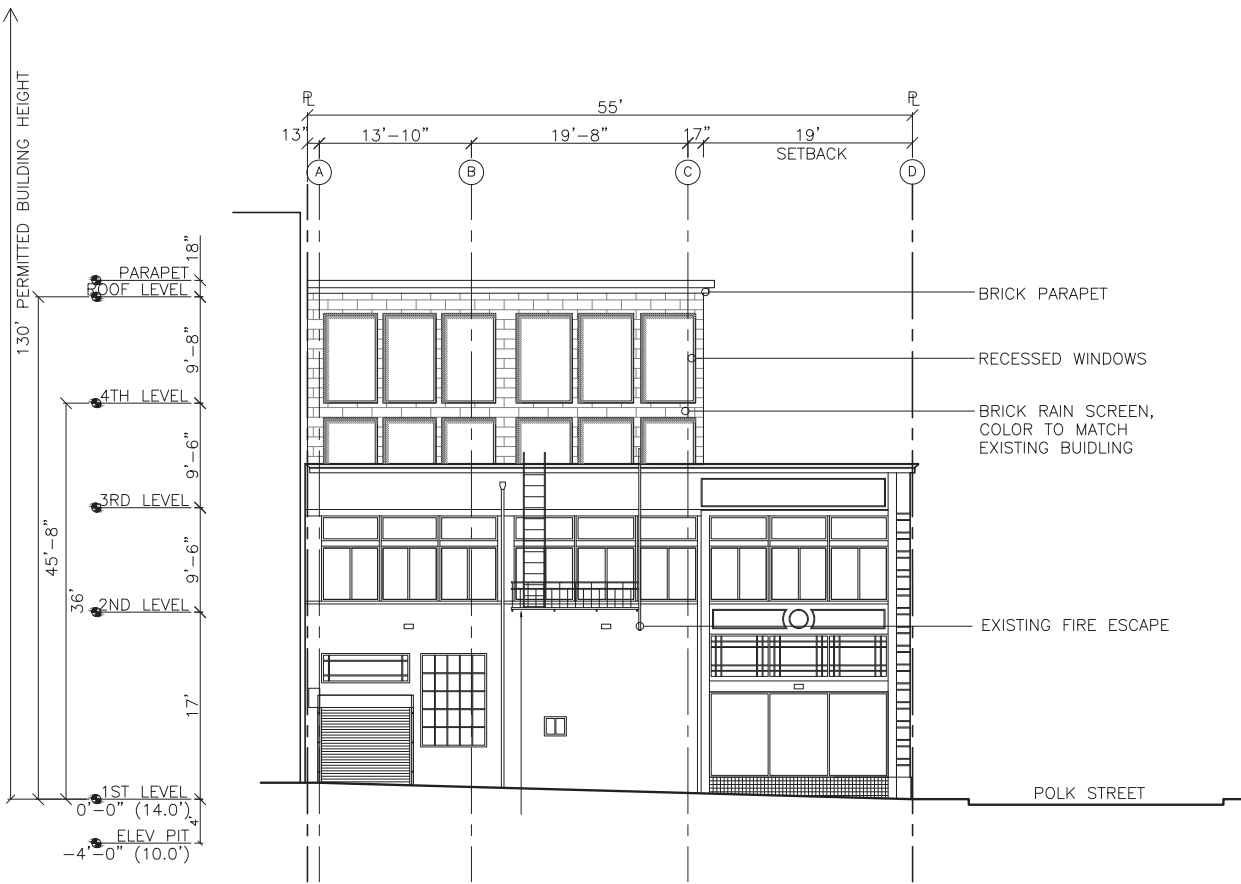
3C.3



BUILDING SECTION – FULL PRESERVATION

1

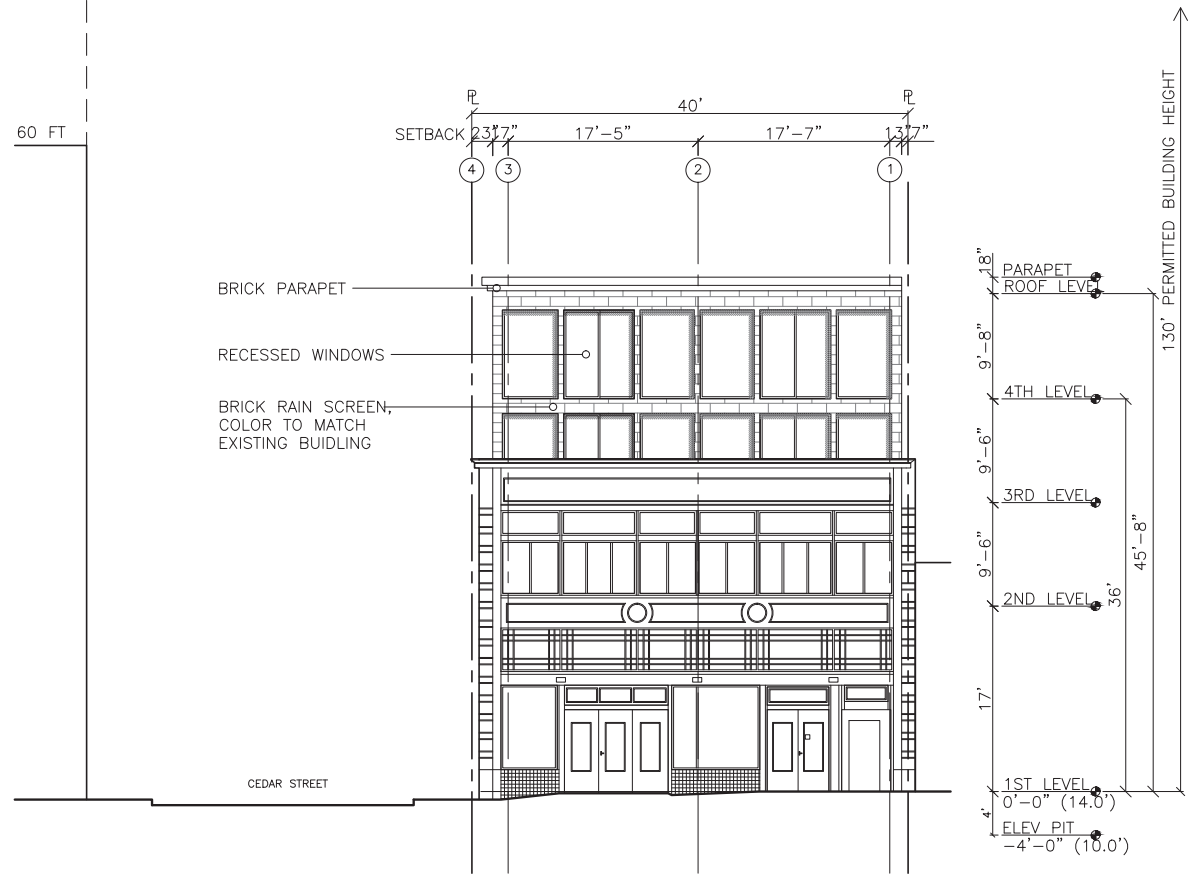
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OWNERS:	
1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113	
ARCHITECT:	
STANLEY SAIOWITZ   NATOMA ARCHITECTS Inc. 1022 Natoma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978	
1033 POLK STREET 1033 POLK STREET, SAN FRANCISCO, CA	
BUILDING SECTION	
SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SSINAI STANLEY SAIOWITZ   NATOMA ARCHITECTS INC.
SHEET NO	3D



SOUTH ELEVATION – CEDAR ST.

1

CPMC  
MEDICAL  
OFFICE  
BUILDING  
BEYOND  
(9 STORIES  
AT VAN  
NESS)



EAST ELEVATION – POLK ST.

2

ISSUE RECORD

OWNERS:  
**1033 POLK STREET LLC.**  
1033 POLK STREET  
San Francisco, CA 94109  
T 415.621.1888 X113

ARCHITECT:  
**STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.**  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978

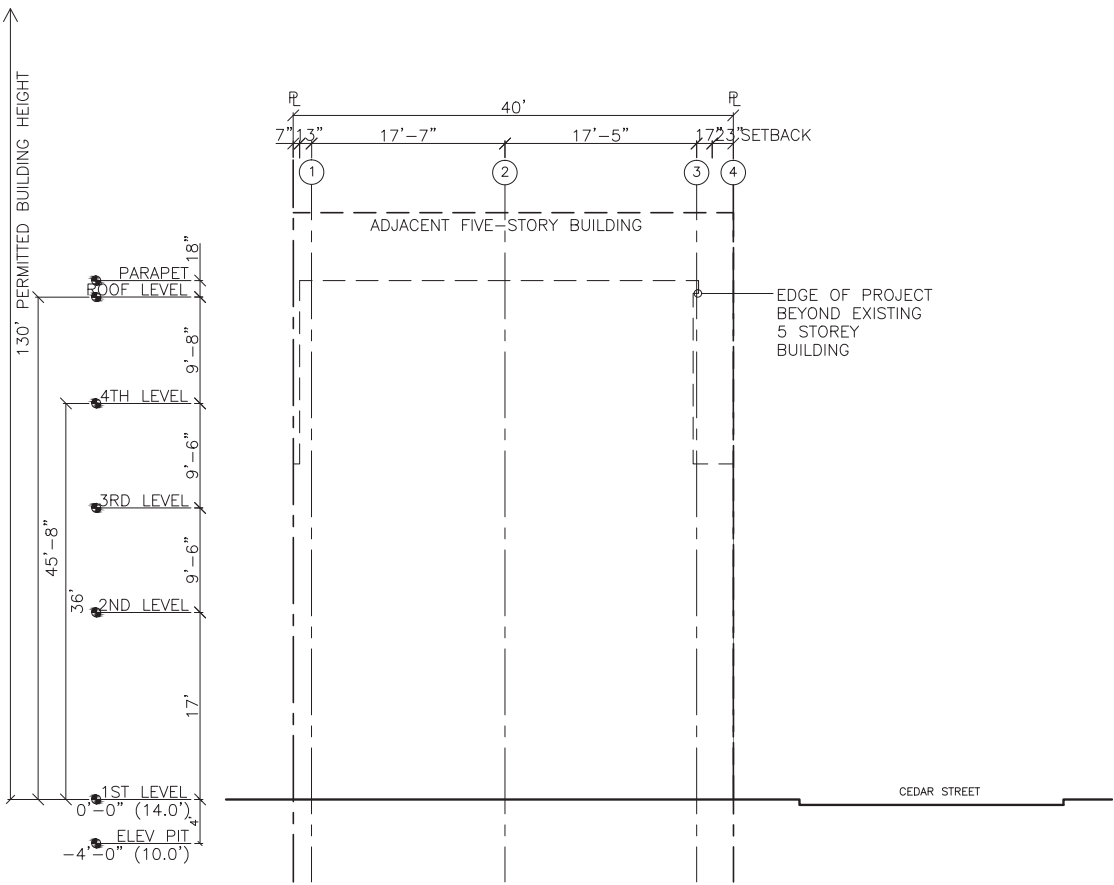
**1033 POLK STREET**  
1033 POLK STREET, SAN FRANCISCO, CA

ELEVATIONS

SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SSINAI © 2017 STANLEY SAIOWITZ   NATOMA ARCHITECTS INC.
SHEET NO	

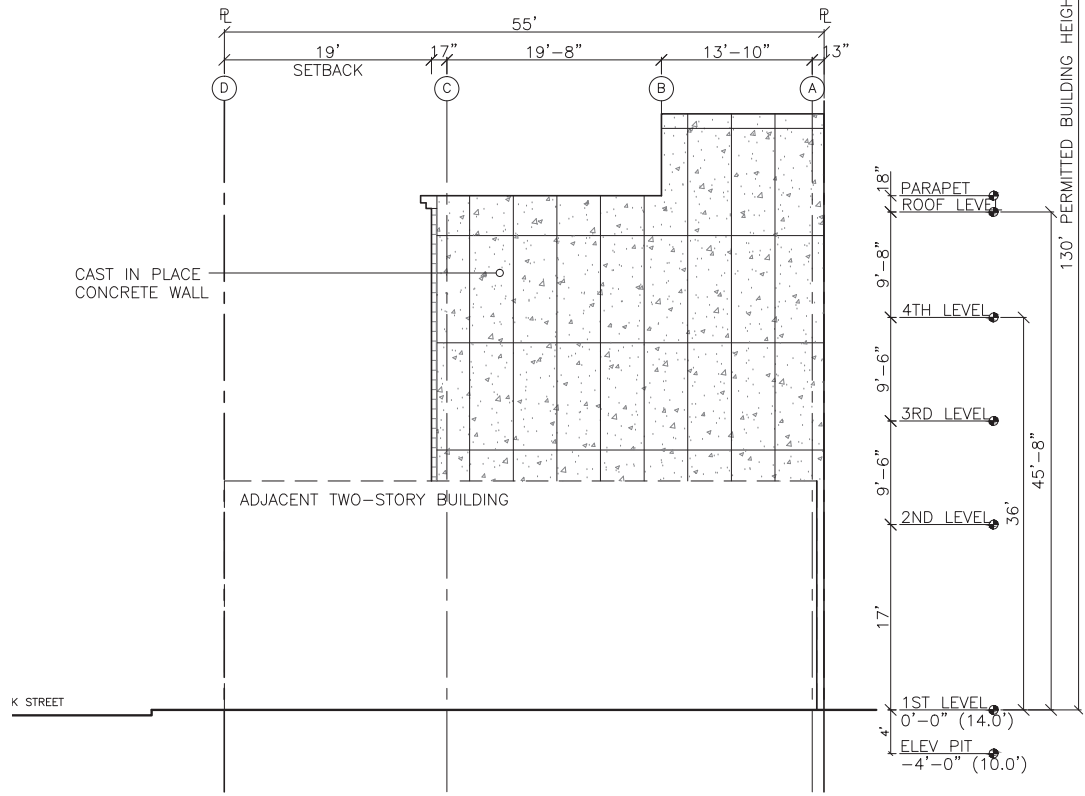
3E.1





WEST ELEVATION

1



NORTH ELEVATION

2

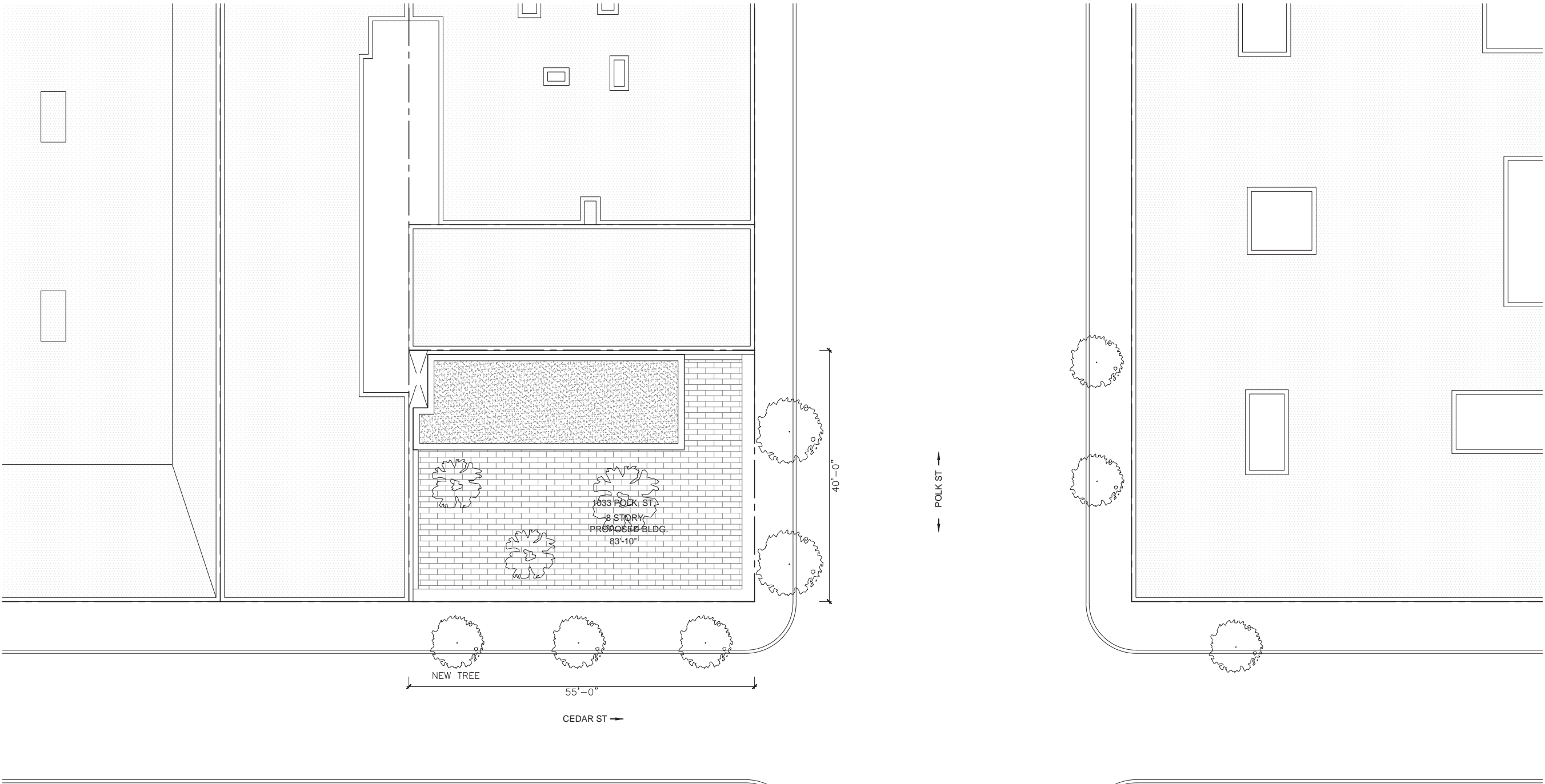
ISSUE RECORD	

OWNERS:	
1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113	
ARCHITECT:	
STANLEY SAIOWITZ   NATOMA ARCHITECTS Inc. 1022 Natoma Street, No. 3 San Francisco, CA, 94103 T 415.626.8977 F 415.626.8978	

1033 POLK STREET

1033 POLK STREET, SAN FRANCISCO, CA

ELEVATIONS	
SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SSJNAI NATOMA ARCHITECTS INC.
SHEET NO	3E.2



DATA	PROJECT	PARTIAL PRESERVATION	FULL PRESERVATION	DISTRICT COMPATIBLE	NO PROJECT
GROSS	16,885	12,380	5,862	16,885	3,200
FAR	15,400	7,765	3,815	15,400	3,200
OFFICE	0	0	0	0	2,267
COMMERCIAL	445	835	835	445	0
RESIDENTIAL	14,995	6,930	2,980	14,995	0
UNIT COUNT	19	15	5	19	0
UNIT TYPES	18 - 1 BED 1 - 2 BED	3 - 1 BED 12 - STUDIO	5 - 1 BED	18 - 1 BED 1 - 2 BED	-

ISSUE RECORD


OWNERS:  
1033 POLK STREET LLC.  
1033 POLK STREET  
San Francisco, CA 94109  
T 415.621.1888 X113

ARCHITECT:  
STANLEY SAIOWITZ /  
NATOMA ARCHITECTS Inc.  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978


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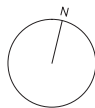
1033 POLK STREET

1033 POLK STREET, SAN FRANCISCO, CA

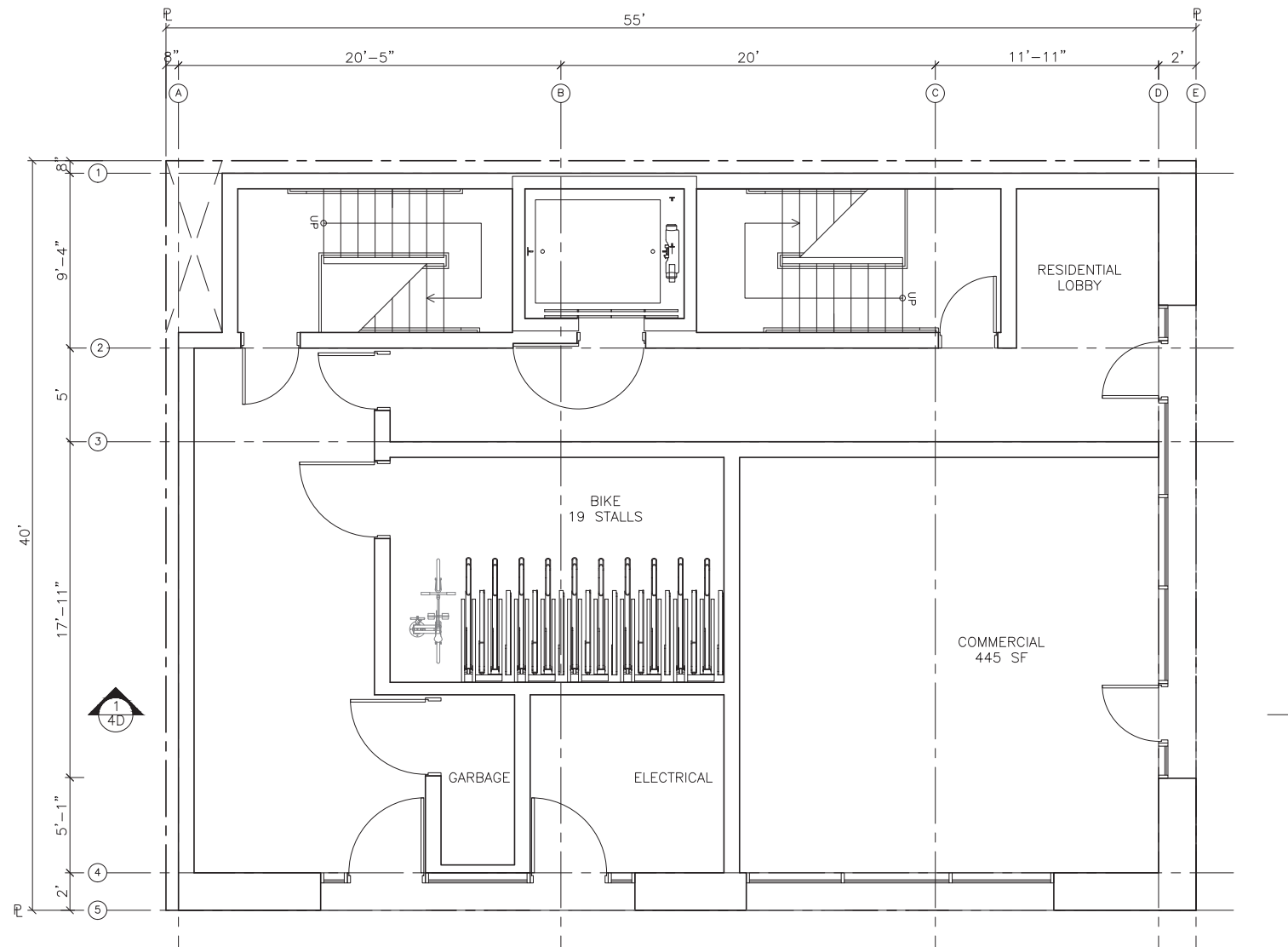
SITE PLAN

SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SS/NAI © COPYRIGHT STANLEY SAIOWITZ / NATOMA ARCHITECTS INC.

SHEET NO



GROUND FLOOR PLAN – DISTRICT COMPATIBLE



ISSUE RECORD

OWNERS:  
**1033 POLK STREET LLC.**  
1033 POLK STREET  
San Francisco, CA 94109  
T 415.621.1888 X113

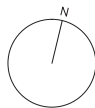
ARCHITECT:  
**STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.**  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978

**1033 POLK STREET**  
1033 POLK STREET, SAN FRANCISCO, CA

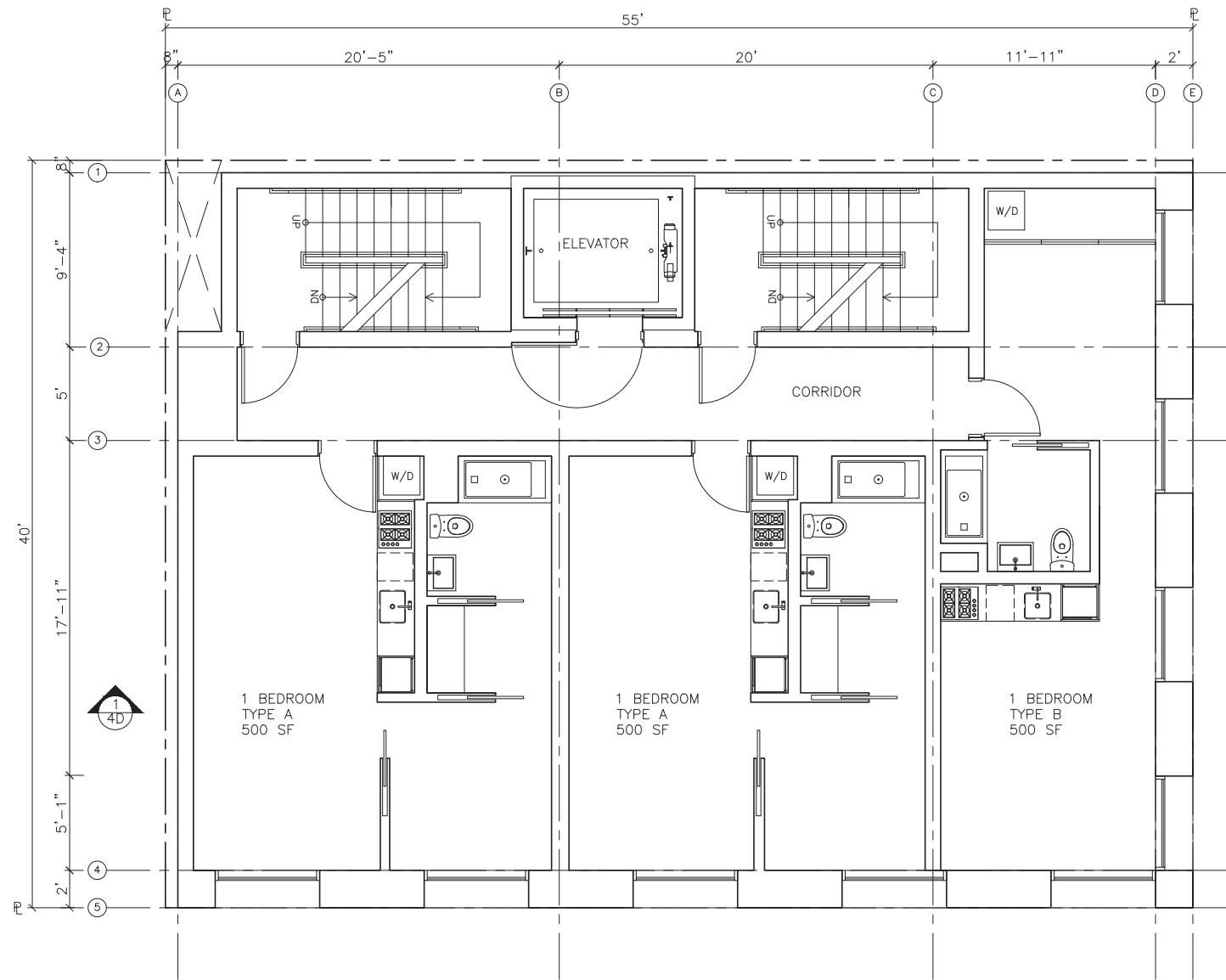
FLOOR PLAN

SET	PLANNING
DATE	04.11.2017
SCALE	1/4" = 1'-0"
DRAWN	SSINAI STANLEY SAIOWITZ   NATOMA ARCHITECTS Inc.
SHEET NO	

**4C.1**



TYPICAL FLOOR PLAN – DISTRICT COMPATIBLE



ISSUE RECORD

OWNERS:  
**1033 POLK STREET LLC.**  
1033 POLK STREET  
San Francisco, CA 94109  
T 415.621.1888 X113

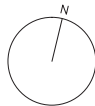
ARCHITECT:  
**STANLEY SAIOWITZ / NATOMA ARCHITECTS Inc.**  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978

**1033 POLK STREET**  
1033 POLK STREET, SAN FRANCISCO, CA

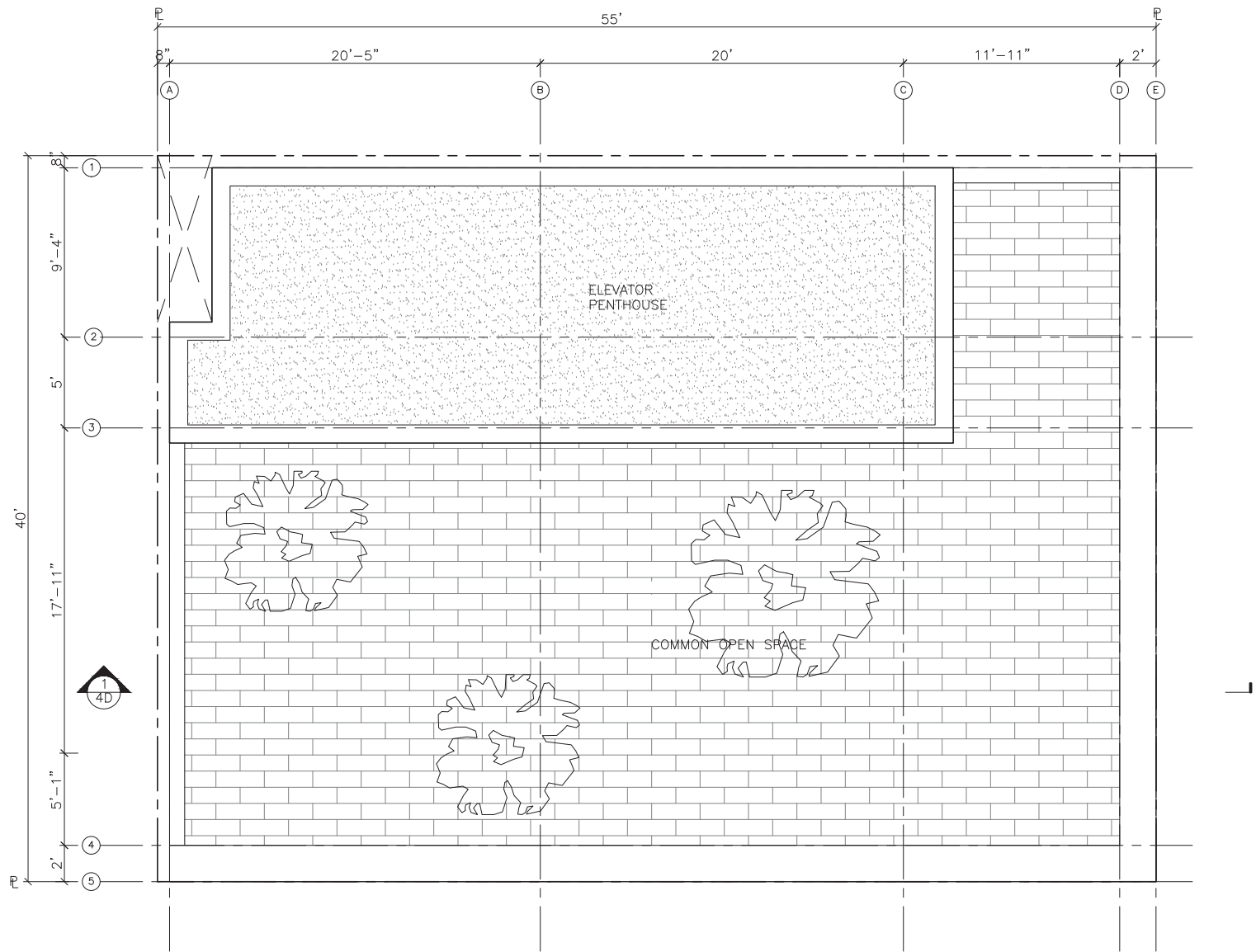
FLOOR PLAN

SET	PLANNING
DATE	04.11.2017
SCALE	1/4" = 1'-0"
DRAWN	SSJNAI
SHEET NO	

4C.2



ROOF PLAN — DISTRICT COMPATIBLE



ISSUE RECORD

OWNERS:  
**1033 POLK STREET LLC.**  
1033 POLK STREET  
San Francisco, CA, 94109  
T 415.621.1888 X113

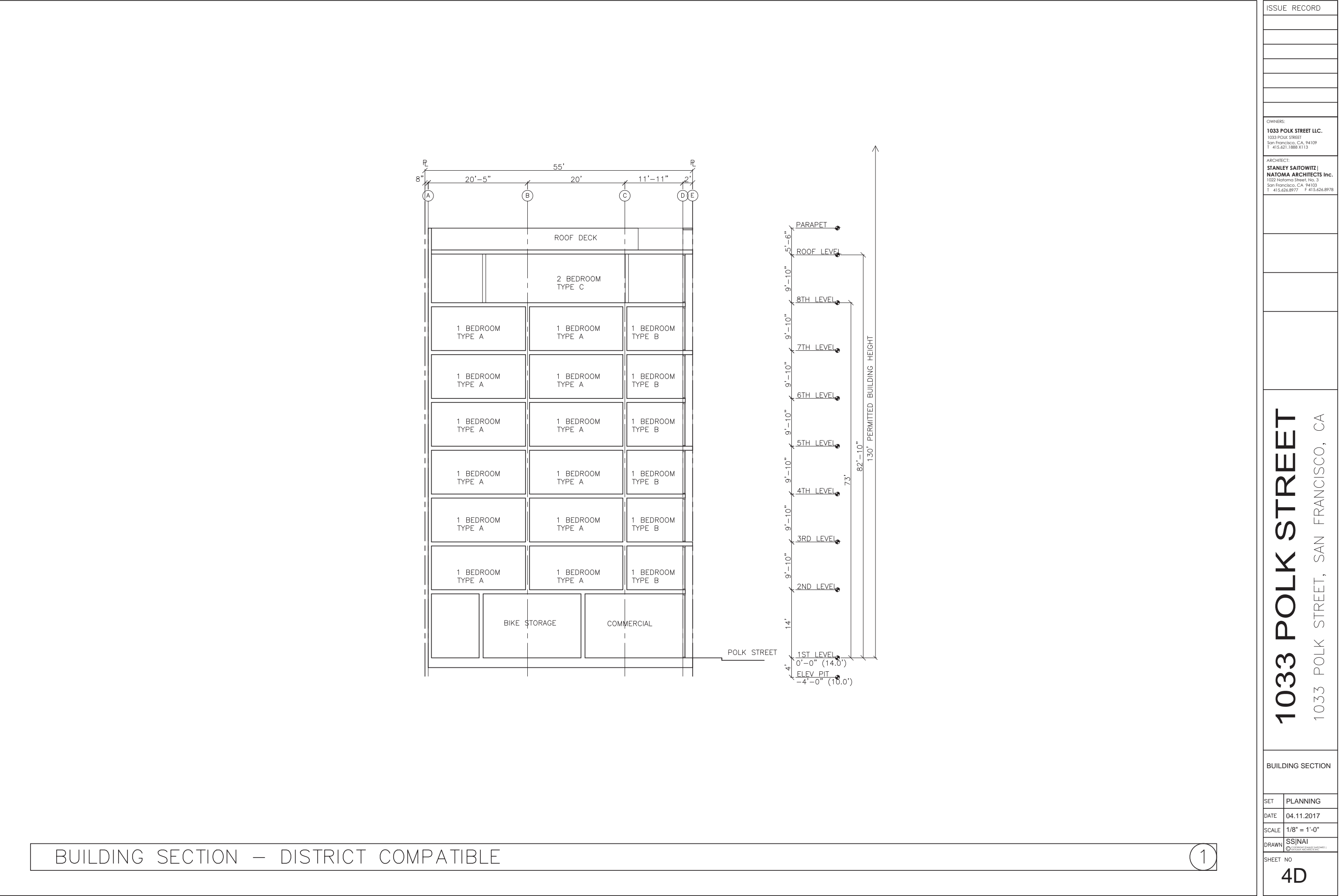
ARCHITECT:  
**STANLEY SAIOWITZ |  
NATOMA ARCHITECTS Inc.**  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978

**1033 POLK STREET**  
1033 POLK STREET, SAN FRANCISCO, CA

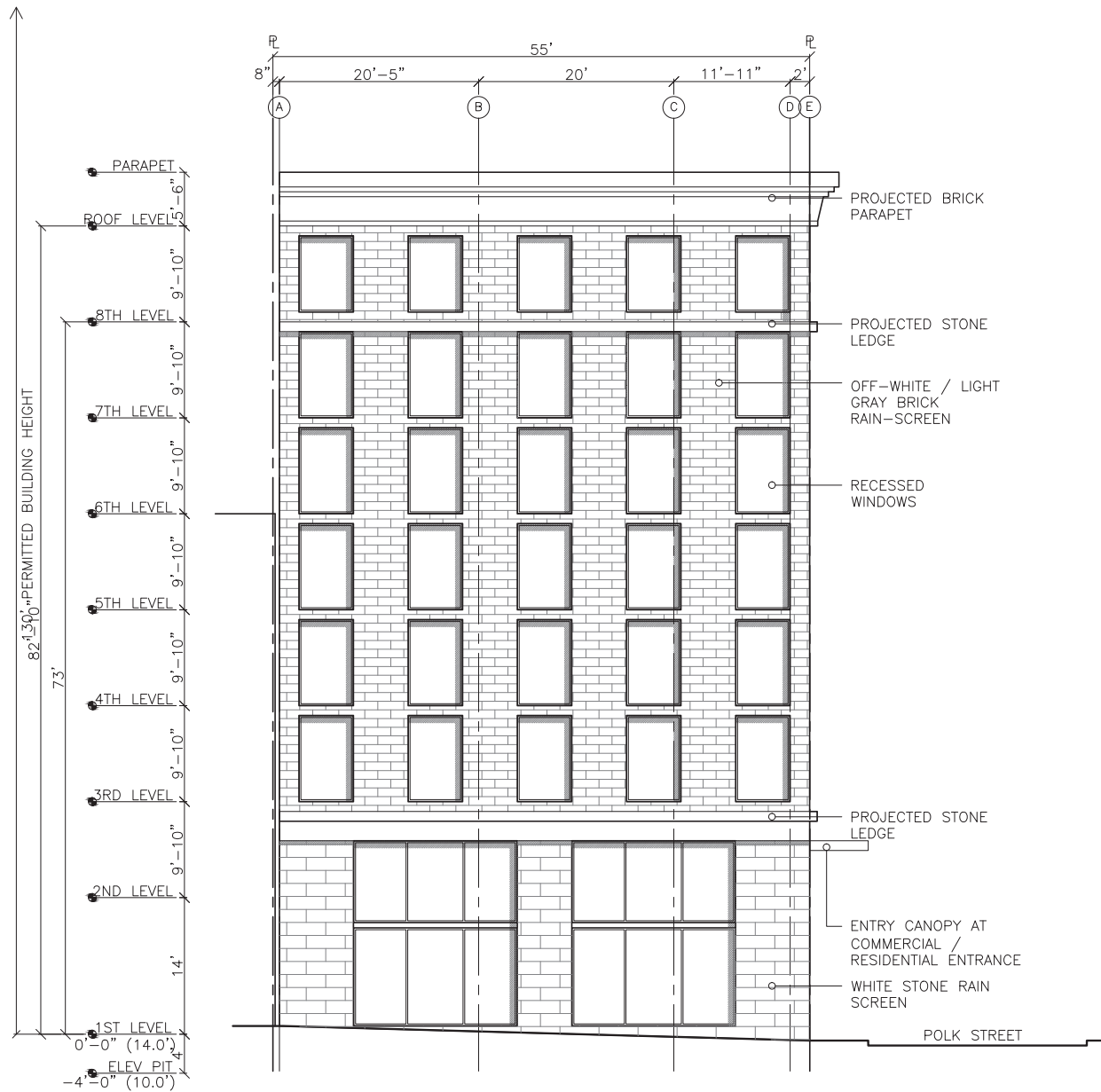
ROOF PLAN

SET	PLANNING
DATE	04.11.2017
SCALE	1/4" = 1'-0"
DRAWN	SSINAI <small>STANLEY SAIOWITZ   NATOMA ARCHITECTS INC.</small>
SHEET NO	

4C.3

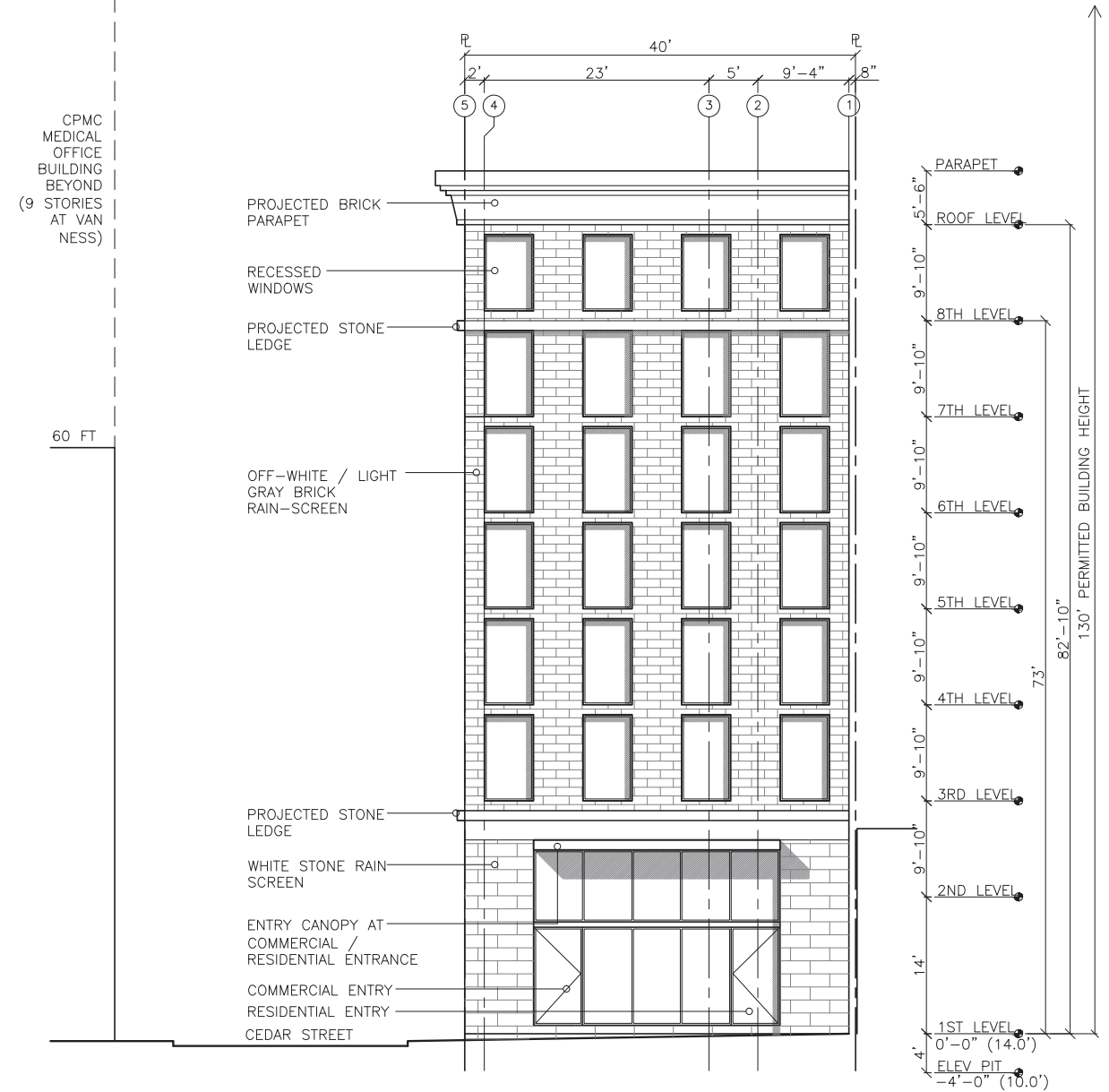






SOUTH ELEVATION – CEDAR ST.

1



EAST ELEVATION – POLK ST.

2

# ISSUE RECORD

OWNERS:  
1033 POLK STREET LLC.  
1033 POLK STREET  
San Francisco, CA 94109  
T 415.621.1888 X113

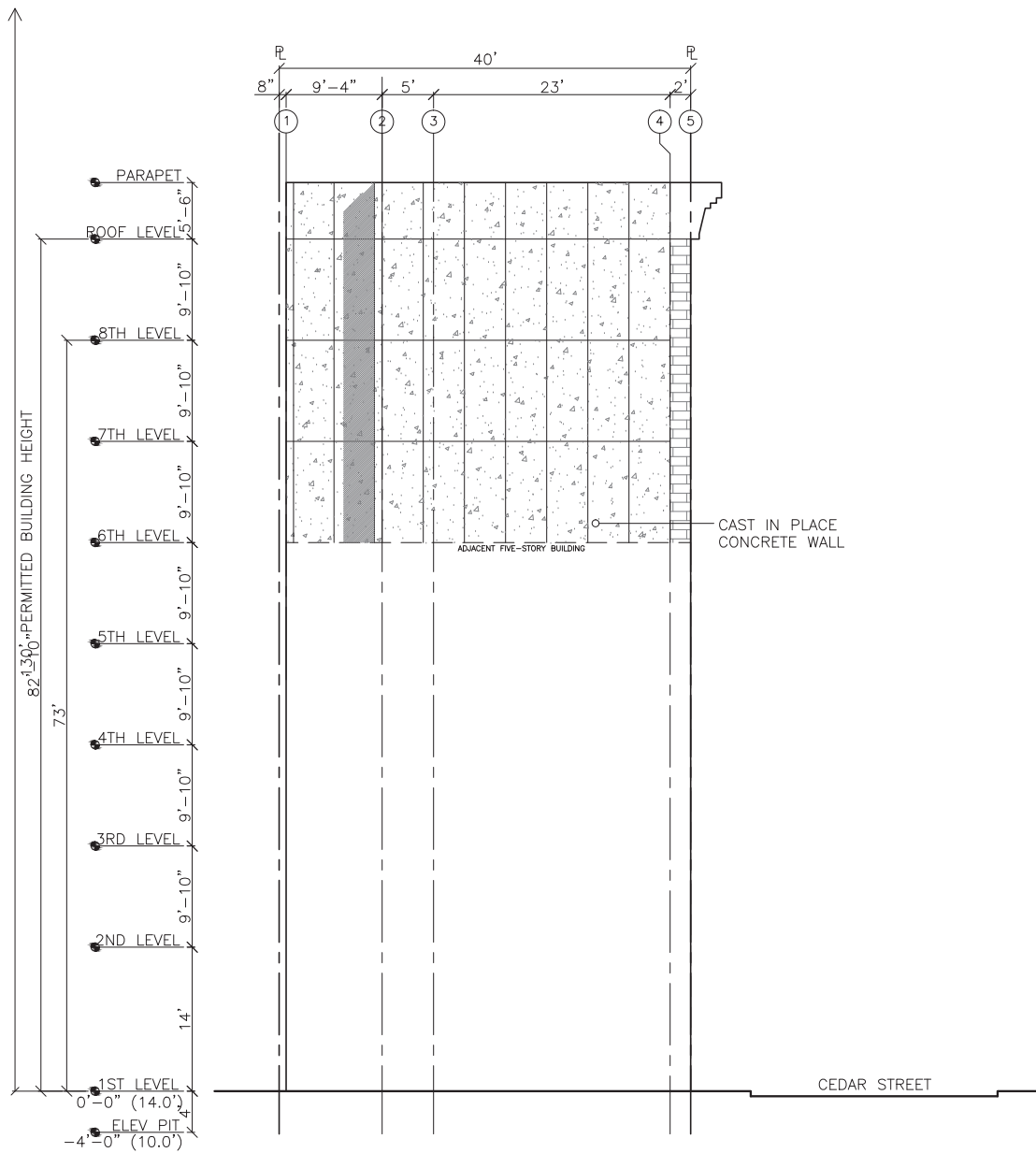
ARCHITECT:  
STANLEY SAIOWITZ /  
NATOMA ARCHITECTS Inc.  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978

1033 POLK STREET  
1033 POLK STREET, SAN FRANCISCO, CA

## ELEVATIONS

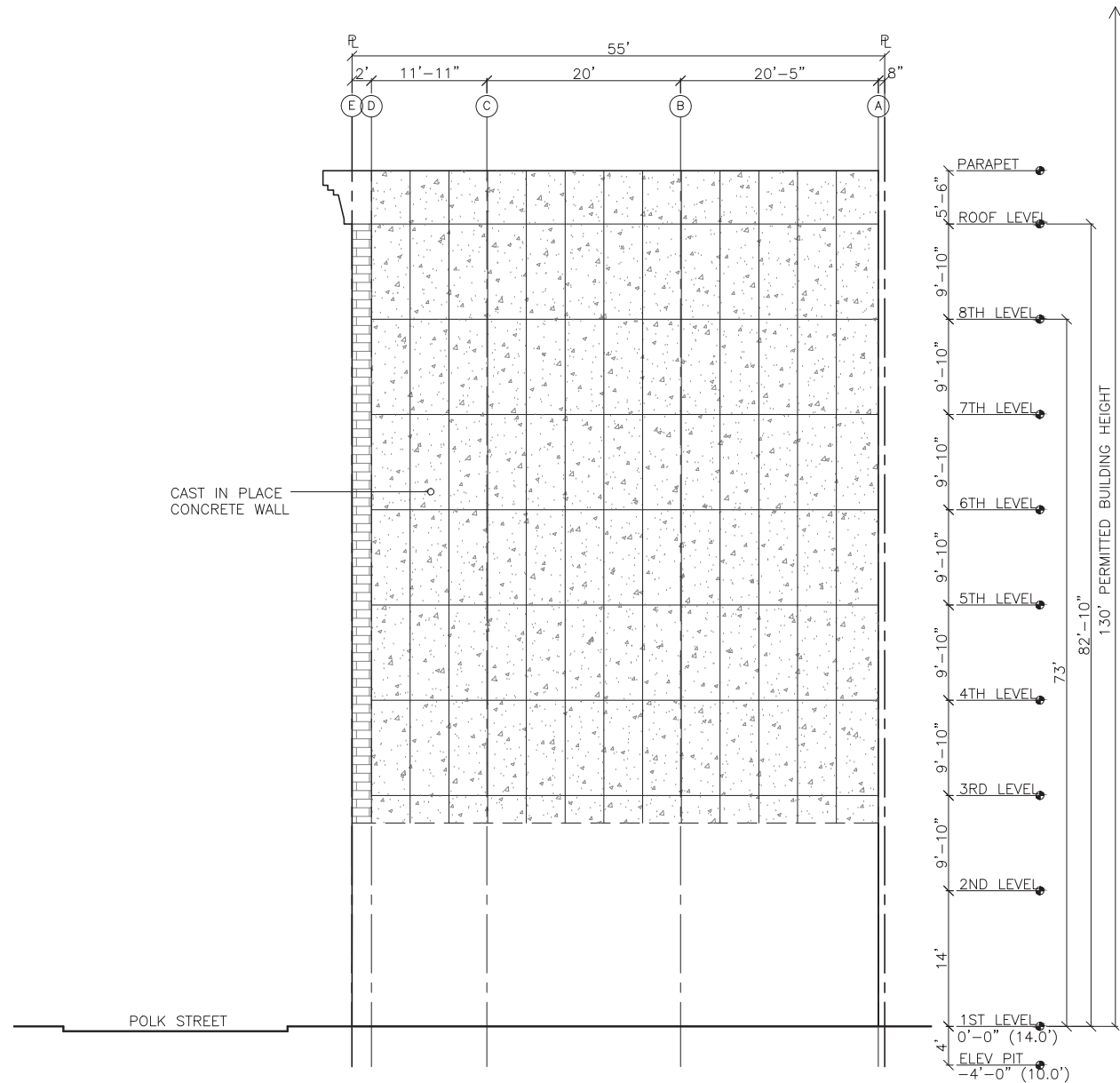
SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SS/NAI
SHEET NO	

4E.1



WEST ELEVATION

1



NORTH ELEVATION

2

ISSUE RECORD

OWNERS:  
**1033 POLK STREET LLC.**  
1033 POLK STREET  
San Francisco, CA 94109  
T 415.626.1888 X113

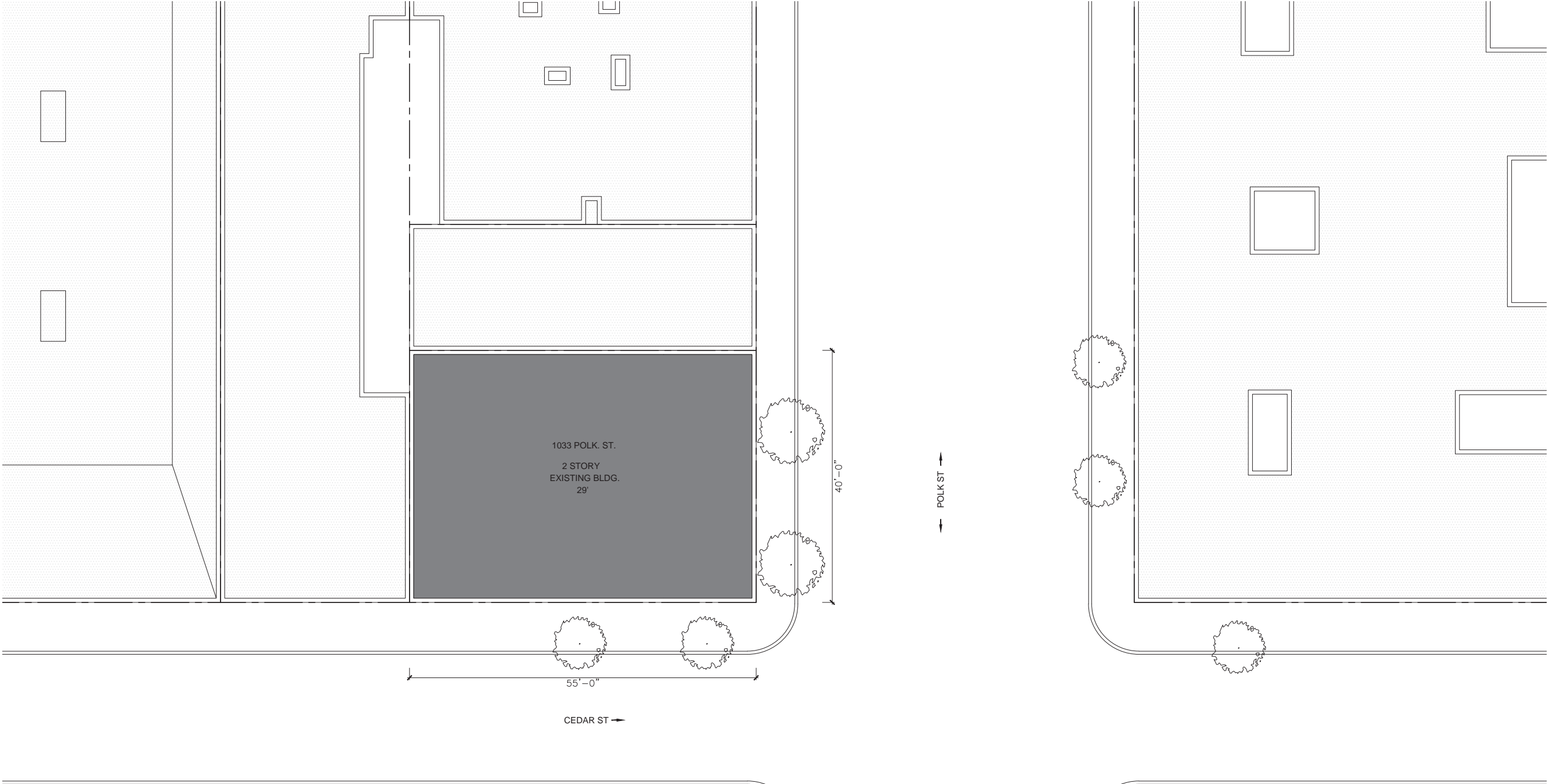
ARCHITECT:  
**STANLEY SAIOWITZ |**  
**NATOMA ARCHITECTS Inc.**  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978

1033 POLK STREET  
1033 POLK STREET, SAN FRANCISCO, CA

ELEVATIONS

SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SSINAI <small>© 2017 STANLEY SAIOWITZ   NATOMA ARCHITECTS INC.</small>
SHEET NO	

4E.2



DATA	PROJECT	PARTIAL PRESERVATION	FULL PRESERVATION	DISTRICT COMPATIBLE	NO PROJECT
GROSS	16,885	12,380	5,862	16,885	3,200
FAR	15,400	7,765	3,815	15,400	3,200
OFFICE	0	0	0	0	2,267
COMMERCIAL	445	835	835	445	0
RESIDENTIAL	14,995	6,930	2,980	14,995	0
UNIT COUNT	19	15	5	19	0
UNIT TYPES	18 - 1 BED 1 - 2 BED	3 - 1 BED 12 - STUDIO	5 - 1 BED	18 - 1 BED 1 - 2 BED	-

ISSUE RECORD

OWNERS:  
1033 POLK STREET LLC.  
1033 POLK STREET  
San Francisco, CA 94109  
T 415.621.1888 X113

ARCHITECT:  
STANLEY SAIOWITZ /  
NATOMA ARCHITECTS Inc.  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978

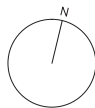
1033 POLK STREET

1033 POLK STREET, SAN FRANCISCO, CA

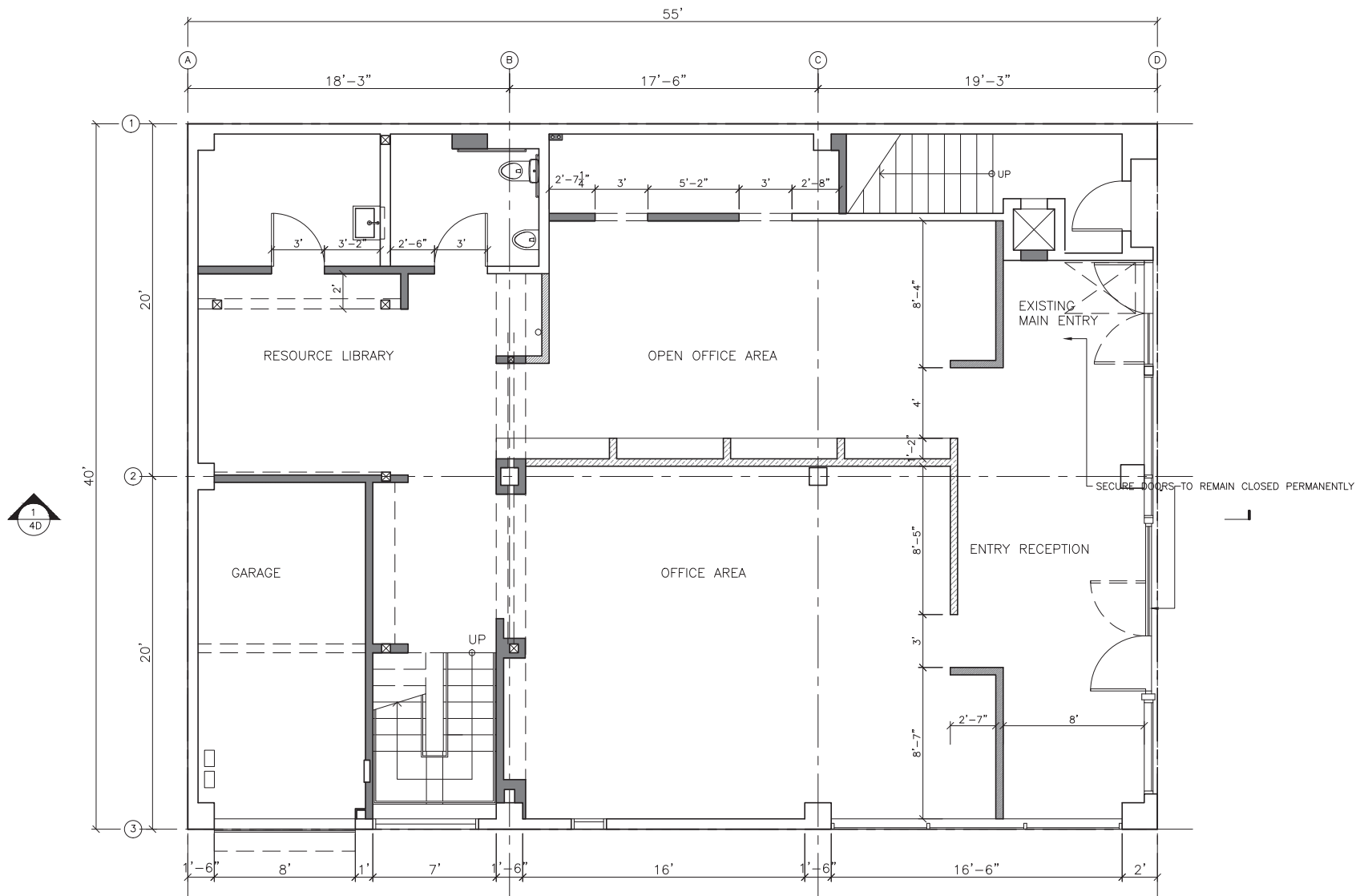
SITE PLAN

SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SS/NAI © COPYRIGHT STANLEY SAIOWITZ / NATOMA ARCHITECTS INC.
SHEET	NO

5B



# GROUND FLOOR PLAN



## ISSUE RECORD

OWNERS:  
**1033 POLK STREET LLC.**  
1033 POLK STREET  
San Francisco, CA, 94109  
T 415.621.1888 X113

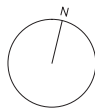
ARCHITECT:  
**STANLEY SAIOWITZ |  
NATOMA ARCHITECTS Inc.**  
1022 Natoma Street, No. 3  
San Francisco, CA, 94103  
T 415.626.8977 F 415.626.8978

**1033 POLK STREET**  
1033 POLK STREET, SAN FRANCISCO, CA

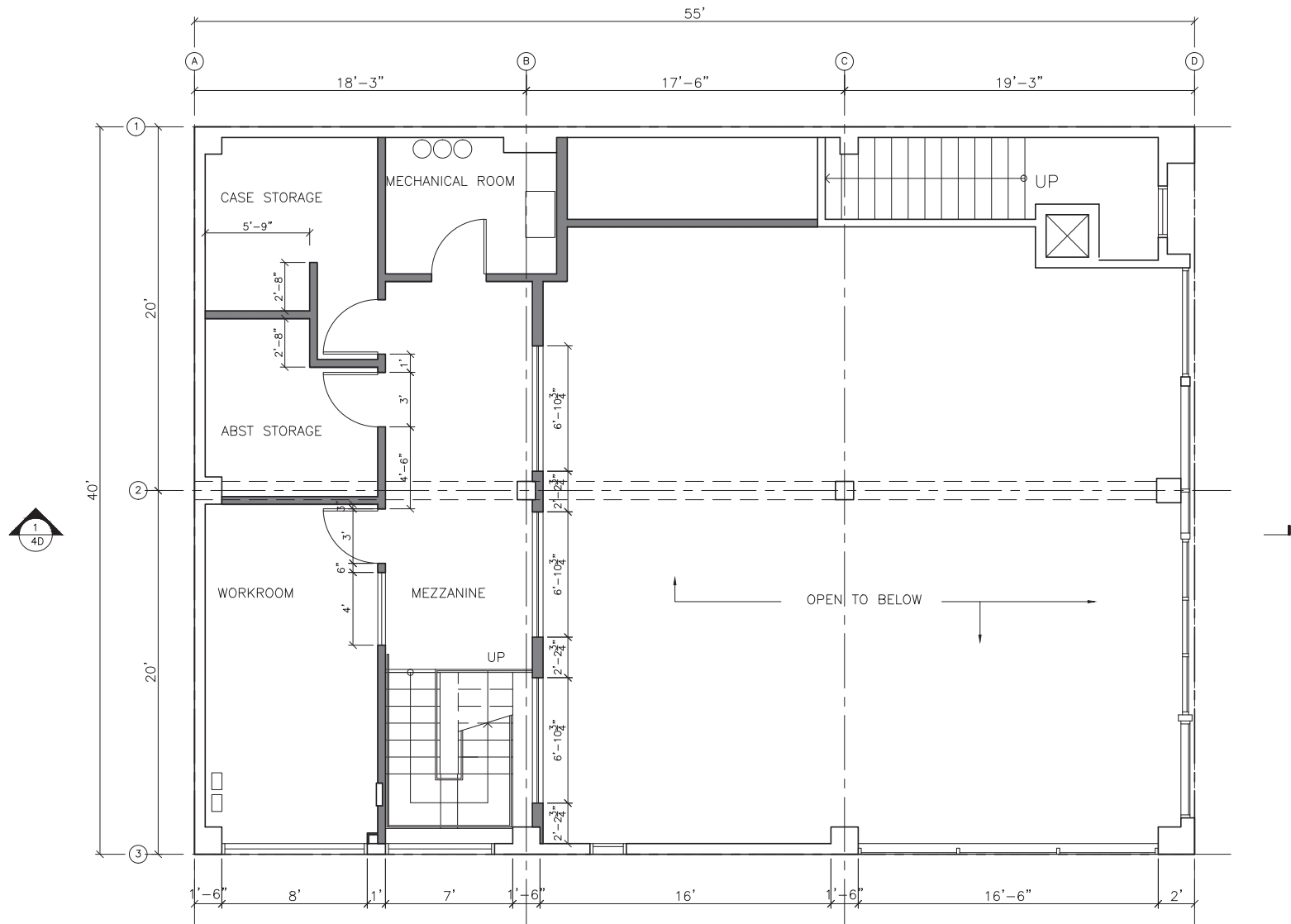
## FLOOR PLAN

SET	PLANNING
DATE	04.11.2017
SCALE	1/4" = 1'-0"
DRAWN	SSJNAI STANLEY SAIOWITZ   NATOMA ARCHITECTS INC.
SHEET NO	

**5C.1**

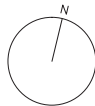


2ND FLOOR PLAN

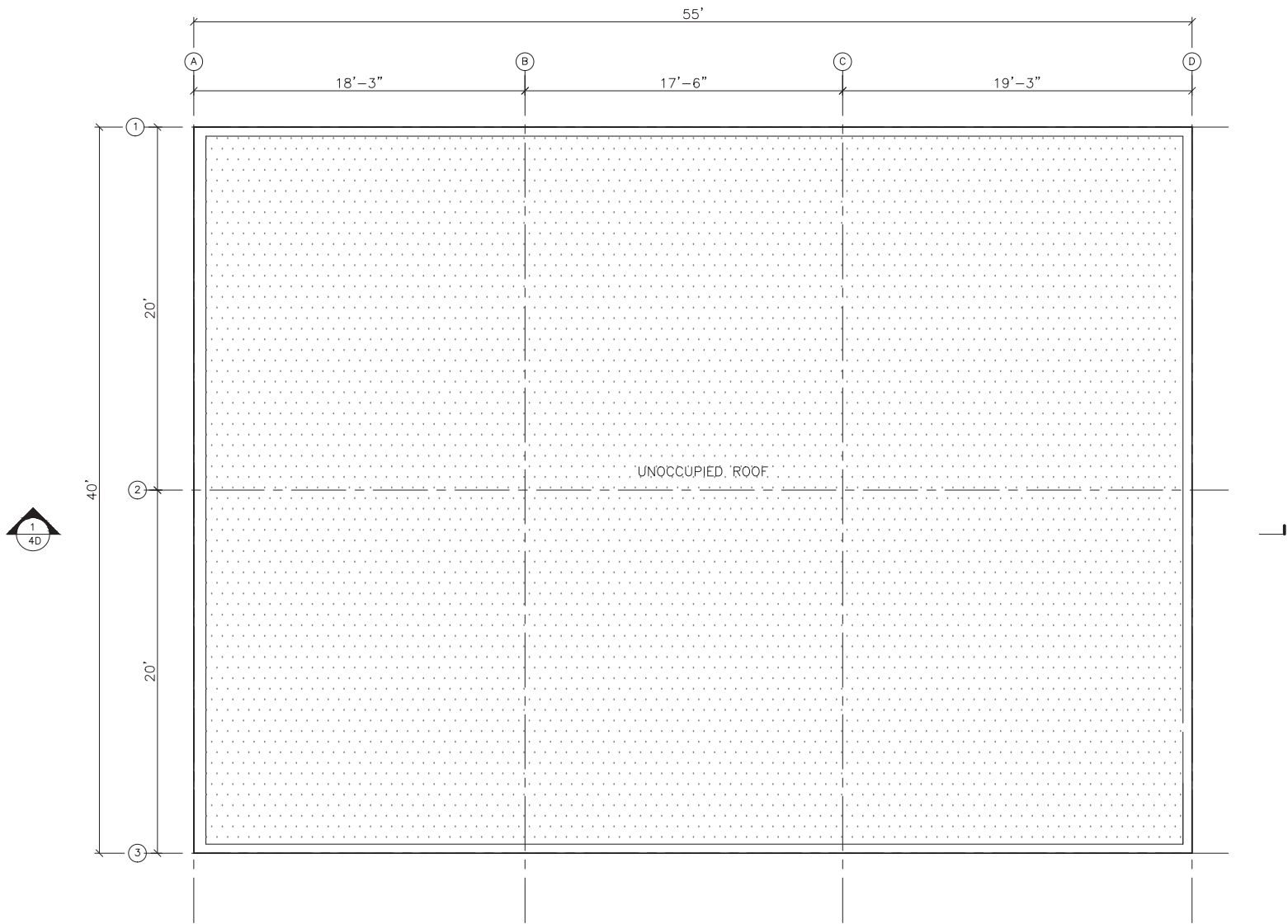


1

ISSUE RECORD	
OWNERS:	
1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113	
ARCHITECT:	
STANLEY SAIOWITZ   NATOMA ARCHITECTS Inc. 1022 Natoma Street, No. 3 San Francisco, CA, 94103 T 415.626.8977 F 415.626.8978	
1033 POLK STREET 1033 POLK STREET, SAN FRANCISCO, CA	
FLOOR PLAN	
SET	PLANNING
DATE	04.11.2017
SCALE	1/4" = 1'-0"
DRAWN	SSJNAI STANLEY SAIOWITZ   NATOMA ARCHITECTS Inc.
SHEET NO	5C.2



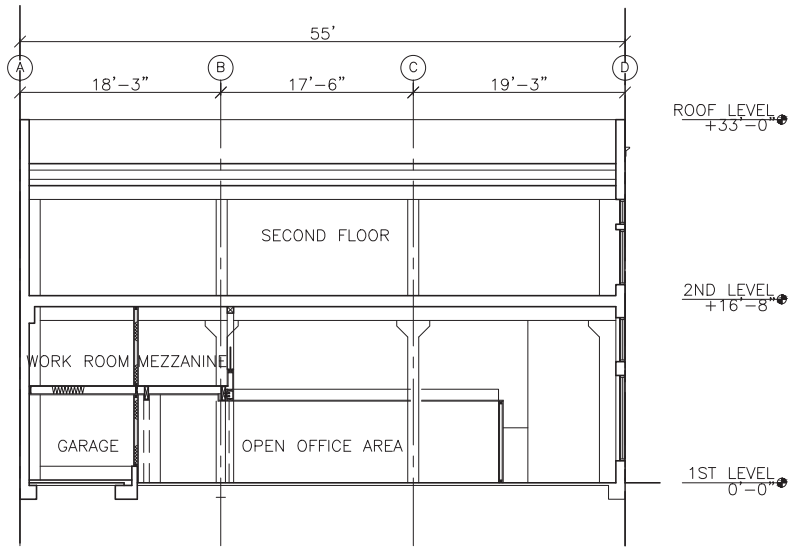
ROOF PLAN



1

ISSUE RECORD	
OWNERS:	
1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113	
ARCHITECT:	
STANLEY SAIOWITZ   NATOMA ARCHITECTS Inc. 1022 Natoma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978	
1033 POLK STREET 1033 POLK STREET, SAN FRANCISCO, CA	
FLOOR PLAN	
SET	PLANNING
DATE	04.11.2017
SCALE	1/4" = 1'-0"
DRAWN	SSINAI STANLEY SAIOWITZ   NATOMA ARCHITECTS Inc.
SHEET NO	5C.3

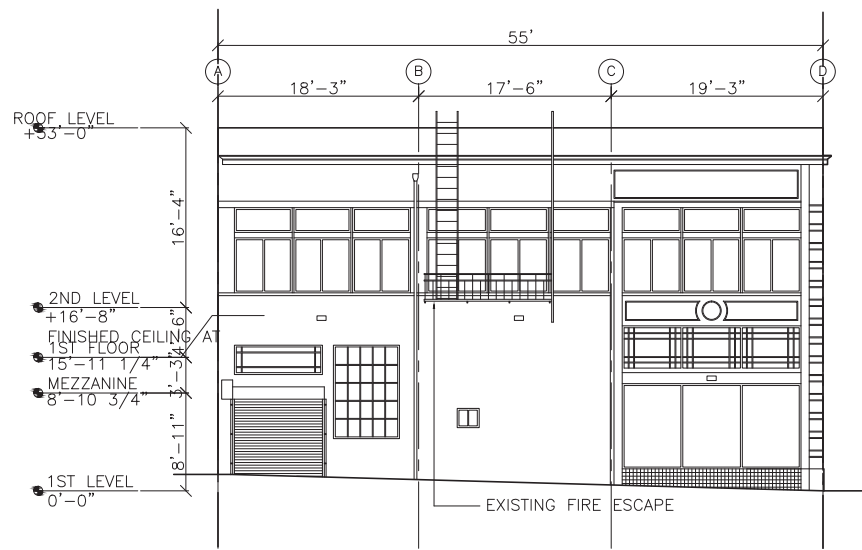




BUILDING SECTION

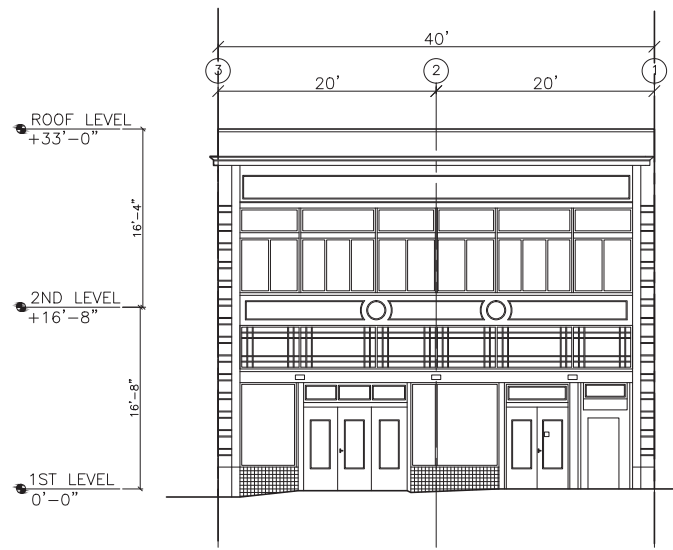
1

ISSUE RECORD	
OWNERS:	
1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113	
ARCHITECT:	
STANLEY SAIOWITZ   NATOMA ARCHITECTS Inc. 1022 Natoma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978	
1033 POLK STREET 1033 POLK STREET, SAN FRANCISCO, CA	
BUILDING SECTION	
SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SSINAI <small>© 2017 STANLEY SAIOWITZ   NATOMA ARCHITECTS INC.</small>
SHEET NO	5D



SOUTH ELEVATION – CEDAR ST.

1



EAST ELEVATION – POLK ST.

2

ISSUE RECORD	
OWNERS:	
1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113	
ARCHITECT:	
STANLEY SAIOWITZ   NATOMA ARCHITECTS Inc. 1022 Natoma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978	
1033 POLK STREET 1033 POLK STREET, SAN FRANCISCO, CA	
ELEVATIONS	
SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SSINAI © 2017 STANLEY SAIOWITZ   NATOMA ARCHITECTS INC.
SHEET NO	5E





OPTION 1/ PROJECT SCHEME



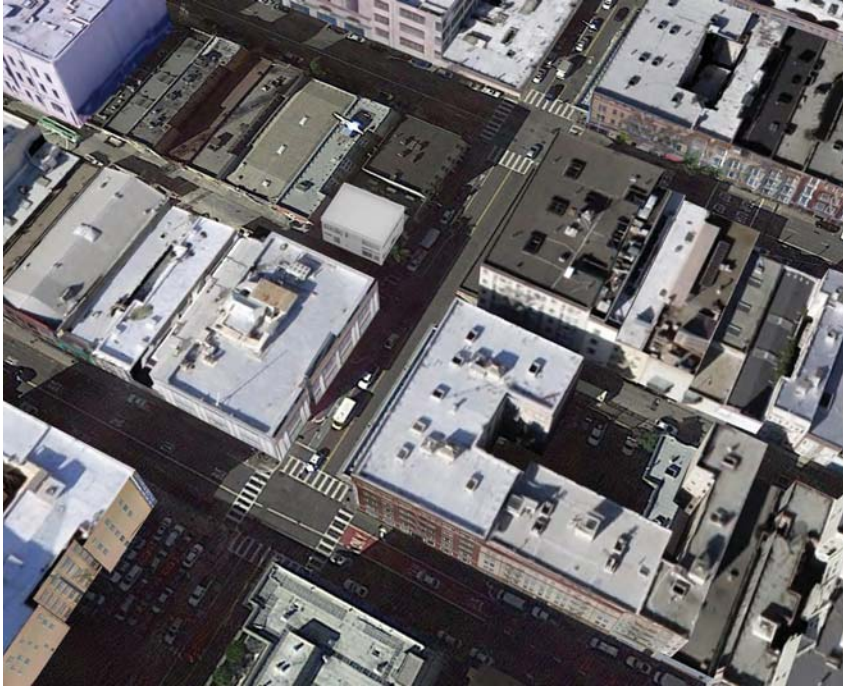
OPTION 2/ PARTIAL PRESERVATION SCHEME



OPTION 3/ FULL PRESERVATION SCHEME



OPTION 4/ DISTRICT COMPATIBLE SCHEME



OPTION 5/ NO PROJECT

DATA	PROJECT	PARTIAL PRESERVATION	FULL PRESERVATION	DISTRICT COMPATIBLE	NO PROJECT
GROSS	16,885	12,380	5,862	16,885	3,200
FAR	15,400	7,765	3,815	15,400	3,200
OFFICE	0	0	0	0	2,267
COMMERCIAL	445	835	835	445	0
RESIDENTIAL	14,995	6,930	2,980	14,995	0
UNIT COUNT	19	15	5	19	0
UNIT TYPES	18 - 1 BED 1 - 2 BED	3 - 1 BED 12 - STUDIO	5 - 1 BED	18 - 1 BED 1 - 2 BED	-



DATA	PROJECT	PARTIAL PRESERVATION	FULL PRESERVATION	DISTRICT COMPATIBLE	NO PROJECT
GROSS	16,885	12,380	5,862	16,885	3,200
FAR	15,400	7,765	3,815	15,400	3,200
OFFICE	0	0	0	0	2,267
COMMERCIAL	445	835	835	445	0
RESIDENTIAL	14,995	6,930	2,980	14,995	0
UNIT COUNT	19	15	5	19	0
UNIT TYPES	18 - 1 BED 1 - 2 BED	3 - 1 BED 12 - STUDIO	5 - 1 BED	18 - 1 BED 1 - 2 BED	-



DATA	PROJECT	PARTIAL PRESERVATION	FULL PRESERVATION	DISTRICT COMPATIBLE	NO PROJECT
GROSS	16,885	12,380	5,862	16,885	3,200
FAR	15,400	7,765	3,815	15,400	3,200
OFFICE	0	0	0	0	2,267
COMMERCIAL	445	835	835	445	0
RESIDENTIAL	14,995	6,930	2,980	14,995	0
UNIT COUNT	19	15	5	19	0
UNIT TYPES	18 - 1 BED 1 - 2 BED	3 - 1 BED 12 - STUDIO	5 - 1 BED	18 - 1 BED 1 - 2 BED	-

VIEW TO NORTH

1

VIEW TO SOUTH

2

ISSUE RECORD

OWNERS:  
**1033 POLK STREET LLC.**  
1033 POLK STREET  
San Francisco, CA 94109  
T 415.621.1888 X113

ARCHITECT:  
**STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.**  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978

1033 POLK STREET  
1033 POLK STREET, SAN FRANCISCO, CA

VISUALIZATIONS

SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SSINAI
SHEET NO	1F.1





VIEW TO EAST

1

DATA	PROJECT	PARTIAL PRESERVATION	FULL PRESERVATION	DISTRICT COMPATIBLE	NO PROJECT
GROSS	16,885	12,380	5,862	16,885	3,200
FAR	15,400	7,765	3,815	15,400	3,200
OFFICE	0	0	0	0	2,267
COMMERCIAL	445	835	835	445	0
RESIDENTIAL	14,995	6,930	2,980	14,995	0
UNIT COUNT	19	15	5	19	0
UNIT TYPES	18 - 1 BED 1 - 2 BED	3 - 1 BED 12 - STUDIO	5 - 1 BED	18 - 1 BED 1 - 2 BED	-

ISSUE RECORD

OWNERS:  
**1033 POLK STREET LLC.**  
1033 POLK STREET  
San Francisco, CA 94109  
T 415.621.1888 X113

ARCHITECT:  
**STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.**  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978

1033 POLK STREET

1033 POLK STREET, SAN FRANCISCO, CA

VISUALIZATIONS

SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SSINAI
SHEET NO	





DATA	PROJECT	PARTIAL PRESERVATION	FULL PRESERVATION	DISTRICT COMPATIBLE	NO PROJECT
GROSS	16,885	12,380	5,862	16,885	3,200
FAR	15,400	7,765	3,815	15,400	3,200
OFFICE	0	0	0	0	2,267
COMMERCIAL	445	835	835	445	0
RESIDENTIAL	14,995	6,930	2,980	14,995	0
UNIT COUNT	19	15	5	19	0
UNIT TYPES	18 - 1 BED 1 - 2 BED	3 - 1 BED 12 - STUDIO	5 - 1 BED	18 - 1 BED 1 - 2 BED	-

VIEW TO NORTH

1

VIEW TO SOUTH

2

ISSUE RECORD

OWNERS:  
**1033 POLK STREET LLC.**  
1033 POLK STREET  
San Francisco, CA, 94109  
T 415.621.1888 X113

ARCHITECT:  
**STANLEY SAIKOWITZ |**  
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T 415.626.8977 F 415.626.8978

1033 POLK STREET

1033 POLK STREET, SAN FRANCISCO, CA

VISUALIZATIONS

SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SSINAI
SHEET NO	2F.1





VIEW TO EAST

1

DATA	PROJECT	PARTIAL PRESERVATION	FULL PRESERVATION	DISTRICT COMPATIBLE	NO PROJECT
GROSS	16,885	12,380	5,862	16,885	3,200
FAR	15,400	7,765	3,815	15,400	3,200
OFFICE	0	0	0	0	2,267
COMMERCIAL	445	835	835	445	0
RESIDENTIAL	14,995	6,930	2,980	14,995	0
UNIT COUNT	19	15	5	19	0
UNIT TYPES	18 - 1 BED 1 - 2 BED	3 - 1 BED 12 - STUDIO	5 - 1 BED	18 - 1 BED 1 - 2 BED	-

ISSUE RECORD

OWNERS:  
**1033 POLK STREET LLC.**  
1033 POLK STREET  
San Francisco, CA, 94109  
T 415.621.1888 X113

ARCHITECT:  
**STANLEY SAIKOWITZ |**  
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1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978

1033 POLK STREET

1033 POLK STREET, SAN FRANCISCO, CA

VISUALIZATIONS

SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SSINAI <small>STANLEY SAIKOWITZ ARCHITECTS INC.</small>
SHEET	NO 2F.2





DATA	PROJECT	PARTIAL PRESERVATION	FULL PRESERVATION	DISTRICT COMPATIBLE	NO PROJECT
GROSS	16,885	12,380	5,862	16,885	3,200
FAR	15,400	7,765	3,815	15,400	3,200
OFFICE	0	0	0	0	2,267
COMMERCIAL	445	835	835	445	0
RESIDENTIAL	14,995	6,930	2,980	14,995	0
UNIT COUNT	19	15	5	19	0
UNIT TYPES	18 - 1 BED 1 - 2 BED	3 - 1 BED 12 - STUDIO	5 - 1 BED	18 - 1 BED 1 - 2 BED	-

VIEW TO NORTH

1

VIEW TO SOUTH

2

ISSUE RECORD

OWNERS:  
**1033 POLK STREET LLC.**  
1033 POLK STREET  
San Francisco, CA, 94109  
T 415.621.1888 X113

ARCHITECT:  
**STANLEY SAIOTOWITZ |**  
**NATOMA ARCHITECTS Inc.**  
1022 Natoma Street, No. 3  
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T 415.626.8977 F 415.626.8978

1033 POLK STREET

1033 POLK STREET, SAN FRANCISCO, CA

VISUALIZATIONS

SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SSINAI
SHEET NO	





VIEW TO EAST

1

DATA	PROJECT	PARTIAL PRESERVATION	FULL PRESERVATION	DISTRICT COMPATIBLE	NO PROJECT
GROSS	16,885	12,380	5,862	16,885	3,200
FAR	15,400	7,765	3,815	15,400	3,200
OFFICE	0	0	0	0	2,267
COMMERCIAL	445	835	835	445	0
RESIDENTIAL	14,995	6,930	2,980	14,995	0
UNIT COUNT	19	15	5	19	0
UNIT TYPES	18 - 1 BED 1 - 2 BED	3 - 1 BED 12 - STUDIO	5 - 1 BED	18 - 1 BED 1 - 2 BED	-

ISSUE RECORD

OWNERS:  
**1033 POLK STREET LLC.**  
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T 415.621.1888 X113

ARCHITECT:  
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1033 POLK STREET

1033 POLK STREET, SAN FRANCISCO, CA

VISUALIZATIONS

SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SSINAI <small>STANLEY SAIOWITZ   NATOMA ARCHITECTS INC.</small>
SHEET NO	3F.2





DATA	PROJECT	PARTIAL PRESERVATION	FULL PRESERVATION	DISTRICT COMPATIBLE	NO PROJECT
GROSS	16,885	12,380	5,862	16,885	3,200
FAR	15,400	7,765	3,815	15,400	3,200
OFFICE	0	0	0	0	2,267
COMMERCIAL	445	835	835	445	0
RESIDENTIAL	14,995	6,930	2,980	14,995	0
UNIT COUNT	19	15	5	19	0
UNIT TYPES	18 - 1 BED 1 - 2 BED	3 - 1 BED 12 - STUDIO	5 - 1 BED	18 - 1 BED 1 - 2 BED	-

VIEW TO NORTH

1

VIEW TO SOUTH

2

ISSUE RECORD

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San Francisco, CA, 94109  
T 415.621.1888 X113

ARCHITECT:  
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1033 POLK STREET

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VISUALIZATIONS

SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SSINAI
SHEET NO	





VIEW TO EAST

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VISUALIZATIONS

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SHEET NO	





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1033 POLK STREET

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VISUALIZATIONS

SET PLANNING

DATE 04.11.2017

SCALE 1/8" = 1'-0"

DRAWN SSINAI

SHEET NO





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VISUALIZATIONS

SET	PLANNING
DATE	04.11.2017
SCALE	1/8" = 1'-0"
DRAWN	SSINAI © STANLEY SAIKOWITZ ARCHITECTS INC.
SHEET	NO