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Review and Comment on 1033-1037 Polk Street

Preservation Alternatives for Draft EIR

Case No. 2014.0914E

November 12, 2017

Commission

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 widows 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 "Sullivanesque 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 onebedroom 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 a 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 onebedroom 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 offwhite 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)

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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Planning Information: 415.558.6377 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

SAN FRANCISCO
PLANNING DEPARTMENT 2 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.

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PLANNING DEPARTMENT

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:

LC Development Corporation 1033 Polk Street San Francisco, CA 94109

and

City and County of San Francisco Department Planning 1650 Mission Street, Suite 400 San Francisco, California 94103

Prepared by:

Tetra Tech, Inc. 1999 Harrison Street, Suite 500 Oakland, CA 94612

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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 0694003.¹ It is in zoning district RC-4 (Residential-Commercial, High Density).

1. BUILDING AND PROPERTY DESCRIPTION/SITE HISTORY²

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

¹ 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

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 1936.³

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.4 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.⁵ 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.⁶ 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

³ Building Permit No. 22291, filed September 1936.

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

San Francisco Department of Building Inspection, Permit Application No. 9808133, filed May 6, 1998.

⁶ 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. 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.⁸ 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

William Kostura, Van Ness Auto Row Support Structures, San Francisco Department of City Planning, 2010, page 5.

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

subject property.⁹ 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 Table 1, Appendix C.¹⁰

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

¹⁰ 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, accessed April 24, 2016.

¹¹ 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. 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. 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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¹² R.L. Polk City Directories, San Francisco, California (years 1907-1982).

¹³ 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.

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

<u>Criterion 2</u>: Resources associated with the lives of persons important to our past.

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

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

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.¹⁵

<u>Criterion 1</u>: 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.

<u>Criterion 2</u>: 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.

<u>Criterion 3</u>: 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.¹⁶

5. INTEGRITY AND CHARACTER DEFINING FEATURES

¹⁴ 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.

¹⁵ 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.

¹⁶ 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.¹⁷

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;

¹⁷ 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 1940.¹⁸

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.¹⁹

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

¹⁹ 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).²⁰

8. HISTORIC DISTRICT SURVEY RESULTS

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

<u>Construction and Materials</u>. 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.

<u>Plan and Function</u>. 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.

²⁰ 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.

<u>Resource Types</u>. 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.

<u>Landscape Features</u>. 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



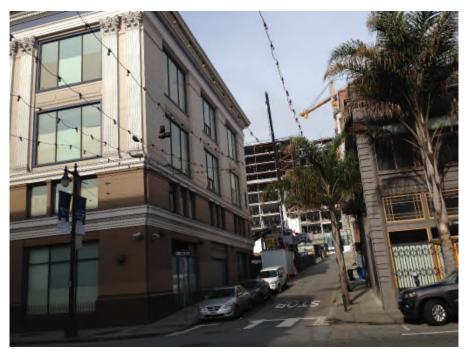
Photograph 9: 921-925 Cedar Street Camera facing southeast, July 28, 2016



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)

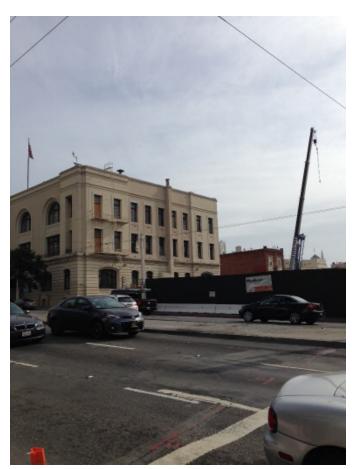
Camera facing southwest, May 3, 2016



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)

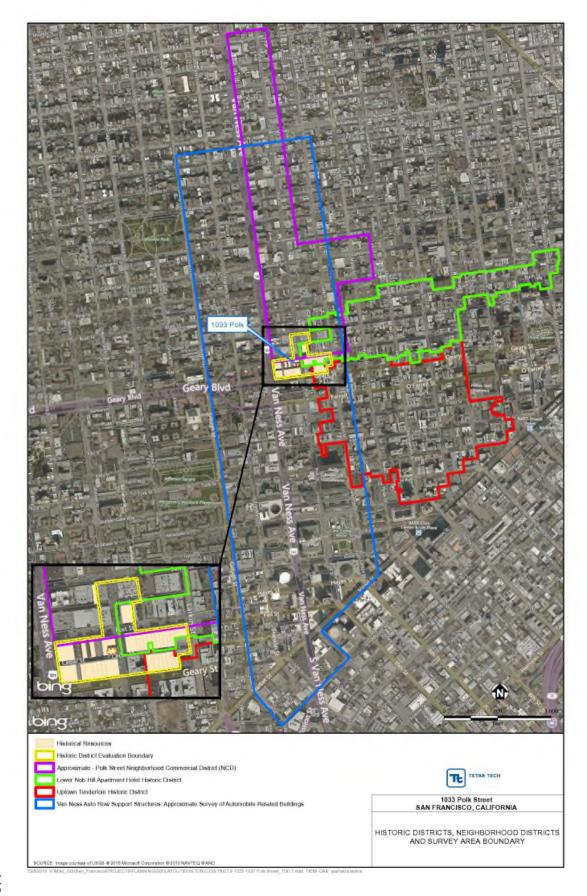
Camera facing northeast, May 3, 2016



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.²¹ 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."22 Contributing structures possess these character defining features: buildings that fill their entire front lot lines, common architectural style (the nomination form describes it as "Sullivanesque 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."23

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.²⁴ 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;

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

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

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

²⁴ 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.²⁵ 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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²⁵ 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." 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. 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,

²⁶ Upper Tenderloin Historic District Nomination Form, 2009, Section 8, page 3.

²⁷ 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.²⁸ 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.²⁹ 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.³⁰ 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.

²⁸ Architectural Resources Group, Section 106 Review: 990 Polk Street, Department of Parks and Recreation Forms, 2003

²⁹ SF Planning Department, Polk Street NCD, no date, page 2.

³⁰ SF Planning Department, Polk Street NCD, no date, page 49.

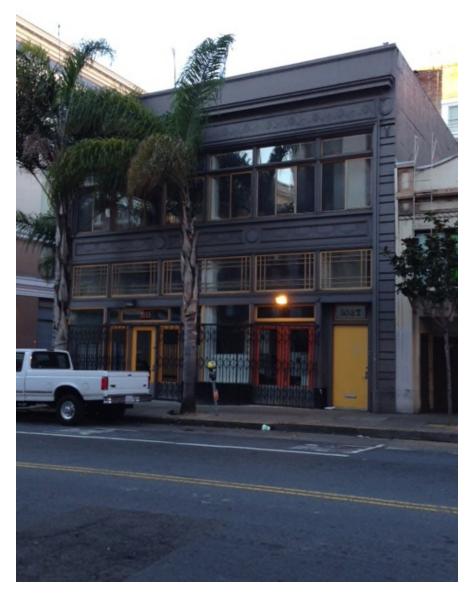
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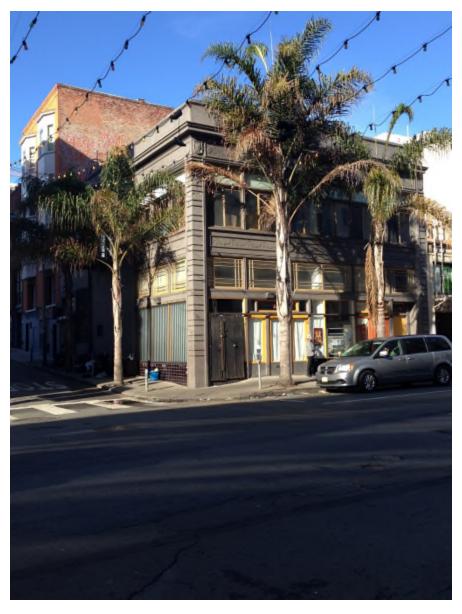
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- U.S. Department of the Interior. National Park Service. National Park Service. National Register of Historic Places Uptown Tenderloin Historic District, San Francisco County, CA, 2008.

APPENDIX A PHOTOGRAPHS OF INTERIOR AND EXTERIOR OF 1033-1037 POLK STREET	
THOTOGRAM TO OT INTERIOR MAD EXTERIOR OF 1033-1037 TOER STREET	

Photographs



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



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



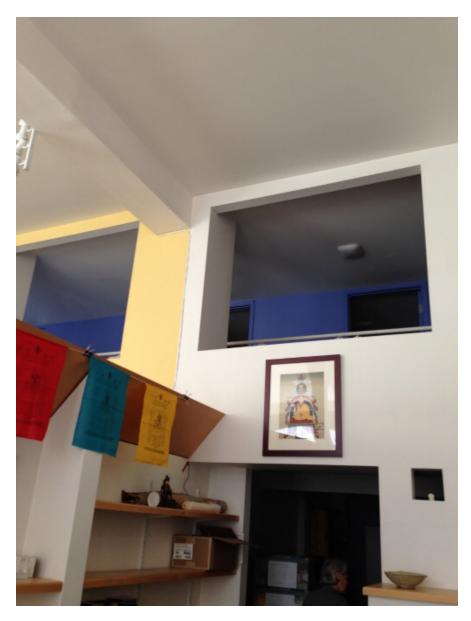
Interior, 1033-1035 Polk Street, interior, camera facing west November 20, 2015



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



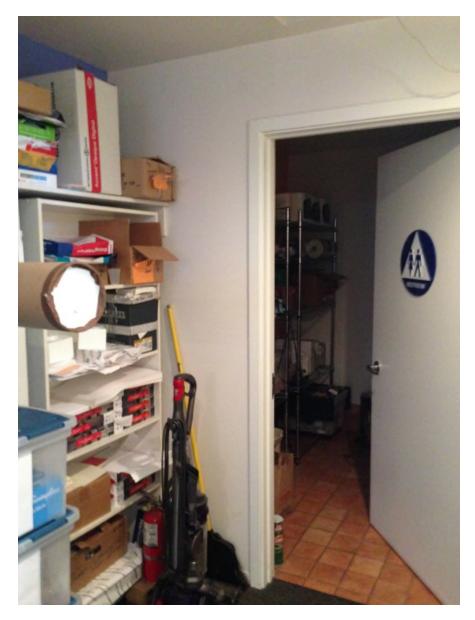
1033-1035 Polk Street, Interior, camera facing west, November 20, 2015



1033-1035 Polk Street, interior (looking at mezzanine) camera facing west November 20, 2015

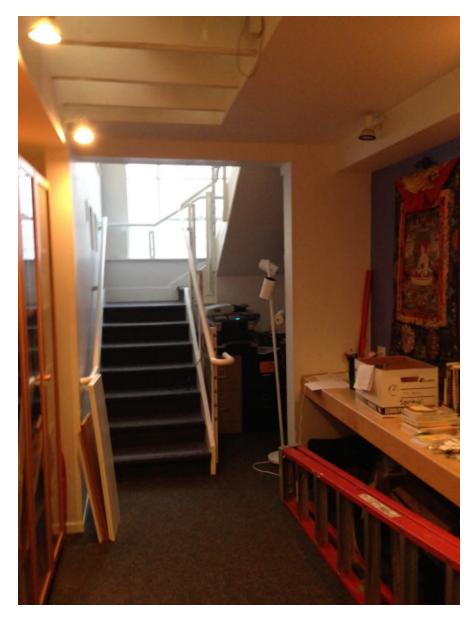


1033-1035 Polk Street, interior (storage space), camera facing west November 20, 2015



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

Camera facing northwest, November 20, 2015

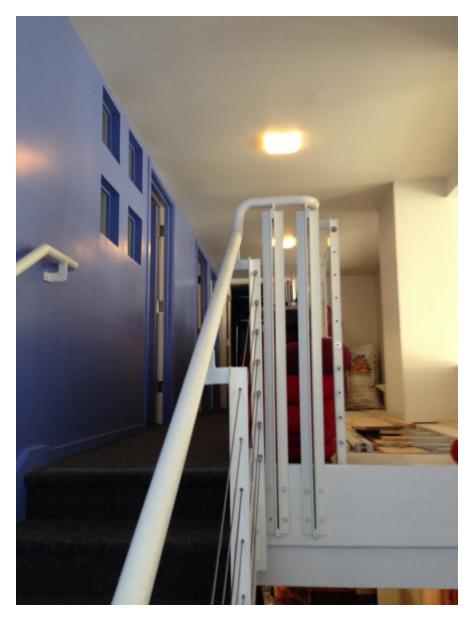


1033-1035 Polk Street, interior hallway, stairs to mezzanine

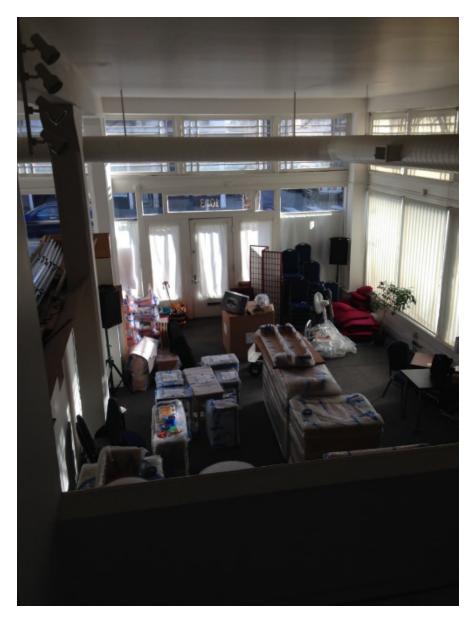
Camera facing south, November 20, 2015



1033-1035 Polk Street, interior, ground floor kitchen Camera facing west, November 20, 2015

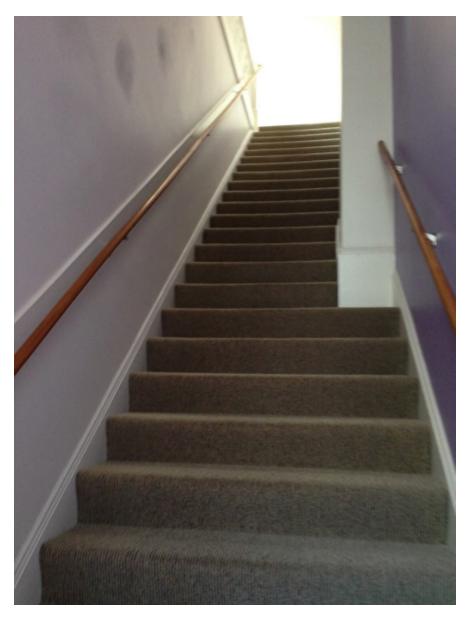


1033-1035 Polk Street, interior, stairs and mezzanine Camera facing north, November 20, 2015

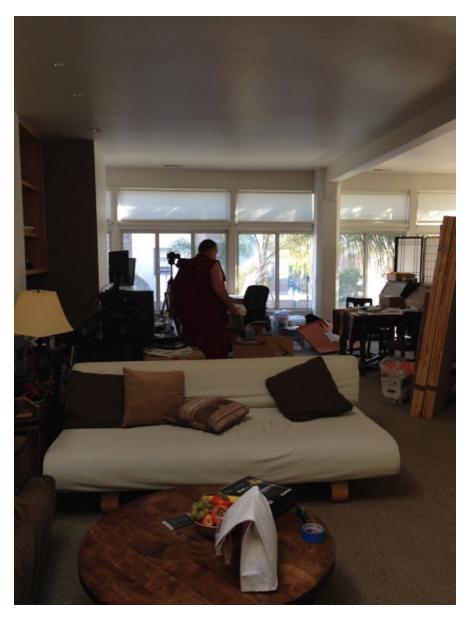


1033-1035 Polk Street, interior view of ground floor from mezzanine

Camera facing east, November 20, 2015



1037 Polk Street, interior, staircase to 2^{nd} floor living space Camera facing west, November 20, 2015



1037 Polk Street, interior, living space on 2^{nd} floor Camera facing east, November 20, 2015



1037 Polk Street, interior, kitchen on $2^{\rm nd}$ floor, camera facing west November 20, 2015

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

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vicual

The Foundation for San Francisco's Architectural Heritage

Photo needs:	-	ransoms
Photo needs:		

ress (file) 1031-37 Polk	ORNAMENTATION	STOREFRONTS
ress (field) 1035 - " "	□ None □ Light Moderate A Heavy	Remodeled D Partial
	☐ Greek/Roman ☐ Romanesqué ☐ Gothic ☐ Tudor	☐ Paving☐ Base ☐ ☐
WLot 694/3 Map page 39	Renaissance/Baroque	☐ Glass front ☐ Vestibule ☐ Display cases
	☐ 18th Century English	
e (field)	☐ Art Deco/Moderne	STORE INTERIORS
sipal tenant Max	☐ Spanish Mission ☐ Craftsman☐ Chinese ☐ Byzantine ☐ Moorish	
	Other	☐ Commonplace ☐ Of particular interest☐ Remodeled: ☒ Minor ☐ Major ☐ Total
lifler 10 35 , 1037	Notable Details Transon Mullons	☐ Ornamental columns ☐ Gallery ☐ Skylight
	/ apping appland panels aboves	
nt/Parking Fwy. above	Dow Windows & 20 200	ACCESCODIES
		ACCESSORIES
	EXTERIOR MATERIALS See research O	Signage □ Cantilevered □ Neon
N-RES. BLDG. TYPE (use if different)	□ Sandstone	☐ Incandescent framing
ommercialdustrial	☐ Granite	☐ Flat mounted
dustrial	□ Marble	□ Awn(ng
arehousearage □ Incorporated	□ Brick	☐ Painted (side/rear) ☐ Window
arage Uncorporated	☐ Brick	□ Window
☐ Service	☐ Cast concrete	□ Other <u>\</u>
A Showroom now store & note	☐ Concrete	☐ Fire escape(s) ☐ Integrated
A Showroom now store tothe	☐ Concrete ☐ Concrete block	☐ Marquee ☐ Awning(s)
ank	Stucco w. sand-paint	☐ Balcony(s) ☐ Cornerstone ☐ Plaque ☐ Inscription
hurch	□ Copper	☐ Cornerstone ☐ Plaque ☐ Inscription
overnment building	□ Bronze	Date
brary	☐ Galyanized iron	Architect
overnment building brary neater lub rehouse tilitles building ower substation ransportation depot	☐ Cast iron	Engineer/BuilderOther
rehouse		☐ Historical marker
tilities building	☐ Metal	LI HOLUTICAI IIIAI NOI
ower substation	☐ Shingles ☐ Vitrolite ☐ Glass block ☐ Tile ☐	
ansportation depot	☐ Vitrolite	VISIBLE ALTERATIONS
ther	☐ Glass block	None or minor
		Base/Storefront
S. BLDG. TYPE (use if different)	. □ Terrazzo	☐ Entranceway
ttached	Mond Trame Store Trans	☐ Superstructure
ingle ramily/Small scale res at	COLORS	☐ Cornice/Parapet
	Base/Storefronts AAVY	□ Windows □ Additions □ Coat type of Paint
partmentesidential hotel	Superstructure 4 12 13 h	3 Other tex-coat tune of paint
otel and the second sec	Trim/Comice/ / / /	
usiness with dwl. units		VISIBLE CONDITION
ther	WINDOWS	SiGood □ Fair □ Poor
DRIES 2M	Double hung	CIDEWALK
MATERIAL CONTRACTOR OF THE PROPERTY AND ADDRESS OF THE STATE OF THE ST	☐ Hinged casement	SIDEWALK
ezzanine	Transoms Prism glass	☐ Sidewalk lights ☐ Elevator
RUCTURAL TYPE See research	☐ Stained glass	☐ Terrazzo ☐ Sidewalk or curb markers
einforced concrete	☐ Chicago windows	☐ Other
on/Steel frame Wood/Timber frame	☐ Industrial sash	
rick Stone Concrete Block	□ Other	LANDSCAPING
ther		☐ Planters
	ROOF	☐ Street trees
SSING STATE OF THE	☐ Mission parapet ☐ Tile	Potted trees Streetlights on Cadar
lock With light courts	Flat Monitor Sawtooth	Streetlights on Coar
ower 🗆 Slab 🗀 Setbacks	☐ Hip ☐ Gable ☐ Shed☐ Other	☐ Plaza ☐ Other
ther	- Julia	SURROUNDINGS 30 S A Post
MPOSITION	MAIN ENTRANCE	SURROUNDINGS 30 S of lost
ne-part X2-part commercial block	□ Commonplace □ Remodeled	☐ MIG DIOCK ☐ Vacant adjacem
part 3-part vertical block	☐ Porch ☐ Marquee	NW NE SE SW corner Gedar
Articulated end bays	☐ Columns/Pliasters ☐ Pediment ☐ Arch	☐ Outbuildings
Attic	□ Vestibule □ Stairs □ Paving □ Souleture	☐ Parking at rear ☐ Sheds/Docks
Structural articulation	□ Lamps/Chandeliers, □ Urns □ Sculpture	Scale: Compatible Incompatible
Bays	Missionish door	Visual relation to neighborhood:
(Circle bay windows; underline fire escapes) tacked vertical block	MAIN BUILDING INTERIORS 10 37	Compatible
nframed window wail	Vinaccessible 3	mp. to strong area
emple front	☐ Commonplace ☐ Of particular interest	
ault	☐ Remodeled: ☐ Minor ☐ Major ☐ Total	COMMENTS
central block with flanking wings	☐ Lobby ☐ Elevator ☐ Desk	
inframed block	Size: Min. Med./Social Large/Orn.	
-part block	Furnishings/Ornament	
Arcaded block lowhouse □ Bay windows	☐ Dining room ☐ Other	Surveyor B Date 20.
		Surveyor Date 20'

□ S.S. ☑ Outer D-t The Four	esea //	
Address (file) 1031-37 Polk		
Address (field) 1035- " "		
Block/Lot 694/3 Map page 39	9	
Historic Name (s)	8	
BLDG. PERMIT/ CONTRACT NOTICE BBI (Permit #		
Location description	HISTORIC STATUS	
Architectural description	□ Bayfill Fire limits 21907 □ 1924 □ 1939 □ □	SKETCH
REALDEX (11th ed., 1980) Address	1906 Burned district 1921 Zoning district First Second residential	
Structural details (columns, trusses, walls)	☐ Rincon Point ☐ South Beach Historic Districts	PLAN See SKETCH L-plan U-plan H-plan E-plan
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	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	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.
	☐ Chinatown	F.A.R.

SOURCES CONSULTED

Card Ca	atalogues and Files Bancroft Library General Index Photo Index Portrait Index Manuscript Index
2.	□ C.E.D. Documents Collection □ Plans □ Photographs □ Other □ California Historical Society, Sysubject file □ Photo file □ Manuscript file ☑ No info. on This, F. Kiernan + Rid., J. O'Brien
3.	NE California Historical Society Se Subject file Photo file Manuscript file Ma
4. 5.	☐ Heritage ☐ Architect file ☐ S.S. file ☐ C-3 file ☐ Outer downtown file ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
6.	□ Society of California Pioneers □ Society of California Pioneers □ State Library □ General catalog ☑ Newspaper Index □ Photo Index □ Obit. Index □ Long □ Frank M. Cabbledick.
7.	☑ State Library ☐ General catalog ☑ Newspaper Index ☐ Photo Index ☐ Obit. Index ☐ Ind
8. I	Other
Books	
9.	Bancroft History of California vol. page page
10. 11.	☐ Byington History of San Francisco ☐ 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. 16.	☐ Himmelwright The San Francisco Earthquake and Fire ☐ 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. 22.	□ Social Register □ Splendid Survivors
23.	U.S. Census Directories
24.	U.S. Geological Survey Bulletin #324
25.	☐ Waldhorn and Woodbridge Victoria's Legacy
26. 27.	□ Who's Who in America □ 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.	
Periodic	
34.	Namerican Builder's Review
35.	The Architect/Pacific Coast Architect/Bullding Review/California Arts and Architecture
36.	☐ The Architect and Engineer ☐ Index
37. 38.	□ Avery Index to Architect's Obituaries □ Avery Index to Architectural Periodicals
39.	□ Building and Industrial News
40.	☐ California Architect and Building News ☐ Index
41.	□ New York Times Obituary Index
42. 43.	San Francisco Call
44.	□ San Francisco Chronicle □ San Francisco Examiner □ San Francisco Exa
45.	Other
Plans	
46.	☐ Plans: Location ☐ Publicly accessible
Govern	ment 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
	CHS has 1926 catalog from Cobblevet.
3	CHO has the capacity

SAN FRANCISCO DOWNTOWN INVENTORY EVALUATION SHEET

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	1. Style _cml/	garage, Ren!	Ban	E (VG) G FP
	2. Construction		1	E VG G FP
	3. Age	Α		E VG G FP
	4. Architect And	hur S. Bugbee]	E VG G FP
	5. Design <u>de c. en</u>	transant and	inhil	E VG G FP
	6. Interior	14		E VG G FP
3.	HISTORY	lor Total	Teta	
	7. Person () 3n	en and Kierna	n Realty]	E VG G FP
	8. Event			E VG G (FP)
	9. Patterns 1920	s anto ifil]	E VG G FP
C.	ENVIRONMENT	A CONTRACTOR OF THE RESIDENCE OF THE RESIDENCE OF THE PARTY OF THE PAR		
	10. Continuity $\dot{\nu}$	mpito street	i Venta. Bankena a tatakan serial	E (VG) G FP
	11. Setting		<u> </u>	E VG G FP
9	12. Landmark			E VG G FP
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SAN FRANCISCO DOWNTOWN INVENTORY EVALUATION SHEET

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State of California — The DEPARTMENT OF PARK PRIMARY RECO	S AND RECREATION	Primary # HRI # Trinomial NRHP Štatus Coo	da 20
	Other Listings Review Code	Reviewer Cod	Date
Page 1 of 3	Resource Name or #:	(Assigned by recorder) 1037	7 Polk Street
P1. Other Identifier: Can P2. Location: Not for Ind (P2b and P2c or P2d. At b. USGS 7.5' Quad San c. Address 1037 d. UTM: (Give more than or e. Other Locational Data: Block 694 / Lot 003 P3a. Description: (Describ Originally constructed in exhibits elements of Beau signature use of foliated a Textured ornamentation veripartite entrance below of mullions, a paneled mid-lievel frieze with delicate for plain parapet. Corner pie medallion over a delicate transoms are separated by 3b. Resource Attributes	r Publication Unrestricted tach a Location Map as necessary.) In Francisco Polk Street The for large and/or linear resources The resource and its major elements. In the surface and its major elements. In the surfa	a. County T ; R ; City San Fra Zone ; e, elevation, etc., as appropriate acclude design, materials, condit is three bays wide on each ercial building type, together ere in the textured wall surfa continues beyond the east be air of ground floor storefron and separated by rondels, a and separated by rondel	San Francisco
P5a. Photo or Drawing (Pl	noto required for buildings, structures	s, 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
	survey report and other sources, or a Polk Street, San Francisco by An		Section 106 Review

State of California — The Resources Agency	Primary#
	HRI#
BUILDING, STRUCTURE, AND OBJECT R	ECORD
	NRHP Status Code 3D
Resource Name or #: (Assigned B1. Historic Name: 1037 Polk Street	by recorder) 1037 Polk Street
B2. Common Name:	
	esent Use: commercial
B5. Architectural Style Commercial style with elements of Beaux A	
B6. Construction History: (Construction date, alterations, and date of alterations at 1033-1037 Polk was built in 1920.	
B7. Moved? No Yes Unknown Date: B8. Related Features:	Original Location:
B9a. Architect: <i>unknown</i>	b. Builder <i>unknown</i>
B10. Significance: Theme Social History / Architecture	Area San Francisco, California
Period of Significance 1906-1930 Property Type	
(Discuss importance in terms of historical or architectural context as defined	
R.L. Polk City Directories list Western Dental Products at 1037 Polk agent, had an office here in 1964. At present, 1033 Polk is the site of	from 1953 through 1982. Mr. John W. Ward, real estate of Carolynn Abst Architects.
Though some windows may be replacements, the building has a hig Street.	th degree of integrity and is an elegant presence on Polk
This structure is significant as a contributing building to an intact, vis Francisco's post-1906 earthquake and fire era. A specific building ty permanent residential apartment, hotel or apartment-hotel constructe the district include lower commercial structures of similar age and co	ype dominates the district, the 3- to 7-story multi-unit, ed of brick or reinforced concrete. Other building types within
This resource is not individually significant at the national, state, or lo evaluation. However, it does appear to be eligible as a contributing the Lower Nob Hill Apartment and Hotel District. Under the pending by the construction of a 12-story senior housing project.	building to a potentially expanded National Register District.
244 Additional December 440 to 1	3/1
311. Additional Resource Attributes: HP6 - 1-3 story Commercial Bu	uilding
312. References: See Continuation Sheet.	(Sketch Map with north arrow required.)
	POST
313. Remarks:	Man
// Datain / D. 14/44	
K. Petrin / S. Watson	E RAGOS
114. Evaluator: Architectural Resources Group	- * * + 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Oate of Evaluation: April 30, 2003 (This space reserved for official comments.)	
	2 0 N A DE DE DE DE DE
	GEARY

DPR 523B (1/95)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET			rimary # RI # rinomial		
Page # of 3	Res	ource Name or #: (Assigned b	y recorder)	1037 Polk Street	
Recorded by	K. Petrin / S. Watson	Arch. Resources Group	Date	April 30, 2003	□ Continuation □ Update
P3a. Descrip	tion 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 comer 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).

Primary #_ State of California — The Resources Agency **DEPARTMENT OF PARKS AND RECREATION** HRI# PRIMARY RECORD Trinomial NRHP Status Code **3CS** Other Listings Review Code Reviewer Date *Resource Name or #: (Assigned by recorder) 1033-1037 Polk Street **Page** 1 of 5 P1. Historic name of building (if any): Frank M. Cobbledick and Consolidated Sales Co. auto parts stores Location: *a: County San Francisco ☐ Not for Publication ■ Unrestricted
 CO
 ☐ Not for Publication
 ■ Unrestricte

 Date
 T ; R ; ¼ of __¼ of Sec ; B.N

 City
 San Francisco Zip 94109

 ___mE/
 mN
 *e. Assessor's parcel #: Block 694, lot 3
 d. UTM: Zone ; *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 ■ Building □ Structure □ Object □ Site □ District □ Element of District □ Other *P4. Resources Present: 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)

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)

intensive

P11. Report Citation*: (Cite survey report.) William Kostura. Van Ness Auto Row Support

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

Primary # HRI/Trinomial

Page 2 0	of _	<u>5_</u>
Recorded b	v	William Kostura

Resource Identifier: 1033-1037 Polk Street

*Date October 2009 ■ Continua

■ Continuation □ Update

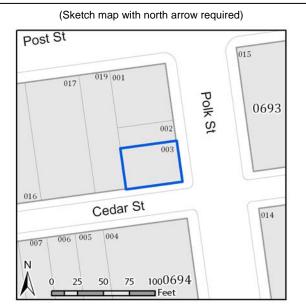


The photo from page one is printed here in larger format for greater ease of reading.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECOR	Primary # HRI #
Page 3 of 5 *Resource Name or # (Assign B1. Historic Name: Frank M. Cobbledick and Consolidated Sales C B2. Common Name: B3. Original Use: auto parts stores B4. Present Use: *B5. Architectural Style: Classical Revival *B6. Construction History: (Construction date, alterations, and date of alteration Built in 1920. Some window sash altered at an unknown date.	*NRHP Status Code3CS ned by recorder) 1033-1037 Polk Street to. auto parts stores offices
B9a. Architect: Arthur S. Bugbee b. Builder: unk *B10. Significance: Theme automobile industry Area San Fran Period of Significance 1920-1933 Property Type au (Discuss importance in terms of historical or architectural context as defined by the	uto parts store Applicable Criteria 1, 3
Construction and the architect Arthur S. Bushes	
Construction, and the architect, Arthur S. Bugbee This building was built in 1920 as an investment for owner O'Br Arthur S. Bugbee, the last in a line of four Bugbee architects. He Charles S. Bugbee, who as S. C. Bugbee and Son were prominer institutional buildings and fine residences, including four of the G. Bugbee, designed many Shingle style and other rustic houses during 1889-1910s. Arthur S. Bugbee apprenticed with architect and his brother Maxwell before practicing on his own during 195 small and medium-sized commercial and industrial buildings. He East Bay that he designed with Will Schirmer, as the Shirmer concurrently with his solo practice in San Francisco. Within the public garage, at 1725 Sacramento Street, in 1923.	is grandfather and uncle were Samuel C. and at through the 1860s and 1870s as designers of Nob Hill mansions. His older brother, Maxwell in San Francisco, Alameda, and Marin County at Albert Sutton, E. J. Vogel, Welsh and Carey, 10-1927. His solo works include principally the is best known for numerous fine residences in r-Bugbee Company, during 1915-1926,
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)	(Sketch map with north arrow required) Post St 017 019 001
B13. Remarks:	Po

*B14. Evaluator: William Kostura
Date of Evaluation: October 2009

(This space reserved for official comments.)



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

Primary #	
HRI/Trinomial	

Page 4 of 5	Resource Identifier: 1033-1037	7 Polk Street	
Recorded by William Kostura	*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.

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

Primary #	
HRI/Trinomial	

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Page <u>5</u> of <u>5</u>	Resource Identifier: 1033-1037 Polk Street	
Recorded by William Kostura	*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	
	APPENDIX C
TABLE ADDRESSES AND HISTORIC RESOURCE STATUS FOR BUILDINGS IN THE	TABLE ADDRESSES AND HISTORIC RESOURCE STATUS FOR BUILDINGS IN THE
HISTORIC DISTRICT SURVEY AREA	HISTORIC DISTRICT SURVEY AREA

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

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

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

Current Status	Extant	Extant	Extant	Extant	Extant
Planning Department Historic Resource Status	A-Historic Resource Present	A-Historic Resource Present	A-Historic Resource Present	A-Historic Resource Present	A-Historic Resource Present
Historic District/Survey Status	Contributor to Uptown Tenderloin Historic District	Contributor to Uptown Tenderloin Historic District	Contributor to Uptown Tenderloin Historic District	Contributor to Uptown Tenderloin Historic District	Contributor to Uptown Tenderloin Historic District
Style/Form	1-part commercial composition reinforced concrete, stucco cladding, Spanish Colonia Revival ornamentation, volutes, capitals, aedicules, panels; black and green tile front, alterations	6 story, reinforced concrete, stucco cladding, 5-story bay windows with decorative panels, galvanized iron cornice, 2-part vertical composition, alterations	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	1-story, reinforced concrete, stucco cladding, permastone base, alterations	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
Building Type (original)	Retail; originally used for auto trunks manufacturing	Geary Apartments/ Francine Apartment	Briscoe Apartments	Store	Oswald Apartments
Construction Date	1923	1923	1916	1946	1924
Address	928-930 Geary St.	938 Geary St.; Geary Apartments; Francine Apartments	946 Geary St.	950 Geary St.	954 Geary St; Oswald Apt
APN	0693008	6008690	0693010	0693011	0693012

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

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

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

APN	Address	Construction	Building Type	Style/Form	Historic	Planning	Current
		Date	(original)		District/Survey	Department Historic	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

Address	Construction	Building Type	Style/Form	Historic	Planning	Current
Date		(original)		District/Survey Status	Department Historic Resource Status	Status
			Colonial Revival ornamentation, altered storefront	Apartment Hotel Historic District		
1914	4	Halcyon Apartments	4 story, stucco cladding, Mission/Spanish Colonial Revival ornamentation ground floor	Contributor to Lower Nob Hill Abartment Hotel	A-Historic Resource Present	Extant
			residential, alterations	Historic District		
1916	,	Hotel on 2nd & 3rd	Reinforced concrete, 3 story,	Contributor to	A-Historic Resource	Extant
		story, ground floor	Classical Revival ornamentation	Lower Nob Hill Apartment Hotel	Present	
			beltcourse	Historic District		
				included in Van		
				Ness Area Plan,		
				historic resource		
1924	1	Mixed use,	2 story, stucco, two-part	Included in Van	A-Historic Resource	Extant
		living/office space	commercial composition	Ness Area Plan	Present	
		above, ground	reinforced concrete, stucco façade,			
		floor restaurant)	Spanish Colonial Revival			
			ornamentation, alterations			
1920		Auto part store	2 story plus mezzanine, reinforced	Included in Van	C - No Historic	Extant
			concrete, stucco facade Classical	Ness Auto Row	Resource Present / Not	
			Revival ornament	Support	Age Eligible	
				Structures		
1913	3	Auto showroom	Formerly a 2-story, Classical	Included in Van	C - No Historic	Demolished
			Revival, stucco-clad brick auto	Ness Area Plan	Resource Present / Not	
			showroom commercial building		Age Eligible	
			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			

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

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

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

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

APPENDIX D HISTORIC BUILDING PERMITS

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	(1) Location /	1037 Poe		P	
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	(3) For what p	surpose will building be	used hereafter.7		
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ii l	(8) Controlo	(DOES) co- Wa			
	(6) Contractor	(DOES 1107)	rkmen's Compensation		. 2
	(7) Supervision	(DOES) carry Wo (Deas 1107) a of construction by	rkmen's Compensation		
-	(7) Supervision Address I hereby cer BUILDING ZO NANCES OF T CALIFORNIA v demnify and ke costs and expens	rtify and agree, if a per NE ORDINANCES, THE CITY AND COUNTY will be complied with, sep harmless the City ses which may in anywait, or from the use or	mit is issued, that all the SET BACK LINE RIVITY OF SAN FRANCE whether herein specific and County of San France corneagainst aid occurancy of any aides	te provisions of the BUILDI EQUIREMENTS AND THI ISCO and the STATE HOU do not; and I hereby agranciseo against all liabilitity and county in onsequently and county in onsequently street or sub-idearable.	SING ACT OF ree to save, in- ies, judgments
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Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO. Market OL 30

IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.

15 CO MAE Owner Bureau of Building Inspection TO BUILDING ADDITIONS, ALTERATIONS OR REPAIRS MENT OF FOR PERMIT TO MAKE DEPART BUILDING F. Auto Club APPLICATION OF 37 Montanes to Charetta Location 1037 Cost \$ _206 BLDG. FORM. Filed 4 TO AND ASSESSMENT OF Hawarada 8/26/37 1 2 Superintendent Building Inspection City Planning Commission Director of Public Health Department of Electricity Bureau of Engineering APPROVED: APPROVED: APPROVED: APPROVED: **APPROVED APPROVED**: Ì Fire Marshalt. Construct and Install on Building to Satisfaction of Bureau of Fire Prevention the Following Fire Protection Equipment and Appliances BUREAU OF FIRE PREVENTION AND PUBLIC SAFETY and Public Safety Automatic Sprinkler System. Water Service Connection. Groundfloor Pipe Casings F. D. (Dry) Standpipes. Automatic Fire Pumps. Refrigeration Wet Standpipes Bureagot Fire P ncinerators APPROVED: Hose Reels Downpipes Tanks

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DAN PKAN	CISCO TO THE REPORT OF THE PROPERTY OF THE PRO
	Cost of Permit Bureau—F. No. 438
	Write in Ink—File Two Copies
1 ' ツ ' "	CITY AND COUNTY OF SAN FRANCISCO
DEPARTMI	OF OFFARTMENT OF PUBLIC WORKS CENTRAL PERMIT BUREAU
BUILDINGIN	APPLICATION FOR BUILDING PERMIT
	3 ALTERATION
1 20	Quant 24 maz
	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 1016 0 7
	(2) For what purpose is present building now used? Store
	(8) For what purpose will building be used hereafter?
-	(4) Total Cost \$ 200 \$
	(5) Description of work to be done
Example 1	Greet Mean Electric Jign
	(C) Control (DOTS) com Westman (Control
	(6) Contractor (DOES) carry Workmen's Compensation Insurance. (3) Supervision of construction by Acatic Neon Mfg. Co. Address 2600 - 18 4 54

	Certificate NoState of California	License NoCity and County of San Francisco
	Address	
(9)	Engineer	
	Certificate No	License No
	Address	
(10)	Plans and specifications prepared by Other than Architect or Engineer	
	Address	
(11)	Contractor Pacific Meon	Mifg. Co.
**	License No. B-92/3 State of California	License No. 57/ City and County of San Francisco
- 2	Address 2600-18 5t.,	
(12)	Owner S. J. Quito C	Zu6.
	Address 1037- 10/K S	0£,
	By J. J. Demeder	
		Owner's Authorized Agent.
	THE DEPARTMENT WILL CALL UP I IF ANY ALTERATIONS OR CHANGES	FLEPHONE NO. MARCALL 0.343 S ARE NECESSARY ON THE PLANS SUBMITTED.

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CERTIFICATION OF AUTHORIZED AGENT

I heraby 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 forgoing is true and correct.

Applicant's Signature

Andres Padriguez

CA/56372
Identification
(Drivers Lic. No., etc.)

Owner/Lessee

Date

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· CENTRAL PERMIT BUREAU 450 McALLISTER STREET SAN FRANCISCO, CA 94102

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.

architect, (agent) 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)

2.22.94 Agent (PRINT) Andres Rodrigues Owner (PRINT) Hario M. Zulafa

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit dollars (\$5000 " 2 dollars (\$500)." Bus. & Prof. Code Sec. 7031.5.

REV. CPB-38/84

If the image of this document appears less sharp than this notice, it is due to the quality of the original. CENTRAL PERMIT BUREAU 1660 MISSION STREET SAN FRANCISCO, CA 94103

Appl. #	9509050
Address	

PRINT

LICENSED CONTRACTOR'S STATEMENT

Licensed Contractor's Declaration

License Number

Expiration Date ___

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 Class

Contractor

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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.
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APP. NO.	9406094 BUILDING INSPECTOR

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			Contact the district building inspector at the start of work call 558-6096. For plumbing inspection scheduling call 558-6090. This application is approved without site inspection, detailed plumbing or electrical plan review and close not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. The plumbing work shall require appropriate the strict accordance with all applicable codes.	NOTIFIED MR
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OWNER'S AUTHORIZED AGENT

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10550	OWNER'S AUTHORIZED AGENT	1
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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.

Lice	ense Numiter	License Class		-
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waer-B	uilder Declaration		SIGNATURE	
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hereby a jusiness	affirm under penalty of perjury that and Professions Code (Sec. 7031.5	at I am exempt from the Co. (Mark the appropriate	box below.)	aw,
	I, as owner of the property, or my will do the work, and the struct further acknowledge that I und commenced contrary to the rep herein applied for shall be deemed	ture is not intended or offer erstand and agree that in the presentations contained her	ed for sale (Sec. 7044). e event that any work i	. I
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	I, as owner of the property, am econstruct this project (Sec. 7044) will have them file a copy of this commencement of any work. I that, in the event that said cont Central Permit Bureau, that the Permit Bureau, that the	 1 certify that at the time suctorm (Licensed Contractor's further acknowledge that ractors fail to file a copy of 	h contractors are selected Declaration) prior to the I understand and agreed the Declaration with t	e
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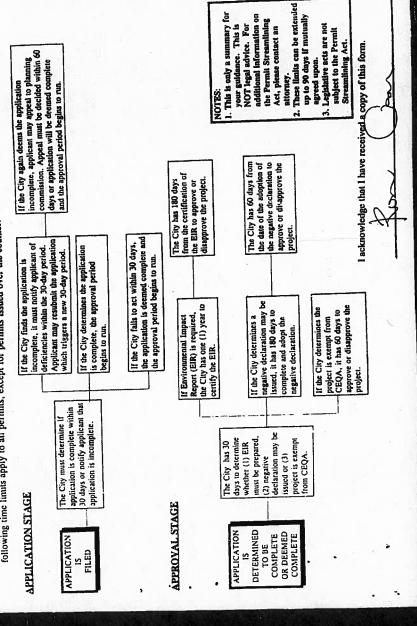
NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5.

REV. CPB-1/95

AN

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:



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

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Code. No portion of building or structure or acerticiding used during construction, to be closer than 6'0 any wife containing more than 750 votes. See Sec. 385, California Penal Code.	demands are seen and extension of the properties of the period of the pe
Pursuant to San Francisco Building Code, the building permit shall be posted on the job, 1 owner is responsible for approved plans and application being kept at building site.	The in conformity with the provisions of Section 3800 of the Labor Code of the Statu of California, the applicant shall have coverage under (n), or (fig. designated below or shall indicate item (iii), or (iii), or (iii) designated of the control in the conformal as a unit of the conformal as a unit or (iv), whichever is associable. If however them (iv) is checked item (iv) must be checked as unit)
Grade lines as shown on drawings accompanying this application are assumed to be correct actual grade lines are not the same as shown revised drawings showing correct grade lines, or and tills together with complete details of retaining waits and well lootings required must submitted to this department for approvel.	Cuts I hereby affirm under penalty of porjury one of the following declarations: () i. I have and will maintain a certificate of consent to settlineare by workers'
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.	compensation, as provided by Section 3700 of the Labor Code, for the performance of
ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.	() II. I have and will maintain workers' compensation insurance, as required by Section
BULDING NOT TO BE OCCUPED UNTIL CERTIFICATE OF FINAL COMPLETION IS POST ON THE BULDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REDUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR IT ELECTRICAL WIRING OR PLUMENING INSTALLATIONS. A SEPARATE PERMIT FOR IT WIRING AND PLUMENING LINES ELECTRICAL SEPARATE PERMITS ARE RECURRED.	(ED () II. I have and well maintain involvers' 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 camer and policy number are: THE Carrier Carrier
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR IT ELECTRICAL WRITEN OR THUMBRON INSTALLATIONS. A SEPARATE PERMIT FOR IT WISING AND PLANSHOM MUST BE OBTAINED. SEPARATE PERMITS ARE RECURRED ARGINED FOR TO ANY OF ABOVE QUESTIONS (0) (1) (1) (2) (2) (2) (2) (2) (2) (2) (2) (2) (2	THE staudd. My worthan's companishers have made and policy number are. Series of the staudd of the work to be done in \$100 or less.
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	Folital 5/28/	NOTIFIED MR.
	Tagree to comply with all concisions or stipulations of the various bursaus 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 OWNERS AUTHORIZED AGENT	-

CENTRAL PERMIT BUREAU 1660 MISSION STREET SAN FRANCISCO, CA 94103

Appl. #		
Address		
	•	

LICENSED CONTRACTOR'S STATEMENT

Licensed Contractor's Declaration

License Number ___

REV. CPB-1/95

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 Class

FY	piration Date	Contractor	
	June 1741C		PRINT
			SIGNATURE
wner-E	suilder Declaration		
hereby usiness	affirm under penalty of perjury that I am et and Professions Code (Sec. 7031.5). (Mark	the appropriate	Contractor's License Law box below.)
	I, as owner of the property, or my employe will do the work, and the structure is not further acknowledge that I understand ar commenced contrary to the representation herein applied for shall be deemed suspended	intended or offer ad agree that in the ons contained he	red for sale (Sec. 7044). It event that any work is
	architect, agent		
<u>-</u>	I, as owner of the property, am exclusively construct this project (Sec. 7044). I certify will have them file a copy of this form (Lice commencement of any work. I further at that, in the event that said contractors fail Central Permit Bureau, that the Permit herein	that at the time such insed Contractor's iknowledge that I to file a copy of	h contractors are selected, Declaration) prior to the I understand and agree I the Declaration with the
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DEPARTMENT OF BUILDING INSPECTION

City & 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. S	Site Address 1033 POLK STREET	2. Floor FIRST
, 3. P	Permit Application No. 18-1-14	4. Hardship Request No.(Per this PA)
.5. E	Buisting Use COMMERCIAL / RETAIL	6. Proposed Use COMMERCIAL OFFICE
Section 18 Section 18	Existing Occupancy 1 / ARTAIL	8. Proposed Occupancy B/OFFICE
9. ⊤ D	Description of work which triggers access compliance:	INTERIOR MODIFICATION OF PARTITION IS
	UNDER APPROVED APPLICATIO	N# 9804046
Note:	A separate request is required for each category below: The access feature(s) that will not be provided: Pain of Travel Sanit Parking Othe Code Section(s) #1345.2.1 PAINARY PAIN	OF TRAVEL TO SPECIFIC AREA OF AUTERATION ovided. Note location on plans and provide attachment if
12 T	otal cost of the project excluding this access feature	\$ 65,500
13A.Q	tost of the access feature which will not be provided	\$25,000 / \$16,500 (SEE ATTACHED) 38% / 25%
14 A	Bquivalent facilitation is provided per Code S Description of equivalent facilitation PUSH	PADDLE ELECTRIC GOOGGOPENER
В.	Equivalent facilitation is not provided based of	n: William Works and Constraints
B.		cal constraints Would to the constraints
3.	n - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
	Description of constraint (Unreasonable Hardship). P	rovide attachments if necessary.
	Note that the second second	

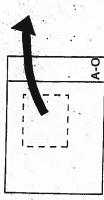
Submit appeals in person to:

UNREASONABLE HARDSHIP REQUEST	Property Address: 1033 POLK STREET
	Permit Application No. 98
	Hardship Request No
Note: Ratification by the Access Appeals Commission is generally work is valued over the threshold amount (currently \$80,647.00) is Code of Regulations, Title 24, Section 110D, and Section 406(g),	f no equivalent facilitation is provided. See the California
15. Applicant's Name (Print): RON CASE	
Owner Tenant	☐ Ageat
the control of the state of the	SAN FRANCISCO, CA '94109
AND SERVICE SERVICES SERVICES	
ADMINISTRATIVE BULLETIN Rebased on Section. No. AB. 5/2.98 of the Californ Plans reviewed by (Print): Dethnis Fond Day Signature of plans reviewer 3 - 7 AS Signature of Deputy Director	RANTED DENIED (See below) equires AAC Ratification nia Building Code CAC 6/19/98
ACCESS APPRALS COMMISSION You may appeal a decision or action made by the Department of B Code of Regulations, Title 24, before the Access Appeals Commis Unreasonable Hardship Request with your building permit through request then he or she shall inform you as to the reason for that dec then like to make an appeal before the Access Appeals Commission Manager and then the Deputy Director and have them review the r	stion. To make such an application you must first file an h your plan checker. If your plan checker denies you this nial. Upon denial of your hardship request, if you would the you shall first contact the plan checker! Division

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.

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

Hardship Re (3). The request & which allows th At least one Accessible Entrance	er project. Re cost of this ENR Cons e compliance nable Hardshi stion cost for e quest. for equivalent ne exception. Existing Fully Complying	produce this project i truction (with equiv p. Request sh	Schedule s Gost Inco	on the cover 5, 500 lex". (The itation up to pleted and s ided as an at ported by th	which is cost index is up to 20% of valuation ubmitted with the parachment to the Unrate appropriate code so	s less than dated of ermit
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Title Sheet Note:

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

KEGE

Sec 3112A(a)2 EX2

Revised Contractor's BBI Estimated Revir Cost

\$(12,500 A). Cost of Construction

B). 20% Cost of Construction \$15,100

C). 20% Upgrade Expenditures

1.) ENTRY DOCK ELEC. HOW, THOUSHOLD \$ 7,200 (Detailed cost of construction)

\$ 6500 \$ 9 600 2.) STAKES TO MEZZANINE, RALAING

3.) ICHLET ROOM WALL FRANKIC X.) BOCK + HOW, LAVATORY, CRAS X.) BOCK - FRUNKES

\$22300

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

ADDRESS OF JO	8		BLOCKALOT	2221111
1037 POLK		ST	0694	/003 9808133
CAROLYNN ABST & RO	R NAME ON CASE ATE E 16/98 15	DISPOSITION SSUED	DISPOSITION DATE	(415)771-4225 PERMIT NO EXPIRE DATE 851177 06/04/99
FORM CONST. TYPE OCCUPA	NCY CODES	ρ	LANS STORIES UN	NITS DISTRICT 1 RID-INSP 10 TELEPHONE
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SPECIAL INSPECTIONS? N() SPECIAL USE DISTRICT	FIRE ZONE TIDF PENALTY	NO NO	COMP	LIANCE WITH REPORTS
NOTES:			DEF CITY A	ERMIT INSPECTION RECORD PARTMENT OF PUBLIC WORKS ND COUNTY OF SAN FRANCISCO LDING INSPECTION JOB CARD

APPLICATION NO

9003-15

DATE	BUILDING INSPECTORS JOB RECORD
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APP. NO.	980 8133 lv. lung.



City and County of San Francisco

Department of Building Inspection

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

				22		N		SEXPONS
(block and lot)	Units:	Waver 6	as filed, conforms bod on is approved pursus	e <i>Municipal Codes</i> of t all be maintained on th	ng any change that yo	19 199	FRANK CHIU, Director of Building Inspection by: W. Hong HELLINGTA WOVE, Building Inspector	Housing Inspector
2	2 Dwelling Units:	with cooking facilities:	permit application w occupancy classificati	o be in violation of the y of this <i>Certificate</i> she ruments.	rovide advice regardi Francisco.	OCTOBER 19	FRANK CHIU, Director of Building Inspection by: W. Hong WELLINGTW WOLE.	(Printed Names)
	Stories:	1 0 18	the date the building be above referenced o	cause the property to d Occupancy. A copy portant property do	pection, which will priy and County of San	This certificate issued on:	C. Director of B	N/A
=	action: 2	No. of Guestrooms:	d and, effective as of the State of California. Ti	ng or premises—could I Final Completion an I be kept with your im	tment of Building Insicipal Codes of the Cit	This certific		by: (Signatures)
Mula	Type of Construction:	BFA-3	knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both 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 he San Francisco Building Code.	use or occupancy of these premises—or any change to the building or premises—could cause the property to be in violation of the <i>Municipal Codes</i> of the familiate this <i>Certificate of Final Completion and Occupancy.</i> A copy of this <i>Certificate</i> shall be maintained on the I be available at all times. Another copy of this <i>Certificate</i> should be kept with your important property documents.	y changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you will assist you in making the change in accordance with the Municipal Codes of the City and County of San Francisco.	Bureau of Fire Prevention	(Printed Name) 199 Department of Public Health	(Printed Name)
(street)	200133	Occupancy Classification:	onstruction describe bunty of San Franci Building Code.	of these premises— nd, thereby, would I times. Another co	tructure in the future in the change i	199 Bure	199 Depa	
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121 to microfilm); Blue (to property owner); Yellow (to Building Inspector); Pink (to Housing Inspector)

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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.

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CA V9041304	
Identification	
(Drivers Lic. No., etc.)	
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Owner/Lessee	
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CENTRAL PERMIT BUREAU 1660 MISSION STREET -SAN FRANCISCO, CA 94103

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.

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1033 POLK STREET PRESERVATION ALTERNATIVES REPORT

SAN FRANCISCO, CALIFORNIA

[16285]

PREPRARED FOR:

L.C. DEVELOPMENT CORPORATION

Page & Turnbuli

OCTOBER 26, 2017

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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.

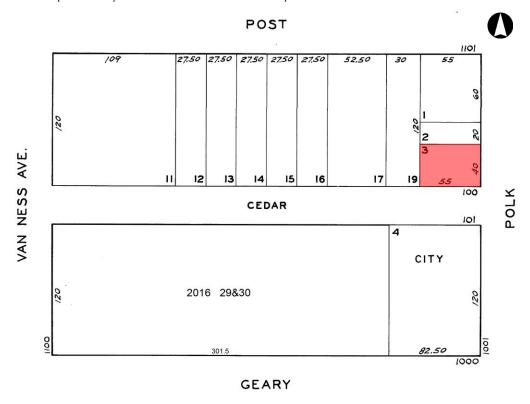


Figure 1. Assessor's map of the subject block. The subject parcel is highlighted in red. Source: San Francisco Office of the Assessor-Recorder. Edited by Page & Turnbull.



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 Alterative, 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.¹

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.²

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

² 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.³

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**.

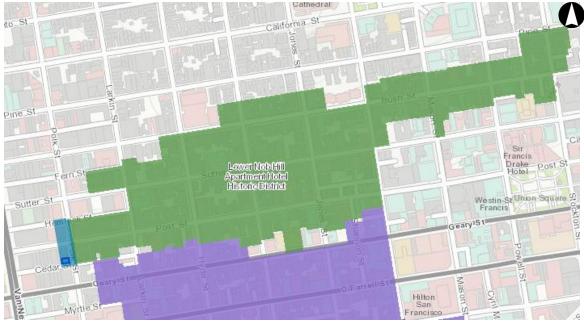


Figure 3. Lower Nob Hill Apartment Hotel Historic District in green, proposed extension in blue. 1033-1037 Polk Street outlined in dark blue. Source: San Francisco Property Information Map. Edited by Page & Turnbull.

³ Tetra Tech, "Historic Resource Evaluation, Part 1: 1033-1037 Polk Street," (October 11, 2016) 20.

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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) [east⁴] 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;

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⁴ 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.⁵

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)⁶

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 levels⁷

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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⁵ Tetra Tech, 7-8.

⁶ Ibid

⁷ 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.⁸

⁸ 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.

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	-	5 – 1 BED	3 – 1 BED	18 – 1 BED
	1 -2 BED			12 - STUDIO	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.

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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.

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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 CEOA

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

October 26, 2017 Page & Turnbull, Inc. 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

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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 <u>not</u> 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 <u>not</u> 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 <u>not</u> 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

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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

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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.⁹

⁹ 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.

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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.¹⁰

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 multistory 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.



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

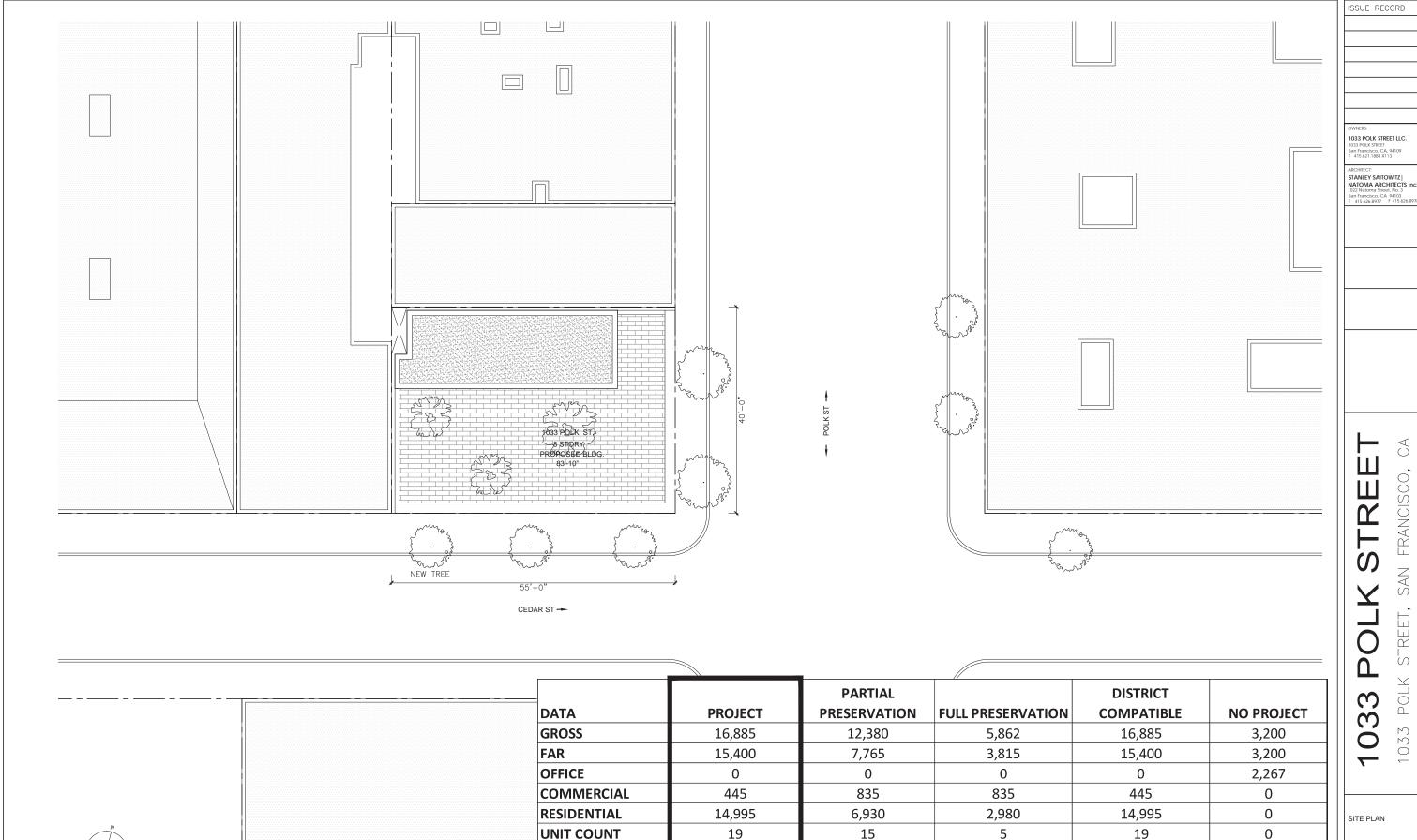
1033-1037 Polk Street (APN 0694/003) was constructed in 1920 by architect Arthur S. Bugbee. The building was evaluated in 2010 by William Kostura as part of the Van Ness Auto Row Support Structure Survey, and again in a HRE Part 1 by Tetra Tech in 2016. The building was found to be individually eligible for listing in the California Register and was also identified as a contributor to a proposed extension to the Lower Knob 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

- Bloomfield, Anne. National Register Nomination: Lower Nob Hill Apartment Hotel District. December 21, 1990.
- Kostura, William. DPR 523B Building, Structure, and Object form for 1033-1037 Polk Street. October 2009.
- Petrin, Katherine and Watson, Shayne, Architectural Resources Group. DPR 523B Building, Structure, and Object form for 1037 Polk Street. April 20, 2003.
- San Francisco Planning Department. "Historic Preservation Commission Resolution No. 0746." March 18, 2015.
- State of California. California Environmental Quality Act. Accessed July 5, 2016. http://www.leginfo.ca.gov/cgi-bin/displaycode?section=prc&group=20001-21000&file=21000-21006.
- Tetra Tech. "Historic Resource Evaluation Part 1 (HRE-3) for 1033-1037 Polk Street." October 11, 2016.
- 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



18 - 1 BED

1 - 2 BED

3 - 1 BED

12 - STUDIO

5 - 1 BED

18 - 1 BED

1 - 2 BED

UNIT TYPES

SITE PLAN - PROJECT

DRAWN SSINAI 1B

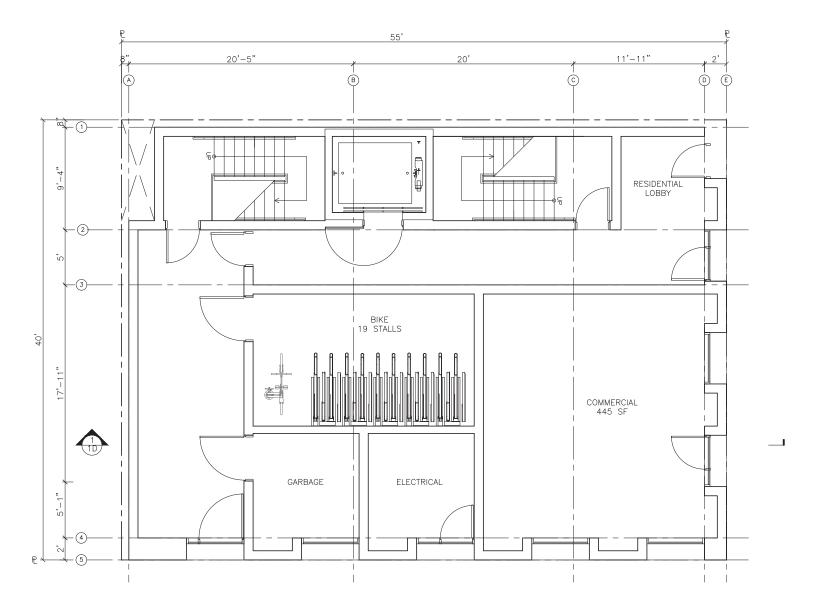
SET PLANNING

DATE 04.11.2017

SCALE 1/8" = 1'-0"

1033

FRANCISCO,





GROUND FLOOR PLAN — PROJECT

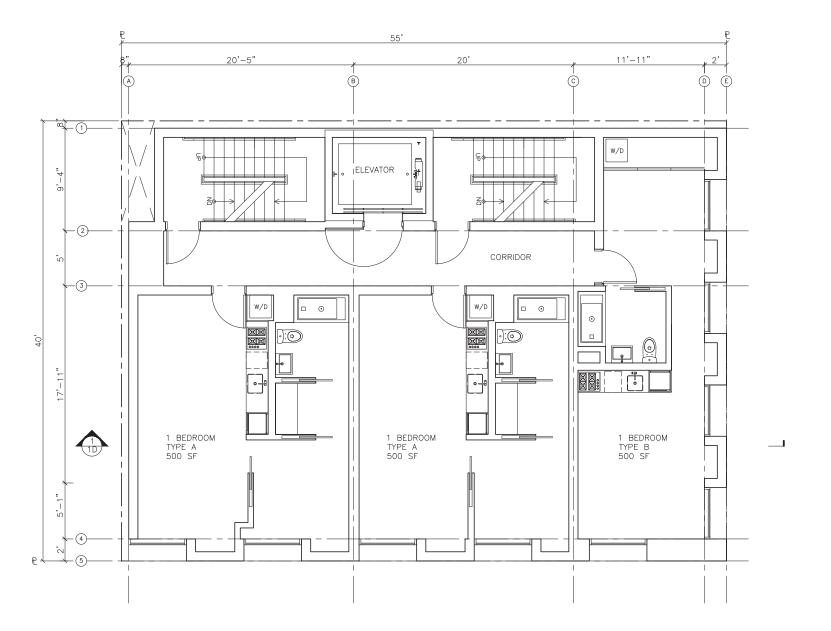
TREE FRANCISCO, SAN STREET, POLK 1033 1033

1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113

ISSUE RECORD

ARCHITECT: STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc. 1022 Natioma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978

FLOOR PLAN





1033

FRANCISCO,

POLK

1033

ISSUE RECORD

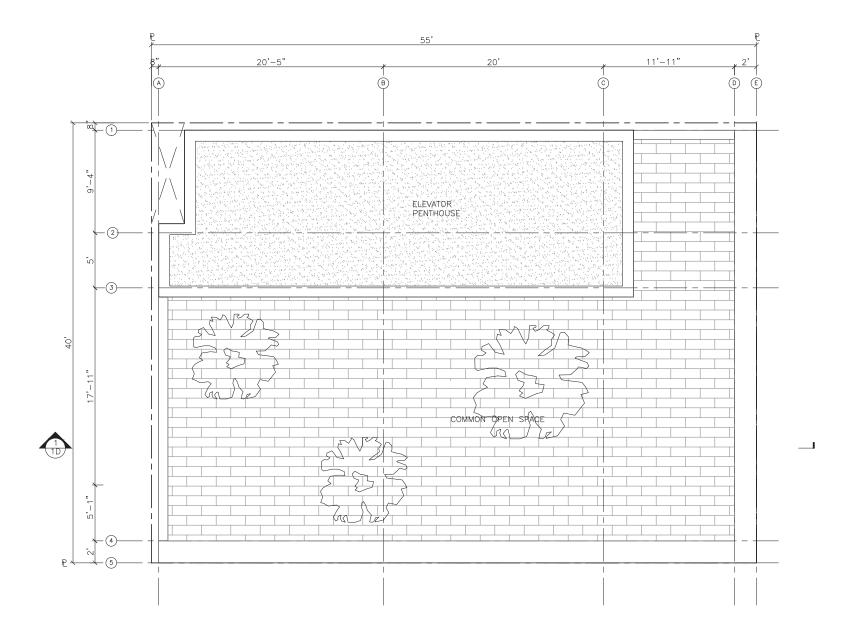
1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113

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FLOOR PLAN

1C.2

TYPICAL FLOOR PLAN — PROJECT





ROOF PLAN - PROJECT

POLK 1033 1033

FRANCISCO,

ISSUE RECORD

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ARCHITECT: STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc. 1022 Natioma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978

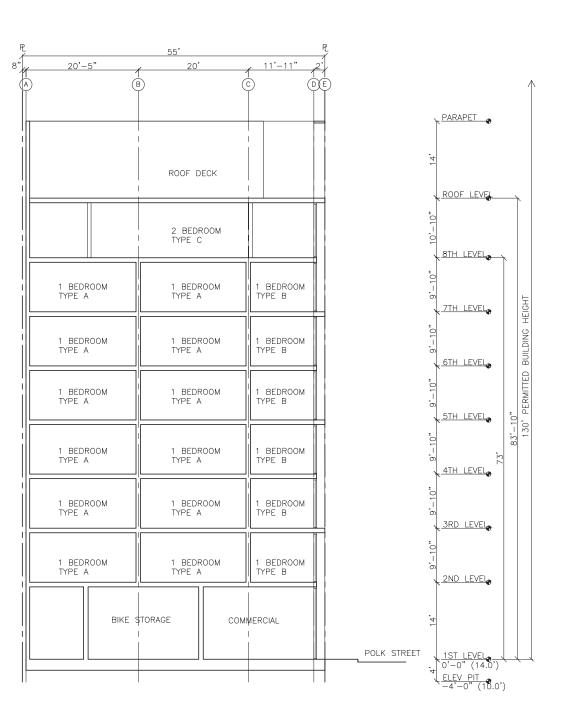
ROOF PLAN

DATE 04.11.2017

SCALE 1/4" = 1'-0"

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Outcome Administration of the Control of the



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BUILDING SECTION

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BUILDING SECTION

DATE 04.11.2017

SCALE 1/8" = 1'-0"

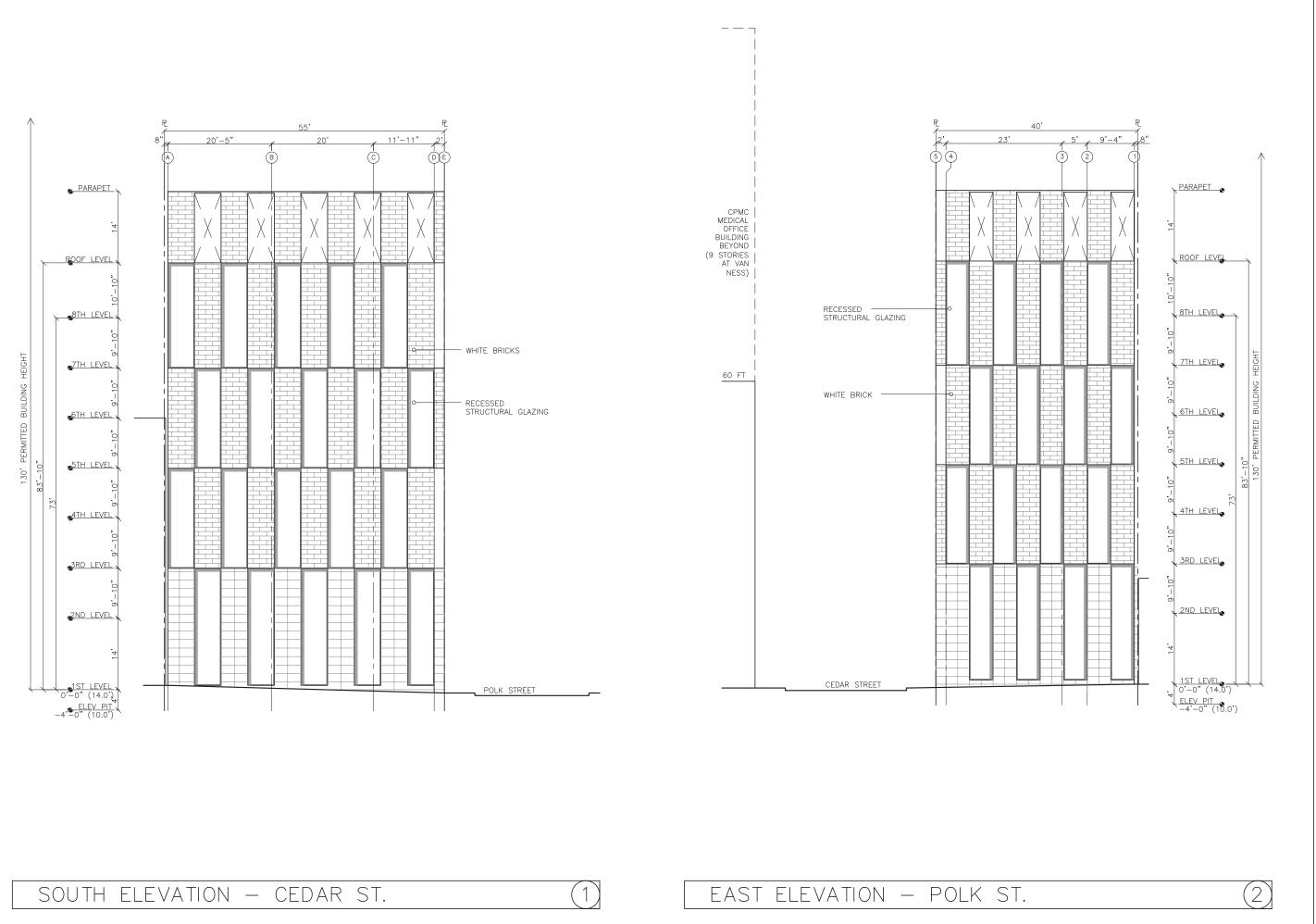
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1033 POLK STREET LLC.

ISSUE RECORD

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NATOMA ARCHITECTS Inc.
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San Francisco, CA 94103
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ISSUE RECORD

及四 3 0

FRANCISCO,

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POLK

1033

ELEVATIONS

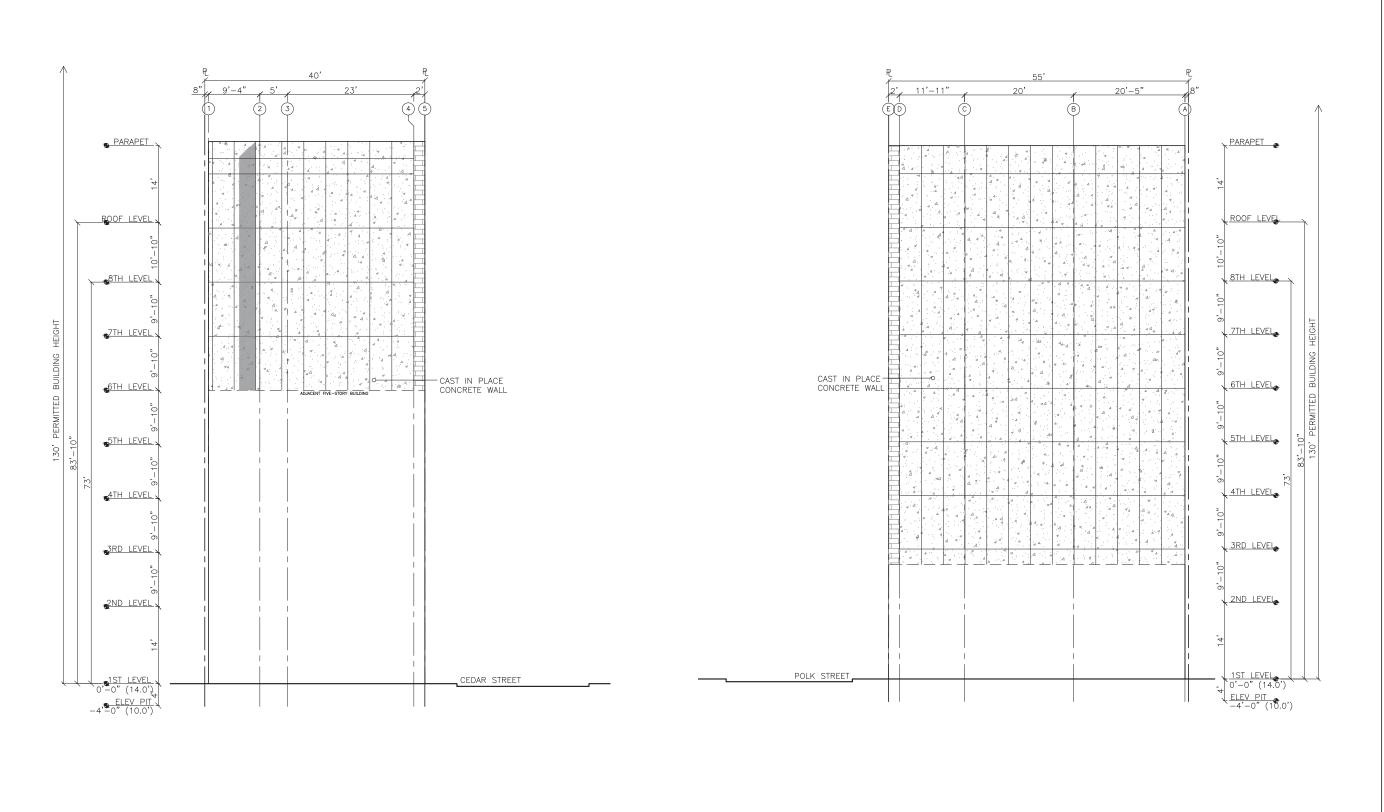
SET PLANNING DATE 04.11.2017

SCALE 1/8" = 1'-0"

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© SCRUBBER MODELLE ADDRESS 1

1E.1



TRE 3 0

FRANCISCO,

SAN

POLK

1033

ISSUE RECORD

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WEST ELEVATION

NORTH ELEVATION

(2)

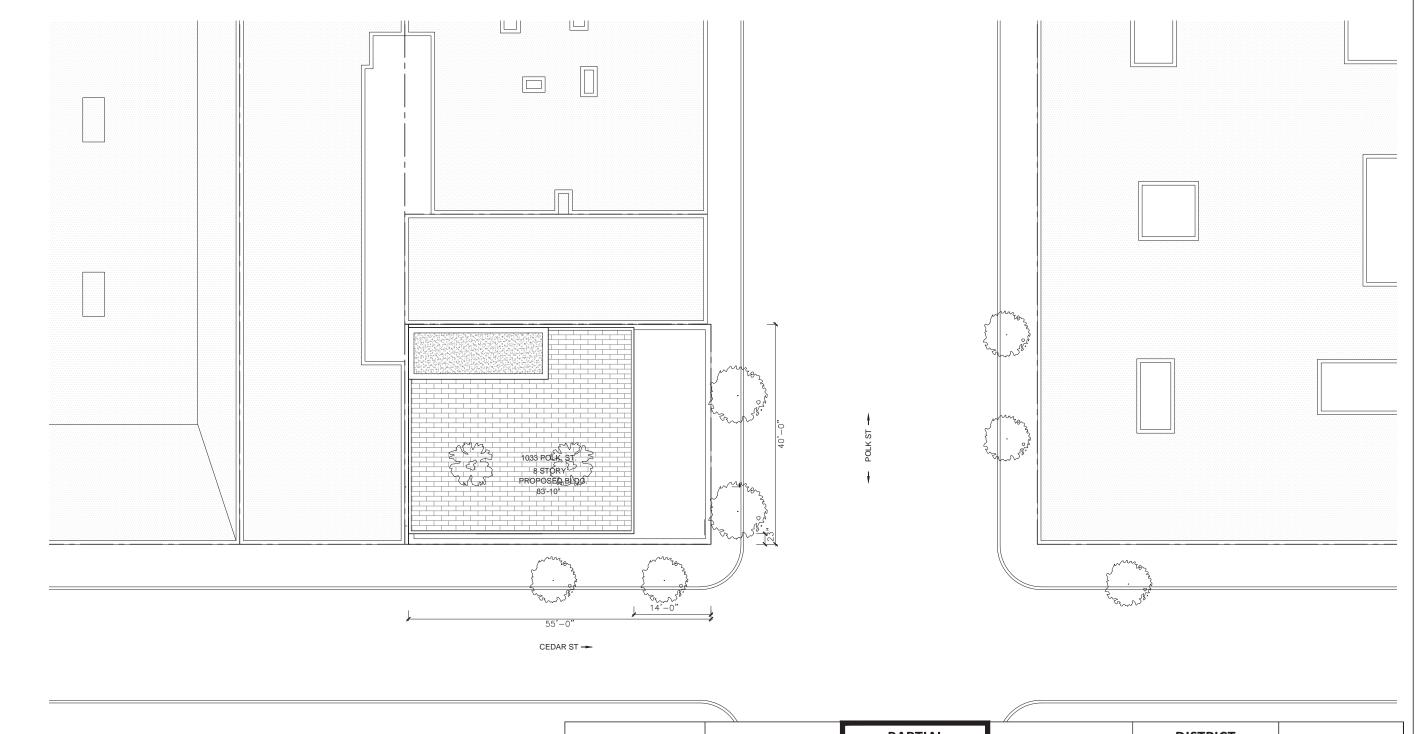
DATE 04.11.2017

SCALE 1/8" = 1'-0"

DRAWN SSINAI

SHEET NO 1E.2

ELEVATIONS



PARTIAL DISTRICT PRESERVATION COMPATIBLE DATA **PROJECT FULL PRESERVATION NO PROJECT** GROSS 12,380 5,862 16,885 16,885 3,200 FAR 3,815 15,400 7,765 15,400 3,200 OFFICE 0 0 0 0 2,267 835 835 445 COMMERCIAL 445 0 RESIDENTIAL 14,995 6,930 2,980 14,995 0 **UNIT COUNT** 19 15 5 19 0 **UNIT TYPES** 18 - 1 BED 3 - 1 BED 5 - 1 BED 18 - 1 BED 12 - STUDIO 1 - 2 BED 1 - 2 BED

SITE PLAN — PARTIAL PRESERVATION

SET PLANNING

DATE 04.11.2017

SCALE 1/8" = 1'-0"

DRAWN SSINAI

OCCUPATION NO. SHEET NO. 2B

1033 POLK STREET

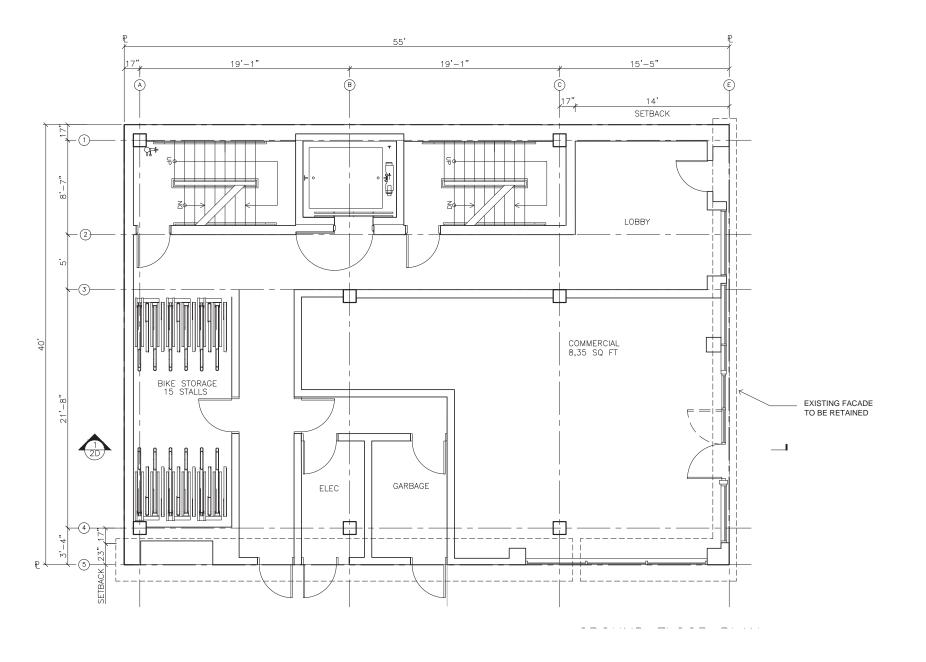
SITE PLAN

FRANCISCO,

ISSUE RECORD

1033 POLK STREET LLC.

STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc 1022 Natoma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978





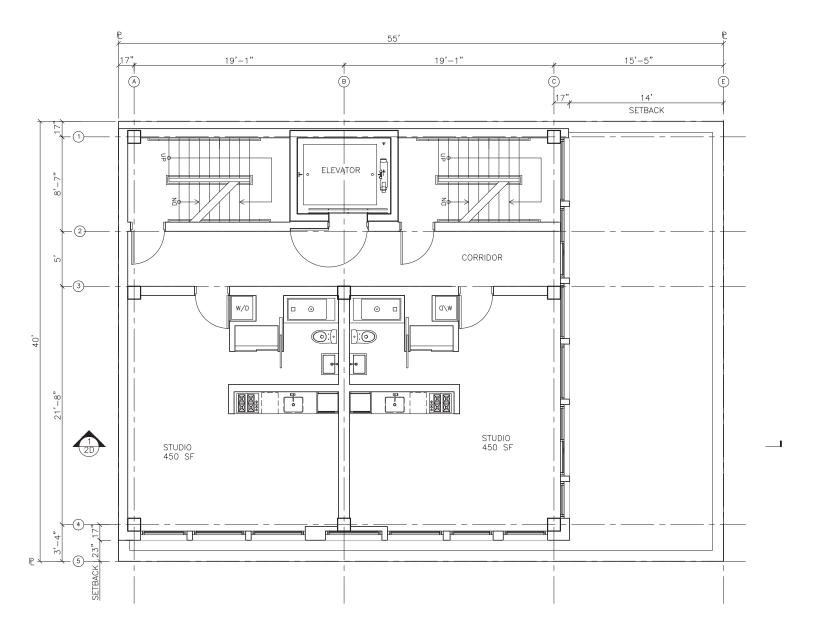
POLK STREET FRANCISCO, 1033

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FLOOR PLAN





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ISSUE RECORD

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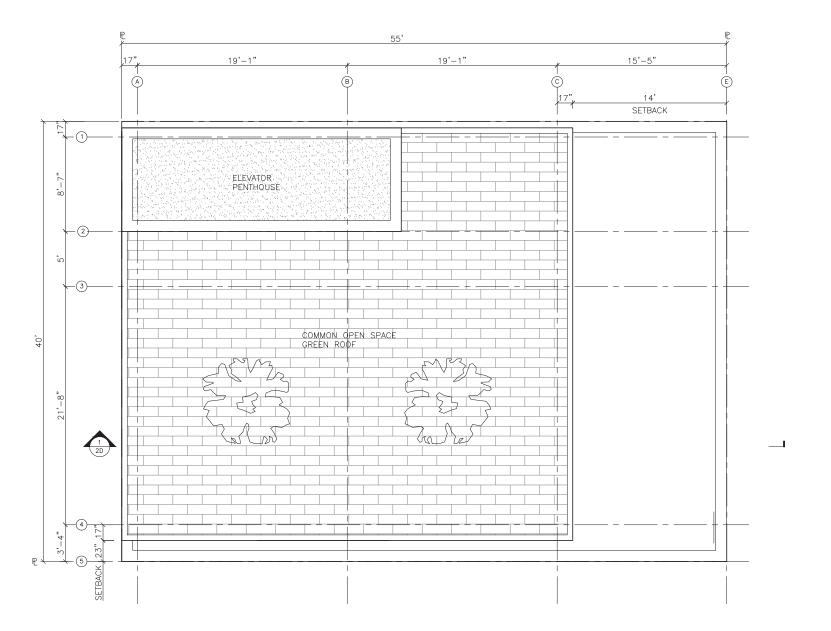
1033 POLK STREET

FRANCISCO,

FLOOR PLAN

2C.2

TYPICAL FLOOR PLAN - PARTIAL PRESERVATION





ROOF PLAN - PARTIAL PRESERVATION

1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113 STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc. 1022 Natoma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978

ISSUE RECORD

POLK STREET 1033

FLOOR PLAN

SET PLANNING

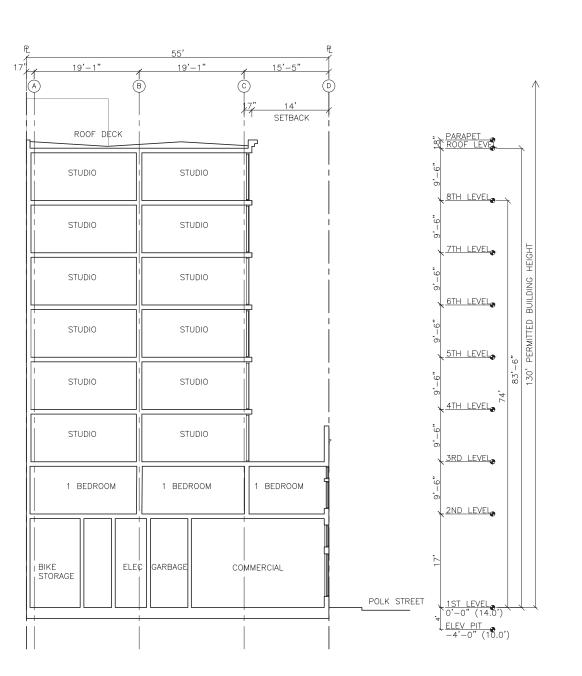
DATE 04.11.2017

SCALE 1/4" = 1'-0"

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1033 POLK STREET, SAN FRANCISCO, CA

ISSUE RECORD

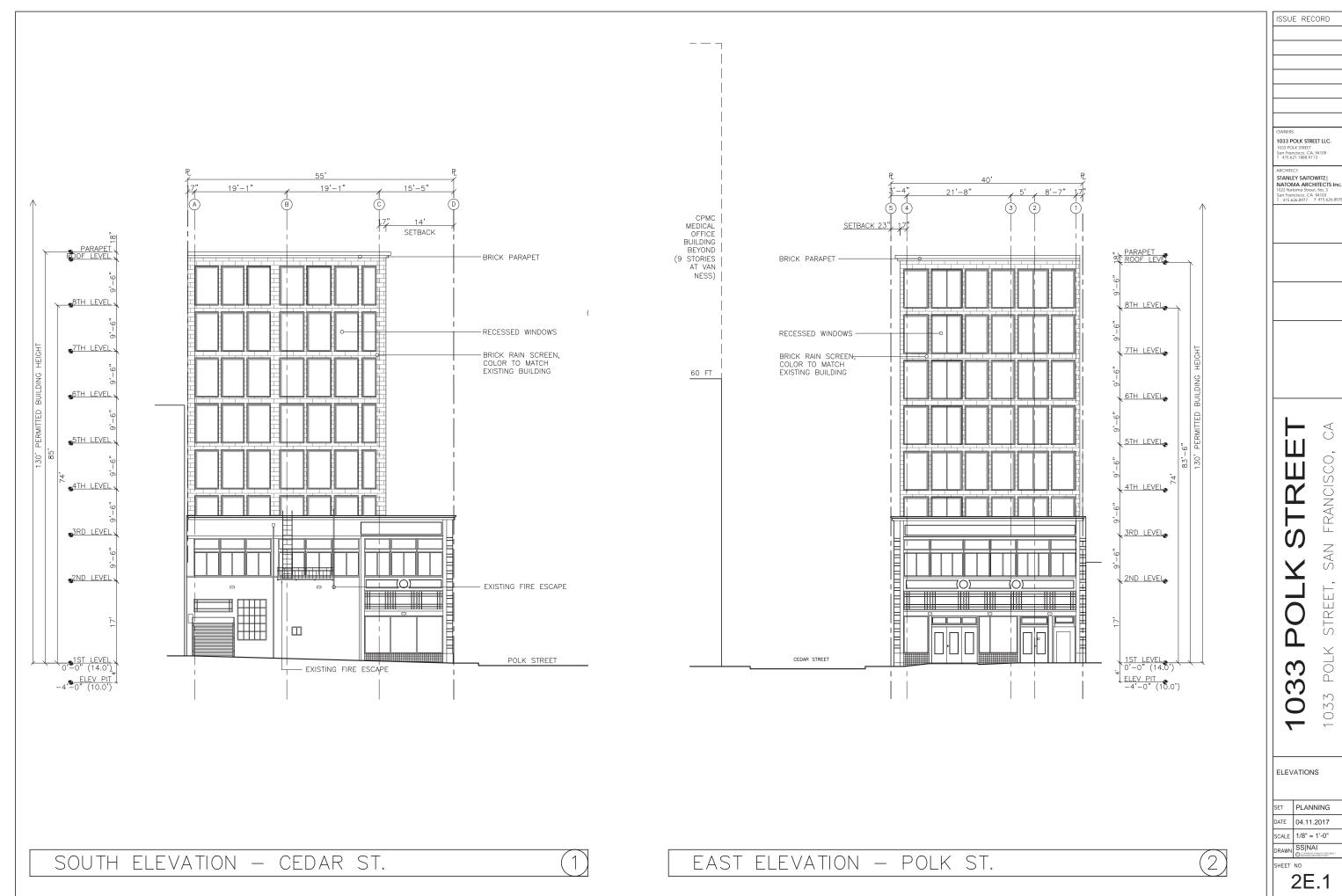
1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113

STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc. 1022 Natoma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978

BUILDING SECTION - PARTIAL PRESERVATION

SET PLANNING
DATE 04.11.2017
SCALE 1/8" = 1'-0"
DRAWN SSINAI
SHEET NO

BUILDING SECTION



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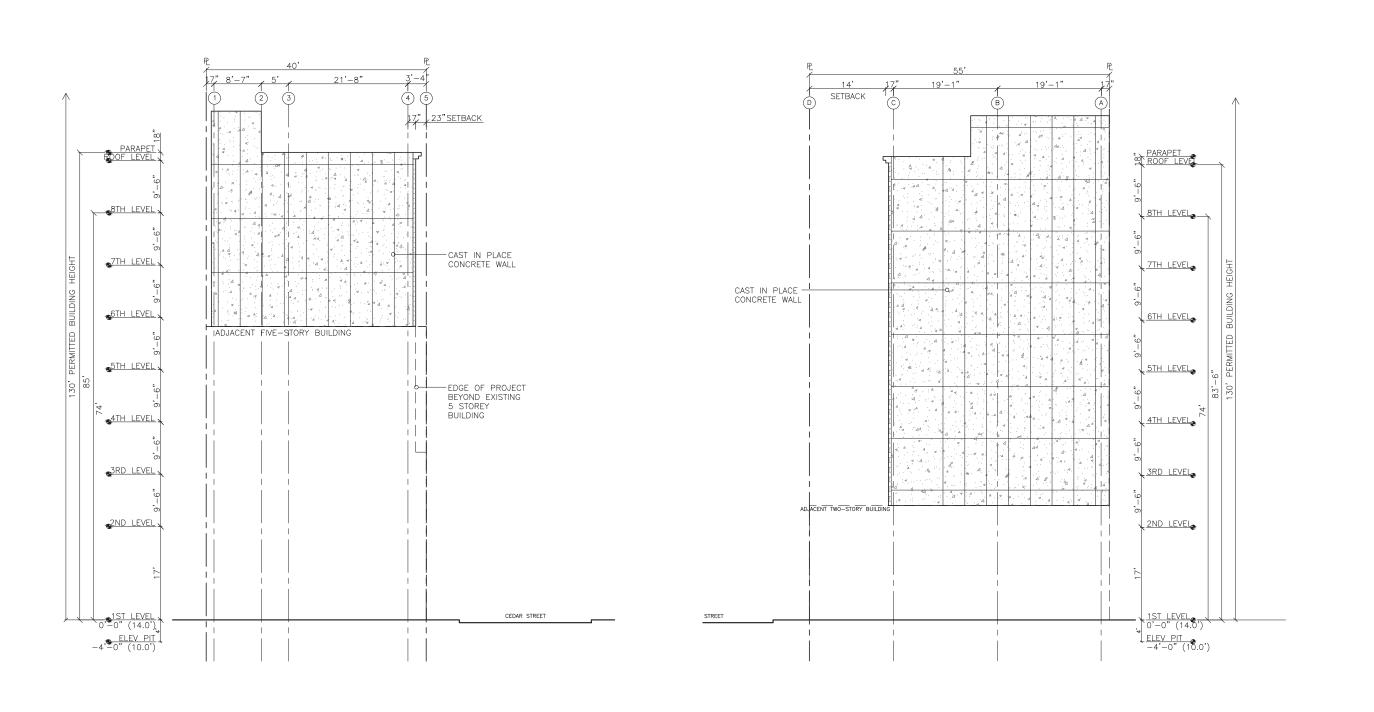
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1033 POLK STREET, SAN FRANCISCO, CA

ISSUE RECORD

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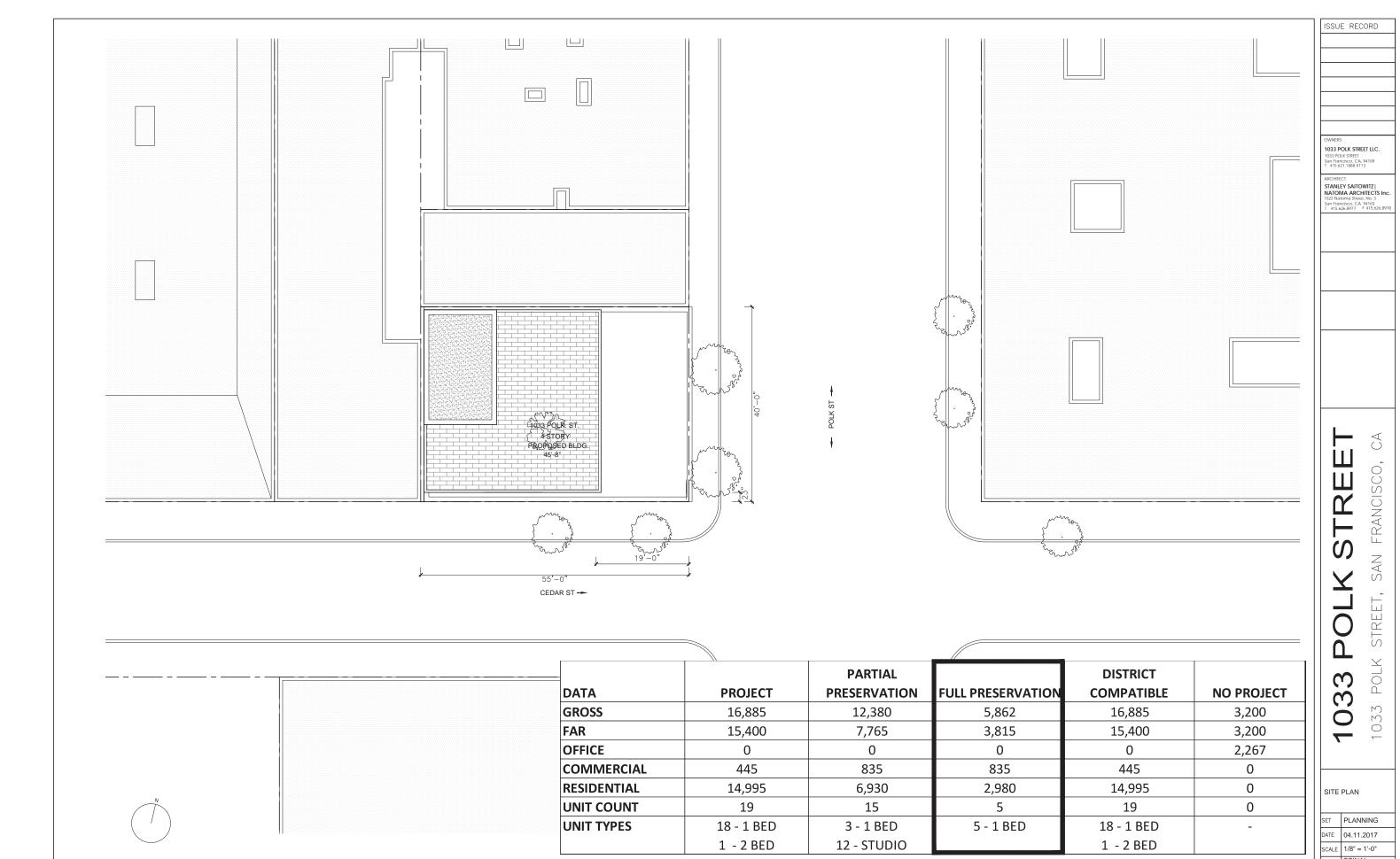
STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc. 1022 Natoma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978

WEST ELEVATION

NORTH ELEVATION

DATE 04.11.2017
SCALE 1/8" = 1'-0"
DRAWN SSINAI
SHEET NO
2E.2

ELEVATIONS



18 - 1 BED

1 - 2 BED

3 - 1 BED

12 - STUDIO

UNIT TYPES

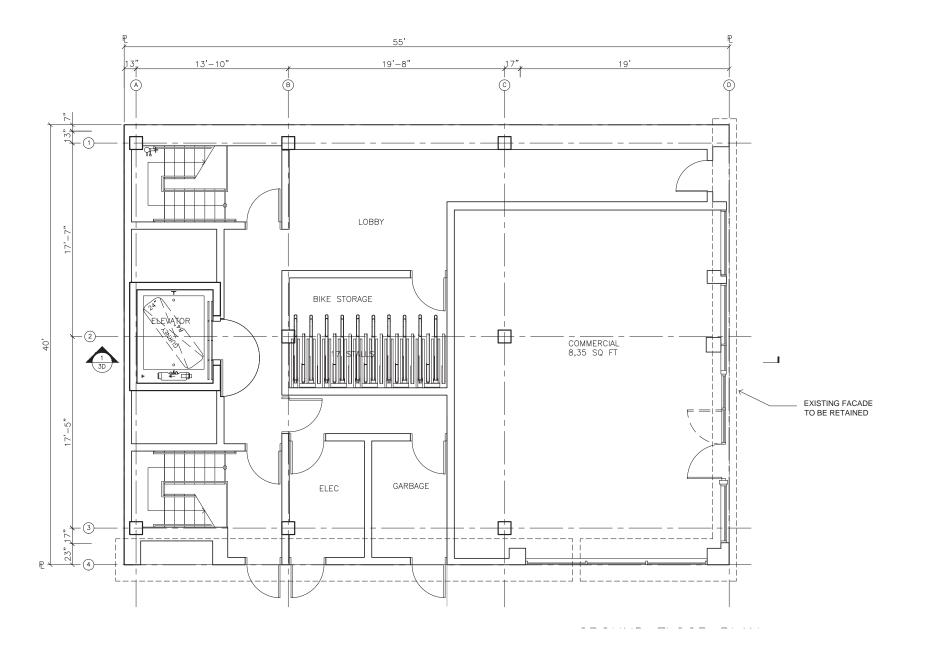
SITE PLAN - FULL PRESERVATION

DRAWN SSINAI 3B

5 - 1 BED

18 - 1 BED

1 - 2 BED





GROUND FLOOR PLAN — FULL PRESERVATION

1033 POLK STREET LLC. ARCHITECT: STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc. 1022 Natioma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978

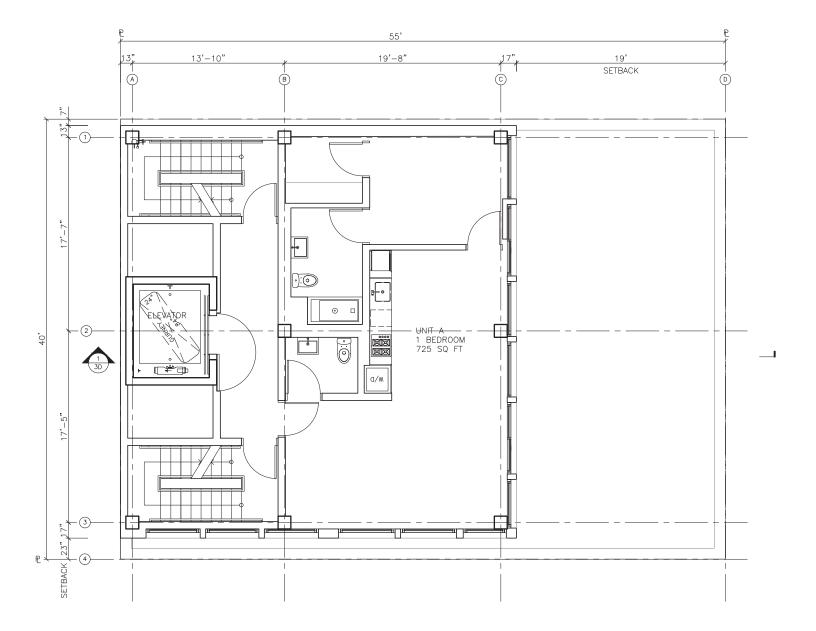
ISSUE RECORD

TRE STREET, POLK 1033 1033

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FLOOR PLAN





FLOOR PLAN

3C.2

TYPICAL FLOOR PLAN

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FRANCISCO,

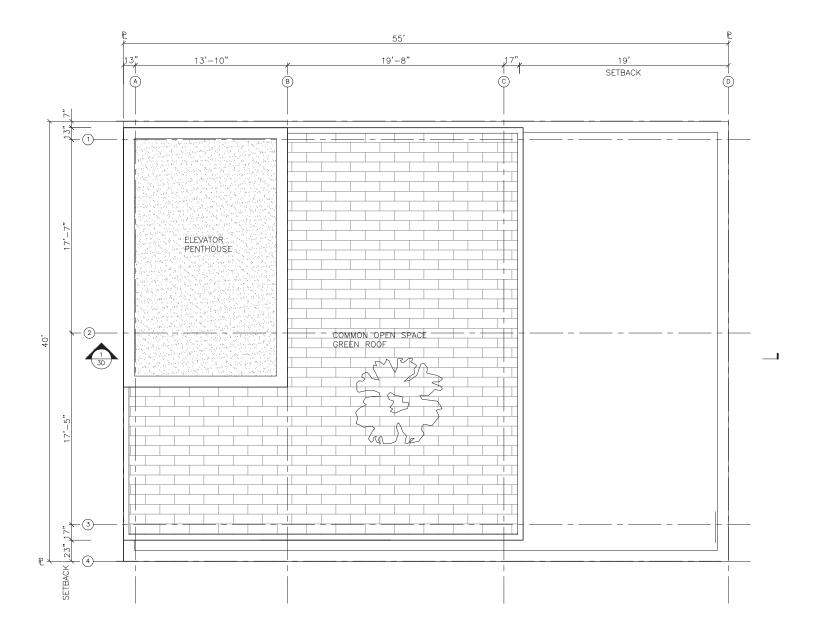
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ISSUE RECORD

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ROOF PLAN - FULL PRESERVATION

FRANCISCO, 1033 1033

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ISSUE RECORD

ARCHITECT: STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc. 1022 Natioma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978

FLOOR PLAN

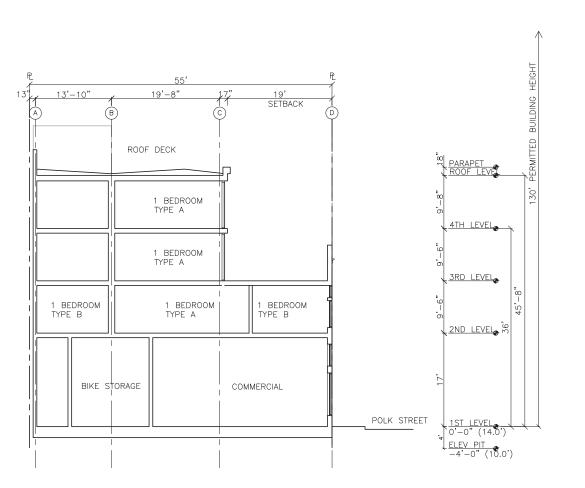
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DATE 04.11.2017

SCALE 1/4" = 1'-0"

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TRE STREET, 1033

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POLK

BUILDING SECTION

DATE 04.11.2017

SCALE 1/8" = 1'-0"

DRAWN SSINAI

SHEET NO

3D

BUILDING SECTION - FULL PRESERVATION

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ISSUE RECORD

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ISSUE RECORD

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ELEVATIONS

SET PLANNING DATE 04.11.2017

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SHEET NO

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1723"SETBACK <u>13'-10"</u> ADJACENT FIVE-STORY BUILDING EDGE OF PROJECT
BEYOND EXISTING
5 STOREY
BUILDING CAST IN PLACE — CONCRETE WALL 4TH LEVEL 3RD LEVEL ADJACENT TWO-STORY BUILDING % 2ND LEVEL

1033 POLK STREET LLC. STANLEY SAITOWITZ |
NATOMA ARCHITECTS Inc.
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San Francisco, CA 94103
T 415.626.8977 F 415.626.8978

ISSUE RECORD

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PARAPET ROOF LEVE

4TH LEVEL

3RD LEVEL

2ND LEVEL

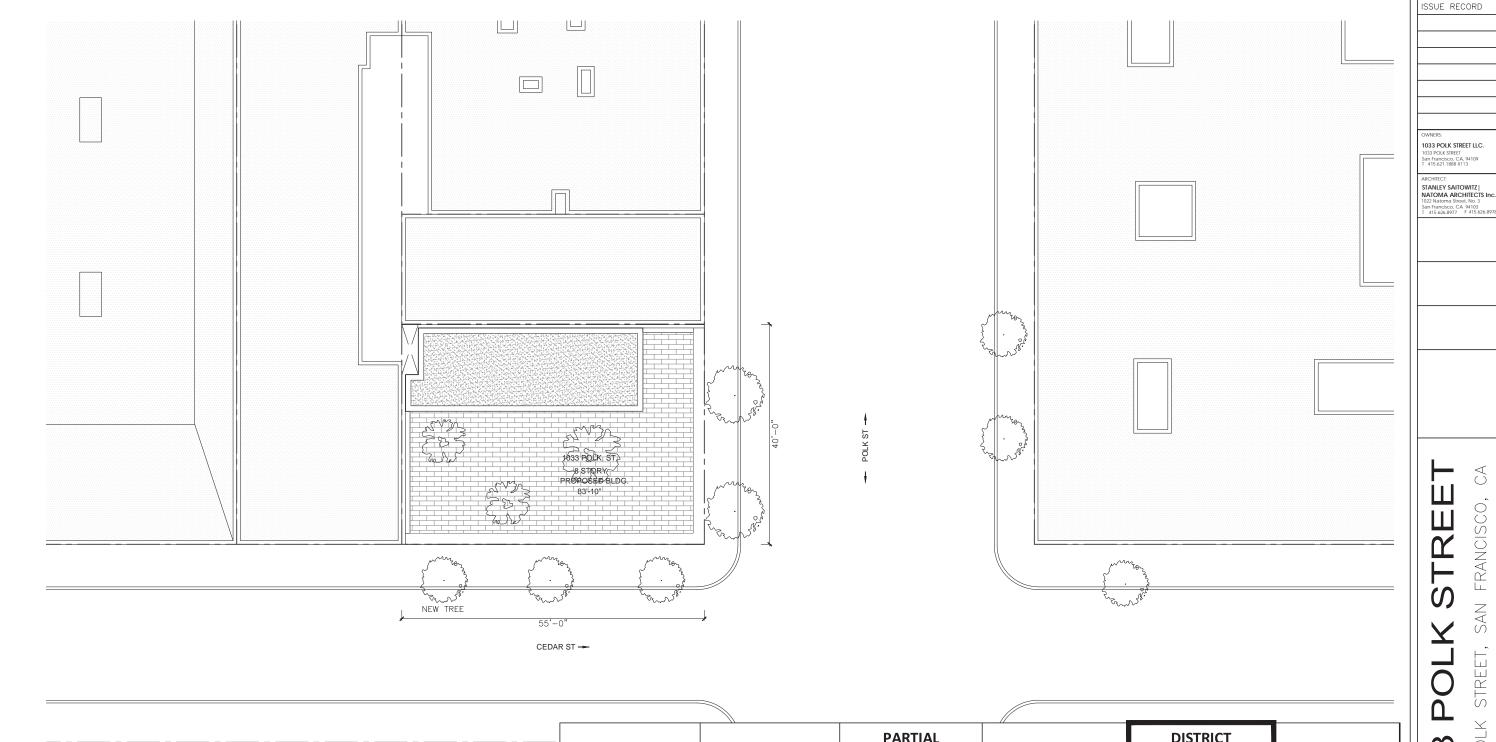
1ST LEVEL 0'-0" (14.0') ELEV PIT -4'-0" (10.0')

ELEVATIONS

DATE 04.11.2017
SCALE 1/8" = 1'-0"
DRAWN SSINAI
SHEET NO

2

3E.2



		PARTIAL		DISTRICT				
DATA	PROJECT	PRESERVATION	FULL PRESERVATION	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	3 - 1 BED	5 - 1 BED	18 - 1 BED	-			
	1 - 2 BED	12 - STUDIO		1 - 2 BED				

SITE PLAN - DISTRICT COMPATABLE

1033 POLK STREET

SAN FRANCISCO,

ISSUE RECORD

1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113

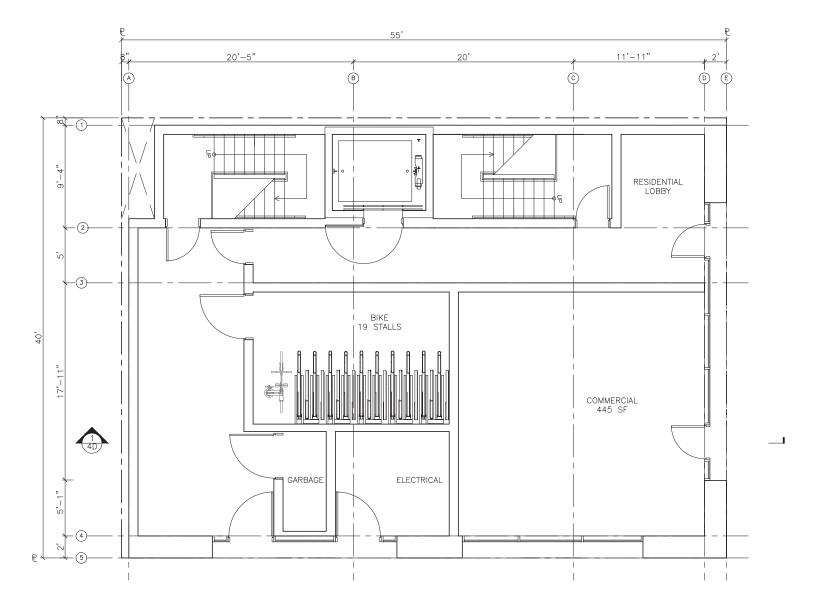
SET PLANNING

DATE 04.11.2017

SCALE 1/8" = 1'-0" DRAWN SSINAI

SITE PLAN

4B





GROUND FLOOR PLAN - DISTRICT COMPATIBLE

ISSUE RECORD

1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113

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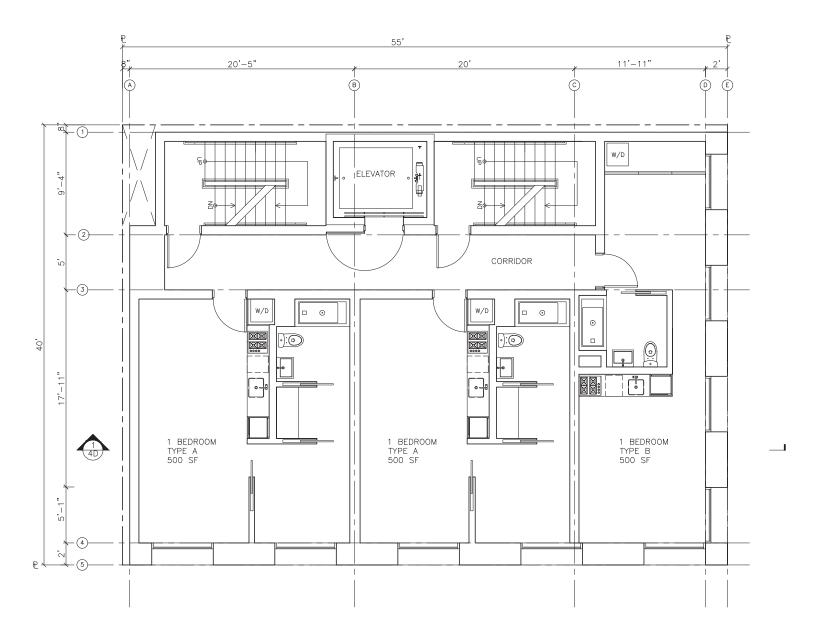
FRANCISCO, STREET,

FLOOR PLAN

1033

POLK

1033



TREE 1033 1033

FRANCISCO,

POLK

ISSUE RECORD

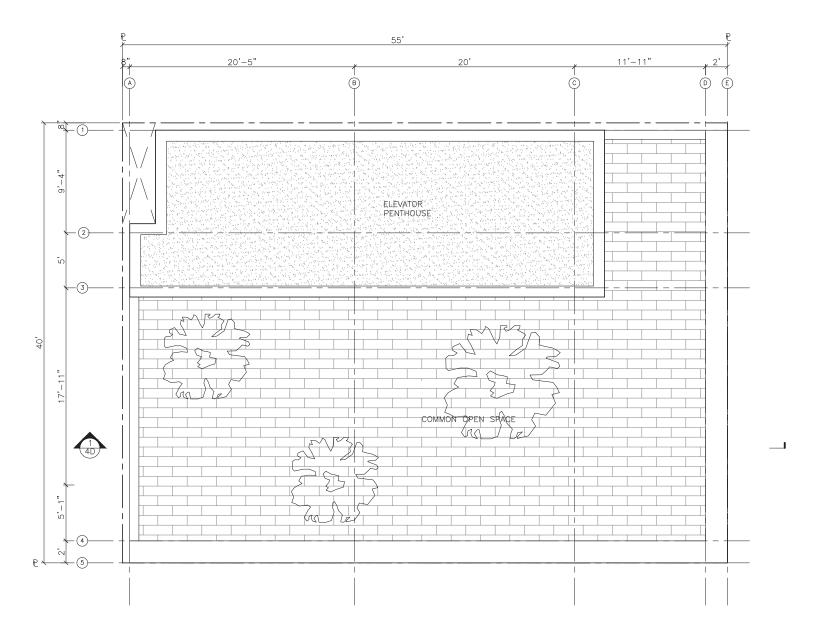
1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113

ARCHITECT: STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc. 1022 Natioma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978

FLOOR PLAN

4C.2

TYPICAL FLOOR PLAN - DISTRICT COMPATIBLE





ROOF PLAN - DISTRICT COMPATIBLE

ISSUE RECORD

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FRANCISCO, POLK 1033 1033

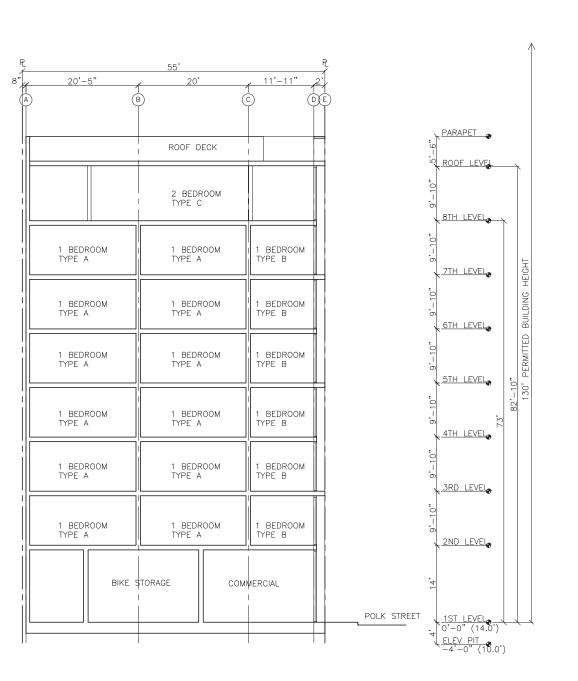
ROOF PLAN

DATE 04.11.2017

SCALE 1/4" = 1'-0"

DRAWN SSINAI

Outcome Administration of the Control of the



BUILDING SECTION - DISTRICT COMPATIBLE

1033 POLK STREET LLC.

ISSUE RECORD

STANLEY SAITOWITZ |
NATOMA ARCHITECTS Inc.
1022 Natoma Street, No. 3
San Francisco, CA 94103
T 415.626.8977 F 415.626.8978

FRANCISCO, SAN STREET, POLK

BUILDING SECTION

DATE 04.11.2017

SCALE 1/8" = 1'-0"

DRAWN SSINAI

SHEET NO

4D



TRE **(**) 033

FRANCISCO,

STREET,

POLK

033

ISSUE RECORD

1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113

STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc. 1022 Natoma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978

ELEVATIONS

SET PLANNING

DATE 04.11.2017

SCALE 1/8" = 1'-0"

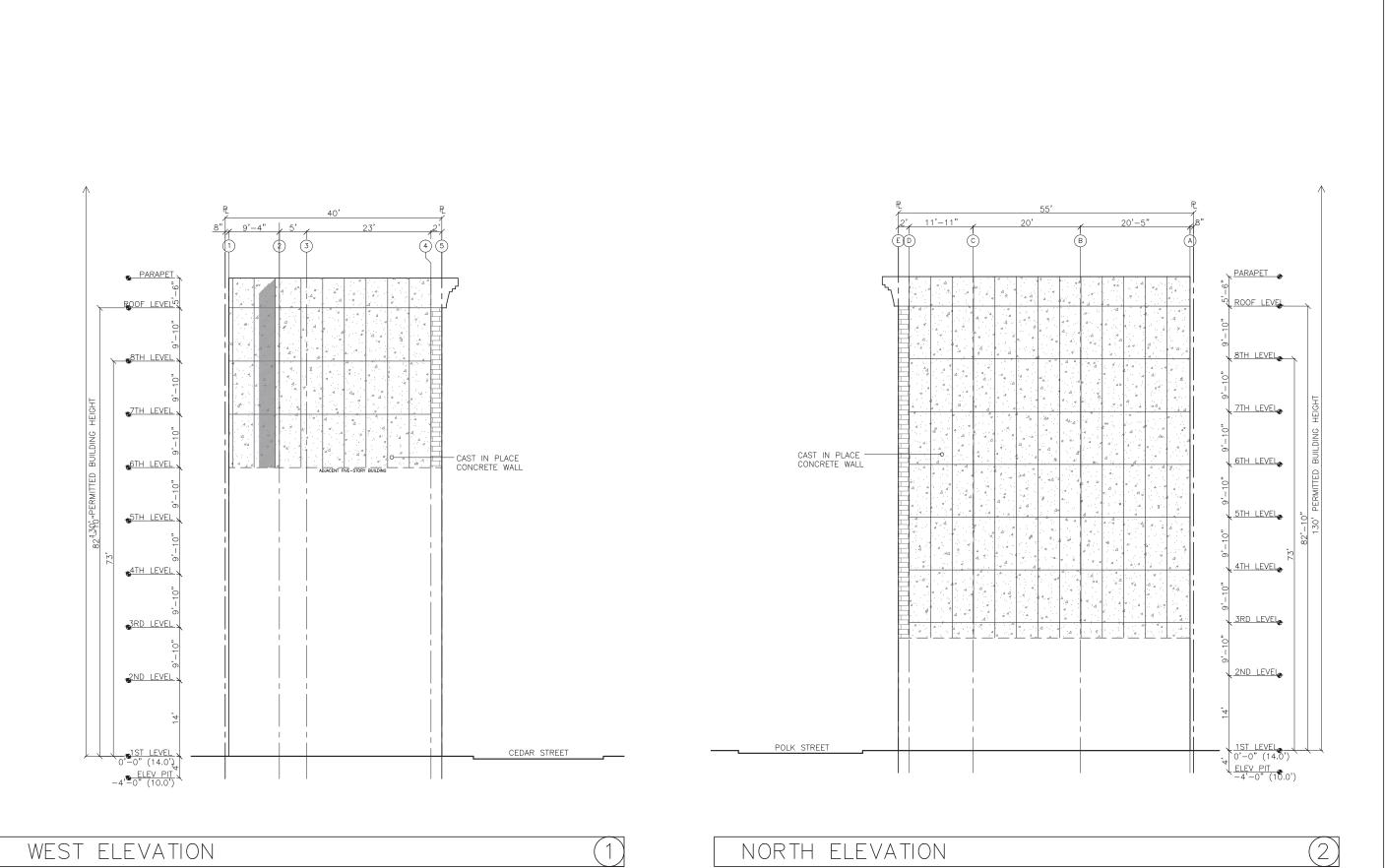
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SHEET NO

4E.1



ISSUE RECORD

1033 POLK STREET LLC.

ARCHITECT: STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc. 1022 Natoma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978

FRANCISCO,

SAN

STREET,

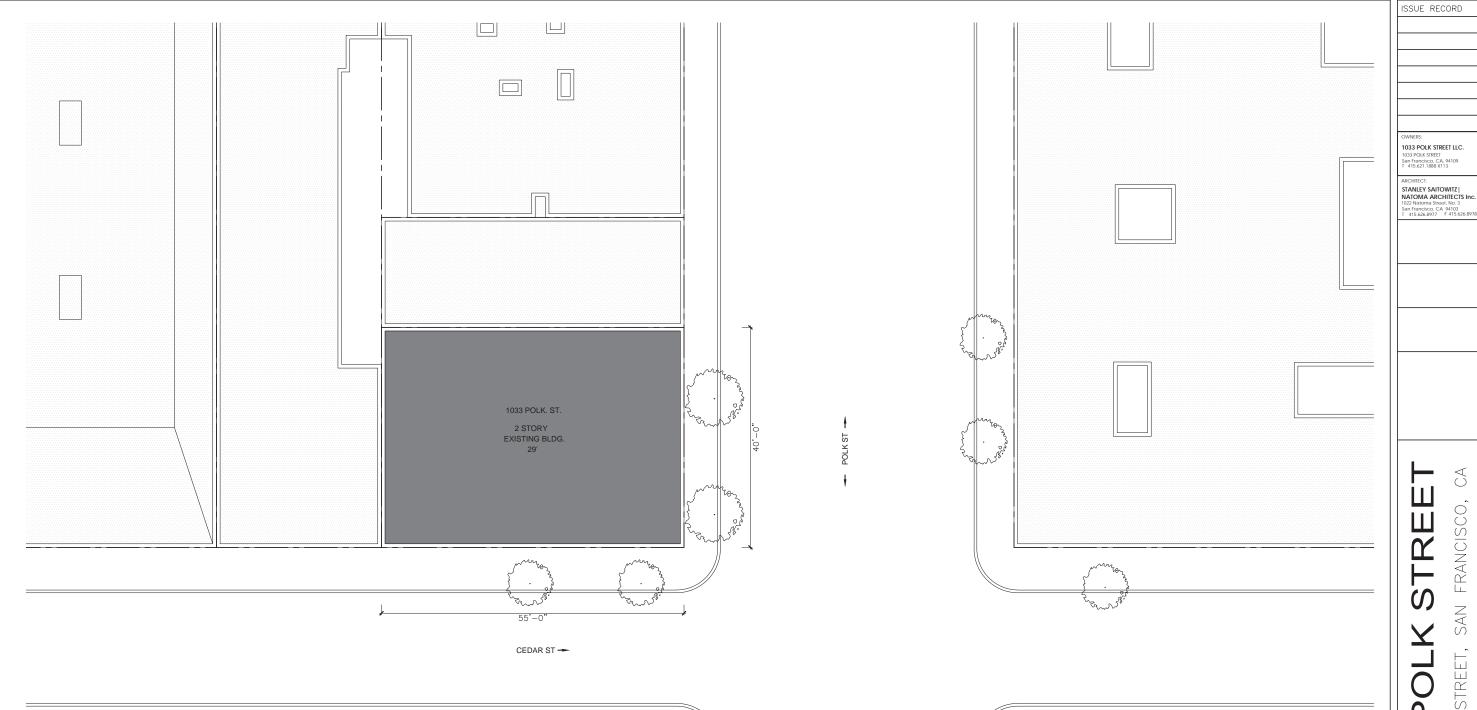
POLK

1033

ELEVATIONS

DATE 04.11.2017
SCALE 1/8" = 1'-0"
DRAWN SSINAI
SHEET NO

4E.2



		PARTIAL		DISTRICT	
DATA	PROJECT	PRESERVATION	FULL PRESERVATION	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	3 - 1 BED	5 - 1 BED	18 - 1 BED	-
	1 - 2 BED	12 - STUDIO		1 - 2 BED	

SITE PLAN — EXISTING

SET PLANNING

DATE 04.11.2017

SCALE 1/8" = 1'-0"

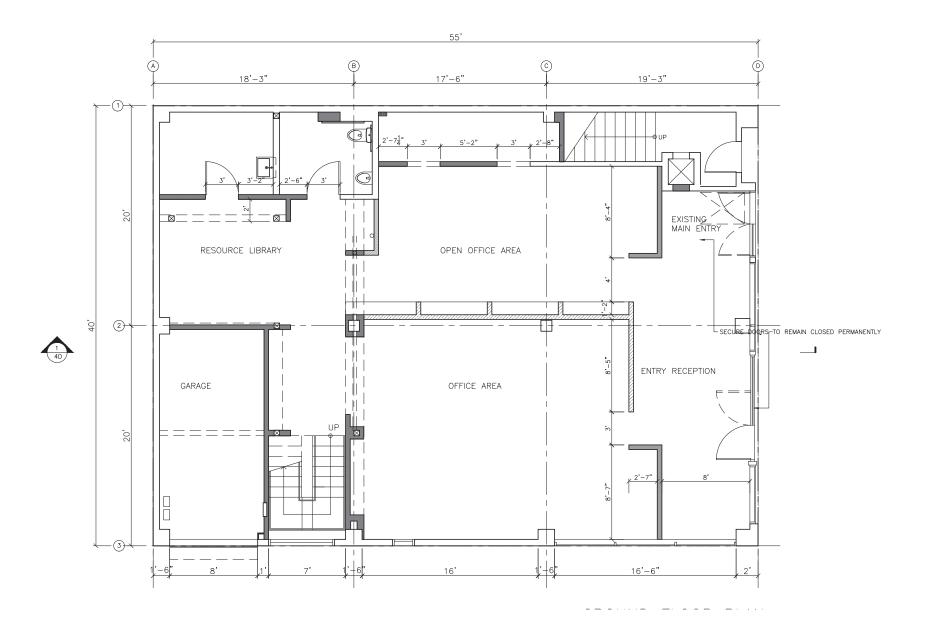
DRAWN SSINAI

DRAWN SSINAI 5B

SITE PLAN

SAN FRANCISCO, CA 1033 POLK STREET POLK

1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113





GROUND FLOOR PLAN

ISSUE RECORD

1033 POLK STREET LLC.

ARCHITECT: STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc. 1022 Natioma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978

FRANCISCO, SAN POLK 1033 1033

FLOOR PLAN

SET PLANNING

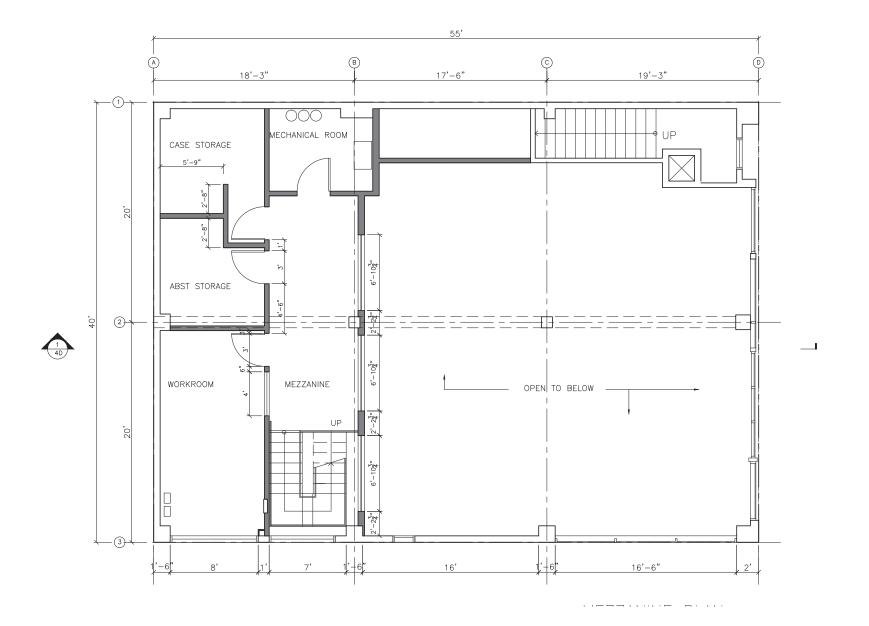
DATE 04.11.2017

SCALE 1/4" = 1'-0"

DRAWN SSINAI

O CONTROL DIRECT LABORATION CONTROL

DRAWN SSINAI



1033 1033

FRANCISCO,

POLK

ISSUE RECORD

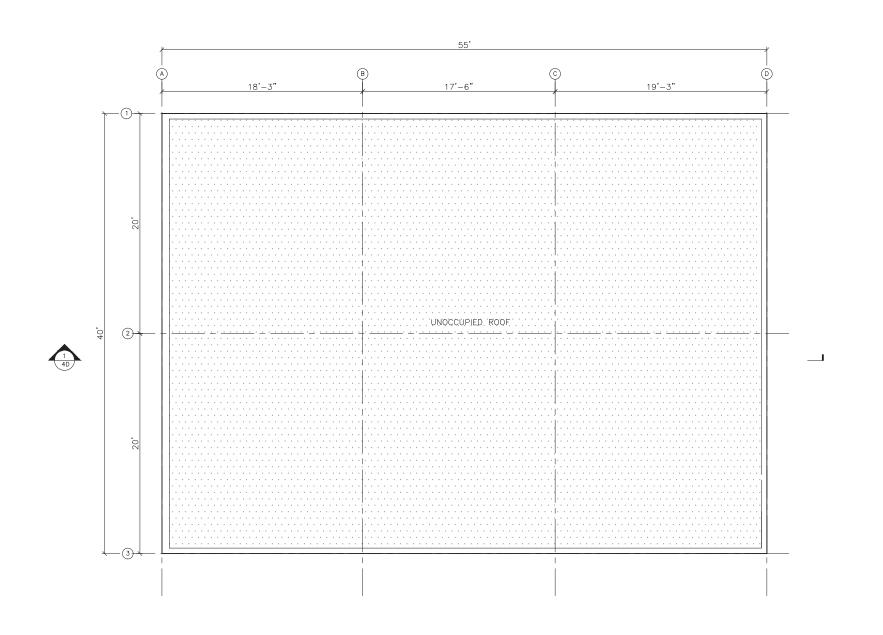
1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113

ARCHITECT: STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc. 1022 Natoma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978

FLOOR PLAN

5C.2

2ND FLOOR PLAN



STREE SAN STREET, POLK 1033 1033

FRANCISCO,

ISSUE RECORD

1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113

ARCHITECT: STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc. 1022 Natoma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978

FLOOR PLAN

DATE 04.11.2017

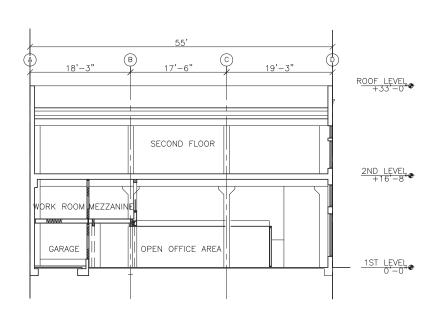
SCALE 1/4" = 1'-0"

DRAWN SSINAI

Outcome Administration of the Control of the

5C.3

ROOF PLAN



1033 POLK STREET, SAN FRANCISCO, CA

BUILDING SECTION

DATE 04.11.2017

SCALE 1/8" = 1'-0"

DRAWN SSINAI

SHEET NO

5D

BUILDING SECTION

(1)

OWNERS:

1033 POLK STREET LLC.

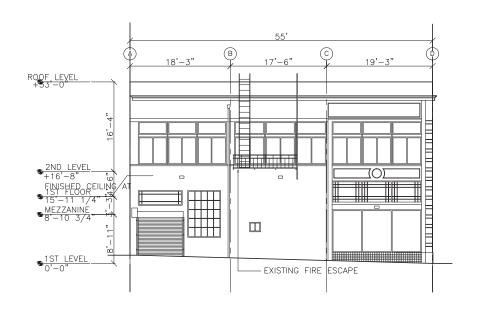
1033 POLK STREET LLC.

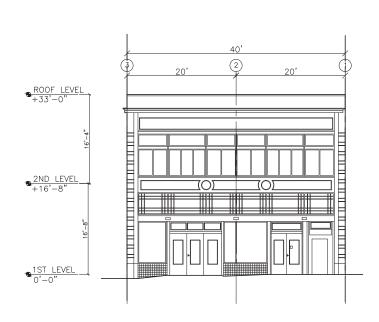
1033 POLK STREET
Son Francisco. CA. 94109
T 415.621.1888 X113

ARCHIECT:
STANLEY SAITOWITZ|
NATOMA ARCHIECTS Inc.

1022 Netional Street No. 3
Son Francisco. CA. 94103
T 415.626.8977 F 415.626.8978

ISSUE RECORD





TREE **(**) POLK 1033 1033

FRANCISCO,

SAN

STREET,

POLK

ISSUE RECORD

1033 POLK STREET LLC. 1033 POLK STREET San Francisco, CA, 94109 T 415.621.1888 X113

ARCHITECT: STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc. 1022 Natioma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978

DATE 04.11.2017
SCALE 1/8" = 1'-0"
DRAWN SSINAI
SHEET NO

ELEVATIONS

5E

SOUTH ELEVATION — CEDAR ST.

EAST ELEVATION - POLK ST.

2



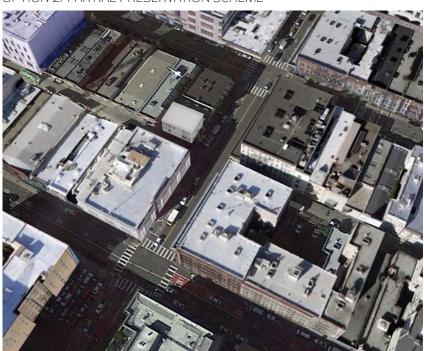
OPTION I/ PROJECT SCHEME



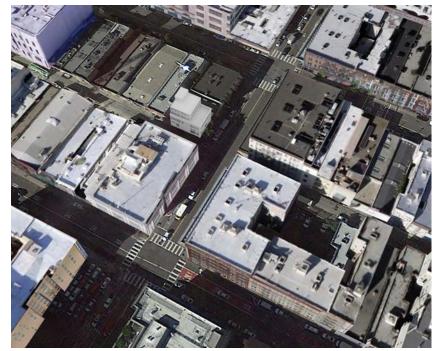
OPTION 4/ DISTRICT COMPATIBLE SCHEME



OPTION 2/ PARTIAL PRESERVATION SCHEME



OPTION 5/ NO PROJECT



OPTION 3/ FULL I

PRESERVATION SCHEME	
	POLK STREET

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	7

AERIAL VIEWS - ALL OPTIONS

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FRANCISCO,

SAN

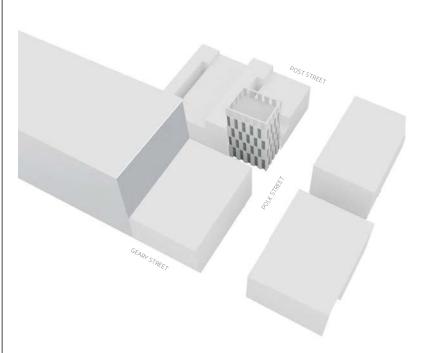
STREET,

ISSUE RECORD

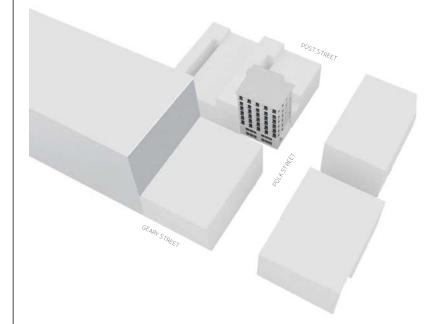
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© NATION ARCHITECT

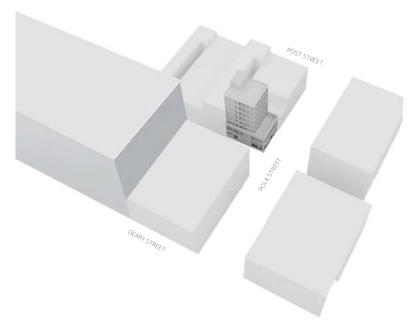
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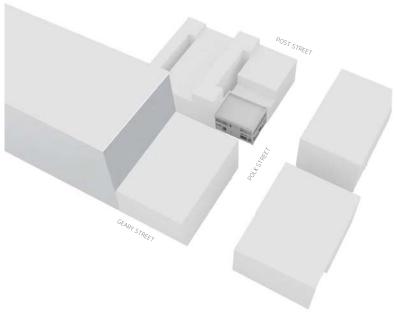




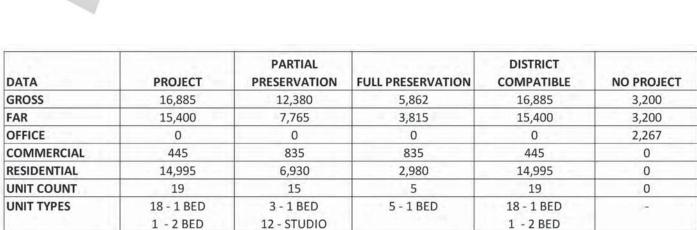
OPTION 4/ DISTRICT COMPATIBLE SCHEME

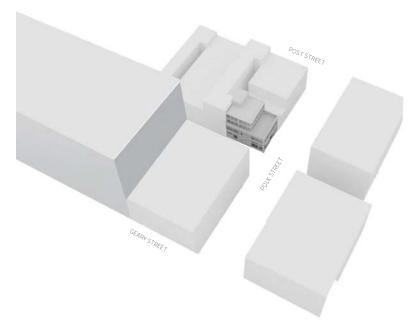


OPTION 2/ PARTIAL PRESERVATION SCHEME



OPTION 5/ NO PROJECT





OPTION 3/ FULL PRESERVATION SCHEME

1033 POLK STREET, SAN FRANCISCO, CA

ISSUE RECORD

ARCHITECT:

STANLEY SAITOWITZ |

NATOMA ARCHITECTS Inc.
1022 Natoma Street, No. 3

San Francisco, CA 94103

T 415.626.8977 F 415.626.8978

VISUALIZATIONS OVERVIEW

SET PLANNING

DATE 04.11.2017

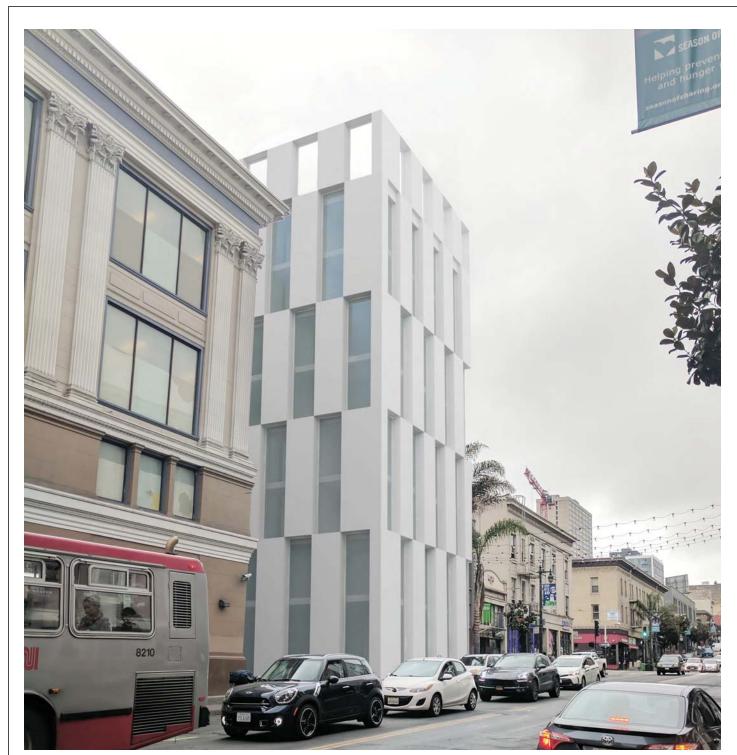
SCALE NTS

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SHEET NO

AERIAL VIEWS - ALL OPTIONS

1A.ii





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	3 - 1 BED	5 - 1 BED	18 - 1 BED	-
	1 - 2 BED	12 - STUDIO		1 - 2 BED	

STREET 1033

SAN FRANCISCO, CA

1033 POLK

ISSUE RECORD

VIEW TO NORTH

VIEW TO SOUTH

SHEET NO **1F.1**

PLANNING



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	18 - 1 BED	3 - 1 BED	5 - 1 BED	18 - 1 BED	-
	1 - 2 BED	12 - STUDIO		1 - 2 BED	

STREET SAN FRANCISCO, CA 1033 POLK STREET, 1033

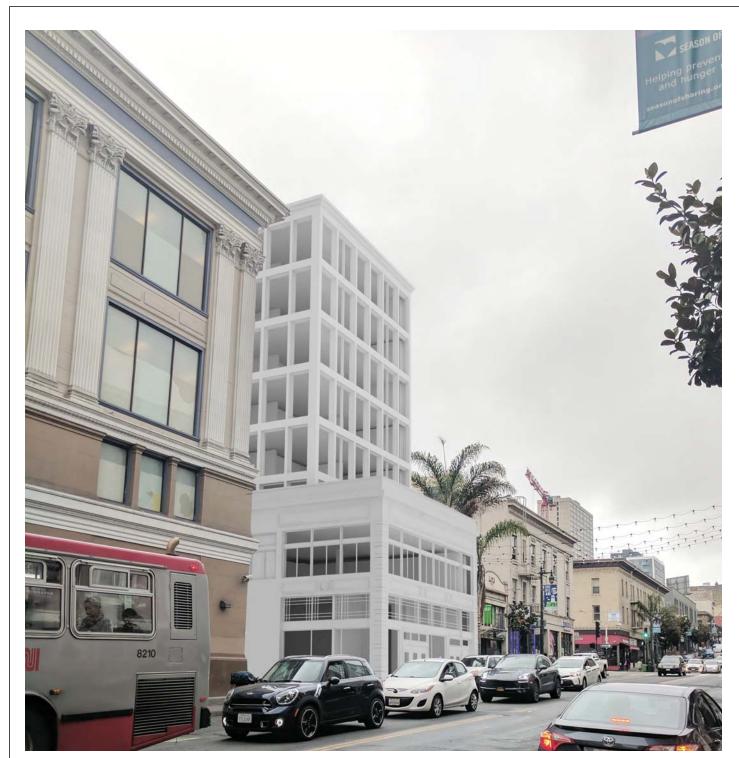
VIEW TO EAST

ISSUE RECORD

1033 POLK STREET LLC.

SET PLANNING

SHEET NO 1F.2



VIEW TO NORTH



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	-

STREET SAN FRANCISCO, 1033 POLK STREET, 1033

ISSUE RECORD

VIEW TO SOUTH

2F.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	-

STREET 1033 POLK STREET, 1033

SET PLANNING

SCALE 1/8" = 1'-0"

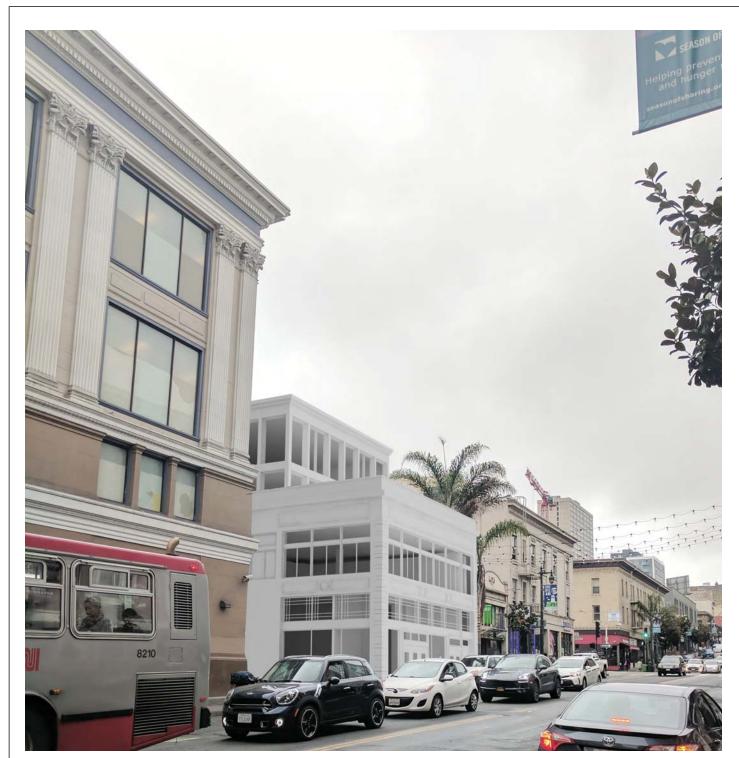
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VIEW TO EAST

ISSUE RECORD

SAN FRANCISCO,





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
	18 - 1 BED	3 - 1 BED	5 - 1 BED	18 - 1 BED	-
	1 - 2 BED	12 - STUDIO		1 - 2 BED	

STREET POLK 1033 POLK 1033

SET PLANNING

SCALE 1/8" = 1'-0"

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3F.1

VIEW TO NORTH

VIEW TO SOUTH

ISSUE RECORD

SAN FRANCISCO, CA STREET,



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 BE	18 - 1 BED	3 - 1 BED	5 - 1 BED	18 - 1 BED	-
	1 - 2 BED	12 - STUDIO		1 - 2 BED	

STREET 1033

VIEW TO EAST

ISSUE RECORD

SAN FRANCISCO, STREET, 1033 POLK

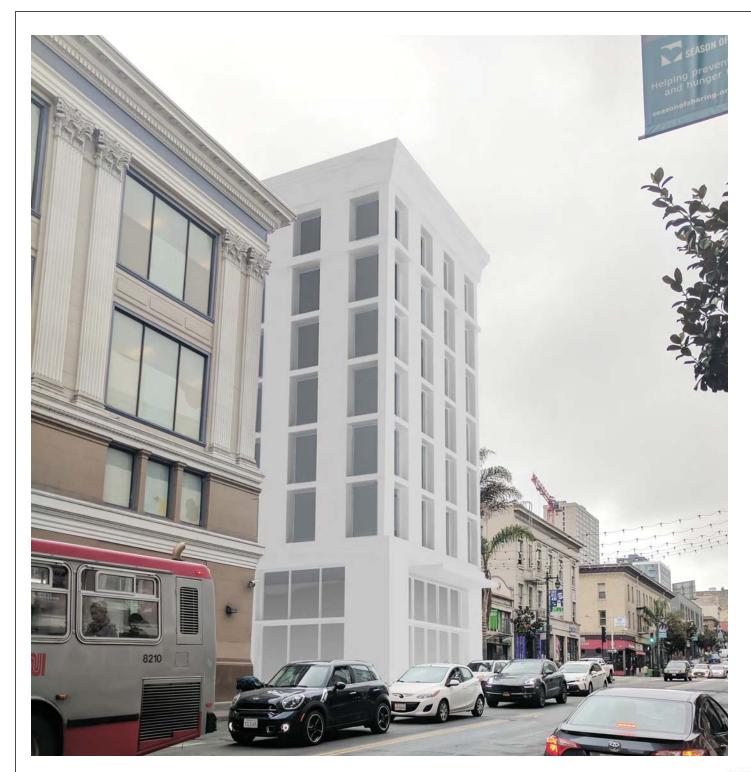
SET PLANNING SCALE 1/8" = 1'-0"

DRAWN SSINAI

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SNOWA ARCHITECTS WICE

OF THE STANDOWN ARCHIT

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

VIEW TO SOUTH

ISSUE RECORD

SAN FRANCISCO, CA

STREET 1033 POLK 1033

PLANNING SCALE 1/8" = 1'-0"

ORAWN SSINAI

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STREET FRANCISCO, POLK 033

SAN

STREET,

POLK

1033

ISSUE RECORD

1033 POLK STREET LLC.

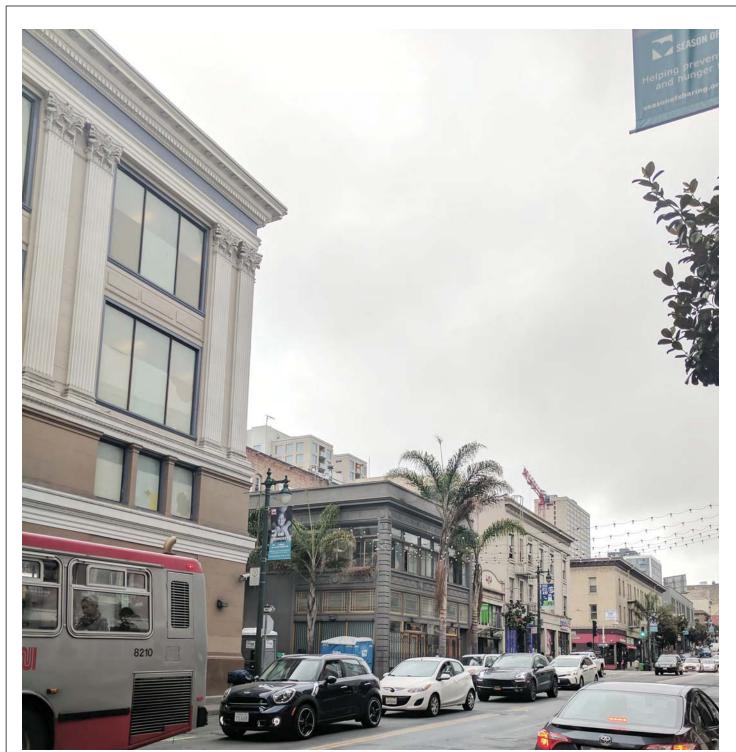
STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc

VISUALIZATIONS

SET PLANNING 04.11.2017 SCALE 1/8" = 1'-0" DRAWN SSINAI GOOPPECHE SAMEY SA

4F.2

DISTRICT PARTIAL **FULL PRESERVATION NO PROJECT** DATA **PROJECT** PRESERVATION COMPATIBLE 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 3 - 1 BED 5 - 1 BED 18 - 1 BED 1 - 2 BED 12 - STUDIO 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
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VIEW TO NORTH

VIEW TO SOUTH

ISSUE RECORD

STREET SAN FRANCISCO, CA POLK STREET,

1033

1033 POLK

PLANNING SCALE 1/8" = 1'-0"

DRAWN SS|NAI

OCOPREGE SAMELY SAROUR
NATIONAL ACCHIECTE SAC.

5F.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	18 - 1 BED	3 - 1 BED	5 - 1 BED	18 - 1 BED	-
	1 - 2 BED	12 - STUDIO		1 - 2 BED	

STREET 1033 POLK STREET, 1033

VIEW TO EAST

ISSUE RECORD

SAN FRANCISCO, CA

SET PLANNING SCALE 1/8" = 1'-0"

DRAWN SSINAI

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SHEET NO 5F.2