



MEMO TO THE HISTORIC PRESERVATION COMMISSION

HEARING DATE: February 3, 2021

February 3, 2021

Case Number: 2019-022850ENV
Project Address: 1101-1123 Sutter Street
Zoning: NCD – Polk Street Neighborhood Commercial Zoning District
65-A and 130-E Height and Bulk District
Block/Lot: 0692/001 0692/019
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Re: Review and Comment on Preservation Alternatives for Draft EIR

The Planning Department (“department”) and the Project Sponsor (“sponsor”) are requesting review and comment before the Historic Preservation Commission (HPC) regarding the proposed Preservation Alternatives for the project at 1101-1123 Sutter Street (“the project”).

The Planning Department is in the process of preparing an Initial Study and Draft Environmental Impact Report (EIR) to evaluate the related physical environmental effects of the proposed project. The proposed Preservation Alternatives are being brought to the HPC for comment prior to inclusion in the Draft EIR which is expected to be released for public review in Spring 2021. A hearing to receive the HPC’s comments on the Draft EIR would occur during the Draft EIR public comment period.

Background

On March 18, 2015, the Historic Preservation Commission (HPC) adopted Resolution No. 0746 to clarify expectations for the evaluation of significant impacts to historic resources and the preparation of preservation alternatives in Environmental Impact Reports. Although the resolution does not specify Architectural Review Committee (“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. After passing of the resolution, preservation

alternatives were presented to the ARC for their feedback but were not reviewed by the full HPC until after publication of the Draft EIR. More recently, the HPC expressed interest in having all members of the HPC review and provide feedback on the alternatives. Alternatives are now brought to the full HPC for their consideration prior to publication of the Draft EIR. The department and sponsor seek the HPC's input in design of the preservation alternatives to address the anticipated significant impact to the historic resource at 1101-1123 Sutter Street.

Property Description

The project site is an approximately 29,700 square foot site located on the southwest corner of Larkin and Sutter Street (extending south to Hemlock Street). The site contains two buildings and a parking lot: at the corner of Larkin and Sutter Street is 1101 Sutter Street, a three-story reinforced concrete auto repair building, further west is 1123 Sutter Street, a one-story plus mezzanine mortuary building, further west is a surface parking lot above a partially submerged parking structure accessed via Hemlock Street.

1101 Sutter Street

1101 Sutter Street is a three-story reinforced concrete automobile garage building designed with restrained classical ornamentation. The building is 4 bays wide along Sutter Street and 5 bays along Larkin Street and features a regular rhythm of wood frame industrial sash divided lite windows set within piers and slightly recessed panels on the upper floors. The ground floor features 2 widely-spaced automobile entrances along Sutter Street (each the width of two of the above bays). Along Larkin Street the ground floor contains a mixture of divided lite wood sash industrial windows along with 2 additional auto entrances that align with the bays of windows above. Ornamentation on the building is restrained and a stucco coat has been scored to resemble masonry construction. Molded cement plaster decorative urns adorn the spandrel panels on the upper floors and a simple frieze is embellished with small circular medallions set above each pier. A sheet metal projecting cornice caps the building.

1123 Sutter Street

1123 Sutter Street is a one-story over basement with a partial mezzanine mortuary building that is in fact comprised of two older commercial structures, both constructed of brick and concrete with a combination of steel and heavy timber framing. The roof of the building is composed of several flat and gable-roofed sections concealed behind a raised parapet. In 1926 the Sutter Street elevations were remodeled to unify this frontage which is massed as a horizontal rectangle that is 7 bays wide. The entire elevation is articulated as an enframed window wall with the fenestration recessed back several feet from the sidewalk property line. The outer enframing element is flush with the sidewalk and embellished with a frieze consisting of a plaster swag motif and a flat cornice/fascia embellished with an abstract motif. The enframing element is made of either terra cotta or cast concrete and is bounded along its inner sides by a Greek key molding and a repeating pattern of circular medallions. The frieze is supported by eight pairs of fluted Doric columns. Entrances are located in the corner and center bays and consist of pairs of glazed, single-panel wood doors. Above the doors are metal clathri screens. Metal awnings extend out from the entrances over the sidewalk. Pairs of custom cast iron street light fixtures flank each of the entrances as well. The other four bays contain pairs of wood casement windows deeply recessed within the larger "frame" behind planter boxes. Metal clathri screens are also located above the windows at the mezzanine level. Secondary elevations are much less elaborately detailed and feature stuccoed and exposed brick walls punctuated with simple wood casement windows.

The interior of 1123 Sutter Street contains three floor levels, including a basement which contains storage, mechanical rooms, and a casket showroom. The first floor contains a reception area, two chapels, three suites of interconnected bereavement rooms; and several toilet rooms. The mezzanine contains business offices, embalming/preparation rooms, a break room, and toilet rooms.

As mentioned previously a surface parking lot and partially submerged parking structure is located to the west of 1123 Sutter Street.

Site History

1101 Sutter Street

1101 Sutter Street was constructed in 1920 and was designed by S. Heiman for Heald's Engineering and Automobile College, a training school for auto mechanics. The building remained Heald's Engineering and Automobile College for 15 years until 1935 when Roy B. Court took over the building for use as an automobile garage. The building remained a public parking garage and auto repair facility up until 1962 when it was purchased by Garner Daily and leased to Halsted & Co. to park and maintain its hearses as well as provide private parking for their clients. At some point in time the garage was turned back into a public parking garage although it appears it has always had a portion dedicated to auto repair.

1123 Sutter Street

1123 Sutter Street was originally two separate commercial buildings that were constructed sometime after 1906. By 1925 Halsted & Co. Undertakers owned the site and commissioned August Nordin to remodel the two, one-story (with basement) buildings at 1119-1129 Sutter Street into one building with a mezzanine for use as an undertaking establishment. In 1950 the rear portion of the site was modified to incorporate a one-story parking garage below the existing surface parking lot. The subject property was a funeral home operated by Halsted & Co. and its successor companies from 1926 to 2019.

CEQA Historic Resources Evaluation

1101 Sutter Street

1101 Sutter Street was previously evaluated as part of the Van Ness Automobile Row historic resources survey and given a status code of 3CS indicating it is individually eligible for listing in the California Register. The building was most recently evaluated for National Register eligibility as part of a Federal Rehabilitation Tax Credit application. This application found the building to be eligible for listing in the National Register under Criterion A for its association with Heald's Engineering and Automobile School and under Criterion C as an excellent and well-preserved example of a commercial garage dating to the 1920s. The Planning Department agrees with the previous evaluations and finds the building to be individually eligible for listing in the California Register under Criterion 1 and 3, with a period of significance extending from the building's construction in 1920 up until its last use by the earliest owners as a public parking garage in 1961.

Although 1101 Sutter Street is across the street from the National Register-listed Lower Nob Hill Apartment Hotel Historic District it is not a contributor to the historic district that is made up mostly of multi-unit residential buildings. 1101 Sutter Street is not located within any identified historic districts.

Integrity

1101 Sutter Street retains a relatively high degree of integrity despite some of the ground floor bays having been altered to allow for additional auto entrances.

Character-defining features

The following is a list of character-defining features of 1101 Sutter Street:

- the building's height and massing
- concrete and brick masonry construction
- stucco finish scored to resemble stone masonry
- molded cement plaster ornament, including spandrel panels and urns
- sheet metal cornice
- grid-like fenestration pattern
- divided-lite wood "industrial" sash windows

1123 Sutter Street

1123 Sutter was evaluated in a Historic Resource Evaluation (HRE), prepared by ARG, dated November 4, 2019. In an HRER Part 1 dated July 17, 2020, the department concurred with the findings of the HRE that 1123 Sutter Street is individually eligible for listing in the California Register under Criterion 1, 2, and 3. The building is significant under Criterion 1 for its association with Halsted & Co., one of the earliest and most prominent funeral establishments in San Francisco. The building is also significant under Criterion 2 for its association with William A. Halsted, a prominent representative of the undertaking profession and a "foremost citizen" that occupied a place of honor among San Francisco's funeral establishments. And lastly the building is significant under Criterion 3 as an early twentieth century mortuary designed in the Classical Revival style by master architect August Nordin.

1123 Sutter Street has a period of significance of 1926-1930 and reflects the span from when it was rehabilitated by August Nordin for use as a mortuary by Halsted & Co., to the death of William A. Halsted, the firm's founder.

Although 1123 Sutter Street is near the National Register-listed Lower Nob Hill Apartment Hotel Historic District it is not a contributor to the historic district that is made up mostly of multi-unit residential buildings. 1123 Sutter is not located within any identified historic districts.

Integrity

Planning staff concurs with the HRE's finding that 1123 Sutter Street retains all seven aspects of integrity. The building has seen very little alterations both inside and on the exterior since it opened as a funeral home in 1926. Therefore, the subject building retains integrity and is a historic resource individually eligible for the CRHR under Criterion 1, 2, and 3.

Character-defining features

The following is a list of character-defining features of 1123 Sutter Street:

- One-story height
- Simple rectangular form and massing
- Primary façade, including:

- Seven bay symmetrical arrangement of two side entrances and one center entrance separated by two fenestration bays
- Recessed fenestration and entryways
- Custom, cast iron street light fixtures at each entrance along Sutter Street
- Pairs of wood casement windows and plantar boxes
- Classical Revival style primary façade, including:
 - Eight pairs of Doric columns
 - Plaster ornament in swag motif and circular medallions with geometric Greek key molding
 - Metal clathri screens
- First floor interior spaces including:
 - Reception area including rotunda and main corridor
 - West and east chapels
 - three suites of interconnected bereavement rooms

Project description and objectives

The following project description is provided by the project sponsor:

This new mixed-use development is located on a site currently occupied by two structures; an auto repair shop with public parking garage at 1101 Sutter Street, and a mortuary with at-grade parking lot at 1123 Sutter Street. At the corner of Sutter and Larkin streets, the three-level concrete auto repair shop with public parking garage at 1101 Sutter Street, built in 1920 and designated an A-status Historic Resource, will be adaptively reused and updated into a mixed-use residential structure. The rehabilitation of 1101 Sutter Street will be completed in accordance with Secretary of the Interior's Standards for the Treatment of Historic Properties. The exterior stucco of the building will be repaired and painted. The historic windows will be repaired when possible or rebuilt in kind. The garage entrance along Larkin Street will be opened up and continue the window pattern along Larkin Street. Along Sutter Street at the ground level, the existing open bays will be filled in with storefront framing to complement the existing warehouse style glazing. At the interior, the ground floor will feature commercial space, a residential lobby, and an interior connection with the adjacent new residential high-rise. The second and third levels will accommodate residential units, and the structure will undergo improvements to the partially below-grade garage to provide building parking.

At the west side of the site, the mortuary and at-grade parking lot at 1123 Sutter Street will be removed for new construction of a 14-story high-rise tower. This high-density development will utilize the Individually Requested State Density Bonus Program to increase the number of code-permitted units. The 14-story, ~150' tower will offer rental apartments over an active, pedestrian-friendly commercial ground floor. Oriented toward Sutter Street, the dynamic street level incorporates a mix of uses, including the primary residential lobby, common amenities for residents, commercial and retail spaces and a childcare center. At Hemlock Street to the south, the ground level will include an outdoor entry court that serves a second residential lobby entrance and a flex gallery space. The building is set back from Hemlock Street at various distances to accommodate the entry court, an outdoor area for the childcare center, private balconies and access to the garage and loading entries. Midway up the tower, on the 7th floor, the building steps back about 40' on the west side, to provide a shared landscaped area at this setback. At the 14th floor, the building steps back on all sides to allow common view decks at

each aspect. This top floor provides shared view points as well as building services and community rooms.

The submitted/proposed project design will consist of two architectural strategies which will be applied to the different massing delineations depending upon location. The first design strategy is a woven tower,¹ applied to the building facade at the project's prominent locations; at the corner adjacent to the historic building at 1101 Sutter Street, and on Hemlock Street where the building massing meets the property line. This weaving facade strategy creates an iconic corner tower, with vertically grouped window bays that span from the street level through the common roof deck level. The weaving bays are created through light colored GFRC panels which incorporate the bay frames, glazing and ventilation. At the roof deck level, the GFRC bays open up and create an intimate open space for residents.

The second design strategy is a subtle panelized system, consisting of alternating vertical panels offset from the levels above and below. This system creates a varying textured design between the painted metal and glass window panels. This strategy covers most of the project but is applied in a unique manner depending on the orientation of the facade to the sun. For example, along Hemlock Street, the alternating panels are broken up by columns of balconies. The balconies provide open space for units while also acting as a shading device for the south facing facade. The balconies are extensions of the concrete slab which fold-up to create a canted concrete railing flanked by glass guard rails.²

PROJECT OBJECTIVES

The project sponsor has identified the following are the project objectives:

1. Develop a well-designed, financially feasible mixed-use project with residential housing units that contributes the following services to support the well-being of the community: new retail, restaurant, and commercial spaces for the benefit of neighborhood residents and businesses; and a child care center for the benefit of both the project's and neighborhood's residents
2. Increase the city's supply of housing, including affordable housing, in an area designated for higher density due to its proximity to downtown and accessibility to local and regional transit. Maximize housing on a site that currently has no housing and incorporate on-site affordable units.
3. Create a more attractive, interesting and engaging street-level experience for pedestrians, transit users, and future residents
4. Construct a single, cohesive development occupying the project site consisting of high-quality, contemporary urban design.
5. Retain historic resources where it is economically and structurally feasible to rehabilitate the building's interior space for new commercial and residential uses.

PROJECT IMPACTS

Planning staff find that because the project would rehabilitate 1101 Sutter Street in accordance with the Secretary's Standards, it would not cause material impairment to the historic resource. Because the proposed

¹ An outer grid will have vertical and horizontal elements that appear to "weave" in and out of each other.

² The project description has been provided by David Baker Architects, see also p. 7-8 of Attachment C: Memorandum regarding the Preservation Alternatives for 1101-1123 Sutter Street, prepared by Architectural Resources Group, (dated January 15, 2020).

project will demolish the mortuary building at 1123 Sutter Street, it would cause a significant and unavoidable impact to the identified historic resource.

Preservation Alternatives

As the proposed project is anticipated to result in a significant and unavoidable impact to a historic resource due to demolition and new construction, the EIR will consider alternatives to the project. Alternatives considered under CEQA do not need to meet all project objectives; however, they should avoid or substantially lessen any of the significant effects of the project while still meeting most of the basic objectives of the project listed above.

Summary of Preservation Alternatives

Department staff and the project team have identified the following preservation alternatives: No Project Alternative, Full Preservation Alternative, Partial Preservation Alternative 1, and a Partial Preservation Alternative 2B. The alternatives are depicted in the attached plans and massing studies in Attachment D: Graphics package of Preservation Alternatives for 1101-1123 Sutter Street, prepared by David Baker Architects and 1101 Sutter Affordable LP, (dated January 8, 2020) and are more fully described in Attachment C: Memorandum regarding the Preservation Alternatives for 1101-1123 Sutter Street, prepared by Architectural Resources Group, (dated January 15, 2020).

No Project Alternative

Under the No Project Alternative, no demolition and no modifications, repairs, or restoration activities would be conducted on the existing historic resources. The No Project Alternative would retain all the character-defining features of the subject property.

However, the No Project Alternative would not meet any of the basic project objectives.

Full Preservation Alternative

Under the Full Preservation Alternative, a new 18-story 200' tall tower would be constructed in the parking lot adjacent to 1123 Sutter Street. 1101 Sutter Street would remain and would be rehabilitated to accommodate new residential uses. 1123 Sutter Street would be retained and a two-story addition would be constructed on top of the existing building with a 25' setback from the primary façade. The height of 1123 Sutter Street with the addition would be 45'. The architectural detailing of the new tower and addition would be similar to that of the proposed project's second design strategy which is a panelized system, consisting of alternating vertical panels offset from the levels above and below. This system creates a varying textured design between the painted metal and glass window panels. Under the Full Preservation Alternative, the new tower would accommodate 85 residential units, the 1123 Sutter building with its two-story addition would accommodate 16 residential units, and the rehabilitated garage at 1101 Sutter would accommodate 14 residential units, for a total of 115 residential units.

Similar to the proposed project, the Full Preservation Alternative would retain all of the character-defining features of 1101 Sutter Street, including its 3-story rectangular massing, concrete and masonry construction, wood divided lite windows, as well as all decorative details including the molded plaster ornament and sheet metal cornice.

Under the Full Preservation Alternative, the majority of the character-defining features of 1123 Sutter Street would be retained, including all the decorative elements of the primary façade that include the seven bay symmetrical arrangement of two side entrances and a central entrance, paired casement windows and planter boxes, and the Classical Revival decorative details including Doric columns, plaster ornamentation, and metal clatrhi screens. However, under this Full Preservation Alternative the one-story with mezzanine height and the simple rectangular form and massing of the building would only be partially retained and all character-defining interior spaces would not be retained. For a more detailed description of the Full Preservation Alternative see p. 16-17 of Attachment C: Memorandum regarding the Preservation Alternatives for 1101-1123 Sutter Street, prepared by Architectural Resources Group, (dated January 15, 2020).

The Full Preservation Alternative meets or partially meets the basic objectives of the project and would construct 115 units of housing in comparison with the proposed project that would construct 201 units of housing. For a table of how the preservation alternatives meet the project objectives see p. 23-24 of Attachment C.

Partial Preservation Alternative 1

Under the Partial Preservation Alternative 1, the same 18-story 200' tall tower would be constructed in the parking lot adjacent to 1123 Sutter Street. 1101 Sutter Street would remain as described on the exterior but would see a 4-story addition constructed on top of the existing building. The addition would be set back from both the Sutter and Larkin Street elevations by 25' and with the addition 1101 Sutter Street would be 85' tall. 1123 Sutter Street would remain and would see a 4-story addition on top of the existing building with a 25' setback from the primary façade. With the addition the height of 1123 Sutter Street would be 65'. The architectural detailing of the new tower and addition would be similar to that of the proposed project's second design strategy which is a panelized system, consisting of alternating vertical panels offset from the levels above and below. This system creates a varying textured design between the painted metal and glass window panels. Under the Partial Preservation Alternative 1, the new tower would accommodate 85 residential units, the 1123 Sutter building with its 4-story addition would accommodate 32 residential units, and the rehabilitated garage at 1101 Sutter with a 4-story addition would accommodate 34 residential units, for a total of 151 residential units.

Partial Preservation Alternative 1 would retain most of the character-defining features of 1101 Sutter Street, including its concrete and brick masonry construction, molded plaster ornament, sheet metal cornice, and divided-lite "industrial" sash wood windows. However, its 3-story height and massing would only be partially retained. Most of the character-defining features of 1123 Sutter Street would be retained including all the decorative elements of the primary façade that include, the seven bay symmetrical arrangement of two side entrances and a central entrance, paired casement windows and planter boxes, and the Classical Revival decorative details including Doric columns, plaster ornamentation, and metal clatrhi screens. However, under this alternative the one-story with mezzanine height and the simple rectangular form and massing of the building would only be partially retained and all character-defining interior spaces would not be retained. For a more detailed description of the Partial Preservation Alternative 1, see p. 18-20 of Attachment C.

The Partial Preservation Alternative 1 meets or partially meets the basic objectives of the project and would construct 151 units of housing in comparison with the proposed project's 201 units. For a table of how the preservation alternatives meet the project objectives see p. 23-24 of Attachment C.

Partial Preservation Alternative 2B

Under the Partial Preservation Alternative 2B, the same 18-story 200' tall tower would be constructed in the parking lot adjacent to 1123 Sutter Street. 1101 Sutter Street would remain as described on the exterior but would see a 10-story addition constructed on top of the existing building. The addition would not be set back but would feature a separating gap (vertical hyphen) above the 4th story. With the addition 1101 Sutter Street would be 141' tall. 1123 Sutter Street would remain and would see a 4-story addition on top of the existing building with a 25' setback from the primary façade. With the addition the height of 1123 Sutter Street would be 65' tall. The architectural detailing of the tower and the 1123 Sutter Street addition would be similar to that of the proposed project's second design strategy which is a panelized system, consisting of alternating vertical panels offset from the levels above and below. The 10-story addition to 1101 Sutter Street would be detailed in a different manner so as to be more architecturally similar to the existing building and would feature a regular projecting white grid and vertical piers that inference those on the existing building. Under the Partial Preservation Alternative 2B, the new tower would accommodate 85 residential units, the 1123 Sutter building with its 4-story addition would accommodate 32 residential units, and the rehabilitated garage at 1101 Sutter with a 10-story addition would accommodate 64 residential units, for a total of 181 residential units.

Partial Preservation Alternative 2B would retain many of the character-defining features of 1101 Sutter Street, including its concrete and brick masonry construction, molded plaster ornament, sheet metal cornice, and divided-lite "industrial" sash wood windows. However, its 3-story height and massing would not be retained. Most of the character-defining features of 1123 Sutter Street would be retained including all the decorative elements of the primary façade that include the seven bay symmetrical arrangement of two side entrances and a central entrance, paired casement windows and planter boxes, and the Classical Revival decorative details including Doric columns, plaster ornamentation, and metal clatrhi screens. However, under this alternative the one-story with mezzanine height and the simple rectangular form and massing of the building would only be partially retained and all character-defining interior spaces would not be retained. For a more detailed description of the Partial Preservation Alternative 2b, see p.20-22 of Attachment C.

The Partial Preservation Alternative meets or partially meets the basic objectives of the project and would construct 181 units of housing in comparison with the proposed project's 201 units. For a table of how the preservation alternatives meet the project objectives see p. 23-24 of Attachment C.

Development of Preservation Alternatives

In developing preservation alternatives, the department and project sponsor explored several different approaches based on the location of the buildings on the project site, the character-defining features of the individual resources, and the objectives of the project. The planning department and project sponsor explored a number of different heights as additions to both of the historic resources on the site in an effort to maximize the density of the alternatives and get the number of units in the alternatives as close to those of the proposed project while retaining character-defining features of the resources. Ultimately some of the partial preservation alternatives were rejected and the heights of the additions were lowered so as to avoid other potential impacts relating to wind and shadow. Other alternatives were rejected because the tradeoff of increasing height or constructing additions to the historic buildings was outweighed by the additional impacts caused in comparison with the proposed project that proposes to retain and rehabilitate 1101 Sutter Street. A summary of some of the alternatives explored but ultimately rejected is located on p. 9-13 of Attachment C. Ultimately the department concluded that the three preservation alternatives presented here represent the balance between reducing impacts to both of the historic resources and meeting most of the project objectives.

REQUESTED ACTION: The Department seeks comments on the adequacy of the proposed Preservation Alternatives.

Attachments

Attachment A: Historic Resource Evaluation – 1123 Sutter Street, prepared by Architectural Resources Group, (dated November 4, 2019)

Attachment B: Historic Resource Evaluation Review Part 1 and Draft Part 2, prepared by the San Francisco Planning Department, (dated July 17, 2020)

Attachment C: Memorandum regarding the Preservation Alternatives for 1101-1123 Sutter Street, prepared by Architectural Resources Group, (dated January 15, 2020)

Attachment D: Graphics package of Preservation Alternatives for 1101-1123 Sutter Street, prepared by David Baker Architects and 1101 Sutter Affordable LP, (dated January 8, 2020)

Attachment E: Availability of Notice of Preparation of Environmental Impact Report, prepared by the San Francisco Planning Department, (dated December 17, 2020)

Attachment A: Historic Resource Evaluation – 1123 Sutter Street,
prepared by Architectural Resources Group, (dated November 4, 2019)



Architectural
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Architecture
Planning
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1123 Sutter Street Historic Resource Evaluation

Prepared for

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4 November 2019

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- Appendix B: Sanborn Fire Insurance Maps
- Appendix C: Building Permit Record

1. INTRODUCTION

1.1 Project Background

At the request of the Martin Building Company (Client), Architectural Resources Group (ARG) prepared this Historic Resource Evaluation (HRE) report for the subject property at 1123 Sutter Street (Block 0692, Lot 019) in San Francisco, California. The subject property consists of the one-story-over-basement Halsted N. Gray-Carew & English funeral home and adjacent parking lot. This report includes a physical description and historical summary of the subject property and an evaluation of its significance under the California Register of Historical Resources (California Register) criteria.

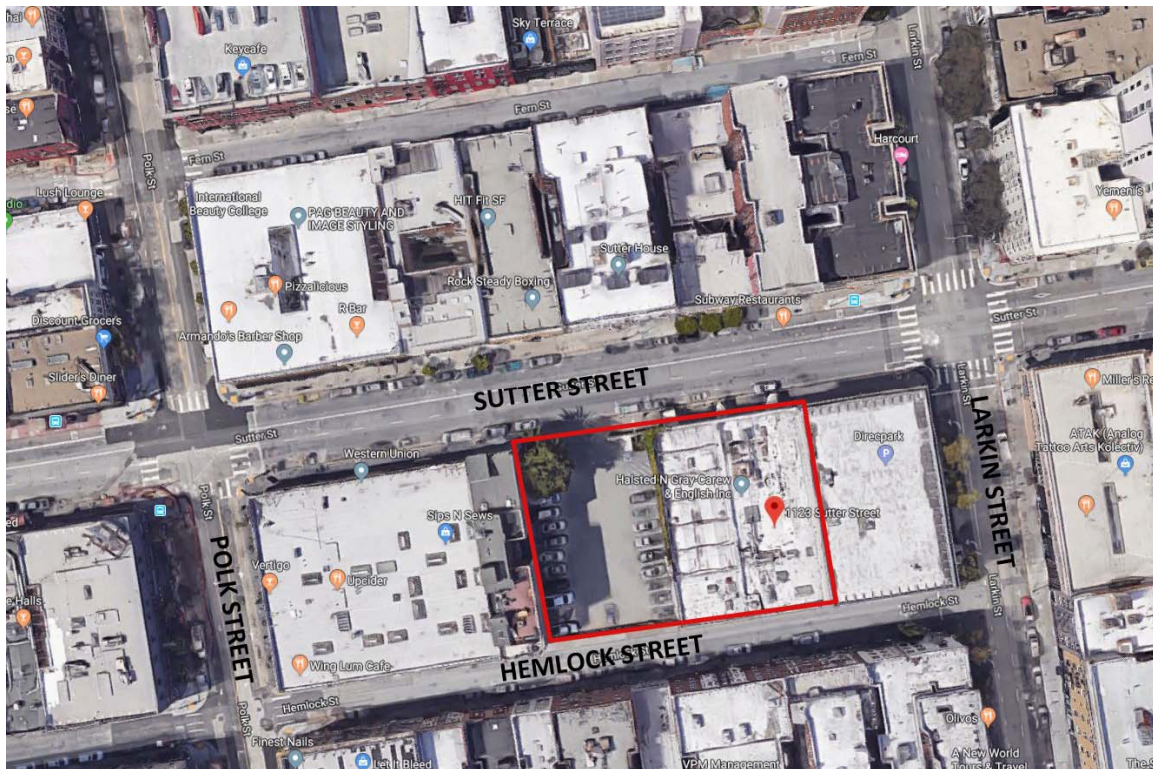


Figure 1. Aerial view of 1123 Sutter Street (outlined in red); photo credit: Google (amended by author).

1.2 Current Historic Status

The subject property is classified by the San Francisco Planning Department as “Category B – Unknown/Age Eligible” in the San Francisco Property Information Map and has not been formally evaluated for individual listing in the National Register of Historic Places (National Register) and California Register or as a San Francisco Landmark under Article 10 of the San Francisco Planning Code. It is not listed as a contributor to a historic district recognized for significance at the local, state, or national levels. The subject property is located adjacent to the western boundary of the National Register-listed Lower Nob Hill Apartment Hotel Historic District.¹

The San Francisco Planning Department conducted a citywide survey of architecturally significant buildings between 1974 and 1976, using a rating scale of “-2” (low level of importance) to “5” (high level of importance). At the time, the city felt that this survey represented the top 10 percent of the city’s architecturally significant

¹ San Francisco Planning Department, San Francisco Property Information Map, 1123 Sutter Street, accessed October 29, 2019, <https://sfplanninggis.org/pim/>.

buildings. The subject property at 1123 Sutter Street was assigned a survey ranking of “2” as part of the 1976 survey, indicating a moderately high level of architectural importance. The Foundation for San Francisco Architectural Heritage surveyed the subject property in 1978 and gave it a “B” survey rating, meaning that the property was “of individual importance by virtue of architectural, historical, and environmental criteria.”²

1.3 Methodology

To complete the HRE for the property at 1123 Sutter Street, ARG:

- Conducted a site visit to examine and photograph the subject property and its surroundings on October 10, 2019;
- Completed archival research at repositories including the San Francisco Department of Building Inspection, San Francisco Recorder’s Office, and San Francisco Public Library History Center;
- Contacted the funeral home to obtain historic photographs of the property (unfortunately these were stored in a location that burned as part of the Kincade Fire in Sonoma County in October 2019);
- Reviewed online repositories, including the *San Francisco Chronicle* Historical Database, Newspapers.com, Ancestry.com, Internet Archive, Online Archive of California, Avery Index to Architectural Periodicals, and Pacific Coast Architecture Database; and
- Reviewed a memorandum completed by VerPlanck Historic Preservation Consulting in April 2019, that presents an assessment of the potential historical status of the Halsted N. Gray-Carew & English Funeral Home at 1123 Sutter Street; portions of this memorandum have been incorporated into this report (citations are noted).

2. PHYSICAL DESCRIPTION

The following section provides a physical description of the mortuary building at 1123 Sutter Street, the site, and the immediate setting. VerPlanck Historic Preservation Consulting prepared this physical description in April 2019 and existing conditions have remained the same to date. Additional photographs of the subject property are presented in Appendix A.

1123 Sutter Street is located on the south side of Sutter Street between Polk and Larkin Streets. The property, which measures 172’ 6” by 120’, slopes downhill toward the south so that the basement is above-grade along Hemlock Street at the rear of the property. The surrounding Lower Nob Hill/Tenderloin/Polk Gulch neighborhood consists primarily of three-to-six-story, brick and concrete, mixed-use buildings with commercial on the ground floor and apartments or residential hotel rooms on the upper floors. Adjoining properties include, to the east, 1101 Sutter Street, a three-story garage constructed in 1920. To the west is 1151 Sutter Street, a nine-unit condominium complex built in 2009. Across the street are the Yerba Buena Apartments at 1114 Sutter Street (built 1909), an unnamed apartment complex at 1122 Sutter Street (built 1910), and the Glen Arm Apartments at 1136 Sutter Street (built 1911). All three are contributors to the Lower Nob Hill Apartment Hotel Historic District, which is listed in the National Register.

² San Francisco Planning Department, “San Francisco Preservation Bulletin No. 11 Historic Resource Surveys,” accessed October 29, 2019, https://sfplanning.org/sites/default/files/documents/preserv/bulletins/HistPres_Bulletin_11.PDF; San Francisco Planning Department, San Francisco Property Information Map, 1123 Sutter Street, accessed October 29, 2019, <https://sfplanninggis.org/pim/>.

A little over fifty percent of the subject property is occupied by buildings, although the adjoining parking lot on the western half of the property has a subterranean parking structure. The parking lot is walled off from the surrounding neighborhood by high concrete block walls with an operable gate at the center. The walls and accompanying signage were installed in the 1970s and 1980s. The parking lot also contains a small shack for parking lot attendants and a mature cypress tree.



Figure 2. Google Street View of 1123 Sutter Street, primary (north) elevation.



Figure 3. Entrance detail (ARG, October 2019).

1123 Sutter Street is a one-story-over-basement building with a partial mezzanine. The building comprises two older commercial structures, both of which are constructed of brick and concrete with a combination of steel and heavy timber framing. Combined into one building in 1926 and given a new façade to unify the primary street frontage, 1123 Sutter Street remains visibly two buildings on the south façade, which faces Hemlock Street. Meanwhile, the west façade, which faces the previously described parking lot, is featureless. The roof of the building is composed of several flat and gable-roofed sections concealed behind a raised parapet. The interior contains three floor levels, including a basement, which contains

storage, mechanical rooms, and a casket showroom. The first floor contains a reception area, two chapels, three suites of interconnected bereavement rooms; and several toilet rooms. The mezzanine contains business offices, embalming/preparation rooms, a break room, and toilet rooms. 1123 Sutter Street has undergone relatively few alterations since it was completed in 1926.

The primary façade of 1123 Sutter Street faces north. It is massed as a horizontal rectangle, seven bays wide, and articulated as an enframed window wall with the fenestration recessed back several feet from the sidewalk property line. The outer enframing element is flush with the sidewalk and embellished with a frieze consisting of a plaster swag motif and a flattish cornice/fascia embellished with an abstract, almost Art Deco, motif. Clad either in terra cotta or cast concrete, the enframing element is bounded along its inner sides by a Greek key molding and a repeating pattern of circular medallions. The frieze is supported by eight pairs of Doric columns. Entrances are located in the corner and center bays and consist of pairs of glazed, single-panel wood doors. Above the doors are metal clathri screens. Non-historic metal awnings extend out from the entrances above the sidewalk. Pairs of custom, cast iron street light fixtures flank each of the entrances as well. The other four bays contain pairs of wood casement windows and planter boxes at the first floor level and metal clathri screens at the mezzanine level.



Figure 4. West elevation (ARG, October 2019).



Figure 5. Rear (south) elevation (ARG, October 2019).

The west façade, which faces the parking lot, is entirely utilitarian. Finished in stucco over brick, the west façade is almost entirely concealed behind a heavy growth of vines. The rear section, which is kept free of vines, is simply articulated by a louvered vent and a pair of wood casement windows.

The south façade, which faces Hemlock Street, is clad in exposed brick laid in American common bond. Based on the south façade's fenestration pattern, as well as a visible seam, it is clear that the building was assembled from two structures. Entirely utilitarian, the south façade is articulated by an asymmetrical arrangement of door and window openings, most of which have been bricked-in for security and seismic strengthening. At the lower part (basement level), there are three freight bays that have been partially infilled with brick; all are protected behind metal security bars. At the first floor level are several windows that have been enclosed within metal flanges with security bars. At the mezzanine level is a pair of large double-hung wood windows at the far west end. Metal exhaust stacks and plumbing vents are attached all across the south façade.³

³ VerPlanck Historic Preservation Consulting, Memorandum re: 1123 Sutter Street (April 2019), 2-5.

3. CONSTRUCTION CHRONOLOGY

3.1 Site History

Sanborn maps show that six two-story dwellings (1113-1123 Sutter Street) and a four-story mixed-use building (1107-1111 Sutter Street) occupied the subject site around the turn of the twentieth century. The 1906 Earthquake and Fire leveled most of downtown San Francisco, including the subject block, and the neighborhood gradually rebuilt in the following decades.

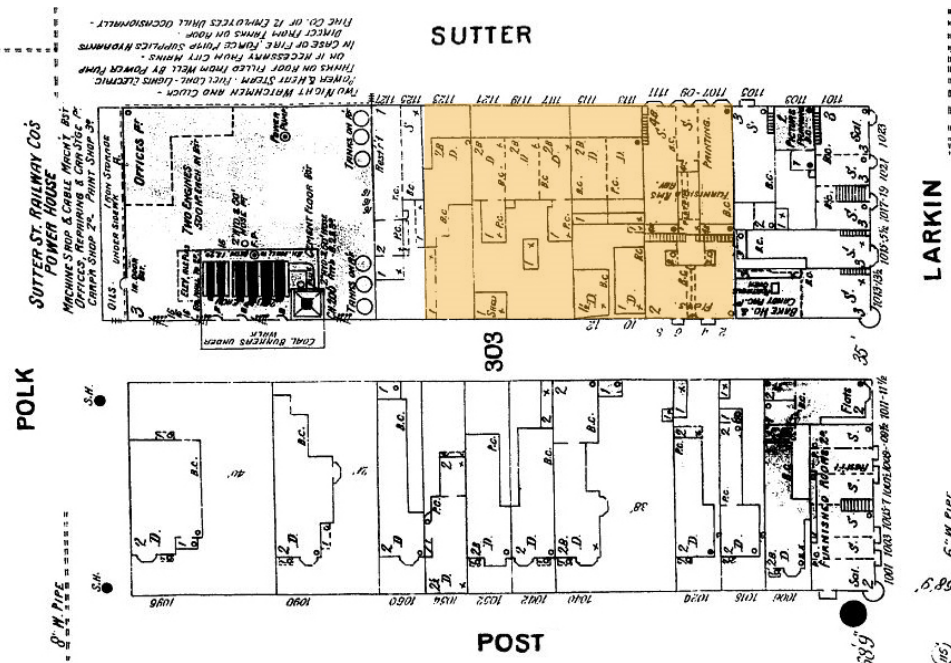


Figure 6. 1889-1900 Sanborn, amended by author. Future site of the subject property highlighted.

By 1915, a one-story plumbing, gasfitting, and upholstery shop (1115 Sutter Street) occupied a portion of the subject site; the adjacent building (1139-31 Sutter Street) was also used for upholstery. A store and “Rattan Works” occupied the building at 1151-1141 Sutter Street and the easternmost portion of the subject site was vacant. According to VerPlanck Historic Preservation Consulting, a one-story concrete and block commercial building (1127-29 Sutter Street) was constructed on the vacant lot by 1919; Freeman Furniture Store moved into the building.⁴

Halsted & Co. undertakers had acquired the subject site by 1925, as evidenced by an announcement in the July 4, 1925 issue of *Building and Engineering News*. The issue reported that W.A. Halsted & Co. had engaged architect August Nordin to remodel two, one-story (with basement) buildings (1119-1129 Sutter Street) into one building with a mezzanine for use as an undertaking establishment. The estimated cost of the work was \$83,000.⁵ By 1950, Sanborn maps show the property in use as an undertaking business, with a one-story private garage at the rear of the parking area to the west of the building. The Sanborn shows that the garage was constructed in 1950 of fireproof construction with reinforced concrete walls and concrete columns.

⁴ VerPlanck Historic Preservation Consulting, Memorandum re: 1123 Sutter Street (April 2019), 13.

⁵ “Building Contracts,” *Building and Engineering News* (July 4, 1925), 8; VerPlanck Historic Preservation Consulting, Memorandum re: 1123 Sutter Street (April 2019), 14.

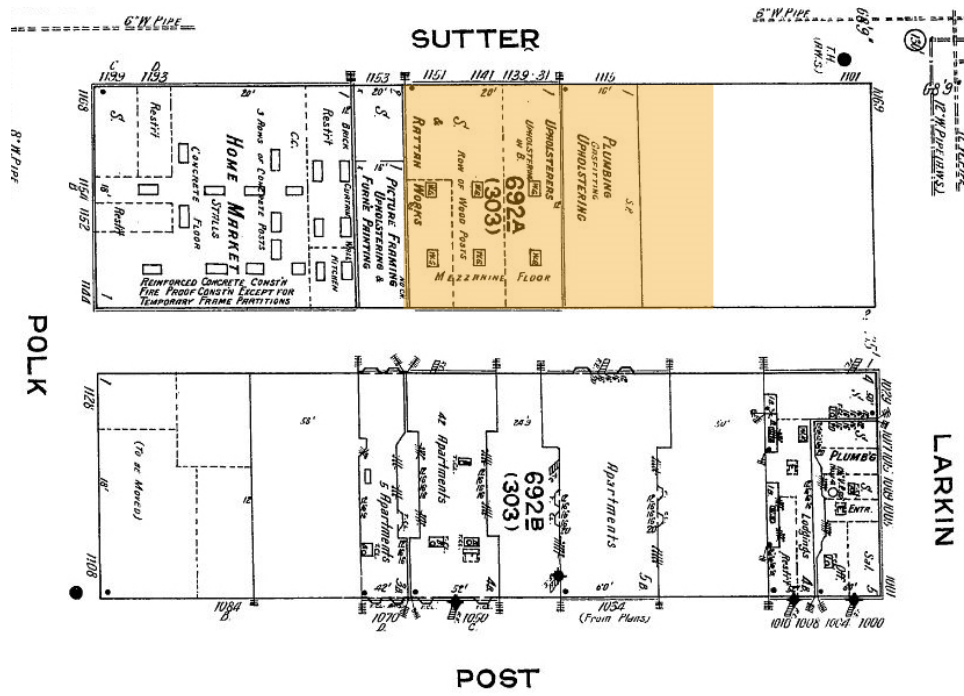


Figure 7. 1913-1915 Sanborn, amended by author. Future site of the subject property highlighted.

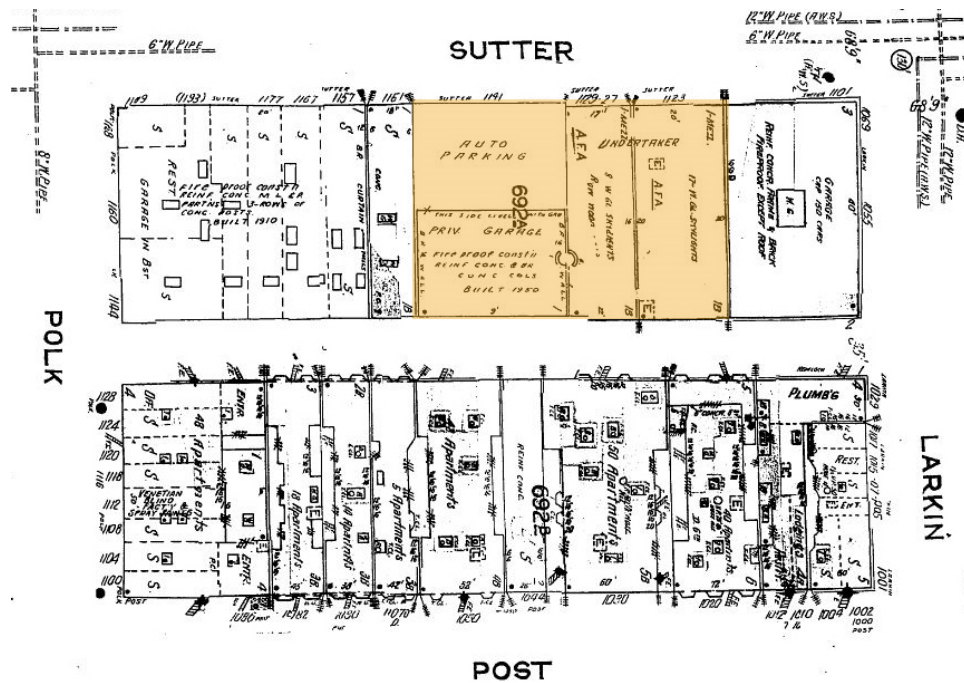


Figure 8. 1950 Sanborn, amended by author. Subject property highlighted.

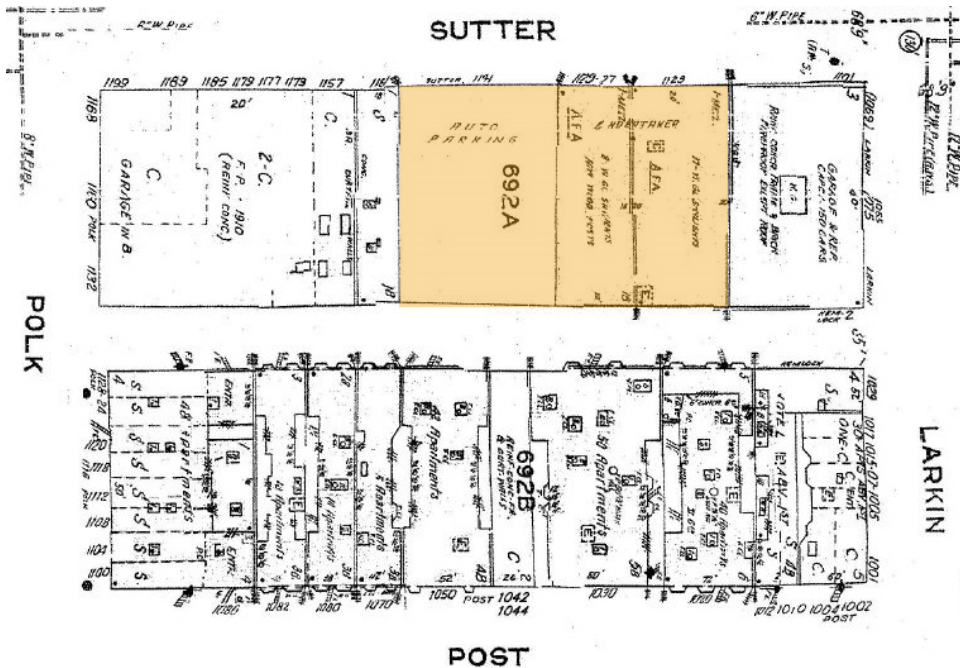


Figure 9. Mid-1990s Sanborn, amended by author. Subject property highlighted.

A Sanborn map from the mid 1990s shows the subject building little changed; however, the one-story garage had been removed from the adjacent parking area. Full-sheet Sanborn Fire Insurance Maps showing the subject property and adjacent buildings are included in Appendix B.

3.2 Permit History

Table 1 below lists the building permits on file at the San Francisco Department of Building Inspection (DBI); a copy of the building permit record is included in Appendix C of this report. A search of the Department of Building Inspection’s permit records did not produce the original 1925-26 mortuary renovation permit.

Table 1. Subject Property Permit History

Permit Number	Date Approved	Architect/Engineer	Description
6559	21 September 1933	August Nordin, architect	Halsted & Co., Owner. Application to alter existing building (estimated cost \$450); building currently in use as mortuary. Description of work: level up floor, cut opening through partition wall, enlarge one existing door opening, raise ceiling approximately 3’ (all work to be done in front office room).
17561	31 October 1935	Novelty Electric Sign Co., contractor	Halsted & Co., Owner. Application to erect one electric sign above walk (estimated cost \$200).

20888	26 June 1936	Mullen Manufacturing Co., contractor	Halsted & Co., Owner. Application to remove present non-bearing partitions, platforms, and cases in casket showroom (in basement). Install new wood stud partitions with sheetrock sides; install wood, lath, and plaster ceiling in rear portion of display rooms; install two settees; alter ducts and electric work as necessary (estimated cost \$1,900).
36945	6 September 1938	N/A	Halsted & Co., Owner. Application to erect one neon electric sign, horizontal and double-faced to project over sidewalk (estimated cost \$400.00).
115471	22 May 1950	Ryan & Lee, architects; Carlen Construction Co., contractors	Halsted & Co., Owner. Application to construct a new one-story concrete garage building, 176' x 46' in size (estimated cost \$20,000).
115668	31 May 1950	Ryan & Lee, architects; Carlen Construction Co., contractors	Halsted & Co., Owner. Application to change size of proposed garage to 82' x 50', with basement added (estimated cost \$25,000).
234851	22 March 1962	Glenn A. Oleson, Oleson Building Co., general contractor	Halsted & Co., Owner. Application to modify garage. Description of work: new handrail for steps and platform edge to toilet rooms, 1st floor rear; prefinished plywood around small office, 1st floor; remove old tire racks; small repairs (estimated cost \$200).
281041	May 1965	Glenn A. Oleson, Oleson Building Co., general contractor	Halsted & Co., Owner. Application to remove temporary (non-bearing) partition wall under girder to make office larger on 2nd floor front (funeral parlor); remove old shelves and install new cabinets (estimated cost \$500).
366764	30 May 1972	Willis & Assoc., architects; Dome Construction Corp., General Contractor	Halsted & Co., Owner. Application to alter existing parking lot by constructing a new driveway, a front entrance fence with gates, and installing planters, lighting, and decorative items (estimated cost \$11,820).
371498	2 November 1972	Ad-Art, Inc. contractor	Halsted & Co., Owner. Application to install new ground-mounted electric sign at parking lot (estimated cost \$850).
416755	24 May 1976	Joseph L. Baines(sp?) Const. Co., Inc.	Halsted & Co., Owner. Application to modify basement boiler room (estimated cost \$4,500).

477981	11 January 1982	Electrical Products, contractor	Halsted & Grey Co., Owner. Application to erect new ground-mounted sign at parking area (estimated cost \$2,200).
759955	5 June 1996	N/A	Parapet strengthening (estimated cost \$15,000)
567518	28 May 2002	Matrix Seismic Corp., contractor	Halsted, N. Grey-Carew & English, Owner. Application for seismic retrofit (estimated cost \$96,000).
977236	23 September 2002	Matrix Seismic Corp., contractor	Application for infill in south wall (rear elevation) in lieu of shotcrete for “UMB” application (revision to previous plan application).
1091962	13 July 2006	Matrix Seismic Corp., contractor	Application for first floor bathroom reconfiguration and front entrance level landing; revision to previous plan application (estimated cost \$2,000).

Aside from the construction of the one-story garage (over basement) adjacent to the main building in 1950, 1123 Sutter Street has undergone minor modifications since it was remodeled for use as a mortuary in 1926. The building permit record shows minor interior alterations and signage adjustments through the 1980s, and a parking lot renovation in 1972, which may have been completed in conjunction with removal of the above ground garage. Ownership completed parapet strengthening work in the 1990s and a seismic retrofit in the early 2000s.

4. HISTORIC CONTEXT

The following section provides a historic context for the development of the subject property at 1123 Sutter Street.

4.1 Halsted, N. Gray-Carew & English, Funeral Directors

The organization that today exists as Halsted N. Gray – Carew & English Funeral Directors, “began as several predecessor funeral homes, mortuaries, and undertakers in San Francisco, Sacramento, and Stockton, which by 1985 had become merged into one firm.”⁶ According to a brief history of the business:

The corporate history is characterized by frequently shifting business partnerships and locations. Atkins Massey founded the oldest known undertaking business in San Francisco, which was acquired by J. S. Godeau & Co. in 1895. N. Gray was established in 1850 by Nathaniel Gray, who also served as the second Coroner of San Francisco from 1851-1852. Halsted & Co. began in 1883 as Halsted & Krempel and became a family business by 1887. [The chronology below summarizes the development of these and other local mortuary businesses over time.]

⁶ Wendy Kramer (March 2010), Halsted N. Gray – Carew & English Funeral Home Records (SFH 38) [Finding Aid], San Francisco History Center, San Francisco Public Library.

- 1849: Atkins Massey founds mortuary, later acquired by J.S. Godeau.
- 1850: Nathaniel Gray founds N. Gray & Co. (originally known as N. Gray Undertakers).
- 1883: Kremple & Halsted founded.
- 1884-1885: Kremple & Halsted listed in City Directory at 946 Mission.
- 1885-1886: Halsted & Evers listed in City Directory at 946 Mission.
- 1886: Suhr & Heins listed in City Directory at 1171 Mission.
- 1887: Halsted & Co. (W. A. Halsted and J.L. Halsted) listed in City Directory at 946 Mission.
Suhr & Becker first listed in City Directory at 1171 Mission.
- 1889: Valente & Godeau listed in City Directory at 1325 Dupont.
- 1890: San Francisco Undertaking Co. T.R. Carew, Manager, listed in City Directory at 1021 Market St. and 2429 Mission St.
Valente, Godeau & Co. listed in City Directory at 1524 Stockton.
- 1891: Carew & English (Thomas R. Carew and James English) listed in City Directory at 19 Van Ness Av.
- 1893-94: H.F. Suhr & Co. listed in City Directory at 1209 Mission.
- 1894: Hallowell & Petersen listed in City Directory at 8-10 City Hall Av.
- 1894-1906: Clark & Booth based in Sacramento, first as George H. Clark, then as Clark & Booth.
- 1895: Godeau & Co. listed in City Directory at 326 Montgomery, Godeau & Lipman, 326 Sutter.
Peterson [sic] & Gantner listed in City Directory at 8 and 10 City Hall Square.
- 1899: George H. Clark name changes to Clark & Booth.
- 1906: Halsted & Co. burns in earthquake & fire. Moves temporarily to [924 Fillmore St.].
- 1907: Clark & Booth moves to San Francisco.
- 1980: N. Gray Mortuary and Halsted & Co. merge.
- 1985: Halsted N. Gray & Co. and Carew & English merge.⁷



Figure 10. Carew & English Undertakers (building shown was at 1618 Geary Street). (Photo and caption credit: Halsted N. Gray – Carew & English website.)



Figure 11. An early office of Nathaniel Gray & Co. on Geary and Divisadero. (Photo and caption credit: Halsted N. Gray – Carew & English website.)

⁷ Wendy Kramer (March 2010), Halsted N. Gray – Carew & English Funeral Home Records (SFH 38) [Finding Aid], San Francisco History Center, San Francisco Public Library.

An early article about Halsted & Co. presented in the 1899 issue of *San Francisco: The Metropolis of Western America*, describes the business and its ownership:

Among the prominent and representative ones in the undertaking profession is the firm of Halsted & Co., general undertakers, at 946 Mission Street established in 1883 by Halsted & Krempel...The establishment of this firm consists of a morgue, chapel, and all the necessary appliances for the care and preservation of the dead. Five assistants including a lady, if desired, are connected with the establishment. The firm takes full charge of bodies, embalming and preparing for shipment when desired. Funerals are also conducted, and everything furnished, including hacks [vehicles for hire], flowers, etc.

Mr. W.A. [William A.] Halsted is assisted in the business by his brother J. B Halsted. Mr. W. A. Halsted is a practical embalmer, a native of this city, thirty-eight years old, and a prominent member of the Masonic Order. He is one of our foremost citizens, and occupies a high place in the confidence of the business community.⁸



Figure 12. Halsted & Company Undertakers - Originally located at 946 Mission St. in San Francisco. Halsted & Company burned in the 1906 earthquake and moved temporarily to the Western Addition, relocating to its present location at 1123 Sutter St. in 1926. (Photo and caption credit: Halsted N. Gray – Carew & English website.)



Figure 13. View showing reconstruction of streetcar tracks along Sutter Street, between Polk and Larkin Streets, September 6, 1931; note Halsted & Co. building at 1123 Sutter Street to the right of frame (SFMTA Photo Archive, photo no. U12770, SFMTA.com/Photo).

⁸ *San Francisco: The Metropolis of Western America* (San Francisco: Mercantile Illustrating Co., 1899), 163.

Five years after opening Halsted & Krempel, William A. Halsted went into business with his brother, James Halsted, in 1887. Halsted & Co. occupied the building at 946 Mission Street until the 1906 Earthquake and Fire, when the business temporarily relocated to 924 Fillmore Street.⁹ Between 1908 and 1910, Halsted & Co. moved to a new location at 1122 Sutter Street, opposite the future site of 1123 Sutter Street, where they operated for about 16 years.¹⁰ James L. Halsted later left the partnership with William, and joined his other brother, John B. Halsted, to establish a new mortuary called Halsted Brothers, which was located at Divisadero and McAllister Streets.¹¹ Under the guidance of William A. Halsted, Halsted & Co. established a new mortuary at the 1123 Sutter Street location in 1926. Halsted died just four years later, in 1930, at age 71.¹²

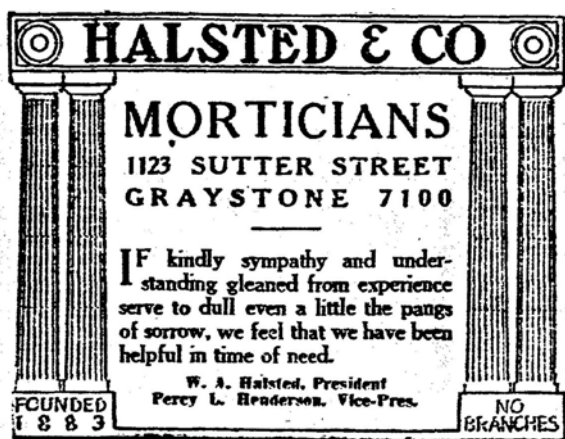


Figure 14. Halsted & Co. ran a series of ads in 1926, after opening the new mortuary at 1123 Sutter Street. The imagery incorporates the Doric columns and circular ornamentation found on the façade of the new building. (*San Francisco Chronicle*, 14 October 1926)

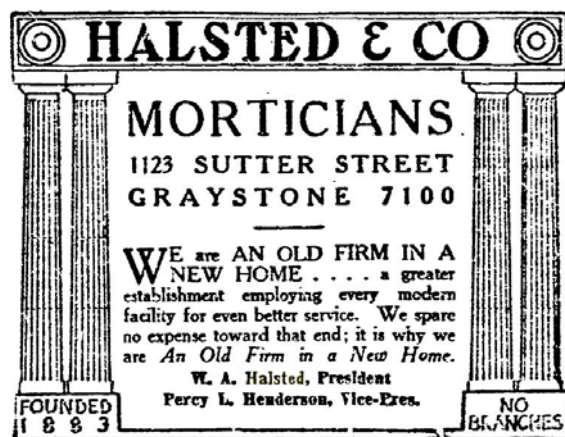


Figure 15. The ads came with a variety of messages about the quality of care provided; some, like the one above, reinforced that Halsted & Co. was long-established in San Francisco (*San Francisco Chronicle*, 11 December 1926)

As the city's demographic, social, and economic conditions shifted in the latter half of the twentieth century, the funeral business in San Francisco began to decline and several of the longstanding firms consolidated or merged with others. Halsted & Co. Funeral Directors acquired one of San Francisco's oldest funeral establishments, N. Gray & Co. (established in 1850), in 1980-81 and began operations as Halsted – N. Gray & Co.¹³ By 1985, the firm acquired another long-established operation, Carew & English, thus establishing the name under which they operate today, Halsted N. Gray – Carew & English Funeral Directors. A *San Francisco Examiner* article described the Carew & English acquisition:

Last month, 95-year-old Carew & English ceased independent operations and was acquired by Halsted-N. Gray & Co. Between them, the merged firms have acquired the remains of six other funeral homes in the last 20 years.

Since 1959, the number of traditional mortuaries in San Francisco has fallen from 43 to 20. Some of the departed were among The City's oldest businesses, with roots as far back as the Gold Rush. Half a dozen cremation or 'memorial' societies have formed here since 1975, but mortuary ownership has become more concentrated, with nine of The City's 26 outlets controlled by three companies.

⁹ VerPlanck Historic Preservation Consulting, Memorandum re: 1123 Sutter Street (April 2019), 14.

¹⁰ Crocker-Langley, *San Francisco City Directory for the year ending September 1910* (San Francisco: H.S. Crocker Co.).

¹¹ VerPlanck Historic Preservation Consulting, Memorandum re: 1123 Sutter Street (April 2019), 14.

¹² "William Halsted Succumbs at 71," *San Francisco Chronicle* (26 June 1930), 10.

¹³ "Halsted & Co. Acquire More Assets," *S.F. Progress* (July 1, 1981), B1.

Sociological and economic factors are as much behind the decline as demographic shifts. [Older people were moving out of the city and younger people were moving in, causing a decline in the city's death rate.] The preference for simpler, cheaper ceremonies has been building since Oakland author Jessica Mitford exposed abuses in the funeral business in "The American Way of Death" 22 years ago [1963]. As a result, 'no-frills' cremation organizations such as the Neptune Society have gained a steadily larger share of business from traditional parlors.

For Carew & English, escalation in city land prices made selling the firm's Masonic Avenue facilities a more attractive proposition than arranging funerals.

Last month the company's directors formally cast their lot with Halsted after selling their building for \$2 million to the San Francisco Day School. Halsted Chairman Arch Monson Jr. says the newly renamed Halsted N. Gray-Carew & English is now The City's largest mortuary, handling about 1,200 cases annually.¹⁴

At the time of writing, Halsted N. Gray-Carew & English remains in business at 1123 Sutter Street in San Francisco.

4.2 August Nordin, Architect

Shortly after Halsted & Co. acquired the subject property in 1925, the undertakers engaged architect August Nordin to remodel the two separate one-story buildings at the site into a single building with a mezzanine. Nordin's alterations are largely responsible for the present form and ornamentation of the Classical Revival Style funeral home that now occupies the subject property.

August Nordin was born in Stockholm, Sweden in 1869 and immigrated to the United States in 1891. His Swedish heritage remained a prominent aspect of his life in America, and he was a member of both the Swedish Society of San Francisco and the Swedish Exposition Committee formed in preparation for the 1915 Panama-Pacific International Exhibition. Nordin's best-known work in San Francisco is the Swedish American Hall (2168-2174 Market Street), San Francisco Landmark No. 267. The following biographical summary is largely adapted from the May 2015 Landmark Designation Report for the Swedish American Hall.¹⁵

For nearly a decade following Nordin's arrival in San Francisco in 1891, San Francisco city directories list his occupation as "carpenter" or "contractor." By 1900, Nordin had opened an office of his own at 1926 Market Street and was identified as "architect" by the city directory. Following the 1906 Earthquake, Nordin temporarily relocated to an office at 563 Fillmore Street, and by 1908, he was settled in the Mills Building at 220 Montgomery Street. His practice remained at this address until his death from a heart attack in January 1936. Nordin was predeceased by his first wife, Annie Nordin, with whom he had several children, and survived by his second wife, Florence Nordin, with whom he had one additional child. He appears to have trained his sons Leonard and Robert Nordin in the building trades, and both worked as carpenters during the 1910s and early 1920s. Robert Nordin eventually received his architectural license in 1931.¹⁶

Over the course of his forty-year career in San Francisco, August Nordin designed more than 300 buildings including fraternal halls, hotels, churches, apartment houses, multi-family dwellings, and private residences. He typically worked directly for the owners of the buildings he designed, rather than for developers who would later sell a building to a third party. Because of Nordin's commitment to working directly with building owners, each of his commissions was uniquely designed to meet a client's programmatic needs while maintaining a high standard

¹⁴ S.F. Mortuaries Have Fallen on Hard Times, *San Francisco Examiner* (May 5, 1985), 5.

¹⁵ San Francisco Planning Department, "Swedish American Hall Landmark Designation Report," May 2015, 35-39.

¹⁶ *Ibid.*, 36; "August Nordin," *The Architect and Engineer* 124, no. 1 (January 1936), 57.

of design. Although Nordin most often designed in the Classical Revival style that was popular in San Francisco at the time, he was also adept at designing Queen Anne, Art Nouveau, Spanish Colonial Revival, and Craftsman style buildings. Extant buildings in San Francisco designed by August Nordin include:

- Residence, 199 Carl Street (c. 1900)
- 1080-1082 and 1086-1088 Fulton Street (1902) – contributors to Alamo Square Landmark District
- 847-851 and 853-857 Cole Street (c. 1904)
- Twin Oaks Hotel, 1010 Post Street (1907)
- Swedish American Hall, 2168-2174 Market Street (1907)
- Buena Vista Café building, 2761 Hyde Street (1911)
- Whiteside Apartments, 150 Franklin Street (1912) – contributor to Market Street Masonry Landmark District
- Altamonte Hotel, 3048 16th Street (1912)
- Residence, 435 Cabrillo street (1912)
- Cristobol Apartments, 750 O’Farrell Street (1913) – on the National Register as contributor to Uptown Tenderloin District
- Windeler Apartments, 424 Ellis Street (1915) – on the National Register as contributor to Uptown Tenderloin District
- Mixed-use building, 295 Miramar Avenue (1917)
- Parking garage, 675 Post Street (1919)¹⁷

4.3 Mortuary Design in San Francisco

The information provided in this section is excerpted from the memorandum completed by VerPlanck Historic Preservation Consulting in April 2019 for 1123 Sutter Street.

Throughout most of American history, families and religious institutions have traditionally administered rites surrounding death and burial. However, growing affluence and changing mores during the late nineteenth century ushered in a transformation in the way that Americans approach death. What had once been an intimate and very personal experience that had taken place in the home of the deceased evolved into a sanitized, secularized, and commercialized event. Funeral ‘directors’ emerged as the ringmasters of a complex set of ceremonies that removed the rituals associated with death from the confines of the home into the ‘funeral parlor.’ The reasons for this cultural shift are profound and beyond the scope of this [study]. Nevertheless, it is useful to know how changes in the American approach to death led to the development of the mortuary/funeral parlor as a distinct new building type during the early twentieth century.

Although traditions surrounding death have always varied among various ethnic groups and religious denominations, before the twentieth century most people died at home instead of a hospital. For many Christians, the body of the deceased would be cleaned and dressed at home by family members and then allowed to remain in the home for the duration of the ‘wake,’ a period of time set aside to allow family members and friends to grieve in the presence of their loved one. Once the wake was over, the body would be taken to a cemetery to be buried. Some people would also have a religious service said at church, including either a funeral, which occurs before burial, or a memorial service, which happens after. Prior to the development of embalming, the entire process had to take place within a short period as possible, before putrefaction set in. Although the basic outline is similar, Jewish people have traditionally handled death somewhat differently from Christians, commemorating the death of a love one with the weeklong ‘shiva’ ceremony, which follows burial. In both traditional Christian and Jewish practice, cremation was forbidden, meaning that all human remains had to be buried in a cemetery.

¹⁷ San Francisco Planning Department, “Swedish American Hall Landmark Designation Report,” 36-39.

During the Civil War, a new type of business emerged to handle the details of death. Embalming emerged as a way to preserve the bodies of soldiers killed on distant battlefields for the trip home to be buried by their families. Embalming gained a huge amount of attention following the assassination and subsequent preservation of the corpse of President Abraham Lincoln. Embalming is a technically focused activity that requires special facilities well beyond the capabilities of the average American. As Americans began to embrace embalming as a way to preserve the bodies of their loved ones, they began to rely on hired specialists called ‘undertakers,’ ‘funeral directors,’ or ‘morticians.’ These specially trained professionals devised additional services for a fee, including washing and dressing the body, arranging and staging the funeral, providing the coffin, and transporting the remains to the cemetery. Some would even host the funeral on their premises, obviating the need for a church.

During the late nineteenth early twentieth centuries, most funeral directors operated their businesses in what a writer in *Progressive Architecture* described as ‘some commodious old residence in a once-fashionable part of town.’ In addition to being big, which allowed the funeral director to live on-premises, the genteel atmosphere of an old mansion was thought to be the most congenial atmosphere for people mourning the death of their loved ones. The funeral parlor evolved to encompass three major components of the business: sales (client reception area, administrative offices, and casket display area), medical (embalming and preparation rooms), and ceremonial (bereavement rooms and chapels). In order to maintain the proper level of propriety, it was essential to make sure that these three components remained entirely separate from each other, which meant that a substantial amount of remodeling would be necessary to make an existing house work as a funeral parlor.

As the funerary industry evolved in complexity during the early twentieth century, the ‘commodious old residences’ of yore were increasingly replaced by custom-designed funeral parlors and mortuaries. For many funeral directors, traditional domestic architecture continued to inspire the design of new facilities, which also became more specialized. As cremation became more widely accepted, some specialized facilities incorporated their own crematoria. Also, as fewer people opted to have a church service, many funeral directors incorporated their own non-denominational ‘chapels’ into their funeral parlors and mortuaries. According to an article in the July 1934 edition of *Architectural Record*, a perfect funeral home should combine ‘the devotional atmosphere of a small chapel with the conveniences of a private residence.’ In regard to architectural styling, purpose-built funeral parlors were typically very conservative, with classically derived styles (Greek and Roman) as well as Gothic Revival being the most popular. In addition to creating a dignified atmosphere, these styles evoked a sense of permanence and a hint of what many people thought the afterlife might look like.

[The table below shows an inventory compiled in April 2019 of] all mortuaries and funeral parlors known to have operated in San Francisco between 1910 and 1970, noting their addresses, dates of construction, architectural styles, and current historical status. Under the business name column [the author] noted whether the building still stands, and if it does, what the building is used for today. [The author] also noted minority-owned businesses, which tended to be somewhat specialized. Since most of these businesses were established before World War II, [the author] started by consulting business listings for ‘mortuary’ and ‘funeral parlor’ in the 1951 San Francisco City Directory. [The author] spot-checked city directories from 1952 until 1970, adding a handful of funerary businesses that opened during the postwar period.¹⁸

¹⁸ VerPlanck Historic Preservation Consulting, Memorandum re: 1123 Sutter Street (April 2019), 18-23.

Most of the 40 funeral homes listed below are closed and many have been repurposed for new uses. Seven have been demolished and a small number are awaiting or undergoing redevelopment. Of the 40, only 11 are still in operation (operations funeral homes shown in bold font).

Business Name	Address	Date Built	Style	Historical Status
C.A. Anderson Funeral Parlor (now the Synergy School)	1387 Valencia St. (Mission District)	Ca. 1910	Venetian Renaissance	B-Age-Eligible
Ashley & McMullen-Wing Sun	4200 Geary Blvd. (Richmond District)	1918	Gothic Revival (façade partially stripped)	B-Age-Eligible
Bryant Mortuary (African American) (Closed: site being redeveloped) ¹⁹	635 Fulton Street (Western Addition)	Ca. 1885	Italianate	A-Historic Resource
Butler Funeral Home (African American) (now private residence)	2296 Sutter St. (Western Addition)	Ca. 1900	Transitional Queen Anne/Colonial Revival	C-No Historic Resource Present
Carew & English Inc. (demolished)	350 Masonic Ave. (Western Addition)	N/A	Unknown	C-No Historic Resource Present
Cathay/Daphne Funeral Home (Chinese American) (demolished – now site of Woh Hei Yuen Park)	1213 Powell St. (Chinatown)	Unknown	Unknown	C-No Historic Resource Present
Cathedral Funeral Home (now apartments)	1724 Sacramento St. (Western Addition)	1931	Mediterranean/Art Deco	B-Age-Eligible
Coleman Funeral Home (now condominiums)	1652 Eddy St. (Western Addition)	1911	Mediterranean/Craftsman	C-No Historic Resource Present
Comisky-Roche Funeral Home (now a synagogue)	3300 16th St. (Mission District)	1917	Craftsman	B-Age -Eligible
Currivan’s Chapel of the Sunset (demolished)	26th Ave. and Irving St. (Sunset District)	Unknown	Unknown	C-No Historic Resource Present
Daphne Funeral Home (demolished)	1 Church St. (Upper Market)	1948	Modernist	C-No Historic Resource Present

¹⁹ The existing mortuary building is being relocated on the site and preserved as part of the project.

Business Name	Address	Date Built	Style	Historical Status
Duggan’s Funeral Service	3434 17th St. (Mission District)	1909	Classical Revival (Greek)	A-Historic Resource
Funeraria Latino Americana San Francisco	5187 3rd St. (Bayview)	1925	Remodeled beyond recognition ca. 1960	B-Age-Eligible
Gantner-Felder-Kenny (now a retail complex including FedEx and Petsmart) ²⁰	1965 Market St. 291-93 Duboce Ave. (Upper Market)	1924/1980	Spanish Colonial Revival	A-Historic Resource
Gantner-Maison-Domergue (now The Chapel nightclub)	777 Valencia St. (Mission District)	1917	Gothic Revival	A-Historic Resource
N. Gray & Co. (demolished)	1545 Divisadero St. (Western Addition)	1919	Georgian Revival	C-No Historic Resource Present
J.C. Halloran (demolished)	1266 9th Ave. (Sunset District)	Unknown	Unknown	C-No Historic Resource Present
Halsted & Co.	1123 Sutter St. (Lower Nob Hill/Tenderloin)	1913/1926	Classical Revival (Greek)	B-Age-Eligible
Halsted-Dierks & Co. (now Oasis Café and apartments)	901 Divisadero St. (Western Addition)	1900	Queen Anne/Classical Revival	A-Historic Resource
Lewis & Ribbs Mortuary (African American) [now Dan Scales Funeral Services]	6424 3rd St. (Bayview)	1976	Modernist	C-No Historic Resource Present
R. J. Malfanti Funeral Home (now Catholic Charities)	1340 Golden Gate Ave. (Western Addition)	1922	Mediterranean	B-Age-Eligible
Maneely-Matthews Co. (now Walgreens)	1363-67 Divisadero St. (Western Addition)	1926	Classical Revival (Roman)	B-Age-Eligible
Martin & Brown (demolished)	2200 Sutter St. (Western Addition)	Unknown	Unknown	C-No Historic Resource Present

²⁰ Most of the existing building except for the primary façade to be demolished to make way for a 96-unit residential building.

Business Name	Address	Date Built	Style	Historical Status
McAvoy, O’Hara & Co.	4545 Geary Blvd. (Richmond District)	1941	Spanish Colonial Revival	B-Age-Eligible
Neptune Society of Northern California/The Columbarium	1 Loraine Ct. (Lone Mountain)	1900	Classical Revival (Roman)	A-Historic Resource Present
J.C. O’Connor (now a vacant commercial building)	455 Valencia St. (Mission District)	1922	Remodeled beyond recognition ca. 1970	C-No Historic Resource Present
J.R. Ostrander [now a retail store]	2917 24th St. (Mission District)	1907	Remodeled in Art Deco style ca. 1935	C-No Historic Resource Present
Pacific Interment Co.	2100 Folsom St. (Mission District)	1927	Remodeled beyond recognition ca. 1980	C-No Historic Resource Present
Porter-Morrison Funeral Home (now Brahma Kumaris Meditation Center)	401 Baker St. (Western Addition)	1890	Queen Anne	A-Historic Resource
Poyner & Co., Inc./Golden Gate Mortuary (now Encore Karaoke Lounge)	1550 California St. (Western Addition)	1922	Georgian Revival	B-Age-Eligible
San Francisco Funeral Service & Memorial Chapels (now Ferguson Kitchen Gallery)	435 Valencia St. (Mission District)	1910	Remodeled beyond recognition ca. 1980	C-No Historic Resource Present
Quong Fook Sang Funeral Home (Chinese American) (now Yummy Restaurant)	758 Pacific Avenue (Chinatown)	1926	American Commercial style	B-Age Eligible
Sinai Memorial Chapel (Jewish)	1501 Divisadero St. (Western Addition)	1938	Art Deco	B-Age-Eligible
H.F. Suhr Co., Inc. (now Instituto Familiar de la Raza, Inc.)	2919 Mission St. (Mission District)	1907	Remodeled in Late Moderne style ca. 1950	C-No Historic Resource Present
Suhr & Wieboldt, Inc. (now Driscoll’s Serra Mortuary)	1465-73 Valencia St. (Mission District)	1915	Mediterranean	A-Historic Resource

Business Name	Address	Date Built	Style	Historical Status
Arthur J. Sullivan & Co. (closed) ²¹	2254 Market Street (Upper Market)	1924	Spanish Colonial Revival	A-Historic Resource
United Undertakers (now Urban Putt)	1096 S. Van Ness Ave. (Mission District)	Ca. 1920	Mediterranean	A-Historic Resource
Valente, Marini, Perata & Co. (now Green Street Mortuary)	649 Green St. (North Beach)	1907	Mediterranean	A-Historic Resource
Valente, Marini, Perata & Co. (closed)	4840 Mission St. (Excelsior District)	1925/ca. 1950	Late Moderne	A-Historic Resource
Wieboldt’s Memorial Chapel (now Mark Institutional Missionary Baptist Church)	835 Valencia Street (Mission District)	1919	Mediterranean	B-Age-Eligible

4.4 Classical Revival Style

The Classical Revival or Neoclassical Style is based on the Greek and to a lesser extent the Roman architectural orders. Less theatrical and baroque than the contemporary Beaux Arts Style, Classical Revival architecture “reflects the prevailing vogue for Classical forms in the first decades of the twentieth century.”²² The style was popularized by the 1893 World’s Columbian Exposition in Chicago, which showcased Daniel Burnham-designed pavilions inspired by the ancient temples of Greece and Rome.²³

The Classical Revival Style enjoyed a long period of popularity spanning approximately 1895 through 1955, and it is employed in the design of various domestic, commercial, institutional, and religious resources throughout the United States. During the first half of this period (roughly 1895-1925), buildings constructed in the Classical Revival Style were generally fairly elaborate and emphasized hipped roofs and columns with fluted shafts and ornate capitals. In latter half of the period (roughly 1925-1955), side-gabled roofs with full-façade porches and more slender, unfluted, squared columns became more common.²⁴

Common features of the Classical Revival Style include:

- Symmetrically arranged façades, normally with a center entrance
- Full-height entry porches or porticoes
- Classical columns or pilasters, typically with Ionic or Corinthian capitals
- Boxed eaves, frequently with a dentilated cornice or modillions beneath
- Roof-line balustrades
- Decorative door surrounds, columns, or sidelights

²¹ Most of existing funeral parlor (except for primary façade) to be demolished as part of 45-unit residential project.

²² John J. G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945* (New York: W. W. Norton & Company, 1981), 69.

²³ Pennsylvania Historical & Museum Commission, “Pennsylvania Architectural Field Guide,” accessed October 31, 2019, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/classical-revival.html>.

²⁴ Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2014), 435-436.

- Broken pediments above entry doors
- Rectangular, double-hung windows with lintels
- Smooth ashlar finishes²⁵

4.5 Lower Nob Hill Apartment Hotel Historic District

The Lower Nob Hill Apartment Hotel Historic District encompasses seven whole blocks and several partial blocks of on the south slope of Nob Hill within the area roughly bounded by Pine Street to the north, Stockton Street to the east, Geary Street to the south, and Polk Street to the west. It is a densely developed district consisting almost exclusively of three- to seven-story multi-unit residential buildings, most of which were constructed 1906-1925. The district was listed on the National Register in 1991 and includes 297 contributing resources and 35 noncontributing resources.

According to the district's National Register nomination form:

The Lower Nob Hill Apartment Hotel Historic District is significant under Criterion C as a very large, virtually intact, architecturally consistent, densely packed inner city residential area hardly matched anywhere in California . . . It is [also] significant under Criterion A as the intense concentration of the dwellings of great numbers of persons, many of them white collar workers in the city's retail and financial centers, which were the largest and most important in all of California during most of the period of significance. The context for both kinds of significance is multiple unit residential buildings in California, 1870-1940.²⁶

The period of significance for the district stretches from 1906, when the 1906 Earthquake and subsequent fire obliterated much of the area, to 1940, an arbitrary date fifty years prior to the nomination's submissions, so selected because the district's "social significance continues into the present."²⁷ Significant dates within the 1906-1940 period include 1906, the date of the earthquake and fire, and 1915, the year of the Panama-Pacific International Exposition in San Francisco, for whose visitors many of the district's buildings were constructed.

The character-defining features of the Lower Nob Hill Apartment Hotel Historic District include a "Sullivan-esque" composition with regard to the proportion of wall to windows, flat roofs, projecting cornices, and placement of ornamentation; Classical ornamentation; parapets with heavily molded, galvanized iron cornices; fire escapes; and slightly projecting bay windows. Cladding types include stucco and brick, or a combination thereof, and decorative detailing appears in marble, terra cotta, and tile accents.²⁸

5. EVALUATIVE FRAMEWORK

5.1 California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the State's significant historical and archaeological resources. It serves to identify, evaluate, register, and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local

²⁵ Ibid.; John J. G. Blumenson, *Identifying American Architecture*, 69; San Francisco Planning Department, "San Francisco Preservation Bulletin No. 18: Residential and Commercial Architectural Periods and Styles in San Francisco," accessed October 31, 2019, https://sfplanning.org/sites/default/files/documents/preserv/bulletins/HistPres_Bulletin_18.PDF.

²⁶ Ann Bloomfield, National Register of Historic Places Nomination Form, "Lower Nob Hill Apartment District," San Francisco, California, listed May 16, 1991.

²⁷ Ibid.

²⁸ Ibid.

planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under the California Environmental Quality Act (CEQA). All resources listed on or formally determined eligible for the National Register are automatically listed on the California Register. In addition, properties designated under municipal or county ordinances are eligible for listing in the California Register.

The California Register criteria are modeled on the National Register criteria. A historical resource must be significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

Like the National Register, evaluation for eligibility to the California Register requires an establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register integrity standards may be eligible for listing in the California Register.

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."²⁹ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."³⁰ Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established. To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Setting* is the physical environment of a historic property.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

²⁹ National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation," accessed March 13, 2019, http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm.

³⁰ Ibid.

6. EVALUATION OF SIGNIFICANCE

6.1 California Register of Historical Resources

The sections below present an evaluation of the subject property for both individual eligibility as a historic resource and as a contributor to the adjacent Lower Nob Hill Apartment Hotel Historic District.

6.1.1 Assessment of Individual Significance

California Register Criterion 1 [Association with Significant Events]

To be considered eligible for listing under Criterion 1, a property must be associated with one or more events important in a defined historic context. This criterion recognizes properties associated with single events, a pattern of events, repeated activities, or historic trends.³¹

The funeral home at 1123 Sutter Street is one of the last remaining traditional mortuary buildings operating in San Francisco. The building has provided funeral services to local residents for 93 years, and is significant for its historical associations with the city's funeral industry. Though the name changed from Halsted & Co. in the 1980s to reflect acquisition of other older firms, the name Halsted N. Gray – Carew & English represents some of the earliest and most prominent funeral establishments in the city. For these reasons, the building qualifies as a historic resource at the local level under this criterion.

California Register Criterion 2 [Association with Significant Persons]

This criterion “applies to properties associated with individuals whose specific contributions to history can be identified and documented.” It identifies properties associated with individuals “whose activities are demonstrably important within a local, State, or national historic context.”³²

The subject property is locally significant for association with William A. Halsted, who was recognized as a prominent representative of the undertaking profession, and a “foremost citizen” that occupied “a high place in the confidence of the business community.”³³ When evaluating properties under this criterion, a comparison with other properties associated with the individual and their productive life is considered. Halsted & Co. was associated with four properties over time:

- 946 Mission Street (1883-1906), not extant;
- 924 Fillmore Street (1906-c.1910), not extant;
- 1122 Sutter Street (c.1910-1926), extant – apartment building with ground floor commercial/retail;
- 1123 Sutter Street (1926-present).

Though W.A. Halsted was associated with 1122 Sutter Street for about 16 years, and 1123 Sutter Street for only four years before his death in 1930, the subject property at 1123 Sutter Street is a better representation of his productive life and professional contributions to the local funeral industry. The subject property was fully rehabilitated for use as the Halsted & Co. mortuary in 1926 and still serves that purpose. It also appears largely unchanged since it was completed. The building at 1122 Sutter Street, while still extant, is an apartment building with ground floor retail that is less able to communicate the functional association with the funeral industry, for which W.A. Halsted is significant. For these reasons, the property appears eligible for the California Register at the local level under this criterion.

³¹ Ibid.

³² Ibid.

³³ *San Francisco: The Metropolis of Western America* (San Francisco: Mercantile Illustrating Co., 1899), 163.

California Register Criterion 3 [Architectural Significance]

This criterion applies to properties that “embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.”³⁴ “Distinctive characteristics” are the physical and design features that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular style.³⁵ A master “is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality.”³⁶

The building is significant as an early twentieth century mortuary designed in the Classical Revival style by master architect August Nordin. It represents a shift from the tradition of mortuaries in existing and older buildings, to the custom-designed funeral parlors of the early twentieth century, and demonstrates the use of traditional and classically-derived architectural styles to evoke a sense of stability and longevity. The interior features a number of chapels that reflect a shift in the early twentieth century away from church-based services to more non-denominational ceremonies. Though August Nordin was a prolific designer and has many notable works remaining in the city, the renovation of two existing buildings into the Halsted & Co. mortuary in 1926 appears to be a unique project type within his body of work. Both the interior and exterior of the building are substantially unchanged since 1926, and the building remains a good representation of Nordin’s high design standards. As such, the subject property is eligible for the California Register at the local level under this criterion.

California Register Criterion 4 [Potential to Yield Information]

Criterion 4 is typically applied to archaeological resources, and evaluation of the subject property for eligibility under this criterion was beyond the scope of this report.

6.1.2 Assessment of Contributing Status to Lower Nob Hill Apartment Hotel Historic District

The Lower Nob Hill Apartment Hotel Historic District consists almost exclusively of three- to seven-story multi-unit residential buildings, most of which were constructed between 1906 and 1925. It is significant as a large concentration of residential dwellings in a dense urban environment, built largely in the two decades following the 1906 Earthquake and Fire. The multi-unit residential buildings are known to have housed many white-collar workers from the city’s retail and financial centers and is also noted for its social significance. Contributors are multi-unit residential buildings, many of which had commercial or retail uses at the ground level. The period of significance is from 1906-1940.

Though the subject property at 1123 Sutter Street is adjacent to the district and was rehabilitated to its current appearance in 1926 (within the district’s period of significance), the historic use of the building is not compatible with the significance of the district or with the building type of its contributors. As such, ARG would not recommend that this building be included as a contributor to the Lower Nob Hill Apartment Hotel Historic District.

6.2 Period of Significance

Period of significance is the length of time that a property was associated with the important events, activities, or persons, or attained the characteristics that qualify it for listing as a historic resource. The period of significance typically begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction. Some periods of significance are as brief as a single year, but many span several years and consist of beginning and ending dates.

³⁴ Ibid.

³⁵ Ibid.

³⁶ Ibid.

The period of significance for the subject property begins in 1926, when the subject property was rehabilitated for use as a mortuary by Halsted & Co. and ends in 1930, with the death of William A. Halsted, the firm's founder. Though the business' significance to the history of the funeral industry in San Francisco extends beyond 1930, this period of significance represents the period when the property attained the characteristics that qualify it for listing as a historic resource.

6.3 Integrity Analysis

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. Integrity involves several aspects including location, design, setting, materials, workmanship, feeling, and association. These aspects closely relate to the building's significance and must be primarily intact for eligibility.

The subject property has not been moved and retains integrity of location. The building has been minimally altered over time and retains integrity of design, materials, and workmanship. The built environment surrounding 1123 Sutter Street retains a high concentration of early twentieth century buildings, including nearby contributors to the Lower Nob Hill Apartment Hotel Historic District; as such, it retains integrity of setting and feeling. Though William A. Halsted passed away in 1930, the funeral business continues under his name, so the property maintains integrity of association.

7. CHARACTER-DEFINING FEATURES

A character-defining feature is an aspect of a building or structure's design, construction, or detail that is representative of its function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics, and landscaping within the period of significance. In order for an important historic property to retain its significance, its character-defining features must be retained to the greatest extent possible.

Character-defining features of the Halsted N. Gray – Carew & English mortuary at 1123 Sutter Street include:

- One-story height;
- Simple rectangular form and massing;
- Classical Revival style primary façade, including:
 - eight pairs of Doric columns
 - plaster ornament in swag motif and circular medallions with geometric Greek key molding
 - metal clathri screens
- Seven bay arrangement (primary façade);
- Recessed fenestration and entryways (primary façade);
- Custom, cast iron street light fixtures at each entrance along Sutter Street; and
- Pairs of wood casement windows and planter boxes at the first floor level (primary façade).

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San Francisco Examiner.

S.F. Progress

Appendix A: Existing Conditions Photographs



EXTERIOR



A-1. North elevation, view south from Sutter Street (ARG, October 2019)



A-2. North elevation, detail of main entry vestibule (ARG, October 2019)



A-3. North elevation, detail of frieze relief (ARG, October 2019)



A-4. North elevation, detail view of concrete wall enclosing the parking lot (ARG, October 2019)



A-4. North elevation, detail view of signage (ARG, October 2019)



A-5. West elevation, view southeast from Sutter Street (ARG, October 2019)

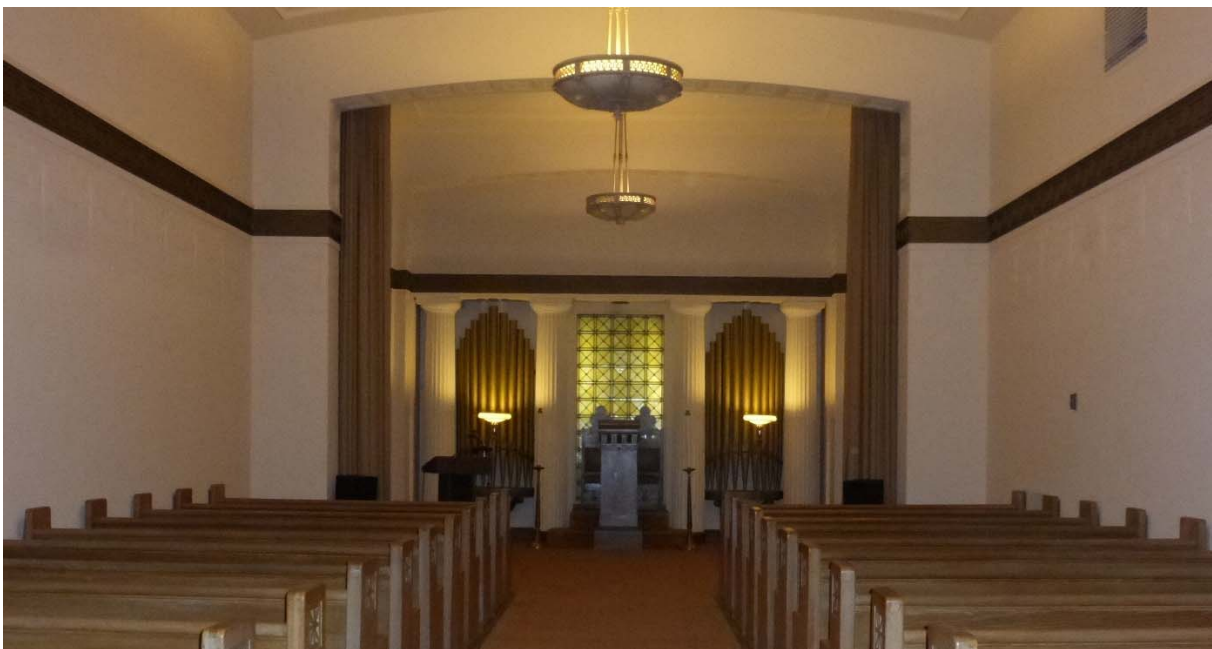


A-6. South elevation, view northwest from Hemlock Street (ARG, October 2019)

INTERIOR



A-7. Rotunda and main corridor, view south (ARG, October 2019)



A-8. West Chapel, view south (ARG, October 2019)



A-9. East Chapel, view south (ARG, October 2019)



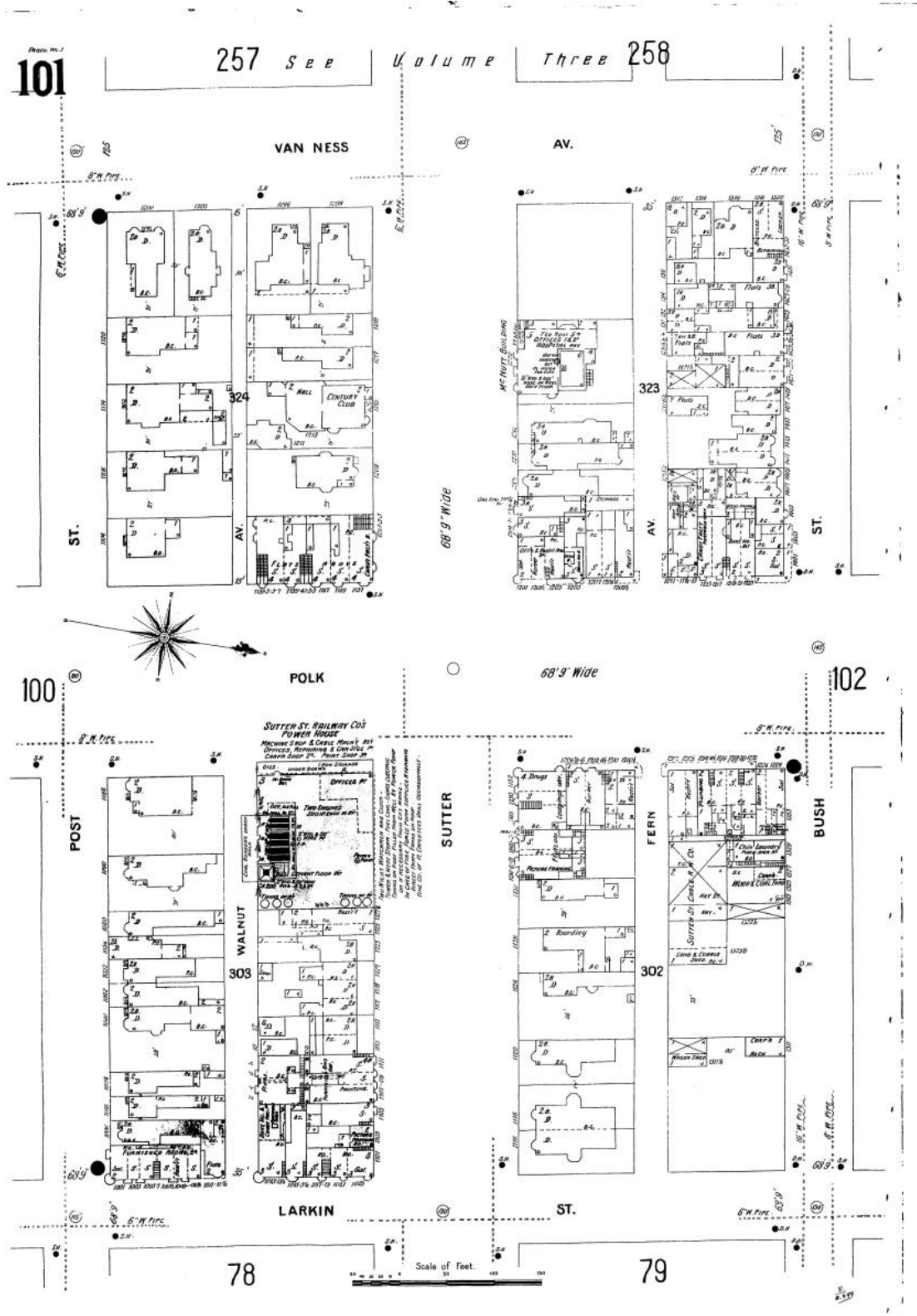
A-10. Bereavement room, view southwest (ARG, October 2019)

1123 Sutter Street, San Francisco, CA
Historic Resource Evaluation

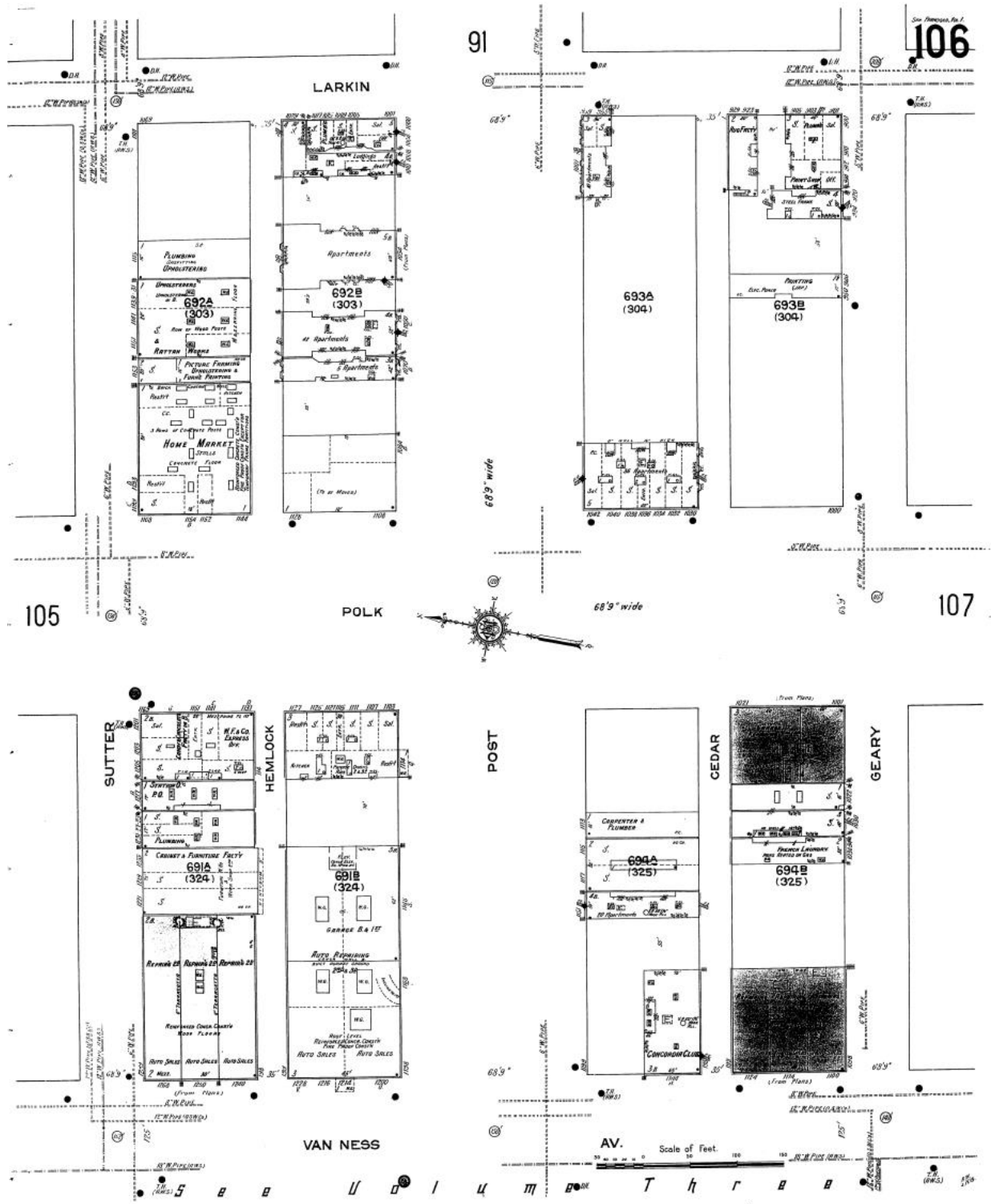
Appendix B: Sanborn Fire Insurance Maps



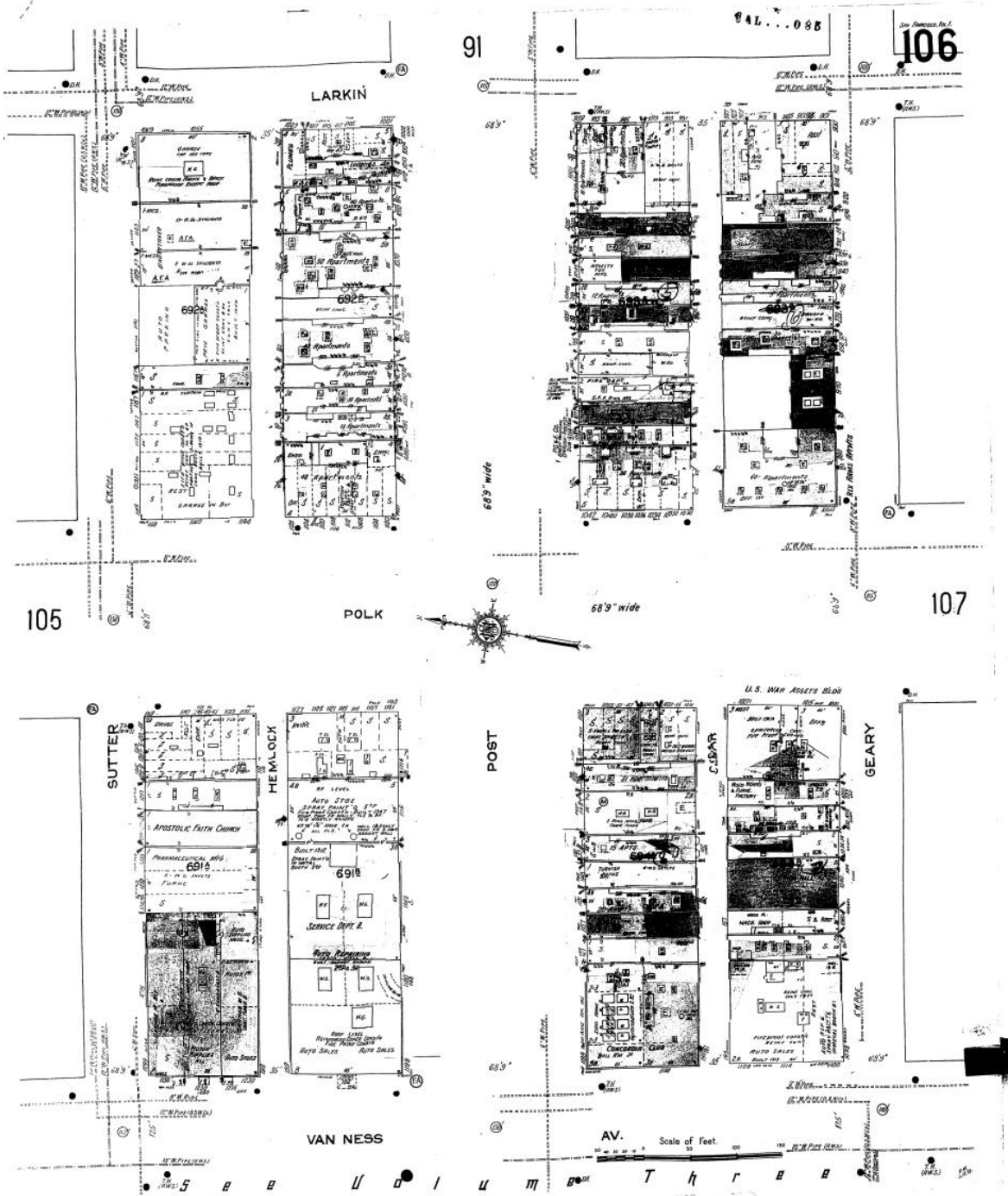
Architectural
Resources Group



B-1. 1889-1900 Sanborn Fire Insurance Map, Volume 1, Sheet 101.



B-2. 1913-1915 Sanborn Fire Insurance Map, Volume 1, Sheet 106.



B-3. 1950 Sanborn Fire Insurance Map, Volume 1, Sheet 106.

1123 Sutter Street, San Francisco, CA
Historic Resource Evaluation

Appendix C: Building Permit Record



Architectural
Resources Group

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

No. 3687

APPLICATION

OF

Halsted & Co. Owner

To make additions, alterations or repairs to building

Location 1123 Sutter St.

Street

Estimated Cost, \$ 450.00

Filed SEP 20 1933

Referred to Inspector..... For Report.

APPROVED

SEP 21 1933

DEPT. PUBLIC WORKS

BY *James J. [Signature]*

SUPERINTENDENT OF THE
BUREAU OF BUILDING INSPECTION

Approved

Chief Building Inspector.

655
SEP 28 1933

*Report favorably
Louis Bailey
Sept 20 - 1933*

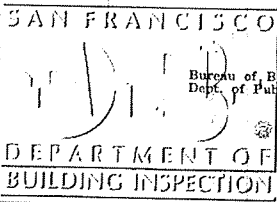
APPROVED

BUREAU OF FIRE PREVENTION
AND PUBLIC SAFETY

Wm. S. J. [Signature]

W. S. J. Review - 9/21/33

OFFICIAL COPY



Bureau of Building Inspection
Dept. of Public Works No. 1

ALTERATION BLANKS

WRITE IN INK — FILE TWO COPIES

TO THE HONORABLE

THE BOARD OF PUBLIC WORKS

OF THE CITY AND COUNTY OF SAN FRANCISCO

Gentlemen:

The undersigned respectfully petition your Honorable Board for permission to do the following work at ~~444~~ **South**

side of **Sutter** street **75** feet **west** of **Larkin** street

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

- Level up the floor.
- Cut opening thru non-bearing wood stud and plaster partition.
- Enlarge one exist door opening.
- Raise ceiling approximately 3'-0".
- All of the foregoing to be done in the front office room.

Estimated cost of work, \$ **450.00**
is being

Building ~~now~~ used as **Mortuary**

I hereby agree to save, indemnify and keep harmless the City and County of San Francisco and its officials against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, and all costs and damages which may accrue from the use or occupancy of any sidewalk, street or sub-sidewalk place by virtue thereof and will in all things strictly comply with the conditions of this permit.

Name of Architect **August Nordin.**

Address **706 Mills Building**

Halsted & Co. Owner

Name of Builder

c/o Architect. Address

Address

Per *August E Nordin*

Report favorably

Inspector.



BLDG. FORM.

No.

3
Application of
Haledy & Co.
Owner

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS OR REPAIRS
TO BUILDING

1113
Location

Cost \$ 225
Filed October 29, 1935

APPROVED:
Superintendent Bureau of Building Inspection

Permit No. 17567
Issued JAN 10 1936 19...

Report Favorably
Laws & Building
Oct 30 - 1935

APPROVED:

Superintendent Bureau of Building Inspection

APPROVED:

City Planning Commission

APPROVED:

Director of Public Health

APPROVED:

Department of Electricity

APPROVED:

Bureau of Engineering

APPROVED:

Art Commission

BUREAU OF FIRE PREVENTION AND
PUBLIC SAFETY

Construct and install on building to satisfaction of Bureau of Fire Prevention the following fire protection equipment and appliances

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

63 per. and 8962

APPROVED:
Bureau of Fire Prevention and Public Safety

APPROVED:

Fire Marshal

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO
CENTRAL PERMIT BUREAU
APPLICATION FOR BUILDING PERMIT
ALTERATION

3

Oct 28 1935

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 1123 Sutter St
- (2) For what purpose is present building now used?
- (3) For what purpose will building be used hereafter?
- (4) Total Cost \$ 300 —
- (5) Description of work to be done To erect one d.t. sign, elect sign 10' above wall, hangers to project not more than 20" from bldg

Owner's consent secured

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

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

- (8) Architect
- Certificate No. License No.
- State of California City and County of San Francisco
- Address

- (9) Engineer
- Certificate No. License No.
- State of California City and County of San Francisco
- Address

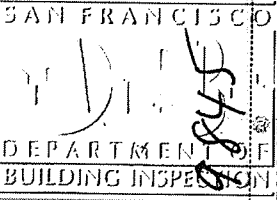
- (10) Plans and specifications prepared by Other than Architect or Engineer
- Address

- (11) Contractor Quality Elect. Signs Co
- License No. License No.
- State of California City and County of San Francisco
- Address

- (12) Owner Halested & Co
- Address 1123 Sutter St.

By Owner's Authorized Agent.

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



BUREAU OF FIRE PREVENTION AND PUBLIC SAFETY

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

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

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

APPROVED:
Fire Marshal

APPROVED:

Superintendent Bureau of Building Inspection

APPROVED:

[Signature]
City Planning Commission

APPROVED:

Director of Public Health

APPROVED:

Department of Electricity

APPROVED:

Bureau of Engineering

APPROVED:

Art Commission

Report favorable
W.C. Spume
6-25-36

BLDG. FORM.

3

No. 19845
APPLICATION OF

Halsted & Company Owner

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS OR REPAIRS
TO BUILDING

Location 1123 Shiller Street

Cost \$ 1,200.00

JUN 25 1936

Filed June 24 1936

APPROVED:

[Signature]
SUPERINTENDENT
Superintendent Bureau of Building Inspection

Permit No. 20888

Issued

JUN 25 1936

OFFICIAL COPY

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS CENTRAL PERMIT BUREAU
APPLICATION FOR BUILDING PERMIT
ALTERATION

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

3

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:

June 24 1936 193

- (1) Location 1123 Sutter Street, S.F.
- (2) For what purpose is present building now used? Mortuary.
- (3) For what purpose will building be used hereafter? Mortuary.
- (4) Total Cost \$ 1,900.00
- (5) Description of work to be done Remove present partitions, platforms and cases in Casket Show Rooms in basement. All partitions are non-bearing. Install new wood stud partitions as shown on plan with sheet rock 2 sides. Furr with wood, lath with metal lath, and plaster ceiling in rear portion of display rooms. Install 2 settees. Alter ducts and electric work as necessary.

- (6) Contractor (DOES) carry Workmen's Compensation Insurance.
- (7) Supervision of construction by Mullen Manufacturing Company,
Address 60 Rausch Street, San Francisco.

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

- (8) Architect None
Certificate No. 1578 License No. 103
State of California City and County of San Francisco
Address

- (9) Engineer None
Certificate No. License No.
State of California City and County of San Francisco
Address

- (10) Plans and specifications prepared by
Other than Architect or Engineer Mullen Manufacturing Company
Address 60 Rausch Street, San Francisco, California.

- (11) Contractor Mullen Manufacturing Company,
License No. 1570 License No. 103
State of California City and County of San Francisco
Address 60 Rausch Street, S.F.

- (12) Owner Halsted & Company
Address 1123 Sutter Street, S.F.

By Mullen Manufacturing Company *Theodore Gibson*
Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO. Underhill 5815
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.

ELECTRICAL PRODUCTS CORP. BLDG. FORM.

No. 3

APPLICATION OF

Registered & Co. Owner

FOR PERMIT TO MAKE ADDITIONS, ALTERATIONS OR REPAIRS TO BUILDING

Location 1123 Sutter st.

Cost \$ 400.00

Filed AUG 19 1938

APPROVED BY THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION

Permit No. 36945

Issued SEP 6 1938

#16590

per 7308

Report favorable. Plans provided. How sign is to fasten to parapet wall, and also parapet wall, will have to be fastened to roof in a suitable manner and plan to be checked by engineer. W.C. Spence 8-11-38 E.B. Ellis

APPROVED:

F.H. Spence, Superintendent, Bureau of Building Inspection

APPROVED: 8/9/38

City Planning Commission

APPROVED:

Director of Public Health

APPROVED:

Department of Electricity

APPROVED:

Bureau of Engineering

APPROVED:

Art Commission

BUREAU OF FIRE PREVENTION AND PUBLIC SAFETY

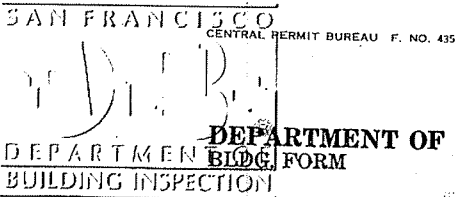
Construct and Install on Building to Satisfaction of Bureau of Fire Prevention the Following Fire Protection Equipment and Appliances

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

APPROVED: Bureau of Fire Prevention and Public Safety

Fire Marshal

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CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
CENTRAL PERMIT BUREAU
APPLICATION FOR BUILDING PERMIT

3

ALTERATION

August 8, 1938 1938

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 1123 Sutter st.
(2) For what purpose is present building now used?
(3) For what purpose will building be used hereafter?
(4) Total Cost \$ 4.00

(5) Description of work to be done TO ERECT ONE NEON ELECTRIC DISPLAY
Double face sign THIS IS A HORIZONTAL DOUBLE FACE SIGN
sign 10' long by 3'5"
width 25 1/2" up from TO BE ERECTED ON MARQUEE FACT OF BLDG.
a 11'9" side walk. as per blue print #1
Sign will swing PROJECTION OVER SIDEWALK TO CURB
FEET 11'6" 10'0"

- (6) Contractor (DOES) carry Workmen's Compensation Insurance. WE HAVE BUILDING OWNERS PERMISSION.
(7) Supervision of construction by ELECTRICAL PRODUCTS CORP.
Address 910 HARRISON STREET

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

- (8) Architect
Certificate No. License No.
State of California City and County of San Francisco
Address

- (9) Engineer
Certificate No. License No.
State of California City and County of San Francisco
Address

- (10) Plans and specifications prepared by Other than Architect or Engineer
Address ELECTRICAL PRODUCTS CORP.
910 HARRISON STREET

- (11) Contractor
License No. 12588 License No. 345
State of California City and County of San Francisco
Address

- (12) Owner Halsted & Co.
Address 1123 Sutter st.

By E. B. Ellis
Owner's Authorized Agent

THE DEPARTMENT WILL CALL UP TELEPHONE NO. EX 0950
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.
910 Harrison St.

BLDG. FORM

1 APPLICATION OF

FOR PERMIT TO ERECT A

Type Concrete #3 Structure

Location 165' N of Sutter

1123 SUTTER ST.

Cost \$ 20,000

Filed April 26 1950

Approved:

Superintendent Bureau of Building Inspection

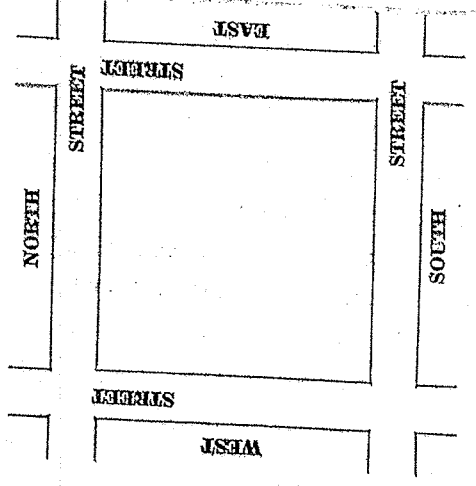
Permit No. 1123-1950

Issued MAY 22 1950

Certificate of Occupancy

Issued 194 No.

APPROVED



I AGREE TO COMPLY WITH ALL CONDITIONS OF THIS APPLICATION AND TO ACCEPT THE VARIATIONS NOTED ON THIS APPLICATION. OWNER'S AUTHORIZED AGENT

I AGREE TO COMPLY WITH ALL CONDITIONS OF THIS APPLICATION AND TO ACCEPT THE VARIATIONS NOTED ON THIS APPLICATION. OWNER'S AUTHORIZED AGENT

DEPT. OF PUBLIC HEALTH

NO PORTION OF BUILDING OR STRUCTURE OR SCAFFOLDING USED DURING CONSTRUCTION TO BE CLOSER THAN 60" TO ANY WIRE CONDUIT OR WIRE MORE THAN 750 VOLTS. SEE SEC. 385, CALIF. PENAL CODE.

Approved: [Signature] Struct. Eng. Bureau of Building Inspection

Approved: [Signature] Commercial City Planning Commission

Set Backline: none

APPROVED:

Workmen's Compensation Insurance Policy or Certificate filed with Central Permit Bureau

No Workmen's Compensation Insurance Policy or Certificate on file for reason of exclusion checked:

- (a) No one to be employed
(b) Casual labor only to be employed
(c) Services or labor to be performed in return for aid or sustenance only, received from any religious, charitable or relief organization

Division of Fire Prevention and Investigation

Director of Public Health

Department of Electricity

Bureau of Engineering

Art Commission

OFFICIAL COPY

SAN FRANCISCO

Central Permit Bureau Form No. 433

Write in Ink—File Two Copies

RECEIVED

DEPARTMENT OF BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO

CENTRAL PERMIT BUREAU
CITY AND COUNTY OF SAN FRANCISCO

BLDG. FORM

APPLICATION FOR BUILDING PERMIT

1

FOR TYPE 1-2-3-4 STRUCTURES

April 26

1940

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

(1) Location of Lot North Side of Sutter Street

155 Feet West of Larkin Lot Assessor's

(2) Type of Building Garage No. of Stories 1 No. of Basements none

(3) Total Cost \$20,000.00

(4) Purpose of Occupancy Garage No. of rooms No. of families

(5) Size of lot 82'-6" x 120' Ft. Front 82'-6" Ft. Rear 120' Ft. Deep

(6) Size of proposed building 176' Ft. x 46' Ft. Any other building on lot at present no

(7) APPLICANT MUST FILL OUT COMPENSATION INSURANCE DATA ON REVERSE SIDE.

(8) Supervision of construction by Garlan Construction Co., Associates

Address 145 Sutter Street, San Francisco, California

(9) Architect Ryan & Lee

Certificate No. 0-286 & 0-790 License No. _____
State of California City and County of San Francisco

Address 1095 Market St., San Francisco, Calif.

(10) Engineer Felix Spitzer

Certificate No. 575 License No. _____
State of California City and County of San Francisco

Address 268 Market Street, San Francisco, California

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

Address _____

(12) Contractor Garlan Construction Co., Associates

License No. 109024 License No. B-233
State of California City and County of San Francisco

Address 145 Sutter Street, San Francisco, California

I hereby certify and agree, if a permit is issued herein that all the provisions of the BUILDING LAW AND BUILDING ZONE ORDINANCES, SET-BACK LINE REQUIREMENTS AND FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO, the STATE HOUSING ACT OF CALIFORNIA, and of said permit will be complied with, whether specified herein or shown on any plans submitted herewith, and hereby agree to save, indemnify and keep harmless the City and County of San Francisco and its officials and employees against all damages, liabilities, judgments, costs and expenses which may in anywise accrue against said City and County or any of its officials and employees in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street, or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit. The foregoing covenants shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(13) Owner Halsted & Company

Address 1122 Sutter Street

By Garlan Construction Co., Associates William M. Gray
Owner's Authorized Agent

THIS DEPARTMENT WILL CALL UP TELEPHONE NO. EX. 2-0016
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.

CERTIFICATE OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF BUILDING,
PURSUANT TO SEC. 808, BUILDING CODE, AND SEC. 4, PUBLIC WORKS CODE.

BLDG. FORM

3

No. 125477A

APPLICATION OF

Related & COMPANY Owner

FOR PERMIT TO MAKE ADDITIONS, ALTERATIONS or REPAIRS TO BUILDING

Location So/S Sutter, 165' 7.02' East

1123 SUTTER

Total Cost \$ 25,000.

Filed 4/24 1950

Approved:

APPROVED

Superintendent, Bureau of Building Inspection

Permit No. 115668

Issued 5/31/50

REFER TO:

- Bureau of Engineering
- BBI Struct. Engineer
- Boiler Inspector
- Art Commission
- Dept. of Public Health

Approved 5-31 1950

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Workman's Compensation Insurance Policy or Certificate filed with Central Permit Bureau

No Workman's Compensation Insurance Policy or Certificate on file for reason of exclusion checked:

- (a) No one to be employed
- (b) Casual labor only to employed
- (c) Services or labor to be performed in return for aid or sustenance only, received from any religious, charitable or relief organization

Approved:

Zone Chinatown

CPC Setbacks

If zoning is amended as part of question of future plans.

Approved: [Signature] Department of City Planning

Approved:

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Structural Engineer, Bureau Building Inspection

Approved:

Bureau of Engineering

OFFICIAL COPY

SAN FRANCISCO

CENTRAL PERMIT BUREAU FORM

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION BLDG. FORM

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

3

May 22, 1950 19

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

- (1) Location South Side of Sutter - 165' West of Larkin Street
- (2) Total Cost \$25,000 (3) No. of stories 1 (4) Basement 1
Yes or No
- (5) Present use of building Garage (6) No. of families 1
Yes or No
- (7) Proposed use of building Garage (8) No. of families no
Yes or No
- (9) Type of construction 1 (10) 1B
1, 2, 3, 4, or 5 Building Code Occupancy Classification
- (11) Any other building on lot yes (Must be shown on plot plan if answer is Yes.)
Yes or No
- (12) Does this alteration create an additional floor of occupancy yes
Yes or No
- (13) Does this alteration create an additional story to the building no
Yes or No
- (14) Electrical work to be performed yes Plumbing work to be performed yes
Yes or No Yes or No
- (15) Ground floor area of building 22' x 50' sq. ft. (16) Height of building 10 ft.
- (17) Detailed description of work to be done Change size of Building on Application No. 125777
Permit No. 115471 as per attached plans

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

(19) Supervision of construction by Carlen Construction Co. Assoc. Address 163 Sutter St. S.F.

(20) General contractor Carlen Construction Co. Assoc. California License No. 105024
Address 163 Sutter Street, San Francisco, California

(21) Architect Ryan & Lee California Certificate No. C-286 & C-790
Address 1095 Market Street, San Francisco, California

(22) Engineer Walter Spitzer California Certificate No. 575
Address 266 Market Street

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

(24) Owner Halsted & Company (Phone EX. 2-8816)
(For Contact by Bureau)
Address 1123 Sutter Street, San Francisco, California

By Carlen Construction Co. Assoc. Address 163 Sutter St. S.F.
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.
PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF HOTEL OR APARTMENT HOUSE PURSUANT TO SEC. 808 SAN FRANCISCO BUILDING CODE.



Approved: _____

Zone 3.3

CPC Setbacks _____

REFER TO:

- Bureau of Engineering
- BBI Struct. Engineer
- Boiler Inspector
- Art Commission
- Dept. of Public Health
- Dept. of Electricity
- Redevelopment Agency
- Parking Authority

Approved Mar 14 1962

Provided the following conditions are complied with:

Approved for maintenance only.

BLDG. FORM

3

APPLICATION OF

Location Halested & 1123 Sutter St Lessee
Owner

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS or REPAIRS
TO BUILDING

SW on

Location of Sutter Sutter Sutter Sutter

Total Cost \$ 200.00

Filed MAR 13 1962 19

APPROVED:

APPROVED
Dept. Public Works

MAR 22 1962

Ell [Signature]
SUPERINTENDENT
BUREAU BUILDING INSPECTION

Superintendent, Bureau of Building Inspection

Permit No. 23415

Issued 3-22-62 19 62

Approved: _____

Department of Public Health

Approved: _____

Department of Electricity

Approved: _____

Art Commission

Approved: _____

Boiler Inspector

Approved: _____

Redevelopment Agency

Approved: _____

Parking Authority

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

Approved: _____

Zone 3.3

CPC Setbacks _____

[Signature]
Department of City Planning
3-15-62

Approved: _____

[Signature] 3/15/62
Bureau of Fire Prevention & Public Safety

Approved: _____

Civil Engineer, Bureau of Building Inspection

Approved: _____

Bureau of Engineering

Building Inspector, Bureau of Building Inspection

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

[Signature]
Owner or Owner's Authorized Agent

OFFICIAL COPY

SAN FRANCISCO CENTRAL PERMIT BUREAU P435

DEPARTMENT OF PUBLIC WORKS
BUDG. FORM
BUILDING INSPECTION

3

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

RECEIVED
DEPT. OF PUBLIC WORKS
1962 MAR 14 4 47
CENTRAL PERMIT BUREAU
BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

March 9 1962

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

- (1) Location Butter + Larkin Sts.
- (2) Total Cost (\$) 20000 (3) No. of Stories 3 (4) Basement or Cellar yes yes or no
- (5) Present Use of building Garage (6) No. of families yes or no
- (7) Proposed Use of building Garage (8) No. of families yes or no
- (9) Type of construction concrete / (10) Proposed Building Code Classification 1, 2, 3, 4, or 5
- (11) Any other building on lot no (must be shown on plot plan if answer is yes.) yes or no
- (12) Does this alteration create an additional story to the building? no yes or no
- (13) Does this alteration create a horizontal extension to the building? no yes or no
- (14) Does this alteration constitute a change of occupancy? no yes or no
- (15) Electrical work to be performed no (16) Plumbing work to be performed no yes or no
- (17) Automobile runway to be altered or installed no yes or no
- (18) Sidewalk over sub-sidewalk space to be repaired or altered no yes or no
- (19) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

Handrailing for steps + platform edge to toilet rooms - 1st. floor rear.
Prefinished plywood around small office - 1st. floor.
Remove old fire racks - small repairs.

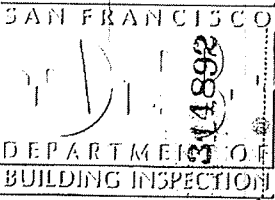
- (20) Supervision of construction by Glen A. Oleson Address 239 Naylor St. S.F. 24
- (21) General Contractor Oleson Building Co. California License No. 93653
Address 239 Naylor St. S.F. 24
- (22) Architect or Engineer California Certificate No.
(for design) Address
- (23) Architect or Engineer California Certificate No.
(for construction) Address
- (24) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.
- (25) Owner Halsted + Co. 1123 Butter St. (Phone Ju. 7-7316)
Address 1123 Butter St. For contract by Bureau
- By Glen A. Oleson Address 239 Naylor St. S.F. 24
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

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

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

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



Approved:

Zone

CPC Setbacks... See reviews by the Department of City Planning... constitutes no indication that use of this property does or does not conform to the City Planning Code.

Department of City Planning

Approved:

For maintenance only!

John E. Bernal 5-20-65 Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 885 California Penal Code.

REFER TO:

- Bureau of Engineering
BBI Struct. Engineer
Boiler Inspector
Art Commission
Dept. of Public Health
Dept. of Electricity
Redevelopment Agency
Parking Authority

Approved 5-19-65 19

Provided the following conditions are complied with:

BLDG. FORM

3

APPLICATION OF

Halsted & Co.

Lessee Owner

FOR PERMIT TO MAKE ADDITIONS, ALTERATIONS or REPAIRS TO BUILDING

Location

1123 Sutter St.

Total Cost \$

500.00

Filed

MAY 13 1965

APPROVED

APPROVED stamp with signature

Building Inspector, Bureau of Building Inspection

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

Owner or Owner's Authorized Agent

Superintendent, Bureau of Building Inspection

Permit No.

281041

Issued

MAY 13 1965

19

3

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CENTRAL PERMIT BUREAU

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

May 11 1965

- (1) Location 1123 Sutter St.
- (2) Total Cost (\$) 500.00 (3) No. of Stories 2 (4) Basement or Cellar yes
yes or no
- (5) Present Use of building Funeral Parlor (6) No. of families —
yes or no
- (7) Proposed Use of building same (8) No. of families —
- (9) Type of construction Frame-timber-brick (10) Proposed Building Code Classification
1, 2, 3, 4, or 5
- (11) Any other building on lot no (must be shown on plot plan if answer is yes.)
yes or no
- (12) Does this alteration create an additional story to the building? no
yes or no
- (13) Does this alteration create a horizontal extension to the building? no
yes or no
- (14) Does this alteration constitute a change of occupancy? no
yes or no
- (15) Electrical work to be performed no (16) Plumbing work to be performed no
yes or no
- (17) Automobile runway to be altered or installed no
yes or no
- (18) Sidewalk over sub-sidewalk space to be repaired or altered no
yes or no
- (19) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

Remove temporary partition under girders or trusses, to make office larger on 2nd floor part. This partition does not carry weight. Remove old shelves make new cabinets other wall.

Inspector please phone me for an appointment.
Jul 7-7316 - Glenn Olson.

- (20) Supervision of construction by Glenn A. Olson Address 239 Taylor St.
- (21) General Contractor Olson Building Co. California License No. 93653
Address 239 Taylor St. S.F.
- (22) Architect or Engineer (for design) California Certificate No. _____
Address: _____
- (23) Architect or Engineer (for construction) California Certificate No. _____
Address: _____

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

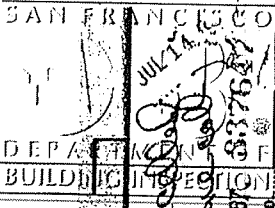
- (25) Owner Ha-Cated Co. Phone Jul 7-7316 (Phone Jul 7-7316)
Address 1123 Sutter St. S.F. For contract by Bureau
- By Glenn A. Olson Address 239 Taylor St. S.F.
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

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

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

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



To be cancelled
Per [unclear]
BLDG. FORM # 1087
JUL 14 1967
337687

3 APPLICATION OF

Helsted & Co. Electrical
FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS or REPAIRS
TO BUILDING

Location 1123 Sutter St.

Total Cost \$ 450.00

Filed 19

APPROVED:

1/27/67 [unclear]
Appd. may be cancelled

Superintendent, Bureau of Building Inspection
12528
Permit No. JUL 14 1967
Issued 19

REFER TO:

- Bureau of Engineering
- BBJ Struct. Engineer
- Boiler Inspector
- Art Commission
- Dept. of Public Health
- Dept. of Electricity
- Redevelopment Agency
- Parking Authority

Approved _____ 19
Provided the following conditions are complied with:

Approved:

Zone _____
CPC Setbacks _____

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 885 California Penal Code.

Approved:

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

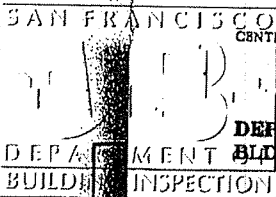
Building Inspector, Bureau of Building Inspection

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

Owner or Owner's Authorized Agent

CANCELLATION NOTICE MAILED BY 10-5-67

OFFICIAL COPY



CENTRAL PERMIT BUREAU F411

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT

ADDITIONS, ALTERATIONS OR REPAIRS

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

Nov 29 1966

- (1) Location 1123 Sutter St.
(2) Total Cost (\$) 450.00
(3) No. of Stories 2
(4) Basement or Cellar yes
(5) Present Use of building Funeral Parlor
(6) No. of families
(7) Proposed Use of building same
(8) No. of families
(9) Type of construction
(10) Proposed Building Code Classification
(11) Any other building on lot
(12) Does this alteration create an additional story to the building?
(13) Does this alteration create a horizontal extension to the building?
(14) Does this alteration constitute a change of occupancy?
(15) Electrical work to be performed
(16) Plumbing work to be performed
(17) Automobile runway to be altered or installed
(18) Sidewalk over sub-sidewalk space to be repaired or altered
(19) Write in description of all work to be performed under this application:

Make coffee room in basement for drivers with coffee machine rear of basement

Inspector please phone me for an appointment Glenn A. Olson Ju. 7-7316

- (20) Supervision of construction by Glenn A. Olsons Address 239 Taylor St. S.F. 12
(21) General Contractor Olsons Building Co. California License No. 93653 Address 239 Taylor St.
(22) Architects or Engineer (for design) California Certificate No. Address
(23) Architect or Engineer (for construction) California Certificate No. Address

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

(25) Owner Halsted & Co. phone Or. 3-3000 (Phone Ju. 7-7316) Address 1123 Sutter St. For contract by Bureau

By Glenn A. Olsons Address 239 Taylor St. S.F. 12 Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

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

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED

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

OFFICIAL COPY

FOR DEPARTMENTAL USE ONLY

SAN FRANCISCO

APPROVED FOR ISSUANCE: *W.M. 19 1972*

DEPARTMENT OF BUILDING INSPECTION

APPROVED

Dept. Public Works

MAY 30 1972

Alfred Goldhag

SUPERINTENDENT
BUREAU BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSES PERMITTED SET FORTH:

(1) STREET ADDRESS OF JOB:
1123 Sutter St.

(3) ESTIMATED COST OF JOB:
\$11,020 - *ac*

BLDG. FORM 3
APPLICATION NO. 408692

DATE FILED: APR 25 1972
FILING FEE RECEIPT NO.: 66255
PERMIT NO.: 366764
ISSUED: MAY 30 1972

DESCRIPTION OF EXISTING BUILDING		DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION	
(4A) TYPE OF CONSTR. 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input type="checkbox"/>	(5A) NUMBER OF STORIES OF OCCUPANCY: 2	(6A) NUMBER OF BASEMENTS AND CELLARS: 0	(7A) PRESENT USE: Funeral Home
(4) TYPE OF CONSTR. 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input type="checkbox"/>	(5) NUMBER OF STORIES OF OCCUPANCY: 2	(6) NUMBER OF BASEMENTS AND CELLARS: 0	(7) PROPOSED USE: Funeral Home
(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(10) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: — FT.	(11A) DOES THIS ALTERATION CREATE A HORIZONTAL EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) IF YES, STATE NEW GROUND FLOOR AREA: — SQ. FT.
(14) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <i>None</i>	(12) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(16) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(17) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
(19) ANY OTHER EXISTING BLDG. ON LOT (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(21) ELECTRICAL WORK TO BE PERFORMED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(22) PLUMBING WORK TO BE PERFORMED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
(23) GENERAL CONTRACTOR <i>Dome Constr. Corp.</i> ADDRESS: 521-7th St. S.F.		CALIF. LICENSE NO. BI-26122B	
(24) ARCHITECT OR ENGINEER (FOR DESIGN) <i>Willis and Assoc.</i> ADDRESS: 300 Broadway S.F.		CALIF. CERTIFICATE NO. CS289	
(25) ARCHITECT OR ENGINEER (FOR CONSTRUCTION) <i>Unknown</i> ADDRESS: <i>Unknown</i>		CALIF. CERTIFICATE NO. <i>Unknown</i>	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"). <i>Halsted E. Company</i> ADDRESS: 1123 Sutter St. S.F.		PHONE (FOR CONTACT BY BUREAU) 552-1708	
(28) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):			

Alterations to existing parking lot. Construct new driveway, front fence and gates, planters, painting, lighting and decorative items.

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104.B, 104.B.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.

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

Pursuant to Sec. 302.A.8, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. QUESTIONS (15) (16) (17) (20) (21) or (22). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

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

APPLICANT'S CERTIFICATION

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

I CERTIFY THAT IN THE PERFORMANCE OF THE ABOVE WORK I SHALL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.

I FURTHER AGREE TO SAVE SAN FRANCISCO AND ITS OFFICIALS AND EMPLOYEES HARMLESS FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUB-SIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK INCLUDED IN THE PERMIT. THE FOREGOING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PROPERTY, THE APPLICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.

William J. O'Neil
SIGNATURE OF OWNER OR AUTHORIZED AGENT

CHECK APPROPRIATE BOX:

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

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF BUILDING INSPECTION

REFER TO: APPROVED:

<input checked="" type="checkbox"/>	APPROVED: <i>A Campos 4-27-72</i> BUILDING INSPECTOR, BUR. OF BLDG. INSP.
<input checked="" type="checkbox"/>	APPROVED: <i>MAY 18 1972</i> <i>C-2</i> <i>Johnson</i> DEPARTMENT OF CITY PLANNING
<input checked="" type="checkbox"/>	APPROVED: <i>4-27-72</i> <i>John Smith</i> BUREAU OF FIRE PREVENTION & PUBLIC SAFETY
<input checked="" type="checkbox"/>	APPROVED: <i>Jim Van Son 5/17/72</i> CIVIL ENGINEER, BUR. OF BLDG. INSPECTION
<input checked="" type="checkbox"/>	APPROVED: <i>MAY 18 1972</i> <i>S. Allie</i> BUREAU OF ENGINEERING
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH
<input type="checkbox"/>	APPROVED: _____ REDEVELOPMENT AGENCY
<input type="checkbox"/>	APPROVED: _____
<input type="checkbox"/>	APPROVED: _____

DATE: _____
REASON: _____
NOTIFIED MR. _____
DATE: _____
REASON: _____
NOTIFIED MR. _____
DATE: _____
REASON: _____
NOTIFIED MR. _____
DATE: <i>5/2/72</i>
REASON: <i>PLANS NOT STRUCTURALLY ADEQUATE</i>
NOTIFIED MR. <i>Willis</i>
DATE: _____
REASON: _____
NOTIFIED MR. _____
DATE: _____
REASON: _____
NOTIFIED MR. _____
DATE: _____
REASON: _____
NOTIFIED MR. _____

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

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.

NUMBER OF ATTACHMENTS

William L. Smith
SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE.

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

300 FOR DEPARTMENTAL USE ONLY

APPROVED: **NOV 2 1972**

Superintendent, Bureau of Building Inspection

PERMIT FEE \$ 72445

PLAN CHECK FEE \$ _____

PERMIT NO. 371498

ISSUED NOV 3 1972 19__

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR PERMIT TO ERECT SIGN
OFFICE COPY

Application is hereby made for permission to build in accordance with plans and specifications submitted herewith and for the purpose set forth herein:

ELECTRIC SIGN NON-ELECTRIC SIGN

GROUND SIGN

SEP 26 1972

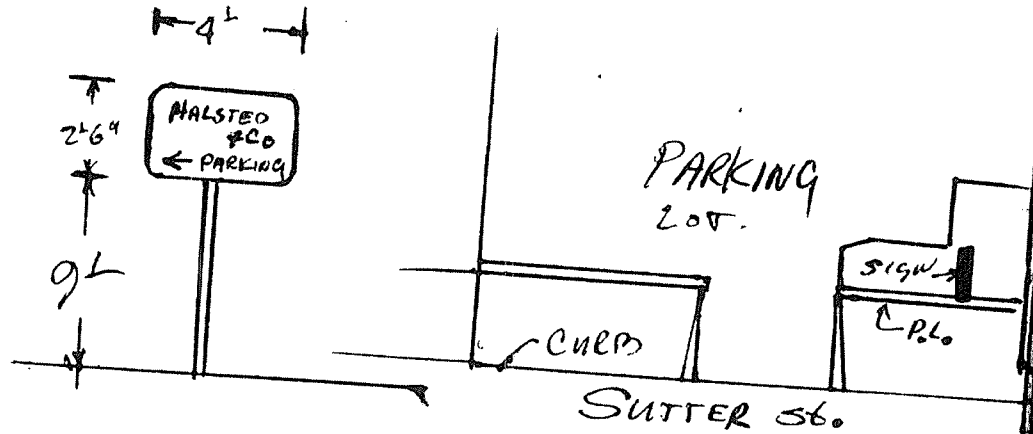
Date 9-19-72 19__

(1) Location 1123 SUTTER ST.

(2) Total cost \$ 850.00

BDDG. MAT. INC.
FORM 4
APPL. NO. 414172

- (3) Height at center line of front of building _____ Ft.
- (4) Number of stories in building 1
- (5) Present use of building _____
- (6) Type of building 1 2 3 4 5
- (7) Approval number for standardized signs _____
- (8) Type of sign per Article 46, S. F. Building Code: Ground sign Roof sign Wall sign
- Projecting sign Single-faced Double-faced. Dimensions: Thickness 14"
- Size 26" x 40" Ft. Weight 150 Lbs. Total area of advertising space 20 Sq. Ft.
- (9) PLOT PLAN AND ELEVATION. INDICATE EXACTLY THE LOCATION OF SIGN HORIZONTALLY AND VERTICALLY.



- (10) Drawings in duplicate showing methods of attachments must be submitted with this application.
- (11) Where top guy wire is required, anchor with 1/2" dia. through-bolt (minimum), to the structural frame of the building below the parapet wall.
- (12) No portion of building or structure, or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, Calif. Penal Code.
- (13) Contractor AD-ART INC. California License No. 122389
Address 1715 64th St. Emeryville Phone No. 658-6133
- (14) Engineer or Architect _____ California License No. _____
Address _____ Phone No. _____
- (15) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit, and all the laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.
- (16) Owner HALSTED & CO
Address 1123 SUTTER ST. Phone No. 658-6133
By Wade McClure Address 1715 64th St. Emeryville (f or contact by Bureau)
- Owner's Authorized Agent to Be Owner's Authorized Architect, Engineer or General Contractor

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING

REFER TO:

- CITY PLANNING
- BUREAU OF ENGINEERING
- B.B.I. CIVIL ENGINEER
- B.B.I. ELECTRICAL DIVISION
- REDEVELOPMENT AGENCY
- ART COMMISSION

Approved:

Joe Warner 10/6/72
 Building Inspector, Bureau of Building Inspection

Approved:

Zone

C-2

CPC Setback

No

PROJECT *11-1-72* FOUND
 HAS NO SIGNIFICANT EFFECT ON ENVIRONMENT *1972*

Approved:

Robert De Vallen
 City Planning

Approved:

W.P. 10-6-72
 Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

Approved:

Redevelopment Agency

Approved:

Art Commission

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

Wade McCham
 Owner or Owner's Authorized Agent

OFFICIAL COPY



OWNER OR LESSEE: **C Halsted & Co.** JOB LOCATION: **1123 Sutter St.** APP. NO: **414177**
 OWNER OR LESSEE'S ADDRESS: **1123 Sutter St.** BLOCK - LOT: **414177**

ESTIMATED COST: **850** DATE APPLICATION: **9/25/72**
 PERMIT ISSUED: **9/25/72** PERMIT NO.: **371498** INSPECTOR: **Shank**

ERECT ALTER	BLDG. TYPE	OCCUPANCY		PLANS	NUMBER OF	
		CODE	DESCRIPTION		STORIES	FAM
Sign			Ground Sign	2		1

CONTRACTOR: **Ad Art, Inc.** ADDRESS: **1715 64 St., Emeryville**

ENGINEER: ADDRESS:

BUILDING RECORD
 DEPARTMENT OF PUBLIC WORKS
 CITY AND COUNTY OF SAN FRANCISCO

OWNER OR LESSEE: **Halsted & Co.** JOB LOCATION: **1123 Sutter St.** APP. NO: **414177**

OFFICIAL COPY

SAN FRANCISCO
041-11
DEPARTMENT OF
BUILDING INSPECTION

BUILDING INSPECTORS JOB RECORD

WORK COMMENCED

FOUNDATION FORMS INSPECTED. O.K. TO POUR

LATHING PERMISSION TAG POSTED

FLUES BY _____ NO. _____

EXTERIOR OR STRUCTURAL PLASTERING OK

ALL SPECIAL INSPECTION REPORTS RECEIVED.

FIRE ESCAPE INSTALLED PER APPROVED PLAN.

2' 0" excavation 4' 0" DEEP

main 11' 0" to top

main 4' 0" x 2' 0"

excavated construction

**HALSTED & CO.
SPARKING**

2' 6"

4' 0"

2-20-73

WORK COMPLETED. ~~FINAL CERTIFICATE POSTED~~

A. Campos
BUILDING INSPECTOR

OFFICIAL COPY

SAN FRANCISCO

FOR DEPARTMENTAL USE ONLY

DEPARTMENT OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

MAY 14 1976

APPROVED
Dept. Public Works
MAY 24 1976

SUPERINTENDENT
BUREAU BUILDING INSPECTION

DATE FILED FILING FEE RECEIPT NO.

PERMIT NO. 103692
ISSUED MAY 23 1976

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HERINAFTER SET FORTH:

(1) STREET ADDRESS OF JOB: 1123 Sutter
2174 SUTHER ST
Halstead Furnace Home
(2) ESTIMATED COST OF JOB: \$ 3,500.45

BUDG. FORM 3

APPLICATION NO. 72458519

OFFICE COPY

DESCRIPTION OF EXISTING BUILDING	
(4A) TYPE OF CONSTR. 1-4-5-6	(5A) NUMBER OF STORIES OF OCCUPANCY: 2
(6A) NUMBER OF BASEMENTS AND CELLARS: 1	(7A) PRESENT USE: Furnace Home
(8A) BLDG. CODE OCCUP. CLASS: B-3	(9A) NO. OF DWG. UNITS: 0

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION	
(4) TYPE OF CONSTR. 1-4-5-6	(5) NUMBER OF STORIES OF OCCUPANCY: 2
(6) NUMBER OF BASEMENTS AND CELLARS: 1	(7) PROPOSED USE: Furnace Home
(8) BLDG. CODE OCCUP. CLASS: B-3	(9) NO. OF DWG. UNITS: 0
(10) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: NO	(11) DOES THIS ALTERATION CREATE A HORIZONTAL EXTENSION TO BUILDING? NO
(12) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? NO	(13) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES
(14) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? NO	(15) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES
(16) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN: NO	(17) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO
(18) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO	(19) ELECTRICAL WORK TO BE PERFORMED? YES
(20) PLUMBING WORK TO BE PERFORMED? NO	(21) SQ. FT. YES

(23) GENERAL CONTRACTOR: Joseph L. Barnes Const Co Inc 121662 CALIF. LICENSE NO. 26-4600

(24) ARCHITECT OR ENGINEER (FOR DESIGN): (none) CALIF. CERTIFICATE NO.

(25) ARCHITECT OR ENGINEER (FOR CONSTRUCTION): (none) CALIF. CERTIFICATE NO.

(26) CONSTRUCTION LENDER: (none) ADDRESS

(27) OWNER: Halstead Home 2174 Sutter St 1123 ADDRESS PHONE (FOR CONTACT BY BUREAU) 826-4600

(28) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION. REFERENCE TO PLANS IS NOT SUFFICIENT.
Build 16 inch feet wall with metal studs and 5/8" sheetrock to enclose new boiler furnace and install pipe 30x63 hollow metal door and frame S/W corner of Permit

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104 B 104 B.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.
No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.
Pursuant to Sec. 302A.8, San Francisco Building Code, the building permit application being kept at building site.
Grade lines or shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN SEPARATE PERMIT FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS, A SEPARATE PERMIT ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (15), (16), (17), (20), (21), or (22). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

APPLICANT'S CERTIFICATION

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

I CERTIFY THAT IN THE PERFORMANCE OF THE ABOVE WORK I SHALL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.

I FURTHER AGREE TO SAVE SAN FRANCISCO AND ITS OFFICIALS AND EMPLOYEES HARMLESS FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUB-SIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK INCLUDED IN THE PERMIT. THE FOREGOING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PROPERTY, THE APPLICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.

Signature of Applicant: Thomas Bawn
SIGNATURE OF OWNER OR AUTHORIZED AGENT

- CHECK APPROPRIATE BOX.
- OWNER
 - ARCHITECT
 - ENGINEER
 - ASSEE
 - AGENT WITH POWER OF ATTORNEY
 - CONTRACTOR
 - ATTORNEY IN FACT

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

4/23/76

DEPARTMENT OF BUILDING INSPECTION

REFER TO APPROVED:

Application and issuance permit applies to identified work only and does not constitute an approval of the building

1) Provide 1-lb fire resistive ceiling
2) Doors to back room to be 1-lb fire resistive assembly
3) Provide min 200" fresh air supply

DATE: 4/23/76
REASON: No 15-3
may have incorrect address

4) East wall lbr 1-lb

BUILDING INSPECTOR, BUR. OF BLDG. INSP.

NOTIFIED MR. M. B. B...

APPROVED:

Persons in charge of the building... property does or does not conform to City Planning Dept

DEPARTMENT OF CITY PLANNING

DATE:

REASON:

NOTIFIED MR.

APPROVED: As plans,

PLEASE NOTIFY BUREAU AT START OF WORK CONTACT FIRE INSPECTOR (415) 861-8000 EXT. 315

W. Baerle 13 May 76
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:

BUREAU OF ENGINEERING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE:

REASON:

NOTIFIED MR.

APPROVED:

REDEVELOPMENT AGENCY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DATE:

REASON:

NOTIFIED MR.

I AGREE TO COMPLY WITH ALL CONDITIONS OF STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.

SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

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

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

FOR DEPARTMENTAL USE ONLY

APPROVED: Jan 11 1982
APPROVED: PHILIP C. Long
SUPERINTENDENT
BUREAU OF BUILDING INSPECTION
W-20-30-82
Superintendent, Bureau of Building Inspection

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR PERMIT TO ERECT SIGN

Application is hereby made for permission to erect in accordance with plans and specifications submitted herewith and for the purpose set forth herein:

ELECTRIC SIGN NON-ELECTRIC SIGN
GROUND SIGN NGV 24 1981 10

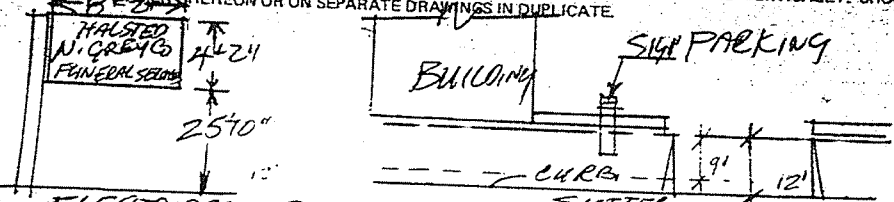
Date 11-18-81 19__
(1) Location 1123 SUTTER ST.
(2) Total cost \$ 2200.00

BLDG. FORM 4
APR 1 09 91
10910911

- (3) Height at corner line of front of building 24 Ft.
- (4) Number of stories in building 1
- (5) Present use of building MORTUARY
- (6) Type of building: 1 2 3 4 5
- (7) Approval number for standardized sign: _____
- (8) Type of sign per Article 46, S.F. Building Code:
 - Projecting sign Single-faced
 - Ground sign Roof sign Wall sign
 - Doubled-faced. Dimensions: Thickness 1 1/2"

Size 4'2" x 8'2" Ft. Weight 350 Lbs. Total area of advertising space 66 Sq. Ft.

(9) PLOT PLAN AND ELEVATION. INDICATE EXACTLY THE LOCATION OF SIGN HORIZONTALLY AND VERTICALLY. SHOW METHOD OF ATTACHMENT HEREON OR ON SEPARATE DRAWINGS IN DUPLICATE.



(10) Contractor ELECTRICAL PRODUCTS California License No. 361231
Address BOX 23444 OAKLAND Phone No. 655-9300

(11) Engineer or Architect _____ California License No. _____
Address _____ Phone No. _____

(12) Owner - Lessee HALSTED & GREY CO.
(Cross Out One) Address 1123 SUTTER ST. Phone No. 655-9300

(For contact by Bureau)

IMPORTANT NOTICES

Where top guy wire is required, anchor with 1/2" dia. through-bolt (minimum), to the structural frame of the building below the parapet wall. No portion of building or structure, or scaffolding used during construction, to closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 Calif. Penal Code.

Encroachments authorized on public Property are revocable when ordered by Board of Supervisors (S.F. Building Code). Any stipulation required herein or by Code may be appealed.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL FOR THE ELECTRICAL WIRING, A SEPARATE PERMIT FOR THE WIRING MUST BE OBTAINED. THIS IS NOT A PERMIT TO ERECT A SIGN. NO WORK SHALL BE STARTED UNTIL A PERMIT TO ERECT A SIGN IS ISSUED.

CHECK APPROPRIATE BOX:

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

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

- () I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
- () II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- () III. An exact copy or duplicate of (II) certified by the Director or (III) certified by the insurer.
- () IV. The cost of the work to be performed is \$100 or less.
- () V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- () VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Applicant's Signature: W. J. ... Date: 11-18-81

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

0810001

APPROVED:

Contact Inspector DEVLIN at start of work #566-3951. This application approved without field inspection does not constitute approval of the building. All authorized must be done in strict accordance with all applicable codes.

BUILDING INSPECTOR, BUR. OF BLDG. INSP

APPROVED: *See your application and plans; Block 692, lot 19*
Zone *C-2*

CPC Setback *none* CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Pedraza
DEPARTMENT OF CITY PLANNING DEC 9 - 1981

APPROVED:

12/10/81
Dot Y. Yee
CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

APPROVED:

BUREAU OF ENGINEERING

APPROVED:

REDEVELOPMENT AGENCY

APPROVED:

Wes

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.
NUMBER OF ATTACHMENTS

SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

OFFICIAL COPY



OWNER OR LESSEE

JOB LOCATION

08109911

APP. NO.

Halsted & Gray Co.

1123 Sutter St

810911

7/10

OWNER OR LESSEE'S ADDRESS

Same

BLOCK - LOT

HOUSE NO

ESTIMATED COST

\$ 2,200.00

DATE APPLICATION

11-18-81

PERMIT ISSUED

JAN 11 1982

PERMIT NO.

477981

INSPECTOR

DEVIN

ERECT/ALTER	BLDG. TYPE	OCCUPANCY		PLANS	NUMBER OF	
		CODE	DESCRIPTION		STORIES	FAM.
Erect	/	1	Sign	2	1	

CONTRACTOR

ADDRESS

Electrical Products Box 23444 Oakland

ARCHITECT

ADDRESS

ENGINEER

ADDRESS

FILMED

JAN 12 1982

BUILDING RECORD
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO

OWNER OR LESSEE

JOB LOCATION

BUILDING INSPECTION

APP. NO.

Halsted & Gray

1123 Sutter St.

JOB CARD

8109911

OFFICIAL COPY

DATE

BUILDING INSPECTORS JOB RECORD

DEPARTMENT OF
BUILDING INSPECTION

8/19/82

WORK COMMENCED *Prior* 8109911

/ /

FOUNDATION FORMS INSPECTED. O.K. TO POUR

/ /

LATHING PERMISSION TAG POSTED

/ /

FLUES BY _____ NO. _____

/ /

EXTERIOR OR STRUCTURAL PLASTERING OK

/ /

ALL SPECIAL INSPECTION REPORTS RECEIVED.

/ /

FIRE ESCAPE INSTALLED PER APPROVED PLAN.

AUG -/9 1982 TOOK OVER DISTRICT

9/21/82 Sign Work Finished

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9/21/82

WORK COMPLETED. ~~FINAL CERTIFICATE POSTED.~~

A. Thompson

BUILDING INSPECTOR

PERMIT CONTROL		ACTIVE COMPLAINTS		CED/PCD		BID		DCP		OTHER		
STATION	H D	C E D	P C D	B I D	D C P	BBI PC CHECK ONE		CNT-PC		PAD-PC		
SEQ								SSS		PARAPET		
ACCEPTED												
APPROVED*												
DATE	APPROVED		7/18/96									
APPLICABLE:	<input type="checkbox"/> PARALLEL		<input type="checkbox"/> SITE PENALTY		<input checked="" type="checkbox"/> 30X		<input type="checkbox"/> 2X		<input type="checkbox"/> BBI KEY:		<input type="checkbox"/> RESID	
	<input type="checkbox"/> TITLE 24 - HC		<input type="checkbox"/> 70F		<input type="checkbox"/> EXPEDITOR		<input type="checkbox"/> SFUSD		<input type="checkbox"/> B-LOG ENLARGEMENT		<input type="checkbox"/> NON-RESID	
	<input type="checkbox"/> HAZARDOUS MATERIAL								<input type="checkbox"/> SIGN APPL		<input type="checkbox"/> PAD-PC	
COMMENT:	JUN 15 1996								<input type="checkbox"/> NEW/MAJOR		<input type="checkbox"/> PAD-MAJ	
									<input type="checkbox"/> UMB		<input type="checkbox"/> SSS	

BLDG FORM 318
 09608506
 APPLICATION NUMBER
 OSMA APPROVAL REQUIRED
 APPROVAL NUMBER:

COMPANY #9202748
PARAPET

**APPLICATION FOR BUILDING PERMIT
 ADDITIONS, ALTERATIONS OR REPAIRS**

FORM 3 OTHER AGENCIES REVIEW REQUIRED
 FORM 8 OVER-THE-COUNTER ISSUANCE

**CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF BUILDING INSPECTION**

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

OFFICE COPY

2 NUMBER OF PLAN SETS

DATE FILED	5/15/96	FILED FEE RECEIPT NO	273378	STREET ADDRESS OF JOB	1123 SUTTER ST (with building)	BLOCK & LOT	692/19
PERMIT NO	79599	ISSUED	6-05-96	ESTIMATED COST OF JOB	\$15,000	APPROVED COST	

INFORMATION TO BE FURNISHED BY ALL APPLICANTS							
DESCRIPTION OF EXISTING BUILDING							
(1A) YEAR OF CONSTR.	(1A) NO. OF STORIES OF OCCUPANCY	(1A) NO. OF BASEMENTS AND CELLARS	(1A) PRESENT USE	(1A) OCCUP. CLASS	(1A) NO. OF DWELLING UNITS		
111	2	0	MORTUARY	B-2/A-3	0		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(1) TYPE OF CONSTR.	(1) NO. OF STORIES OF OCCUPANCY	(1) NO. OF BASEMENTS AND CELLARS	(1) PROPOSED USE (LEGAL USE)	(1) OCCUP. CLASS	(1) NO. OF DWELLING UNITS		
111	2	0	MORTUARY	B-2/A-3	0		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	(11) WILL SIDEWALK OVER SUB-EXISTING SPACE BE REPAIRED OR ALTERED?	(12) WILL STREET SPACE BE USED DURING CONSTRUCTION?	(13) WILL STREET SPACE BE USED DURING CONSTRUCTION?	(14) ELECTRICAL WORK TO BE PERFORMED?	(15) PLUMBING WORK TO BE PERFORMED?		
NO	NO	NO	NO	NO	NO		
(11) GENERAL CONTRACTOR			ADDRESS			PHONE (FOR CONTACT BY DEPT.)	
UNKNOWN			1123 SUTTER ST S.F. CA 94109			861-1313	
(13) OWNER - LESSEE (CROSS OUT ONE)			ADDRESS			PHONE (FOR CONTACT BY DEPT.)	
ARCH MONSW			1123 SUTTER ST S.F. CA 94109			861-1313	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION. (REFERENCE TO PLANS IS NOT SUFFICIENT)							
PARAPET STRENGTHENING							

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY							
(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(17) IF YES, STATE NEW HEIGHT AT CENTERLINE OF FRONT	(18) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(19) IF YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-EXISTING SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG ON LOT? IF YES, SHOW ON PLCT PLAN.	YES <input type="checkbox"/>
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION)		ADDRESS		CALIF. CERTIFICATE NO.
			PAT Buscemi		235 MONTGOMERY ST SF CA 94104		52708
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH OF SIGNATURE IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER UNKNOWN)			ADDRESS			CALIF. CERTIFICATE NO.	
UNKNOWN							

IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED

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

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

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

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

CHECK APPROPRIATE BOX

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

NOTICE TO APPLICANT

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

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

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

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

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

Carrier: _____
 Policy Number: _____

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

() I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply herewith with the provisions of Section 3850 of the Labor Code, that the permit herein applied for shall be deemed revoked.

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

5/14/96
 Date

APPLICANT'S CERTIFICATION

I HEREBY DECLARE AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS PERMIT, I AM CONSENTING TO ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WHICH I AM SUBJECT.

0000-03 - REV 2/94

CONDITIONS AND STIPULATIONS

SECTION OF TION

03-0-200

APPROVED:

DATE:
REASON:

N/A

APPROVED:

DATE:
REASON:

1500

NOTIFIED MR.

APPROVED:

DATE:
REASON:

NOTIFIED MR.

APPROVED:

THIS PERMIT IS ISSUED ONLY FOR EFFECTING COMPLIANCE WITH THE PARAPET SAFETY PROGRAM. THIS PERMIT DOES NOT INDICATE COMPLIANCE WITH OTHER APPLICABLE CODE PROVISIONS AND REGULATIONS.

DATE:
REASON:

Jeffrey Ma 5/21/26

NOTIFIED MR.

APPROVED:

DATE:
REASON:

N/A

NOTIFIED MR.

APPROVED:

DATE:
REASON:

NOTIFIED MR.

DATE:
REASON:

NOTIFIED MR.

APPROVED:

DATE:
REASON:



NOTIFIED MR.

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

[Handwritten signature]

ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO.		
1123 SUTTER ST		0692 /019		9608506		
OWNER NAME				TELEPHONE		
ARCH MONSON				(415)861-1313		
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRE DATE	
\$15,000	5/15/96	ISSUED	06/05/96	795599	12/05/96	
FORM CONST. TYPE	OCCUPANCY CODES		PLANS	STORIES	UNITS	DISTRICT
3 3	B-2 A-3		2	2		PARAPET
CONTACT NAME				TELEPHONE		
PAT BUSCOVICH				(415)788-2708		
STANDARD DESCRIPTION/BLDG. USE			OTHER DESCRIPTION			
MORTUARY			PARAPET STRENGTHENING			
SPECIAL INSPECTIONS?	NO	FIRE ZONE				
SPECIAL USE DISTRICT		TIDF	NO			
		PENALTY	NO	COMPLIANCE WITH REPORTS		
NOTES:						
PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD						

9003-15

DATE	BUILDING INSPECTORS JOB RECORD
9/24/96	OK to Cover 
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10-29-96	WORK COMPLETED FINAL CERTIFICATE POSTED.
APP. NO.	
9608506	BUILDING INSPECTOR

OFFICIAL COPY

SAN FRANCISCO



DEPARTMENT OF BUILDING INSPECTION

UNREINFORCED MASONRY BUILDING RETRO FIT

APPROVED Dept of Building Insp.

MAY 28 2002

DIRECTOR

DEPT OF BUILDING INSPECTION

APPROVED FOR ISSUANCE 4/16/02

APR 08 2002

BLDG. FORM 318

APR. SECTION NUMBER: 001/02/15/2002

APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 [X] OTHER AGENCIES REVIEW REQUIRED
FORM 8 [] OVER-THE-COUNTER ISSUANCE
2 + calcs + letter
NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

OFFICE COPY

Table with fields: DATE FILED (2/15/01), FILED FEE RECEIPT NO (322900), (1) STREET ADDRESS OF JOB (1123 Sutter Street), BLOCK & LOT (0692/019), PERMIT NO (562578), ISSUED (2/28/02), (2A) ESTIMATED COST OF JOB (\$300,000), (2B) REVISED COST (\$14,000), DATE (May 4/02)

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING, DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, GENERAL CONTRACTOR (MARK SEISMIC), OWNER (Halsted N. Gray-Carew & English), ADDITIONAL INFORMATION (Werner Martin)

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change.

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX: OWNER, ARCHITECT, LESSEE, CONTRACTOR, AGENT, ENGINEER

APPLICANT'S CERTIFICATION

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

9003-03 (REV. 1/96)

NOTICE TO APPLICANT

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

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

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

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

Carrier:
Policy Number:

- (X) III. The cost of the work to be done is \$100 or less.
(X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

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

Signature of Applicant or Agent: Halsted N. Gray-Carew & English
Date: 2-15-01

OFFICIAL COPY

SAN FRANCISCO
REFER TO: DBI
DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

APPROVED:	<p style="text-align: center;"><i>[Signature]</i> By <u>SING M. YEE, DBI</u> APR 04 2002 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	<p>APPROVED:</p> <p style="text-align: center;"><i>NA</i></p> <p style="text-align: center;">DEPARTMENT OF CITY PLANNING</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	<p>APPROVED:</p> <p style="text-align: center;">BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	<p>APPROVED:</p> <p style="text-align: center;"><i>Specials Procedure for UMB's Upgrade</i></p> <p>SPECIAL INSPECTIONS AND TESTS ARE REQUIRED AS PER BUILDING CODE SECTION 1701</p> <p style="text-align: center;"><i>[Signature]</i> By <u>SING M. YEE, DBI</u> APR 04 2002 CIVIL ENGINEER, DEPT. OF BLDG. INSP.</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	<p>APPROVED:</p> <p style="text-align: center;">BUREAU OF ENGINEERING</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	<p>APPROVED:</p> <p style="text-align: center;"><i>NA</i></p> <p style="text-align: center;">DEPARTMENT OF PUBLIC HEALTH</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	<p>APPROVED:</p> <p style="text-align: center;">REDEVELOPMENT AGENCY</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	<p>APPROVED:</p> <p style="text-align: center;">HOUSING INSPECTION DIVISION</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____

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

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

Number of attachments

[Signature]
OWNER'S AUTHORIZED AGENT

OFFICIAL COPY



ADDRESS OF JOB		BLOCK/LOT	APPLICATION NO.			
123 SUTTER ST		0692/019	200102152215			
OWNER NAME						
HALSTED & CO						
TELEPHONE						
265-5630						
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRE DATE	
\$300,000	02/15/01	ISSUED	05/28/02	200102152215	05/28/03	
FORM CONST. TYPE	OCCUPANCY CODES		PLANS	STORIES	UNITS	DISTRICT
3	3 B		2	2	0	SSS
CONTACT NAME					TELEPHONE	
MATRIX SEISMIC CORP					4153459967	
STANDARD DESCRIPTION/BLDG. USE			OTHER DESCRIPTION			
MORTUARY			TORN OFF ROOF AND REPLACE AN ADDIT ON 4 STEEL REINFORCED CONCRETE PI			
SPECIAL INSPECTIONS?	YES	FIRE ZONE	NO			
SPECIAL USE DISTRICT	1	TIDF	NO			
		PENALTY	NO			
					COMPLIANCE WITH REPORTS	

NOTES:

9003-15

Sum 10/2/02

UMB

PERMIT INSPECTION RECORD
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
BUILDING INSPECTION JOB CARD

Patricia Ok

OFFICIAL COPY



DATE	BUILDING INSPECTORS JOB RECORD
1/1/06	
1/1/06	
1/26/07	See CN
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7/20/06	Work Completed
/ /	Received C.F.C.
/ /	
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WORK COMPLETED. FINAL CERTIFICATE POSTED	

APP. NO.

200102152215

[Signature]
BUILDING INSPECTOR



City and County of San Francisco
Department of Building Inspection

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

LOCATION: 1123 Sutter St 0692/019
(number) (street) (block and lot)

Permit Application No: 200102152215 Type of Construction: III Stories: 2 Dwelling Units: -

Basements: 1 Occupancy Classification: B No. of Guestrooms: - with cooking facilities: -

Description of Construction: Seismic Retrofit - Special Procedure
See also PA-20020828539 + 200603015716

To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 109 of the *San Francisco Building Code*.

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

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

Approved: _____ 200 Bureau of Fire Prevention

by: _____
(Signature) (Printed Name)

Approved: _____ 200 Department of Public Health

by: _____
(Signature) (Printed Name)

This certificate issued on: 7-20 2006

Frank Chiu
FRANK CHIU, Director of Building Inspection
by: D.S. Sullivan, Building Inspector

by: _____, Housing Inspector
(Signatures) (Printed Names)

APPROVED Dept. of Building Insp.



SEP 23 2002

SEP 09 2002 APPROVED FOR ISSUANCE 12/19/02 BLDG. FORM 318 P.D.P.C. APPLICATION NUMBER 2002/08/02/1739 APPROVAL NUMBER: 140-555

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 [X] OTHER AGENCIES REVIEW REQUIRED

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

FORM 8 [] OVER-THE COUNTER ISSUANCE

2 PLAN SETS NUMBER OF PLAN SETS 4/03

Table with fields: DATE FILED (8-28-02), FILING FEE RECEIPT NO. (333541), (1) STREET ADDRESS OF JOB (1123 SUTTER ST.), BLOCK & LOT, PERMIT NO. (977236), ISSUED (9/23/02), (2A) ESTIMATED COST OF JOB (\$100), (2B) REVISED COST (1-hr back check), DATE (9/4/02)

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING and DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION. Includes fields for (4) TYPE OF CONSTR., (5A) NO. OF STORIES OF OCCUPANCY, (6A) NO. OF BASEMENTS AND CELLARS, (7A) PRESENT USE (MORTUARY - OFFICE), (8A) OCCUP. CLASS (B), (9) NO. OF DWELLING UNITS (0).

ADDITIONAL INFORMATION. Includes fields for (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (18) NEW HEIGHT AT CENTER LINE OF FRONT, (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?, (20) NEW GROUND FLOOR AREA, (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?, (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?, (23) ANY OTHER EXISTING BLDG. ON LOT?, (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?, (25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION), (26) CONSTRUCTION LEADER.

IMPORTANT NOTICES. No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts See Sec 385, California Penal Code. Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approval plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval. ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS 'YES' TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

NOTICE TO APPLICANT. HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City or County of San Francisco against all such claims, demands or actions. In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below. I hereby affirm under penalty of perjury one of the following declarations: () I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. (X) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: STATE FUND, Policy Number: 15441747. () III. The cost of the work to be done is \$100 or less. () IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked. () V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

CHECK APPROPRIATE BOX [] OWNER [] ARCHITECT [] LESSOR [] AGENT [X] CONTRACTOR [] ENGINEER. APPLICANT'S CERTIFICATION. I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREON WILL BE COMPLIED WITH.

Signature of Applicant or Agent: [Signature] Date: 8-28-02

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED: DEPARTMENT OF BUILDING INSPECTION

<input type="checkbox"/>	APPROVED:	BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	DEPARTMENT OF CITY PLANNING	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: <i>In fill S. wall - Window (Back elev) in lieu of 5 part creta for "UMB" application # 2001-02</i> <i>By [Signature] SEP 05 2002</i>	CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	BUREAU OF ENGINEERING	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	REDEVELOPMENT AGENCY	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	HOUSING INSPECTION DIVISION	NOTIFIED MR. _____ DATE: _____ REASON: _____

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

I agree to comply with all conditions or stipulations of the various bureaus or department 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



APPROVED
Dept. of Building Insp.

JUL 13 2006

APPROVED FOR ISSUANCE
7-13-06
11-28-06

BLDG. FORM 318

APPLICATION NUMBER
200403015716

OSHA APPROVAL RECORD
APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS
FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE COUNTER ISSUANCE
2 NUMBER OF PLAN SETS

ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH...

DATE FILED: 3/1/06
FILING FEE RECEIPT NO.: 713-06
(1) STREET ADDRESS OF JOB: 1123 SUTTER ST.
BLOCK & LOT: 0692-019
(2A) ESTIMATED COST OF JOB: \$2,000
(2B) REVISED COST: \$2,000 + 2 hr work charge
DATE: 4/11/06

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING
(4A) TYPE OF CONSTR.: III N
(5A) NO. OF STORIES OF OCCUPANCY: 2
(6A) NO. OF BASEMENTS AND CELLARS: 1
(7A) PRESENT USE: MORTUARY
(8A) OCCUP. CLASS: B
(9A) NO. OF DWELLING UNITS: 0
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
(4) TYPE OF CONSTR.: III N
(5) NO. OF STORIES OF OCCUPANCY: 2
(6) NO. OF BASEMENTS AND CELLARS: 1
(7) PROPOSED USE (LEGAL USE): MORTUARY
(8) OCCUP. CLASS: B
(9) NO. OF DWELLING UNITS: 0
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES [] NO [x]
(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES [] NO [x]
(12) ELECTRICAL WORK TO BE PERFORMED? YES [] NO [x]
(13) PLUMBING WORK TO BE PERFORMED? YES [] NO [x]
(14) GENERAL CONTRACTOR: MATRIX SEISMIC CORP. ADDRESS: 470 3RD ST #103 SF 94107 PHONE: 415 896-9044 CALIF. LIC. NO.: 719187 EXPIRATION DATE: 7/31/06
(15) OWNER - LESSEE (CROSS OUT ONE): 11A18TED N. GRAY CAREL & ENGLISH 1123 SUTTER ST SF 94107 BTRC# PHONE (FOR CONTACT BY DEPT.): 415-265-5630
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): FIRST FLOOR RECONFIGURATION & FRONT ENTRANCE LEVEL LANDING AS A REVISION TO PLAN APPLICATION # 2001-02-15-22-15. INCREASE IN OFFICE SPACE

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES [] NO [x]
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: ft.
(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES [] NO [x]
(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA: SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES [] NO [x]
(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES [] NO [x]
(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES [] NO [x]
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES [] NO [x]
(25) ARCHITECT OR ENGINEER (DESIGNER OF CONSTRUCTION): MATRIX SEISMIC CORP. ADDRESS: 470 3RD ST #103 SF 94107 CALIF. CERTIFICATE NO.: C35625
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"): N/A

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts See Sec 385, California Penal Code.
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BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
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THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.
CHECK APPROPRIATE BOX
[] OWNER [] ARCHITECT
[] LESSEE [] AGENT
[] CONTRACTOR [] ENGINEER

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.
I hereby affirm under penalty of perjury one of the following declarations:
() I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
() II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: STATE FUND
Policy Number: 180-6849-2205
() III. The cost of the work to be done is \$100 or less.
() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
() V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

APPLICANT'S CERTIFICATION

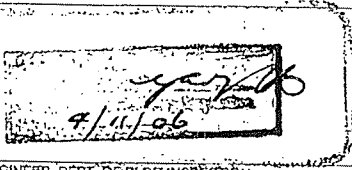
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

Signature of Applicant or Agent: [Signature]
Date: 3/1/06

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER TO: <i>MID</i> APPROVED:	BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/> APPROVED:	DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/> APPROVED:	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input checked="" type="checkbox"/> APPROVED:	MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION 	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input checked="" type="checkbox"/> APPROVED:	CIVIL ENGINEER, DEPT. OF BLDG INSPECTION <p>DPW/BSM SIGN OFF ON JOB CARD REQUIRED PRIOR TO DBI FINAL CALL 554-7149 TO SCHEDULE.</p> <i>Annunzio 7/11/06</i>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/> APPROVED:	BUREAU OF ENGINEERING <i>MID</i>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/> APPROVED:	DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/> APPROVED:	REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/> APPROVED:	HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR. _____

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

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

Number of attachments:

[Signature]
OWNERS AUTHORIZED AGENT

Attachment B: Historic Resource Evaluation Review Part 1 and Draft Part 2, prepared by the San Francisco Planning Department, (dated July 17, 2020)



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Record No.: 2019-022850ENV
 Project Address: 1101-1123 Sutter Street
 Zoning: NCD – Polk Street Neighborhood Commercial Zoning District
 65-A Height and Bulk District
 Block/Lot: 0692/019
 Staff Contact: Justin Greving – (415) 575 – 9169
 justin.greving@sfgov.org

1650 Mission St.
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PART I: HISTORIC RESOURCE EVALUATION

PROJECT SPONSOR SUBMITTAL:

To assist in the evaluation of the proposed project, the Project Sponsor has submitted a:

- Supplemental Information for Historic Resource Determination Form (HRD)
- Consultant-prepared Historic Resource Evaluation Part 1 (HRE)

Prepared by: Architectural Resources Group 1123 Sutter Street Historic Resources Evaluation (November 4, 2019)

Staff consensus with Consultant’s HRE report: Agree Disagree

Additional Comments:

Planning Staff concurs with Historic Resource Evaluation provided by ARG.

BUILDINGS AND PROPERTY DESCRIPTION:

1123 Sutter Street is located on the south side of Sutter Street between Polk and Larkin Streets in the Lower Nob Hill/Tenderloin/ Polk Gulch neighborhood.¹ The surrounding neighborhood consists of three- to six-story, brick and concrete, mixed-use buildings with commercial on the ground floor and apartments or residential hotel rooms on the upper floors. The property slopes slightly downhill from north to south such that the basement of the building is above grade at the rear of the property that opens onto Hemlock Street. More than fifty percent of the subject property is occupied by the building, with the remaining portion of the lot consisting of a surface parking lot that is walled off from the street by a concrete block wall and gate. The parking lot also contains a small parking lot stand and a cypress tree.

The main building is a one-story over basement with a partial mezzanine and is in fact comprised of two older commercial structures, both constructed of brick and concrete with a combination of steel and heavy timber framing. The roof of the building is composed of several flat and gable-roofed sections concealed behind a raised parapet. In 1926 the Sutter Street elevations were remodeled to unify this frontage which is massed as a horizontal rectangle that is 7 bays wide. The entire elevation is articulated as an enframed window wall with the fenestration recessed back several feet from the sidewalk property line. The outer enframing element is flush with the sidewalk and embellished with a frieze consisting of a plaster swag motif and a flat cornice/fascia embellished with an abstract motif. The enframing element is

¹ Description of the façade is paraphrased largely from the ARG HRE Part 1 on pp. 2-4.

made of either terra cotta or cast concrete and is bounded along its inner sides by a Greek key molding and a repeating pattern of circular medallions. The frieze is supported by eight pairs of fluted Doric columns. Entrances are located in the corner and center bays and consist of pairs of glazed, single-panel wood doors. Above the doors are metal clathri screens. Metal awnings extend out from the entrances over the sidewalk. Pairs of custom cast iron street light fixtures flank each of the entrances as well. The other four bays contain pairs of wood casement windows deeply recessed within the larger “frame” behind planter boxes. Metal clathri screens are also located above the windows at the mezzanine level.

The west elevation faces the parking lot and is made of stuccoed brick covered partially by vines. A pair of wood casement windows and a louvered vent towards the south are the only penetrations on this elevation. The south elevation faces Hemlock Street and is clad in exposed brick laid in American common bond. The differentiated fenestration pattern and visible seam reveal that the building was in fact originally two separate structures. Window and door patterns along this elevation are irregular and most openings have been bricked over. Metal exhaust stacks and plumbing vents are also located in an irregular pattern along this elevation.

The interior of the building contains three floor levels, including a basement which contains storage, mechanical rooms, and a casket showroom. The first floor contains a reception area, two chapels, three suites of interconnected bereavement rooms; and several toilet rooms. The mezzanine contains business offices, embalming/preparation rooms, a break room, and toilet rooms.

PRE-EXISTING HISTORIC RATING / SURVEY

- Category A – Known Historic Resource, per: _____
- Category B – Age Eligible/Historic Status Unknown
- Category C – Not Age Eligible / No Historic Resource Present, per: _____

Adjacent or Nearby Historic Resources: No Yes: The building located immediately adjacent to the east at 1101 Sutter Street is an individual historic resource identified in the Van Ness Automobile Row historic resources survey. To the north and south of the subject property is the National Register-listed Lower Nob Hill Apartment Hotel Historic District. North of the subject property are three contributing multi-unit apartment buildings: 1114 Sutter, 1122 Sutter, and 1136 Sutter (Glen Arm Apartments). The entire block south of the subject property that is bounded by Hemlock and Post Street (to the north and south), and Polk and Larkin streets (to the west and east), is within the boundaries of the Lower Nob Hill Apartment Hotel historic district.)

CEQA HISTORICAL RESOURCE(S) EVALUATION:

Step A: Significance

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

Period of Significance: 1926-1930	Period of Significance: N/A <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor <input checked="" type="checkbox"/> N/A
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Analysis:

The subject property at 1123 Sutter Street was originally two separate commercial buildings that were constructed sometime after 1906. By 1925 Halsted & Co. Undertakers owned the site and commissioned August Nordin to remodel the two, one-story (with basement) buildings at 1119-1129 Sutter Street into one building with a mezzanine for use as an undertaking establishment. In 1950 the rear portion of the site was modified to incorporate a one-story parking garage below the existing surface parking lot. The subject property was a funeral home operated by Halsted & Co. and its successor companies from 1926 to 2019.

Planning Department staff agree with the findings of the ARG HRE Part 1 that the subject property is individually eligible for listing in the California Register under criterion 1, 2, and 3. As one of the last remaining traditional mortuary buildings that has recently ceased operations in San Francisco, the building provided funeral services to local residents for over 93 years and is significant for its associations with the city’s funeral industry. Although the name changed from Halsted & Co. in the 1980s to Halsted N. Gray – Carew & English, it nevertheless represents some of the earliest and most prominent funeral establishments in San Francisco. For these reasons the building at 1123 Sutter Street is eligible under Criterion 1.

Planning Department staff also concur with the findings that the subject property is significant for its association with William A. Halsted under Criterion 2. Halsted was recognized as a prominent representative of the undertaking profession and a “foremost citizen” that occupied a place of honor among San Francisco’s funeral establishments. Although Halsted is associated with four properties over time the other buildings are either no longer extant, or do not have as strong a connection with Halsted’s productive life. 1123 Sutter best represents Halsted’s productive life as well as his professional contributions to the funeral industry.

The planning department finds the subject property is individually eligible under Criterion 3 as an early twentieth century mortuary designed in the Classical Revival style by master architect August Nordin. The building represents a shift in tradition of mortuaries from operating and adapting existing buildings to constructing their own custom-designed mortuaries to more closely meet the specific needs of their profession. These new mortuary buildings oftentimes used traditional and classically derived architecture to evoke a sense of stability and longevity. Their interior spaces incorporated a number of funeral chapels reflecting a shift in tradition as Americans moved away from church-based services to more non-denominational ceremonies. Although August Nordin was a prolific designer that has many notable works within San Francisco, the project at 1123 Sutter Street is unique among his oeuvre as a funeral home designed in a classically inspired style.

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

Although 1123 Sutter Street is near the neighboring Lower Nob Hill Apartment Hotel Historic District planning department staff agree with the findings of the ARG HRE Part 1 that the subject property would not contribute to the district. The historic district is made up mostly of multi-unit residential buildings and the boundaries of the district were clearly drawn to incorporate blocks that included high concentrations of this building type. While the even side of the 1100 block of Sutter Street is within the district and includes a number of highly-intact multi-unit apartment buildings constructed during the district’s period of significance; the odd side of the block that includes the subject property features a prominent auto garage on the corner (1101 Sutter), a funeral parlor and surface parking lot (the subject property), and a contemporary apartment building, among others, and therefore is not representative of the district’s high concentration of apartment buildings constructed almost entirely between 1906 and 1925.

The period of significance for the property is from 1926-1930 and reflects the span from when it was rehabilitated by August Nordin for use as a mortuary by Halsted & Co., to the death of William A. Halsted, the firm’s founder.

Step B: Integrity

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

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

Analysis:

In order to be determined eligible for the CRHR, the subject building must be found to retain sufficient integrity to convey its historic significance under Criterion 1, 2, and 3. Planning staff concurs with the HRE’s finding that the building retains all seven aspects of integrity. The building has seen very little alterations both inside and on the exterior since it opened as a funeral home in 1926. Therefore, the subject building retains integrity and is a historic resource individually eligible for the CRHR under Criterion 1, 2, and 3.

Step C: Character Defining Features

The character-defining features of the subject property include the following:

- One-story height
- Simple rectangular form and massing
- Primary façade, including:
 - Seven bay symmetrical arrangement of two side entrances and one center entrance separated by two fenestration bays
 - Recessed fenestration and entryways
 - Custom, cast iron street light fixtures at each entrance along Sutter Street
 - Pairs of wood casement windows and plantar boxes
- Classical Revival style primary façade, including:
 - Eight pairs of Doric columns
 - Plaster ornament in swag motif and circular medallions with geometric Greek key molding
 - Metal clathri screens

- First floor interior spaces including:
 - Reception area including rotunda and main corridor
 - West and east chapels
 - three suites of interconnected bereavement rooms

CEQA HISTORIC RESOURCE DETERMINATION:

- Individually-eligible Historical Resource Present
- Contributor to an eligible Historical District / Contextual Resource Present
- Non-contributor to an eligible Historic District / Context / Cultural District
- No Historical Resource Present

NEXT STEPS:

- HRER Part II Review Required
- Categorically Exempt, consult:
 - Historic Design Review
 - Design Advisory Team
 - Current Planner

PART I: PRINCIPAL PRESERVATION PLANNER REVIEW

Signature: Allison Vanderslice

Date: 7/17/2020

Allison Vanderslice, *Principal Preservation Planner*
CEQA Cultural Resources Team Manager, Environmental Planning Division

CC: David Young Senior Environmental Planner, Environmental Planning Division
Christy Alexander, Senior Current Planner, Current Planning Division



Figure 1: 1123 Sutter Street, North elevation (primary façade), view south from Sutter Street (ARG, October, 2019)



Figure 2: 1123 Sutter Street, detail of north elevation (primary façade), view south from Sutter Street (ARG, October, 2019)



Figure 3: 1123 Sutter Street, detail of frieze relief along north elevation (primary façade), view south from Sutter Street (ARG, October, 2019)



Figure 4: 1123 Sutter Street, west elevation that faces a surface parking lot, view southeast from Sutter Street (ARG, October, 2019)



Figure 5: 1123 Sutter Street, south elevation that faces Hemlock Street, view northwest from Hemlock Street (ARG, October, 2019)



Figure 6: 1123 Sutter Street, reception area rotunda and main corridor, view south (ARG, October, 2019)



Figure 7: 1123 Sutter Street, west chapel, view south (ARG, October, 2019)

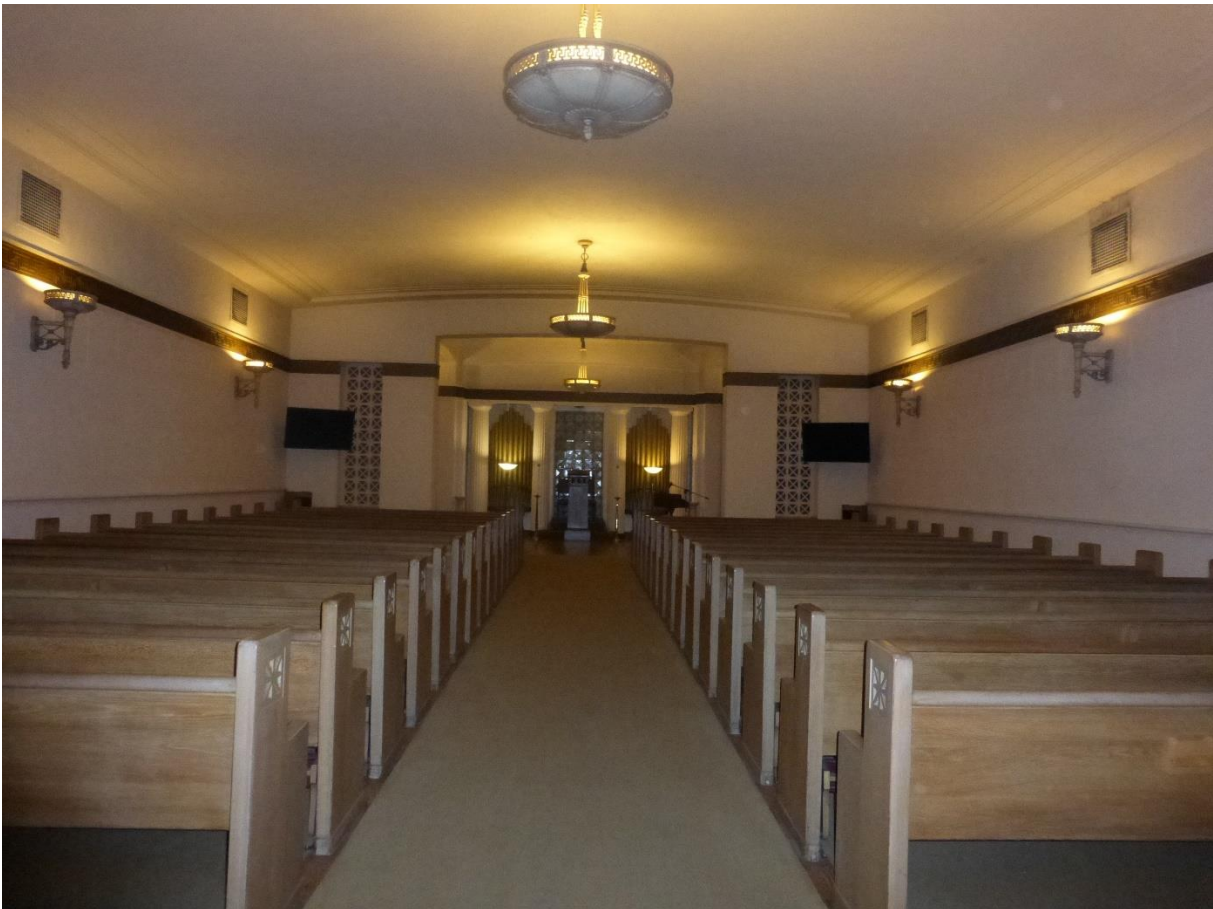


Figure 8: 1123 Sutter Street, east chapel, view south (ARG, October, 2019)



PART II HISTORIC RESOURCE EVALUATION RESPONSE

Record No.: **2019-022850ENV**
Project Address: **1101-1123 Sutter Street**
Zoning: NCD – Polk Street Neighborhood Commercial Zoning District
65-A Height and Bulk District
Block/Lot: 0692/019
Staff Contact: Justin Greving – (628)652-7553
Justin.greving@sfgov.org

PART I: Historic Resource Summary

The project site is an approximately 29,700 square foot site located on the southwest corner of Larkin and Sutter Street (extending south to Hemlock Street). The site contains two buildings: at the corner of Larkin and Sutter Street is 1101 Sutter Street, a three-story reinforced concrete auto repair building, further west is 1123 Sutter Street, a two-story mortuary building.

The three-story reinforced concrete auto repair building at 1101 Sutter Street was previously evaluated as part of the Van Ness Automobile Row historic resources survey and given a status code of 3CS indicating it is individually eligible for listing in the California Register. The building was found to be eligible under Criterion 1 for its association with Heald's Engineering and Automobile College, an automobile engineering school with a period of significance of 1920-1935. The building was also found to be eligible for its general automobile-related use as a school and garage with a period of significance extending to 1961. Although the survey form states the building is also eligible under Criterion 3 for its architecture, the survey findings only state it is eligible under Criterion 1. The building was most recently evaluated for National Register eligibility as part of the Federal Rehabilitation Tax Credit application. This application found the building to be eligible for listing in the National Register under Criterion A for its association with Heald's Engineering and Automobile School and under Criterion C as an excellent and well-preserved example of a commercial garage dating to the 1920s.

The Planning Department agrees with the previous evaluations and finds the building to be individually eligible for listing in the California Register under Criterion 1 and 3, with a period of significance extending from the building's construction in 1920 up until its last use as a public parking garage in 1961. Character-defining features of 1101 Sutter Street include the following:

- the building's height and massing
- concrete and brick masonry construction
- stucco finish scored to resemble stone masonry
- molded cement plaster ornament, including spandrel panels and urns
- sheet metal cornice
- grid-like fenestration pattern

- divided-lite "industrial" sash windows

As it has been previously described in the Part 1 HRER dated 7/17/2020 the existing one-story with partial mezzanine mortuary building at 1123 Sutter is individually eligible for listing in the California Register under Criterion 1, 2, and 3. The building is significant under Criterion 1 for its association with Halsted & Co., one of the earliest and most prominent funeral establishments in San Francisco. The building is also significant under Criterion 2 for its association with William A. Halsted, a prominent representative of the undertaking profession and a “foremost citizen” that occupied a place of honor among San Francisco’s funeral establishments. And lastly the building is significant under Criterion 3 as an early twentieth century mortuary designed in the Classical Revival style by master architect August Nordin. The building has a period of significance of 1926-1930 and reflects the span from when it was rehabilitated by August Nordin for use as a mortuary by Halsted & Co., to the death of William A. Halsted, the firm’s founder. Character-defining features of 1123 Sutter include the following:

- One-story-with-mezzanine height
- Simple rectangular form and massing
- Primary façade, including:
 - Seven bay symmetrical arrangement of two side entrances and one center entrance separated by two fenestration bays
 - Recessed fenestration and entryways
 - Custom, cast iron street light fixtures at each entrance along Sutter Street
 - Pairs of wood casement windows and plantar boxes
- Classical Revival style primary façade, including:
 - Eight pairs of Doric columns
 - Plaster ornament in swag motif and circular medallions with geometric Greek key molding
 - Metal clathri screens
- First floor interior spaces including:
 - Reception area including rotunda and main corridor
 - West and east chapels
 - three suites of interconnected bereavement rooms

PART II: Project Determination:

Based on the Historic Resource Evaluation in Part I and the assessment below, the project’s scope of work:

- Will** cause a significant impact to the individual historic resource as proposed (1123 Sutter Street).
- Will** cause a significant impact to a historic district / context as proposed.
- Will not** cause a significant impact to the individual historic resource as proposed (1101 Sutter Street).
- Will not** cause a significant impact to a historic district / context as proposed.

Part II: Project Evaluation

Proposed Project:		Per Drawings Dated:
<input checked="" type="checkbox"/> Demolition / New Construction	<input checked="" type="checkbox"/> Alteration	12/11/2019

PROJECT DESCRIPTION

The proposed project includes retention of the existing auto repair building at 1101 Sutter Street that will be rehabilitated into a mixed-use commercial and residential structure. The ground floor will feature commercial space and a residential lobby while the upper floors will accommodate 16 residential units. The existing partially below-grade parking garage will be modified to accommodate building parking.

The existing mortuary at 1123 Sutter Street will be demolished for the construction of a 150-foot tall, 14-story mixed residential and commercial high-rise tower with 185 residential units. The proposed project would build a total of 201 residential units on the site.

Because the site includes two buildings, impacts to each building has been evaluated separately.

PROJECT EVALUATION

1101 Sutter Street

The proposed project’s conformance with the Secretary of the Interior’s Standards:			
Standard 1 – Minimal Change:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Standard 2 – Maintain Character:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Standard 3 – Avoid Conjecture:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Standard 4 – Acquired Significance:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Standard 5 – Building Techniques:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Standard 6 – Repairment:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Standard 7 – Treatments:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Standard 8 – Archeology:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Standard 9 – Compatibility:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Standard 10 – Reversibility:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Because the project sponsor is seeking Federal Rehabilitation Tax Credits for 1101 Sutter, modifications to this building will be reviewed by the National Park Service to ensure they are in conformance with the Secretary of the Interior’s Standards for Rehabilitation. Conversion of the existing parking garage building into a residential building will require minimal change to its distinctive materials, features, spaces, and spatial relationships and the historic character of the property will be preserved in conformance with standards 1 and 2. Although the details of rehabilitation have not been finalized it can be assumed that distinctive materials, features, and finishes will be preserved and that deteriorated materials will be repaired rather than replaced in conformance with standards 5 and 6. The project is not proposing any additions to the building and exterior alterations will not destroy any historic materials in conformance with Standard 9.

Because the project as it relates to 1101 Sutter Street will be in conformance with the Secretary’s Standards, the building will continue to convey its significance and will not cause as significant adverse impact as proposed.

1123 Sutter Street

Because the proposed project will demolish the existing mortuary building at 1123 Sutter Street it will remove all character-defining features of the site and will no longer convey its historic significance as a funeral home operated by Halsted & Co., its association with William A. Halsted, or its architectural significance as a Classical Revival building designed by master architect August Nordin.

See *Project Impact Analysis* comments for additional information.

PROJECT IMPACT ANALYSIS

The proposed project will rehabilitate the building at 1101 Sutter Street in conformance with the Secretary's Standards and will therefore not cause a significant adverse impact to that historical resource.

Because the proposed project will demolish the mortuary at 1123 Sutter Street it will remove all character-defining features of the building such that it will no longer convey its historical significance as a funeral home operated by Halsted & Co. and as an architecturally significant Classical Revival building designed by master architect August Nordin. The demolition will remove historic materials, features, and spaces that characterize the property and would result in physical destruction, damage or alteration such that the significance of the individual historical resource would be materially impaired. As such, staff finds that the proposed project would result in a significant and unavoidable impact to 1123 Sutter Street.

Although the proposed project is across the street from the National Register-listed Lower Nob Hill Apartment Hotel Historic District, the size and scale of the new construction is compatible with the character of the historic district and the proposed project would not have indirect impacts on the district. The Lower Nob Hill Apartment and Hotel Historic District is characterized almost exclusively by 3- to 7- story residential buildings that fill their front lot lines and share a single stylistic orientation.¹ The proposed project will be across the street from the historic district and will feature the rehabilitated garage and new construction of a mixed commercial and residential building that will be 14-stories tall and will be constructed up to the front lot line. Although the new construction will be taller than the majority of contributing buildings within the Lower Nob Hill Apartment Hotel historic district, the overall massing and scale of the building will not be incompatible with the dense urban character that defines the neighborhood and the proposed project will not have an indirect impact on the district.

MITIGATION MEASURES

Because it is determined that the proposed project will cause a significant unavoidable impact to 1123 Sutter Street, the Department requires the following Mitigation Measures to reduce impacts to the historic resource. Although these measures may reduce impacts to historic resources through the documentation of the affected property and presentation of the findings to the community, they will not reduce the impact to a less-than-significant-level. Only avoidance of substantial adverse changes would reduce impacts to less-than-significant levels. Although the following mitigation measures have been identified they may be amended and additional measures may be required as the project develops.

Mitigation Measure 1: Documentation of Historical Resource(s)

Mitigation Measure 2: Interpretive Program

Mitigation Measure 3: Salvage Plan

Conclusion

Although these measures may reduce impacts to historic resources through the documentation of the affected property and presentation of the findings to the community, they will not reduce the impact to a less-than-significant-level. Only avoidance of substantial adverse changes would reduce impacts to less-than-significant levels.

¹ Anne Bloomfield, "Lower Nob Hill Apartment Hotel District," National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1990), Section 7.

PART II: Principal Preservation Planner Review

Signature: _____

Date: _____

Allison Vanderslice, *Principal Preservation Planner*
CEQA Cultural Resources Team Manager, Environmental Planning Division

CC: David Young, Senior Environmental Planner
Christy Alexander, Senior Current Planner

HRER PART II ATTACHMENTS:

- Architectural Plans, dated: _____
- HRE / Supplemental, dated: _____
- HRER Pt.1, finalized date: 7/17/2020

DRAFT

Attachment C: Memorandum regarding the Preservation Alternatives for
1101-1123 Sutter Street, prepared by Architectural Resources Group,
(dated January 15, 2020)



Memorandum

To: Justin Greving, (CPC) justin.greving@sfgov.org

Cc: Monika Krupa, mkrupa@dudek.com

Cc: Julie Heinzler, julie@martinbuilding.com

Cc: Hannah Young, hyoung@dudek.com

Cc:

Project: 1101-1123 Suter St. Preservation Alternatives

ARG Project No.: 190801

Date: January 15, 2020

Via: email

1. Introduction

1.1 Project Background

This Preservation Alternatives Memo has been prepared at the request of the San Francisco Planning Department for the proposed project at 1101 Sutter Street (Assessor’s Block 0692, Lot 001) and 1123 Sutter Street (Assessor’s Block 0692, Lot 019) (**Figure 1**). The approximately 29,700-square-foot rectangular project site is located at the southwest corner of the intersection of Sutter and Larkin streets in the Downtown/Civic Center neighborhood. 1101 Sutter Street is a three-story building constructed in 1920 to serve as Heald’s Engineering and Automobile College (**Figure 2**). 1123 Sutter Street is a one-story-with-mezzanine building constructed shortly after 1906 and redesigned in 1926 by August Nordin to serve as Halstead & Co. funeral home, and an adjacent parking lot (**Figure 3**).



Figure 1. Aerial view of 1101-1123 Sutter Street, parcels outlined in red (Google Earth, amended by author).



Figure 2. 1101 Sutter Street, view southwest (Loopnet.com).



Figure 3. 1123 Sutter Street, view south (Google Earth).

Historian William Kostura evaluated 1101 Sutter Street in 2009 as part of the Van Ness Auto Row historic resource survey and assigned the property a status code of 3CS, indicating that it is individually eligible for listing in the California Register of Historical Places (California Register). This finding was reaffirmed and expanded to include National Register of Historic Places (National Register) eligibility in a recently-completed Historic Preservation Certification Part 1, which was approved by the California State Historic Preservation Officer (SHPO), and concurred with by the San Francisco Planning Department (Planning Department) in a draft Part II Historic Resource Evaluation Response (Part II HRER, Record No. 2019-022850ENV) received on October 27, 2020. Architectural Resources Group (ARG) evaluated 1123 Sutter Street in November 2019 in a Historic Resource Evaluation Part 1 (HRE Part 1) and found the property individually eligible for listing in the California Register; the Planning Department confirmed the findings of

the HRE Part 1 in a Historic Resource Evaluation Response (HRER) dated July 17, 2020. Thus 1101 and 1123 Sutter Street are both considered historic resources for the purposes of review under the California Environmental Quality Act (CEQA).

The proposed project as designed by David Baker Architects involves retention and rehabilitation of 1101 Sutter Street for commercial and residential use, and demolition of 1123 Sutter Street and associated surface parking lot and construction of a 14-story building for residential and commercial use. The preservation alternatives analyzed in this report include a Full Preservation Alternative and two Partial Preservation Alternatives.

1.2 Methodology

This memorandum was produced based on guidance provided by “Historic Preservation Commission Resolution No. 0746” and consultation with Preservation Staff at the Planning Department to provide the Historic Preservation Commission with information to confirm, further develop, and/or analyze the preservation alternatives described herein. The first few sections of this memorandum summarize the property’s significance, character-defining features, and proposed project description. The memorandum then describes a No Project Alternative, Full Preservation Alternative, and two Partial Preservation Alternatives to review impacts on identified character-defining features of 1101 and 1123 Sutter Street.

Under Record No. 2019-022850ENV, ARG primarily referred to the State of California DPR A and B forms completed by William Kostura for 1101 Sutter Street in 2009; the Historic Preservation Certification Application Part 1 – Evaluation of Significance for 1101 Sutter Street completed by Christopher VerPlank in 2019; the HRE Part 1 completed by ARG for 1123 Sutter Street in 2019; the HRER completed by the Planning Department in 2020; and the HRER Part II completed by the Planning Department in 2020. ARG also consulted the “Notice of Preparation of an Environmental Impact Report” (NOP), prepared by the Planning Department and issued December 17, 2020.

2. Summary of Historic Significance

2.1 Historic Significance

1101 Sutter Street

1101 Sutter Street was designed by architect Samuel S. Heiman and constructed in 1920 to serve as the newly established Heald’s Engineering and Automobile College. The three-story building fills its 75-foot by 120-foot lot at the southwest corner of Sutter and Larkin streets. Stucco cladding has been lightly scored to resemble masonry, and the building is organized into four visual bays along Sutter Street and five along Larkin. Two large vehicle entry bays span the street level at Sutter Street, and two of the five bays on Larkin Street are also open for vehicle entry. All windows are filled with industrial wood sash, with mullions and transom bars. The west elevation is blind, and the building is capped with a flat roof.

The property was evaluated in 2009 by William Kostura as part of the Van Ness Auto Row historic resource survey and found significant under California Register Criterion 1 (Association with Significant Events) for its use as an automobile engineering school, with a period of significance of 1920-1935, and for its overall auto-related use as a school and garage, with a period of significance of 1920-1961. The property was

assigned a status code of 3CS, indicating that it is individually eligible for listing in the California Register of Historical Places (California Register).

The property was reevaluated in 2019 by Christopher VerPlank for National Register eligibility, using a Historic Preservation Certification Part 1. This reevaluation found the property eligible for the National Register under Criterion A (Events) as the oldest remaining building associated with Heald's Business College, an important part of the post-secondary educational landscape of the Bay Area; and under Criterion C (Design/Construction) as an excellent and well-preserved example of a commercial garage dating to the 1920s. The State Historic Preservation Office (SHPO) completed review of the Historic Preservation Certification Part 1 in August 2019 and confirmed that the property appears eligible for the National Register: SHPO noted that the presumed period of significance for the property was 1920, the year it was constructed.

The Planning Department issued a draft Part II HRER on October 27, 2020 confirming agreement with the previous evaluations and finding 1101 Sutter Street individually eligible for listing in the California Register under Criterion 1 (Association with Significant Events) and 3 (Architectural Significance), with a period of significance extending from the building's construction in 1920 up until its last use as a public parking garage in 1961.

1123 Sutter Street

1123 Sutter Street was originally constructed shortly after 1906 as two one-story commercial buildings and was remodeled in 1926 by architect August Nordin to serve as a funeral home for Halstead & Co. Undertakers. The building is one-story-over-basement with a partial mezzanine and occupies the east half of its parcel, the remainder of which is paved parking. The primary façade at Sutter Street is organized into seven visual bays with recessed fenestration and a variety of Classical Revival ornament including embellished frieze and cornice/fascia, Greek key moldings, circular medallions, and fluted Doric columns, all in terra cotta or cast concrete. Additional facades are largely utilitarian. The building is capped with several flat and gabled-roof sections concealed behind a raised parapet. Interior arrangement includes three floor levels: basement, first floor, and mezzanine. Publicly accessible rooms on the first floor include a reception area, two chapels, three suites of bereavement rooms, and several toilet rooms.

ARG completed an HRE for the property in 2019 and found it significant under California Register Criterion 1 (Association with Significant Events) as the site of Halsted & Co., one of the last remaining traditional mortuary buildings operating in San Francisco; Criterion 2 (Association with Significant Persons) for its association with William A. Halsted, who was recognized as a prominent representative of the undertaking profession; and Criterion 3 (Architectural Significance) as an early twentieth century mortuary that represents the shift to custom-designed funeral parlors; for its use of Classical Revival design to evoke a sense of stability and longevity; as the work of mater architect August Nordin; and, at the interior, reflecting a shift away from church-based services to more non-denominational ceremonies through the incorporation of number of chapels. The HRE assigned a period of significance starting in 1926, when the subject property was rehabilitated for use as a mortuary by Halsted & Co. and ending in 1930, with the death of William A. Halsted, the firm's founder.

The Planning Department confirmed the findings of the HRE in an HRER dated July 17, 2020. Both the HRE and the HRER consider whether or not the property would be a potential contributor to the Lower Nob Hill Apartment Hotel Historic District, the boundaries of which include the north side of the 1100 block of Sutter Street, and conclude the property is not representative of the characteristics of the district and would not contribute to the district.

2.2 Character-Defining Features

Character-defining features are the essential physical features that enable a property to convey its historic identity. To be eligible for national or state designation, a property must clearly retain a sufficient concentration of its character-defining features 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.

Character-defining features of 1101 Sutter Street include:

- the building's three-story height and massing
- concrete and brick masonry construction
- stucco finish scored to resemble stone masonry
- molded cement plaster ornament, including spandrel panels and urns
- sheet metal cornice
- grid-like fenestration pattern
- divided-lite "industrial" wood sash windows

Character-defining features of 1123 Sutter Street include:

- One-story-with-mezzanine height;
- Simple rectangular form and massing
- Primary façade, including:
 - Seven bay symmetrical arrangement of two side entrances and one center entrance separated by two fenestration bays
 - Recessed fenestration and entryways
 - Custom, cast iron street light fixtures at each entrance along Sutter Street
 - Pairs of wood casement windows and plantar boxes

- Classical Revival style primary façade, including:
 - Eight pairs of Doric columns
 - Plaster ornament in swag motif and circular medallions with geometric Greek key molding
 - Metal clathri screens
- First floor interior spaces including:
 - Reception area including rotunda and main corridor
 - West and east chapels
 - three suites of interconnected bereavement rooms

Henceforth, the use of “historic” or “original” to describe an element indicates that the element is considered a character-defining feature as defined above; alternatively, the use of “non-historic,” “not historic,” “non-original,” or “not original” indicates that the element is not considered a significant or character-defining feature. Additionally, the use of “historic resource” or “historic property” refers to the collection of historic elements at 1101 and/or 1123 Sutter Street

3. Project Objectives

1101 Sutter Affordable, LP (the “Project Sponsor”) is undertaking the proposed project at 1101-1123 Sutter Street. As discussed in HRER Part II, the Planning Department found that the proposed project involving the demolition of the funeral home at 1123 Sutter Street would result in a significant and unavoidable impact to a historic resource.

The Project Sponsor seeks to achieve the following objectives by undertaking the proposed project:

1. Develop a well-designed, financially feasible mixed-use project with residential housing units that contributes the following services to support the well-being of the community: new retail, restaurant, and commercial spaces for the benefit of neighborhood residents and businesses; and a child care center for the benefit of both the project’s and neighborhood’s residents
2. Increase the city’s supply of housing, including affordable housing, in an area designated for higher density due to its proximity to downtown and accessibility to local and regional transit. Maximize housing on a site that currently has no housing and incorporate on-site affordable units.
3. Create a more attractive, interesting and engaging street-level experience for pedestrians, transit users, and future residents
4. Construct a single, cohesive development occupying the project site consisting of high-quality, contemporary urban design.
5. Retain historic resources where it is economically and structurally feasible to rehabilitate the building’s interior space for new commercial and residential uses.

4. Project Description

4.1 Proposed Project Description

David Baker Architects provided the following summary description of the proposed project on December 18, 2020 (edited by ARG):

This new mixed-use development is located on a site currently occupied by two structures; an auto repair shop with public parking garage at 1101 Sutter Street, and a mortuary with at-grade parking lot at 1123 Sutter Street. At the corner of Sutter and Larkin streets, the three-level concrete auto repair shop with public parking garage at 1101 Sutter Street, built in 1920 and designated an A-status Historic Resource, will be adaptively reused and updated into a mixed-use residential structure. The rehabilitation of 1101 Sutter Street will be completed in accordance with Secretary of the Interior's Standards for the Treatment of Historic Properties. The exterior stucco of the building will be repaired and painted. The historic windows will be repaired when possible or rebuilt in kind. The garage entrance along Larkin Street will be opened up and continue the window pattern along Larkin Street. Along Sutter Street at the ground level, the existing open bays will be filled in with storefront framing to complement the existing warehouse style glazing. At the interior, the ground floor will feature commercial space, a residential lobby, and an interior connection with the adjacent new residential high-rise. The second and third levels will accommodate residential units, and the structure will undergo improvements to the partially below-grade garage to provide building parking.

At the west side of the site, the mortuary and at-grade parking lot at 1123 Sutter Street will be removed for new construction of a 14-story high-rise tower. This high-density development will utilize the Individually Requested State Density Bonus Program to increase the number of code-permitted units. The 14-story, ~150' tower will offer rental apartments over an active, pedestrian-friendly commercial ground floor. Oriented toward Sutter Street, the dynamic street level incorporates a mix of uses, including the primary residential lobby, common amenities for residents, commercial and retail spaces and a childcare center. At Hemlock Street to the south, the ground level will include an outdoor entry court that serves a second residential lobby entrance and a flex gallery space. The building is set back from Hemlock Street at various distances to accommodate the entry court, an outdoor area for the childcare center, private balconies and access to the garage and loading entries. Midway up the tower, on the 7th floor, the building steps back about 40' on the west side, to provide a shared landscaped area at this setback. At the 14th floor, the building steps back on all sides to allow common view decks at each aspect. This top floor provides shared view points as well as building services and community rooms.

The submitted/proposed project design will consist of two architectural strategies which will be applied to the different massing delineations depending upon location. The first design strategy is a woven tower, applied to the building facade at the project's prominent locations; at the corner adjacent to the historic building at 1101 Sutter Street, and on Hemlock Street where the building massing meets the property line. This weaving facade strategy creates an iconic corner tower, with vertically grouped window bays that span from the street level through the common roof deck


level. The weaving bays are created through light colored GFRC panels which incorporate the bay frames, glazing and ventilation. At the roof deck level, the GFRC bays open up and create an intimate open space for residents.

The second design strategy is a subtle panelized system, consisting of alternating vertical panels offset from the levels above and below. This system creates a varying textured design between the painted metal and glass window panels. This strategy covers most of the project but is applied in a unique manner depending on the orientation of the facade to the sun. For example, along Hemlock Street, the alternating panels are broken up by columns of balconies. The balconies provide open space for units while also acting as a shading device for the south facing facade. The balconies are extensions of the concrete slab which fold-up to create a canted concrete railing flanked by glass guard rails.

The architectural language, strategy and fenestration of the submitted project would also apply to the Full Preservation Alternative and Partial Preservation Alternative 1. At Partial Preservation Alternative 2B, the architectural language, strategy and fenestration of the submitted project is applied to areas of new construction at the west side of the parcel and the four-story addition atop 1123 Sutter Street, while the design of the 10-story addition atop 1101 Sutter Street employs regularly-arranged floor plates and fenestration bays that respond to the arrangement of the existing historic building.

Table 1: Project Characteristics summarizes the proposed project’s dimensions, massing, and uses.

Table 1: Project Characteristics

Proposed Project	
1101 Sutter	45 ft (no change in height), ground floor commercial with 3-story residential
1123 Sutter	Existing building demolished, 150 feet plus 11-foot-tall rooftop equipment new construction, ground floor commercial with residential above (14 stories plus partially-below-grade garage)
Massing	
No. of Buildings	2

Proposed Project	
Number of dwelling units	201
Residential (gsf)	164,176
Common Amenities for Residents (gsf)	12,215
Commercial (gsf)	6,972
Office (gsf)	1,999
Childcare (gsf)	3,650
Open Space (gsf/type)	13,387
Garage (gsf)	18,530
Total gsf	254,214
Vehicle parking spaces	61
Bicycle parking spaces	232
Sutter Street ground level uses	Primary residential lobby, childcare, office, and commercial
Hemlock Street ground level uses	Vehicle parking garage, commercial, second residential lobby

5. Development of Preservation Alternatives

This section provides an overview of the process that the San Francisco Planning Department staff; Project Sponsor; David Baker Architects; and ARG, Inc. undertook to develop the preservation alternatives for the proposed project at 1101-1123 Sutter Street.

5.1 Considered But Rejected Alternatives

Key issues and considerations in the development of the alternatives were as follows.

The process of developing preservation alternatives consisted of developing a range of scenarios that would achieve either full or partial preservation of the historic resources on the project site. The schemes have differing building heights and massing for the additions proposed to be constructed above the 1101 and 1123 Sutter street buildings. In addition, a tower with varying heights was proposed to be constructed on the surface parking lot of 1123 Sutter Street. In addition, the setbacks of the proposed additions above 1101 and 1123 Sutter Street were adjusted throughout the alternatives development process, with setbacks up to 25 feet, to enable the historic buildings to retain their character-defining features related to height and massing.

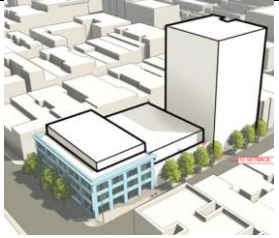

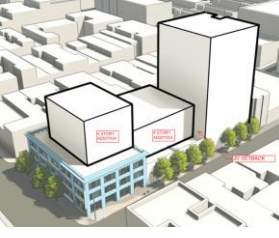

In addition to historic preservation, a primary objective in the development of alternatives was to maximize the number of residential units on the site while avoiding potentially significant environmental impacts related to the increased building heights on the site, primarily pertaining to wind and shadow. In order to maximize the number of residential units, the development of the alternatives took into account the height and bulk restrictions for each parcel. 1101 Sutter Street is in the 130-E district which permits heights up to 130 feet. 1123 Sutter Street is in the 65-A height and bulk district, which permits heights up to 65 feet. However, per State Density Bonus Law, the proposed project would exceed the 65-foot height limit with a tower up to 150 feet on 1123 Sutter Street. Therefore, the initial alternatives included some towers and additions with maximum heights of up to 150 feet, similar to the maximum height of the proposed project. After several initial schemes within this framework, taller alternatives were developed that further increased the building heights in order to maximize housing. The heights were ultimately limited by the potential for wind and shadow impacts.

Overall, building heights for the alternatives considered but rejected were as follows: on the 1101 Sutter Street parcel, the schemes prepared had heights ranging from 55 feet (one-story addition) to 190 feet (15-story addition); on the 1123 Sutter Street building, the schemes had heights ranging from 35 feet (one-story addition) to 65 feet (4-story addition); and on the surface parking lot on 1123 Sutter, the schemes had heights ranging from 150 feet (14-story tower) to 200 feet (19-story tower).

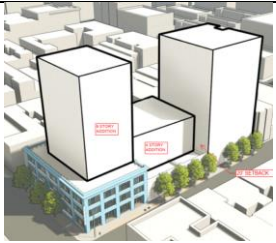


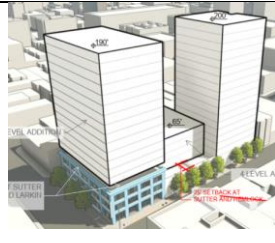
Table 2: Summary of Rejected Historic Preservation Alternatives summarizes the development, consideration, and reasons for rejected preservation alternatives.

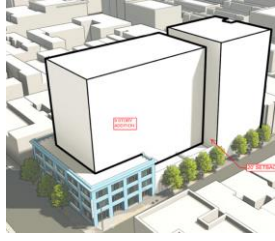
Table 2: Summary of Rejected Historic Preservation Alternatives

Parcels	Full Preservation Alternative V1	Full Preservation Alternative V2	Partial Preservation Alternative 1 V1	Partial Preservation Alternative 1 V2
1101 Sutter	Single-story addition (55 ft total height)	Two-story addition (65 ft total height)	Four-story addition (85 ft total height)	Four-story addition (85 ft total height)
1123 Sutter, east side of parcel	Single-story addition (35 ft total height)	Two-story addition (45 ft total height)	Four-story addition (65 ft total height)	Four-story addition (65 ft total height)
1123 Sutter, west side of parcel	150 ft tower (14 stories)	150 ft tower (14 stories)	150 ft tower (14 stories)	150 ft tower (14 stories)

Parcels	Full Preservation Alternative V1	Full Preservation Alternative V2	Partial Preservation Alternative 1 V1	Partial Preservation Alternative 1 V2
Massing				
Number of dwelling units	109	98 ^a	140	121 ^b
Reason Rejected	<p>Single-story additions did not maximize the residential units on the site.</p> <p>The lack of a setback along Hemlock Street, and the 15-foot setbacks along Larkin Street and Sutter Street did not sufficiently preserve the character defining features of the historic buildings.</p>	<p>The 150 ft tower did not maximize residential units on the site.</p> <p>The two-story addition to 1101 Sutter Street could not be supported without extensive structural renovations that would make the cost of adding only a few residential units prohibitive.</p>	<p>The 20-foot setbacks along Sutter, Larkin, and Hemlock streets did not sufficiently preserve the character defining features of the historic buildings.</p>	<p>The 150-foot tower did not maximize residential units on the site.</p> <p>The setback at Hemlock Street did not maximize the number of residential units. The most important character defining features of the buildings are located along Larkin and Sutter Street, therefore it was determined that the setback at Hemlock Street could be removed without substantially impairing the character defining features of the historic buildings.</p>

Parcels	Partial Preservation Alternative 2 V1	Partial Preservation Alternative 2 V2	Partial Preservation Alternative 2 V3	Partial Preservation Alternative 2 V4
1101 Sutter	Nine-story addition (135 ft total height)	Nine-story addition (135 ft total height)	15-story addition (190 ft total height)	15-story addition (190 ft total height)

Parcels	Partial Preservation Alternative 2 V1	Partial Preservation Alternative 2 V2	Partial Preservation Alternative 2 V3	Partial Preservation Alternative 2 V4
1123 Sutter, east side of parcel	Four-story addition (65 ft total height)	Four-story addition (65 ft total height)	Four-story addition (65 ft total height)	Four-story addition (65 ft total height)
1123 Sutter, west side of parcel	150 ft tower (14 stories)	150 ft tower (14 stories)	200 ft tower (18 stories)	200 ft tower (18 stories)
Massing				
Number of dwelling units	188	142	201	201
Reason Rejected	The 20-foot setbacks along Sutter, Larkin, and Hemlock streets did not sufficiently preserve the character defining features of the historic buildings.	The 150 ft tower and 135 ft addition on 1101 Sutter did not maximize residential units on the site. The setback at Hemlock Street did not maximize the number of residential units. The most important character defining features of the buildings are located along Larkin and Sutter Street, therefore it was determined that the setback at Hemlock	The addition to 1101 Sutter Street did not sufficiently retain the character defining features of the 1101 Sutter Street building. An alternative approach of (1) treating the building as a base for the addition by removing setbacks and (2) incorporating some sort of hyphen between the existing building and upper level addition, was explored as an option that better	The shadow fan diagram for this alternative found that the 190-foot tower would cast a shadow on the Redding Elementary School athletic field. The shadow fan analysis was run for heights of 161, 151, 141 feet, and determined that a height of 141 feet would avoid casting a shadow on the athletic field.

Parcels	Partial Preservation Alternative 2 V1	Partial Preservation Alternative 2 V2	Partial Preservation Alternative 2 V3	Partial Preservation Alternative 2 V4
		Street could be removed without substantially impairing the character defining features of the historic buildings.	retains the character defining features of the building. 190-foot tower at 1101 Sutter potentially created shading impacts to Redding Elementary School playground.	
Parcels	Partial Preservation Alternative “Bulky”			
1101 Sutter	Nine-story addition			
1123 Sutter, east side	Nine-story addition			
1123 Sutter, west side	150 ft tower (14 stories)			
Massing				
Number units	204			
Reason Rejected	The bulky appearance of the additions poorly preserved the character defining features of the historic buildings			

Notes: All heights indicated from Sutter Street grade. Hemlock Street grade is approximately 10 feet lower than Sutter Street grade. The ground floor and garage uses for each alternative would be the same as for the proposed project.





a = fewer number of units than V1 because, although the additions were increased to two stories, the setbacks were deepened on all sides.

b = fewer number of units than V1 because the setbacks were deepened on all sides

6. Preservation Alternatives

Three preservation alternatives have been developed and illustrated to include one full preservation alternative and two partial preservation alternatives as summarized in **Table 3: Summary Comparison of Proposed Project and Preservation Alternatives** and described in greater detail the following sections.

Table 3: Summary Comparison of Proposed Project and Preservation Alternatives

Parcels	Proposed Project	Full Preservation Alternative	Partial Preservation Alternative 1	Partial Preservation Alternative 2B
1101 Sutter	Existing building remains, 45 ft (no change in height), ground floor commercial with 3-story residential	Existing building remains, 45 ft (no change in height),	Existing building remains, 4 level addition (with setback along Sutter and Larkin), total 85 ft (7 stories plus garage)	Existing building remains, 10 level addition (with separating gap above fourth story), total 141 ft (10 new stories, total 13 plus garage)
1123 Sutter	Existing building demolished, new construction of 150 ft (plus 11-foot-tall rooftop equipment), ground floor commercial with residential above	Existing building retained, 2 level addition to 45 ft height (with 25 ft setback along Sutter and Hemlock), new 200 ft building (18 stories)	Existing building retained, 4 level addition to 65 ft height (with 25 ft setback along Sutter), new 200 ft building (18 stories)	Existing building retained, 4 level addition to 65 ft height (with 25 ft setback along Sutter), new 200 ft building (18 stories)
Massing				
Number of Buildings	2	3	3	3
Number of dwelling units	201	115	151	181

Parcels	Proposed Project	Full Preservation Alternative	Partial Preservation Alternative 1	Partial Preservation Alternative 2B
Residential (gsf)	164,176	110,736	133,227	165,173
Common Amenities for Residents (gsf)	12,215	3,378	3,378	3,378
Commercial (gsf)	6,972	Same as project	Same as project	Same as project
Office (gsf)	1,999	Same as project	Same as project	Same as project
Childcare (gsf)	3,650	Same as project	Same as project	Same as project
Open Space (gsf/type)	13,387	1,607	2,903	3,983
Garage (gsf)	18,530	Same as project	Same as project	Same as project
Vehicle parking spaces	61	Same as project	Same as project	Same as project
Bicycle parking spaces	232	Same as project	Same as project	Same as project
Sutter Street ground level uses	Primary residential lobby, childcare, office, and commercial	Same as project	Same as project	Same as project
Hemlock Street ground level uses	Vehicle parking garage, commercial, second residential lobby	Same as project	Same as project	Same as project

Notes: All heights indicated from Sutter Street grade. Hemlock Street grade is approximately 10 feet lower than Sutter Street grade.

6.1 No Project Alternative

Under the No Project Alternative, no modifications to the existing historic resources would be completed. The historic character-defining features of the parking garage at 1101 Sutter Street and the funeral home

at 1123 Sutter Street would be retained; no modifications, repairs, or restoration activities would be conducted. No residential, retail, and/or additional commercial units would be added.

6.2 Full Preservation Alternative

The Full Preservation Alternative would construct a 18-story, 200' tall tower at the site of the at-grade parking lot at the western edge of the project site, with architectural design details, material palate, and fenestration pattern the same or similar to those of the proposed project. 1101 Sutter Street would remain as described above at the exterior, with no additions or major changes to the building's design. 1123 Sutter Street would remain as described above at the exterior, and modified with construction of a two-story addition. The addition would be set back 25' from both the north façade at Sutter Street and the south façade at Hemlock Street, with a maximum height of 45', and its architectural design details, material palate, and fenestration pattern would be the same or similar to those of the proposed project. The Full Preservation Alternative minimally alters the façades, height and massing of the existing buildings at the project site by locating the majority of new construction at the at-grade parking lot.

Character-Defining Feature	Retained	Part. Retained	Not Retained
<i>1101 Sutter Street:</i>			
Three-story height and massing	x		
Concrete and brick masonry construction	x		
Stucco finish scored to resemble stone masonry	x		
Molded cement plaster ornament, with spandrel panels & urns	x		
Sheet metal cornice	x		
Grid-like fenestration pattern	x		
Divided-lite "industrial" wood sash windows	x		
<i>1123 Sutter Street:</i>			
One-story-with-mezzanine height		x	
Simple rectangular form and massing		x	
Primary façade element: seven bay symmetrical arrangement; two side entrances and one center entrance separated by two fenestration bays	x		
Primary façade element: recessed fenestration and entryways	x		
Primary façade element: custom, cast iron street light fixtures at each entrance along Sutter Street	x		

Character-Defining Feature	Retained	Part. Retained	Not Retained
Primary façade element: pairs of wood casement windows and plantar boxes	x		
Classical Revival style element: eight pairs of Doric columns	x		
Classical Revival style element: Plaster ornament in swag motif and circular medallions with geometric Greek key molding	x		
Metal clathri screens	x		
First floor interior element: reception area including rotunda and main corridor			x
First floor interior element: west and east chapels			x
First floor interior element: three suites of interconnected bereavement rooms			x

The Full Preservation Alternative would construct 115 dwelling units for a total of 110,736 residential square feet; 6,972 square feet of retail space; 61 parking spaces; and 20 new stories (two on top of 1123 Sutter Street and a new 18-story building). Approximately 46,714 square feet at the two historic buildings would be retained for adaptive reuse.

1101 Sutter Street

The Full Preservation Alternative would maintain the three street-facing facades of 1101 Sutter Street at Sutter, Larkin, and Hemlock streets. As such, all of the character-defining features associated with fenestration, cladding, and façade details would be fully retained. The Full Preservation Alternative would fully retain the height and massing of 1101 Sutter Street. 1101 Sutter Street does not have any interior character-defining features.

1123 Sutter Street

The Full Preservation Alternative would maintain the primary (north) and rear (south) facades of 1123 Sutter Street. As such, all of the character-defining features associated with fenestration, cladding, and façade details would be fully retained.

The Full Preservation Alternative would construct a rectangular-plan addition atop 1123 Sutter Street that would be set back 25' from the north façade at Sutter Street and the south façade at Hemlock Street, and as such would partially retain the character-defining features of that building relating to height and massing.

At 1123 Sutter Street, interior demolition and new construction for adaptive reuse would not retain the interior character-defining features of the building.

6.3 Partial Preservation Alternative 1

The Partial Preservation Alternative 1 would construct a 18-story, 200' tall tower at the site of the at-grade parking lot at the western edge of the project site, with architectural design details, material palate, and fenestration pattern the same or similar to those of the proposed project. 1101 Sutter Street would remain as described above at the exterior, and modified with the construction of a four-level addition that would be set back 25' from both Sutter and Larkin Streets, with a maximum height of 85'. 1123 Sutter Street would remain as described above at the exterior, and modified with the construction of a four-level addition that would be set back 25' from Sutter Street, with a maximum height of 65'. The architectural design details, material palate, and fenestration pattern of both additions would be the same or similar to those of the proposed project. The Partial Preservation Alternative 1 minimally alters the façades of the existing buildings at the project site, and alters the height and massing of both existing buildings with vertical additions, while in-filling the former at-grade parking lot.

Character-Defining Feature	Retained	Part. Retained	Not Retained
<i>1101 Sutter Street:</i>			
Three-story height and massing		x	
Concrete and brick masonry construction	x		
Stucco finish scored to resemble stone masonry	x		
Molded cement plaster ornament, with spandrel panels & urns	x		
Sheet metal cornice	x		
Grid-like fenestration pattern	x		
Divided-lite "industrial" wood sash windows	x		
<i>1123 Sutter Street:</i>			
One-story-with-mezzanine height		x	
Simple rectangular form and massing		x	
Primary façade element: seven bay symmetrical arrangement; two side entrances and one center entrance separated by two fenestration bays	x		
Primary façade element: recessed fenestration and entryways	x		
Primary façade element: custom, cast iron street light fixtures at each entrance along Sutter Street	x		

Character-Defining Feature	Retained	Part. Retained	Not Retained
Primary façade element: pairs of wood casement windows and plantar boxes	x		
Classical Revival style element: eight pairs of Doric columns	x		
Classical Revival style element: Plaster ornament in swag motif and circular medallions with geometric Greek key molding	x		
Metal clathri screens	x		
First floor interior element: reception area including rotunda and main corridor			x
First floor interior element: west and east chapels			x
First floor interior element: three suites of interconnected bereavement rooms			x

The Partial Preservation Alternative 1 would construct 151 dwelling units for a total of 133,227 residential square feet; 6,972 square feet of retail space; 61 parking spaces; and 26 new stories (four on top of both 101 and 1123 Sutter Street and a new 18-story building). Approximately 46,714 square feet at the two historic buildings would be retained for adaptive reuse.

1101 Sutter Street

The Partial Preservation Alternative 1 would maintain the three street-facing facades of 1101 Sutter Street at Sutter, Larkin, and Hemlock streets, and as such, all of the character-defining features associated with fenestration, cladding, and façade details would be fully retained.

The Partial Preservation Alternative 1 would construct a rectangular-plan four-story addition atop 1101 Sutter Street that would be set back 25' from the north façade at Sutter Street and the east façade at Larkin Street, and as such would partially retain the character-defining features relating to height and massing. 1101 Sutter Street does not have any interior character-defining features.

1123 Sutter Street

The Partial Preservation Alternative 1 would maintain the primary (north) and rear (south) facades of 1123 Sutter Street, and as such, all of the character-defining features associated with fenestration, cladding, and façade details would be fully retained.

The Partial Preservation Alternative 1 would construct a rectangular-plan four-story addition atop 1123 Sutter Street that would be set back 25' from the north façade at Sutter Street, and as such would partially retain the character-defining features of both buildings relating to height and massing.

At 1123 Sutter Street, interior demolition and new construction for adaptive reuse would not retain the interior character-defining features of the building.

6.4 Partial Preservation Alternative 2B

The Partial Preservation Alternative 2B would construct a 18-story, 200' tall tower the at site of the at-grade parking lot at the western edge of the project site. 1101 Sutter Street would remain as described above at the exterior, and modified with the construction of a 10-level addition that would achieve visual separation from height and massing of 1101 Sutter Street with a fourth-level set-back at the Sutter, Larkin and Hemlock street elevations. Above this setback, the massing of the addition would meet the property line at all elevations, with a maximum height of 141'. 1123 Sutter Street would remain as described above at the exterior, and modified with the construction of a four-level addition that would be set back 25' from Sutter Street, with a maximum height of 65'. The architectural language, strategy and fenestration of the submitted project is applied to areas of new construction at the west side of the parcel and the four-story addition atop 1123 Sutter Street, while the design of the 10-story addition atop 1101 Sutter Street employs regularly-arranged floor plates and fenestration bays that respond to the arrangement of the existing historic building. The Partial Preservation Alternative 2B minimally alters the façades of the existing buildings at the project site, and alters the height and massing of both existing buildings with vertical additions, while in-filling the former at-grade parking lot.

Character-Defining Feature	Retained	Part. Retained	Not Retained
<i>1101 Sutter Street:</i>			
Three-story height and massing			x
Concrete and brick masonry construction	x		
Stucco finish scored to resemble stone masonry	x		
Molded cement plaster ornament, with spandrel panels & urns	x		
Sheet metal cornice	x		
Grid-like fenestration pattern	x		
Divided-lite "industrial" wood sash windows	x		
<i>1123 Sutter Street:</i>			
One-story-with-mezzanine height		x	
Simple rectangular form and massing		x	

Character-Defining Feature	Retained	Part. Retained	Not Retained
Primary façade element: seven bay symmetrical arrangement; two side entrances and one center entrance separated by two fenestration bays	x		
Primary façade element: recessed fenestration and entryways	x		
Primary façade element: custom, cast iron street light fixtures at each entrance along Sutter Street	x		
Primary façade element: pairs of wood casement windows and plantar boxes	x		
Classical Revival style element: eight pairs of Doric columns	x		
Classical Revival style element: Plaster ornament in swag motif and circular medallions with geometric Greek key molding	x		
Metal clathri screens	x		
First floor interior element: reception area including rotunda and main corridor			x
First floor interior element: west and east chapels			x
First floor interior element: three suites of interconnected bereavement rooms			x

The Partial Preservation Alternative 2B would construct 181 dwelling units for a total of 2165,173 residential square feet; 6,972 square feet of retail space; 61 parking spaces; and 32 new stories (10 on top of 1101 Sutter Street, four on top of 1123 Sutter Street, and a new 18-story building). Approximately 46,714 square feet at the two historic buildings would be retained for adaptive reuse.

1101 Sutter Street

The Partial Preservation Alternative 2B would maintain the three street-facing facades of 1101 Sutter Street at Sutter, Larkin, and Hemlock streets, and as such, all of the character-defining features associated with fenestration, cladding, and façade details would be fully retained.

The Partial Preservation Alternative 2B would construct a 10-level addition atop 1101 Sutter Street with a setback at the fourth level at the Sutter, Larkin and Hemlock street facades to achieve visual separation between the historic building and the new addition. Above this setback, the massing of the addition would meet the property line at all elevations. Partial Preservation Alternative 2B does not retain the

character-defining features of height and massing at 1101 Sutter Street. 1101 Sutter Street does not have any interior character-defining features.

1123 Sutter Street

The Partial Preservation Alternative 2B would maintain the primary (north) and rear (south) facades of 1123 Sutter Street, and as such, all of the character-defining features associated with fenestration, cladding, and façade details would be fully retained.

The Partial Preservation Alternative 2B would construct a four-level addition at 1123 Sutter that would be set back 25' from the north façade at Sutter Street. As such, the Partial Preservation Alternative 2B partially retains the character-defining features of height and massing at 1123 Sutter Street.

At 1123 Sutter Street, interior demolition and new construction for adaptive reuse would not retain the interior character-defining features of the building.

7. Conclusion

The purpose of this memorandum is to provide the Historic Preservation Commission with information to confirm, further develop, and/or analyze the preservation alternatives described herein, and is based on guidance provided by "Historic Preservation Commission Resolution No. 0746" and consultation with Preservation Staff at the Planning Department.

The Full Preservation Alternative would fully retain all of the character-defining features at 1101 Sutter Street, and, at 1123 Sutter Street, would fully retain the character-defining features that relate to fenestration, cladding, and façade details; partially-retain the character-defining features that relate to height and massing; and would not retain the interior character-defining features.

The Partial Preservation Alternative 1 would fully retain the character-defining features at 1101 Sutter Street that relate to fenestration, cladding, and façade details, and partially retain the character-defining features that relate to height and massing; and, at 1123 Sutter Street, would fully retain the character-defining features that relate to fenestration, cladding, and façade details; would partially retain the character-defining features that relate to height and massing; and would not retain the interior character-defining features.

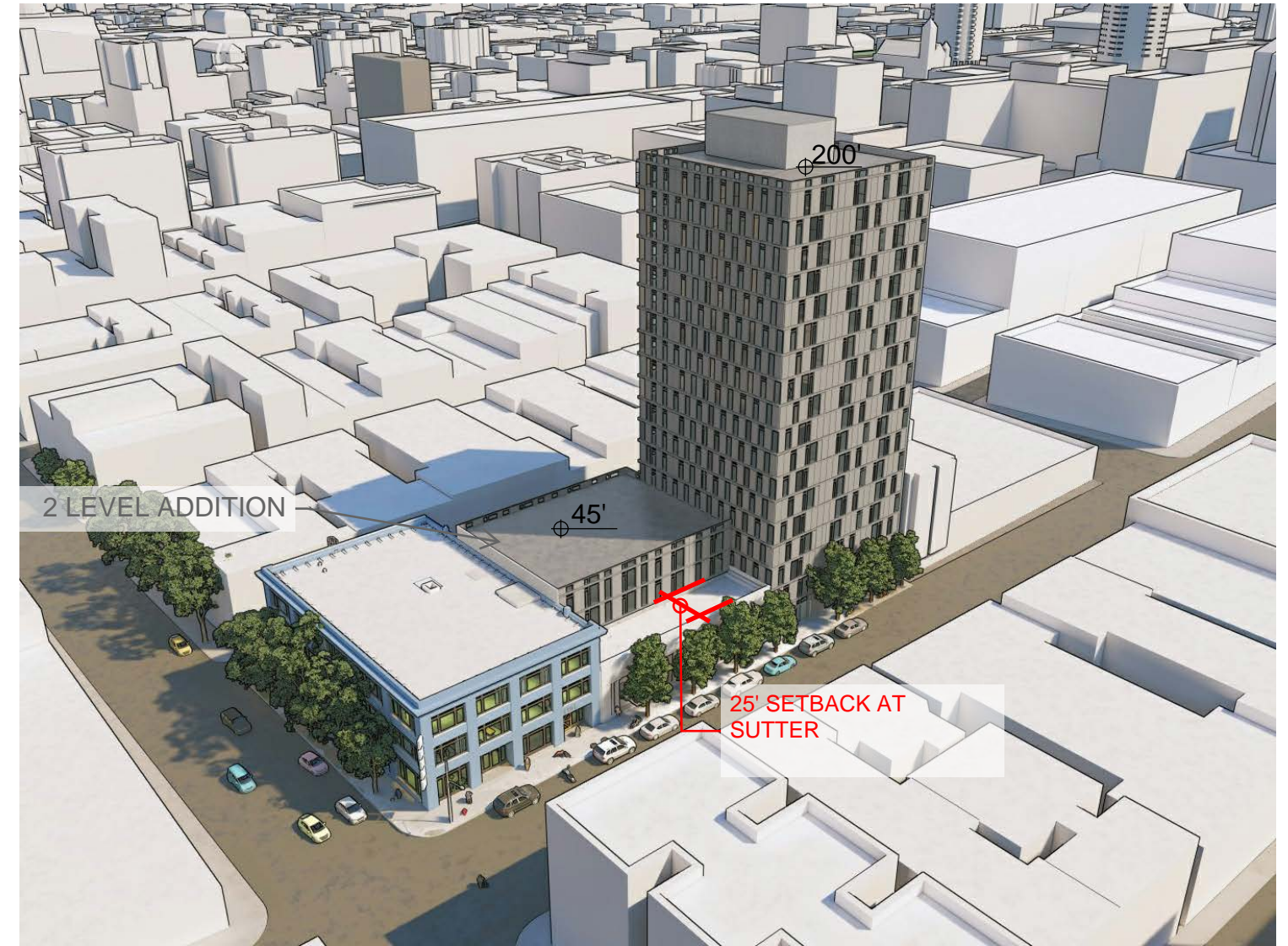
The Partial Preservation Alternative 2B would fully retain the character-defining features at 1101 Sutter Street that relate to fenestration, cladding, and façade details; and would not retain the character-defining features that relate to height and massing; and, at 1123 Sutter Street, would fully retain the character-defining features that relate to fenestration, cladding, and façade details; would partially retain the character-defining features that relate to height and massing; and would not retain the interior character-defining features. The ability of the preservation alternatives to meet the project objectives is summarized in **Table 4: Ability of Preservation Alternatives to Meet Project Objectives**, below.

Table 4: Ability of Preservation Alternatives to Meet Project Objectives

Objective/Alternative	Proposed Project	No Project	Full Preservation	Partial Preservation Alternative 1	Partial Preservation Alternative 2B
Develop a well-designed, financially feasible mixed-use project with residential housing units that contributes the following services to support the well-being of the community: new retail, restaurant, and commercial spaces for the benefit of neighborhood residents and businesses; and a child care center for the benefit of both the project's and neighborhood's residents.	Meets	Does not meet	Partially meets. Would contribute services to the well-being of the community. However, the 43% reduction in unit count from the proposed project would not make the new, high-rise construction feasible.	Partially meets. Would contribute services to the well-being of the community. However, the 25% reduction in unit count from the proposed project, in addition to the cost of rehabilitating the existing buildings to structurally support vertical addition would not make the new construction feasible.	Partially meets. Would contribute services to the well-being of the community. While the alternative only represents a 10% reduction in unit count from the proposed project, it would not achieve this objective to the same extent as the proposed project, since its feasibility would be more vulnerable to changed market conditions or construction costs.
Increase the city's supply of housing, including affordable housing, in an area designated for higher density due to its proximity to downtown and accessibility to local and regional transit. Maximize housing on a site that currently has no housing and incorporate on-site affordable units.	Meets	Does not meet	Partially meets – 86 fewer units than proposed project	Partially meets -50 fewer units than proposed project	Partially meets. – 20 fewer units than proposed project
Create a more attractive, interesting and engaging street-level experience for pedestrians, transit users, and future residents.	Meets	Does not meet	Meets	Meets	Meets

Objective/Alternative	Proposed Project	No Project	Full Preservation	Partial Preservation Alternative 1	Partial Preservation Alternative 2B
Construct a single, cohesive development occupying the project site consisting of high-quality, contemporary urban design.	Meets	Does not meet	Meets	Meets	Meets
Retain historic resources where it is economically and structurally feasible to rehabilitate the building's interior space for new commercial and residential uses.	Partially Meets (fully preserves 1101 Sutter)	Does not meet	Partially meets (retains the majority of character-defining features at both 1101 and 1123 Sutter, but not economically feasible)	Partially meets (retains façade-related character-defining features at both 1101 and 1123 Sutter, but 4-story additions at both buildings only partially retain height- and massing-related character-defining features, and is not economically feasible)	Partially meets (retains façade-related character-defining features at both 1101 and 1123 Sutter, but 10-story tower on top of 1101 Sutter does not retain height- and massing-related character-defining features, and 4-story addition on top of 1123 Sutter only partially retains height- and massing-related character-defining features, and is less economically feasible)

Attachment D: Graphics package of Preservation Alternatives for 1101-1123 Sutter Street, prepared by David Baker Architects and 1101 Sutter Affordable LP, (dated January 8, 2020)

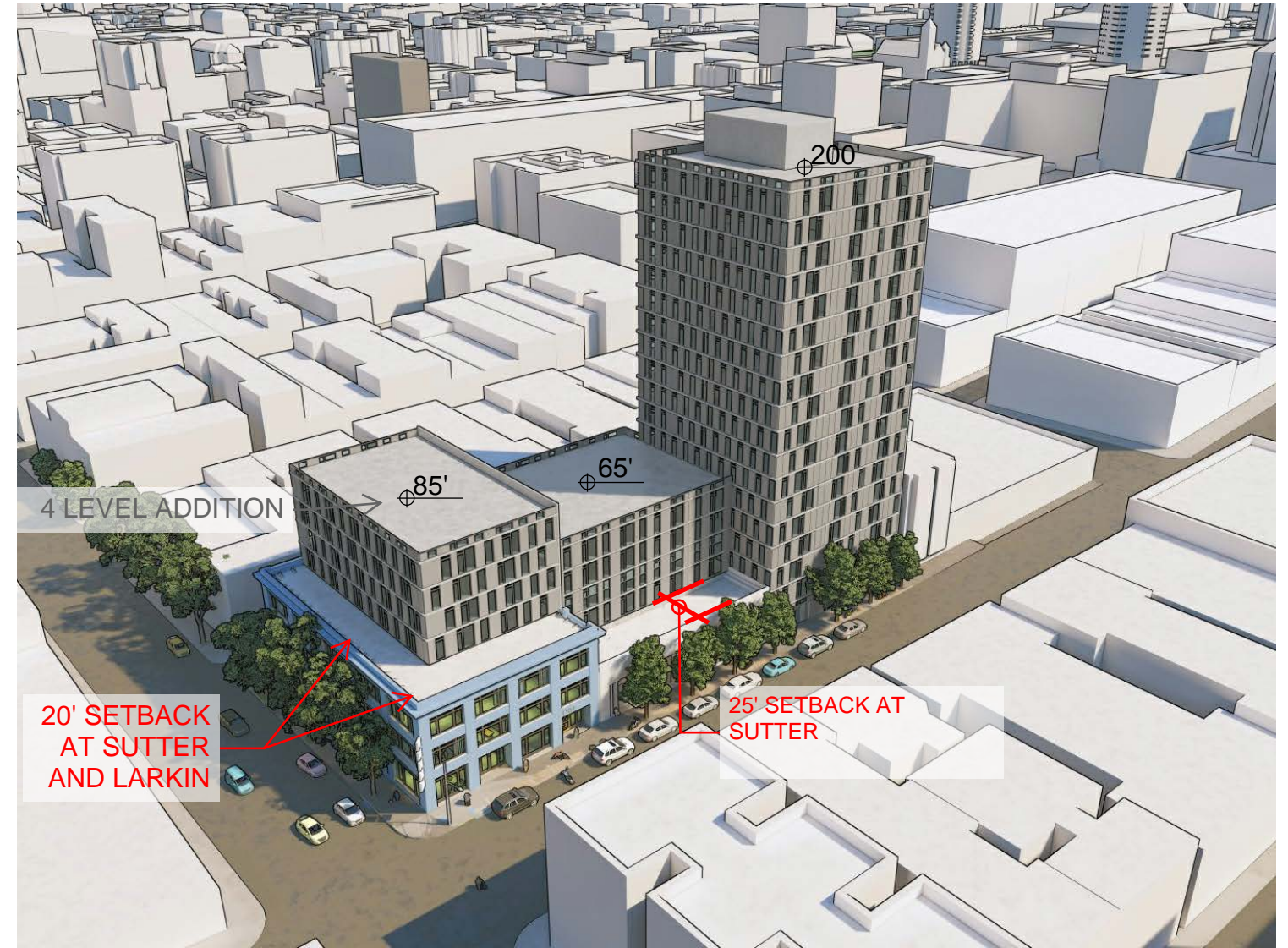


1123			
	STUDIO	1BED	2BED
LEVEL 1			
LEVEL 2		1	2
LEVEL 3		1	2
LEVEL 4		1	2
LEVEL 5		1	2
LEVEL 6		1	2
LEVEL 7		1	2
LEVEL 8		1	2
LEVEL 9		1	2
LEVEL 10		1	2
LEVEL 11		1	2
LEVEL 12		1	2
LEVEL 13		1	2
LEVEL 14		1	2
LEVEL 15		1	2
LEVEL 16		1	2
LEVEL 17		1	2
LEVEL 18		1	2
LEVEL 19			
TOTAL	17	34	34
TOTAL	85		

1120			
	STUDIO	1BED	2BED
LEVEL 1			
LEVEL 2			4
LEVEL 3			4
LEVEL 4			
LEVEL 5			
LEVEL 6			
LEVEL 7			
LEVEL 8			
LEVEL 9			
LEVEL 10			
LEVEL 11			
LEVEL 12			
LEVEL 13			
LEVEL 14			
LEVEL 15			
LEVEL 16			
LEVEL 17			
LEVEL 18			
LEVEL 19			
TOTAL	0	8	8
TOTAL	16		

1101			
	STUDIO	1BED	2BED
LEVEL 1			
LEVEL 2		2	2
LEVEL 3		2	2
LEVEL 4			
LEVEL 5			
LEVEL 6			
LEVEL 7			
LEVEL 8			
LEVEL 9			
LEVEL 10			
LEVEL 11			
LEVEL 12			
LEVEL 13			
LEVEL 14			
LEVEL 15			
LEVEL 16			
LEVEL 17			
LEVEL 18			
LEVEL 19			
TOTAL	4	4	6
TOTAL	14		

TOTAL	115	%
STUDIO	21	18%
1 BED	46	40%
2 BED	48	42%

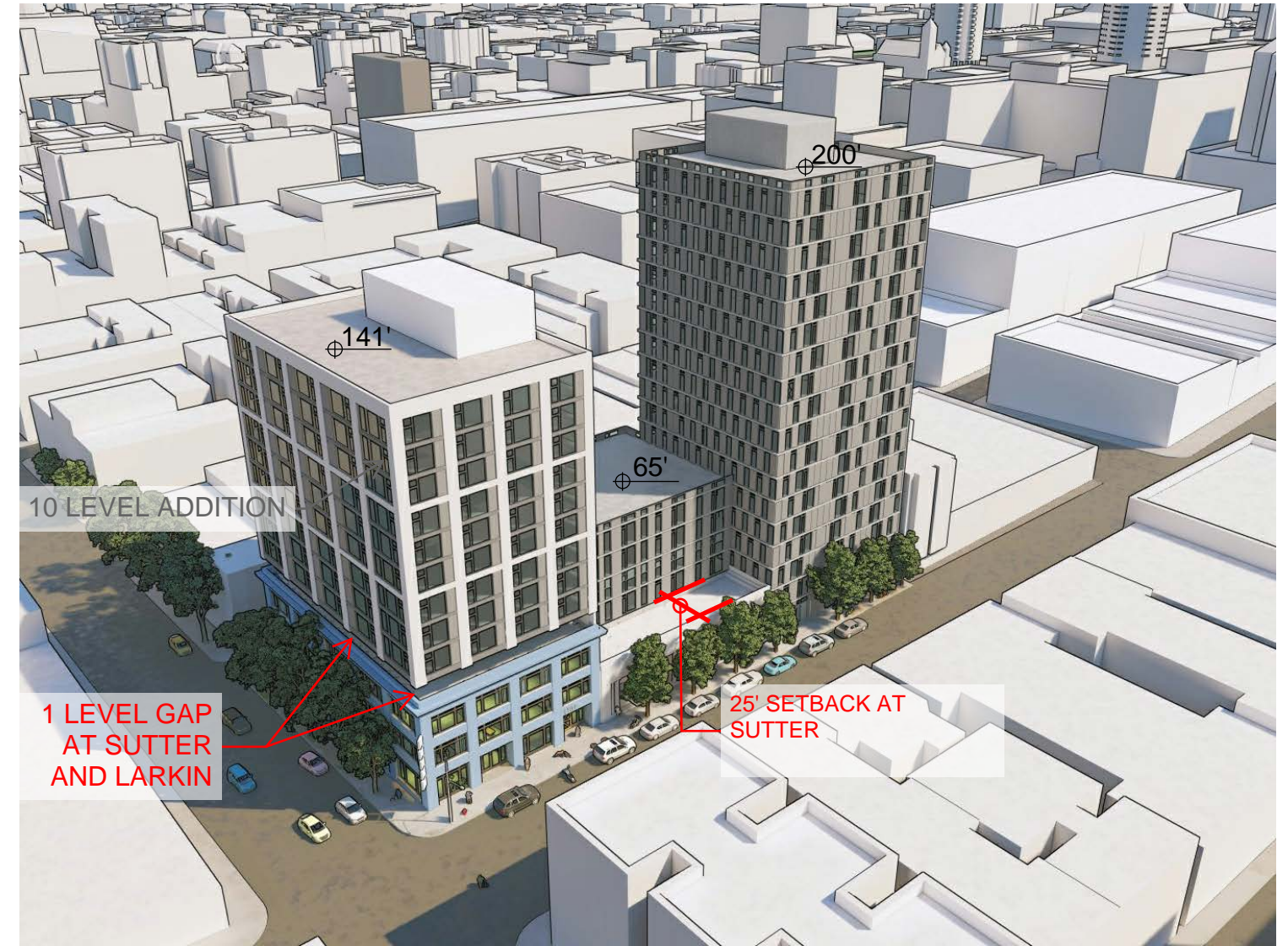


1123			
	STUDIO	1BED	2BED
LEVEL 1			
LEVEL 2		1	2
LEVEL 3		1	2
LEVEL 4		1	2
LEVEL 5		1	2
LEVEL 6		1	2
LEVEL 7		1	2
LEVEL 8		1	2
LEVEL 9		1	2
LEVEL 10		1	2
LEVEL 11		1	2
LEVEL 12		1	2
LEVEL 13		1	2
LEVEL 14		1	2
LEVEL 15		1	2
LEVEL 16		1	2
LEVEL 17		1	2
LEVEL 18		1	2
LEVEL 19			
TOTAL	17	34	34
TOTAL	85		

1120			
	STUDIO	1BED	2BED
LEVEL 1			
LEVEL 2			4
LEVEL 3			4
LEVEL 4			4
LEVEL 5			4
LEVEL 6			
LEVEL 7			
LEVEL 8			
LEVEL 9			
LEVEL 10			
LEVEL 11			
LEVEL 12			
LEVEL 13			
LEVEL 14			
LEVEL 15			
LEVEL 16			
LEVEL 17			
LEVEL 18			
LEVEL 19			
TOTAL	0	16	16
TOTAL	32		

1101			
	STUDIO	1BED	2BED
LEVEL 1			
LEVEL 2		2	2
LEVEL 3		2	2
LEVEL 4		1	2
LEVEL 5		1	2
LEVEL 6		1	2
LEVEL 7		1	2
LEVEL 8			
LEVEL 9			
LEVEL 10			
LEVEL 11			
LEVEL 12			
LEVEL 13			
LEVEL 14			
LEVEL 15			
LEVEL 16			
LEVEL 17			
LEVEL 18			
LEVEL 19			
TOTAL	8	12	14
TOTAL	34		

TOTAL	151	%
STUDIO	25	17%
1 BED	62	41%
2 BED	64	42%



1123			
	STUDIO	1BED	2BED
LEVEL 1			
LEVEL 2		1	2
LEVEL 3		1	2
LEVEL 4		1	2
LEVEL 5		1	2
LEVEL 6		1	2
LEVEL 7		1	2
LEVEL 8		1	2
LEVEL 9		1	2
LEVEL 10		1	2
LEVEL 11		1	2
LEVEL 12		1	2
LEVEL 13		1	2
LEVEL 14		1	2
LEVEL 15		1	2
LEVEL 16		1	2
LEVEL 17		1	2
LEVEL 18		1	2
LEVEL 19			
TOTAL		17	34
		85	34

1120			
	STUDIO	1BED	2BED
LEVEL 1			
LEVEL 2			4
LEVEL 3			4
LEVEL 4			4
LEVEL 5			4
LEVEL 6			
LEVEL 7			
LEVEL 8			
LEVEL 9			
LEVEL 10			
LEVEL 11			
LEVEL 12			
LEVEL 13			
LEVEL 14			
LEVEL 15			
LEVEL 16			
LEVEL 17			
LEVEL 18			
LEVEL 19			
TOTAL		0	16
		32	16

1101			
	STUDIO	1BED	2BED
LEVEL 1			
LEVEL 2		2	2
LEVEL 3		2	2
LEVEL 4		1	2
LEVEL 5		1	2
LEVEL 6		1	2
LEVEL 7		1	2
LEVEL 8		1	2
LEVEL 9		1	2
LEVEL 10		1	2
LEVEL 11		1	2
LEVEL 12		1	2
LEVEL 13		1	2
LEVEL 14			
LEVEL 15			
LEVEL 16			
LEVEL 17			
LEVEL 18			
LEVEL 19			
TOTAL		14	24
		64	26

TOTAL	181	%
STUDIO	31	17%
1 BED	74	41%
2 BED	76	42%

Attachment E: Availability of Notice of Preparation of Environmental Impact Report, prepared by the San Francisco Planning Department, (dated December 17, 2020)



PUBLIC NOTICE

NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

Date: December 17, 2020
Case No.: **2019-022850ENV**
Project Title: **1101-1123 Sutter Street**
Zoning: Polk Street Neighborhood Commercial (NCD) District
1101 Sutter Street – 130-E Height and Bulk District
1123 Sutter Street – 65-A Height and Bulk District
Block/Lot: Assessor’s Block 0692/Lots 001 and 019
Lot Size: 29,700 square feet
Project Sponsor: Julie Heinzler, 1101 Sutter Affordable, LP – (415) 442-4800
Staff Contact: David Young – (628) 652-7494
david.l.young@sfgov.org

Introduction

The San Francisco Planning Department has prepared this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) in connection with the project listed above. The purpose of the EIR is to provide information about the potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the project’s significant adverse effects, and to describe and analyze possible alternatives to the proposed project. The San Francisco Planning Department is issuing this NOP to inform the public and responsible and interested agencies about the proposed project and the intent to prepare an EIR. This NOP is also available online at: <https://sfplanning.org/environmental-review-documents>.

Project Description

The project site includes 1101 and 1123 Sutter Street in San Francisco, California as shown in Figure 1. The project site is 0.68 acres (29,700 square feet) and includes two parcels, Assessor’s Parcel Numbers 0692-001 and 0692-019, shown in Figure 2. The project site is composed of the eastern half of the block bounded by Larkin and Polk streets on the east and west, respectively, and Sutter and Hemlock streets on the north and south, respectively. The project site is located in the Downtown/Civic Center neighborhood. A summary of the project site characteristics is provided in Table 1.



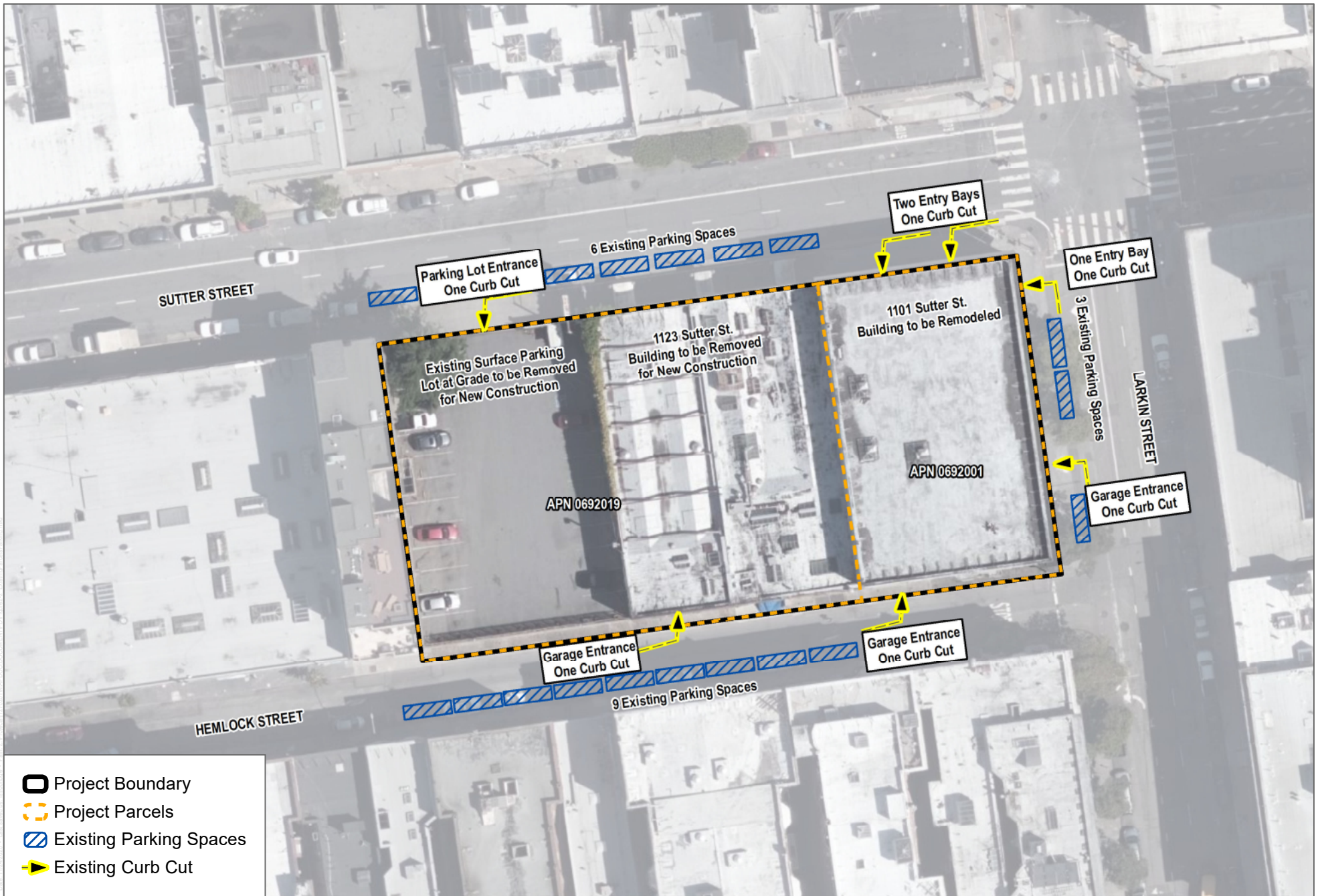
SOURCE: Esri Clarity Basemap 2020, San Francisco County 2020

FIGURE 1

Project Location

1101-1123 Sutter Street Project NOP





SOURCE: Esri Clarity Basemap 2020, San Francisco County 2020

FIGURE 2

Project Site

1101-1123 Sutter Street Project NOP

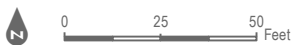


Table 1 Project Site Characteristics

	1101 Sutter Street	1123 Sutter Street	Total
Lot	Characteristics		
Assessor's Parcel No.	0692-001	0692-019	--
Size	9,000 square feet	20,700 square feet	29,700 square feet
Width	75 feet	172.5 feet	247.5 feet
Length	120 feet	120 feet	120 feet

Source: David Baker Architects, 2020.

The proposed project would rehabilitate the existing three-story building at 1101 Sutter Street and demolish the existing building and surface parking lot at 1123 Sutter Street and construct a new 14-story, 150-foot tall building (up to 161 feet to top of rooftop mechanical equipment). Together, the two buildings would provide 254,214 gross square feet of uses – 201 residential units (40 of which would be provided as very low income housing units); 12,621 square feet of commercial, office, and childcare uses; 13,387 square feet of open space; 61 vehicular parking spaces; and 236 bicycle spaces.¹ Figure 3 shows the proposed ground floor level plan for Sutter and Hemlock streets; Figure 4 shows the proposed street parking and loading plan; Figure 5 shows the proposed building cross sections; and Figure 6 shows a visual simulation of the proposed development.

Although the buildings would be separate structures, the design of the proposed project creates a single, cohesive development. The buildings would have shared residential lobbies, as well as shared common open spaces and residential amenities. In addition, both parking garages would be accessible to the residents and commercial users of both buildings. Mechanical equipment and service spaces, such as heating, ventilation, and air conditioning units and the electrical and fire rooms, would be located in 1123 Sutter Street and would serve both buildings. The existing uses and proposed project characteristics are summarized in Table 2.

The existing 35,876-square-foot three-story auto-repair and parking garage at 1101 Sutter Street, a National Register listed building, would be rehabilitated with new uses;² it would become a mixed-use residential building with approximately 4,369 square feet of ground floor commercial and office uses and 16 residential units on the second and third floors. The existing partially-below-grade garage would provide 28 vehicular parking spaces and 24 bicycle parking spaces.³ The rehabilitation of the existing building at 1101 Sutter Street would be completed in accordance with Secretary of the Interior standards for the treatment of historic properties.

The existing 15,720-square-foot one-story plus partial mezzanine mortuary building at 1123 Sutter Street, which is eligible for listing on the California Register of Historical Resources,^{4,5} would be demolished along with its surface parking lot, and an approximately 218,338-square-foot, 150-foot tall mixed-use residential building with 8,252 square feet of ground floor commercial and childcare uses and 185 residential units would be constructed.

¹ The project as proposed includes a 35 percent increase in density as it meets the requirements of the State Density Bonus Law based on the number of affordable units and level of affordability, and would seek concessions and waivers, consistent with the law.

² National Park Service, Historic Preservation Certification Application, State Historic Preservation Office Review & Recommendation Sheet, Significance – Part 1, Heald's Engineering and Automobile School, 1101 Sutter Street, San Francisco, CA 94109. Date Application Received by SHPO: 7/12/2019. Date of Transmittal to NPS: 8/23/2019.

³ Due to downhill slope of project site, the garage is located below grade along Sutter Street and at grade along Hemlock Street.

⁴ Architectural Resources Group, 1123 Sutter Street Historic Resource Evaluation, Draft, November 4, 2019.

⁵ San Francisco Planning Department, Historic Resource Evaluation Response, 1101-1123 Sutter Street, 2020.

The building would include approximately 33 vehicle parking spaces and a total of 208 bicycle parking spaces. The vehicle parking spaces and 96 Class 1 bicycle parking spaces⁶ would be provided in a partially-below-grade parking garage.⁷ An additional 88 bicycle parking spaces would be provided within the Sutter Street ground floor level of the building, accessible from the residential lobby, and 24 Class 2 bicycle parking spaces would be provided along the sidewalk on Hemlock and Sutter streets.

Table 2 Summary of Existing and Proposed Uses

	1101 Sutter Street		1123 Sutter Street		Net Change
	Existing	Proposed	Existing	Proposed	
General					
Number of Building(s)	1	1	1	1	No change
Number of Stories	Three stories plus partially-below-grade garage	Same as existing	One story with partial mezzanine plus partially-below-grade garage	14 stories plus partially-below-grade garage	Increase of 11 stories above the tallest existing building
Building Height (feet)	45 feet above Sutter Street grade	Same as existing	38 feet above Sutter Street grade	150 feet above Sutter Street grade plus 11-foot-tall rooftop equipment enclosure	Increase of 105 feet above the tallest existing building
Total (gsf)	35,876	35,876	15,720	218,338	202,618
Land Use					
Land Uses	Auto-repair and parking garage	Ground floor commercial with 3-story residential	Mortuary with surface parking lot	Ground floor commercial with 14-story residential	--
Number of Dwelling Units	0	16	0	185	201
Residential (gsf)	0	14,800	0	149,376	164,176
Common Amenities for Residents (gsf)	0	2,674	0	9,541	12,215
Commercial (gsf)	35,876	2,370	15,720	4,602	-44,623
Office (gsf)	0	1,999	0	0	1,999
Childcare (gsf)	0	0	0	3,650	3,650
Open Space (gsf/type)	0	0	0	13,387 ¹	13,387
Garage (gsf)	-- ²	7,385	-- ²	11,145	-- ²
Parking					
Vehicle parking spaces	109	28 ³	35 ⁴	33 ³	-83
Bicycle parking spaces	0	24	0	208	232

Source: David Baker Architects, 2020.

Notes: gsf = gross square feet; -- = not applicable

¹ The total open space consists of 9,288 square feet of common open space and 4,099 of private open space provided on balconies.

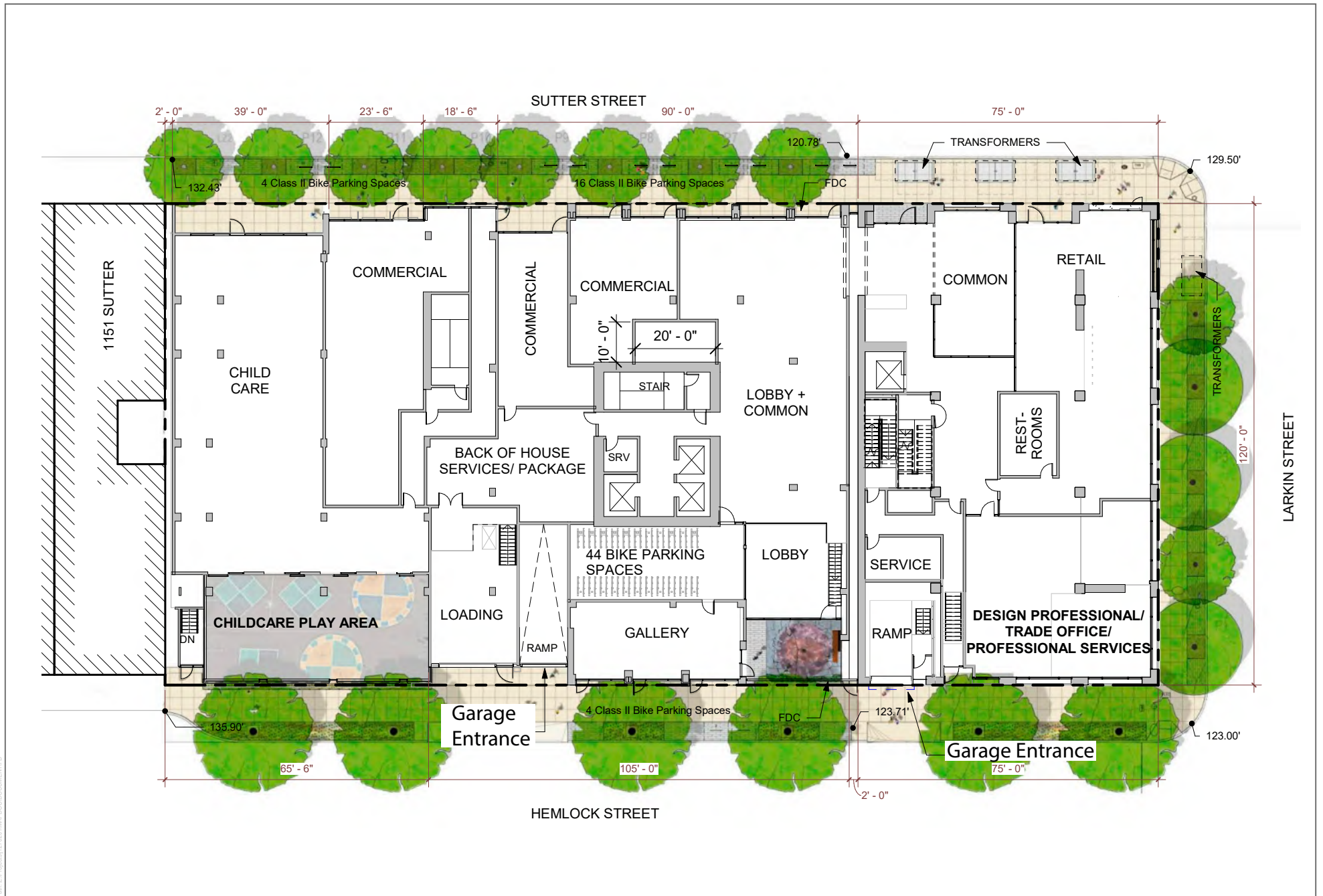
² Garage space is accounted for in the commercial square footage.

³ Located in a partially-below-grade garage.

⁴ The existing parking at 1101 Sutter consists of 12 spaces in garage and 23 spaces in surface parking lot.

⁶ As defined in Planning Code section 155.1, class 1 spaces are spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, nonresidential occupants, and employees; class 2 spaces are spaces located in a publicly-accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use.

⁷ The Hemlock Street grade is approximately 10 feet below the Sutter Street grade. Due to downhill slope of project site, the garage is located below grade along Sutter Street and at grade along Hemlock Street.



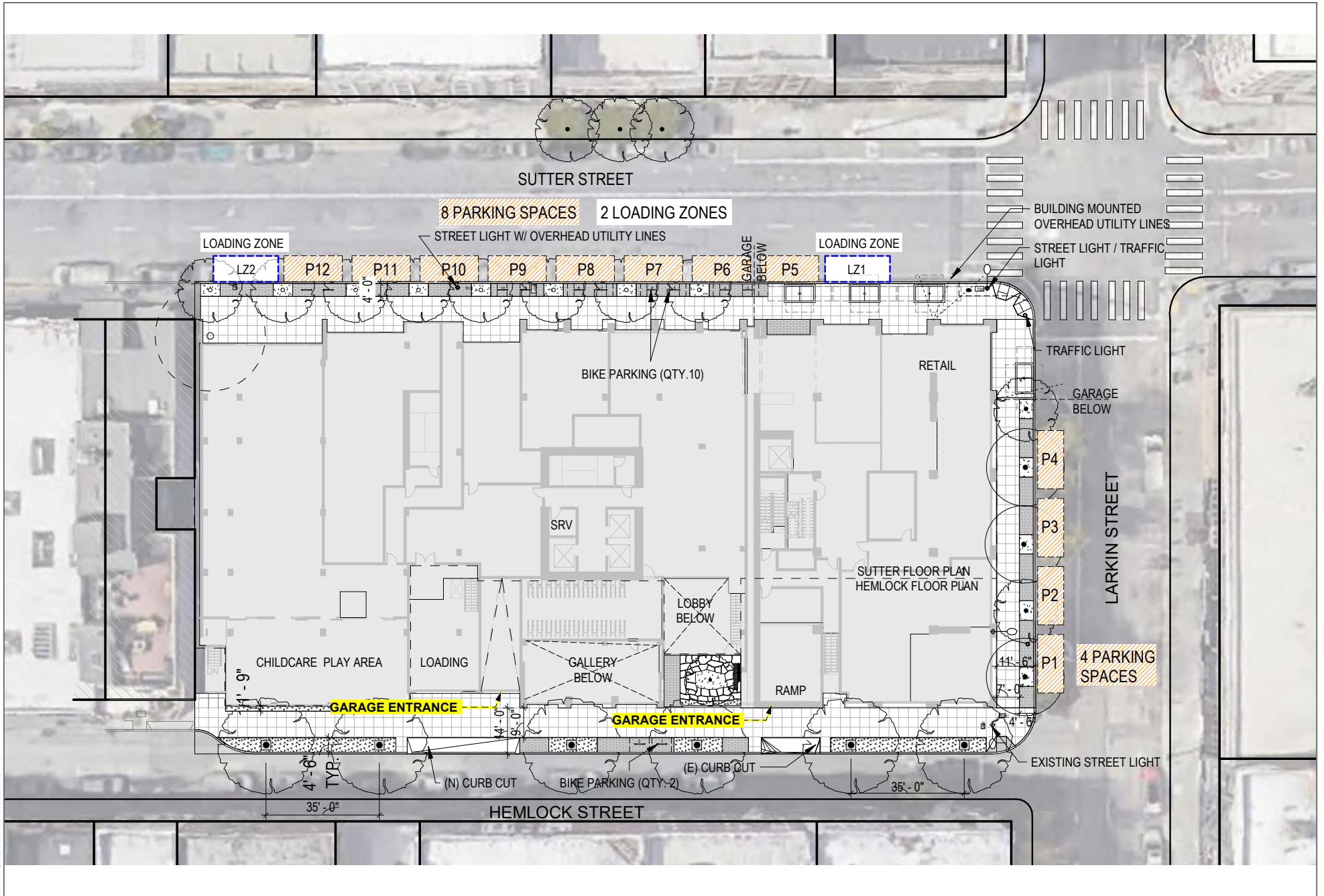
SOURCE: David Baker Architects 2020

FIGURE 3

Proposed Sutter Street and Hemlock Street Ground Floor Level Plan

101-1123 Sutter Street Project NOP





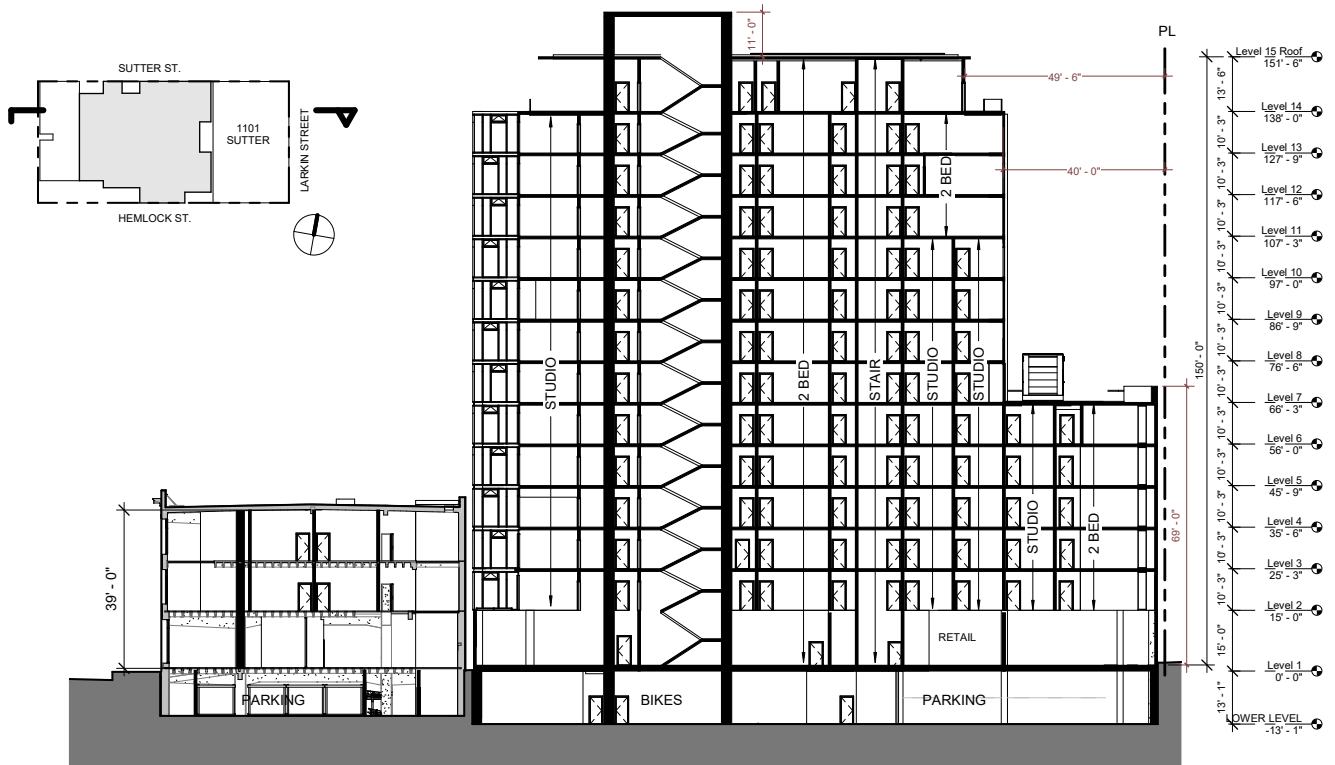
SOURCE: David Baker Architects 2020

FIGURE 4

Proposed Street Parking and Loading Plan

1101-1123 Sutter Street Project NOP





East-West Building Cross-Section



North-South Building Cross-Section

SOURCE: David Baker Architects 2020

FIGURE 5

Building Cross-Sections
1101-1123 Sutter Street Project NOP



SOURCE: David Baker Architects 2020

FIGURE 6
Visual Simulation - Aerial View from Northwest
1101-1123 Sutter Street Project NOP

Open Space

The proposed project would create approximately 13,387 square feet of private and common open space. All of the open space would be located within the proposed building at 1123 Sutter Street as follows: approximately 4,099 square feet of private open space would be provided in residential balconies and approximately 9,288 square feet of common open space would be provided at the outdoor entry court on Hemlock Street and rooftop decks on levels 7 and 14.⁸ Residents of 1101 Sutter Street and commercial tenants of the proposed project would have access to the common open space.

Circulation

The circulation and access of the buildings would be designed such that pedestrian access to ground-floor commercial, childcare, and office uses would primarily occur from Sutter Street, although one commercial space within the 1123 Sutter Street building would be accessed from Hemlock Street. Pedestrian access to the residential units in both buildings would be provided from the main residential lobby on Sutter Street and a second residential entrance on Hemlock Street. The ground floor uses along Sutter and Hemlock streets are shown on Figure 3.

Vehicular access to the garages of both buildings would occur via curb cuts along Hemlock Street (shown on Figures 3 and 4). The two existing curb cuts along Hemlock Street would be removed and replaced by a 34-foot wide curb cut at the garage entrance to 1123 Sutter Street, and an 18-foot wide curb cut at the garage entrance to 1101 Sutter Street.

Parking and Loading

The project would reconfigure the parking along Sutter, Larkin, and Hemlock streets in the immediate vicinity of the project, resulting in a net removal of five parking spaces and construction of two new loading zones. The existing and proposed parking and loading configurations are shown in Figures 2 and 4, respectively. The project would replace six existing parking spaces along the south side of Sutter Street with eight parking spaces and two loading zones; three existing parking spaces along Larkin Street would be replaced with four parking spaces; and nine existing parking spaces on the south side of Hemlock Street across the street from the project would be eliminated to accommodate the new sidewalk on the north side of Hemlock Street.

Sidewalks and Streetscape

Sidewalk improvements and modification of parking and loading areas would occur along the project frontage on Sutter, Larkin, and Hemlock streets. The sidewalk on Hemlock Street would generally be widened from 7 feet to 14 feet to create a street tree planter strip and accommodate bicycle parking, as shown on Figures 3 and 4.

Two existing curb cuts along Sutter Street and two existing curb cuts along Larkin Street would be removed. The existing 12-foot wide sidewalks along Sutter and Larkin streets would be maintained.

The three existing street trees located along Larkin Street would remain and the existing tree in the surface parking lot at 1123 Sutter Street would be removed. In addition, 16 new street trees would be planted along Sutter, Larkin, and Hemlock streets.

⁸ Open space would not be provided within the 1101 Sutter Street building in order to rehabilitate it in accordance with Secretary of the Interior standards for the treatment of historic properties.

Project Construction

Construction is anticipated to begin in May 2022 and would occur over approximately 30 months. Construction hours would typically be from 7 a.m. to 3:30 p.m., Monday through Friday. Limited evening work (3:30 p.m. to 5:30 p.m.) and work on Saturdays (7 a.m. to 3:30 p.m.) would be required. Construction workers would park at nearby parking lots or take public transportation to the site.

Hemlock Street and its northern sidewalk adjacent to the project site would be closed for construction staging for the duration of construction. Construction activities would also require the closure of a portion of the southern parking lane on Sutter Street adjacent to the project site; this area would also be used for construction staging. The sidewalk on Sutter Street and along Larkin Street would generally remain open, though temporary closures would be required to complete proposed streetscape improvements (i.e., curb cut removal and street tree planting).

Required Project Approvals

Actions by the San Francisco Planning Commission

- Approval of a conditional use authorization for new construction on a lot greater than 2,500 square feet (Planning Code section 121.1).
- Approval of a conditional use authorization to exceed the non-residential use size limit (Planning Code section 121.2).
- Certification of the Final EIR and adoption of CEQA findings.

Actions by City Departments

- **Department of Public Health** – Approval of project compliance with article 22A of the Health Code (Maher Ordinance) prior to commencement of any excavation work and approval of any soil mitigation plan as may be required. Approval of a Ventilation Plan demonstrating compliance with Article 38 of the Health Code which establishes Air Pollutant Exposure Zones and requires installation of enhanced ventilation systems in buildings located within these zones. Issuance of a certification of registration for a backup diesel generator.
- **Department of Building Inspection** – Approval of site permit. Demolition, grading, and building permits for the demolition of the existing buildings and construction of the new building.
- **Bureau of Streets and Mapping, Department of Public Works** – Street and sidewalk permits for any modifications to public streets, sidewalks, protected trees, street trees, or curb cuts.
- **Department of Public Works** – Waiver of requirement for 27 equivalent street trees instead of required 30 street trees. Approval of street space permit. [City: please confirm that waiver is required for street trees.]
- **San Francisco Municipal Transportation Agency** – Approval of the proposed curb modifications, parking modifications, parking garage operations plan, and special traffic permit (including traffic control plan).
- **San Francisco Public Utilities Commission** – Approval of any changes to sewer laterals. Approval of an erosion and sediment control plan prior to commencing construction, and compliance with post-construction stormwater design guidelines, including a stormwater control plan; required for projects that result in ground disturbance of an area greater than 5,000 square feet.

Actions by Other Agencies

- **Bay Area Air Quality Management District** – Issuance of permits for installation and operation of the emergency generator.

Summary of Potential Environmental Issues

The proposed project could result in potentially significant environmental effects. As such, the San Francisco Planning Department will prepare an initial study and an EIR to evaluate the physical environmental effects of the proposed project. As required by CEQA, the EIR will further examine those issues identified in the initial study to have potentially significant effects, identify mitigation measures, and analyze whether the proposed mitigation measures would reduce the environmental effects to less-than-significant levels. The initial study will be published as an appendix to the draft EIR and will be considered part of the EIR.

The EIR and initial study will be prepared in compliance with CEQA (California Public Resources Code, sections 21000 et seq.), the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, and will address project-specific construction and operational impacts. The EIR and initial study are informational documents for use by governmental agencies and the public to aid in the planning and decision-making process. The EIR and initial study will disclose any physical environmental effects of the proposed project and identify possible ways of reducing or avoiding their potentially significant impacts.

The EIR and initial study will evaluate the environmental impacts of the proposed project resulting from construction and operation of the proposed project, and will propose mitigation measures for impacts determined to be significant. The EIR and initial study will also identify potential cumulative impacts that consider impacts of the proposed project in combination with impacts of other past, present, and reasonably foreseeable future projects.

The EIR and initial study will address all topics in the San Francisco Planning Department's CEQA environmental checklist, including the following environmental topics:

- Land Use and Planning
- Population and Housing
- Cultural Resources
- Tribal Cultural Resources
- Transportation and Circulation
- Noise
- Air Quality
- Greenhouse Gas Emissions
- Wind
- Shadow
- Recreation
- Utilities and Service Systems
- Public Services
- Biological Resources
- Geology and Soils
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Mineral Resources
- Energy
- Agriculture and Forestry Resources
- Wildfire

It is anticipated that the EIR will include a focused assessment of impacts to historic architectural resources. Other environmental topics are anticipated to be analyzed in the Initial Study, unless significant impacts are identified that cannot be mitigated to a less-than-significant level, in which case, any such impacts analysis will be included in the EIR.

The EIR will include an analysis of the comparative environmental impacts of feasible alternatives to the proposed project that would reduce or avoid one or more of the significant impacts of the project while still meeting most of the project objectives. Alternatives anticipated to be considered include a no project alternative, which considers reasonably foreseeable conditions at the project site if the proposed project is not

implemented, as well as partial and full historic preservation alternatives, which consider alternative project scenarios that would partially and/or fully preserve the historic resource that would be demolished under the proposed project. Other alternatives will be evaluated as necessary, depending on the results of the impact analyses of the various environmental topics listed above. The EIR will also include a discussion of topics required by CEQA, including the project's growth-inducing impacts, significant unavoidable impacts, significant irreversible impacts, any known controversy associated with the project and its environmental effects, and issues to be resolved by decision-makers.

Finding

This project may have a significant effect on the environment and an EIR is required. This finding is based upon the criteria of the CEQA Guidelines, sections 15064 (Determining Significant Effect) and 15065 (Mandatory Findings of Significance). The purpose of the EIR is to provide information about the potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or disapprove the project. However, prior to making any such decision the decision makers must review and consider the information contained in the EIR.

Public Scoping Process

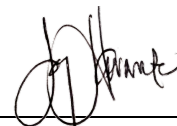
Written comments will be accepted until **5:00 p.m. on January 22, 2020**. Written comments should be sent or emailed to David Young, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, or david.l.young@sfgov.org, and should reference the project title and case number on the front of this notice.

State Agencies: If you work for an agency that is a Responsible or Trustee Agency, we need to know the views of your agency regarding the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency. If you have questions concerning the environmental review of the proposed project, please contact David Young at (628) 652-7494 or david.l.young@sfgov.org.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

December 17, 2020

Date



for

Lisa Gibson

Environmental Review Officer