



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 0734

HEARING DATE: June 18, 2014

Date: June 18, 2014
Case No.: **2000.541A**
Project Address: **350 Bush Street**
Zoning: C-3-O (Downtown Office) Zoning District
Block/Lot: 0269/028
Project Sponsor: Daniel Frattin, Reuben, Junius & Rose LLP
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ADOPTING FINDINGS RECOMMENDING TO THE DIRECTOR OF THE PLANNING DEPARTMENT THAT 350 BUSH STREET (ASSESSOR'S BLOCK 0269, LOT 028) BE RESTORED AT ITS EXTERIOR AND INTERIOR.

PREAMBLE

1. WHEREAS, on April 18, 2001, the previous Project Sponsor (Russ Building Partnership) submitted a Permit to Alter (Case No. 2000.0514H) and a Certificate of Appropriateness (Case No. 2000.0514A) applications with the San Francisco Planning Department for the restoration of the landmark building at 350 Bush Street, the Mining Exchange Building and the construction of a tower addition (Block 0269, Lot 0269).
2. WHEREAS, on June 20, 2001, the Landmarks Preservation Advisory Board (LPAB) heard an informational presentation on the project, reviewed the draft Environmental Impact Report (EIR), and made comments including reducing the setback of the proposed addition to 30'-0" and finding that the scale of the proposed addition would have an adverse impact on the landmark building.
3. WHEREAS, on November 8, 2001, the San Francisco Planning Commission conducted a hearing for the Certificate of Appropriateness application (Case No. 2000.0514A) for the proposed restoration of the landmark building exterior and interior and the construction of a tower addition. The Final Environmental Impact Report (Case No. 2000.541E) outlines Mitigation Measures to be included as part of the project including: rehabilitation and restoration of the historic Mining Exchange Building, documentation by Historic American Buildings Survey (HABS) report and photographs, a public display area visually representing the transition from the mining economy to modern, high rise building activities, and restoration of the historic roofline through recreation of the missing acroteria and

cresting. The Planning Commission approved the project with the condition that the proposed project returns to the LPAB for review and recommendation to the Director of the Planning Department of the final details for the restoration of the San Francisco Mining Exchange building.

4. WHEREAS, in 2007, Lincoln ASB Bush LLC, acquired the property and returned to the LPAB on June 18, 2008 for review and comment of the proposed restoration of the landmark building. The site permit for the proposed project was approved in 2008, however construction did not commence.
5. WHEREAS, in 2009 the Historic Preservation Commission (HPC) was conveyed as per Charter Section 4.135, and has jurisdiction over the duties and responsibilities of the LPAB.
6. WHEREAS, in May 2013 and January 2014, Daniel Frattin, the current Project Sponsor, submitted revised designs including a new tower addition design for review and comment. The scope of work for the restoration of the landmark exterior and interior remains the same. In April 2014, the property was purchased by a new owner, a partnership between Lincoln Property Company and Gemdale USA. A site permit application (Building Permit No. 2007.0807.8938) was submitted in 2014 and is currently under review.
7. WHEREAS, on June 18, 2014, the Department presented the proposed project for the restoration of the historic San Francisco Mining Exchange building to the Historic Preservation Commission. The Commission's comments on the proposed restoration project would be forwarded to the Director of the Planning Department.

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed restoration for the historic San Francisco Mining Exchange building at 350 Bush Street, on Lot 028 in Assessor's Block 0269, and this Commission has provided the following comments:

- To address outstanding issues, the Project Sponsor will continue to work with the Planning Department Preservation Staff and provide final drawings, details, and specifications pertaining to the restoration of the landmark exterior and interior;
- A storage and cataloguing plan (artifact log) for removed and salvaged historic elements including stored location(s) of elements to be submitted to the Planning Department;
- A proposed construction schedule including shoring and rehabilitation of the historic Mining Exchange Building, construction of the new tower addition, milestones and periodic check-ins with the project team and the Planning Department Preservation Staff, to be submitted to the Planning Department to ensure that the rehabilitation of the historic building is undertaken in a timely manner;
- The new columns to be installed within the historic Mining Exchange Building supporting the new tower addition above will be finished in a distinguishable, compatible, and quiet manner; and
- Signage for the designated Privately-Owned Public Open Spaces will be appropriate and clearly visible at the building exterior.

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2000.541A to the Director of the Planning Department recommending approval of the proposed exterior and interior restoration of the landmark building at 350 Bush Street.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on June 18, 2014.

Jonas P. Ionin
Commission Secretary

PRESENT: Hasz, Hyland, Johnck, Johns, Matsuda, Pearlman, and Wolfram

ABSENT: None

ADOPTED: June 18, 2014