SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Section 106 Review and Comment

Hearing Date:	February 20, 2013
Filing Date:	July 22, 2011
Case No.:	**2011.1105F**
Project Name:	**200 6th Street Mixed-Use Development**
Project Location:	San Francisco, California
Project Sponsor:	Mercy Housing California 1360 Mission Street, Ste. 300 San Francisco, CA 94103 Sharon Christen (Project Contact)
Staff Contact:	Rich Sucré – (415) 575-9108 richard.sucre@sfgov.org
Reviewed By:	Tina Tam – (415) 558-6325 tina.tam@sfgov.org

REQUESTED ACTION

The Mayor's Office of Housing (MOH) has asked the Planning Department to participate in reviewing the Draft Programmatic Agreement (PA) and associated supporting documents for the proposed project at 200 6th Street (also known as the Hayston Apartment Building or Hugo Hotel), pursuant to Section 106 of the National Historic Preservation Act. Specifically, MOH has requested review and comment on the following document for this Section 106 review:

- Programmatic Agreement Between the City and County of San Francisco and the California State Historic Preservation Officer Regarding Hayston Apartment Building Mixed-Use Project, Southwest Corner Howard and 6th Streets, San Francisco, California

The Planning Department requests review and comment on the above-mentioned document. A letter documenting the comments on the project may be prepared. If so, the letter should conclude with the HPC's views on the effect this undertaking could have upon historic properties, if any, within the project's Area of Potential Effect (APE). The Director of the Planning Department will then forward the letter containing comments of the HPC to MOH (the Lead Agency) with copies to the State Historic Preservation Officer (SHPO) and the Project Sponsor and any other interested parties.

PROPERTY DESCRIPTION

Constructed in 1909 by architect Theo W. Lenzen, 200-214 6th Street (also known as the Hayston Apartment Building or Hugo Hotel) is a four-story, residential hotel with ground-floor commercial that is currently vacant. The building is constructed with brick masonry and has a three-story round bay window at the corner. On the ground floor, the building is covered with plywood, though a continuous transom is apparent. The building is capped by flat roof defined by a simple molded cornice. Currently,

the building is covered by the "Defenestration" art installation, which was installed in 1998. This art installation includes large pieces of furniture, which was anchored to the exterior of the building.

The subject property is located on a large rectangular-shaped lot measuring 80 ft x 125 ft at the southwest corner of 6th and Howard Streets in the South of Market District. The property is located within the SOMA NCT (South of Market Neighborhood Commercial Transit) Zoning District and a 85-X Height and Bulk District.

200 6th Street has been determined to be a contributing resource to the 6th Street Lodginghouse Historic District, which is eligible for listing in the National Register of Historic Places.

PROJECT DESCRIPTION / UNDERTAKING

The proposed undertaking would result in the demolition of the existing four-story, mixed use, residential-over-ground floor commercial (single-room occupancy hotel) building and the new construction of nine-story, residential mixed-use building. The new construction would be contemporary in architectural style, and would include sixty-seven affordable housing units and approximately 2,845 sq. ft. of new ground floor commercial space.

ENVIRONMENTAL REVIEW STATUS

As a part of the public review process, the Historic Preservation Commission will review the Draft EIR (Environmental Impact Report) for 200 6th Street at a public hearing tentatively scheduled for March 6, 2013.

It should also be noted that the mitigation measures in the Draft MOA are the same as the cultural resources mitigation measures set forth in the Draft EIR.

STAFF ANAYLSIS

Area of Potential Effect

The APE includes the properties located within the 6th Street Lodginghouse Historic District, as well as those properties on either side of 6th Street between Folsom and Market Streets, excluding those properties facing onto Market Street. In addition, the APE encompasses those properties on the north side of Howard Street between 5th and 7th Streets, and those properties on the east side of Harriet Street between Howard and Folsom Streets.

Determination of Eligibility

200 6th Street was determined to be a contributing resource to the 6th Street Lodginghouse Historic District, which is eligible for listing in National Register of Historic Places under Criterion A (Events) at the local level of significance.

Determination of Adverse Effects

MOH has determined that the proposed undertaking would result in an adverse effect, due to the demolition of 200 6th Street, which is a contributing resource to the eligible 6th Street Lodginghouse Historic District.

Programmatic Agreement

To address the adverse effect on 200 6th Street (aka Hayston Apartment Building), MOH would execute a Programmatic Agreement (PA) with the SHPO that would require mitigation of the adverse effects of the undertaking. These mitigation measures are designed to address the adverse effects on the historic architectural resources and include the following:

1. Historic American Building Survey (HABS) documentation consisting of a written historical report and archival photographic documentation; and,
2. An interpretive exhibit featuring the history of the site, previous buildings on the site and surrounding historical context. The purpose of the interpretive exhibit is to commemorate the significance and history of the site, the impacted historic resources and the district.

Conclusion

Department Staff concurs with the following elements of the Section 106 Review and Draft PA:

- Project Description/Undertaking: Staff concurs with definition of the Project Description and Undertaking provided by MOH.
- Area of Potential Effects: Staff concurs with the definition of the APE.
- Historic Properties: Staff concurs with the identification of historic properties within the APE.
- Determination of Adverse Effects: Staff concurs with the finding that the project will have an adverse effect on historic properties
- Programmatic Agreement: Staff concurs with the execution of the PA, including the identified mitigation measures that would reduce the severity of the adverse effect of this undertaking, is appropriate.

ATTACHMENTS

- Programmatic Agreement between City and County of San Francisco and the California State Historic Preservation Officer Regarding the Hayston Apartment Building Mixed-Use Project, San Francisco, San Francisco County, California (Draft);
- Letter, from MOH to the Reid Nelson, Office of Federal Agency Programs, Advisory Council on Historic Preservation (November 19, 2012);
- Area of Potential Effect;
- List of Properties within the Area of Potential Effect;
- San Francisco Planning Department, *Historic Resource Evaluation Response: 200-214 6th Street* (January 18, 2012);
- DPR 523D Form: 6th Street Lodginghouse Historic District (August 1, 1997; Updated October 29, 2010);
- DPR 523A and 523B Forms: 200 6th Street (March 27, 2007)
- Proposed Project (Excerpts from Draft EIR)

- Letter, to Douglas Shoemaker from Milford Wayne Donaldson, re: Development of Affordable Family Housing Units at 200-214 6th Street, San Francisco (July 11, 2011; HUD110630B);
- Letter, to Olson Lee from Milford Wayne Donaldson, re: Mixed Use Project, SW Corner Howard and 6th Streets, San Francisco (February 17, 2012; HUD111222A);
- Letter, to Eugene Flannery from Carol Roland Nawi, re: Mixed Use Development, 200 6th Street, San Francisco (November 16, 2012; HUD111222A);
- Letter, to Stu During from Kristina Montgomery, re: Revised record search results for the proposed demolition of a building at the southwestern corner of 6th Street and Howard Street, Block 3711, Lot 001 (June 27, 2011);
- Architectural Resources Group, *Hugo Hotel Feasibility Study* (May 23, 2008); and
- Structural Design Engineers, *Hugo Hotel Preliminary Feasibility Study Report* (July 6, 2012).

RS: G:\Documents\Section 106\2011.1105F 200 6th Street Section 106\HPC Section 106 Memo_200 6th St.doc

PROGRAMMATIC AGREEMENT
BETWEEN
THE CITY AND COUNTY OF SAN FRANCISCO
AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER
REGARDING HAYSTON APARTMENT BUILDING
MIXED USE PROJECT, SOUTHWEST CORNER HOWARD AND 6TH STREETS,
SAN FRANCISCO, CALIFORNIA

WHEREAS, the City and County of San Francisco (City) will assist in the development of low income housing (Undertaking) sponsored by Mercy Housing (Project Sponsor); and

WHEREAS, the City, through the use of funds subject to regulations of the U. S. Department of Housing and Urban Development (HUD) under 24 CFR Part 58 (Part 58), will assist in the undertaking; and

WHEREAS, the activities funded by the Part 58 programs would have an adverse effect on a historic resource; and

WHEREAS, the City has assumed responsibility for environmental review responsibilities for programs and activities subject to regulation under Part 58; and

WHEREAS, the Director of the Mayor's Office of Housing (MOH) has been designated the Agency Official under Section 106 of the National Historic Preservation Act (NHPA) and the Certifying Officer under Part 58; and

WHEREAS, the Project Sponsor has been invited to concur in this Programmatic Agreement (PA); and

WHEREAS, the City is a Certified Local Government pursuant to Section 101(c)(1) of the NHPA; and

WHEREAS, the City has consulted with the California State Historic Preservation Officer (SHPO) pursuant to the *Programmatic Agreement by and among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected by Use of Revenue from the Department of Housing Development Part 58 Programs,* executed January 10, 2007 (PA for Part 58); and

WHEREAS, the City has established the Area of Potential Effects for the Undertaking as defined at 36 CFR § 800.16 based on the Historic Resource Evaluation Response of January 18, 2012, prepared by the San Francisco Planning Department (Planning Department); and

WHEREAS, the City, with public participation, has identified and evaluated historic properties located within the APE; and

WHEREAS, the City has determined that the Hayston Apartment Building is eligible for inclusion in the National Register of Historic Places (Historic Property); and

WHEREAS, the City has determined that the demolition of the Hayston Apartment Building will have an adverse effect upon the Historic Property; and

WHEREAS, the City has determined that the Undertaking would have an adverse effect on off-site historic resources within the APE; including the Sixth Street Lodginghouse District; and

WHEREAS, this Undertaking was subject to preliminary archeological review by the City's Planning Department (Planning Department) who determined that the Undertaking site is located in the Archeological Mitigation Zone of the Eastern Neighborhoods Rezoning and Area Plans FEIR which requires either a Preliminary Archeological Study prepared by archeological consultant or Preliminary Archeological Review by qualified Planning Department staff; and

WHEREAS, the Northwest Information Center (NWIC) at Sonoma State University has advised the City that there is a moderate possibility of identifying Native American archaeological resources and a high possibility of identifying historic-period archaeological resources in the project area; and

WHEREAS, the City has determined that the necessary archeological studies cannot be completed prior to the execution of this PA; and

WHEREAS, the City has determined that the Undertaking may have an effect on yet unidentified archeological properties; and

WHEREAS, pursuant to Stipulation IX. Resolution of Adverse Effects, paragraph B.1., the City and the SHPO will not execute a Standard Mitigation Measures Agreement (SMMA) because the site of the Undertaking may be sensitive for prehistoric archeological deposits that cannot be studied prior to the execution of this MOA; and

WHEREAS, the City, pursuant to 36 CFR § 800.6(a)(1), has notified the Advisory Council on Historic Preservation (ACHP) of the adverse effect finding and the ACHP has determined that their participation in the consultation to resolve adverse effects is not needed; and

WHEREAS, the City, pursuant to 36 CFR § 800.13(a) Post-review Discoveries and 36 CFR § 800.14(b), will outline actions to be taken if historical or cultural deposits are discovered during the implementation of the Undertaking; and

WHEREAS, on June 15, 2011, the Architectural Review Committee of the City's Historic Preservation Commission (HPC) held a public hearing regarding the Undertaking and the nature of the mitigation measures necessary to address the adverse effect of the Undertaking;

NOW THEREFORE, the City and the SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the Undertaking on Historic Properties.

STIPULATIONS

The City will ensure that the following measures are carried out:

I. ADDRESSING ADVERSE EFFECTS OF THE UNDERTAKING ON THE HAYSTON APARTMENT BUILDING

A. Prior to any physical removal of the building or site features, the Project Sponsor shall prepare, or cause to be prepared, documentation of the Historic Property proposed for demolition located at 200 Sixth Street, San Francisco, California. This documentation shall include the precise recording of the structures through measurements, drawings, and photographs and shall meet the Historic American Buildings Survey (HABS) Level II standards. The HABS-level documentation package shall be submitted to the Planning Department for review and comment prior to issuance of any permit that may be required by the City for demolition of 200 Sixth Street. This HABS-level documentation shall include the following:

1. A HABS-level II outline report format which shall include descriptive and historical information on the building and its architect. Information from any previous reports may be included to fulfill the requirements for descriptive and historical requirements.

2. Photographic documentation of the exterior and any significant interior elements of the building. Photographic documentation shall follow the HABS Photographic Standards for detail and quality, including use of large format photographs and negatives, archival processing, labeling and sacrificial test prints.

3. Planning Department staff shall be consulted during the scoping process to identify exterior and interior building elements to be photographed for the documentation package.

4. Two sets of archival prints and two set of archival negatives shall be prepared.

5. The HABS-level documentation shall include:

    i. Drawings: Existing drawings, where available, shall be photographed with large format negatives or photographically reproduced on Mylar.

ii. Photographs: Black and white photographs with large-format negatives should be shot of the exterior of the Historic Property, including shots of the building in its existing physical context.

iii. Historic photos, where available, shall be reproduced using large-format photography, and all photographs should be printed on archival (acid-free) fiber paper. New negatives are not required if the San Francisco Library already has large format negatives.

iv. Written data: A report shall be prepared that documents the existing conditions of the Historic Property as well as the overall history and importance of this structure in San Francisco.

B. Documentation of the Historic Property shall submitted to the following repositories:

1. Documentation report and one set of photographs and a copy of the original drawings, if available, shall be submitted to the History Room of the San Francisco Public Library.

2. The documentation report and xerographic copies of the photographs shall be submitted to the Northwest Information Center of the California Historic Resources Information Center, Sonoma State University.

3. The documentation report and xerographic copies of the photographs and original drawings shall be submitted to the Planning Department for review prior to the issuance of any permit that may be required by the City for demolition of the Historic Property.

C. The Project Sponsor will prepare and implement an interpretive program within the new building that highlights information related to the history of the site, previous buildings on the site, and the surrounding historical context of the neighborhood. The proposed interpretation program shall be submitted to the Planning Department for review and comments.

II. ADDRESSING ADVERSE EFFECTS OF THE UNDERTAKING ON ARCHEOLOGICAL PROPERTIES

The City will ensure that the following measures are carried out:

A. Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources.

1. The Project Sponsors shall retain the services of an archeological consultant meeting the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61, Appendix A) for archeology from the pool of qualified archeological consultants maintained by the Planning Department archeologist.

    a. The archeological consultant shall undertake an archeological testing program as specified herein.

    b. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure.

    c. The archeological consultant's work shall be conducted in accordance with this measure and with the requirements of the project archeological research design and treatment plan at the direction of the ERO.

    d. In instances of inconsistency between the requirements of the project archeological research design and treatment plan and of this archeological mitigation measure, the requirements of this archeological mitigation measure shall prevail.

    e. All plans and reports prepared by the consultants as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO.

    f. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5(a)(c).

2. Consultation with Descendant Communities: On discovery of an archeological site[1] associated with descendant Native Americans or the Overseas Chinese an appropriate representative[2] of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of

[1] By the term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

[2] An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America.

recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archeological Resources Report shall be provided to the representative of the descendant group.

3. Archeological Testing Program. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP).

    a. The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

    b. At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO.

    c. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

        1) The proposed project shall be redesigned so as to avoid any adverse effect on the significant archeological resource; or

        2) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource if feasible.

4. Archeological Monitoring Program. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:

    a. The archeological consultant, project sponsors, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall

be archeologically monitored. In most cases, any soils disturbing activities, such as demolition foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall required archeological monitoring because of the risk these activities pose to potential archeological resources and their dispositional context.

b. The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resources(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;

c. The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;

d. The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;

e. If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.

f. Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

5. Archeological Data Recovery Program

a. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP).

b. The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP.

c. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions.

d. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

e. The scope of the ADRP shall include the following elements:

    1) Field Methods and Procedures: Descriptions of proposed field strategies, procedures, and operations.

    2) Cataloguing and Laboratory Analysis. Description of selected cataloguing system and artifact analysis procedures.

    3) Discard and Deaccession Policy. Description of and rational for field and post field discard and deaccession policies.

    4) Interpretive Program. Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.

    5) Security Measures. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.

    6) Final Report. Description of proposed report format and distribution of results.

    7) Curation. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

6. Human Remains and Associated Funerary Objects

a. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws.

b. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98)

c. The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects. (CEQA Guidelines. Sec. 15064.5(d)).

d. The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

7. Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

   a. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources.

   b. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above

III. DISPUTE RESOLUTION

A. Should any signatory object at any time to the manner in which the terms of this PA are implemented, the Advisory Council on Historic Preservation (ACHP) shall be asked to comment in accordance with 36 CFR § 800.2(b)(2).

B. At any time during implementation of the measures outlined in this PA, should an objection to any such measure or its manner of implementation be raised in writing by a member of the public, the City shall take the objection into account and consult, as needed, with the objecting party and the SHPO, as needed, for a period of time not to exceed fifteen (15) calendar days. If the City is unable to resolve the conflict, the City shall forward all documentation relevant to the dispute to the ACHP pursuant to 36 CFR § 800.2(b)(20.

IV. AMENDMENTS, NONCOMPLIANCE, AND TERMINATION

A. If any signatory believes that the terms of this PA cannot be carried out or that an amendment to its terms should be made, that signatory shall immediately consult with the other parties to develop amendments pursuant to 36 CFR § 800.6(c)(7). If this PA is not amended as provided for in this stipulation, any signatory may terminate it, whereupon the City shall proceed in accordance with 36 CFR § 800.6(c)(8).

B. If either the terms of this PA or the Undertaking have not been carried out within five (5) years of the execution of this agreement, the signatories shall reconsider its terms. If signatories agree to amend the PA, they shall proceed in accordance with the amendment process outlined in stipulation IV.A.

Execution and implementation of this PA evidences that the City has afforded the ACHP a reasonable opportunity to comment on the Undertaking and its effects on historic properties, that the City has taken into account the effects of the Undertaking on historic properties, and the City has satisfied its responsibilities under Section 106 of the NHPA.

CITY AND COUNTYOF SAN FRANCISCO
MAYOR'S OFFICE OF HOUSING

By:_____ Date:_____
Olson Lee, Director

CALIFORNIA STATE HISTORIC PRESERVATION OFFICER

By:_____ Date:_____
Milford Wayne Donaldson, FAIA

CONCUR:
Mercy Housing
By:_____ Date:_____
Barbara Gualco, Vice-President

MAYOR'S OFFICE OF HOUSING
CITY AND COUNTY OF SAN FRANCISCO

EDWIN M. LEE
MAYOR

OLSON LEE
DIRECTOR

November 19, 2012

Reid Nelson, Director
Office of Federal Agency Programs
Advisory Council on Historic Preservation
Old Post Office Building
1100 Pennsylvania Avenue, NW, Suite 803
Washington, DC 20004

Re: Mixed Use Development 200 Sixth Street
Southwest Corner Howard and Sixth Streets, San Francisco, CA

Dear Mr. Nelson:

The Mayor's Office of Housing of the City and County of San Francisco (MOH) and Mercy Housing Corporation are involved in the development of affordable family housing units at 200-214 6th Street in San Francisco. The proposed action is the approval of funding subject to regulation by 24 CFR Part 58 (Part 58 funding). As development of the site would involve Part 58 funding it is subject to the *Programmatic Agreement by and among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected By Use Of Revenue From The Department Of Housing And Urban Development Part 58 Programs* executed in January 2007 (2007 PA).

In order to build the housing it will be necessary to demolish the existing structure, the vacant Hayston Apartment Building. The building is eligible for listing in the National Register of Historic Places and is a contributing resource to the 6th Street Lodginghouse Historic District. The 6th Street Lodginghouse Historic District is eligible for listing in the National Register of Historic Places at the local level under Criterion A (Events) as the last surviving sizable group of low-budget, single-room-occupancy (SRO) densely packed residential hotels built in the South of Market neighborhood to serve the single male seasonal workers and industrial army after the 1906 earthquake and fire.

The demolition of the structure would have an adverse effect upon a historic resource, the subject property, and upon the historic district. The California Historic Resources Information Center (IC) has advised this office that an archeological property is located within the Undertaking's APE and has recommended that a survey be conducted as there is a moderate possibility of

identifying Native American archeological resources and a high possibility of identifying historic-period archaeological resources in the project area. Hence, construction of the new housing development would involve ground disturbing activities that have the potential to disturb archaeological resources.

The Area of Potential Effects (APE) for the 200 6th Street project include lots facing 6th Street on the east and west from Stevenson Street to Folsom Street, and the lots facing Howard Street on the north side from 5th Street to 7th Street. In addition, the lot at the northwest corner of 6th and Stevenson is included. I have included a map of the APE as an attachment to this letter.

In accordance with Stipulation VIII.F.1.e *(New construction and relocation of non-historic properties)* of the 2007 PA, I am advising the Advisory Council on Historic Preservation that the Undertaking will adversely affect a historic property and am initiating the consultation process set forth in 36 CFR §800.6. In accordance with 36 CFR§800.6(a)(1) I am inviting the ACHP to participate in the consultation process for the resolution of the adverse effects of this undertaking on a historic resource.

In compliance with 36 CFR §800.11(e), I am attaching documentation in support of our finding of an adverse effect. The documentation includes:

(1) A map of the Area of Potential Effects of the Undertaking;
(2) A Historic Resource Evaluation Response prepared by the San Francisco Planning Department;
(3) DPR Forms;
(4) Plans;
(5) Correspondence from California State Historic Preservation Officer;
(6) Correspondence from Information Center at Sonoma State University; and
(7) Structural Analysis

If you have any questions or need additional information, please contact my Environmental Compliance Manager, Eugene Flannery, at 415-701-5598.

Sincerely,

Olson Lee
Mayor's Office of Housing

Enclosures

APE outlined in red. Green outlined properties are part of NR 6th St. Lodginghouse District

Street Address	Street Name	Street Type	Block Number	Lot Number	Year of Construction	Age
194	5th	Street	3725	007	1912	99
42	6th	Street	3703	005	1913	98
48	6th	Street	3703	006	1907	104
65	6th	Street	3704	026	1913	98
101	6th	Street	3725	081	1915	96
106	6th	Street	3726	002	1912	99
118	6th	Street	3726	003	1928	83
138	6th	Street	3726	006	1907	104
151	6th	Street	3725	062	1925	86
152	6th	Street	3726	008	1907	104
172	6th	Street	3726	010	1913	98
184	6th	Street	3726	011	1907	104
201	6th	Street	3732	124	1907	104
219	6th	Street	3732	123	1908	103
220	6th	Street	3731	002	1914	97
225	6th	Street	3732	122	1939	72
226	6th	Street	3731	003	1907	104
240	6th	Street	3731	004	1925	86
251	6th	Street	3732	074	1946	65
275	6th	Street	3732	033	1941	70
017-125	6th	Street	3725	079	1911	100
100-102	6th	Street	3726	001	1907	104
132-136	6th	Street	3726	005	1907	104
139-149	6th	Street	3725	063	1909	102
157-161	6th	Street	3725	061	1907	104
162-170	6th	Street	3726	009	1908	103
169-175	6th	Street	3725	026	1912	99
200-214	6th	Street	3731	001	1909	102
20-24	6th	Street	3703	002	1912	99
32-34	6th	Street	3703	004	1911	100
35-37	6th	Street	3704	053	1908	103
39-41	6th	Street	3704	052	1908	103
43-45	6th	Street	3704	051	1907	104
47-51	6th	Street	3704	050	1912	99
64-68	6th	Street	3703	027	1910	101
72-74	6th	Street	3703	028	1907	104
80-88	6th	Street	3703	029	1912	99
87-93	6th	Street	3704	025	1906	105
998	Folsom	Street	3732	030	1957	54
15	Harriet	Street	3731	116	1921	90
19-21	Harriet	Street	3731	115	1912	99
910	Howard	Street	3725	008	1922	89
912	Howard	Street	3725	009	1928	83
926	Howard	Street	3725	012	1923	88
934	Howard	Street	3725	014	1924	87
938	Howard	Street	3725	015	1924	87
948	Howard	Street	3725	017	1916	95
952	Howard	Street	3725	018	1923	88
960	Howard	Street	3725	019	1920	91
964	Howard	Street	3725	020	1907	104
1011	Howard	Street	3731	117	1907	104
1014	Howard	Street	3726	012	1926	85
1038	Howard	Street	3726	017	1947	64
1040	Howard	Street	3726	018	1914	97
1050	Howard	Street	3726	020	1925	86
1058	Howard	Street	3726	022	1927	84
1066	Howard	Street	3726	024	1923	88
1082	Howard	Street	3726	028	1937	74
1088	Howard	Street	3726	030	1925	86
1068-1070	Howard	Street	3726	025	1908	103

Street Address	Street Name	Street Type	Block Number	Lot Number	Year of Construction	Age
1078-1080	Howard	Street	3726	027	1912	99
1084-1086	Howard	Street	3726	029	1907	104
495	Minna	Street	3725	064	1913	98
1018	Mission	Street	3703	081	1911	100
498	Natoma	Street	3725	060	1926	85
575	Natoma	Street	3726	026	1923	88

SAN FRANCISCO
PLANNING DEPARTMENT MEMO

Historic Resource Evaluation Response

Environmental Planner: Rachel Schuett
(415) 575-9030
rachel.schuett@sfgov.org

Preservation Planner: Rich Sucré
(415) 575-9108
richard.sucre@sfgov.org

Project Address: **200-214 6th Street**
Block/Lot: 3731/001
Case No.: **2011.0119E**

Date of Review: January 18, 2012 (Part I and II)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Constructed in 1909 by architect Theo W. Lenzen, 200-214 6th Street is a four-story, residential hotel with ground-floor commercial that is currently vacant. The building is constructed with brick masonry and has a three-story round bay window at the corner. On the ground floor, the building is covered with plywood, though a continuous transom is apparent. The building is capped by flat roof defined by a simple molded cornice. Currently, the building is covered by the "Defenestration" art installation, which was installed in 1998. This art installation includes large pieces of furniture, which was anchored to the exterior of the building.

The subject property is located on a large rectangular-shaped lot measuring 80 ft x 125 ft at the southwest corner of 6th and Howard Streets in the South of Market District. The property is located within the SOMA NCT (South of Market Neighborhood Commercial Transit) Zoning District and a 85-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

As noted by the original building permit, the subject property at 200-214 6th Street was constructed in 1909. The subject property is not currently listed in any local, state or national historical register. It is included in the recently adopted South of Market Historic Resource Survey area, and was assigned a California Historic Resource Status Code (CHRSC) of "3D," which designates it as "Appears eligible for NR as a contributor to a NR eligible district through survey evaluation." According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, properties with a CHRSC of "3" are considered a "Category A.2" (Resources listed on adopted local registers, and properties that have been determined

to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area consists largely of three-to-six-story single room occupancy hotels and multi-family residential properties, as well as smaller one-to-two-story commercial properties. Predominant architectural styles in the area date from the Edwardian-era and include variations of Classical Revival, Beaux-Arts, and Modern. This building is listed as a contributing resource to the potential Sixth Street Lodginghouse Historic District.

As determined in the recently adopted South of Market Historic Resource Survey, the 6th Street Lodginghouse Historic District is eligible for listing in the National Register of Historic Places at the local level under Criterion A (Events) as the last surviving sizable group of low-budget, single-room-occupancy (SRO) densely packed residential hotels built in the South of Market neighborhood to serve the single male seasonal workers and industrial army after the 1906 earthquake and fire. As defined in the DPR 523D Form completed by Anne Bloomfield in 1997 (transcribed in October 2010):

> The Sixth Street Lodginghouse District is a group of 33 low-budget residential hotels, or lodginghouses, built from 1906 through 1913, and a few low-rise commercial buildings…19 or about 60%of the district buildings are unreinforced masonry structures; the rest are wood frame or concrete. Most are three or four stories tall, a few are five, one is seven, and two commercial structures are only one story. Ground floors are commercial, with minimal entrances to the single-room units above. Most of the buildings are clad in brick; they have deep window reveals and cornice designs borrowed from the classical vocabulary. Ornamentation is usually minimal. Residential entries are inconspicuous, lobbies are almost non-existent and plumbing scarce. (Pages 1-2)
>
> The district appears eligible for the National Register of Historic Places at the local level of significance under Criterion A, patterns of events, as the last surviving sizable group of the very low-budget, SRO densely packed residential hotels built south of Market Street after the 1906 earthquake and fire to serve the single male seasonal workers, the industrial army, that spent its out-of-work time here. Third, Fourth, Fifth and Seventh Streets all formerly had similar housing, of which very few remain; but, Sixth Street retains its full complement as well as resident-serving businesses and a community center. This district differs from the apartment hotel district(s) north of Market Street in that its buildings are smaller on average, they have less exterior ornament, they were all built before the 1915 Exposition, inconspicuous, and most lack lobbies. The laborers in agriculture, heavy construction and lumbering, the sailors, the ill, the retired who have always inhabited these lodginghouses have been documented in Averbach, Harman, Nowinski, and Bloomfield. The district's period of significance is 1906, when the buildings began to rise from the fire's ashes, to 1947, an arbitrary date of 50 years ago, because the significance continues to be present for the out-of-work laborers and other inhabitants. Significant dates are the years of construction: 1906, 1907, 1908, 1909, 1910,

1911, 1912, and 1913. The area of significance is social history, for the laborers' lifeways. (Page 1 and Page 4)

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register criteria, staff finds that the subject building is eligible for inclusion in the California Register as a contributing resource to the eligible 6th Street Lodginghouse Historic District. The subject property is not individually-eligible for listing in the California Register under any of the California Register criteria. In addition, the art installation, known as "Defenestration," is not individually-eligible for listing in the California Register as a collection of objects.

The eligible 6th Street Lodginghouse Historic District is significant under California Register Criterion 1 (Events) at the local level as the last surviving sizable group of low-income, single-room occupancy residential hotels constructed in the South of Market neighborhood after the 1906 Earthquake and Fire. Currently, the 6th Street Lodginghouse Historic District includes thirty-two residential hotels (also referred to as lodginghouses) constructed between 1906 and 1913, and three smaller-scale commercial buildings. The period of significance ranges from 1906 to 1947.

To assist in the evaluation of the subject building, the Project Sponsor has submitted three historical reports:

- Architectural Resources Group, *Hayston Apartments, 200 Sixth Street, San Francisco, Draft Historic Resource Evaluation Report* (March 26, 2007);
- Sharon Christen, Mercy Housing California, *Supplemental Information Form for Historical Resource Evaluation: 200 Sixth Street* (January 20, 2011); and
- Tim Kelley Consulting, *Historic Resource Evaluation, 200 6th Street, San Francisco, California* (May 2011).

Staff has reviewed these documents and is in general agreement with the findings and analysis contained therein (see below).

Included is an evaluation of the subject property, which has been determined eligible for listing in the California Register of Historical Resources as a contributing resource to an eligible historic district, based on the following criteria:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: Not Applicable	Period of Significance: 1906-1947 ☒ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Originally completed in 1909, 200-214 6th Street was constructed as a four-story mixed use (residential-above-ground-floor-commercial) building, designed by architect Theo W. Lenzen and built by contractor Kiernan Robson et al for a cost of $66,000.[1] The building had commercial units on the ground floor and a residential hotel on the three upper floors. The single-room occupancy residential hotel was originally known as the Hayston Apartments, and Mrs. Jack Hayes (original owner) served as the proprietor. By 1920, the residential hotel was known as the Hugo Apartments, and functioned as such through the early 1970s. During this time period, various retail tenants occupied the ground floor commercial units, including a market, a radio and television repair shop, a café, a bookstore, and a bar/club. By the 1980s, the subject building was vacated and boarded up.

In 1998, Brian Goggin and approximately forty other artists converted the subject building into a base for an art installation. Using the building as their canvas, Goggin and these artists collected approximately thirty pieces of furniture from the streets of San Francisco, strengthened them with internal steel, contorted them to appear animated, and affixed them to the exterior of the building.[2] Although considered temporary, the art installation is still present on the subject building.

The subject property arose in the South of Market neighborhood during a time of reconstruction after the 1906 Earthquake and Fire. As noted in Page & Turnbull's South of Market Historic Context Statement (June 2009):

[1] Jody Stock, Architectural Resources Group (ARG). "Hayston Apartments, 200 Sixth Street, San Francisco, Historical Property Evaluation" (March 27, 2007) 9.

[2] Stock, ARG, Page 10-11.

> The South of Market Area was a heavily residential district prior to the 1906 Earthquake, but was reconstructed as a primarily industrial district after the disaster. Nonetheless, residential uses were preserved within several enclaves like South Park and in the southwestern part of the district where small interior lots were generally unsuitable for industrial uses. Because of the urgent need to build housing, residential reconstruction occurred at a more rapid pace than either industrial or commercial building, with a large number of residential hotels, boarding houses, and flats, and the occasional single-family dwelling and cottage court erected between 1906 and 1913. Residential buildings constructed during this period fall into three major categories: large three-to six-story wood-frame or masonry apartment buildings and residential hotels, wood-frame multi-family flats, and smaller wood-frame, single-family dwellings and cottages. The apartment houses and hotels were often designed either in the Classical or Colonial Revival styles, while the flats and cottages were typically designed in the Classical Revival, or "Edwardian-era," Mission Revival and Craftsman styles. Based on anecdotal information and census records, residents of the hotels and boarding houses tended to be single male seasonal workers or elderly, while the cottages and flats more often housed families and their boarders.
>
> *Residential Hotels*
> Residential hotels, a dominant feature of the 1906 Reconstruction Era, were primarily located on large corner lots measuring between 75' and 150' square, or on narrower mid-block parcels along 6th, 7th, and Mission streets. Former concentrations along 3rd, 4th, and 5th streets have mostly been demolished. Residential hotels were often three- to six-stories in height and were built of either wood-frame or concrete construction, often with brick masonry cladding. Residential hotels built immediately after 1906 were most often designed in styles popular during the Edwardian era, including Classical Revival, Mission Revival, and Craftsman. The most notable examples were articulated by a profusion of angled bay windows, rounded corner bay windows, and elaborate projecting cornices. Most featured a centrally located primary entrance (typically oriented to the principal thoroughfare) and a lobby containing a reception desk and residents' mailboxes. From the lobby, stairs provided access to the rooms on the upper floors. Good extant examples of Reconstruction-Era residential hotels and boarding houses, many with ground-floor commercial space, include the Hotel Utah at 500 4th Street (1908), the Hotel Howard at 182-86 6th Street (1907), the Orlando Hotel at 201-209 6th Street (1907), the Hotel Potter at the northeast corner of 9th and Howard streets (1911), and the Madrid Hotel (formerly Eimoto Hotel, 1915) at 22-24 South Park Street. (Page 55-56)

The subject property directly contributed to the trend of residential hotel reconstruction, and is significant for its association with the collection of residential hotels that developed along 6th Street.

Based on the South of Market Historic Resource Survey and the consultant reports, the subject building is not individually eligible for listing in the California Register under Criterion 1 (Events); however, the subject building is a contributing resource to an eligible historic district, which is significant under California Register Criterion 1 (Events). Further, the art installation is not significant under California Register Criterion 1 (Events), since the installation does not appear to be associated with any specific

historic event or trend. In addition, the art installation is less than fifty years old, and does not meet the general qualifications required for California Register eligibility.

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

The original owner was Mrs. Jack Hayes (1909 to 1919). Subsequently, the property was owned by: Ellen Boots (1919-1920); John Sears, David R. Eisenbach, and Robert and Elvira Atkins (1920-1923); Edward Rolkin (1923-1942); Arlene Rolkin (1942-1952); Stanley S. and Vivian K. Medzian (1952-1963); and T. Patel (1963). None of these individuals appear to be important to our local, regional or national past.

No persons of known historical significance appear to have been associated with the subject building; therefore, 200-214 6th Street is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district. Further, the art installation is not significant under California Register Criterion 2 (Persons). The artists associated with this installation have not gained historical significance as defined by the California Register criteria.

Criterion 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.

200-214 6th Street is a four-story masonry building with ground floor commercial spaces and residential apartments above. Originally designed by architect Theodore Lenzen, the building is designed in a Classical Revival architectural style and features a prominent cornice, brick masonry walls and a three-story corner bay window. Overall, the subject building is a common example of the Classical Revival architectural style, and is not particularly distinguished by its architectural feature or characteristics.

The original architect, Theodore Lenzen, was born on November 17, 1864, and died on July 5, 1930. He worked under his father, Jacob Lenzen, before going to school at the High School of the University of the Pacific. He primarily worked in San Jose, and is notable for his projects at the Agnews Asylum, the San Jose City Hall (now demolished), and St. Joseph's College. Although Lenzen may be characterized as a master architect, the subject property is not a representative example of his body of work. Lenzen was better known for his larger-scale institutional work, and a singular residential hotel does not convey the significance and design ability of this master architect.

Based on the South of Market Historic Resource Survey and the consultant reports, the subject building is not individually eligible for inclusion in the California Register under Criterion 3 (Architecture), since the building is not architecturally significant in its own right, does not possess high artistic value, nor embody distinctive characteristics of a type, period, region, or method of construction. Further, the art installation is less than fifty years old, and is not significant under California Register Criterion 3 (Architecture). The art installation has not garnered historical significance and does not possess exceptional historical significance in its own right.

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

Based upon a review of information in the Departments records, the subject building and art installation is not significant under Criterion 4 (Information Potential), which is typically associated with

archaeological resources. Furthermore, the subject building is not significant under this criterion, 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.

Step B: Integrity

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

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Overall, the 6th Street Lodginghouse Historic District retains historic integrity, as defined by the thirty-five contributing resources and eight non-contributing resources.

Although altered, 200-214 6th Street retains historic integrity and conveys its significance as a contributing resource to the eligible 6th Street Lodginghouse Historic District. Documented alterations include: parapet bracing (1990); unreinforced masonry building seismic upgrade (1995); extensive interior demolition (1995); construction of the "Defenestration" art installation (1998); and construction of a new retaining wall and foundation (2000).

Step C: Character-defining Features

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

As part of a Historic Resource Evaluation (dated May 2011), Tim Kelley Consulting defined the character-defining features of the potential historic district as follows:

- Symmetrical or balanced design
- Simple rectangular massing
- Uniform height of commercial first floor
- Use of warm earth-toned masonry or wood siding
- Zero setback from the sidewalk creating an unbroken streetwall.
- Shaped corners overlooking intersections
- Prominent projecting signs

On June 15, 2011, the Architectural Review Committee of the San Francisco Historic Preservation Commission reviewed the district's character-defining features and added to the following:

- ☐ Simple, repetitive punched window openings.

CEQA HISTORIC RESOURCE DETERMINATION

☒ Historical Resource Present

- ☐ Individually-Eligible Resource
- ☒ Contributor to an Eligible Historic District
- ☐ Non-Contributor to an Eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____ Date: 1-18-2012

Tina Tam, *Senior Preservation Planner*

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☒ Demolition ☐ Alteration ☒ New Construction

PER DRAWINGS DATED: November 3, 2011 (by: Kennerly Architecture)

PROJECT DESCRIPTION

The proposed project involves the demolition of the existing four-story, mixed use, residential-over ground floor-commercial (single-room occupancy hotel) building and the new construction of nine-story, residential mixed-use building. The new construction would be contemporary in architectural style, and would include fifty-six one- to three-bedroom residential units and approximately 3,000 sq. ft. of new ground floor commercial space. The proposed project is depicted in architectural drawings provided by Kennerly Architecture (dated November 3, 2011).

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☐ The project will not cause a significant adverse impact to the historic resource as proposed.

☒ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

☐ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.

☒ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff finds that the proposed project would cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. Under the California Environmental Quality Act, demolition of a historic resource constitutes a significant adverse impact, which may not be mitigated to a less-than-significant level. The subject property at 200-214 6th Street is one of thirty-six contributing resources originally recognized in the 6th Street Lodginghouse Historic District DPR 523D (District Record) form. The subject property is located towards the southwest border of the eligible district, and is one of fifteen remaining masonry properties contributing to the district's significance. The demolition of the subject property would materially impair the significance of the eligible district by removing one of its essential contributing features. The subject property is significant as one of the larger-scale buildings and is located on a prominent corner within the eligible historic

district. Its demolition would impact the eligible historic district, due to the demolition of a contributing resource. Since the recognition of the district in 1997, only one other contributing resource, 988 Howard Street (Hotel Plaza, APN 3725/025), has been demolished. With the proposed project, two of the district's original thirty-six contributing resources would be demolished, thus constituting a cumulative impact upon the historic district.

In addition to the aforementioned impact, the proposed project will construct a new nine-story residential mixed-use building within the eligible 6th Street Lodginghouse Historic District, which would add a new non-contributing resource to the historic district. Staff finds that this aspect of the project would result in a less-than-significant impact upon a historic resource, since the new construction is generally compatible with the historic character of the surrounding historic district.

The following is an analysis of the new construction per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

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

The proposed project does not include architectural features, which would suggest a false sense of historical development. The new construction within the eligible historic district is contemporary in character, and does not include conjectural features or architectural elements. Therefore, the proposed project complies with Rehabilitation Standard 3.

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

The proposed project is compatible with the surrounding potential historic district and does provide reference to a number of the district's character-defining features. The proposed project provides a shaped corner as defined by the nine-story mass, which is subsequently scaled down to eight-stories along 6th Street to better relate to the adjacent properties within the potential historic district, which are primarily three-to-five-stories tall. The district does possess a number of taller six- and seven-story buildings. At the ground floor level, the project maintains the consistent line of tall commercial storefronts, which are characteristic of 6th Street. To relate to the warm-tone masonry and prominent cornice lines within the district, the project provides a simple, projecting concrete cornice over each mass, and will use a brick masonry veneer on the exterior.

While it is clear that the proposed project is differentiated, the design of the exterior does reference the character-defining features, thus provides compatibility with the surrounding historic district. The Department recognizes the contemporary infill design of the proposed project, as related to the potential

historic district, and does find it to be on balance compliant with Rehabilitation Standard #9 and the other Rehabilitation Standards.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____ Date: 1-18-2012

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2011\2011.0119

RS: G:\Documents\Environmental\2011.0119E 200-214 6th St - Defenestration Building\HRER_200-214 6th St_2012-01-18.doc

IMAGES

200-214 6th Street, View of southwest corner of 6th and Howard Streets

State of California & The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI #	
DISTRICT RECORD	Trinomial	

Page 1 of 4 *NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) Sixth Street Lodginghouse Historic District

D1. Historic Name _____ D2. Common Name: _____

***D3. Detailed Description** (Discuss coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Sixth Street Lodginghouse District is a group of 33 low-budget residential hotels, or lodginghouses, built from 1906 through 1913, and a few low-rise commercial buildings. The district runs along Sixth Street beginning next to the buildings which front on Market Street, and it continues along Sixth beyond the Mid-Market Area of Potential Effect (APE) through the second and third building south of Howard Street, where there is a considerable break in the type of buildings. 19, or about 60% of the district buildings are unreinforced masonry structures; the rest are wood frame or concrete. **(See Continuation Sheet, p. 2)**

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The properties are on both sides of Sixth Street, beginning next to the corner buildings facing Market Street and continuing for two blocks through the second (east side) and third (west side) parcels south of Howard Street, plus two adjacent parcels on north Mission and one on south Howard.
(See Map, p xx)

***D5. Boundary Justification:**

The boundary includes all the surviving Sixth Street buildings identified as lodginghouses in the 1914 city directory, up to the point where this building type stops today.

D6. Significance: **Theme** Development of Mid-Market Area **Area** San Francisco, CA

Period of Significance 1870-1947 **Applicable Criteria** A,

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The district appears eligible for the National Register of Historic Places at the local level of significance under Criterion A, patterns of events, as the last surviving sizable group of the very low-budget, SRO densely packed residential hotels built south of Market Street after the 1906 earthquake and fire to serve the single male seasonal workers, the industrial army, that spent its out-of-work time here. Third, Fourth, Fifth and Seventh Streets all formerly had similar housing, of which very few remain; but, Sixth Street retains its full complement as well as resident-serving businesses and a community center. This district differs from the apartment hotel district(s) north of Market Street in that its buildings are smaller on average, they have less exterior ornament, they were all built before the 1915 Exposition, inconspicuous, and most lack lobbies. **(See Continuation Sheet)**

***D7. References** (Give full citations including the names and addresses of any informants, where possible.)

Averbach, "San Francisco's South of Market District, the Emergence of a Skid Row", CA Historical Quarterly 52, Fall 1973. Bloomfield, "History of the CA Historical Society's New Neighborhood", California History 74, Winter 1995-96. Nowinsky, "No Vacancy", 1979. SF Directory, 1914.

***D8. Evaluator:** Anne Bloomfield **Date:** 08/01/1997

Affiliation and Address: Bloomfield Architectural history, 2229 Webster St, San Francisco, CA 94115

D3. Detailed Description (Continued)

Most are three or four stories tall, a few are five or two, one is seven stories, and two commercial structures are only one story. Ground floors are commercial, with minimal entrances to the single-room units above. Most of the buildings are clad in brick; they have deep window reveals and cornice designs borrowed from the classical vocabulary. Ornamentation is usually minimal. Residential entries are inconspicuous, lobbies almost nonexistent, and plumbing scarce. The buildings were designed with differentiated bases to allow for the normal changes to storefronts. The district appears basically intact as to location, design, setting, materials, workmanship, feeling, and association.

The Sixth Street Lodginghouse District consists of 43 parcels, of which 33 are very low budget, single room occupancy (SRO) residential hotels. Constructed from 1906 to 1913, they share common design features described in section P3a. The other buildings are low commercial structures which served the needs of the local residents: bars, restaurants, loan shops, etc. One of them has a social hall upstairs. 27 of the SRO buildings were listed in the 1914 city directory under the "Lodginghouse" category, three others were under "Apartment Houses", and three were such small apartments they had no names. The properties include three vacant lots (3703/26, 3704/49, 3726/7), one new apartment building (3726/32), and two buildings so heavily altered that they have lost their integrity (3703/3, 3704/25). Thus 80% of the properties contribute to the feeling of the district. Lists of the contributing and non-contributing properties are given on a continuation sheet; individual contributors which are within the Mid-Market Area of Potential Effect are described by parcel number among the Primary Records.

BUILDINGS WHICH CONTRIUTE TO THE FEELING OF THE DISTRICT
(primary Records for these are filed by block/lot numbers.)

3703/02	20 Sixth Hotel St. Danel
3703/04	34 Sixth Hötel Seneca
J3703/05	42 Sixth Hotel King
3703/06	48 Sixth Hotel Lawrence
3703/27	68 Sixth Home Hotel
3703/28	74 Sixth Baldwin House
3703/29	88 Sixth Hotel Alma
3703/81	1018 Mission Hotel Andrews
13704/26	83 Sixth social hall: Society for Individual Rights
3704/50	51 Sixth Hillsdale Hotel
3704/51	45 Sixth Vienna Hotel
13704/52	41 Sixth Hotel Maze
3704/53	37 Sixth Seattle Hotel
3725/25	988 Howard Hotel Plaza*
3725/26	175 Sixth Hotel Alton*
13725/61	161 Sixth Mrs. Della Hansen Lodgings*
13725/62	151 Sixth small commercial building*
13725/63	149 Sixth Hotel Minnalee*
3725/64	135 Sixth Hotel Sunnyside
3725/79	125 Sixth Hotel Rose
3725/81	101 Sixth small commercial building
J3726/01	102 Sixth Hotel Elmwood
3726/02	110 Sixth Hotel Henr .
3726/03	118 Sixth small commercial building
13726/05	132 Sixth small apartments
3726/06	138 Sixth Hotel Pontiac*

3726/08	152 Sixth Charles Ehrhardt Lodgings*	
3726/09	170 Sixth St. Cloud Apartments*	
l 3726/10	172 Sixth Dudley Apartments*	
3726/11	184 Sixth Hotel Howard*	
3731/01	214 Sixth Hayston Apartments*	
3731/02	220 Sixth small apartments*	
3731/03	226 Sixth The Kensington*	
3731/117	1011 Howard small apartments*	
3732/123	221 Sixth Hotel Leith *	
3732/124	995 Howard Hotel Orlando*	

PROPERTIES WHICH DO NOT CONTRIBUTE TO THE DISTRICT AND THEREFORE ARE NOT CONSIDERED ELIGIBLE FOR THE NATIONAL REGISTER

3703/03	26-28 Sixth	small commercial, integrity lost
3703/26	1014 Mission	vacant
3704/25	96 Sixth	Hotel Esmond, integrity lost
3704/49	57 Sixth	vacant
13725/60	494 Natoma	industrial building*
3726/07	148 Sixth	vacant*
3726/152	122-30 Sixth	new apartments

* outside ~Mid-Market architectural Area of Potential Effect (APE)

D4. Boundary Description (Continued)

Map of district:

D6. Significance (Continued)

The laborers in agriculture, heavy construction and lumbering, the sailors, the ill, the retired who have always inhabited these lodginghouses have been documented in Averbach, Harman, Nowinski, and Bloomfield. The district's period of significance is 1906, when the buildings began to rise from the fire's ashes, to 1947, an arbitrary date of 50 years ago, because the significance continues to be present for the out-of-work laborers and other inhabitants. Significant dates are the years of construction: 1906, 1907, 1908, 1909, 1910, 1911, 1912, and 1913. The area of significance is social history, for the laborers' lifeways.

On October 14, 2010 a field visit was conducted to verify the sixth Street Lodginghouse district. It was concluded that the district as described by Anne Bloomfield, and documented in 1997 is still valid. While minor changes to storefronts have occurred, there have been no significant adverse affects to buildings within the district.

*D8. Evaluator: N. Moses Corrette Date: October 29, 2010
Affiliation and Address: San Francisco Planning Department
1650 Mission St. Suite 400
San Francisco CA 94103

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD
Other Listings
Review Code Reviewer Date

 Resource Name or #: (Assigned by recorder) Hayston Apartments

P1. Other Identifier: Hugo Apartments

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** San Francisco

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

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

c. Address 200 Sixth Street City San Francisco Zip 94103

d. UTM: (Give more than one for large and/or linear resources) Zone 10 ; 552532 mE/ 4181511 mN

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

Parcel No. Lot 001, Block 3731

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

This four-story, commercial and residential hotel building is rectangular in plan and is sited on an approximately 10,000-square-foot corner lot. The building maintains a boxy massing, and its east and north facades abut the sidewalks on Sixth and Howard Streets respectively. Buildings of similar height and setback surround the building to the south and west. The east and north (primary) facades face busy vehicular thoroughfares, while the south and west (secondary) elevations face the side elevations of adjacent buildings. A flat roof covers the building and is embellished at the primary facades' rooflines by a simple molded cornice. The wall facing material is brick.

The building is composed of five commercial spaces at the first story and residential apartments at the second, third, and fourth stories. An intermediate cornice between the first and second stories of the primary facades demarcates a distinct separation between commercial and residential uses. The storefronts are crowned by a continuous band of transom windows. Although obscured behind plywood, the storefronts contain at least two entrance doors: one at the southeast corner facing Sixth Street and another at the northwest corner facing Howard Street. (See Continuation Sheet.)

P3b. Resource Attributes: HP5 - Hotel/Motel HP7 - 3+ story Commercial Building

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

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

P5b. Description of Photo: (View, date, accession #)
View looking southwest, March 2007

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1909, Building Permit

P7. Owner and Address:
N/A

P8. Recorded by:
Jody R. Stock
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

P9. Date Recorded: 03/27/2007

P10. Survey Type (Describe)
Single Property Evaluation

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Hayston Apartments, Draft Historic Resource Evaluation Report, 27 March 2007

Attachments:

☐ None	☒ Continuation Sheet	☐ District Record	☐ Rock Art Record	☐ Other (List)
☐ Location Map	☒ Building, Structure, and Object Record	☐ Linear Feature Record	☐ Artifact Record	
☐ Sketch Map	☐ Archaeological Record	☐ Milling Station Record	☐ Photograph Record	

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

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code *3CD*

Resource Name or #: (Assigned by recorder) *Hayston Apartments*

B1. Historic Name: *Hugo Apartments*

B2. Common Name:

B3. Original Use: *Commercial and Residential* B4. Present Use: *Vacant*

B5. Architectural Style: *Victorian Vernacular*

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

The building was constructed in 1909. An art installation consisting of pieces of furniture and home appliances affixed to the building at various points was created in 1998.

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

B8. Related Features:

B9a. Architect: *Theo W. Lenzen* b. Builder: *Kiernan Robson et al*

B10. Significance: **Theme** *Pot. West SoMa Light Industrial & Residential District* **Area** *South of Market, San Francisco*

Period of Significance *1906 to 1929* **Property Type** *Commercial / Residential* **Applicable Criteria** *A*

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

Residential Hotels in the South of Market Area

Large numbers of residential hotels were constructed from the 1860s through the early 1920s in San Francisco in three main districts: the Tenderloin, South of Market, and the Mission. The South of Market area west of Fifth Street was slower to develop because of the tidal marshes. From the early 1850s through the early 1870s, the marshes were filled with sand to create made land. After infill, the area was quickly developed with a mixture of industrial plants, commercial buildings, and lodging houses for the working class. In the 1870s the South of Market area contained one-quarter of the boarding houses and one-half of the city's 655 lodging houses. According to Paul Groth in his book Living Downtown: The History of Residential Hotels in the United States, residential hotels were a common and important form of housing in late nineteenth-century San Francisco.

More than was true in any other city, the citizens of San Francisco tested the validity of hotel living. Nineteenth-century tourists noted that "vast numbers" of residents lived in hotels and ate exclusively in restaurants. In both 1880 and 1900, the ratio of boardinghouse and rooming house keepers in proportion to the total population was higher in San Francisco (and other West Coast cities) than in a many of the older American cities. (See Continuation Sheet.)

B11. Additional Resource Attributes: *HP5 - Hotel/Motel* *HP7 - 3+ story Commercial Building*

B12. References:

See Report Bibliography

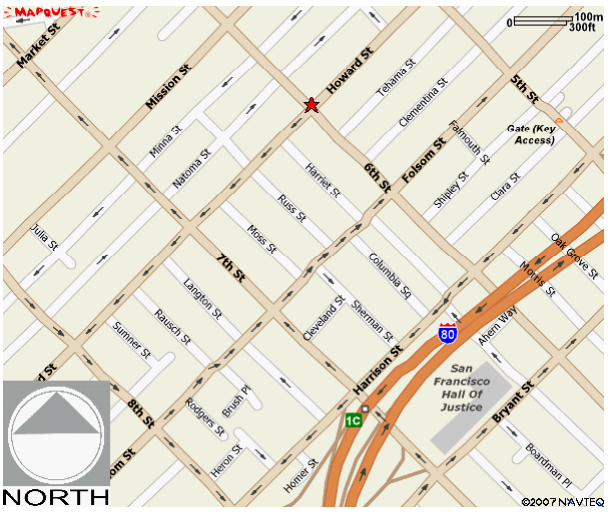
B13. Remarks:

B14. Evaluator: *Jody R. Stock*
Architectural Resources Group

Date of Evaluation: *03/27/2007*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3a. Description Continued:

The primary facades of the second, third, and fourth stories are defined by a prominent, three-story, semi-circular bay that projects from the northeast corner of the building. The bay windows are curved and are one-over-one, double-hung, wood sashes and are highlighted by continuous sills and lintels. The primary facades are punctuated with regularly spaced bays of segmentally arched window openings of two sizes. The windows are one-over-one, double-hung, wood sashes with projecting, masonry sills. Three metal fire escapes are attached to the building-one at the east façade and two at the north façade.

According the San Francisco Office of the Assessor-Recorder, the building houses 75 residential units, 144 rooms, and 31 bathrooms. The building is currently vacant. The subject of a whimsical art project, an artist attached furniture and home appliances to the building facades and roof at various points.

B10. Significance Continued:

In 1906 an earthquake and subsequent fire devastated the city. The South of Market area was particularly hard hit because the fill on which it was built liquefied. In addition, as a result of broken gas mains, eleven fires erupted in the area destroying the entire area with a few notable exceptions such as the Old Mint and St. Patrick's Church. Due to the congested housing in this part of the city and complete destruction from the earthquake and fires, is it likely that the death toll in the South of Market was much higher than the rest of the city.

The South of Market neighborhood was slower to recover from the earthquake and fire than other parts of the city due to the reluctance of insurance companies to pay claims, hesitancy of eastern investors to put their money in what they perceived as an insecure area, and pressure on landowners to rebuild out of masonry rather than wood, a much more expensive prospect. Reconstruction took place in several phases: the first was from 1906 to 1913, the second from 1918 (post World War I) until 1920, and the third was from the mid to late 1920s. The new residential buildings constructed post earthquake fell into two categories; large three-to six-story wood-frame or masonry hotels and apartments and smaller wood, single-family dwellings or flats.

Due to decreased immigration in the first quarter of the twentieth century, the proportion of American-born residents increased within the South of Market neighborhood. The 1920 census tract around Third and Mission Streets included fifteen residential hotels. Their residents were 98 percent male and 70 percent single. Of these, 12 percent were native Californians and 52 percent were born elsewhere in the United States. The remaining 36 percent were primarily Scandinavians, Germans, Irish, and British.

The South of Market hotel residents were typically employed in skilled and semi-skilled industrial trades, office work, at hotels, as farm worker, loggers, miners, janitors, and watchmen. Between 1907 and 1925, many were seasonal workers or elderly persons. Residential hotels had several advantages for workers. Unlike apartment dwellers, rooming house tenants did not have to buy linens, dishes, and furniture. Single occupancy rooms were the most some could afford. In 1906 rooms ranged from $1 to $7 a week. Large rooms in boarding houses cost $4.50 to $6. Cost was one of the prime motivators, but the residential hotels had other advantages; they gave the indigent elderly a degree of independence and leniency for those with alternative lifestyles not acceptable to middle class neighborhoods. Residential hotels continued to be a dominant residential form in the South of Market neighborhood; however, between 1930 and 1980 virtually no new hotel buildings were constructed.

During World War II, war workers were drawn to the Bay Area, including SoMa for work in the area's many war plants, shipyards, and military bases. War workers inundated San Francisco, Oakland, and Richmond. Many of these new arrivals were dust bowl refugees, and, in contrast to the area's earlier inhabitants, many were non-white, African Americans from the South and Latin immigrants. In 1940 SoMa was only 5 percent non-white but by 1950 that group had reached 14 percent. Post war, the population was similar in character to decades past; the residents were primarily poor and on fixed incomes.

In the 1970s the neighborhood attracted the interest of developers, and sections, such as the future site of the Yerba Buena Center, were redeveloped. In the 1980s the area's residents gained the reputation as the hardest cases, drug and alcohol addicts, and the homeless. The next decade and influx of dot.com companies put additional pressure on the existing uses of the area.

The Residential Hotel Building Type

The South of Market residential hotel district was concentrated along Mission and Howard Streets and the numbered streets between Third and Tenth Streets. Services for the hotel residents were interspersed. Pre earthquake South of Market residential hotels were often built of wood. Post-earthquake hotels were primarily masonry. Both pre and post earthquake hotels often employed a commercial building form, the two-part commercial block.

Throughout the nation from the 1850s through the 1950s, the two-part commercial block was the most common type used for small- and moderate-sized commercial buildings. The type was characterized by horizontal architectural features that divide the building into two sections between the first and upper floors. The separation was often highlighted by an intermediate cornice. The distinction between the two often marked a change in use; the street level frequently housed public spaces such as retail

stores, hotel lobbies, or restaurants. The second floor was usually more private in nature and commonly included offices, hotel rooms, or meeting halls. By the late nineteenth century, plate glass was more affordable, and the storefront areas were usually glazed. Typical ground floor alterations included everything from additional awnings or signage, to new siding (false stone masonry or stucco over the original fabric), to reconfiguration of windows, which often included covering the mezzanine lites.

In districts, such as the South of Market, with a high percentage of laborers, one common function of the two-part commercial block building form was a residential hotel. First floor spaces were usually rented as retail or office spaces and hotel accommodations for bachelor workers were housed on the upper floors. This building form, called a cheap lodging house, was common throughout the country as housing for an unskilled workforce. Whether commercial or residential, the exterior of the building could be ornamented in a variety of styles. Victorian or Classical details were typical of nineteenth and early twentieth century buildings.

Early residential hotels were frequently generic loft buildings, but after 1900 new rooming houses built in downtown were specialized. Owners, confident of the long-term profitability of the hotels, built permanent structures with floor plans specific to their use. At the ground floor, store windows and commercial spaces gave the buildings their downtown character. Residential functions were housed on the floors above and were often called "upstairs hotels" by rooming house tenants. Most buildings had shared baths down the hall, and light wells illuminated the upper floors.

Residential hotels changed in other ways during these years. Between 1900 and 1920 throughout the country, American lodging house owners built more elaborate and imposing facades. Although the exterior became more respectable, the change was not always matched by improved conditions in the interior; circulation, light, plumbing, and room sizes could be poor in an outwardly grand building. Groth described the social pressures on landlords to create a more respectable public face: "The presentable yet schizophrenic facades built after 1900 were one strategy used by landlords to erase embarrassing images of the social and economic marginality in their properties, and to erect reassuring images of greater cultural uniformity."

200 Sixth Street

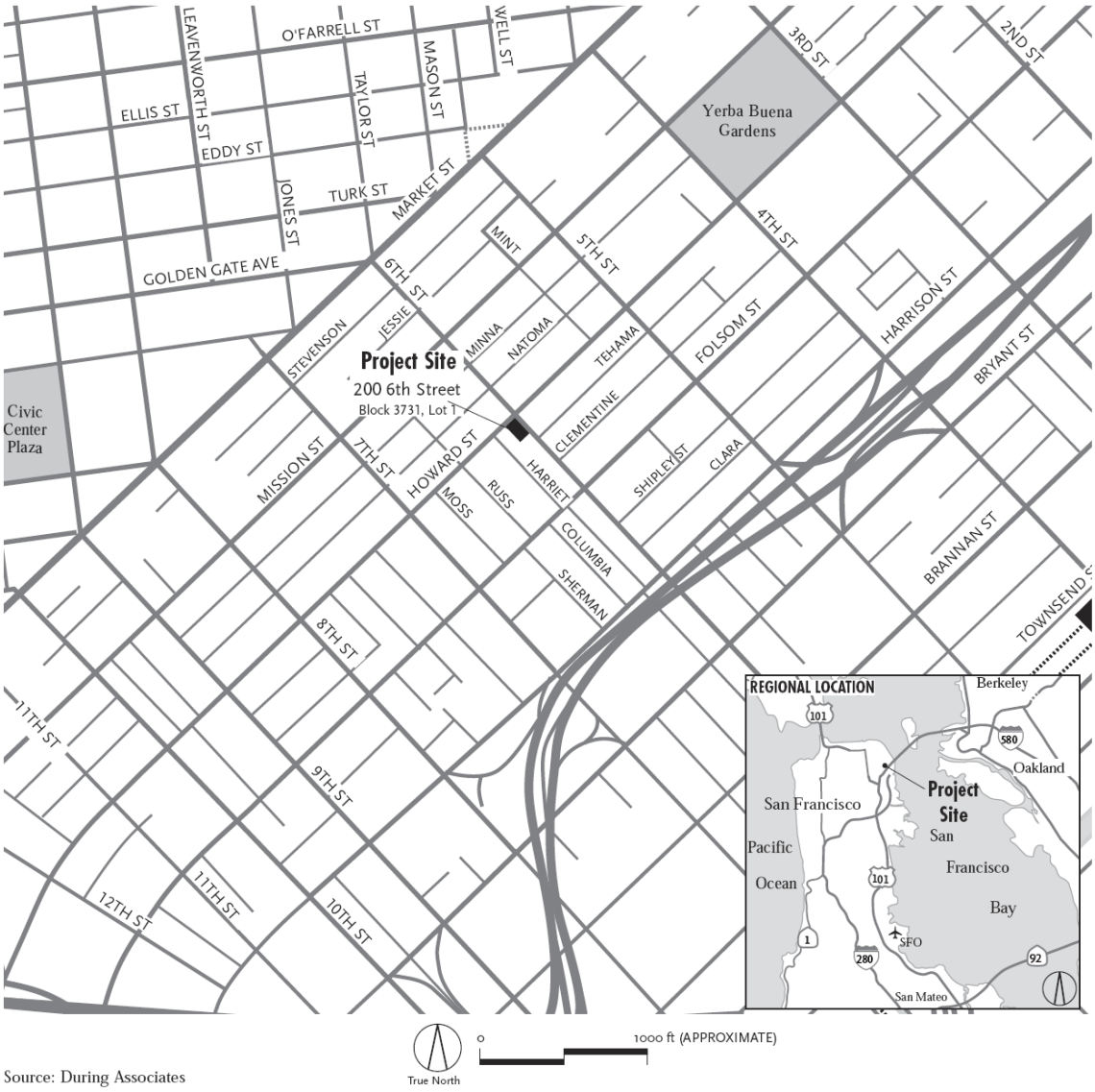
Water tap records indicate that a building at 200 Sixth Street was connected to the City's water system in 1885, suggesting the first building on the site had been constructed by that year. By 1893 the Lindell House, a four-story hotel with first-floor commercial space, was located on the site. William Wolf owned the property and was proprietor of the hotel. As described above in Residential Hotels in the South of Market Area, the fire that swept the city after the 1906 Earthquake devastated the South of Market including the immediate area of 200 Sixth Street. The current building was constructed in 1909, just three years after the Earthquake and Fire, in the first wave of reconstruction of the South of Market neighborhood.

The new building was designed by architect Theo W. Lenzen and built by Kiernan Robson et al for $66,000. The first floor was devoted to commercial purposes with residential functions on the upper three floors. The hotel portion of the building was called the Hayston Apartments, with Mrs. Jack Hayes serving as the proprietor. Hayes also managed the National Hotel at 1139 Market Street. The hotel consisted of sixty-nine rooms arranged around a central light court. Despite the word "apartments" in the name, the high number of units strongly suggest the building functioned as a residential, single-room occupancy, hotel.

By 1920 the residential portion of the building was known as the Hugo Apartments and continued under that name through the early 1970s. Individual residents of the apartments were not listed until the mid 1960s. At this time, typical of the area, most residents were male and of various ethnicities (based on surnames) with a few women.

The early inhabitants of the first floor commercial spaces of 200 Sixth Street were not listed in early city directories. By 1955 the Woo Brothers operated a market along with the Atotonilco Café, Skyline Radio & Television Service, and the Two-Ten Club, which, as the name suggests, operated out of the commercial space at 210 Sixth Street. Woo Brothers Market Grocery, Skyline Radio & Television Service, and the Two-Ten Club were long-term tenants of the building and remained through 1970. Woo Brothers was present as late as the 1980s. Other occupants in the 1960s included the Central Café, John Imes Used Books, Gizmo Development & Research, and Marina's Coffee Shop.

By the 1980s the building, like the surrounding area, was in decline, and the Howard Street commercial spaces were vacant and boarded. In 1998 Brian Goggin and 40 other artist turned the building into the base for an art installation. Approximately 30 pieces of furniture were collected from San Francisco's streets, strengthened with internal steel, contorted to appear animated, and affixed to the building. The installation was considered temporary, but has remained on the building for almost a decade and has been popular with locals and tourists alike.



Source: During Associates

6-22-11

Proposed Project Location Figure 1

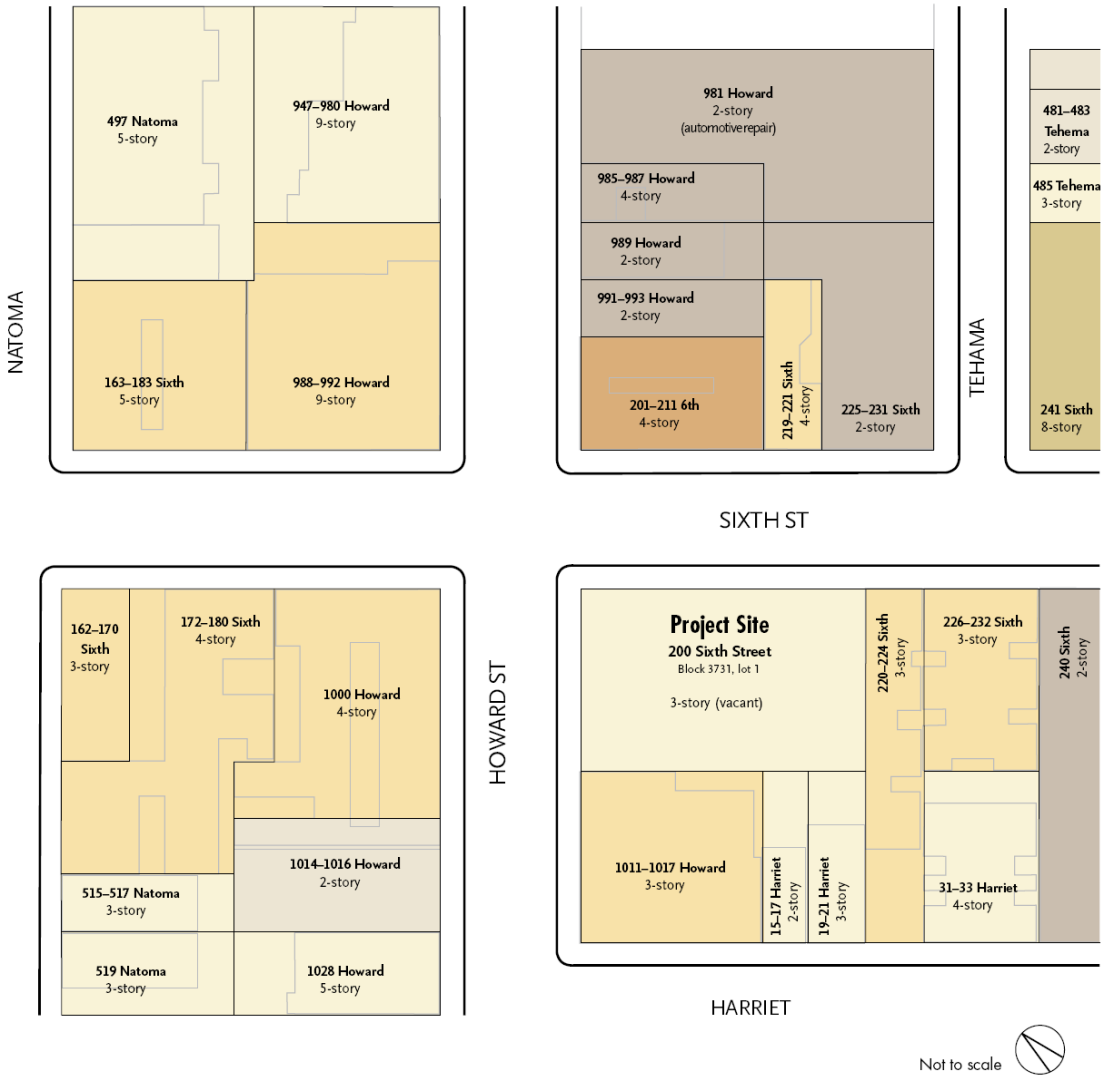
A. View Looking North on Sixth Street

B. View Looking East on Howard Street

Source: During Associates

8-8-12

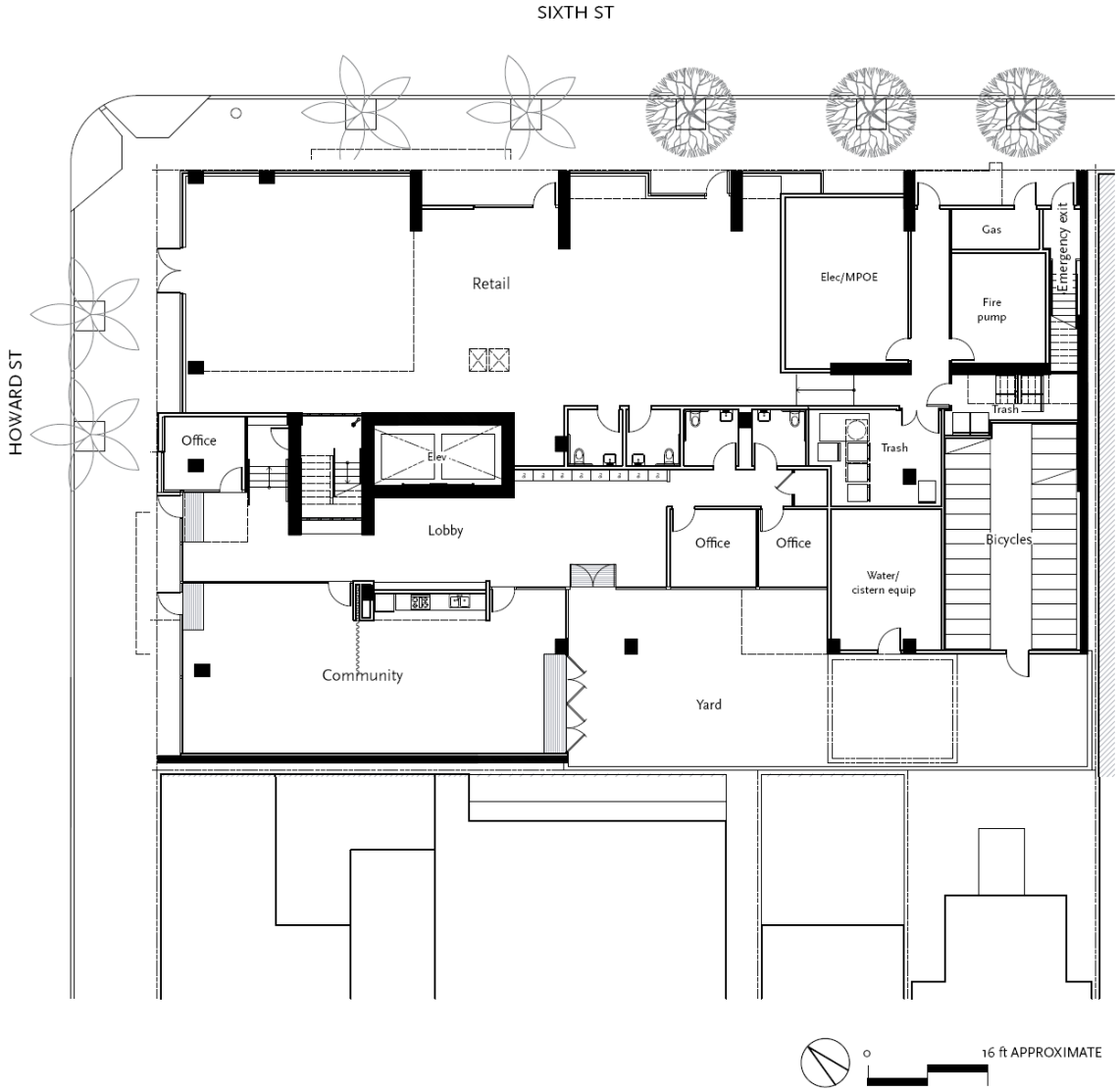
Existing Site Views Figure 2



Source: During Associates

11-3-11

Existing Site Plan Figure 3



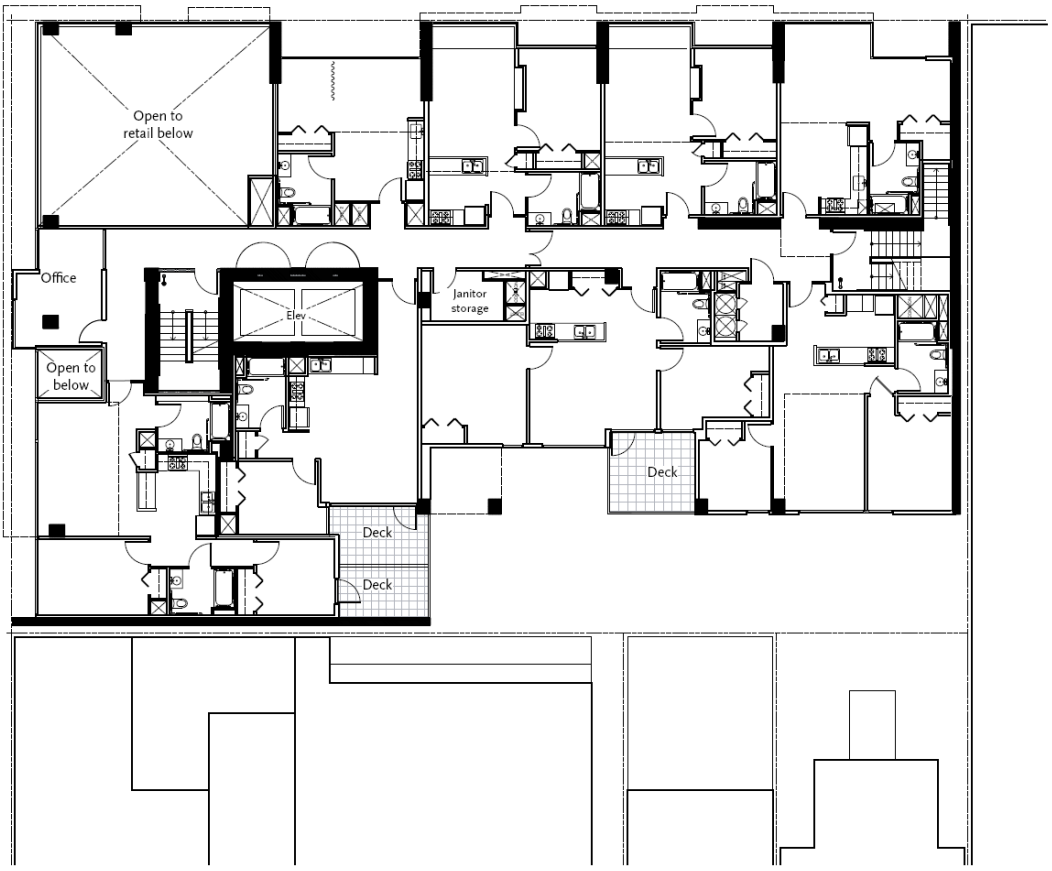
Source: Kennerly Architecture

2-6-12

Proposed Ground Floor Plan Figure 4

SIXTH ST

HOWARD ST



Source: Kennerly Architecture

2-6-12

Proposed Second Floor Plan Figure 5

SIXTH ST

HOWARD ST

0 16 ft APPROXIMATE

Source: Kennerly Architecture

2-6-12

Proposed Third Floor Plan Figure 6

SIXTH ST

HOWARD ST

0 16 ft APPROXIMATE

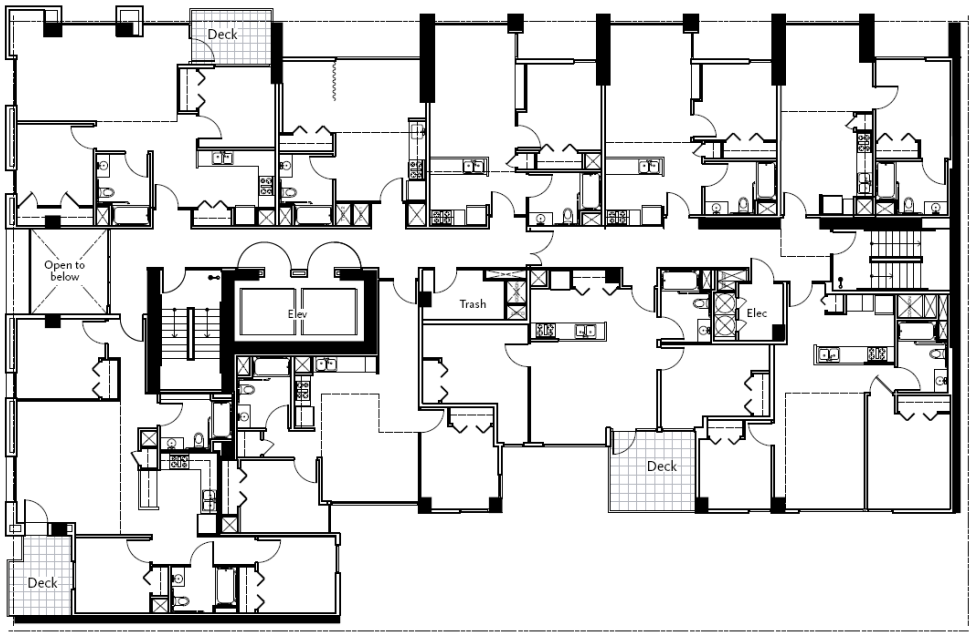
Source: Kennerly Architecture

2-7-12

Proposed Fourth Floor Plan Figure 7

SIXTH ST

HOWARD ST



0 16 ft APPROXIMATE

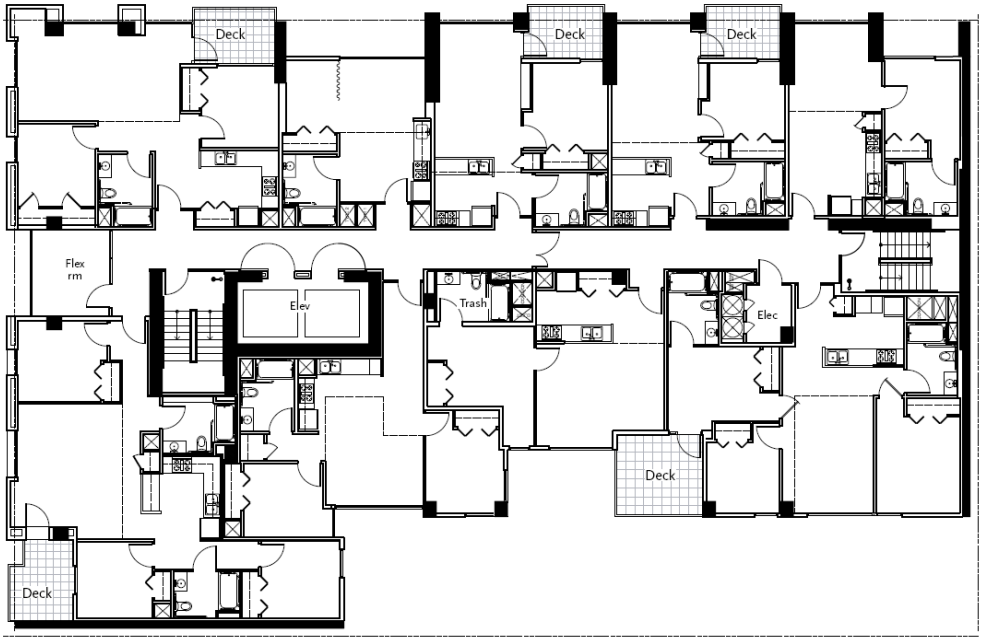
Source: Kennerly Architecture

2-7-12

Proposed Fifth Floor Plan Figure 8

SIXTH ST

HOWARD ST



0 16 ft APPROXIMATE

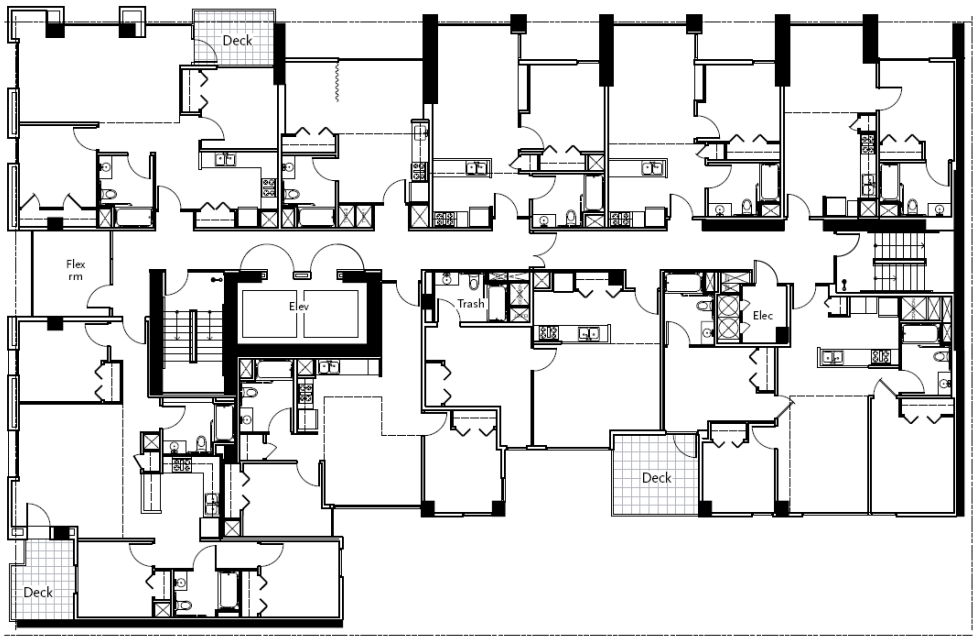
Source: Kennerly Architecture

2-7-12

Proposed Sixth Floor Plan Figure 9

SIXTH ST

HOWARD ST



0 16 ft APPROXIMATE

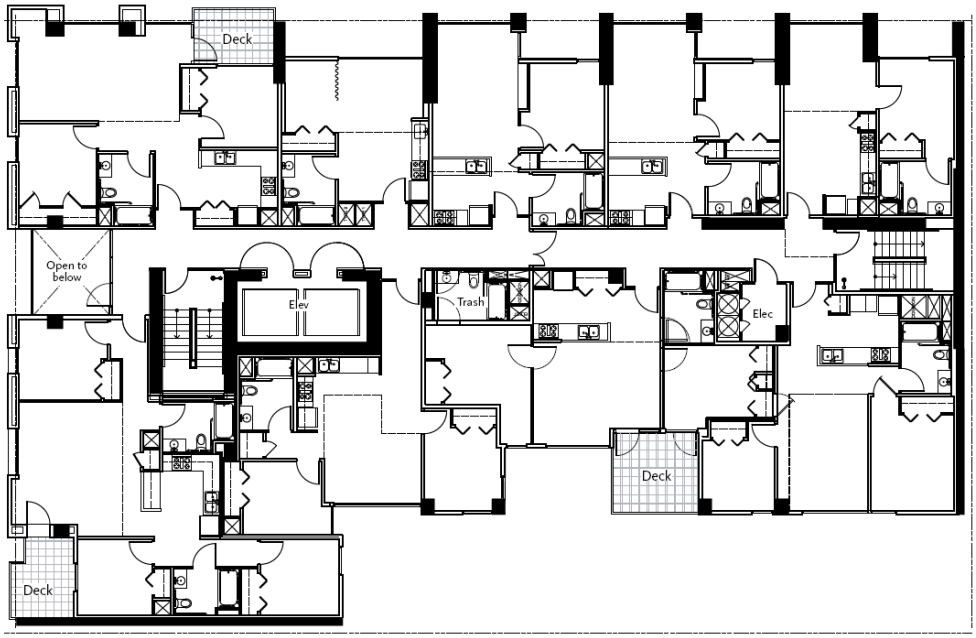
Source: Kennerly Architecture

2-7-12

Proposed Seventh Floor Plan Figure 10

SIXTH ST

HOWARD ST

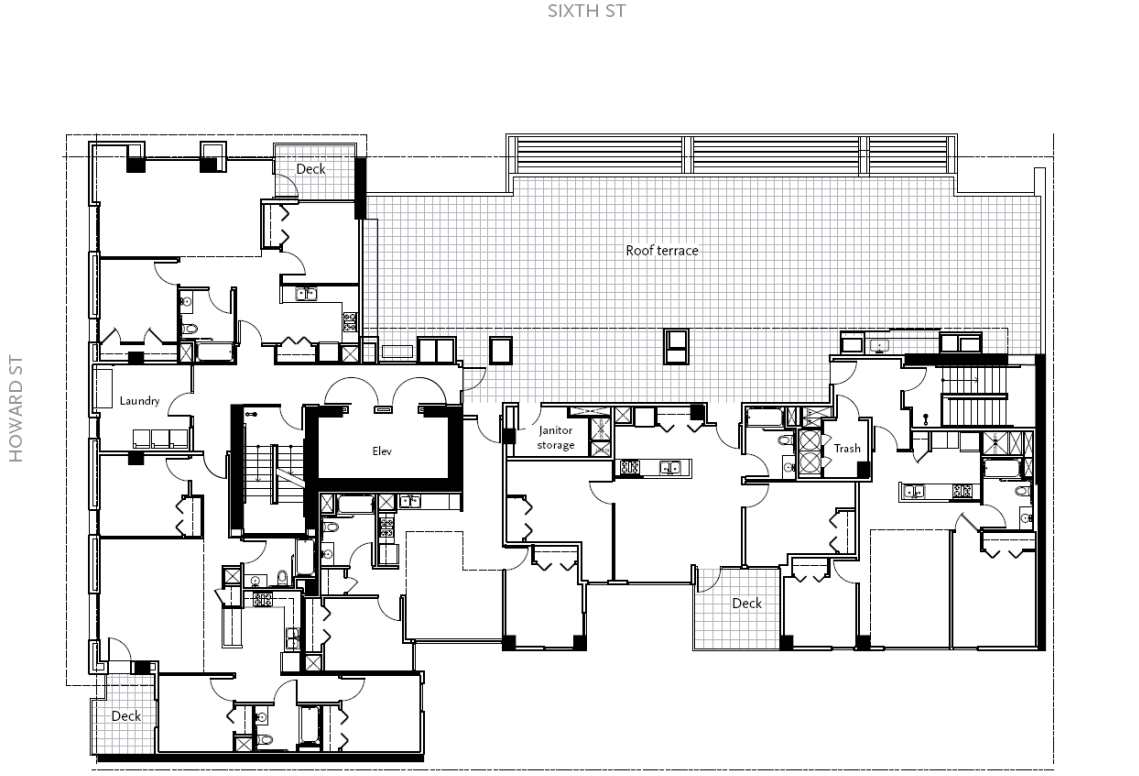


0 16 ft APPROXIMATE

Source: Kennerly Architecture

2-7-12

Proposed Eighth Floor Plan Figure 11



Source: Kennerly Architecture

2-7-12

Proposed Ninth Floor Plan Figure 12

Source: Kennerly Architecture

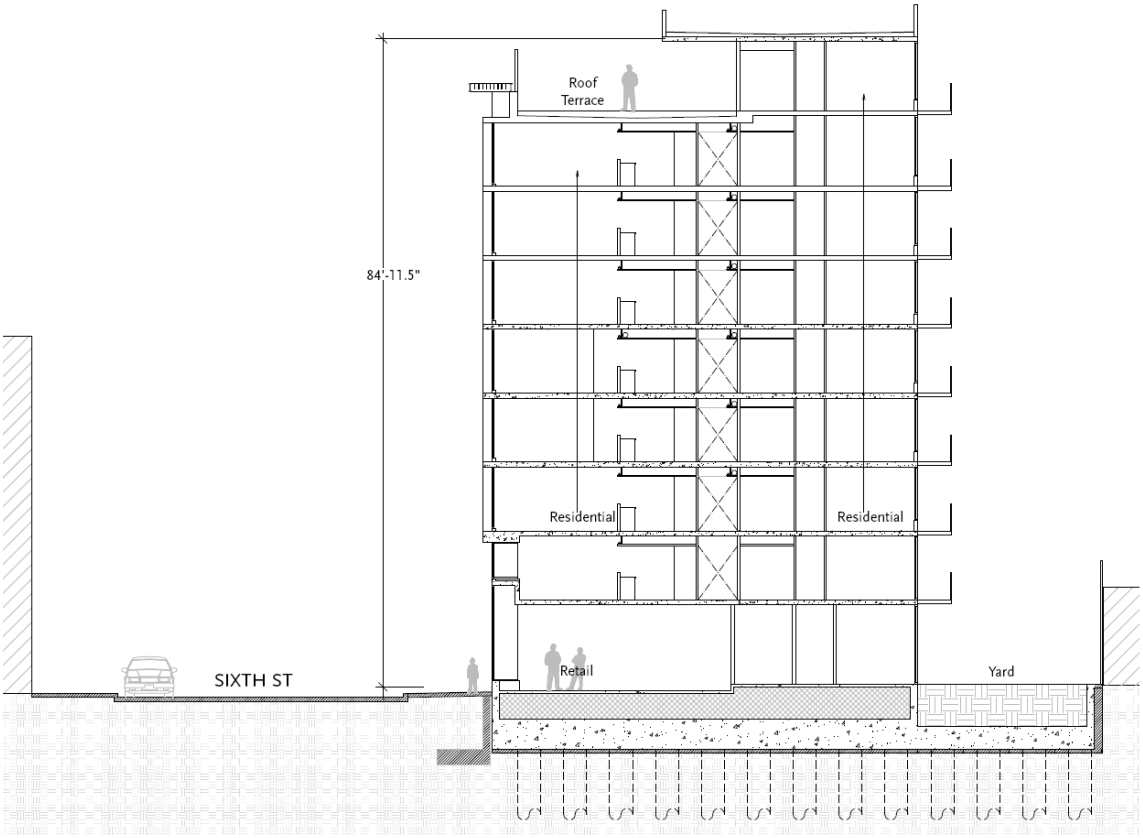
2-7-12

Proposed Sixth Street Elevation Figure 13

Source: Kennerly Architecture

2-7-12

Proposed Howard Street Elevation Figure 14



0 16 ft APPROXIMATE

Source: Kennerly Architecture

2-13-12

Proposed Section Figure 15

Source: Brian Goggin, 1997

2·7·12

Defenestration Project Figure 16

Existing view

View with Proposed Project

Source: Square One Productions

8-8-12

View Looking North on Sixth Street Figure 17

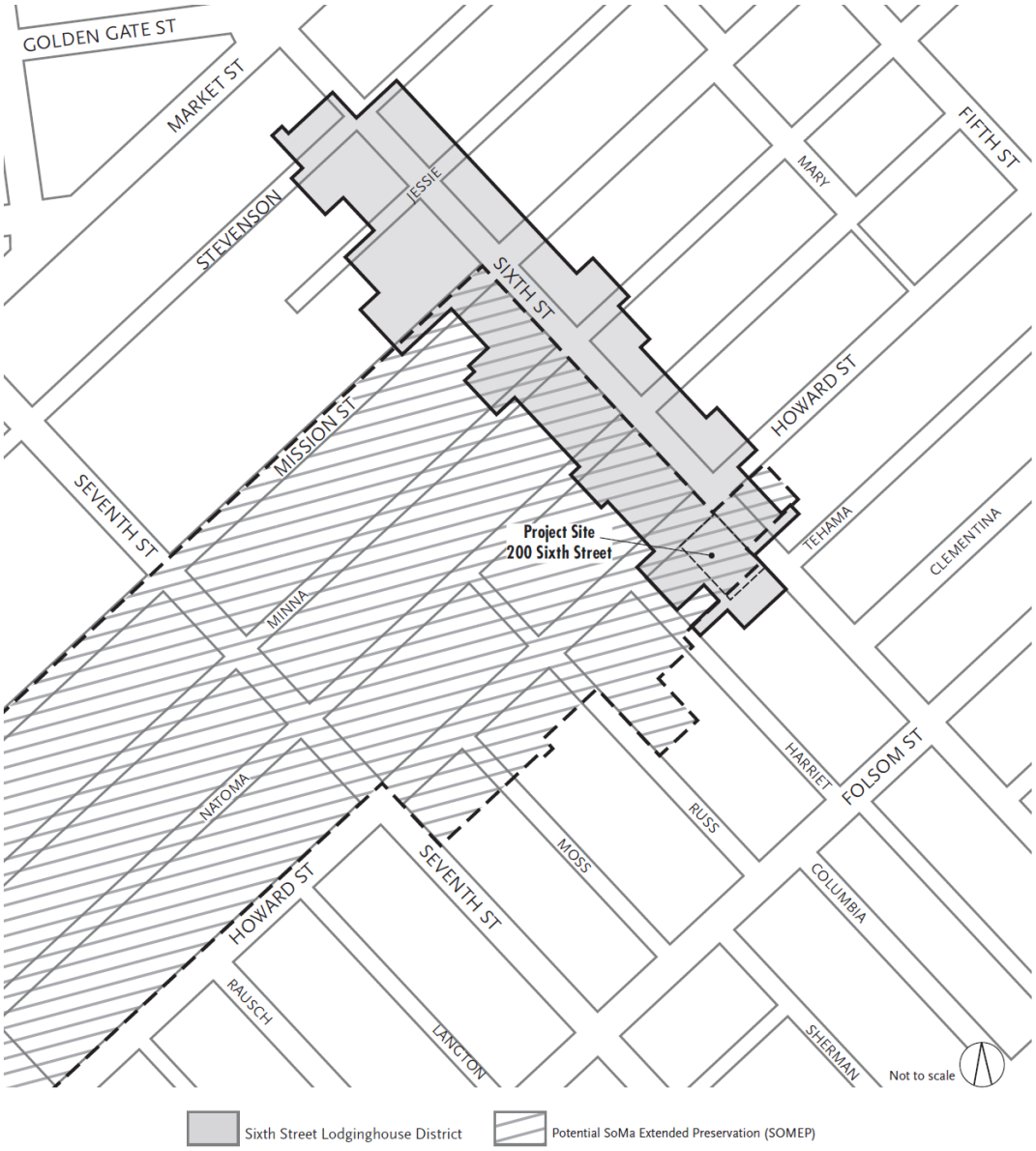
Existing view

View with Proposed Project

Source: Square One Productions

8-8-12

View Looking West on Howard Street Figure 18



Source: During Associates

9-22-12

Potential Historic Districts in the Project Vicinity Figure 19

SIXTH ST

0 16 ft APPROXIMATE

Source: Kennerly Architecture

9-20-12

Preservation Alternative 6th Street Elevation Figure 20

HOWARD ST

0 16 ft APPROXIMATE

Source: Kennerly Architecture

9-20-12

Preservation Alternative Howard Street Elevation Figure 21

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov

July 11, 2011

REPLY TO: HUD110630B

Douglas Shoemaker
Director,
Mayor's Office of Housing
City and County of San Francisco
1 S. Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Dear Mr. Shoemaker:

RE: **DEVELOPMENT OF AFFORDABLE FAMILY HOUSING UNITS AT 200-214 6TH STREET, SAN FRANCISCO**

Thank you for forwarding the above referenced undertaking to my office pursuant to the Programmatic Agreement among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected by the Use of Revenue from the Department of Housing and Urban Development Part 58 Programs. The proposed undertaking is the construction of affordable family housing units at 200-214 6th Street in San Francisco.

The City has the responsibility to identify and evaluate historic properties within the Area of Potential Effects (APE) of the undertaking. In your letter you refer to "the potentially-eligible 6th Street Lodginghouse Historic District, which was identified in the recently adopted south of Market (SOMA) Historic Resource Survey in February 2011 by the Historic Preservation Commission, City of San Francisco. The 6th Street Lodginghouse Historic District is eligible for listing in the National Register of Historic Places at the local level under criterion A (Events) as the last surviving sizable group of low-budget, single-room-occupancy (SRO) densely packed residential hotels built in the South of Market neighborhood to serve the single male seasonal workers and industrial army after the 1906 earthquake and fire." Pursuant to Stipulation VII.D.1.,"if the City determines the property is eligible for inclusion in the NRHP, the determination shall be documented on a State of California Historic Resources Inventory Form 523 for review." The City has not yet carried out this part of the agreement. Please forward the 6th Street Lodginghouse Historic District on the appropriate forms to the SHPO with a request for concurrence in the National Register eligibility of the district and its contributors, including the Hayston apartment Building.

At this point it is premature for the SHPO to comment on the effects of the proposed demolition on historic properties, since you have not yet consulted with us to determine if, in fact, historic properties are present. The fact that the City's Historic Preservation Commission has reviewed the district does not substitute for consultation under the PA.

Regardless of whether the 6th Street Lodginghouse Historic District is found eligible for inclusion in the National Register or not, we will work with you to develop an agreement to take into account impacts to archeological properties.

If you have questions, please do not hesitate to contact Lucinda Woodard, Supervisor of the Local Government Unit, at (916) 445-7028 or at lwoodward@parks.ca.gov.

Sincerely,

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

Cc: Ernest Molins

STATE OF CALIFORNIA – THE NATURAL RESOURCES AGENCY
EDMUND G. BROWN, JR., *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov

MAR 6 2012

February 17, 2012

REPLY TO: HUD111222A

Olson Lee
Director, Mayor's Office of Housing
1 South Van Ness Avenue
San Francisco, CA 94103

Dear Mr. Lee:

RE: **MIXED USE PROJECT, SW CORNER HOWARD AND 6TH STREETS, SAN FRANCISCO**

We are in receipt of your letter of February 6, 2012. You are correct to assume, under the provisions of stipulation VII.D.1.b. of the Programmatic Agreement for HUD-assisted undertakings in San Francisco, that the Hayston Apartment Building and the 6th Street Lodginghouse Historic District are eligible for inclusion in the National Register of Historic Places.

Stipulation VIII.E. Demolition requires the City to forward documentation that explains the need for demolition, including an independent structural analysis of the historic property if demolition is required in whole or in part due to a lack of structural integrity. Please forward that analysis.

The Northwest Information Center has advised there is a moderate possibility of identifying Native American archaeological resources and a high possibility of identifying historic-period archaeological resources in the project area. Following exposure of the original soils, they further recommend further archival and field study to identify cultural resources. The procedures outlined in stipulation XI.D. need to be addressed. If the worked outlined in that stipulation cannot be carried out prior to the request for the release of federal funds, the City will need to enter into an agreement with the State Historic Preservation Office that will outline what will be carried, by whom, and the timing involved.

We look forward to working with you on this undertaking. Questions and comments should be forwarded to Lucinda Woodward, Supervisor of the Local Government Unit at lwoodward@parks.ca.gov or (916) 445-7028.

Sincerely,

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov

November 16, 2012

REPLY TO: HUD111222A

Eugene Flannery
Environmental Compliance Officer
City and County of San Francisco
1 South Van Ness Avenue
San Francisco, CA 94103

Via email

Dear Mr. Flannery:

RE: **MIXED USE DEVELOPMENT, 200 6TH STREET, SAN FRANCISCO**

Thank you for consulting the California State Historic Preservation Officer pursuant to the Programmatic Agreement (PA) among the City and County of San Francisco, the SHPO, and the Advisory Council on Historic Preservation regarding HUD-assisted undertakings reviewed by San Francisco pursuant to 24 CFR Part 58.

Pursuant to stipulation IX.B.1. of the PA, the California State Historic Preservation Officer concurs with you that a Standard Mitigation Measures Agreement (SMMA) is not appropriate to resolve the adverse effects of this undertaking on historic properties because of the moderate possibility of encountering Native American archeological resources and a high possibility of identifying historic-period archeological resources in the project area.. We look forward to working with you and the Advisory Council on Historic Preservation in crafting a Memorandum of Agreement.

If you have questions, please do not hesitate to contact Lucinda Woodward, Supervisor of the Local Government Unit, at (916) 445-7028 or at lwoodward@parks.ca.gov.

Sincerely,

Lucinda Woodward for

Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
Email: leigh.jordan@sonoma.edu
http://www.sonoma.edu/nwic

June 27, 2011 NWIC File No.: 10-1254 Revised

Stu During
During Associates
100 Montgomery St. Ste. 2290
San Francisco, CA 94104

Re: Revised record search results for the proposed Demolition of a building at the southwestern corner of 6th Street and Howard Street, Block 3711, Lot 001.

Dear Mr. During:

Per your request received by our office on June 17, 2011, a records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for San Francisco County. Please note that use of the term cultural resources includes archaeological resources and historical buildings and/or structures. This is a revised letter to reflect the current Area of Potential Effects (APE) as received by our office on June 23, 2011.

Your project is subject to federal requirements, and, therefore, has an Area of Potential Effects (APE). As specified in your request, your APE includes both sides of 6th Street from Stevenson to Folsom Street in addition to the north side of Howard Street from 5th to 7th Street, as depicted on the APE map sent to our office on 23 June, 2011. Therefore, if you or the Federal Agency later identifies a larger APE than the one that we used, you will need to resubmit the records search with a map that clearly depicts the appropriate APE.

Review of this information indicates that there have been two archaeological resource studies that cover approximately 100% of the proposed Demolition of a building at the southwestern corner of 6th Street and Howard Street, Block 3711, Lot 001project area (Hupman and Chavez 1995: S-17291; Pastron 1991: S-18350). Both of these studies involved a record and historic research as well as foot-survey though there was no subsurface study for archaeological resources. This project area contains no recorded archaeological resources. There are six recorded properties listed in the Office

of Historic Preservation, Historic Properties Directory (OHP HPD) in the APE. A summary of the properties is listed below; please refer to the attached OHP HPD pages for further details.

1 property with **2S2**, meaning it is a individual property determined eligible for the NR by consensus through Section 106 process, and listed in the CR.

6 properties with **6Y**, meaning they were determined ineligible for the NR by consensus through Section 106 process, but have not been evaluated for the CR or Local Listing.

Local, state and federal inventories do not include any recorded buildings/structures within the proposed project area. In addition to these inventories, the NWIC base maps show one recorded resource district, P-38-004672: the SF Fire Department Auxiliary Water Supply System, directly adjacent to the proposed project area. This resource consists of sub-surface structures, a system of pipes that transports water.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Costanoan language, part of the Utian language family (Levy 1978: 485). There are no Native American resources in or adjacent to the proposed project area referenced in the ethnographic literature (Kroeber 1925; Levy 1978).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of San Francisco County have been found along the shoreline, beside marsh lands and adjacent to fresh water sources such as creeks and drainages. The proposed project area at 6th Street and Howard Street is located at the very edge of a historic marsh and estuary of Mission Bay. Given the similarity of one or more of these environmental factors, there is a moderate potential of identifying unrecorded Native American resources in the proposed 6th Street and Howard Street project area.

Review of historical literature and maps indicated the possibility of several historic-period archaeological resources within the 6th Street and Howard Street project area. Hupman and Chavez (1995:28-29) describes the dumping of fill within the marsh area of Mission Bay and the construction of building in the vicinity of the project area by the late 1860s. The 1899 San Francisco 15-minute topographic quadrangle depicts the project area fully developed. With this in mind, there is a high potential of identifying unrecorded historic-period archaeological resources in the proposed 6th Street and Howard Street project area.

The 1915 USGS 15-minute topographic quadrangle depicts buildings or structures within the 6th Street and Howard Street project area. These unrecorded

buildings/structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) There is a moderate possibility of identifying Native American archaeological resources and a high possibility of identifying historic-period archaeological resources in the project area. The proposed project area, however, has been highly developed and is presently covered with buildings and fill that obscures the visibility of original surface soils, which negates the feasibility of an adequate surface inspection. It is recommended that prior to ground disturbance, archival research be conducted to determine the appropriate locations for archaeological monitoring during removal of asphalt or concrete, fill, vegetation, or structures. Following the exposure of the original soils, it is recommended that a field inspection be conducted and a report containing "next-step" recommendations be provided. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

2) Our research indicates that there no historic properties in the project area and there six historic properties in the APE. Therefore, it is recommended that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings/structures:

Project Review and Compliance Unit
Office of Historic Preservation
P.O. Box 942896
Sacramento, CA 94296-0001
(916) 653-6624

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) If archaeological resources are encountered **during construction,** work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

5) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: http://ohp.parks.ca.gov/default.asp?page_id=1069

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

Kristina Montgomery
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

General Land Office
1868 Survey Plat for the Pueblo of San Francisco.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair
1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe
1966 *Historic Spots in California*. Third Edition. Stanford University Press, Stanford, CA.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle
1990 *Historic Spots in California*. Fourth Edition. Stanford University Press, Stanford, CA.

Hupman, Jan and David Chavez
1995 Archaeological Resources Investigations for the South of market Redevelopment Project, San Francisco, California. David Chavez and Associates, Mill Valley, CA, S-17291.

Kroeber, A.L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

Levy, Richard
1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Mates, Julia
2009 Primary Record for the SF Fire Department Auxiliary Water Supply System. Tetra Tech, Inc. P-38-004672.

Milliken, Randall
1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park.

Nelson, N.C.
1909 *Shellmounds of the San Francisco Bay Region*. University of California Publications in American Archaeology and Ethnology 7(4):309-356. Berkeley. (Reprint by Kraus Reprint Corporation, New York, 1964).

Nichols, Donald R., and Nancy A. Wright
1971 *Preliminary Map of Historic Margins of Marshland, San Francisco Bay, California*. U.S. Geological Survey Open File Map. U.S. Department of the Interior, Geological Survey in cooperation with the U.S. Department of Housing and Urban Development, Washington, D.C.

Olmsted, Nancy
1986 *Vanished Waters, A History of San Francisco's Mission Bay.* Mission Creek Conservancy, San Francisco, CA.

Olmsted, Roger, Nancy Olmsted, David Fredrickson and Vance Bente
1982 *San Francisco Bayside: Historical Cultural Resource Survey*. Resource Consultants, San Francisco, CA.

Pastron, Allen G.
1991 Archival Cultural Resources Evaluation of Three parcels, South of Market Earthquake Recovery Redevelopment Project, San Francisco, California. Archeo-Tec Inc., Oakland, CA, S-18350.

Roberts, George, and Jan Roberts
1988 *Discover Historic California*. Gem Guides Book Co., Pico Rivera, CA.

Rudo, Mark Ogden
1982 *The Prehistory of San Francisco*. Unpublished Master of Arts Thesis, Department of Anthropology, San Francisco State University, San Francisco, CA.

State of California Department of Parks and Recreation
1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation **
2009 *Historic Properties Directory*. Listing by City (through 15 March 2011). State of California Office of Historic Preservation, Sacramento.

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
006198	38-000643	49 4TH ST		SAN FRANCISCO	U	1925	HIST.SURV.	4101-0466-0000		3S	
006581	38-000996	360 4TH ST	SALVATION ARMY BUILDING	SAN FRANCISCO	P		PROJ.REVW.		05/02/78	2S	
104107	38-003135	655 4TH ST		SAN FRANCISCO		1946	HIST.RES.	DOE-38-96-0055-0000	10/02/96	6Y	
							PROJ.REVW.	FTA960729A	10/02/96	6Y	
104067	38-003095	690 4TH ST	AMERICAN RADIATOR COMPANY BUILDING	SAN FRANCISCO		1926	HIST.RES.	DOE-38-96-0015-0000	10/02/96	2S2	AC
							PROJ.REVW.	FTA960729A	10/02/96	2S2	AC
180466		1300 4TH ST	CNU3018 TOYS FOR TOTS FIREHOUSE	SAN FRANCISCO	M	1928	PROJ.REVW.	FCC100630J	12/21/10	6Y	
092680	38-003034	153 5TH AVE		SAN FRANCISCO	P	1908	HIST.SURV.	4101-1059-0000	01/01/90	7N1	
165841		191 5TH AVE		SAN FRANCISCO	P	1916	PROJ.REVW.	FCC060905K	03/26/07	2D2	AC
092659	38-003015	499 5TH AVE	FRENCH HOSPITAL- LAUNDRY/HELP'S QU	SAN FRANCISCO	P	1909	HIST.SURV.	4101-1047-0001	01/01/90	7N1	
092681	38-003035	770 5TH AVE		SAN FRANCISCO	P	1915	HIST.SURV.	4101-1060-0000	09/30/90	5S1	
006199	38-000644	9 5TH ST	LINCOLN BLDG	SAN FRANCISCO	M	1908	HIST.SURV.	4101-0467-0000		3S	
116136	38-004066	36 5TH ST	HALE'S WAREHOUSE AND FOOD SHOP	SAN FRANCISCO	M	1926	HIST.RES.	NPS-01000490-0001	05/10/01	1D	AC
							TAX.CERT.	537.9-38-0085	01/16/01	2S3	
006601	38-001015	88 5TH ST	OLD UNITED STATES MINT	SAN FRANCISCO	M	1869	TAX.CERT.	537.9-38-0199	10/30/07	1S	
							HIST.RES.	NHL-66000231-0000	07/04/61	1S	AC
							HIST.RES.	NPS-66000231-0000	10/15/66	1S	AC
							HIST.SURV.	4101-0537-0000	01/01/66	1S	
							HIST.RES.	SHL-0875-0000	11/18/74	1CL	
076960	38-002669	525 5TH ST		SAN FRANCISCO	U	1924	PROJ.REVW.	HUD920428H	05/27/92	6Y	
180273		650 5TH ST	AMCO BUILDING/SF-43582	SAN FRANCISCO	P	1924	PROJ.REVW.	FCC100524F	11/03/10	2S2	AC
092682	38-003036	88 6TH AVE		SAN FRANCISCO	P	1909	HIST.SURV.	4101-1061-0000	09/30/90	5S1	
080177	38-002834	275 6TH AVE	STATION M POST OFFICE	SAN FRANCISCO	P	1922	HIST.SURV.	4101-0932-0000	05/19/93	6X	
092660	38-003016	490 6TH AVE	FRENCH HOSPITAL-NURESES' HOME	SAN FRANCISCO	P	1923	HIST.SURV.	4101-1047-0002	01/01/90	7N1	
081980	38-002928	117 6TH ST	ROSE HOTEL / SUNNYSIDE HOTEL	SAN FRANCISCO	U	1911	PROJ.REVW.	HUD930422J	06/02/93	6Y	
102513	38-003076	169 6TH ST	ALDEN HOTEL	SAN FRANCISCO	P	1912	PROJ.REVW.	HUD940527L	06/06/96	6Y	
179146		501 6TH ST	KAUFMAN BUILDING	SAN FRANCISCO			PROJ.REVW.	FCC100701E	07/27/10	7J	
104068	38-003096	685 6TH ST	HOLBROOK; MERRILL, AND STETSON COM	SAN FRANCISCO		1920	HIST.RES.	DOE-38-96-0016-0000	10/02/96	2S2	AC
							PROJ.REVW.	FTA960729A	10/02/96	2S2	AC
104108	38-003136	1600 6TH ST		SAN FRANCISCO		1940	HIST.RES.	DOE-38-96-0056-0000	10/02/96	6Y	
							PROJ.REVW.	FTA960729A	10/02/96	6Y	
104109	38-003137	1624 6TH ST		SAN FRANCISCO		1940	HIST.RES.	DOE-38-96-0057-0000	10/02/96	6Y	
							PROJ.REVW.	FTA960729A	10/02/96	6Y	
151600		7TH AVE	POWELL STREET RAILWAY SHELTER	SAN FRANCISCO	M	1889	HIST.RES.	NPS-04001137-0130	10/15/04	1D	AC
006553	38-000042	7TH ST	UNITED STATES POST OFFICE / COURTH	SAN FRANCISCO	F	1893	HIST.RES.	NPS-71000188-0000	10/14/71	1S	
							HIST.SURV.	4101-0506-0000	01/01/71	1S	
006572	38-000988	7TH ST		SAN FRANCISCO	P	1906	HIST.SURV.	4101-0510-0016	01/01/78	1D	
006014	38-000465	26 7TH ST	SAN FRANCISCO IOOF HALL / ODD FELL	SAN FRANCISCO	P	1909	HIST.SURV.	4101-0264-0030	01/01/86	1D	AC
							HIST.SURV.	4101-1031-0000	10/26/78	3S	
104009	38-003084	36 7TH ST	ODEON HOTEL	SAN FRANCISCO		1914	HIST.RES.	DOE-38-96-0067-0000	09/30/96	6Y	
							PROJ.REVW.	GSA960415A	09/30/96	6Y	
104010	38-003085	56 7TH ST	HOTEL ST RAPHAEL	SAN FRANCISCO		1907	HIST.RES.	DOE-38-96-0068-0000	09/30/96	6Y	
							PROJ.REVW.	GSA960415A	09/30/96	6Y	
076963	38-002672	356 7TH ST		SAN FRANCISCO	U	1900	PROJ.REVW.	HUD920428K	05/27/92	6Y	
104110	38-003138	650 7TH ST		SAN FRANCISCO		1911	HIST.RES.	DOE-38-96-0058-0000	10/02/96	6Y	
							PROJ.REVW.	FTA960729A	10/02/96	6Y	
104111	38-003139	685 7TH ST		SAN FRANCISCO		1946	HIST.RES.	DOE-38-96-0059-0000	10/02/96	6Y	
							PROJ.REVW.	FTA960729A	10/02/96	6Y	
122953	38-004211	700 7TH ST	BAKER & HAMILTON BUILDING	SAN FRANCISCO		1904	TAX.CERT.	537.9-38-0119	02/26/04	2S3	
104112	38-003140	801 7TH ST		SAN FRANCISCO		1949	HIST.RES.	DOE-38-96-0060-0000	10/02/96	6Y	
							PROJ.REVW.	FTA960729A	10/02/96	6Y	
104113	38-003141	830 7TH ST		SAN FRANCISCO		1927	HIST.RES.	DOE-38-96-0061-0000	10/02/96	6Y	
							PROJ.REVW.	FTA960729A	10/02/96	6Y	
104117	38-003145	1001 7TH ST		SAN FRANCISCO		1929	HIST.RES.	DOE-38-96-0065-0000	10/02/96	6Y	
							PROJ.REVW.	FTA960729A	10/02/96	6Y	
104114	38-003142	1200 7TH ST		SAN FRANCISCO		1947	HIST.RES.	DOE-38-96-0062-0000	10/02/96	6Y	

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for SAN FRANCISCO County. Page 94 03-15-11

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
151375		48 HOFF ST		SAN FRANCISCO	P	1919	HIST.SURV.	4101-1939-0000	10/01/05	6L	
							HIST.SURV.	4101-1822-0000	09/28/04	7R	
006418	38-000850	HOFFMAN ST	BUILDING #951, BACHELORS OFFICE QU	SAN FRANCISCO	F	1921	HIST.RES.	NHL-66000232-0279	05/25/93	1D	AC
							HIST.SURV.	4101-0488-0137		3D	
166684		HOFFMAN ST	BUILDING #2076/ HOFFMAN STREET	SAN FRANCISCO	F	1920	HIST.RES.	NHL-66000232-0574	05/25/93	1D	AC
079896	38-002697	32 HOTALING PL	HOTALING STABLES BUILDING	SAN FRANCISCO	U	1870	HIST.SURV.	4101-0470-0002	11/18/71	1D	
166685		HOWARD RD	BUILDING #2078/ HOWARD ROAD	SAN FRANCISCO	F	1870	HIST.RES.	NHL-66000232-0575	05/25/93	1D	AC
007934	38-002318	51 HOWARD ST		SAN FRANCISCO	P	1980	HIST.SURV.	4101-0737-0000		7R	
007944	38-002328	100 HOWARD ST	BANK OF AMERICA	SAN FRANCISCO	U	1971	HIST.SURV.	4101-0747-0000		7R	
007931	38-002315	101 HOWARD ST	FOLGER COFFEE COMPANY BUILDING	SAN FRANCISCO	P	1905	HIST.RES.	NPS-96000679-0000	06/21/96	1S	AC
							NAT.REG.	38-0037	05/03/96	3S	
							TAX.CERT.	537.9-38-0043	11/07/91	3S	
							HIST.SURV.	4101-0734-0000		3S	
007958	38-002342	324 HOWARD ST		SAN FRANCISCO	U	1917	HIST.SURV.	4101-0761-0000		7R	
007959	38-002343	350 HOWARD ST	MARINE ELECTRIC COMPANY BUILDING	SAN FRANCISCO	U	1907	HIST.SURV.	4101-0762-0000		3S	
007946	38-002330	401 HOWARD ST	H. N. COOK BELTING COMPANY	SAN FRANCISCO	U	1917	PROJ.REVW.	FTA960729A	10/02/96	2S2	AC
							HIST.SURV.	4101-0749-0000		7N	
007947	38-002331	407 HOWARD ST	J. A. THOMSON MACHINE WORKS	SAN FRANCISCO	U	1918	HIST.SURV.	4101-0750-0000		7R	
007963	38-002347	408 HOWARD ST		SAN FRANCISCO	U	1920	HIST.SURV.	4101-0766-0000		7N	
104060	38-003088	500 HOWARD ST	PRINTING, ARTS AND CRAFTS	SAN FRANCISCO	P	1922	HIST.RES.	DOE-38-96-0008-0000	10/02/96	6Y	
							PROJ.REVW.	FTA960729A	10/02/96	6Y	
							HIST.SURV.	4101-0767-0000		7N	
007949	38-002333	501 HOWARD ST		SAN FRANCISCO	U	1906	HIST.SURV.	4101-0752-0000		7R	
007950	38-002334	515 HOWARD ST	PHILIPS AND VAN ORDEN COMPANY	SAN FRANCISCO	U	1921	HIST.SURV.	4101-0753-0000		7R	
007965	38-002349	522 HOWARD ST	CALIFORNIA BOILER WORKS, BAY BRIDG	SAN FRANCISCO	U	1910	HIST.SURV.	4101-0768-0000		3S	
007951	38-002335	525 HOWARD ST	R & H WHOLESALE HARDWARE	SAN FRANCISCO	U	1921	HIST.SURV.	4101-0754-0000		6Y	
007952	38-002336	527 HOWARD ST	MARTIN BUILDING	SAN FRANCISCO	U	1906	HIST.SURV.	4101-0755-0000		3S	
007966	38-002350	530 HOWARD ST		SAN FRANCISCO	U	1908	HIST.SURV.	4101-0769-0000		7R	
007953	38-002337	531 HOWARD ST	MERCEDES OIL COMPANY BUILDING	SAN FRANCISCO	U	1906	HIST.SURV.	4101-0756-0000		3S	
007967	38-002351	540 HOWARD ST		SAN FRANCISCO	U	1908	HIST.SURV.	4101-0770-0000		7R	
007954	38-002338	543 HOWARD ST		SAN FRANCISCO	U	1923	HIST.SURV.	4101-0757-0000		7R	
007968	38-002352	546 HOWARD ST		SAN FRANCISCO	U	1960	HIST.SURV.	4101-0771-0000		7R	
007955	38-002339	547 HOWARD ST	GREELEY BUILDING	SAN FRANCISCO	U	1907	HIST.SURV.	4101-0758-0000		7R	
104063	38-003091	553 HOWARD ST	UNITED CIGAR STORES	SAN FRANCISCO		1911	HIST.RES.	DOE-38-96-0011-0000	10/02/96	7N1	
							PROJ.REVW.	FTA960729A	10/02/96	7N1	
007956	38-002340	555 HOWARD ST		SAN FRANCISCO	U	1920	HIST.SURV.	4101-0759-0000		7R	
007957	38-002341	557 HOWARD ST	GRAPHIC REPRODUCTION	SAN FRANCISCO	U	1908	HIST.SURV.	4101-0760-0000		7R	
104075	38-003103	562 HOWARD ST		SAN FRANCISCO		1907	HIST.RES.	DOE-38-96-0023-0000	10/02/96	6Y	
							PROJ.REVW.	FTA960729A	10/02/96	6Y	
104076	38-003104	568 HOWARD ST		SAN FRANCISCO		1909	HIST.RES.	DOE-38-96-0024-0000	10/02/96	6Y	
							PROJ.REVW.	FTA960729A	10/02/96	6Y	
123149	38-004212	579 HOWARD ST	UNITED SHEET METAL WORKS	SAN FRANCISCO	P	1906	HIST.RES.	NPS-99000894-0001	07/28/99	1D	C
114552	38-004058	580 HOWARD ST	R. W. KINNEY BUILDING	SAN FRANCISCO	P	1906	HIST.RES.	NPS-99000894-0002	07/28/99	1D	C
							TAX.CERT.	537.9-38-0078	11/13/01	1D	C
123151	38-004213	583 HOWARD ST	PETERS CARTRIDGE COMPANY	SAN FRANCISCO	P	1912	HIST.RES.	NPS-99000894-0003	07/28/99	1D	C
123152	38-004214	589 HOWARD ST		SAN FRANCISCO	P	1906	HIST.RES.	NPS-99000894-0004	07/28/99	1D	
123153	38-004215	606 HOWARD ST		SAN FRANCISCO			HIST.RES.	NPS-99000894-0005	07/28/99	1D	C
120260	38-004198	612 HOWARD ST	MERRITT BUILDING	SAN FRANCISCO		1907	TAX.CERT.	537.9-38-0113	07/18/03	2S3	
006120	38-000568	631 HOWARD ST	WILLIAM VOLKER BLDG	SAN FRANCISCO	P	1929	HIST.SURV.	4101-0387-0000		3S	
102511	38-003074	964 HOWARD ST	AFTON HOUSE / SAI HOTEL	SAN FRANCISCO	P	1907	PROJ.REVW.	HUD940527L	06/06/96	6Y	
102510	38-003073	971 HOWARD ST		SAN FRANCISCO	P	1912	PROJ.REVW.	HUD940527L	06/06/96	6Y	
102509	38-003072	973 HOWARD ST		SAN FRANCISCO	P	1909	PROJ.REVW.	HUD940527L	06/06/96	6Y	
102508	38-003071	977 HOWARD ST		SAN FRANCISCO	P	1923	PROJ.REVW.	HUD940527L	06/06/96	6Y	
081427	38-002925	980 HOWARD ST	GOODWILL INDUSTRIES BUILDING	SAN FRANCISCO	U	1906	HIST.RES.	DOE-38-93-0005-0000	01/04/93	6Y	
							PROJ.REVW.	FEMA921230Z	01/04/93	6Y	

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for SAN FRANCISCO County. Page 95 03-15-11

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
102507	38-003070	981 HOWARD ST		SAN FRANCISCO	P	1927	PROJ.REVW.	HUD940527L	06/06/96	6Y	
102506	38-003069	985 HOWARD ST		SAN FRANCISCO	P	1907	PROJ.REVW.	HUD940527L	06/06/96	6Y	
102514	38-003077	988 HOWARD ST	PLAZA HOTEL	SAN FRANCISCO	P	1907	PROJ.REVW.	HUD940527L	06/06/96	6Y	
102505	38-003068	989 HOWARD ST		SAN FRANCISCO	P	1939	PROJ.REVW.	HUD940527L	06/06/96	6Y	
102504	38-003067	993 HOWARD ST		SAN FRANCISCO	P	1908	PROJ.REVW.	HUD940527L	06/06/96	6Y	
102515	38-003078	995 HOWARD ST	ORLANDO HOTEL	SAN FRANCISCO	P	1907	PROJ.REVW.	HUD940527L	06/06/96	2S2	C
006655	38-001061	1401 HOWARD ST	ST JOSEPH'S CHURCH AND COMPLEX	SAN FRANCISCO	P	1906	HIST.RES.	NPS-82002250-0000	01/15/82	1S	
							HIST.SURV.	4101-0559-0000	01/01/82	1S	
110877	38-003683	1618 HOWARD ST		SAN FRANCISCO	P	1910	HIST.RES.	DOE-38-97-0001-0046	05/13/97	6Y	
							PROJ.REVW.	FHWA970410A	05/13/97	6Y	
110878	38-003684	1630 HOWARD ST		SAN FRANCISCO	P	1937	HIST.RES.	DOE-38-97-0001-0047	05/13/97	6Y	
							PROJ.REVW.	FHWA970410A	05/31/97	6Y	
110879	38-003685	1675 HOWARD ST		SAN FRANCISCO	P	1938	HIST.RES.	DOE-38-97-0001-0048	05/13/97		
							PROJ.REVW.	FHWA970410A	05/13/97		
110880	38-003686	1699 HOWARD ST		SAN FRANCISCO	P	1923	HIST.RES.	DOE-38-97-0001-0049	05/13/97	6Y	
							PROJ.REVW.	FHWA970410A	05/13/97	6Y	
006525	38-000957	HUNTER RD	BUILDING 1444, RADIO STATION	SAN FRANCISCO	F	1941	HIST.RES.	NHL-66000232-0472	05/25/93	1D	AC
							HIST.SURV.	4101-0488-0244		3D	
006530	38-000962	HUNTER RD	BUILDING 1474, SWITCHBOARD ROOM	SAN FRANCISCO	F	1944	HIST.SURV.	4101-0488-0249		3D	
166686		HUNTER RD	BUILDING #2079/ HUNTER ROAD	SAN FRANCISCO	F	1941	HIST.RES.	NHL-66000232-0576	05/25/93	1D	AC
154844		912 HURON ST		SAN FRANCISCO	P	1926	PROJ.REVW.	HUD050718A	08/01/05	6Y	
006639	38-000088	HYDE ST	TUBBS CORDAGE COMPANY OFFICE BUILD	SAN FRANCISCO	F	1890	HIST.RES.	NPS-79000254-0000	11/06/79	1S	
							HIST.SURV.	4101-0554-0000	01/01/79	1S	
006657	38-000091	HYDE ST	LEWIS ARK	SAN FRANCISCO	F	1906	HIST.RES.	NPS-79000256-0000	11/08/79	1S	
							HIST.SURV.	4101-0561-0000	01/01/79	1S	
006891	38-001294	HYDE ST	AQUATIC PARK/AQUATIC PARK HISTORIC	SAN FRANCISCO	F	1936	HIST.RES.	NHL-84001183-9999	05/28/87	1S	
							HIST.RES.	DOE-38-98-0001-0000	03/13/98	7K	
							PROJ.REVW.	NPS980109A	03/13/98	7K	
							HIST.RES.	DOE-38-97-0085-9999	03/11/97	2S2	
							PROJ.REVW.	NPS970214A	03/11/97	2S2	
							HIST.RES.	NPS-84001183-0000	01/26/84		
							HIST.SURV.	4101-0606-9999	01/01/84	1S	
007654	38-002038	100 HYDE ST	BALBOA HOTEL	SAN FRANCISCO	P	1911	HIST.RES.	NPS-08001407-0199	02/05/09	1D	AC
							HIST.SURV.	4101-0675-0644		3D	
007655	38-002039	122 HYDE ST	TENDERLOIN HOUSING CLINIC	SAN FRANCISCO	P	1923	HIST.RES.	NPS-08001407-0200	02/05/09	1D	AC
							HIST.SURV.	4101-0675-0645		3D	
176011		125 HYDE ST	FILM EXCHANGE	SAN FRANCISCO	P	1931	HIST.RES.	NPS-08001407-0201	02/05/09	1D	AC
176012		129 HYDE ST	FILM EXCHANGE	SAN FRANCISCO	P	1930	HIST.RES.	NPS-08001407-0202	02/05/09	1D	AC
176013		135 HYDE ST	GARAGE	SAN FRANCISCO	P	1920	HIST.RES.	NPS-08001407-0203	02/05/09	1D	AC
007656	38-002040	138 HYDE ST	CLARK APARTMENTS / EAGLE APARTMENT	SAN FRANCISCO	P	1915	HIST.RES.	NPS-08001407-0204	02/05/09	1D	AC
							HIST.SURV.	4101-0675-0646		3D	
007662	38-002046	147 HYDE ST	PRINCESS APARTMENTS	SAN FRANCISCO	P	1926	HIST.RES.	NPS-08001407-0261	02/05/09	1D	AC
							HIST.SURV.	4101-0675-0652		3D	
007837	38-002221	200 HYDE ST	PARKING LOT	SAN FRANCISCO	P		HIST.RES.	NPS-08001407-0477	02/05/09	6X	
							HIST.SURV.	4101-0675-0828		7R	
007586	38-001970	222 HYDE ST	FLATS	SAN FRANCISCO	P	1911	HIST.RES.	NPS-08001407-0205	02/05/09	1D	AC
							HIST.SURV.	4101-0675-0576		3D	
007563	38-001947	225 HYDE ST	HOTEL LASALLE / THE COSMOPOLITAN H	SAN FRANCISCO	P	1927	HIST.RES.	NPS-08001407-0206	02/05/09	1D	AC
							HIST.SURV.	4101-0675-0553		3D	
007587	38-001971	230 HYDE ST	COLUMBIA PICTURES CORPORATION	SAN FRANCISCO	P	1931	HIST.RES.	NPS-08001407-0207	02/05/09	1D	AC
							HIST.SURV.	4101-0675-0577		3D	
007588	38-001972	236 HYDE ST	HOTEL LAFAYETTE / HOTEL MIDORI	SAN FRANCISCO	P	1928	HIST.RES.	NPS-08001407-0208	02/05/09	1D	AC
							HIST.SURV.	4101-0675-0578		3D	
007576	38-001960	245 HYDE ST	FOX FILM CORPORATION	SAN FRANCISCO	P	1930	HIST.RES.	NPS-08001407-0209	02/05/09	1D	AC
							HIST.SURV.	4101-0675-0566		3D	
007575	38-001959	251 HYDE ST	RKO DISTRIBUTING CORPORATION	SAN FRANCISCO	P	1930	HIST.RES.	NPS-08001407-0209	02/05/09	1D	AC

Addendum 1

ARCHITECTURAL RESOURCES GROUP, INC.
Architects, Planners & Conservators

May 23, 2008

John Kaeuper & Company
212 Sutter Street Suite 200
San Francisco, CA 94108

Re: Hugo Hotel Feasibility Study
Project 08071

Dear John:

We are pleased to submit our Feasibility Study for the Hugo Hotel. We were tasked to provide our report and cost estimate in a 4-week timeframe to meet the May 23rd due date. We have worked hard to incorporate all of the building's existing conditions from our site observation, determine what the project scope of work would be to bring the building back into its original use and generate a construction budget. The architectural and engineering (A/E) team has provided written narratives to describe the work for the cost estimator to generate a construction budget. Our submittal includes the following; Table of Contents, Written Report, Photographs and a Cost Estimate.

Please contact David Wessel or myself if you have any questions. Thank you for giving us this opportunity to work with you on this building evaluation.

Sincerely,

Susan McDonald
Senior Associate AIA LEED AP

Principals
Bruce D. Judd, FAIA
Stephen J. Farneth, FAIA
Takashi Fukuda
Aaron Jon Hyland, AIA
Naomi O. Miroglio, AIA
David P. Wessel, AIC, FAPT

Senior Associates
Andrew G. [illegible], AIA
Deborah J. Cooper, AIA
Gee Heckscher, AIA
Arnie Hollander
M. Bridget Maley
Cathleen A. Malmstrom, AIA
Susan McDonald, AIA
Katherine T. Petrin
W. Dean Randle, AIA

Offices
San Francisco
Pasadena
Seattle
Portland

Northern California Office
Pier 9, The Embarcadero
San Francisco, California 94111
e-mail arg@argsf.com
phone 415.421.1680
fax 415.421.0127
www.argsf.com

HUGO HOTEL FEASIBILITY STUDY FOR REHABILITATION
214 Sixth Street
San Francisco, California
May 23, 2008

EXECUTIVE SUMMARY

Purpose of Feasibility Study

The purpose of the Feasibility Study for the Hugo Hotel is to assess the building's existing conditions, determine what the project scope of work would be to bring the building back into its original use and generate a construction budget. The architectural and engineering (A/E)team has provided written narratives to describe the work for the cost estimator to generate a construction budget. The project methodology included review of the unreinforced masonry (UMB) upgrade plans prepared by Robert Gefken, Structural Engineer, dated Feb 28, 1995, on-site observation of building conditions, and coordination with the A/E team to determine scope of work to bring the building back into reuse. The repairs are estimated in gross amounts with limited measurement and are degree of magnitude assumptions using our best professional judgment. Drawing documents were not required for this Feasibility Study, however, the 1995 UMB upgrade plans were used to identify quantity takeoffs.

Schedule

Architectural Resources Group (ARG) made two visits, April 28th and May 1st, to the building as part of this Study. The engineers and cost estimator made one site visit on May 1, 2008. The following schedule was proposed for the 4-week duration: April 28, 2008 to May 23, 2008 at the beginning in order to meet other building commitment schedules. The completion date of May 23rd was identified as a priority for the A/E Team to meet.

Project Start Up
April 21 – 25, 2008

- Site visit meeting with appraiser and redevelopment agency. Determine scope of work and deliverables. Prepare proposal and fee.
- Review existing drawings.
- Prepare photographs to be used by A/E team for the proposal and study.

Task 1 – Existing Conditions Survey and Design Approach
Week 1 and 2 (April 28 – May 9, 2008)

- A/E team site visit, May 1st to make visual inspection for existing conditions analysis and treatments.

- Develop written architectural description of building for scope of work for rehabilitation.

- Execute code analysis. Determine scope of work for code compliance upgrades.

- Develop building description, assessment and recommendations for rehabilitation and reuse. Architectural, Structural and MEP written report to be used by cost estimator for budgeting.

- Use existing 1995 seismic retrofit drawings for the purpose of estimating quantities and A/E team coordinating discussions.

- Visual façade inspection. Written description, assessment and treatment.

Task 2 – Report Preparation and Cost Estimate
Week 3 and 4 (May 12 – 23, 2008)

- Prepare photographs indicating representative conditions.

- Coordinate preparation of cost estimate with Leland Saylor for scope of work. Order of magnitude conceptual cost projection. Assume two meetings and review of estimate prior to release of deliverable.

- Prepare and submit feasibility study report and cost estimate on May 23rd.

Evaluation A/E Team

Client

Commercial Real Estate Appraisers and Consultants
J Kaeuper & Company
212 Sutter Street Suite 200
San Francisco, CA 94108
Phone: (415) 397-1168
Fax: (866) 661-0096

John R Kaeuper, MAI
John.kaeuper@jkcompany.net

Architects

Architectural Resources Group
Pier 9, The Embarcadero Street
Suite 107
San Francisco, CA 94111
Phone: (415) 421-1680
Fax: (415) 421-0127

David Wessel - Principal x207
cell: (415) 760-4309

david@argsf.com

Susan McDonald - Project Manager: x215
cell: (510) 407-0936
susan@argsf.com

Structural Engineer

Tipping Mar + Associates
1906 Shattuck Ave.
Berkeley, CA 94704
Phone: (510) 549-1906
Fax: (510) 549-1912

Steven B. Tipping - Principal
steve.tipping@tippingmar.com

Mark Stevenson - Structural Engineer
mark.stevenson@tippingmar.com

Mechanical Engineer

List Engineering
201 California Street
San Francisco, CA 94108
Phone: (415) 547-1490

Ronald M. Blue - Principal
ron@listengineering.com

Electrical Engineer

F.W. Associates, Inc.
Consulting Engineers
330 Franklin Suite 400
Oakland, CA 94607
Phone: (510) 763-7475

Munson Fong – Principal
cell: (650)291-8698
e-mail: mfong@fwa-inc.com

Cost Estimator

Leland Saylor Associates
595 Market St., 4th Floor
San Francisco, CA 94104
Phone: (415) 291-3200
Fax: (415) 291-3201

Jeff Saylor
jsaylor@saylorconsulting.com

Sean Estill
sestill.saylorconsulting@gmail.com

Introduction

The Hugo Hotel is located at 214 Sixth Street in what was originally the Irish neighborhood of San Francisco. It is currently an abandoned four-story tenement building constructed between 1905 and 1915. It has been vacant for over 18 years and continues to deteriorate rapidly. In 1995, the building went through a unreinforced masonry (UMB) upgrade. At some earlier point in time, a fire sprinkler system was installed. Evidenced by the amount of soft demolition in the building's interior, obvious beginnings of an entire building renovation previously took place. Basically, the interior was gutted. The renovation may have been terminated because of funding and timing. In 1997a NEA (National Endowment for the Arts) grant was given to the artist Brian Goggin who used the award to attach 30 street-salvaged furniture pieces and appliances to the façade. The resulting installation is titled "Defenestration."

The Patel family bought the building in 1964 for $400,000. The family managed the building, which housed 144 low income apartments, for 25 years. They would like to develop the property or sell it. However, there is a 50 foot height zoning restriction which the building owner states limits development opportunities.

The fate of the Hugo Hotel depends on the construction costs to bring it back into reuse and the cost to demolish and rebuild "a market-rate development" determined by the Appraiser. Our task in this feasibility study is limited to determining what the construction costs would be for a total rehabilitation project. The building in not considered a historically significant building primarily because it has been compromised and allowed to severely deteriorate.

It is our understanding the City may consider using eminent domain to claim the historic hotel for affordable housing for the greater public good. Typically, eminent domain is reserved for extreme cases. Single Room Occupancy hotels (SROs) also known as "Residential Hotels," have always been and still are an important part of San Francisco's housing market. SRO's are single small sleeping rooms 8 X 10 and residents share toilet and bathing facilities. San Francisco was once known as the "Hotel City" and today there are 30,000 tenants or 5% of the City living in SROs. The people who reside in SROs are generally low-wage workers, transient laborers and recent immigrants. Between 1975 and the 1990's there was a movement to rid cities of these SROs to make room for redevelopment. As many as 1 million SRO units have been destroyed throughout many cities prompting a rise in homelessness. New businesses brought in higher paying jobs which in turn increased costs for housing. Today the shortage of affordable housing has become severe. Homelessness is a very real social concern. Neighborhoods are in transition and communities are being replaced.

Building Description

- Hugo Hotel 214 Sixth Street, San Francisco, California. Located at the corner of Howard and Sixth Street, the building is within a transitional neighborhood.

- Built between 1905 and 1915. Located originally in the Irish section of San Francisco.
- Original Architect unknown. The building represents typical architectural design and construction for San Francisco at that period of time.
- We have been told the original use was for 69 small apartments. We have been requested to assume reuse to be residential hotel. SRO
- Unfortunately the building was not properly mothballed, therefore deterioration is severe and ongoing.
- 17 – inch thick masonry perimeter exterior wall.
- Partial-height basement has reinforced concrete perimeter walls.
- Slab-on-grade concrete Basement Floor.
- Basement and first floor minimal interior walls - open plan.
- Large storefront window openings along Sixth and Howard Streets. Openings blocked by plywood walls on building exterior first floor.
- South building façade has no fenestration.
- Original windows and doors either missing or in severe deterioration.
- Piers and columns between window storefront openings.
- Upper floors feature a brick masonry perimeter wall from first to fourth floors.
- Floors are sheathed with1 layer straight board sheathing and 1 layer planks laid perpendicular to the joists.
- There are two original wood stairs in poor condition at two opposite ends of building.
- There is only one stair from basement to first floor.
- There is only one steep stair from the fourth floor to the roof.
- There is no elevator.
- Original interior lath and plaster walls have been stripped from wood framing and perimeter brick masonry walls throughout the building.
- Soft demolition debris occurs throughout the building's upper floors.

PRELIMINARY CODE ANALYSIS

The purpose of this preliminary code analysis is to gain an understanding of the upgrades required to the building for a rehabilitation project.

For the purpose of this analysis, the following Building Codes apply:

2007 California Building Code (CBC), California Code of Regulations, Title 24, Part 2, based on the 2006 International Building Code (IBC)
2007 California Historical Building Code, Title 24, Part 8
2007 California Existing Building Code, Title 24, Part 10
2007 California Fire Code
2007 California Electrical Code
2007 California Mechanical Code
2007 California Plumbing Code
2007 California Energy Code
2007 California Code for Building Conservation
National Electrical Code (NEC)
National Fire Protection Association (NFPA)

Accessibility requirements are governed by California Building Code, Title 24, Part 2, Chapter 11, and Federal Register Part 36, Americans with Disability Act Accessibility Guidelines.

Americans with Disabilities Act (ADA)

Although many portions of the ADA have been incorporated into the California Building Code, which requires areas of specific alteration, structural repair or addition to comply with current code, the ADA further requires that architectural and communication barriers be removed in existing public accommodations provided it is "readily achievable" to do so. In addition to physical improvements, a "public accommodation" must also provide auxiliary aids and services when they are necessary to ensure effective communications with persons with hearing, vision, or speech impairments, provided that such actions do not constitute an "undue burden."

Unlike a building code or ordinance, the ADA is civil rights legislation and is subject to legal interpretation by the courts. The interpretation of ADA requirements is based on a professional knowledge of this legislation but does not constitute a legal interpretation. The city's accessibility coordinator, the building official, and legal counsel may have involvement in determining the specific upgrades required for the building to ensure accessibility.

Use and Occupancy Classification (CBC Chapter 3)

- Mixed Use Occupancy
    - Residential Group R / R-1 (transient) (hotels/motels with stays 30 days or less)
    - Mercantile Group M for retail.
- Separation between occupancy groups is 1-hr (508.3.3)
- Incidental Use Separations (508.2)
    - Electrical, mechanical and elevator machine rooms 1-hr rated
    - Transformer room 4-hr rated
    - Stair and Elevator shafts 2-hr rated
    - Vertical utility and infrastructure shafts 2-hr rated (707.4)
    - Corridor and sleeping separation walls 1-hr rated (708)
- Dwelling units and sleeping rooms shall be separated from each other by 1-hr fire partitions. (419 Special Requirements refers to 708)

- Construction Type III A – Non combustible, fully sprinklered

- Building Area
    - Basement Floor 8,610 sq. ft.
    - First Floor 8,610 sq. ft.
    - Second Floor 8,700 sq. ft.
    - Third Floor 8,700 sq. ft.
    - Fourth Floor 8,700 sq. ft.
    - Total Gross 43,320 sq. ft.

- Allowable Building Height (503)
    - 65 Feet / 3 Stories
    - Increase 20 feet for automatic sprinklers (504.2)
    - Total Allowable Height 85 feet
    - San Francisco 50-foot height restriction

- Unreinforced masonry (UMB) façade with combination wood and steel columns, beams and joists.

ARCHITECTURAL

Design Approach

This Feasibility Study identifies the limited remaining character-defining features of the building, assesses the condition and presents recommendations for treatment of the architectural fabric remaining, including conservation treatment recommendations. The treatment recommendations will serve as a guide in defining an appropriate design direction to determine a rehabilitation construction budget. Treatments describe the intent of, or establish recommendations for, the project that are consistent with the Secretary of the Interior's Standards. Although the Hugo Hotel has not been considered historically significant because of the compromises and severe deterioration over the life of the building, we still continue to use the Standards as a guideline for the appropriate rehabilitation of historic fabric.

It is our understanding that the building, if brought back into reuse, will be used as it was originally—as a residential hotel. This would require minimal changes to its distinctive materials, features, spaces, and spatial relationships. This is particularly important because the original wood framing is in some locations load bearing and intact, therefore should remain. Ideally, the historic character of a property should be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property should be avoided unless they have failed or need to be altered for code compliance. This will be particularly important in order to bring the Hugo Hotel back into reuse. For example, the original interior lath and plaster walls have been stripped, however the original wood framing exists. Reuse of original framing may be feasible, however modifications will be necessary for enlarging door openings for code compliance. Original stairs partially remaining are in poor condition and will need to be rebuilt to meet code. A new hydraulic elevator will need to be installed for ADA accessibility.

Any building should be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
Changes to a property that have acquired historic significance in their own right will be retained and preserved. We don't anticipate the display of distorted, street-salvaged furniture and appliances hanging in suspension from exterior walls and windows to fall into this category. It has been stated in articles that some of the 30 or more pieces of furniture and appliances may be sold individually as art.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved. For example, floor and wall wood framing members would remain, otherwise very little else remains salvageable in the building interior.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will need to be substantiated by documentary and physical evidence gathered in a later phase. The exterior brick façade and wood windows that remain are considered character-defining features. Windows and storefronts would be replaced in kind.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic properties will not be used. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. It is unknown if any archaeological resources exist on this building site.

New additions, exterior alterations, or related new construction will not destroy historic materials and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the historic integrity of the property and its environment.

The following directives define the architectural scope of work for the rehabilitation.

Exterior Rehabilitation

Building Facade

- Remove bolted decorative furniture and appliances hung on façade. Repair brick where bolts are removed.
- Remove paint on the façade to the point of being stable (no lifting or flaking). The method will be gentle but with more psi pressure than a cleaning would require. Not all paint will be abated. Repaint to encapsulate. Existing paint is suspected to contain lead.
- Remove graffiti in its entirety.
- Masonry restoration. Assume 50% repointing of brickwork. Assume all cracks to be filled with epoxy injection. Assume 75 linear feet for epoxy injection repair to cracks.
- Remove plywood artwork at Street Level to second floor.
- All original doors and windows are either missing or in severe deterioration. All doors and window shall be rebuilt to match original to the fullest extent possible.
- First floor level exterior openings are blocked by an attached plywood wall. Some of these opening may have to be repaired or reinforced if they have been compromised significantly. Assume 50% of existing openings will need to be repaired and/or modified.
- Assume 100% windows, storefronts and doors to be rebuilt.

Light Court

- Existing light court façade is sheet metal cladding with wood and metal frames that are in poor condition. Many of the windows are missing and have been boarded up with plywood. The sheet metal cladding and windows do not appear to be original. This Light Court creates fire and life safety code issues.
- The exterior wall shall be reinstated with metal cladding having a 2-hr construction rated assembly, which can be achieved with the wall composition of rated gyp. bd and insulation on the interior side. Assume ½" structural I over (N) 16 ga bent plate with SMS to attach sheathing. Install 3" polyisocanurate rigid insulation with nailable deck board and waterproof membrane. Install 1 ½" corrugated TCS-11 terne coated stainless steel cladding.
- Provide and install (N) Windows with 1-hr rated metal frames and wire glass.
- This Light Court needs to be rebuilt in its entirety to be code compliant.

Roof

- Remove entire existing built-up roof and waterproofing membrane at parapet walls and cap.
- It is our opinion the roofing substraight has severe deterioration from dry rot and needs to be replaced.
- Remove existing roofing plywood sheathing substraight and subframing.
- Provide and install new framing and 3/8-inch structural plywood.
- Provide and install new built-up roofing with tapered insulation system.

Interior Rehabilitation

Basement Floor

- Very few existing walls. The floor is wide open and the floor to ceiling height changes from the south to north end. The seismic drawings indicate 7'-6" floor-to-floor height.
- The A/E team has identified the basement floor to house mechanical: boiler, heater pumps, gas meter room, electrical: telephone terminal, fire alarm system. There will need to be a site underground transformer vault maybe located below the sidewalk.
- Assume all concrete floors sealed.
- Assume all perimeter walls exposed.
- Assume approximately 2,000 sq. ft. of chainlink fence for storage spaces.
- Assume exposed ceiling and gypsum board interior walls painted.

First Floor – Hotel Lobby and support spaces

- The existing framing and walls in place are in poor condition. These are not appropriate wall types or locations for reuse as a hotel lobby with retail space. Demolish all interior walls.
- Demolish existing unisex toilet.

- Assume first floor use as hotel main lobby / reception area (1,500 sq. ft.) and hotel office space (500 sq. ft.) Hotel lobby (decorative terrazzo tile floor, texture or wall paper walls and gyp. bd. ceiling) and reception / offices (carpet, painted walls and gyp. bd. ceiling) should have highest level of finish. Provide and install a built-in reception counter and casework. Assume 2,000 sq. ft.
- Assume first floor potential retail space. Leave space undefined for future tenant improvements. Exterior perimeter walls will be furred out with insulation and painted gypsum board interior wall finish. Seal floor. Leave ceiling exposed. Assume 5,500 sq. ft.
- Back of house support spaces ie laundry and storage should be at mid level of finish. Assume VCT floors, painted gypsum board walls and acoustical ceiling. Assume 500 sq. ft.
- Mechanical support spaces identified to be located on first floor are a generator (diesel), main electrical and gas meter room. These rooms require a low but durable level of finish. Assume sheet vinyl flooring, painted gypsum board walls and ceiling exposed to structure above. Assume 500 sq. ft.
- Provide and Install (2) two unisex toilet rooms on first floor. One toilet room for hotel staff and one shared toilet room for retail space. Toilet rooms will have moderate levels of finishes. Ceramic tile floors, ceramic tile wainscot walls, gypsum board ceiling, downlights and standard plumbing fixtures. Install exhaust fans in toilet rooms. Assume 120 sq. ft. per toilet room.
- Assume solid wood doors and doorframes throughout first floor.
- Exterior walls will be furred out with insulation and gypsum board interior wall finish painted.
- Assume air intake and exhaust through window openings in the alley.
- Assume the use of the existing small light walls for vertical distribution of mechanical or electrical utility infrastructure in rated shafts.

Second, Third and Fourth Floor – Hotel occupancy SRO

- Existing original wood framing members are in good condition. There are no finish wall surfaces. Lath and plaster have been stripped from wood studs and perimeter brick masonry walls. Previous efforts for renovation removed all finish floors, walls and ceilings. There still remains a lot of debris that may contain hazardous material. In addition, there are plumbing fixtures (particularly bathtubs) scattered throughout but no doors or doorframes. On the third and fourthfloors the perpendicular wood framing to the corridors is missing. This will have to be replaced with new. The first floor framing is intact.
- Assume SRO single room occupancy hotel and public spaces will be designed with moderate finish levels appropriate for use. Assume public corridors to have the highest level of finish. Decorative or patterned carpet flooring, textured or wall papered walls, gypsum board ceilings with decorative light fixtures. Assume residential private rooms to have moderate levels of finishes. Broadloom carpet, painted gypsum board walls and ceilings with simple recessed down lights. Toilet rooms will have moderate levels of finishes. Ceramic tile floors, ceramic tile wainscot walls, gypsum board ceiling, simple downlights and standard plumbing fixtures. All utilities will stack floor to floor. Install exhaust fans in toilet rooms.
- Assume acoustical insulation in all walls.
- Assume solid wood doors and frames throughout residential floors.

- Exterior walls will be furred out with insulation and gypsum board interior wall finish painted.
- Assume air intake and exhaust through window openings in the alley.

Stairs

- There are two existing original wood stairs. The main stair is on 6th St. and the secondary stair is on Howard St. Both stairs are in poor condition and are not code compliant.
- Demolish both stairs in their entirety.
- Rebuild both stairs in wood construction. The main stair shall have a carpet tread, riser and landing floor finish. The secondary stair shall have a linoleum tread, riser and landing floor finish. Assume wood handrails with metal bracket attachments to walls.
- Build two new code compliant stairs from first to basement floor. Locate both stairs near to the other two stairs which are at opposite ends. Code requires two exists out to the building.
- Build on stair from Fourth Floor to Roof.
- Stair shafts shall be in a 2-hr rated assembly.

Elevator

- There is no elevator currently in the building.
- Provide and install one holeless hydraulic elevator. Locate in the light court servicing vertical transportation near the main stair. Construction in the light court is a good location because it will not impact the current floor layout of corridors and rooms.
- There will not be enough head clearance for a stop at the basement floor.
- Locate elevator machine room in basement.

RECOMMENDED TREATMENTS AND OUTLINE SPECIFICATIONS

The existing conditions and assessments of the remaining character-defining materials at the Hugo Hotel are limited to exterior masonry and windows, and interior wood framing. These materials are identified with relative level of deterioration and are indicated to better define the amount of work needed for rehabilitation. Recommendations for treatment follow the material description and assessment.

Recommendations for conservation treatments and outline specifications are provided for repair and reuse of the important historical features and materials that shall remain as part of the proposed rehabilitation project. These recommendations are based on two observation site visits, in which the remaining character-defining elements and their conditions are identified to the primary facades and assemblages in the building. The proposed treatments should be coordinated with a comprehensive rehabilitation scheme that includes all life-safety issues, implementation of new environmental and power systems and structural engineering repair to the buildings.

This component categorizes the various historically significant building materials and finishes that require conservation. Sections are organized by material and/or feature

and include recommended treatment approach and, where deemed necessary outline specifications.

I. Brick Masonry

Location: Exterior walls of the Hugo Hotel building, generally painted. Interior walls are exposed as a result of removal of the original finish surface during a previous remodel effort.

Assessment: The unreinforced brick walls are constructed of common, fired, red brick and lime mortar. The brick walls have been damaged over the life of the building and have suffered failure at various locations. Typically, structural cracks occur at building corners as well as transitions between original building walls, and extend through individual bricks (in severe cases, the crack extends through the thickness of the wall). Structural cracking appears to be the result of ground subsidence due to failure of foundation components. Less severe cracking occurs at mortar joints, typified by step patterns where mortar is detached from adjacent bricks and is generally found at reentrant corners of windows and doors. Holes from previously mounted appendages and anchors are present throughout the exterior brick façade. When the furniture art and bolt attachments are removed, repair to brickwork will be required.

Mortar has deteriorated at exposed locations throughout, requiring different levels of repair. In most cases, historic mortar has simply reached the end of its serviceable life. Mortar erosion is most severe at the base of the walls, isolated areas at the roofline, and at gutter and downspout locations, where inadequate design and material failure has led to insufficient drainage of water from the site. The presence of dampness and biological growth on the masonry attests to the need for improved water drainage from the roof away from the walls.

Deterioration Level:

Exterior brickwork is in poor condition. Brickwork exhibits major brick and mortar erosion resulting from rising damp, inappropriately executed repointing and infill, missing brickwork, damage to individual bricks, and mortar washout from broken and deteriorated gutters and rainwater leaders. There may be some severe structural masonry cracks requiring extensive brick replacement.

Scope: Extensive cleaning, repair, replacement, and repointing necessary.

Treatment: Identified areas of severe failure in walls that will remain should be structurally strengthened with critical attention paid to matching the bricks in color, size and texture where bricks need to be replaced. Holes in bricks should be filled with the appropriate patching material and/or left as is. Repointing mortar should be matched to the historic mortar in strength, composition, and color. A mortar analysis should be performed and consulted for matching to the original. For aesthetic purposes, the exterior brick should be cleaned with a low-pressure, hot water rinse (psi to be determined through field testing) and possibly chemical cleaner on heavily soiled areas. All interior walls throughout the building shall use approved abrasive or chemical methods to remove any coatings and soiling. Interior brick surfaces will be repaired,

sealed and furred out with studs, insulation and gypsum board. The exterior brick surface will be repainted.

MASONRY RESTORATION OUTLINE SPECIFICATION

The following Outline Specifications are for Masonry and shall constitute the basis for the restoration of the brickwork:

A. Cleaning
B. Repair
C. Repointing

A. Masonry Cleaning Scope of Work includes:
   1. Clean masonry surfaces. Remove excess soiling, efflorescence and biological growth.
   2. Remove paint from brick masonry surfaces, where occurs particularly on the interior wall surfaces.
   3. Remove graffiti from brick masonry surfaces.

      - Pressure washing and agitation with a brush can remove the efflorescence, soiling and biological growth. Pressure washing will be sufficient to remove flaking paint from the exterior north and eeast elevations of the Erecting Shop; the remaining red paint can weather off. The pressure of the washing must be low enough so as not to harm the surfaces of the bricks.
      - Heavily soiled areas may need the application of a chemical cleaner, such as Light Duty Restoration Cleaner by ProSoCo. Approved cleaners are subject to testing.
      - Graffiti removal will be accomplished with approved abrasive or chemical methods, subject to testing.
      - Interior paint removal will be accomplished with approved abrasive or chemical methods, subject to testing.
      - Removal of lead-containing paint will include capture and disposal in accordance with state and local regulations.

B. Masonry Repair Scope of Work includes:
   1. Salvage historic bricks and remove residual mortar, soiling, and biological growth.
   2. Re-adhere fragments of broken historic bricks to be reused using approved material, such as Jahn M40 injection grout by Cathedral Stone Products.
   3. Replace brick in selected locations, including removal of select metal embeds, with new brick to match original, or salvaged original brick.
   4. Replace missing bricks at select locations.
   5. Replace previous inappropriate brickwork repairs.

      - New brick unit masonry to match size, shape and composition of original bricks. Custom size may be required.

- Completely remove or cut back existing non-functioning or ferrous metal embeds, anchors and plates being careful not to damage surrounding masonry surfaces. Do not remove embeds identified to remain.
- Large areas of brick replacement may require the blending together and installation of both cleaned, salvaged brick and new custom brick. Chipped or damaged bricks may be turned end-for-end to be reused.

C. Masonry Repointing Scope of Work includes:

1. Repoint joints where mortar is missing or deteriorated in brick masonry surfaces.
2. Rake out deteriorated or inappropriate mortar and repoint joints in brick masonry surfaces.

- Joints will be raked out without harming the bricks. Deteriorated lime mortar will be raked out using hand tools. Portland cement mortar may be removed with power tools, upon approval of field mock-up demonstrating this technique.
- Repointing mortar will match historic mortar in color, hardness, and permeability. Repointing mortar will consist of sand and natural hydraulic lime, or approved equivalent.

II. Structural Wood and Trim

Location: The columns, studs, bracing, framing, rafters and sheathing.

Assessment: The interior columns and beams appear to be in good condition. The wood sheathing on top of the floor planking is in poor condition. The built-up roofing and secondary roof framing and sheathing substraight are severely deteriorated. There may be wood members and sheathing boards exposed to water damage, rendering many of these materials unsalvageable. On our first site visit it was observed that water was coming through the building from above but did not identify the source. The windows' wood framing members are weathered and may not be salvageable. Some of these wood elements may have dry rot.

Treatment: Wood elements that are rotted, weathered, or otherwise deteriorated to the point of structural instability shall be discarded. All structural wood and trim to be used will be cleaned of soiling; biological growth, and lead-containing paint, and treated with approved wood preservative and/or paint coating systems. Remove all lead-containing paint. Treat wood with approved wood fungicide and preservative and/or protective coating system. It is anticipated that much of the subframing and sheathing for the roof will need to be replaced.

III. Wood Windows

Location: Exterior wood windows.

Assessment: Existing conditions; severe deterioration and missing windows have been observed. A high percentage of windows will have to be made to match in kind the

original wood frame construction based on ARG's visual survey. Little if any early historic glazing was evident. Missing wood elements, such as sashes, frames and trim shall be replaced to match the early historic. The condition of the existing early historic wood windows is poor with most requiring the repair and replacement of missing or deteriorated wood elements. The glazing putty most certainly contains asbestos and will be removed from the few remaining windows. All windows will be stripped of paint; therefore, it is important that coating samples be taken to document and identify historic finish color.

Deterioration Level:

Window assembly and hardware are either in poor condition; non-original or the window is missing in its entirety. For the most part all hardware is non-operational. Windows may have broken glass and/or fan equipment installed in the windowpanes. These windows represent the worst condition observed for early historic windows requiring the highest level of restoration, replacement in kind, and all hardware replication.

Scope: Most extensive work effort is required. Remove all paint and putty, repair and repaint wood sash and framing. Paint preparation requires the removal of severely rotted or damaged elements and dutchman repair or replacement of deteriorated or missing wood segments. Most of the glass is missing and if existing is broken requiring replacement. Many glass panels require paint or coating removal. Some of the early historic hardware is extant and requires rehabilitation, but most of the hardware elements need to be replicated and installed. The most work is required to restore window assembly to be completely operational. If the window is beyond repair, then replace in kind. Some windows are non-original and should be replaced to match original.

Treatment: Repair of existing wood window sash, frames and sills including repair and restoration of deteriorated wood elements, epoxy consolidation, weather-stripping, replacement of cracked, missing or broken glazing, the restoration of the window sash to proper function, installation of sealant and preparation and painting of exterior wood surfaces.

Repairs to the wood windows should be as follows:

1. Make all windows operable by freeing frozen sashes and correcting misalignment of weather stripping. Replace missing hardware with new hardware matched to the original. Replace missing sash cords and weights.
2. Remove all paint by chemical removal and scraping.
3. Fill all holes and defects in wood with an appropriate filler material. Repair deteriorated areas larger than 1" square with dutchmen secured in place with waterproof adhesive.
4. Replace broken glass. Remove all coatings on glazing.
5. Prime exposed wood and coat all surfaces with an appropriate topcoat.
6. Replace deteriorated sealant and glazing compound.

WOOD WINDOW REHABILITATION OUTLINE SPECIFICATION

The following Outline Specifications are for wood windows and shall constitute the basis for the restoration of the wood window sashes, sills, and frames.

A. Removal of lead-containing paint.
B. Repair

A. Wood Window Paint Removal Scope of Work includes:

1. Remove existing paint from sashes, sills, and frames
   - Paint removal shall be undertaken using approved chemical, mechanical, abrasive, or other methods.
   - Existing paint on the windows will most likely contain lead. It is the Contractor's responsibility to ensure that the materials are handled and repaired in accordance with all applicable State and Federal regulations.

B. Wood Window Repair Scope of Work includes:

1. Remove deteriorated wood from sashes, sills, frames, rails and stiles and replace with Dutchman or other approved repair.
2. Remove glazing putty.
3. Replace missing hardware and fasteners in kind.
4. Replace broken or missing glass panes and install new glazing putty.
5. Install sealant between frame/sill and exterior walls.
6. Apply protective coating system.
7. Ensure windows are fully operable.
   - Remove sash from frames to perform repair work. Label sash and sash elements with a unique number so that each sash can be reinstalled in its original location after rehabilitation work in complete.
   - Provide temporary protection at window openings where sash or frame is removed. Do not nail protection to window frame or any other historic materials.
   - Replace severely rotted or damaged wood segments with dutchman repairs. Type and species to match existing wood receiving repair. All new wood elements to be treated with preservative. Parting beads and window stops will typically require replacement due to their vulnerable location on the window sash and frame. If sills require replacement, replace with redwood. All new elements to match original elements in wood species, size, shape, surface finish and profile.
   - Smaller holes and patches may be repaired with approved consolidant and/or patching compound.
   - Rehabilitate and re-secure hardware, or replace hardware with components identical to original.
   - Apply protective coating system to all wood surfaces before installing glazing. Paint glazing putty according to manufacturer's specifications.

STRUCTURAL - Structural Retrofit Narrative

A. Existing Conditions: The following discussion of existing conditions is based on a limited site walk-through conducted on May 1, 2008 and review of unreinforced masonry (UMB) upgrade plans prepared by Robert Gefken, Structural Engineer, dated Feb. 28, 1995. The Hugo Hotel is a brick masonry structure built between 1905 and 1915. The construction and detailing of this building is typical of San Francisco structures from that period. The partial-height basement has reinforced concrete perimeter walls and a slab-on-grade covering most of the floor. The upper floors feature a brick masonry perimeter wall, which is solid on the south side of the building and penetrated by doors and windows on the remaining 3 sides. The ground floor walls along Sixth Street and Howard have larger window openings with slender masonry piers and columns between them, creating an open-fronted condition. Per the structural drawings, the brick walls are 17" thick typically and reduce to 14" thick above the fourth floor. Observation of the building exterior indicates a substantial portion of the mortar joints are in fair to poor condition and numerous cracks can be observed, especially between wall openings. Interior framing is primarily wood joists supported by wood stud walls. The first floor and basement have an open floor plan achieved by a combination of wood and steel beams and columns. Floors are typically sheathed with straight board sheathing laid perpendicular to the joists. A variety of underlayments have been applied to the board sheathing at various locations. The original interior lath and plaster walls have been stripped throughout the building, with piles of demolition debris scattered about the upper floors. Doors, windows, flashings and other components of the exterior envelope are partially or totally decayed or removed, leaving the building poorly protected from water intrusion. No appreciable instances of dry rot were observed, but due to the limited nature of our walk through it is not possible to say if this is typical or if substantial water damage has occurred.

B. Existing Improvements: A check with the City of San Francisco Building Department indicates that this building is listed as complying with the UMB retrofit ordinance. The date of compliance is listed as July 11, 1997. The observed work done seems to be in accord with the above-noted retrofit drawings. Specific items shown on the structural drawings include:

   a. Mortar shear testing at locations indicated on sheet BT-1.
   b. Shear and tension bolts installed from floor diaphragms into brick perimeter walls.
   c. Two new sets of pipe braces, one each along the Sixth and Howard street elevations. These braces extend from the second to the first floor and from the first floor to the basement. These braces are welded to tab plates attached to existing riveted steel beams and columns.
   d. New wood shear walls at the first and second floors.
   e. Strapping installed at re-entrant diaphragm corners at the third and fourth floors.
   f. Roof parapet bracing.
   g. Limited crack repair in exterior walls.

C. Omitted Work: The following items were included in the structural plans but crossed out and noted as "DELETED"; presumably these items were not included in the retrofit work:

a. New 5/8" diaphragm plywood installed on the underside of existing wood joists.
b. Shear wall tie-downs per detail A/S4.
c. Shear wall top plate clips per detail B/S4 (status unclear – clips are noted on shear wall schedule, sheet S2).

D. Recommended Improvements: Though the observed structural improvements have been accepted by the City of San Francisco as meeting the minimum requirements of the UMB ordinance, these measures at best bring the building to a "Collapse Prevention" level of performance. It is likely that a substantial seismic event will still cause extensive damage to this structure and may render the building unfit for use. We recommend the following additional upgrade measures as a means of increasing the probability that the building remains useful after such an event:

a. General:
    I. Conduct an in-depth review of already completed improvements. Such a review should include all available calculations, drawings, sketches and test results. If no records of previous mortar shear tests are available, a new series of test should be performed to verify the strength level of existing materials.
    II. A thorough investigation of the condition of major wood components be conducted to determine if substantial water damage has occurred. Concealed areas such as the upper layer of roof framing should be opened for exploration. Any members with dry rot or other damage should be repaired or replaced.
    III. Add 5/8" plywood floor sheathing at the first through fourth floors and roof to increase diaphragm capacity. This sheathing may be installed on top of the board sheathing at typical floors and to the bottom of ceiling joists at the roof. This sheathing may be cut to fit around existing structural walls and partitions if a shear transfer detail, such as clips from sheathing to wall plates, is designed.
    IV. Brick joints with decayed or missing mortar should be repointed.
    V. Substantial cracks in the brick masonry should be epoxy injected.
    VI. Wall bolt detail C/S1 should be improved by adding at least two additional bays of wood blocking with additional diaphragm nailing.
b. Basement Level:
    I. The added pipe braces along two sides of the basement are attached to the top of the historic column base plate assembly. Since these original connections are not designed to transfer seismic loads to the foundation, these braces create the risk that the column base connection could be sheared off under seismic loading. Improvement of this connection may require strengthening of the steel components along with excavation and retrofit of the existing foundation. A new footing and tie beams may be required at these brace lines.
    II. The new first level shear walls should be extended to the basement and tied to new foundation elements. A likely strategy is

to construct new grade beams extending the width of the basement below these walls to transmit both shears and overturning forces from above.

c. First Floor:
   I. The design and detailing of the new wood shear walls should be checked. The indicated MTT22, a light-medium duty connector, may not be adequate to transfer shear wall overturning forces. The shear connection to framing above should also be examined.

d. Second Floor:
   I. The new shear walls added at the second floor do not align with the new shear walls at the first floor. Tie downs connected to new beams below these walls should be added to transfer seismic overturning forces to supports below.
   II. The capacity of the improved floor diaphragm should be checked to determine if additional shear walls are required at this level.

e. Third and Fourth Floors:
   I. New wood shear walls should be added to stack above the previously-retrofit second floor shear walls.
   II. The capacity of the improved floor diaphragm should be checked to determine if additional shear walls are required at this level.

f. Roof:
   I. The upper (sloped) roof framing should be checked for adequate shear transfer to the improved ceiling diaphragm.
   II. Attachment points for the parapet bracing should be checked for adequate support.
   III. It may be desirable to add ½" plywood to the entire upper roof surface both to provide adequate support for roofing and to improve diaphragm capacity.
   IV. Strapping at the corners of the large interior light well similar to that provided on floors below should be installed on the roof deck.

MECHANICAL

Section 15300 Fire Protection:

- (E) system to remain.
- Flush, pressure test and repair as required.
- Extend and relocate heads as required for new program and floor plan.
- Provide standpipes in stairwells.

Section 15400 Plumbing:

- Complete demolition of (e) systems.
- Provide new domestic water, natural gas and sanitary/storm sewer service connections from the street mains into the building.
- Provide new ground level gas meter room per PG&E requirements.
- Provide new backflow preventer per City requirements.

- Extend DCW to new fixtures.
- Provide DHW heater, supply and return piping system.
- Extend gas to DHW heaters and heating boilers
- Provide new RWLs from roof drains to building exterior.
- Provide new sanitary waste piping.
- Provide grease trap/interceptor for food service.
- Provide new overflow drains at roof and connect piping to rain water leaders.
- Provide fuel oil system for emergency generator.
- All fixtures to be low-flow type.
- All materials to be new.

Section 15600 Mechanical:

- Complete demolition of (e) systems.
- Provide new boilers and hot water circulating system. Expect that DHW heaters and heating boilers to be in one hour rated room.
- Provide flues for DHW heaters.
- Provide radiant floor heating system in residential areas. Gypcrete cover provided elsewhere.
- Provide two pipe fan coil system and ductwork in ground floor public or commercial areas.
- Provide outside air ventilation system at each floor using (e) shafts.
- Provide residential unit toilet and public area exhaust systems.
- Provide kitchen rangehood exhaust and make-up air systems.
- Provide emergency generator exhaust and ventilation features.
- Provide Test and Balance for new systems.
- Provide commissioning of completed building.
- All materials and equipment to be new.

ELECTRICAL

Existing Condition

F.W. Associates made a building inspection on Thursday, May 1st, 2008 regarding the electrical systems for the building located at 214 6th Street in San Francisco, California and the following was noted at that time.

1. Existing incoming electrical service does not meet current codes. There are numerous code violations regarding the installation and maintenance of existing electrical distribution.

2. Most of the lighting system is completely demolished. There is no emergency lighting provided in existing building.

3. Power distribution is completely destroyed. There is no salvage value remained in existing very limited electrical distribution system and equipment.

4. Fire alarm system (if any) is completely destroyed.

Recommended electrical systems for the building renovation

1. Provide new incoming electrical service complete with main switchboard to meet all current code. A new underground transformer vault may be required by PG&E.
2. Provide a new emergency diesel fuel engine generator unit for all emergency egress lighting, exit signs, elevator and HVAC equipment (if required).
3. Provide a complete new lighting system.
4. Provide illuminated egress lighting, exit and directional signs and connect to emergency generator system.
5. Provide new power distribution complete with panelboards and load centers.
6. Provide new low-voltage addressable fire alarm system complete with smoke detectors, control panels, manual pullstations and horns/ strobes to meet ADA requirements.
7. Provide new door entry system.
8. Provide new telephone/ data system.
9. Provide new cable TV system.
10. Provide power distribution to all HVAC and plumbing equipment.
11. Provide new grounding system.

Electrical Outline Specifications

General

Electrical work covered within Division 16 shall include but not limited to:

- Electrical service and distribution systems.
- Basic Materials and Methods.
- Lighting System.
- Telephone and cable TV raceway and wiring systems.
- Security and door access system.
- Fire detection and alarm system.
- Connection of motors and appliance.

- Grounding System.
- Underground Substructures and Dry Vault for PG&E utility services.
- Telephone and cable TV underground conduits for utility services.
- Power supply for all control wiring including conduit and connections for mechanical, plumbing and building control systems.
- Control wiring including conduits, wires and connections between automatic start/stop devices and motor starter for all motors on project.

Utility Connections

- Arrange for, coordinate and pay all costs incidental to providing connections and meters as required for all utilities.
- Provide underground substructures for PG&E incoming service.

Products & Materials

Raceways

- All conduits shall be minimum 1/2- inch trade size except for home runs to panelboards, which shall be % inch trade size.
- Rigid Steel: Full weight pipe, galvanized, threaded. Walker, National, Appleton, Triangle, Rome or equal.

  Applications: Outdoor exposed
- Electrical metallic tubing (EMT); thin wall pipe, galvanized, threadless. Manufacturers same as rigid steel.

  Applications: Indoor exposed or concealed except buried in concrete slabs or grade.
- Flexible steel conduit; continuous single strip, galvanized. Manufacturers same as rigid steel.

  Applications: Indoor exposed for connections to equipment, lighting fixture and motor outlets.
- Liquidtight Flexible Metallic Conduit: Anaconda Type U.A; Coleman Type UXTL or equal.

  Applications: Connections to pump motors, solenoid valves, HVAC equipment and in damp and wet locations.

- MC Cables: Multi-conductor cables insulated with XLP, (XHHW) crosslinked polyethylene, insulated conductors cabled with ground wires, and encased in interlocked armor of galvanized steel or aluminum. Manufacturers: AFC, ALCAN.

  Applications: Feeders from residential meter centers to apartment load center panels only.

600 Volt Wire and Cable

- All wire and cable shall be copper.

- Solid copper for size No. 10 and smaller and stranded copper for size No. 8 and larger.

Devices

(Specification grade catalog numbers indicated for all areas, except residential grade devices acceptable within dwelling units).

- Local wall switches: Heavy duty, rocker, quiet type, 20 amp, 120/277 volt, AC. Leviton No. 5621.

- Duplex convenience receptacles: 125 volts, 2 pole, 3 wire, U ground slot, 20 amp. Leviton 16352.

- Ground fault receptacles: 125 volt, 2 pole, 3-wire, with indicator light. 15 amp, 20 amp feedthru Leviton 6598-W.

- Outdoor receptacles: Duplex convenience Weatherproof, lift-lid aluminum hinged covers. Leviton 5970.

Panelboards and Load Centers

- Panelboards shall have bolt-on breaker with quick-make and quick-break toggle mechanism, inverse time limit characteristics, and shall trip free on overload or short circuit. Panel box shall not be less than 20" wide.

- Load Centers: Within dwelling units, provide "residential" type load centers, flush mounted with plug-on breakers. No. "twin" or half size breakers shall be allowed.

Main Switchboard

- Main switchboard shall be rated at 800 amperes, 120/208 volts, 3 phase, 4
- wire in NEMA-1 enclosure.

- Main switchboard shall be installed in basement level complete with
- underground pullstation to meet PG&E's requirement.

- Provide a telephone conduit to switchboard location for remote monitoring.

- Main switchboard shall consist of utility meter section. Electronic power
- monitor unit, main breaker and feeder breaker for power distribution.

- Provide copper busses and grounding.

- Main switchboard shall be as manufactured by Cutler Hammer, G.E., Square
- D or approval equal.

Lighting

- Furnish and install a complete lighting system including emergency lighting.

- Lamps:

  Fluorescent lamps shall be energy saving, rapid start, T-8, SP35, 32 watts, 2900 lumens.

  Compact fluorescent shall be SP35 in color with wattage as specified.

  HID lamps shall be metal halide (for exterior lighting).

- Ballasts:

  Fluorescent lamps rapid start ballasts shall be solid state electronic type.

  Ballasts for high intensity discharge lamps shall be constant wattage (regulator) type and shall be complete with line-side fuses.

- Component manufacturer: General Electric Company.

Telephone System

- Provide a system of raceway, cable and outlets including terminal board for telephone system.

- Wall Outlets: 4-inch boxes.

- Telephone single wall jack with coverplate: Leviton Decora Designer Series 4- conductor modular jack No. 40649.

- Fireproof plywood terminal board.

Cable TV System

- Provide a system of raceway, outlets, cables, amplifiers, splitters including terminal board.
- Wall Outlets: 4-inch boxes.
- CATV jack with coverplate: Leviton Decora single CATV jack UL listed F81 type bulkhead jack used for 75 ohm cable connections.
- Fireproof plywood terminal board.

Fire Detection and Alarm System

Manufacturer: Pyrotronics, Edwards, Simplex

- System shall consist of a main fire alarm control panel 24 volt ac/dc fully supervised, manual pull stations, smoke detectors, horn/strobes, mini horn/strobes and strobes as shown on plans.
- Sprinkler water flow and tamper alarms of fire sprinkler system will be monitored and alarmed.
- Elevator recall and release of elevator fire doors on smoke alarm.
- Evacuation alarm shall be automatically sounded over fire alarm horns and strobes located throughout the building per plans.
- Furnish residential smoke detectors 120 volts ac self contained photoelectric unit with 9 VAC battery backup. Detectors shall have tandem connection capability. Gentex No. 9120T for equal.

Security and Door Access System

Manufacturer: Sentex Infinity "S' Series

- System shall be micro-processor controlled telephone access housed in a weatherproof steel cabinet with stainless steel panel.
- Unit shall be equipped with a touch button keypad and a telephone handset.
- The main entry door is to be fitted with an electric door release hardware and will be activated by the tenants dialing a designated number on their telephone lines.
- In order for the tenant's visitor to gain access to the building, the visitor will utilize the touch button keypad and telephone handset to communicate with the security personnel.

Leland Saylor Associates
A Certified DVBE

PRE-CONCEPT LEVEL ESTIMATE

HUGO HOTEL

SAN FRANCISCO, CA

LSA JOB NUMBER:
08-074N R1

May 22, 2008

REVISION 1

PREPARED FOR
ARCHITECTURAL RESOURCES GROUP
BY LELAND SAYLOR ASSOCIATES

595 Market Street, Suite 400 | San Francisco | California | 94105
415-291-3200 | 415-291-3201 (f) | www.lelandsaylor.com

Leland Saylor Associates
A Certified SVBE

Addendum 1

REVISION 1

PROJECT:	**HUGO HOTEL**	JOB NUMBER:	**08-074N R1**
LOCATION:	**SAN FRANCISCO, CA**	PREPARED BY:	**SE**
CLIENT:	**ARCHITECTURAL RESOURCES GROUP**	BID DATE:	**UNKNOWN**
DESCRIPTION:	**RENOVATE ABANDONED HOTEL**	ESTIMATE DATE:	**5/22/2008**

PREFACE AND NOTES TO THE ESTIMATE

1.0 PROJECT SYNOPSIS

1.1 TYPE OF STUDY:

PRE-CONCEPT LEVEL ESTIMATE

1.2 PROJECT DESCRIPTION:

Construction Type:	TYPE III
Foundation Type:	UNKNOWN
Exterior Wall Type:	MASONRY
Roof Type:	BUILT-UP
Stories Below Grade:	ONE
Stories Above Grade:	FOUR
Site work:	UTILITY CONNECTIONS AND IMPROVEMENTS TO REAR YARD
Plumbing System:	EQUIPMENT, FIXTURES, ACCESSORIES, VALVES & SPECIALTIES, PERMITS, TEST & CLEAN
Mechanical System:	EQUIPMENT, CONTROLS, DUCTWORK, SPECIALTIES, PERMITS, TEST & BALANCE
Fire Protection System:	RE-WORK EXISTING SYSTEM: STANDPIPES, SPRINKLERS, HOSE RACKS, MANIFOLDS, ALARM & VALVE TREE
Electrical Service:	EQUIPMENT, EMERGENCY GEAR, FEEDERS, LIGHTING, DEVICES, SPECIAL SYSTEMS

Leland Saylor Associates

REVISION 1

Addendum 1

PROJECT:	**HUGO HOTEL**	JOB NUMBER:	**08-074N R1**
LOCATION:	**SAN FRANCISCO, CA**	PREPARED BY:	**SE**
CLIENT:	**ARCHITECTURAL RESOURCES GROUP**	BID DATE:	**UNKNOWN**
DESCRIPTION:	**RENOVATE ABANDONED HOTEL**	ESTIMATE DATE:	**5/22/2008**

PREFACE AND NOTES TO THE ESTIMATE

1.3 GENERAL NOTES REGARDING PROJECT:

The scope of work for this project includes the remodel of an existing abandoned building into a single-occupancy residential hotel, in accordance with narratives provided by Architectural, Structural, Mechanical and Electrical consultants.

2.0 DEFINITIONS

2.1 ESTIMATE OF COST:

An Estimate of Cost is prepared from a survey of the quantities of work - items prepared from written or drawn information provided at the design-development, working drawing or bid-documents stage of the design. Historical costs, information provided by contractors and suppliers, plus judgmental evaluation by the Estimator are used as appropriate as the basis for pricing. Allowances as appropriate will be included for items of work which are not indicated on the design documents provided that the Estimator is made aware of them, or which, in the judgment of the Estimator, are required for completion of the work. We cannot, however, be responsible for items or work of an unusual nature of which we have not been informed.

2.2 BID:

An offer to enter a contract to perform work for a fixed sum, to be completed within a limited period of time.

3.0 BIDS & CONTRACTS

3.1 MARKET CONDITIONS:

In the current market conditions for construction, our experience shows the following results on competitive bids, as a differential from Leland Saylor Associates final estimates:

PROJECT:	**HUGO HOTEL**	JOB NUMBER:	**08-074N R1**
LOCATION:	**SAN FRANCISCO, CA**	PREPARED BY:	**SE**
CLIENT:	**ARCHITECTURAL RESOURCES GROUP**	BID DATE:	**UNKNOWN**
DESCRIPTION:	**RENOVATE ABANDONED HOTEL**	ESTIMATE DATE:	**5/22/2008**

PREFACE AND NOTES TO THE ESTIMATE

Number of Bids		Percentage Differential
1	.....	+25 to 100%
2 - 3	.....	+10 to 25%
4 - 5	.....	0 to +10%
6 - 7	.....	0 to -10%
8 or more	.....	-10 to -20%

Accordingly, it is extremely important to ensure that a minimum of 4 to 5 valid bids are received. Since LSA has no control over the bid process, there is no guarantee that proposals, bids or construction cost will not vary from our opinions or our estimates. Please see Competitive Bidding Statement in the estimate detail section for more information.

4.0 ESTIMATE DOCUMENTS

4.1 This Estimate has been compiled from the following documents and information supplied:

DRAWINGS:

Architectural	**Mechanical**	**Landscaping**
None	*None*	*None*
Structural	**Plumbing**	**Accessibility Standards**
None	*None*	*None*
Civil	**Electrical**	**Other**
None	*None*	*None*

Leland Saylor Associates

REVISION 1

Addendum 1

PROJECT:	**HUGO HOTEL**	JOB NUMBER:	**08-074N R1**
LOCATION:	**SAN FRANCISCO, CA**	PREPARED BY:	**SE**
CLIENT:	**ARCHITECTURAL RESOURCES GROUP**	BID DATE:	**UNKNOWN**
DESCRIPTION:	**RENOVATE ABANDONED HOTEL**	ESTIMATE DATE:	**5/22/2008**

PREFACE AND NOTES TO THE ESTIMATE

SPECIFICATIONS / PROJECT MANUAL:

Architectural Scope of Work provided by Architectural Resources Group
Structural Scope of Work provided by Tipping Mar and Associates
Mechanical Scope of Work provided by List Engineering
Electrical Scope of Work provided by F.W. Associates, Inc.

COSTS PROVIDED BY OTHERS:

NONE

4.2 The user is cautioned that significant changes in the scope of the project, or alterations to the project documents after completion of the pre-concept level estimate can cause major cost changes. In these circumstances, Leland Saylor Associates should be notified and an appropriate adjustment made to the pre-concept level estimate.

5.0 GROSS SQUARE FEET

BUILDING	GSF
Hugo Hotel	43,320
TOTAL Gross Floor Area	43,320

6.0 WAGE RATES

6.1 This Estimate is based on market wage-rates and conditions currently applicable in SAN FRANCISCO, CA.

PROJECT:	**HUGO HOTEL**	JOB NUMBER:	**08-074N R1**
LOCATION:	**SAN FRANCISCO, CA**	PREPARED BY:	**SE**
CLIENT:	**ARCHITECTURAL RESOURCES GROUP**	BID DATE:	**UNKNOWN**
DESCRIPTION:	**RENOVATE ABANDONED HOTEL**	ESTIMATE DATE:	**5/22/2008**

PREFACE AND NOTES TO THE ESTIMATE

7.0 PRORATE ADDITIONS TO THE ESTIMATE

7.1 GENERAL CONDITIONS: 10.00%

An allowance based on 10.00% of the construction costs subtotal has been included for Contractor's General Conditions.

7.2 CONTINGENCY: 20.00%

An allowance based on 20.00% of the construction costs subtotal has been included for Design/Estimating Contingency.

NOTE: This allowance is intended to provide a Design Contingency sum only, for use during the design process. It is not intended to provide for a Construction Contingency sum.

7.3 ESCALATION: 6.50%

An allowance of 6.50% has been included in this estimate for construction material & labor cost escalation up to the anticipated mid-point of construction, based on the following assumptions:

Construction start date:	**UNKNOWN**
Construction period:	**UNKNOWN**
Mid-point of construction:	**May, 2009**
Annual escalation rate:	**6.50%**
Allowance for escalation:	**6.50%**

No allowance has been made for Code Escalation or Technological Escalation.

PROJECT:	**HUGO HOTEL**	JOB NUMBER:	**08-074N R1**
LOCATION:	**SAN FRANCISCO, CA**	PREPARED BY:	**SE**
CLIENT:	**ARCHITECTURAL RESOURCES GROUP**	BID DATE:	**UNKNOWN**
DESCRIPTION:	**RENOVATE ABANDONED HOTEL**	ESTIMATE DATE:	**5/22/2008**

PREFACE AND NOTES TO THE ESTIMATE

7.4 GEOGRAPHICAL FACTOR: **0.00%**

This estimate is based on current market prices for work of a similar character, done in SAN FRANCISCO, CA. No adjustment is required for geographical location factor.

7.5 MARKET FACTOR: **0.00%**

We do not anticipate that market conditions applying at the projected bidding date for the project will be significantly different from current market conditions. No adjustments are therefore required for Market Factor.

7.6 SMALL JOB FACTOR **0.00%**

A Small Job Factor is included on jobs that total less than $1 million, therefore no Small Jobs Factor has been included in the estimate.

7.7 PHASING ALLOWANCE **0.00%**

No Phasing Allowance is needed for this job.

7.8 BONDS: **2.00%**

An allowance of 2.00% of the construction cost subtotal is included to provide for the cost of Payment and Performance Bonds, if required.

7.9 CONTRACTOR'S FEE: **8.00%**

An allowance based on 8.00% of the construction cost subtotal is included for Contractor's office Overhead and Profit. Office overhead of the contractor is always included with the fee.

All field overhead of the contractor is included in the General Conditions section of the estimate.

Leland Saylor Associates

REVISION 1

Addendum 1

PROJECT:	**HUGO HOTEL**	JOB NUMBER:	**08-074N R1**
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CLIENT:	**ARCHITECTURAL RESOURCES GROUP**	BID DATE:	**UNKNOWN**
DESCRIPTION:	**RENOVATE ABANDONED HOTEL**	ESTIMATE DATE:	**5/22/2008**

PREFACE AND NOTES TO THE ESTIMATE

8.0 SPECIAL NOTES PERTAINING TO THIS ESTIMATE

8.1 SPECIFIC INCLUSIONS:

The following items are specifically included in this estimate:

HAZARDOUS ABATEMENT INCLUDED AS AN ALLOWANCE

8.2 SPECIFIC EXCLUSIONS:

The following items are specifically excluded from this estimate:

SOIL REMEDIATION

PROJECT:	**HUGO HOTEL**	LSA JOB NO:	**08-074N R1**
LOCATION:	**SAN FRANCISCO, CA**	PREPARED BY:	**SE**
CLIENT:	**ARCHITECTURAL RESOURCES GROUP**	CHECKED BY:	**MK**
DESCRIPTION:	**RENOVATE ABANDONED HOTEL**	ESTIMATE DATE:	**5/22/2008**
		GSF:	**43,320**

REVISION 1

PRE-CONCEPT LEVEL ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1.1	DEMOLITION			12.62	546,760
1.2	SITEWORK			0.65	28,150
2.1	SUBSTRUCTURE			1.90	82,172
3.0	STRUCTURE			7.43	322,057
4.1	ENCLOSURE, VERTICAL			15.75	682,226
4.2	ENCLOSURE, HORIZONTAL			3.01	130,500
4.3	SUPPORT ITEMS			0.26	11,250
5.1	INTERNALS, VERTICAL			21.61	936,128
5.2	INTERNALS, HORIZONTAL			7.71	333,827
5.3	FINISHES, SPECIAL			15.20	658,654
5.4	INTERIORS			0.14	6,000
6.0	SPECIALTIES			1.10	47,760
7.0	EQUIPMENT			-	NONE
8.0	SPECIAL CONSTRUCTION			-	NONE
9.0	CONVEYING			4.19	181,500
10.1	PLUMBING			19.13	828,640
10.2	HVAC			19.59	848,640
11.0	ELECTRICAL			29.71	1,287,150
	TOTAL SITE & BUILDING			160.00	6,931,414
	PRORATES				
	General Conditions	10.00%			693,141
	Design Contingency	20.00%			1,386,283
	Escalation	6.50%			450,542
	Geographic Factor	0.00%			-
	Market Factor	0.00%			-
	Small Job Factor	0.00%			-
	Phasing Allowance	0.00%			-
	SUBTOTAL			218.41	9,461,381
	Bonds	2.00%			189,228
	Overhead and Profit	8.00%			756,910
	TOTAL PROJECT COSTS			240.25	10,407,519

PROJECT:	**HUGO HOTEL**	LSA JOB NO:	**08-074N R1**
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DESCRIPTION:	**RENOVATE ABANDONED HOTEL**	ESTIMATE DATE:	**5/22/2008**
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REVISION 1

PRE-CONCEPT LEVEL ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL

Competitive Bidding

The prices in this Estimate are based on Competitive Bidding. Competitive Bidding is receiving responsive bids from at least five (5) or more General Contractors and three (3) or more responsive bids from Major Subcontractors or Trades. Major Subcontractors are Structural Steel, Plaster / EIFS Contractors, Mechanical, Plumbing and Electrical Subcontractors.

Without Competitive Bidding, Contractor bids can and have ranged from 25%-to 100% over the prices in this Estimate, depending on the size of the job.

We urge you to notify your client of the existing difficult bidding climate, and work with them to ensure that the project is adequately publicized so that they can get the minimum number of bids for competitive bidding. Please contact LSA if you need ideas about how to publicize your project.

PROJECT:	**HUGO HOTEL**	LSA JOB NO:	**08-074N R1**
LOCATION:	**SAN FRANCISCO, CA**	PREPARED BY:	**SE**
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DESCRIPTION:	**RENOVATE ABANDONED HOTEL**	ESTIMATE DATE:	**5/22/2008**
		GSF:	**43,320**

REVISION 1

PRE-CONCEPT LEVEL ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	GSF BREAKDOWN				
	BASEMENT	8,610	SF		
	FIRST FLOOR	8,610	SF		
	SECOND FLOOR	8,700	SF		
	THIRD FLOOR	8,700	SF		
	FOURTH FLOOR	8,700	SF		
		43,320	**SF**		

PROJECT:	**HUGO HOTEL**	LSA JOB NO:	**08-074N R1**
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		GSF:	**43,320**

REVISION 1

PRE-CONCEPT LEVEL ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1.1	**DEMOLITION**				
	REMOVE EXT. SCULPTURAL FURNITURE (ALW)	1	LS	5,000.00	**5,000**
	REMOVE GRAFFITI	17,380	SF	0.10	**1,738**
	HEAVY CLEANING AT EXTERIOR	17,380	SF	0.75	**13,035**
	REMOVE EXT. 1ST FLOOR PLYWOOD	3,281	SF	0.75	**2,461**
	DEMO 1ST FLOOR STOREFRONTS	2,492	SF	8.00	**19,936**
	DEMO STOREFRONT DOORS	6	EA	350.00	**2,100**
	DEMO EXTERIOR DOORS AT REAR	5	EA	150.00	**750**
	DEMO HOTEL ENTRY DOORS	2	EA	150.00	**300**
	DEMO 1ST FLOOR INT. DOORS	2	EA	110.00	**220**
	DEMO EXT. WINDOWS	137	EA	150.00	**20,550**
	DEMO LIGHT-COURT WINDOWS	81	EA	150.00	**12,150**
	DEMO LIGHT-COURT EXT. TO STUDS	7,220	SF	1.75	**12,635**
	DEMO LIGHT-WELL EXT. TO STUDS	3,648	SF	1.75	**6,384**
	DEMO ROOF	8,700	SF	1.50	**13,050**
	DEMO UPPER ROOF FRAMING	8,700	SF	2.00	**17,400**
	DEMO FLOORS FOR ELEVATOR	320	SF	4.50	**1,440**
	DEMO FIRST FLOOR INT. WALLS	7,232	SF	2.00	**14,464**
	DEMO WALLS FOR ELEVATOR SHAFT	2,340	SF	2.00	**4,680**
	DEMO TOILET ROOM (1ST FLOOR)	96	SF	15.00	**1,440**
	STRIP FLOORS TO STRUCT SHEATHING	34,710	SF	2.00	**69,420**
	DEMO FOR FRAME FTGS (BASEMENT)	240	SF	10.00	**2,400**
	DEMO FOR SHEAR WALL FTGS (BASEMENT)	648	SF	10.00	**6,480**
	DEMO STAIRS: WOOD, 5 FLOORS	8	FLT	500.00	**4,000**
	DEMO STAIRS: WOOD, BASEMENT ACCESS	1	FLT	500.00	**500**
	DEMO STAIRS: WOOD, ROOF ACCESS	1	FLT	500.00	**500**
	INT. DEBRIS REMOVAL	43,320	SF	1.00	**43,320**
	HEAVY CLEANING IN BASEMENT	8,610	SF	0.75	**6,458**
	DEMO PLUMBING THROUGHOUT (ALW)	43,320	SF	1.00	**43,320**
	DEMO HVAC THROUGHOUT (ALW)	43,320	SF	1.00	**43,320**
	DEMO ELECTRICAL THROUGHOUT (ALW)	43,320	SF	1.00	**43,320**
	DEMO LIGHTING THROUGHOUT (ALW)	43,320	SF	1.00	**43,320**
	DEMO SIDEWALK FOR UG VAULT	112	SF	25.00	**2,800**
	EXT. DEBRIS REMOVAL AT REAR YARD	1,230	SF	1.00	**1,230**
	HAZ-MAT ALLOWANCE	43,320	SF	2.00	**86,640**
	SUBTOTAL 1.1				**546,760**

PROJECT:	**HUGO HOTEL**	LSA JOB NO:	**08-074N R1**
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DESCRIPTION:	**RENOVATE ABANDONED HOTEL**	ESTIMATE DATE:	**5/22/2008**
		GSF:	**43,320**

REVISION 1

PRE-CONCEPT LEVEL ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
4.1	**ENCLOSURE, VERTICAL**				
	BUILDING EXTERIOR				
	EXTERIOR WINDOWS	137	EA	945.00	**129,465**
	FIRST FLOOR STOREFRONTS	2,492	SF	75.00	**186,900**
	STOREFRONT SINGLE DOORS	6	EA	2,200.00	**13,200**
	EXTERIOR DOORS AT BLDG. REAR	5	EA	1,650.00	**8,250**
	ROOF ACCESS DOOR	1	EA	1,650.00	**1,650**
	HOTEL ENTRANCE DOORS, SINGLE	2	EA	1,850.00	**3,700**
	PAINT EXTERIOR	17,380	SF	2.00	**34,760**
	LIGHT-COURT				
	EXTERIOR METAL SIDING	7,220	SF	20.00	**144,400**
	LIGHT-COURT WINDOWS	69	EA	945.00	**65,205**
	PAINT LIGHT-COURT	7,220	SF	2.00	**14,440**
	LIGHT-WELLS				
	EXTERIOR METAL SIDING	3,648	SF	20.00	**72,960**
	PAINT LIGHT-WELL	3,648	SF	2.00	**7,296**
	SUBTOTAL 4.1				**682,226**
4.2	**ENCLOSURE, HORIZONTAL**				
	REFRAME UPPER ROOF AREA	8,700	SF	9.00	**78,300**
	BUILT-UP ROOFING & RIGID INS	8,700	SF	5.00	**43,500**
	FLASHING AT ROOF	8,700	SF	1.00	**8,700**
	SUBTOTAL 4.2				**130,500**
4.3	**SUPPORT ITEMS**				
	EPOXY INJECTION AT EXTERIOR CRACKS	75	LF	150.00	**11,250**
	SUBTOTAL 4.3				**11,250**

PROJECT:	**HUGO HOTEL**	LSA JOB NO:	**08-074N R1**
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DESCRIPTION:	**RENOVATE ABANDONED HOTEL**	ESTIMATE DATE:	**5/22/2008**
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REVISION 1

PRE-CONCEPT LEVEL ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
5.1	**INTERNALS, VERTICAL**				
	BASEMENT				
	FURRING W/INS AT PERIMETER	2,702	SF	5.00	**13,510**
	INTERIOR WALLS				
	INTERIOR WALLS AT 1ST FLOOR	7,232	SF	14.00	**101,248**
	FURRING BOTH SIDES & INS AT INT. WALLS (2ND-4TH)	40,860	SF	7.00	**286,020**
	FURRING/INS AT PERIMETER WALLS	17,756	SF	5.00	**88,780**
	FURRING/INS AT LIGHT-COURT WALLS	5,700	SF	5.00	**28,500**
	STAIRWELL ENCLOSURE WALLS	5,940	SF	18.00	**106,920**
	ELEVATOR ENCLOSURE WALLS	2,340	SF	20.00	**46,800**
	INTERIOR DOORS				
	INT. DOORS (1ST FLOOR)	4	EA	1,450.00	**5,800**
	ROOM ENTRY DOORS, 23 PER FLR	69	EA	1,250.00	**86,250**
	ROOM BATHROOM DOORS	69	EA	1,150.00	**79,350**
	ROOM CLOSET DOORS	69	EA	1,000.00	**69,000**
	STAIRWELL DOORS	10	EA	1,450.00	**14,500**
	HALLWAY CLOSET DOORS	9	EA	1,050.00	**9,450**
	SUBTOTAL 5.1				**936,128**
5.2	**INTERNALS, HORIZONTAL**				
	FLOORING				
	SEAL CONC FLOOR IN BASEMENT	8,610	SF	2.00	**17,220**
	CARPET (HOTEL OFFICE, 1ST FLOOR)	500	SF	4.50	**2,250**
	VCT AT HOTEL SUPPORT	500	SF	5.00	**2,500**
	SEAL FLOORS AT M.E. ROOM (1ST)	500	SF	2.00	**1,000**
	SEAL FLOORS AT FUTURE RETAIL SPACE	5,370	SF	2.00	**10,740**
	CARPET (2ND-4TH)	19,260	SF	4.50	**86,670**
	CEILINGS				
	GYPSUM CEILINGS (1ST-4TH)	32,838	SF	6.50	**213,447**
	SUBTOTAL 5.2				**333,827**

PROJECT:	**HUGO HOTEL**	LSA JOB NO:	**08-074N R1**
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REVISION 1

PRE-CONCEPT LEVEL ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
5.3	**FINISHES, SPECIAL**				
	TERRAZZO & TILE				
	TERRAZZO AT HOTEL LOBBY (1ST FLR)	1,500	SF	30.00	**45,000**
	TILE AT SGL TOILET ROOM (1ST FLR), 2 EA	240	SF	14.00	**3,360**
	TILE WALLS AT SINGLE TOILET ROOM	528	SF	16.00	**8,448**
	TILE FLOORS IN BATHROOMS	4,968	SF	14.00	**69,552**
	TILE WAINSCOT AT BATHROOMS, 4'H	9,936	SF	16.00	**158,976**
	PAINT & TEXTURE				
	PAINT BASEMENT WALLS	5,726	SF	2.00	**11,452**
	PAINT STRUCT. FRAMING IN BASEMENT	8,610	SF	0.50	**4,305**
	TEXTURE WALLS AT PUBLIC HALLWAYS	19,332	SF	1.25	**24,165**
	PAINT INTERIOR WALLS	133,860	SF	2.00	**267,720**
	PAINT CEILINGS	32,838	SF	2.00	**65,676**
	SUBTOTAL 5.3				**658,654**
5.4	**INTERIORS**				
	HOTEL RECEPTION DESK	20	LF	300.00	**6,000**
	SUBTOTAL 5.4				**6,000**
6.0	**SPECIALTIES**				
	GENERAL BUILDING SPECIALTIES	43,320	SF	0.50	**21,660**
	TOILET ACC AT SINGLE TOILET ROOM	1	EA	400.00	**400**
	ACCESSORIES IN HOTEL BATHROOMS	69	EA	300.00	**20,700**
	CHAIN LINK STORAGE IN BASEMENT	2,000	SF	2.50	**5,000**
	SUBTOTAL 6.0				**47,760**
7.0	**EQUIPMENT**				
	NONE				-
	SUBTOTAL 7.0				**NONE**

PROJECT:	**HUGO HOTEL**	LSA JOB NO:	**08-074N R1**
LOCATION:	**SAN FRANCISCO, CA**	PREPARED BY:	**SE**
CLIENT:	**ARCHITECTURAL RESOURCES GROUP**	CHECKED BY:	**MK**
DESCRIPTION:	**RENOVATE ABANDONED HOTEL**	ESTIMATE DATE:	**5/22/2008**
		GSF:	**43,320**

REVISION 1

PRE-CONCEPT LEVEL ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
8.0	**SPECIAL CONSTRUCTION**				
	NONE				-
	SUBTOTAL 8.0				**NONE**
9.0	**CONVEYING**				
	ELEVATOR, 4 FLOORS	1	EA	90,000.00	**90,000**
	STAIRS: 2 EA, 4 FLOORS	152	RSRS	450.00	**68,400**
	STAIRS: 2 EA, BASEMENT ACCESS	32	RSRS	350.00	**11,200**
	STAIRS, ROOF ACCESS	34	RSRS	350.00	**11,900**
	SUBTOTAL 9.0				**181,500**
10.1	**PLUMBING**				
	PLUMBING SYSTEM	212	FXT	3,500.00	**742,000**
	RE-WORK (E) FIRE PROTECTION SYSTEM	43,320	SF	2.00	**86,640**
	SUBTOTAL 10.1				**828,640**
10.2	**HVAC**				
	TWO PIPE FAN COIL SYSTEM (1ST FLOOR & BASEMENT)	17,220	SF	22.00	**378,840**
	RADIANT FLOOR HEATING SYSTEM (2ND-4TH FLOOR)	26,100	SF	18.00	**469,800**
	SUBTOTAL 10.2				**848,640**
11.0	**ELECTRICAL**				
	POWER DISTRIBUTION	43,320	SF	5.00	**216,600**
	LIGHTING SYSTEM	43,320	SF	10.00	**433,200**
	POWER DEVICES	43,320	SF	1.00	**43,320**
	FIRE ALARM SYSTEM	43,320	SF	4.25	**184,110**
	TEL/DATA SYSTEM	43,320	SF	4.00	**173,280**
	SECURITY SYSTEM	43,320	SF	0.75	**32,490**
	CABLE TV	43,320	SF	0.75	**32,490**
	HVAC CONNECTIONS	43,320	SF	0.50	**21,660**
	EMERGENCY GENERATOR: 150kW DIESEL ENGINE, COMPLETE	1	EA	150,000.00	**150,000**
	SUBTOTAL 11.0				**1,287,150**

Structural
Design
Engineers

100 Montgomery Street, Suite 1150
San Francisco, California 94104
415 / 781-1505 • Fax 415 / 781-2718
www.sdesf.com

REPORT

HUGO HOTEL PRELIMINARY FEASIBILITY STUDY REPORT

PREPARED FOR

MERCY HOUSING

Date: July 6, 2012

SDE Project No: 12034.050

Reviewed by:

Rajendra Sahai
President

Prepared by:

Ting C. Cabading
Senior Engineer

CONTENTS

Executive Summary

Structural Design Engineers has completed a preliminary seismic review of the Hugo Hotel building at 200 Sixth Street, for the purposes of a possible lease to Mercy Housing.

The site containing the Hugo Hotel is 125 feet long along Sixth Street (North-South axis) and 80 feet along Howard Street (East-West axis) located at the South-West corner of the intersection. The building foot print is 125 feet along Sixth Street and 70 feet wide along Howard Street with a 10 feet set back on the west side of the property. This building is believed to be over a hundred years old, having been designed and constructed during the early 1900's. The building structure is four stories in height, with a first to second floor height of 16 feet and 2 inches and upper three stories at 10 feet and 6 inches. In addition it has a full basement extending to the west edge of the property and basement to first floor height of 7 feet and 6 inches.

The construction of the roof is of wood framing with slightly sloped rafters supported on the brick exterior walls, the interior light well stud walls and the hallway stud bearing walls. The roofing consists of built-up roofing material over straight one (1) inch thick wood straight sheathing spanning between rafters. The 2x6 rafters gently slope from the light well wall to the exterior brick wall side where each rafter meets with the 2x6 ceiling joist.

The construction of this roof framing system is inadequate at the points of bearing at the hallway walls based on our engineering evaluation.

The main structure below the roof level is unreinforced masonry walls on the outside perimeter walls, wood stud interior bearing walls on each side of the long hallways running parallel to the long dimension of the building and wood stud exterior walls at the long light well opening. All floors are sheathed with 1x4 T&G straight sheathing, which has deteriorated in many places, which is more pronounced at the first floor level.

The deficiencies in the floor sheathing make it inadequate for lateral force resistance in the East-West direction because of the relatively heavy mass of the brick exterior wall.

The building was seismically upgraded in 1990s with two - single bay Chevron steel braced frames along Sixth Street and one single bay Chevron steel braced frame along Howard Street façade installed to eliminate the soft first story deficiency which was deemed as collapse prevention correction. However, this correction did not address other equally serious deficiencies in the building structure.

The building foundations are typically either concrete pads or strip footings, for wood columns and masonry walls, respectively.

The soils below the existing Hugo Hotel are subject to liquefaction and lateral spreading as documented in Treadwell and Rollo Geotechnical Investigation Report dated 2 April 2012. Thus as presently constructed the building structure will suffer additional damage from the soils liquefaction and lateral spreading, which increases the danger collapse of existing structure. Deep foundations or soil remediation is essential to support the existing building

on this site. This necessitates that the present foundations be removed and replaced by either a mat slab foundation of approximately four feet in thickness or pile or drilled pier foundations to support the existing building structure.

The building is generally in poor and unsafe condition and appears to have not been regularly maintained for many years. There is some cracking in the Howard Street and Sixth Street sides of the walls of the building above the windows at the 4th and 3rd floor levels. There is serious water damage on the 4th floor, as well as some damage on the other floors below and because of the abandonment of the building birds have found shelter in the building and consequently there is additional damage to finishes inside the building as well as bird-dropping and debris from the soft demolition that had been carried out in the past. There are holes at the first floor and the floor appears to be uneven at many places.

Seismically, the roof structure appears to be deficient, due to the lack of strength of the wood sheathing and its connection to the supporting structure. The sheathing consists of 1x 6 or 1x8 straight sheathing which has water damage in various areas. There is no adequate connection of the roof rafters to the exterior brick walls for the wall out-of-plane support of the walls. This may be mitigated generally through the installation of a plywood roof diaphragm and addition of tension ties to connect the walls to the roof framing rafters and diaphragm.

The interior roof framing supports rely on the main hallway wall bearing studs which appear to be inadequate, in poor condition and have no wall sheathing. The bearing connections of the rafter-ceiling joist at the top of these studs with top plates are inadequate and there is lack of solid blocking between each member.

These existing framing conditions are potential life safety and collapse hazards. Mitigation measures will require sheathing of the bearing wall studs and may require doubling of the studs.

If significant alterations are required to the structure to incorporate new uses, there will be significant additional costs for modification of the existing structure in addition to the seismic upgrades required. In particular, it is apparent that the building has internal shear walls that are likely to conflict with future planning requirements. Steel braced or moment frames will be required to provide the strength to resist seismic forces.

1. Introduction

Structural Design Engineers has been engaged to perform a structural review of the existing Hugo Hotel building located at 200 Sixth Street in San Francisco. Please refer to Figure 1 site plan below. The subject building plan is shown hatched.

This report is based on a preliminary structural evaluation that includes a study of the original construction drawings, review of a geotechnical report, a site visit and a qualitative assessment based on experience and judgment. To gain an accurate cost estimate will require a more detailed study including a materials testing program and engineering calculations for both gravity and lateral load resisting systems.

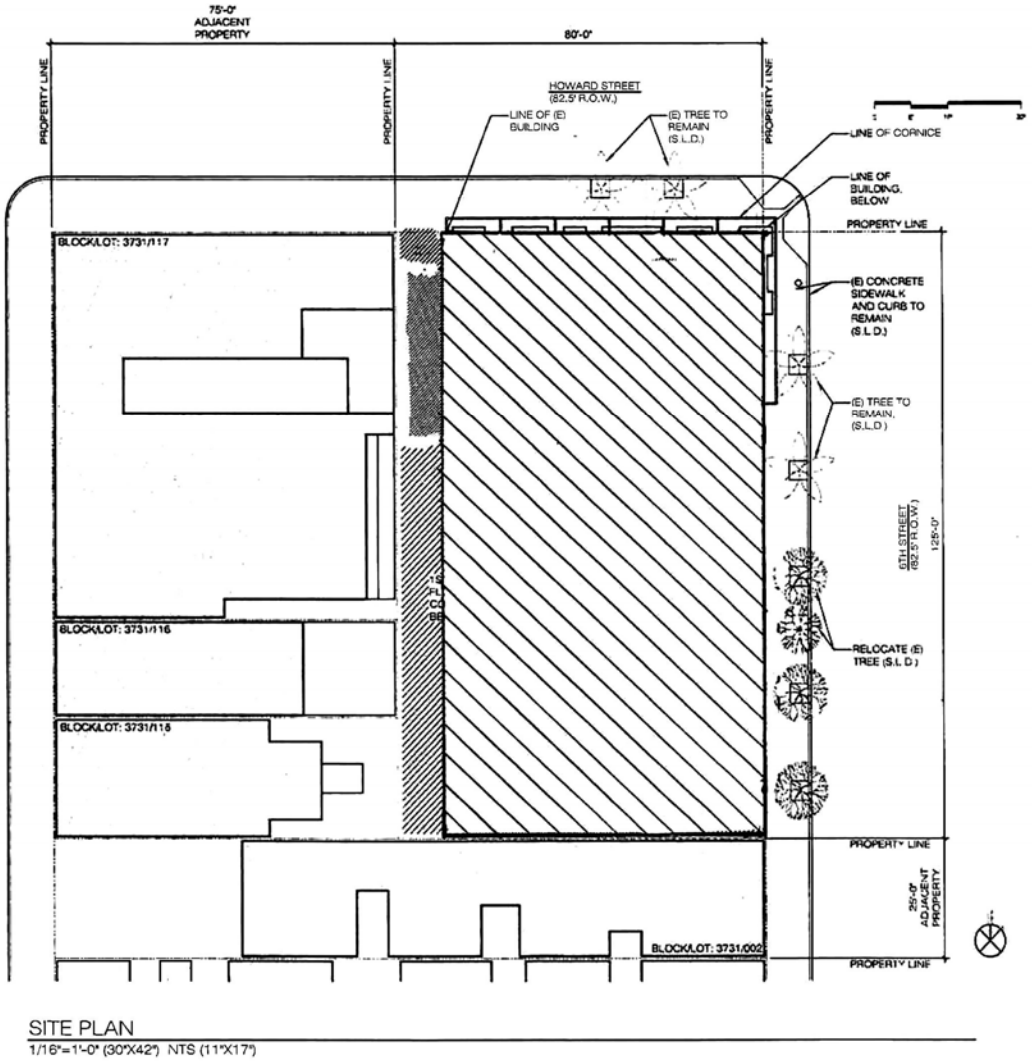

Figure 1: Site Plan

2. Scope of Work

Our scope of work included review and analysis of the existing Hugo Hotel Structure and foundations. We have limited our scope of work in this proposal to the review and evaluation of the existing building drawings, a site visit to examine the overall existing condition of the structure, preparation of preliminary analysis of the structure and providing this report that includes recommendations for retrofit and remodeling proposed for addition to the present structure and its adaptation to its new proposed use.

Should the structural recommendations be required for any proposed new construction they will be the subject of a future proposal.

Preliminary Analysis Phase

In this phase we propose to undertake building walk through and visual examinations of the existing structures and review all available documentation. We will undertake a code analysis of the seismic upgrade triggers and provide a preliminary evaluation of the structural load resisting capacity of the buildings for both gravity and lateral (seismic & wind) loading. The evaluation undertaken in this phase is based on engineering judgment. No design calculations were performed at this preliminary phase study. The findings from this phase of work are presented in the form of a letter report that outlines the feasibility of any potential structural remodel and retrofit of the existing structure.

Work undertaken in this phase includes,
- Building walk-through of the building.
- Review available structural & architectural drawings.
- Review previous structural evaluation reports available.
- Undertake qualitative analysis of existing structure.
- Undertake code analysis.
- Prepare a letter report with preliminary structural evaluation.

3. Limitations

Findings presented as a part of this project are for the sole use of Mercy Housing in its evaluation of the subject property. The findings are not intended for use by other parties, and may not contain sufficient information for the purposes of other parties or other uses. Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this field at this time. No other warranty, expressed or implied, is made as to the professional advice presented in this report.

4. Statutory Requirements

The building has been evaluated with respect to the relevant sections of the San Francisco Building Code, in anticipation of conversion for use as housing. Although the site remains the property of Mercy Housing, it has been assumed for this study that the housing use will govern the required standards.

Assuming that the San Francisco Building Code is the prevailing standard, it is noted that the assumptions stated below assume an equivalent or lesser use, as it affects the building occupant load. This implies that although the requirement to assess and or upgrade to 75% of the current lateral load level is accepted, there is no requirement to upgrade to a higher level, and no requirement to upgrade the gravity load system.

Another consideration is the State Historical Building Code, which may be applicable in the case of the building to be strengthened or renovated.

5. Earthquake Loads

Subject to a determination of the prevailing applicable building standard, the building is to be assessed against a nominal seismic load of 75% of the current UBC load level. This is the minimum level accepted for housing buildings, and also would be the required load level to satisfy Section 3403.6 of the SFBC and the State Historical Building Code.

6. Documents Reviewed

The following documents were available for our review:

1. Structural drawings entitled "UMB Work" prepared by Robert Gefken, Structural Engineer, dated February 1995, indicating the most recent design for retrofitting the building (Sheets S1 Thru S5).
2. Brick Test Report (Partial) dated December 15, 1994 prepared by David Patel.
3. Geotechnical Investigation Report prepared by Treadwell & Rollo dated April 2, 2012.

7. Building Evaluation

The following are our observations of the Hugo Hotel building reviewed, and our conclusions as to its condition and seismic load resisting capacity, and recommendations as to future work required to bring the building to a suitable standard for reuse. In all cases, the recommendations made are subject to further assessment to confirm our preliminary findings.

It is important to note that all the assessments assume that the existing structural system configuration is maintained in its current form and is protected from further deterioration. It is recognized however that planning related to future use may require removal or significant alteration to existing load-bearing structure. This could incur significant cost penalty. It is

considered likely that this may occur, where the internal structural walls carry a significant proportion of the seismic load demand.

7.1. General

7.1.1. Site Geology and Soils

Howard and Sixth Streets border the building site to the north and east, respectively. The existing street grades vary from about Elevation 10.4 to 9.9 feet to the north along Howard Street and Elevation 9.9 to 9.2 feet to the east along Sixth Street. The building adjacent to the south property line contains a basement. The building to the west of this property also has a basement but is separated from the property by a concrete patio.

The existing building site is near the edge of an old marsh, known as Sullivan's Marsh. The marsh area was filled between 1850 and 1900 and may have been filled with rubble materials from the 1906 earthquake. The existing building is surrounded by approximately 10 feet of fill that consists of un-compacted sandy soil that may contain construction debris from the 1906 Earthquake and Fire.

The existing basement is underlain by loose to dense Dune sand 9 to 22 feet thick. The Dune sand is underlain by a marsh deposit that is about 3 feet thick at the north side of the site and pinches out to the south. The marsh deposit consists of soft, compressible peat and highly plastic clay. The surface of the marsh deposit varies between Elevations -4 to -12 feet; the bottom varies from -7 to -14 feet.

The Bay Mud, a weak and compressible marine clay deposit, underlies the marsh deposit in the north side of the site and the Dune sand in the south side, and is 8 to 12 feet thick. The Bay Mud is underlain by about 9 feet thick layer of generally hard and over-consolidated sandy clay.

The site is in a seismically active area and will be subject to strong shaking during a major earthquake on a nearby active fault. The site is within a designated liquefaction hazard zone as mapped by the California Division of Mines and Geology (CDMG), which was released by the City and County of San Francisco in November 2000. The CDMG map defines the liquefaction zones as areas where the investigation is required and areas "where historical occurrence of liquefaction, or local geological, geotechnical and ground-water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693© would be required". Several feet of liquefaction settlement occurred at the northeast corner of Howard and 6th Streets and wave-like deformation along 6th Street adjacent to the building site was documented following the 1906 Earthquake.

In conclusion, the Dune sand, marsh deposit and the Bay Mud under the existing 4-story Hugo Hotel building are not suitable for the existing foundation support. The Dune sand below the water level may liquefy and move laterally and the marsh deposit and Bay Mud are weak and highly compressible. Under these conditions, erratic,

unpredictable and differential settlement may occur under the existing and future expected building loads for this structure at its present condition.

7.1.2. Building Type

The building was originally constructed in the early 1900's. The construction consists of unreinforced masonry perimeter walls that extended from the basement below to the roof level. It has timber roof framing with wood rafters and ceiling joists spanning between the exterior walls and interior bearing walls at the long corridors. The roofing material consists of built-up composition roof and very slightly sloped.

In general, the building appears to have not been maintained for a number of years, judging by the amount of debris in the upper floors as well as the bare condition of the walls and ceilings. The building appears to be in reasonable condition externally, but with serious cracking on the brick walls above the windows, and some obvious evidence of settlement or movement. Most observations on site tally with the original most recent retrofit details, although not effective construction improvements.

7.2. Hugo Hotel Structure

7.2.1. Existing Structure

Designed and constructed in the early 1900's Hugo Hotel was originally a housing project. The building presently measures 70 feet wide by 122 feet long. There is an 8' wide long light well in the middle of the building that starts at the second floor going up to the roof that divides the floors above into two wings. Each floor wing has a long hallway from end to end of the building. There is one main stair for the entire building located at the northwest corner of the building. A secondary stair is located at the southeast corner of the building.

The building is four-story and has a 7-foot full basement which is not in use for occupancy. The first floor is 16' high and is at the same level as the streets at its property line. The entire wall on the Sixth Street side as well as the wall on the Howard Street side consists of 16' high storefront windows.

In 1995-96, the building was retrofitted. Steel pipe diagonals in Chevron braced frames that stiffened and strengthened the soft first story above the street were added on two bays along Sixth Street and one bay at Howard Street that extended to the foundations in the basement. Tension ties at each floor above connecting the brick wall to the floor diaphragm at all exterior sides of the building were added. There was no obvious presence of tension ties at the roof level.

The building does not appear to be maintained and there is some evidence of settlement or other movements. Diagonal cracking was noted in the masonry walls at the upper level above the window openings.

Gravity structure

The building has a built-up composition roof laid on felt on 1" straight wood sheathing. Typically the sheathing is supported on 2 x 6 or 2 x 8 wood rafters spaced at approximately 18 inches on center, which are supported on double 2x wall top plates at the interior bearing wall supports and let in at the perpendicular exterior brick walls.

The first, second, third and fourth floors are wood finished floors which consist of 1x4 T & G straight sheathing over 2x14 wood joists spaces at 16 inches on center. The first floor joists are supported on timber girders 14x16 in size and these girders in turn are supported on 14x14 timber columns in the basement, with concrete spread footings. The second floor is typically 1x4 T & G straight sheathing on 2x14 joists spaced at 16 inches on center. The joists are supported on steel beams which in turn are supported on 12x14 posts at 18 feet bays at north-south direction.

The construction of the third and fourth floor also consists of 1x4 T&G straight sheathing over wood joists spaced at 16 inches on center. The floor joists are supported on wood bearing walls running along the sides of the corridors and the exterior wood bearing walls of the light well. The light well walls align with the first and second floor girders below.

Most of the structural wall framing at all floor levels appear to be undersized and needs repairs, reinforcement and/or replacement. The stairs are in bad condition and unsafe to walk on. The floors produce creaking sounds when walked upon and are sagging at some areas and are generally very unsafe for walking on. At the first floor, there are numerous holes and broken floor sheathing.

The footings in the basement for the walls and columns are generally on strip footings and pads, respectively. The continuous perimeter footings extend 2 feet below the top of the basement floor slab. The perimeter footings appear to not extend laterally beyond the width of the wall.

Lateral Load Resisting Structure

The floors and roof act as structural diaphragms to seismic loads into the supporting walls at the perimeter of the structure, and along the corridors. These walls consist of the brick walls at the perimeter of the building with window openings and wood stud bearing walls along the corridor and light well walls. The brick walls are unreinforced masonry bearing walls and are not capable, at its present condition and connection system to the diaphragm, to support any seismic forces that may be imposed on the building.

Furthermore, all of the walls at the 6th Street side and Howard Street side consist of 16' tall storefront windows with just two steel braces and one steel brace added on the long building dimension and short dimension, respectively. These bracing systems, installed 18 years ago, do not appear to be effective and adequate for the amount of seismic mass in the existing structure. The footings for the retrofitted bays, which do not appear to have been increased or reinforced, may not be adequate also.

At the present time, none of the tension ties that were installed in 1995-96 at the floor levels appears to be effective in resisting out-of-plane forces due to seismic. At the roof diaphragm there are no visible retrofitting hardware anywhere. All the floor and roof diaphragms, which consist of straight sheathing and inferior nailing patterns, are ineffective and need to be removed and replaced with plywood panels if repairs were to be done.

It is not clear how the roof rafters and diaphragm is connected at the top of the walls along the light well exterior bearing walls. The rafters appear to be continuous from out to out between the brick wall and the light well wall.

7.2.2. Seismic Assessment

The Hugo Hotel structure has severe deficiencies, firstly due to the liquefiable soils under the existing building foundations, which are also subject to lateral spreading; secondly due to the excessive seismic mass that it has to support compared with the inferior design and the condition of its lateral load resisting system. The diaphragm is ineffective in both in-plane and out-of-plane design and condition. This is inadequate to sustain the shear loads that would be imparted by a moderate to large earthquake. Additionally, the connections of the roof diaphragm are inadequate to transfer the likely seismic load into the supporting structure.

The construction and condition of the roof and floor framing and sheathing is such that a major framing and connection repair and complete sheathing replacement need to be done.

The unreinforced masonry that envelops the building requires more testing due to its deteriorating appearance and diagonal cracks. This portion of the building, if it needs to be saved and reused, will require steel element supports, primarily steel braced frames that extend in height from the roof to the basement.

All the wood stud bearing walls need to be reinforced or replaced to re-support the roof and floor framing members. The entire interior partition and bearing stud walls in the upper floors of the building appear to have been left bare for many years. If repaired or temporarily supported, plywood panels need to be installed, at least on one side of the bearing walls.

Overall, we expect that the building's performance in its existing condition would be very poor in a moderate earthquake, with significant life safety concerns and that there is a high probability of collapse in the event of a large earthquake, due to failure of the supporting structure.

7.2.3. Recommendations

To address the major life safety concerns, the roof and floor diaphragm deficiencies must be corrected. This can involve a major construction, primarily by removing all the existing straight sheathing and replacing with plywood panels. In line with this work, more and effective tension ties need to be installed to keep the existing brick wall from out-of-plane failure. For in-plane correction and reinforcing, shear connectors will need to be installed all around the building at every floor and roof level.

Connections for the new plywood diaphragm at the boundary nailing could be relatively simply made at the perimeter by epoxy dowelling new wood ledgers to the existing brick walls to nail the new plywood to. The existing roof is in bad shape as can be attested by the water leak marks in many areas. The entire existing roof can be removed and new roof plywood can be installed.

Applying new sheathing on the floor areas may be complicated due to the partitions and walls that intersect the diaphragm. We can provide details to show the transfer of the diaphragm continuities on the floor areas.

New full building height steel braced frames will need to be engineered, fabricated, and installed along the two exterior walls and in the light wells provided with detailed connections to the building framing system and the masonry walls.

The foundations of the existing building will require to be replaced by a four feet thick mat slab or by a deep pile or drilled pier foundation which will take the building loads down to the firmer soils approximately 30 feet below the basement. The piles will need to be placed under concrete pile caps and interconnected using concrete grade beams.

Further study is required to develop the above recommendations to a preliminary design that can be priced by a builder or estimator.

8. Conclusions

The existing structure is inadequate and in deteriorated condition because of lack of maintenance for many years. The building lacks the necessary details and connections to resist lateral loading. It exhibits serious weakness in the roof and floor diaphragms which typically comprise of wood straight sheathing without the required boundary and field nailing. In addition the soils below the foundations are subject to liquefaction and lateral spreading in a major earthquake event that adds to the risks already described deficiencies in the existing structure.

The diaphragm and structure seismic bracing deficiency may be mitigated, if engineered systems including plywood diaphragms and additional connections are added. This may consist of replacing the entire roofing and the entire roof and floor diaphragms and installing new steel braced frames and a new foundation.

Table 8-1: Summary of Findings

DEFICIENCY	CONCERN	SOLUTION
Roof Diaphragm	Damage Control/ Life Safety	Install new plywood diaphragm and new tension ties and shear plates.
Floor Diaphragms	Damage Control/ Life Safety	Install new plywood dia-diaphragm and new tension Ties and shear plates
Wood Bearing Walls and Shear Walls	Collapse Prevention Life Safety	Reinforce/repair/ replace studs. Apply new plywood panels.
4-story Exterior Unreinforced Brick Walls	Collapse Prevention Life Safety	Install new 4-story + basement Steel Braced Frames, and new foundations.

End of Report