



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: SEPTEMBER 17, 2014

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Filing Date: July 3, 2013
Case No.: **2013.0885A**
Project Address: **48 Gold Street**
Historic Landmark: Jackson Square Landmark District
Zoning: C-2 (Community Business)
65-A Height and Bulk District
Block/Lot: 0175/014
Applicant: Scott Kuehne
Suarez-Kuehne Architecture
2412 14th Avenue
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Reviewed By Tim Frye - (415) 558-6822
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PROPERTY DESCRIPTION

48 GOLD STREET is located on the north side of Gold Street between Montgomery Street and Sansome Street (Assessor's Block 0175; Lot 014). The subject building is a Contributory/Compatible building within the Jackson Square Landmark District, which is locally designated under Article 10, Appendix B of the Planning Code. It is located within the C-2 (Community Business) Zoning District with a 65-A Height and Bulk limit.

48 Gold Street was originally constructed between 1900 and 1905 by an unknown architect. Historically used as a smokehouse for Achille Paladini's fishing business, the building is a two-story industrial brick building featuring three prominent arched openings with steel framed multi-light windows and one recessed entry.

PROJECT DESCRIPTION

The proposed project is for the general restoration of the historic building and construction of a two-story addition above. Specifically, the proposal includes:

- Restoration of historic brick façade including removal of existing remnants of cement plaster finish, replacement of missing units, spall repairs, and repointing;
- Removal of non-historic ceramic tiles and cement plaster at existing cornice, and installation of a simple brick cornice at the historic building;
- Removal of a non-historic projecting sign attachment; and

- Construction of a two-story addition above the historic building to house one dwelling unit, with a coated metal cladded exterior, kynar finished doors and fixed aluminum windows and operable transoms, and balconies on both the third floor and roof levels. Two-thirds of the addition will be set back 14'-4½" from the face of the building while one-third will be set back 11'-0".

Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

None.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project requires a variance from the Zoning Administrator for building within the required rear yard. The proposed project may meet exposure requirements by maintaining an open space within the proposed setback in front of the vertical addition, however would require recording this condition in a Notice of Special Restrictions (NSR). Additionally, the proposed project requires one new street tree for construction of a new dwelling unit. If the Department of Public Works determines that installation of one new street tree is not feasible due to the narrow width of Gold Street, then an in-lieu fee would be required.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a landmark district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

ARTICLE 10 – Appendix B – The Jackson Square Landmark District

In reviewing the application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Jackson Square Landmark District as described in Appendix E of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project proposes to construct a two-story residential addition for one new dwelling unit. However, the project does not include a change of use in the historic building and the existing office use will remain.

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

The proposed scope of work includes the general restoration of the brick façade of the historic building, removal of a non-historic projecting sign attachment and replacement of non-historic ceramic tiles with a simple brick cornice. The project also proposes to construct a two-story residential addition above the two-story brick building, which does not require removal of any character-defining elements of the historic building and will preserve the historic character of the property and surrounding landmark district.

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 elements from other historic properties, will not be undertaken.

The proposed project does not propose to add conjectural features or changes that create a false sense of historical development. The new brick cornice is simple in design, based on the current configuration and pattern, and will be compatible with the building. The new addition is simple in design and will use materials and finishes that are clearly contemporary and differentiated from the historic building. The project does not propose to add any conjectural features or elements and create a false sense of historical development.

Standard 5: Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The distinctive finishes and features of the original building will be retained and preserved. The proposal is limited to restoration of the original brick exterior including proper removal of areas where existing cement plaster remains, installation of missing brick units, spall repairs, repointing mortar joints, and patch repair of surfaces where attachments are removed. The project also proposes to remove non-historic ceramic tiles and cement plaster at the existing cornice and building return where visible from the public right-of-way and installation of a new brick cornice at the front elevation of the building that is simple and compatible with the historic building. Although the existing brick surface is sandblasted and porous, the original exposed brick façade will be preserved. The proposed new addition above the historic building will not require removal of distinctive features and finishes that characterize the historic property.

Standard 6: 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 be substantiated by documentary physical evidence.

Existing brick exterior cladding at the historic building will be repaired rather than replaced using appropriate materials that are materially and physically compatible. Although the surfaces of existing brick are sandblasted and porous, caused by removal of non-historic cement plaster finish, the surface will remain exposed to maintain the original character of the building. Only where necessary will materials be replaced in like materials or with appropriate materials such as at locations where units are missing and refinished to match existing adjacent elements.

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

The new addition above the historic building will not destroy historic materials, features, and spatial relationships that characterize the property. The proposed new addition is simple in design and while clearly differentiated from the historic building in its use of contemporary materials including coated metal clad panels and kynar finished aluminum windows and doors, the addition is still compatible with the historic materials, features, features, proportion, and spatial relationships that characterize the property and surrounding landmark district. Guardrails on the third floor are not visible from the public right-of-way due to the narrow width of Gold Street. The overall addition is two-stories in height and appears large in scale and mass compared with surrounding buildings, however the height of the new addition aligns relatively close with the adjacent building to the east and is lower than the building to its north. Since Gold Street is narrow in width, hidden between Sansome and Montgomery Streets, and the new addition is set back between 11 feet and 14.5 feet from the face of the historic building, the new addition is minimally visible from all public rights of ways. And thus, the overall mass and scale does not destroy the character of the historic building or surrounding landmark district.

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

The new addition will not impact the essential form and integrity of the historic property and its environment if removed in the future.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will be compatible with the historic structure and surrounding landmark district. The overall proposal includes the general restoration of the original brick façade of the historic building and the construction of a two-story vertical addition above the historic building that is minimally visible. The proposal includes the restoration of the historic brick exterior façade on Gold Street elevation, removal of non-historic sign attachments and ceramic tiles and cement plaster at cornice, and construction of a simple new brick cornice. Staff finds that the historic character of the building and landmark district will be retained and preserved and will not result in the removal of historic fabric.

Historic Building

All proposed repair materials including new brick replacement units, will be physically compatible with existing historic materials. The proposed patch repair mortar will match existing adjacent brick units in color, texture, and finish. The proposed repointing mortar will also match existing in material, composition, color, texture, and finish. Like the repointing mortar, proposed new brick units for locations where they are missing will also match existing in material, composition, color, texture, and finish. Existing cement plaster finish will be carefully and properly removed without damaging brick surfaces. The new brick cornice will use a brick unit that is differentiated from original bricks and will not destroy the character or integrity of the historic building and surrounding landmark district. Removal of non-historic tiles and cement plaster at the cornice will extend to the building return where visible from the public right-of-way.

New Addition

A new two-story addition will be constructed above the existing two-story historic building to accommodate one new dwelling unit. The overall addition appears larger in scale and massing than typical, however its overall height aligns closely with the adjacent building on the east and is shorter in height than the building to the north. Since the addition is set back between 11 feet and 14.5 feet from the face of the historic building and located on a narrow width street (Gold Street) which is hidden between Montgomery and Sansome Streets, the two-story addition is minimally visible from Gold Street and not visible from all other public rights of ways. The addition is simple in design with square fixed aluminum doors and windows, some with operable transoms above that follow the articulation of the historic building below. The building exterior will be clad in large warm light colored painted metal panels with muted joints that is clearly differentiated from the original building and compatible with the historic materials, features, size, scale and proportion, and massing of the property and surrounding landmark district. The new metal cladding color, texture, and finish are referential to the materials, color, and texture that characterize the Jackson Square Landmark District. Based on sight line drawings provided by the Project Sponsor, Staff determined that railings on the third floor will not be visible from the public right-of-way due to the narrow width of Gold Street. The new addition will not result in the loss of distinctive stylistic features or examples of skilled craftsmanship that characterize the property or surrounding landmark district.

In order to ensure that details of the new addition and restoration of the historic building are consistent with the character and visual qualities of the original historic building and surrounding landmark district, the Department recommends the following conditions of approval:

Prior to issuance of the Architectural Addendum, the following shall require review and approval by Planning Department Preservation Staff:

1. Final details of the new addition including window and door profiles, and transitions where new addition meets existing building.
2. Final details for the restoration of the historic building including reconstruction of the brick cornice and treatment of historic brick façade.
3. Specifications for: Treatment, protection, and salvage of historic elements; brick restoration and unit replacement; new metal cladding, new windows and doors; new glazing, and standing seam metal roof.
4. Finish samples for the proposed brick unit replacements (to match existing historic brick units and for new cornice), new guardrails, new roof, and new window and doors.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15332 (Class 32–In-Fill Development Projects) because the project is characterized as infill development and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation*. Staff recommends the following conditions of approval:

Prior to issuance of the Architectural Addendum, the following shall require review and approval by Planning Department Preservation Staff:

1. Final details of the new addition including window and door profiles, and transitions where new addition meets existing building.
2. Final details for the restoration of the historic building including reconstruction of the brick cornice and treatment of historic brick façade.
3. Specifications for: Treatment, protection, and salvage of historic elements; brick restoration and unit replacement; new metal cladding, new windows and doors; new glazing, and standing seam metal roof.
4. Finish samples for the proposed brick unit replacements (to match existing historic brick units and for new cornice), new guardrails, new roof, and new window and doors.

ATTACHMENTS

Draft Motion

Parcel Map
Sanborn Map
Aerial Photos
Zoning Map
Site Photos
Certificate of Appropriateness Application
Sponsor Packet
Drawings

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion XXXXX

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 014 IN ASSESSOR'S BLOCK 0175, WITHIN A C-2 (COMMERCIAL BUSINESS) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on July 3, 2013, Scott Kuehne (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to restore the historic building and construct a new addition on the subject property located on lot 014 in Assessor's Block 0175 for office and residential use. The work involves the exterior restoration of the historic brick building and construction of a new two-story addition above. Specifically, the work includes:

- Restoration of historic brick façade including removal of existing remnants of cement plaster finish, replacement of missing units, spall repairs, and repointing;
- Removal of non-historic ceramic tiles and cement plaster at existing cornice, and installation of a simple brick cornice at the historic building;
- Removal of a non-historic projecting sign attachment; and

- Construction of a two-story addition above the historic building to house one dwelling unit, with a coated metal cladded exterior, kynar finished doors and fixed aluminum windows and operable transoms, and balconies on both the third floor and roof levels. Two-thirds of the addition will be set back 14'-4½" from the face of the building while one-third will be set back only 11'-0".

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on September 17, 2014, the Commission conducted a duly noticed public hearing on the project, Case No. 2013.0885A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby **APPROVES WITH CONDITIONS** the Certificate of Appropriateness, in conformance with the architectural plans dated September 17, 2014 and labeled Exhibit A on file in the docket for Case No. 2013.0885A based on the findings listed below.

CONDITIONS OF APPROVAL

Prior to issuance of the Architectural Addendum, the following shall require review and approval by Planning Department Preservation Staff:

1. Final details of the new addition including window and door profiles, and transitions where new addition meets existing building.
2. Final details for the restoration of the historic building including reconstruction of the brick cornice and treatment of historic brick façade.
3. Specifications for: Treatment, protection, and salvage of historic elements; brick restoration and unit replacement; new metal cladding, new windows and doors; new glazing, and standing seam metal roof.
4. Finish samples for the proposed brick unit replacements (to match existing historic brick units and for new cornice), new guardrails, new roof, and new window and doors.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.

2. Findings pursuant to Article 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the historic building and surrounding landmark district.

- The proposal is compatible with, and respects, the character-defining features of the historic building and the Jackson Square Landmark District.
- The proposed work will not damage or destroy distinguishing original qualities or character of the original historic building.
- The proposed project will not remove distinctive materials such as the exposed brick exterior and existing steel windows, nor irreversibly alter features, spaces, or spatial relationships that characterize the property or the district.
- That proposed new vertical addition will have a contemporary design that is compatible with the character of the building and surrounding landmark district, and be minimally visible from the public right-of-way.
- If the proposed addition is removed in the future, the essential form and integrity of the historic building will remain intact.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1.

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

Standard 2.

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

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 6.

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 be substantiated by documentary physical evidence.

Standard 9.

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

Standard 10.

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

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of 48 Gold Street and the Jackson Square Landmark District for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark district in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not have any impact on the City's supply of affordable housing.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 014 in Assessor's Block 0175 for proposed work in conformance with the renderings and architectural sketches dated September 17, 2014 and labeled Exhibit A on file in the docket for Case No. 2013.0885A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on September 17, 2014.

Jonas Ionin
Acting Commission Secretary

AYES: X

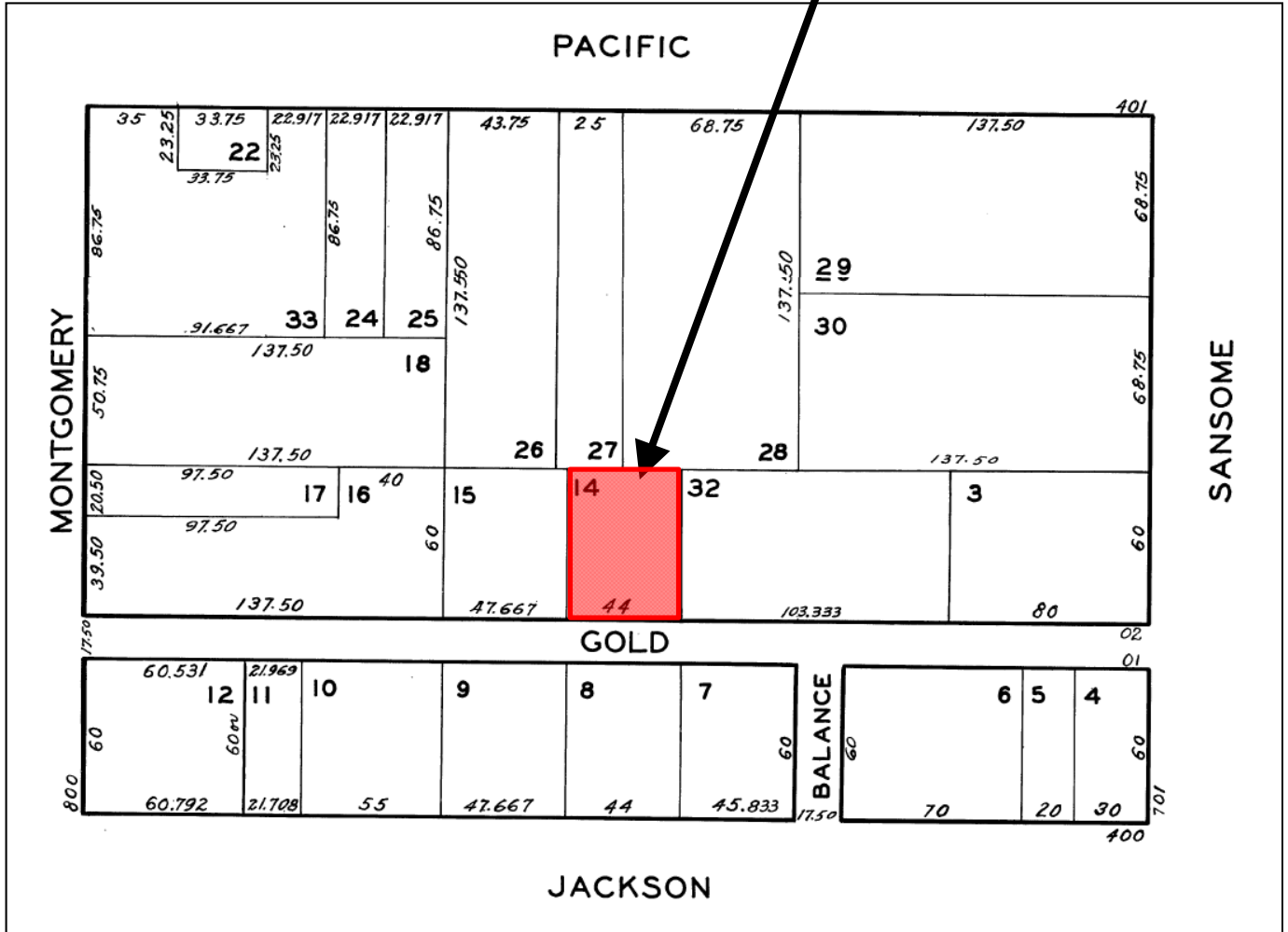
NAYS: X

ABSENT: X

ADOPTED: September 17, 2014

Parcel Map

SUBJECT PROPERTY



Certificate of Appropriateness Hearing
 Case Number 2013.0885A
 48 Gold Street

Aerial Photo

SUBJECT PROPERTY



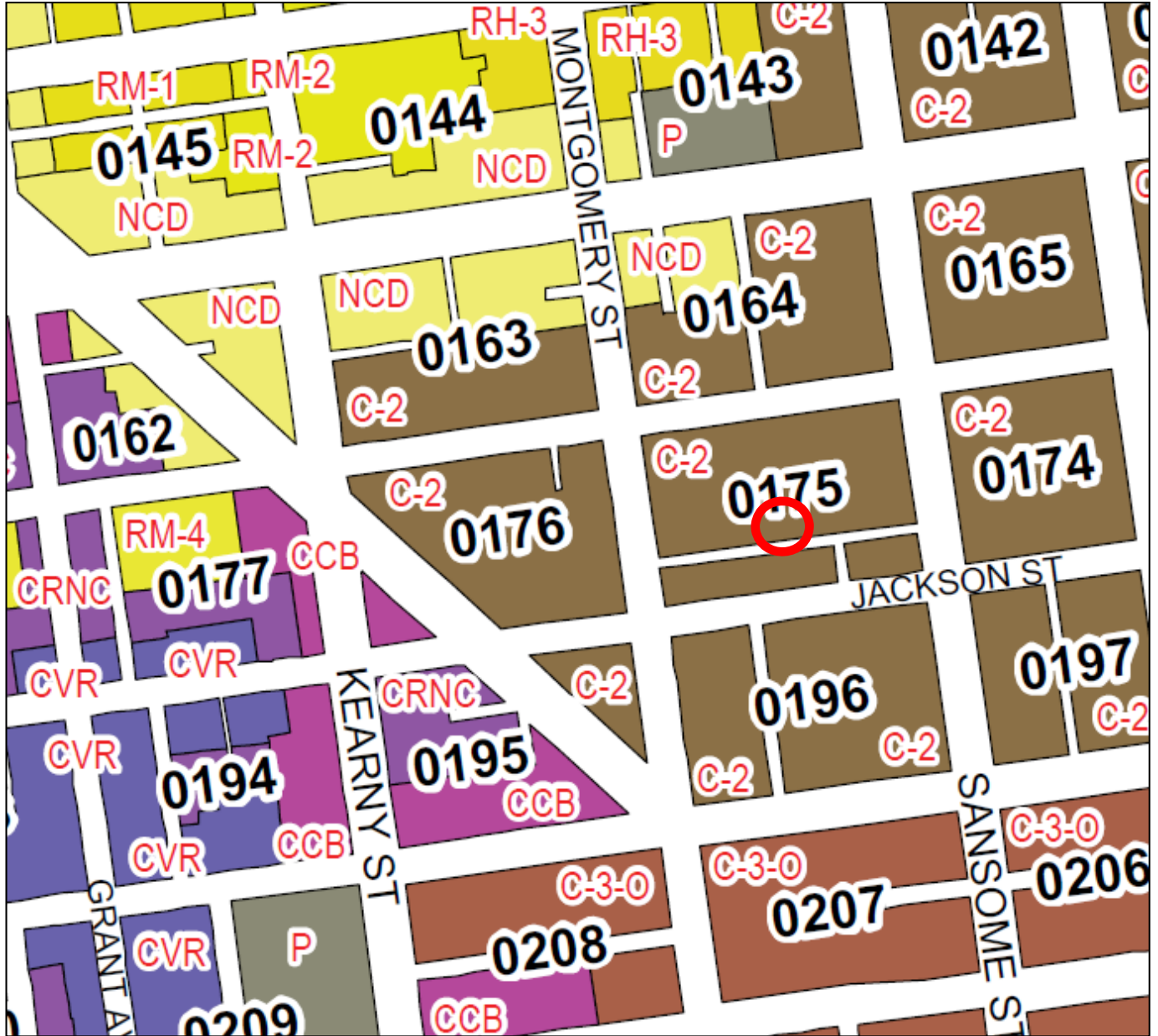
Certificate of Appropriateness Hearing
Case Number 2013.0885A
48 Gold Street

Aerial Photo

SUBJECT PROPERTY



Zoning Map



Certificate of Appropriateness Hearing
Case Number 2013.0885A
48 Gold Street

Site Photo



Certificate of Appropriateness Hearing
Case Number 2013.0885A
48 Gold Street

Site Photo



Certificate of Appropriateness Hearing
Case Number 2013.0885A
48 Gold Street



SAN FRANCISCO
PLANNING
DEPARTMENT

APPLICATION PACKET FOR Certificate of Appropriateness

Planning Department
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Section 1002(a)(2) states that the Historic Preservation Commission (“HPC”) shall review and decide on applications for construction, alteration, demolition and other applications pertaining to landmark sites and districts regulated under Article 10 of the Planning Code.

The first pages of this packet consist of instructions which should be read carefully before the application form is completed. Planning Department staff are available to advise you in the preparation of this application. Call (415) 558-6377 for further information.

WHAT IS A CERTIFICATE OF APPROPRIATENESS AND WHEN IS IT NECESSARY?

Incorporated into the Planning Code in 1968, Article 10 outlines the process for the review and entitlement of alterations to properties locally designated as City Landmarks. An individual landmark is a stand-alone building, site, or object that is important for its contributions to San Francisco. A landmark district is a group of properties or a portion of a neighborhood that is architecturally, historically, or culturally important. Designated properties that are recognized for their architectural, historic, and cultural value to the City, are subject to the review and entitlement processes outlined in Article 10 of the Planning Code. The Historic Preservation Commission oversees and regulates these properties.

A Certificate of Appropriateness is the entitlement required to alter an individual landmark and any property within a landmark district. A Certificate of Appropriateness is required for any construction, addition, major alteration, relocation, removal, or demolition of a structure, object or feature, on a designated landmark property, in a landmark district, or a designated landmark interior. Depending on the scope of a project, some require a hearing before the Historic Preservation Commission. For those that don't, they're called Administrative Certificates of Appropriateness and are approved by Planning Department Preservation staff.

HOW DOES THE CERTIFICATE OF APPROPRIATENESS PROCESS WORK?

- File the Certificate of Appropriateness application with the Department. Instructions about this process is below. The application will be assigned to a Preservation Planner, who will review the materials for completeness.
- When the Preservation Planner determines that the application is complete, the project will be scheduled for a hearing at the Historic Preservation Commission.
- All Certificates of Appropriateness require public notification prior to the scheduled hearing. Projects must have a 20-day mailed notice and poster erected on the project site.
 - For individual landmarks, notice must be mailed to all owners and occupants of the property and within 150-feet from the property. Interested parties and neighborhood groups must also receive notice.

- For properties located within historic districts, notice must be mailed to all owners within 300-feet of the property and occupants within 150-feet of the property. The radius includes properties that are located outside of the designated historic district, if applicable. Interested parties and neighborhood groups must also receive notice.
- At the public hearing, the Historic Preservation Commission will make a decision on the proposed project and approve, disapprove, or approve with modifications, the Certificate of Appropriateness.
- After the hearing, the Department issues the Certificate of Appropriateness document.
- Department staff will review the associated building permit to make sure that the work conforms to what the Historic Preservation Commission approved. If the proposed work conforms, the permit will be approved and routed to the Department of Building Inspection for final issuance.

WHO MAY APPLY FOR A CERTIFICATE OF APPROPRIATENESS?

A Certificate of Appropriateness is an entitlement that runs with the property; therefore, the property owner or a party designated as the owner's agent may apply for a Certificate of Appropriateness. [A letter of agent authorization from the owner must be attached.]

INSTRUCTIONS:

Gather the information needed and fill out the attached application, which includes a project description, necessary contact information, and two sets of findings that must be answered. The first set of findings is for compliance with preservation standards. The second set of findings are the General Plan Priority Policy Findings, which determine San Francisco General Plan consistency. Please answer all questions fully. If you need assistance, contact the Planning Information Center, 1660 Mission Street, 1st Floor; Telephone No. (415) 558-6377; open Monday through Friday.

Contact the Department to schedule an Application Intake at (415) 558-6378. At your scheduled appointment with a Preservation Planner, please bring the application and related materials. Note that all plans and materials submitted with this application will be retained as a part of the permanent public record for the case.

Please provide the following materials with this application:

- **Authorization:** If the applicant in this case is the authorized agent of the property owner, rather than the owner, a letter signed by the owner and creating or acknowledging that agency must be attached and is included in the application for a Certificate of Appropriateness.
- **Drawings:** The application must be accompanied by plans sufficient for proper determination of the case. One full set of architectural plans showing existing conditions and proposed scope of work. All plans shall include a site plan with the area of work identified, and existing and proposed floor plans, elevations (including those of adjacent properties), and section(s) at either 1/8" or 1/4" scale dependent on the size of the project, and detail drawings at 1/2" scale.
- **Photographs:** The application must include photographs of the subject property, including the primary facade and where the work is proposed. In addition, photographs must be submitted of the adjacent properties and street frontages that accurately depict the existing context. Please submit historic photos of the project, if applicable. All photographs should be large enough to show the nature of the property but not over 11 x 17 inches.
- **Specifications & Material Samples:** Include product specifications if there is any cleaning and/or repair of historic materials. If there is repointing or material replacement, product samples must be submitted.
- **Cut-Sheets:** For replacement windows and other features, product cut sheets must be submitted.
- **Notification Radius Map, Address List, and Labels:** See instructions on the following pages for more details.

Fees:

Please refer to the Planning Department Fee Schedule available at www.sfplanning.org or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco for the applicable application fees. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. Fees will be determined based on the estimated construction costs. Time and materials charges will be added if staff costs exceed the initial fee.

CEQA Review:

The California Environmental Quality Act (CEQA) and Chapter 31 of the San Francisco Administrative Code implementing that act may require an Environmental Evaluation before the application may be considered. Please consult the Planning Department staff to determine if an Environmental Evaluation application must be submitted with this application. A separate fee is required for environmental review.

Historic Preservation Commission Hearing Material:

This time line includes a deadline for project sponsors to submit material to staff to be included in the Commission packet. If the Project Sponsor does not submit the necessary material by the deadline, the project will be continued to a later hearing date.

- Three weeks prior to hearing: Project Sponsor submits draft project graphics (plans, renderings etc) to project planner.
- Two weeks prior to hearing: Project planner submits Draft staff report (must include draft attachments) to Team Leader for review.
- Ten days prior to hearing (5pm on Monday): Deadline for submittal of all sponsor material and public comment to be included in Commission packets.
- One week prior to hearing: Project planner delivers complete Commission packets to the Commission Secretary.

To file your Certificate of Appropriateness application, please call (415) 558-6378 in advance to schedule an intake appointment. At your scheduled appointment with a staff planner, please bring your completed application with all required materials.

What Applicants Should Know About the Public Hearing Process and Community Outreach

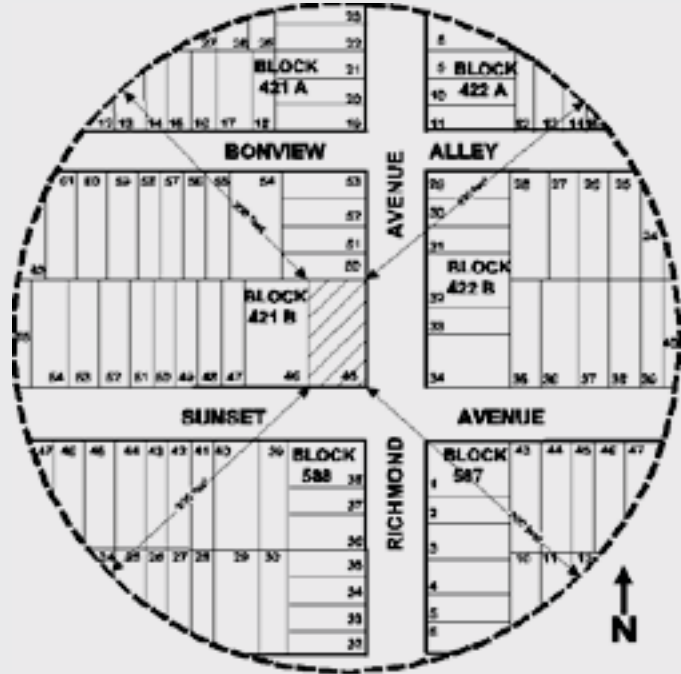
- A. The Historic Preservation Commission encourages applicants to meet with all community groups and parties interested in their application early in the entitlement process. Department staff is available to assist in determining how to contact interested groups. Neighborhood organization lists area available on the Department's website. Notice of the hearing will be sent to groups in or near the neighborhood of the project. The applicant may be contacted by the Planning Department staff with requests for additional information or clarification. An applicant's cooperation will facilitate the timely review of the application.
- B. The Historic Preservation Commission requests that applicants familiarize themselves with the procedure for public hearings, which are excerpted from the Historic Preservation Commission's Rules and Regulations below.
5. In public hearings on Draft Environmental Impact reports, each member of the public may speak for a period not to exceed three (3) minutes.
6. Discussion and vote by the Historic Preservation Commission on the matter before it.
7. The President may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.
- C. **Private Transcription.** The Commission President may authorize any person to transcribe the proceedings of a Regular, Special or Committee Meeting provided that the President may require that a copy of such transcript be provided for the Commission's permanent records.

Hearings. A public hearing may be held on any matter before the Commission at either a Regular or a Special Meeting. The procedure for such public hearings shall be as follows:

1. A description of the project by the Department staff along with the Department's recommendation.
 2. A presentation of the proposal by the project sponsor's team for a period not to exceed 10 minutes.
 3. Public testimony from proponents of the proposal. An individual may speak for a period not to exceed 3 minutes. An organization or group will be given a period not to exceed 5 minutes if the organization or group is represented by one speaker. Members of such groups are not allowed separate three (3) minutes of testimony.
 4. Public testimony from opponents of the proposal would be taken under conditions parallel to those imposed on proposal proponents, 3 minutes for an individual and 5 minutes for a group or organization if the group or organization is represented by one speaker.
- D. **Opportunities for Appeals by Other Bodies:** Historic Preservation Commission actions on Certificates of Appropriateness are final unless appealed to the Board of Appeals, or to the Board of Supervisors when applicable, within **30 days** of Commission action.

Notification Instructions

1. **Radius Map:** The required notification map must show all properties within the 150-foot or 300-foot (whichever is applicable; see page 1-2 for specifics) of the EXTERIOR boundaries of the property; a 150-foot or 300-foot radius map, drawn to a scale of 1 inch to 50 feet, either the original on TRACING paper or a blueprint copy (no photocopy accepted) is required for submittal with Certificate of Appropriateness applications.
2. **Labels:** Submit two lists of the names and addresses, including the block and lot for each one, of all owners of the properties within 150 feet or 300 feet of the subject property and self-adhering labels with the same data. The latest Citywide tax roll is available at the Office of the Treasurer and Tax Collector, City Hall Room 140, 1 Dr. Carlton B. Goodlett Pl., San Francisco, CA 94102, for the preparation of this list. The labels will be used to mail notice of the time and place of the public hearing required.



NOTE: THIS EXAMPLE IS NOT TO REQUIRED SCALE

EXAMPLE OF MAILING LABEL

Block # / Lot #	#9331 / #07
Name	JOHN DOE
Address	123 South Street #2 San Francisco, CA 94100

The following businesses have indicated that they provide professional notification services. This listing does not constitute an endorsement. Other professionals can also perform this work and can be added to this list upon request.

3. If you wish to prepare the materials yourself, block maps may be traced at the office of the Assessor, 81 Dr. Carlton B. Goodlett Place, City Hall, Room 190. The width of the public right-of-way for the streets separating the blocks may be determined at the Department of Public Works, Bureau of Street Use and Mapping, 875 Stevenson Street, Room 460, 554-5810.
4. You may, for a fee that varies by firm, have a private drafting or mailing service prepare these materials.

Build CADD
3515 Santiago Street
San Francisco, CA 94116
(415) 759-8710

Notificationmaps.com
Barry Dunzer
(866) 752-6266
www.notificationmaps.com

Javier Solorzano
3288 - 21st Street #49
San Francisco, CA 94110
(415) 724-5240
Javier131064@yahoo.com

Radius Services
1221 Harrison Street #18
San Francisco, CA 94103
(415) 391-4775
radiuservices@aol.com

Jerry Brown Designs
619 - 27th Street, Apt. A
Oakland, CA 94612
(415) 810-3703
jbdsgn328@gmail.com

Notice This
(650) 814-6750

Ted Madison Drafting
P.O. Box 8102
Santa Rosa, CA 95407
(707) 228-8850
tmadison@pacbell.net

APPLICATION FOR Certificate of Appropriateness

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
48 Gold, LLC	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
48 Gold Street, San Francisco, CA 94133	(415) 217 7915
	EMAIL:
	ggreen@jsfin.com

APPLICANT'S NAME:	
Scott Kuehne	Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS:	TELEPHONE:
2412 14th Avenue, San Francisco, CA 94116	(415) 242 1400 x 11
	EMAIL:
	scottk@skarch.com

CONTACT FOR PROJECT INFORMATION:	
Scott Kuehne	Same as Above <input checked="" type="checkbox"/>
CONTACT PERSON'S ADDRESS:	TELEPHONE:
2412 14th Avenue, San Francisco, CA 94116	(415) 242 1400 x 11
	EMAIL:
	scottk@skarch.com

2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
48 Gold Street, San Francisco, CA	94133
CROSS STREETS:	
Montgomery Street (West); Sansome Street (East)	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0715 / 014	60' x 44'	2640	C-2 Community Business	65-A
ARTICLE 10 LANDMARK NUMBER			HISTORIC DISTRICT:	
			Jackson Square	

3. Project Description

Two level addition consisting of one 2-story residential dwelling unit above an existing two level office building including a tenant improvement to the existing first and second level office space. No major interventions or alterations towards the existing envelope are proposed. The existing brick shall be repaired and restored.

Building Permit Application No. _____

Date Filed: _____

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

GROSS SQUARE FOOTAGE (GSF)	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Residential	0	-	3,894 SF	3,894 SF
Retail	0	-	-	-
Office	5,354 SF	5,354 SF	-	5,354 SF
Industrial / PDR Production, Distribution, & Repair	0	-	-	-
Parking	0	-	-	-
Other (Specify Use)	0	-	-	-
Total GSF	5,354 SF	5,354 SF	3,894 SF	9,248 SF
PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Dwelling Units	0	0	1	1
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	26' - 0"	-	30' - 9"	56' - 9"
Number of Stories	2	2	2	4 (+ roof access)

Please provide a narrative project description, and describe any additional project features that are not included in this table:

This project proposes to tenant improvements to the first and second levels and to add two levels to the existing two story structure at 48 Gold Street. The design will take careful measures to preserve all historic details and features of the existing building, and the proposed addition will complement the existing conditions in scale and exterior detailing.

The first and second floor tenant improvement will avoid any exterior intervention to the building. The addition above the second floor steps back from the plane of the existing facade, in order to maintain existing character of 48 Gold Street. A terrace is provided at the third floor step back. New punched opening style windows and doors within the addition have been proportioned to the openings of the existing facade; the punched opening style integrates into the neighborhood and the proportions complement the character of the existing building. The current access of the building will be maintained, and upgrades shall be compliant with current ADA accessibility requirements.

The proposed exterior materials for the addition differentiates itself from yet complements the existing facade and adjacent structures. The existing non-historic tile parapet, currently in disrepair, will be replaced with brick to accentuate the character of the existing building. Existing brick will be repaired and restored including replacement of missing units, spall repair and repointing.

Findings of Compliance with Preservation Standards

FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS		YES	NO	N/A
1	Is the property being used as it was historically?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Is the historic character of the property being maintained due to minimal changes of the above listed characteristics?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Are the design changes creating a false sense of history of historical development, possible from features or elements taken from other historical properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Are there elements of the property that were not initially significant but have acquired their own historical significance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Have the elements referenced in Finding 5 been retained and preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Are all deteriorating historic features being repaired per the Secretary of the Interior Standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Are there historic features that have deteriorated and need to be replaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Do the replacement features match in design, color, texture, and, where possible, materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11	Are any specified chemical or physical treatments being undertaken on historic materials using the gentlest means possible?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	Are all archeological resources being protected and preserved in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Do exterior alterations or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Are exterior alterations differentiated from the old, but still compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	If any alterations are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please summarize how your project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular the *Guidelines for Rehabilitation* and will retain character-defining features of the building and/or district:

The project avoids major demolition or intervention as a whole to the existing building envelope, and sets the addition back from the the existing street facade. This allows the existing building to be essentially experienced in the same manner from the street after the design is implemented.

Findings of Compliance with General Preservation Standards

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;
The building at 48 Gold Street was originally used as a fish-processing facility, and over time the use has transitioned into offices. The proposed project will retain offices at the existing first and second floors and add two floors for residential use. No alterations to the main elevation are proposed that will affect the character-defining features, and those changes that are proposed are in keeping with the style and proportion of the building's current design.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided;
The proposed project will retain and preserve the character-defining features of the building. These feature include: brick cladding, rectangular massing, symmetrical facade, prominent rowlock arched openings. No historic materials or features are planned for removal.

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 elements from other historic properties, will not be undertaken;
The proposed plans do not indicate the addition of conjectural features or architectural elements from other buildings.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved; Alterations to the building over time have primarily focused on the building interior and rear portions. Some windows, particularly at the main elevation, have been replaced with modern sash, although the window openings appear to retain the original configuration. Research does not indicate that any of these alterations have attained significance over time.

5. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved; The proposed project will retain and preserve all of the distinctive exterior features that characterize the property at 48 Gold Street, including: brick cladding, rectangular massing, symmetrical facade, prominent rowlock arched openings.

6. 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 be substantiated by documentary and physical evidence; The drawings indicate that the original brick will be retained and restored. To ensure the restoration efforts are compliant with the Standards, restoration methods will be performed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards for Treatment).

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used; No cleaning is proposed for the subject property. However, if cleaning is deemed necessary, then cleaning should be performed in accordance with the Standards for Treatment.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken;

An archaeological evaluation is beyond the scope of this analysis. However, in the event materials are found during the demolition or construction process, a qualified archaeologist should be consulted for assessment and mitigation recommendations.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, 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 integrity of the property and its environment;

The addition does not overwhelm or compete with the historic building's size and architectural design. Proposed new materials are in keeping with the style of the original. The new addition will be differentiated from the original construction. The materials will complement, but not match, the existing building as well as the Historic District. Furthermore, the upper addition is in proportion to the surrounding neighborhood, where buildings rise up to five stories. View of the addition from street level will be limited.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired;

The addition has been designed in such a manner that it will be perceived as clearly additive to the existing building and can be removed in the future without negatively impacting the building's historic materials or overall significance.

PLEASE NOTE: For all applications pertaining to buildings located within Historic Districts, the proposed work must comply with all applicable standards and guidelines set forth in the corresponding Appendix which describes the District, in addition to the applicable standards and requirements set forth in Section 1006.6. In the event of any conflict between the standards of Section 1006.6 and the standards contained within the Appendix which describes the District, the more protective shall prevail.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

No existing retail uses are being reduced or altered by the project.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

Existing housing and neighborhood character will be strengthened as the project will introduce one new dwelling unit to the area.

3. That the City's supply of affordable housing be preserved and enhanced;

No existing affordable housing is being reduced or altered by the project.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

No additional commercial space is being provided by the project, thereby not increasing commuter traffic.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

No additional commercial office development is being proposed by the project, and no industrial or service sector uses are being reduced or displaced by the project.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The existing building will be seismically upgraded along with the addition, and health, safety and welfare codes will be judiciously and competently integrated by the design team.

7. That landmarks and historic buildings be preserved; and

The interior remodel will not disturb the exterior envelope of the building. Existing brick will be repaired and restored including replacement of missing units, spall repair and repointing. The non-historic tile and cement plaster parapet shall be removed and replaced with brick.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed height of the design is generally consistent with the heights of the adjacent buildings and is well within the allowable height, and massing has been set back to maximize views and sunlight within the neighborhood. The project site is surrounded by zero lot line developed properties, without any adjacent mid-block open space. There are no nearby parks or open spaces that would have any shadow impacts from the project.

Estimated Construction Costs

TYPE OF APPLICATION:	
Certificate of Appropriateness	
OCCUPANCY CLASSIFICATION:	
R3 and B	
BUILDING TYPE:	
Type II-A	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
9,248 SF	Residential: 3,894 SF
	Office: 5,354 SF
ESTIMATED CONSTRUCTION COST:	
\$2.4 million	
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature:  _____

Date: 9/8/2014

Print name, and indicate whether owner, or authorized agent:

Scott C. Kuehne, Authorized Agent

Owner / Authorized Agent (circle one)

Certificate of Appropriateness Application Submittal Checklist

The intent of this application is to provide Staff and the Historic Preservation Commission with sufficient information to understand and review the proposal. Receipt of the application and the accompanying materials by the Planning Department shall only serve the purpose of establishing a Planning Department file for the proposed project. After the file is established, the Department will review the application to determine whether the application is complete or whether additional information is required for the Certificate of Appropriateness process. Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

REQUIRED MATERIALS (please check correct column)	CERTIFICATE OF APPROPRIATENESS
Application, with all blanks completed	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Department	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.

PLEASE NOTE: *The Historic Preservation Commission will require additional copies each of plans and color photographs in \ reduced sets (11" x 17") for the public hearing packets. If the application is for a demolition, additional materials not listed above may be required. All plans, drawings, photographs, mailing lists, maps and other materials required for the application must be included with the completed application form and cannot be "borrowed" from any related application.*

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

48 GOLD BUILDING

*48 Gold Street
San Francisco, CA*

Sponsor Packet

Prepared for:
Historic Preservation Commission

SEPTEMBER 17, 2014

SUAREZ•KUEHNE ARCHITECTURE
ARCHITECTURAL RESOURCES GROUP, INC.
Architects, Planners & Conservators





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CONTEXT

Existing Site / Building Description



48 Gold Street is located on the northerly side of the block-long street which runs between Montgomery Street and Sansome Street. Bix Restaurant is located to the west and the Black Board office building is immediately to the east. The rear of the property abuts Fire Station No. 1, a fire station converted to an office building, as well as a mid-rise contemporary office building. Buildings in the area generally cover the entire lot with no side or back alleys. Across the street are similar one to three story buildings containing office space, galleries, showrooms and the like. Additionally, there are a number of four to five story buildings within the Jackson Square Historic District.

Gold Street is narrow with only 20 feet from façade to façade which includes a 5 foot sidewalk on each side. Although cars are allowed on the street, pedestrians are comfortable walking down the center of the street, stepping aside for the occasional vehicle.

Aerial Photo of 48 Gold Street

Existing Site / Building Description



The two-story building was built between 1900 and 1905. The exterior is brick with steel sash arched windows facing Gold Street. There are no other windows on the remaining three sides. The building entrance is through an alcove at one of the arched openings. At the back of the alcove, there are two glass entry doors, one dedicated to the upper level and one dedicated to the lower level. Electrical and gas service panels set behind solid doors are also accessed off the alcove. The floors and roof are of wood-framed construction.

The original use of the building was a fish smoke house. Today both floors are occupied office spaces.



Existing Site / Building Description



Entry Alcove: Left side accesses second floor right to ground floor space

Parapet:

Existing non-historic tile and cement plaster parapet to be rebuilt with brick.

Historic photos do not show tile at the parapet and it is unlikely that the tile was added before the stucco covering all of the brick. Permit history on file does not mention when the stucco was removed nor the ceramic tile being added. Although prior to his ownership, the current owner believes the tiles were added in the 1980's or 1990's.



Brick damage at base

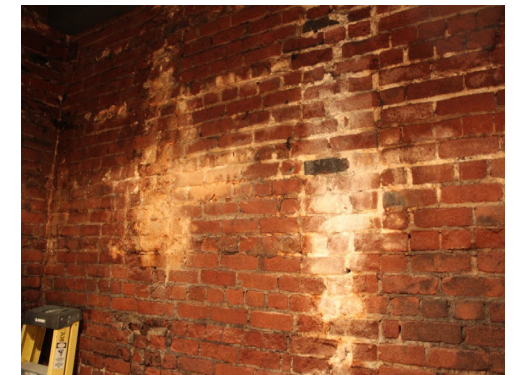
Existing Brick Condition:
Cement plaster finish removed from building during past remodels. Sandblasting process damaged brick fire skin and mortar leading to spalling and missing units.



Missing bricks, hole shows double-width



Decorative wall ties and abandoned electrical



Brick at interior in need of repair



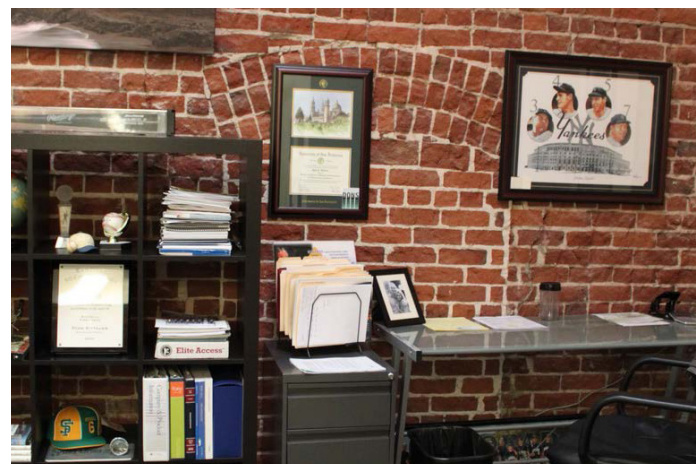
Area where cement plaster was not entirely removed

Existing Site / Building Description

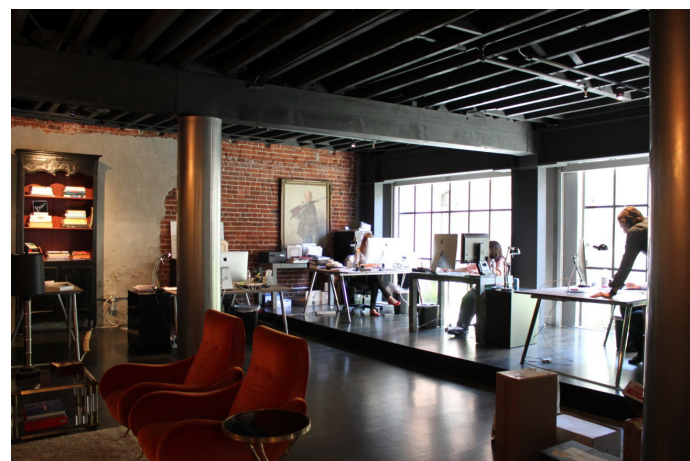
Existing interior view - 2nd Floor



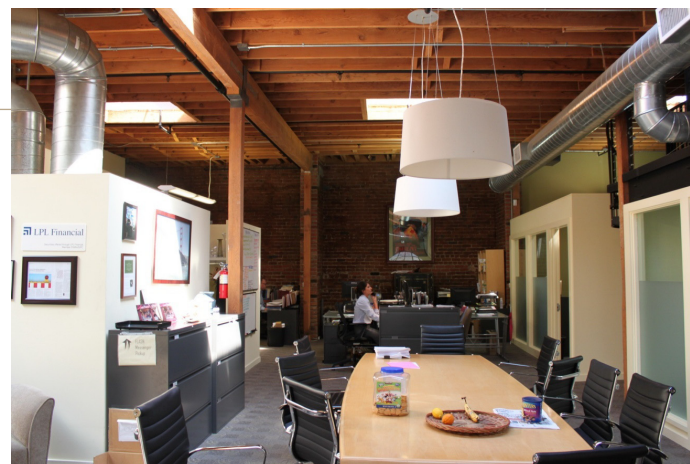
Existing interior view - 2nd Floor



Existing interior view - 1st Floor
(Below & Right)



Existing interior view - 1st Floor



Existing interior view - 2nd Floor

Site Neighborhood Context



40 Gold
adjacent building, punched openings



Jackson Street & Hotaling Place
vehicular / pedestrian alley



Looking West on Gold Street toward Montgomery Street
general street character, brick with punched openings



457 Pacific
row-lock brick at arch, brick parapet



Looking East on Gold Street toward Sansome Street
40&48 Gold St are designed to front onto Gold



Looking East on Gold Street toward Sansome Street
general street character



Looking East on Gold Street toward Sansome Street
general street character, brick with punched openings



850 Montgomery
mix of contemporary buildings in the district



Looking West on Gold Street toward Montgomery Street
general street character



451-457 Pacific
mid-rise building on Pacific that backs up to 48 Gold

Site Neighborhood Context



40 Gold Street & 727 Sansome Street
general character, rowlock brick, punched openings



845 Montgomery
close up for new living units above historic structure



809, 831, 845 Montgomery Street
new living units above historic structure



View Looking North on Montgomery
new living units above historic structure visible from street



Jackson Street & Hotaling Place
general context



Sansome Street - Looking East
previous vertical additions

Classification & Significance

Prior Historic Evaluations

Jackson Square Historic District Survey

The building at 48 Gold Street has been evaluated for its historic integrity and included in city-wide surveys prior to this report. As part of the City's establishment of the Jackson Square Historic District in the early 1971, the building was determined to be a "potentially compatible" element of the Jackson Square Historic District. At the time of the Jackson Square Historic District's designation, the building appears covered in stucco, although when this was applied is unknown. Due to this alteration, as well as, the installation of inappropriate doors and windows, 48 Gold Street was determined to be "potentially compatible" and considered for designation, with the stipulation that the building could be "made compatible through façade remodeling with a reasonable amount of effort and expense."¹⁸ Since the Jackson Square Historic District's official designation, the stucco cladding on the building's exterior has been removed and the incompatible windows replaced with more appropriate fenestration. These changes have improved the building's integrity and increased its overall compatibility with the district.

San Francisco Architectural Heritage Survey

In 1983, the Foundation for San Francisco's Architectural Heritage (now San Francisco Heritage) included the property in the San Francisco Downtown Inventory, rating the building C. The survey indicated the building was still in fair to good condition, but subtracted points for the sandblasted brick – a result of the stucco removal – and noted its contextual importance to the Jackson Square Historic District.

Unreinforced Masonry Building Context Statement and Survey

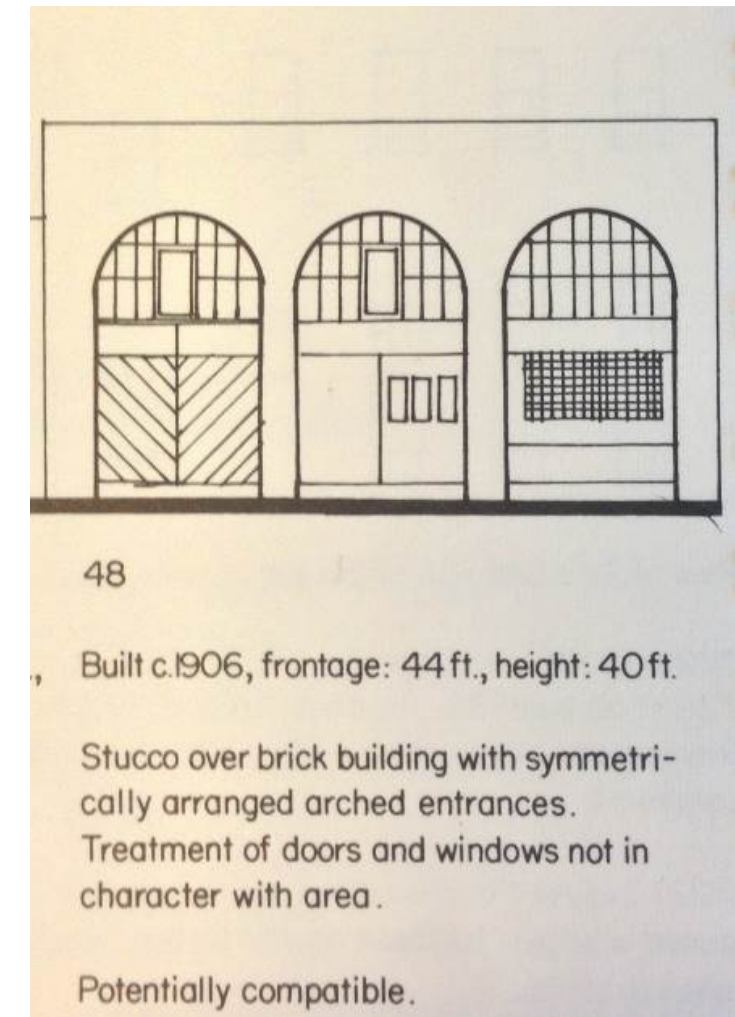
The Unreinforced Masonry Building (UMB) Survey completed in 1990 also included 48 Gold Street in its inventory, although it is only cursorily mentioned in the Downtown area list. The survey listed the building as a "contributory altered" element of the Jackson Square Historic District and categorized 48 Gold Street as a "Prototype G" building, classifying it as a "2- and 3-Story, Small Area, Office and Commercial Building."¹⁹

DPR 660 Form

A DPR 660 survey form recorded at an unknown date erroneously dates the building to 1910 and describes it as a reinforced concrete structure based on an Application for Building Permit filed on behalf of the Pacific Coast Syrup Co. Although the building permit application indicates 48 Gold Street, it is most likely the application was for 40 Gold Street.²⁰

SF Planning Department Historic Resource Status

The Planning Department currently lists the historical resource status for the property at 48 Gold Street as a "Category A – Known Historic Resource" because the property is a contributor to a historic district that is recognized at the local, state, and national levels. As such, the property qualifies as a historic resource for the purposes of CEQA. 48 Gold Street is also a contributory and compatible building within Jackson Square Historic District, designated under Article 10 of the Planning Code.



48 Gold Street, from Jackson Square Historic District nomination form, 1971
(Source: San Francisco Planning Department)

¹⁸ San Francisco Department of City Planning, "Jackson Square," June 1971.

¹⁹ Landmarks Preservation Advisory Board, A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Buildings (UMB) Construction in San Francisco From 1850 to 1940 (San Francisco Department of City Planning, November 1990), 22.

²⁰ Sanborn maps show that the Pacific Coast Syrup Co. occupied the 700 block of Sansome Street, adjacent to the subject property. Later Sanborn maps dating to the 1940s and 1950s indicate that portion of the Pacific Coast Syrup Co. building was constructed in 1910.

Classification & Significance

Character-Defining Features



This section identifies the exterior character-defining features of 48 Gold Street. A character-defining feature is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics, and landscaping within the period of significance. In order for an important historic resource to retain its significance, its character-defining features must be retained to the greatest extent possible. An understanding of a building's character-defining features is a crucial step in developing a rehabilitation plan that incorporates an appropriate level of restoration, rehabilitation, maintenance, and protection.

The subject property qualifies as a contributor to the Jackson Square Historic District for its architectural and historical significance and displays the following character-defining features:

- Brick cladding
- Rectangular massing
- Symmetrical façade
- Prominent rowlock arched openings



HISTORICAL BACKGROUND

Property History

Jackson Square Historic District

The property at 48 Gold Street is a contributor to the Jackson Square Historic District, a local historic district that is identified in Appendix B of Article 10 of the San Francisco Planning Code. The district was designated in 1972. The following brief summary of the district is taken from Appendix B of Article 10:

The Historic District contains virtually the sole surviving commercial buildings from the 1850s and 1860s. In effect this area, in close proximity to Portsmouth Plaza where the major segment of the modern City began, was the central business district of these early times. Its waterfront location led to its use for mercantile and financial purposes, consulates and offices; and many distinguished men had businesses or property in the area, including General William Tecumseh Sherman, Colonel Jonathan Stevenson, James King of William, Mayors Charles Brenham and Ephraim Burr, Domingo Ghirardelli and Anson Hotaling, Paxon Dean Atherton, William Lent, Alexander Grogan and James de Fremery. The original waterline came to about Montgomery and Jackson Streets and the present district is partly on filled ground, some of the fill consisting of the hulls of ships abandoned in the rush to the gold fields.

*More than any other existing part of San Francisco, this area recalls the Gold and Silver era and the days of the Vigilante movement.*³

The buildings listed on the left are located adjacent to 48 Gold Street and many have been designated San Francisco Landmarks as part of the Jackson Square Historic District. Although their main elevations front Jackson, Montgomery, or Sansome Streets, their secondary elevations are along Gold Street.

The Jackson Square Historic District is also listed on the National Register of Historic Places.

³ "Article 10: Preservation of Historical Architectural and Aesthetic Landmarks," American Legal Publishing Corporation, [http://www.amlegal.com/nxt/gateway.dll/California/planning/article10preservationofhistoricalarchite?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco_ca\\$anc=JD_Article10,AppendixB](http://www.amlegal.com/nxt/gateway.dll/California/planning/article10preservationofhistoricalarchite?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=JD_Article10,AppendixB) (accessed August 19, 2013).



Historic image of 48 Gold Street covered in stucco (at right of image), c. 1964; note the A. Paladini sign at far right - Source: San Francisco History Center, San Francisco Public Library

Jackson Square Historic District Map; dashed lines indicate subject property



Buildings adjacent to 48 Gold Street ⁴				
Address	Name of Landmark	NRHP Status Code	Article 10 Rating	SF Landmark No.
56 Gold Street	—	1D	contributory/compatible	—
412-416 Jackson Street	—	-	contributory/compatible	—
432 Jackson Street	Yeon Building	1D	contributory/compatible	24
440 Jackson Street	Presidio and Ferries Railroad Car Barn	1D	contributory/compatible	—
458-60/468 Jackson Street	Moulinie Building	1D	contributory/compatible	25
470 Jackson Street	Solari Building (Larco Building)	1D	—	23
472 Jackson Street	Solari Building West (Old French Consulate)	1D	—	22
800-804 Montgomery Street	Bank of Lucas, Turner, & Co.	1D	contributory altered	26
814 Montgomery Street	—	1D	contributory altered	—
701 Sansome Street	Grogan-Lent-Atherton Building	1D	contributory altered	27

This list of properties was adapted from San Francisco Preservation Bulletin No. 9, San Francisco Landmarks and the San Francisco Property Information Map. All buildings with a NRHP Status Code of 1D are also listed on the California Register of Historical Resources.

Property Past Uses

Achille Paladini (1843-1921)

The earliest known owner and occupant of the building at 48 Gold Street is Achille Paladini, who used it as part of his fishing business. Sanborn maps dating to 1905 indicate the building was used as a “fish smoking” facility at that time. A newspaper article in the San Francisco Call, dating to December 1904, corroborates the information about “a building on Gold Street used by A. Paladini as a smokehouse.”⁵ Thus, it is clear that Paladini operated a portion of his business from the building on Gold Street from at least the end of 1904.

Paladini’s contributions – both positive and negative – to San Francisco’s fishing industry were significant. Born in Ancona, Italy in 1843, Achille Paladini arrived in San Francisco around 1870 and began his career as a vendor on Fisherman’s Wharf. Over the years, he expanded his business to the extent that he became “one of the largest handlers of fresh fish on [the west] coast,” and earned the moniker “Fish King.”⁶ According to a contemporary writer, Paladini “unload[ed] his tugs of their tons and tons of fish” at the Broadway wharf - not Fisherman’s Wharf, where the independent fisherman conducted business.⁷ Paladini operated from numerous locations around San Francisco, including 520 Merchant Street, the present site of the Transamerica Pyramid. His business eventually expanded north to the Fort Bragg area and south to Monterey.

An innovative fisherman, Paladini realized the advantage of using motorized boats over sailboats in the fishing industry, and he “provided his crews with one-cylinder engine, half-decked boats modeled on his own design of a power boat.”⁸ Paladini is also credited with being the first on the Pacific Coast to can tuna, to smoke fish, and to maintain a cold storage plant for the harvesting of fish.⁹ He had reputedly “amassed more than \$1,000,000” by 1910, and in the years following, Paladini’s company grew to five boats, two trucks, and seventy-five employees.¹⁰

Although he was one of the most successful fishermen in the San Francisco Bay region, Paladini was not immune to controversy. He was a primary founder of the “fish trust,” a group of powerful fisherman who monopolized the fish market in San Francisco. Along with his associates, Paladini was charged with numerous crimes, including conspiring to “limit production, fix a standard price and prevent competition in the fish business.”¹¹

In addition to his connection to the “fish trust,” Paladini was involved in many other fish-related crimes and was considered a “chronic offender.”¹² The San Francisco Chronicle wrote that Paladini was convicted of receiving salmon out of season, and reselling it as catfish.¹³ Later, he was also charged with possessing underweight striped bass and shipping it out of state, and catching fish within the three-mile limit off Willow Camp (near Stinson Beach).¹⁴



Lateen-rigged felucca

(Source: Allesandro Baccari, San Francisco’s Fisherman’s Wharf)

Later Owners

Still owned by members of the Paladini family into the 1960s, the property at 48 Gold Street was purchased by James J. Burns around 1971.¹⁵ Assessor’s records were not available regarding the transfer of the building from A. Paladini Inc. to James J. Burns; however, San Francisco Planning Department records pertaining to the Jackson Square Historic District and dated 1971 indicate James J. Burns as the new owner. Additionally, the City Directory reveals that A. Paladini Inc. occupied the building until 1972, when 48 Gold Street is listed as “vacant.” The 1973 City Directory indicates the building was occupied by blueprint service companies (Copy Cats and later Blue Print Service) and the custom house brokerage firm Thornley & Pitt, Inc., founded in San Francisco in 1886.¹⁶ The current owners, 48 Gold Street LLC, purchased the property in 2003.

⁵ “Small Bass Get Many People into Trouble,” The San Francisco Call, December 4, 1904.

⁶ “A. Paladin of the Fish Nets,” Pacific Marine Review, 39; Dino Cinel, From Italy to San Francisco: The Immigrant Experience (Stanford, CA: Stanford University Press, 1982), 220.

⁷ Clarence E. Edwards, Bohemian San Francisco: Its Restaurants and Their Most Famous Recipes-The Elegant Art of Dining (San Francisco: Paul Elder and Company Publishers, 1914), 78.

⁸ Richard Dillon, North Beach: The Italian Heart of San Francisco (Novato, CA: Presidio Press, 1985), 100.

⁹ Gumina, 95.

¹⁰ “Twenty Members of Fish Trust Indicted,” The San Francisco Call, May 26, 1910; See also Dillon, 99.

¹¹ “Twenty Members of Fish Trust Indicted,” The San Francisco Call, May 26, 1910. See also Richard Dillon, North Beach, 95-101.

¹² “Is This Justice?” California Fish and Game. vol. 4, no. 3 (July 1918): 137.

¹³ “Fish Dealers Arrested,” San Francisco Chronicle, October 29, 1900: 7.

¹⁴ “A. Paladini Arrested,” San Francisco Chronicle, August 22, 1907, 5; “Fish King’ Arrested on Bench Warrant,” San Francisco Chronicle, March 5, 1919, 9; “Is This Justice?” California Fish and Game. vol. 4, no. 3 (July 1918): 137.

¹⁵ Assessor’s records were not found regarding the transfer of the building from A. Paladini Inc. to James J. Burns; however, SF planning department records pertaining to the Jackson Square Historic District and dated 1971 indicate James J. Burns as the new owner.

¹⁶ Thornley & Pitt, Inc., <http://www.thornleypitt.com/> (accessed August 19, 2013).

Construction History

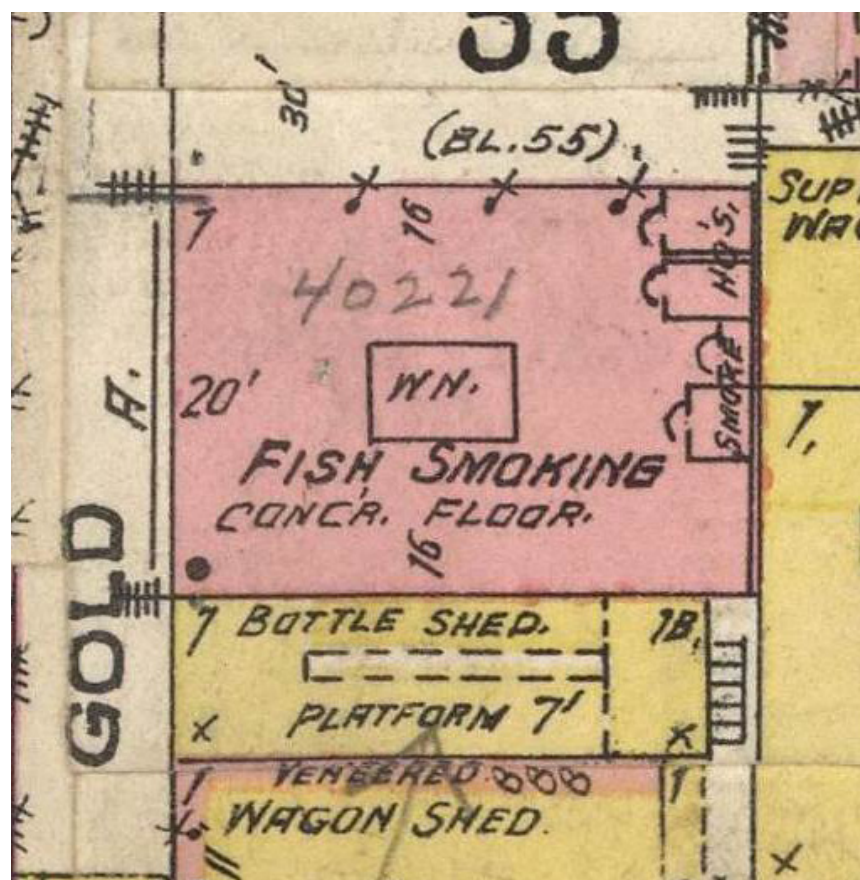
Permit History

Permit App. Number	Date Filed	Permit Number	Date Issued	Architect/Engineer	Owner	Description of Work
398824	7/1/71	357197	7/9/71	Max R. Garcia	James J. Burns	Entire building-both inside and outside are to be remodeled and upgraded/FOR DEMO PERMIT ONLY
400496	8/12/71	359388	9/30/71	"	"	Entire building-both inside and outside are to be remodeled and upgraded
411304	7/7/72	368728	8/8/72	"	"	1. Install new toilet rooms (Men's and Women's); 2. Add new (front stair?) 3. Install new cement slab; 4. Install new ceiling in <front part in?> of lower floor; 5. Install lighting and electrical tower; 6. Repair (?) and install new brick
08510454	9/19/85	538714	10/25/85	William Kaplan (engineer)	"	Parapet reinforcing
09723605	11/21/97	838013	11/21/97	Best Waterproofing Co.	Burns	re-roofing; shot tar over old roofing
200203080953	3/8/02	995682	5/29/03	Michael Zucker Assoc./D. Kelley Contractor	Ms. Mary Burns	UMB Upgrade; Demolition, seismic upgrade, new roof, new restrooms
200308111703	8/11/03	1003262	8/26/03	Miller Kelley Arch/ Mike Kennedy Contracor	Green Logan-Pearl LLC	Permit resubmittal of drawings with a new architect. Plans permitted (see above)
200310272003	10/24/03	1010575	11/12/03	"	"	Revision of new toilet rooms, addition of access stair to storage mezzanine + existing light well (dismounted?)-interior work only
200312122187	12/12/03	1014574	1/12/04	"	"	Modest tenant improvements at second level only at 48 Gold Street property/ Note: seismic upgrade improvement have occurred (see permit No. 200308111703)
200501102883/200500102887	1/10/05	1045284/1045289	1/10/05	Zebra Awning	Hedge Gallery (lessee)	To erect printed awning/ Fabric-install 3 (?) awning flat panels, steel framing and canvas cover; graphics on each panel

Because most of the City records were destroyed in the earthquake and the subsequent fires of 1906, original building permits for the property at 48 Gold Street are unavailable. Thus, the exact date of construction is unknown. However, it is likely that the building was constructed sometime between 1900 and 1904. The Sanborn Fire Insurance map dating to 1899 indicates that a marble-cutting yard was on the site at that time. By 1905, the Sanborn map describes a one-story brick building with a brick or metal cornice, a composition roof, a wire-netted skylight, and concrete floor used as a “fish smoking” facility located on the site. Additionally, an article from the San Francisco Call dating to December 1904 mentions “a building on Gold Street used by A. Paladini as a smokehouse.” Thus, the building at 48 Gold Street was most likely constructed after 1900, but before December 1904.

According to Sanborn maps, the original building likely featured exposed brick. By the 1960s, however, it appears to have been covered in stucco, as evident from historic photographs dating to around that time. No permits exist that indicate when the application, or the subsequent removal, of the stucco occurred.

More recently, the interior has undergone numerous remodeling efforts, including subdivision of the interior space. Unfortunately, no building permits prior to the 1970s are available for 48 Gold Street, so it is unclear exactly what alterations took place before then.



Sanborn Map, 1905
(Source: David Rumsey Maps)

PROPOSED PROJECT

Scope of Work

The overall scope of work includes the rehabilitation of the historic structure, seismic strengthening, accessibility upgrades, the remodel of offices levels one and two as well as the vertical addition of a two-story residential unit.

Work to the historic structure to include:

- Restore / repair existing brick façade
- Replace non-historic ceramic tiled cornice with a brick cornice
- Remove electrical boxes on brick façade
- Remove cantilever signage supports

Interior remodel work to include:

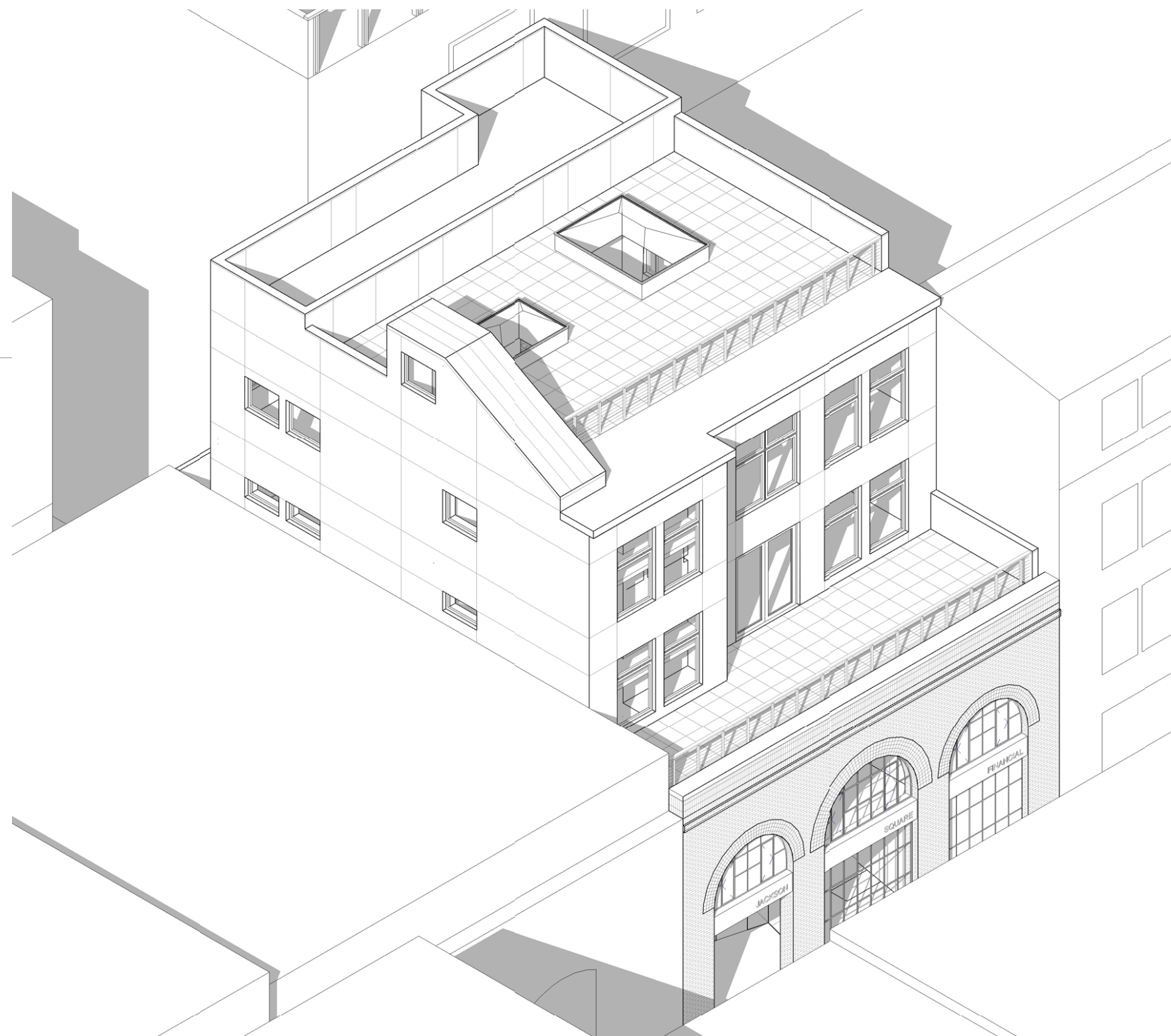
- Providing an accessible entrance to both levels
- Providing an elevator to the upper floor

There is no elevator currently

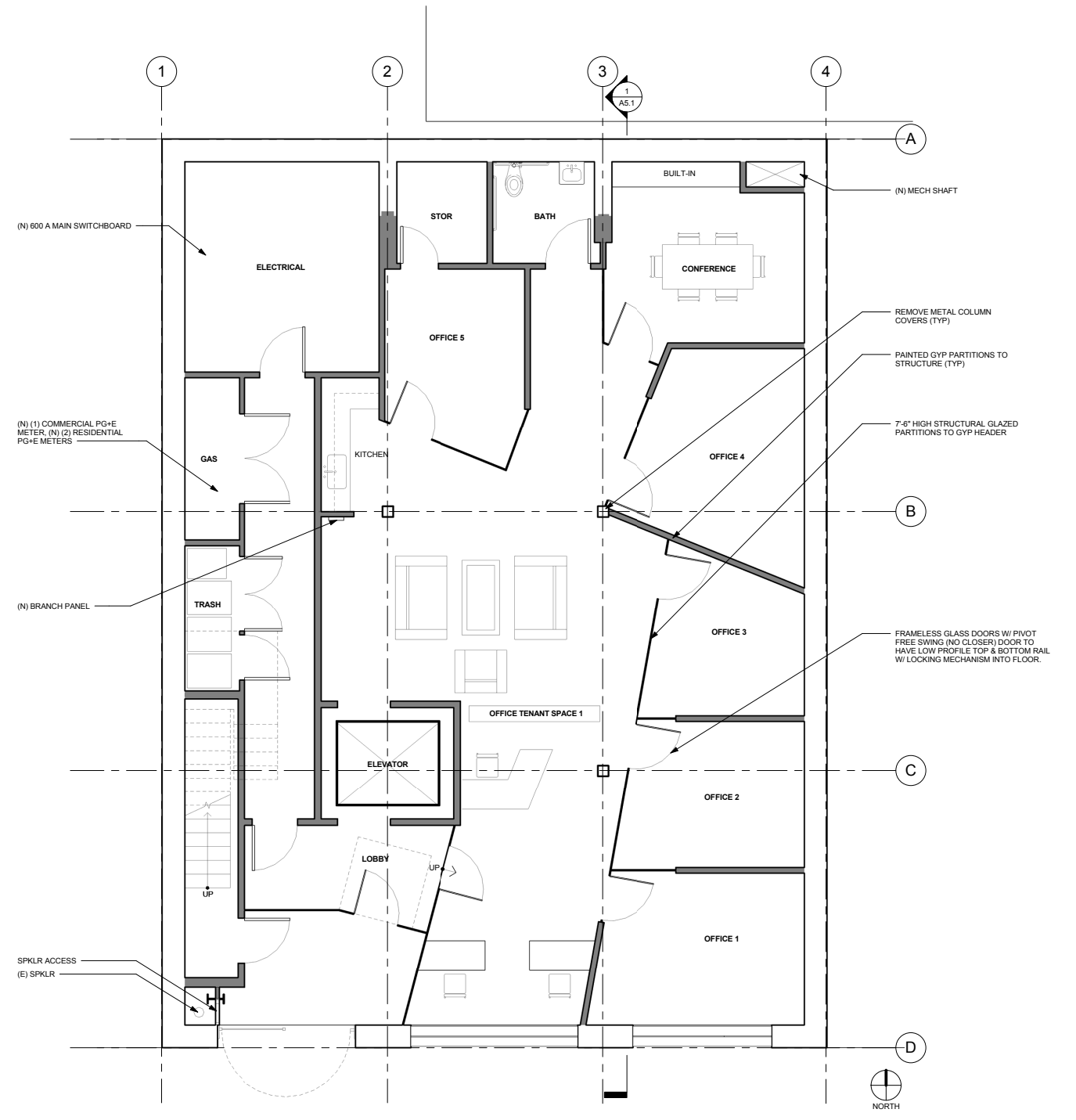
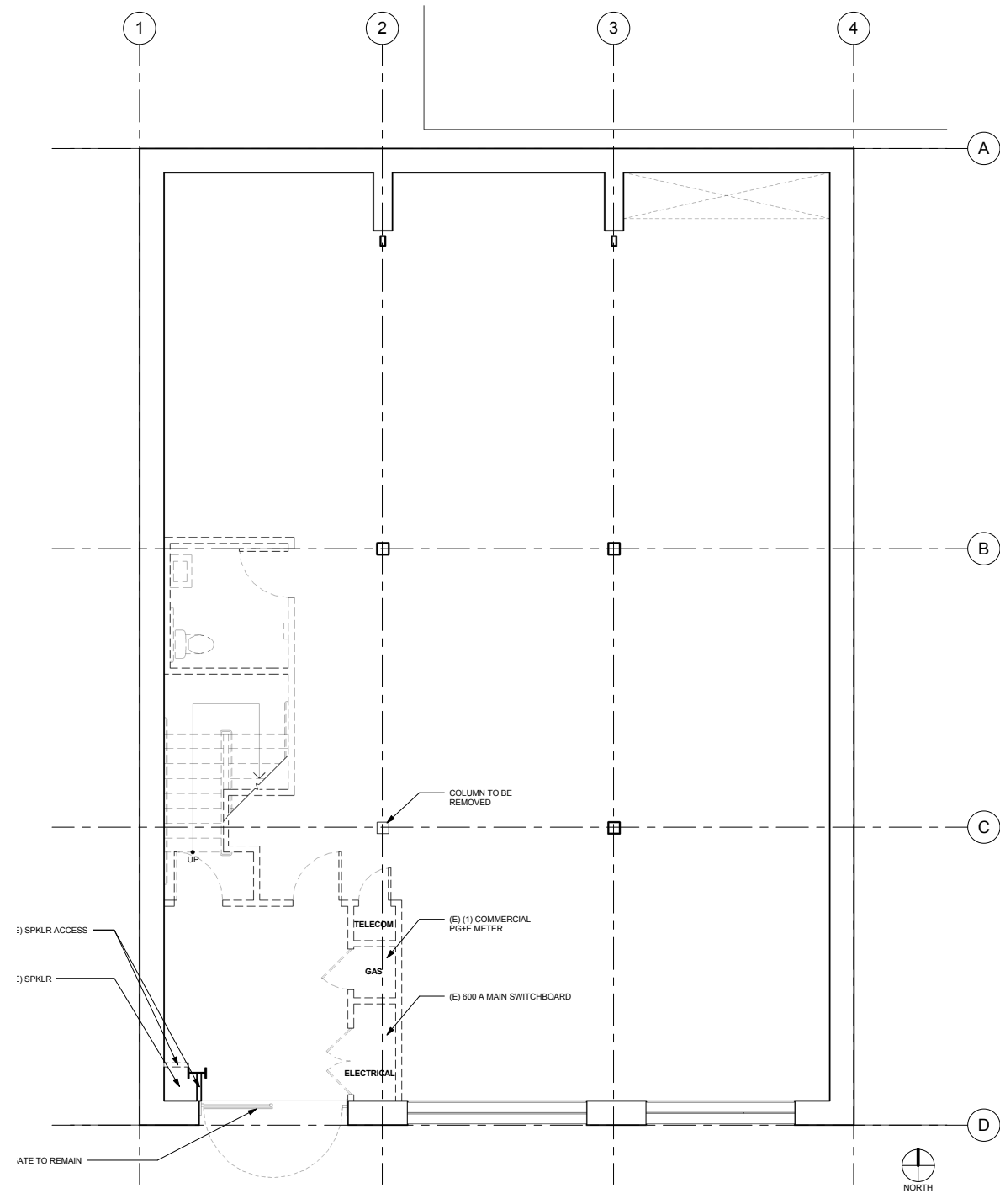
- Adding accessible restrooms
- Providing new, more energy efficient HVAC systems
- Updated electrical, plumbing and telecommunications
- Reconfiguring the office space

The new upper two floors contain a single residential living unit. A kitchen, dining area, family room, outdoor terrace and utility room are contained on the third level. The upper level has an open balcony space ringed by two bedrooms and a loft-style office alcove. These two levels are connected by an internal communicating stair as well as an exit/service stair and elevator servicing both office levels and the living unit. The roof contains a terrace as well as an area in the rear for mechanical equipment. Exterior massing and materials for the addition are compatible to the historic structure yet differentiated. New exterior walls are metal composite panels with deeply recessed punched windows. The new area is set back from Gold Street to minimize impact on the street. Being on the northerly side of the street, natural light will not be affected and only the very top of the new structure can be seen from the street. The new construction is not expected to be visible from any other streets or public spaces.

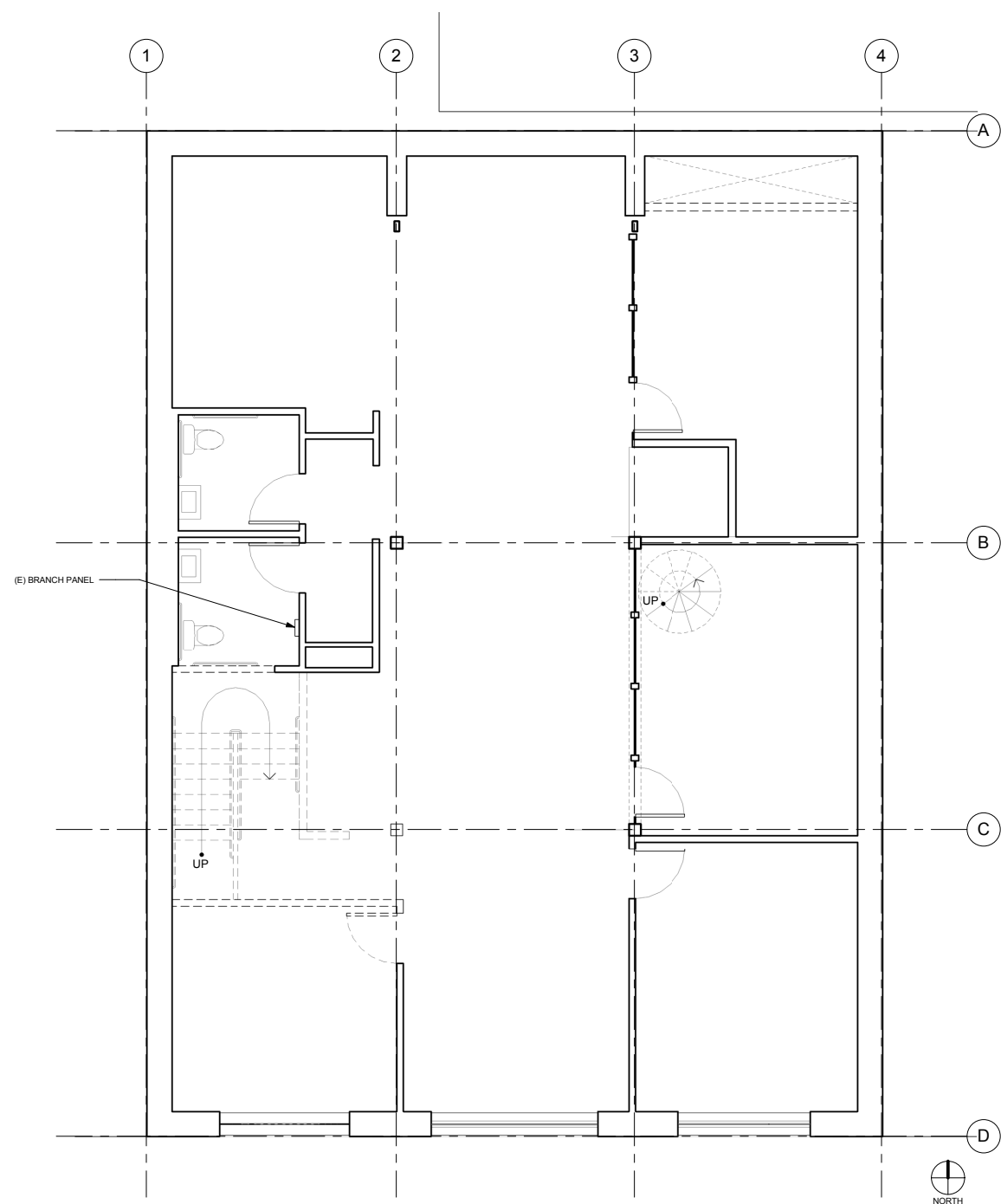
The punched window expression of the addition is compatible with the large brick openings in the original building, and with other buildings in the Jackson Square Historic District. Window fenestration will use metal frames with beveled side profiles to further reduce and minimize the visual sightlines. Guardrails for the new construction will be built-up out of steel plates and taugt steel cables so as not to confuse or detract from the original historic structure.



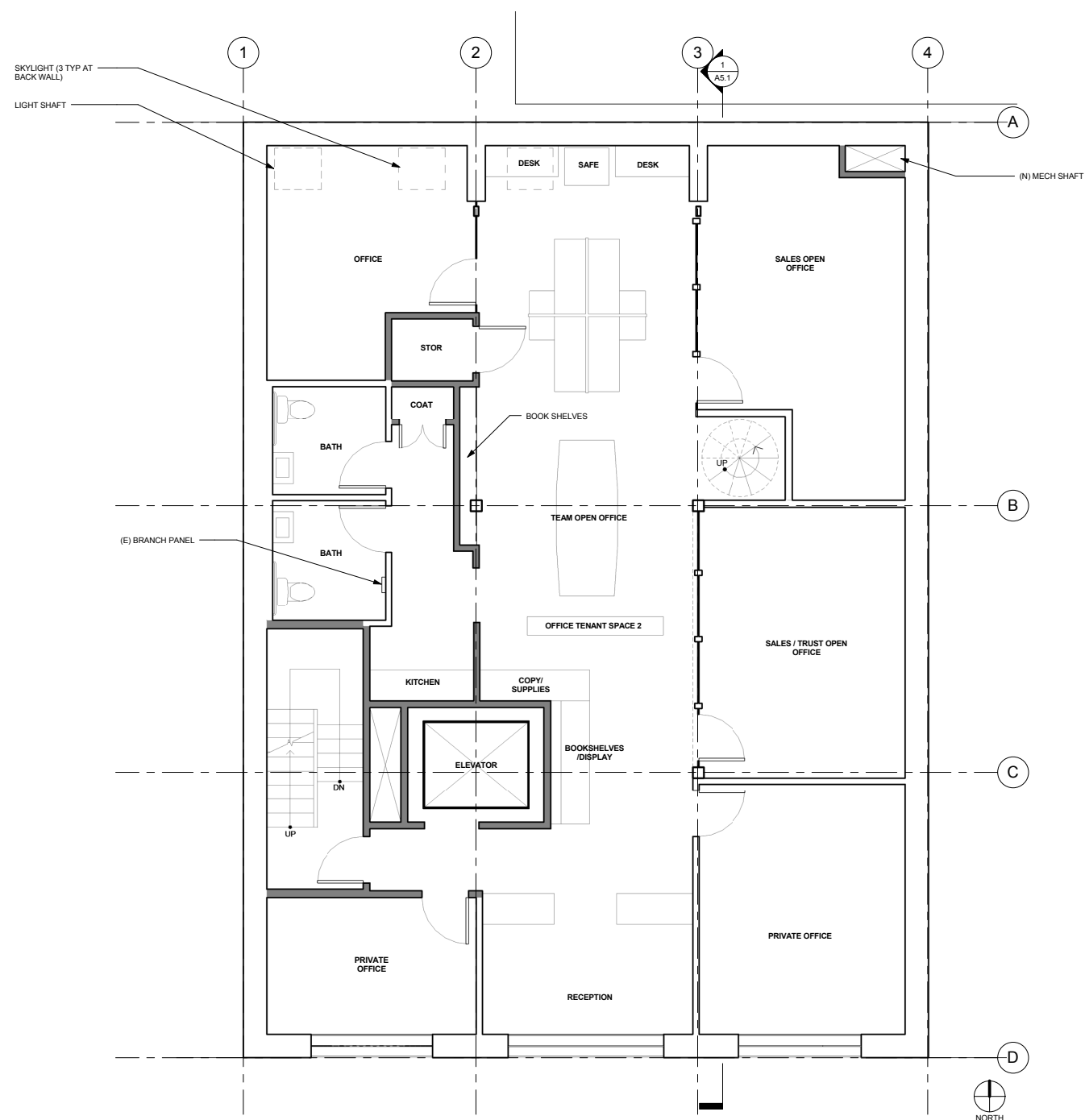
Scope of Work



Scope of Work



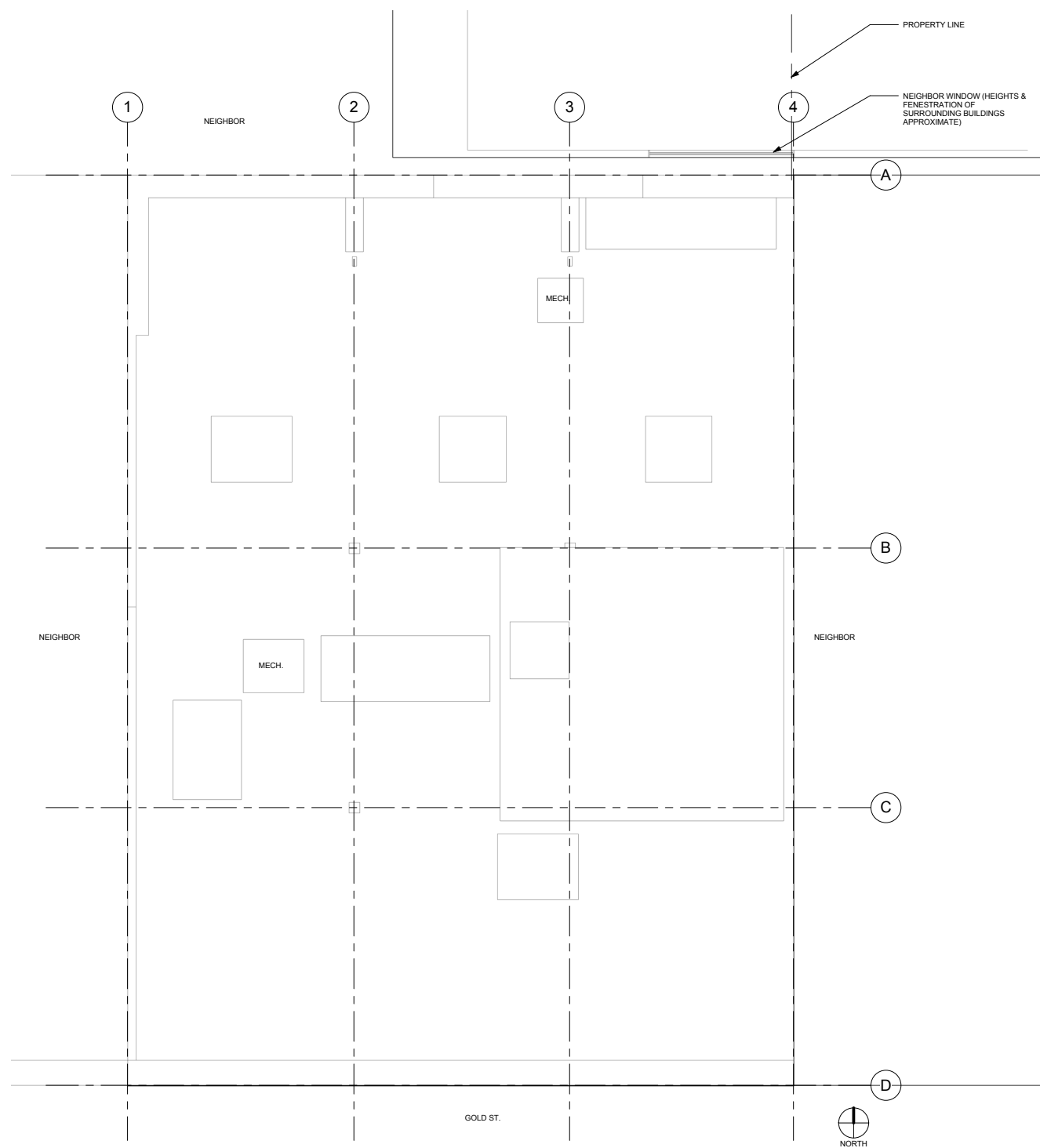
Existing Second Floor



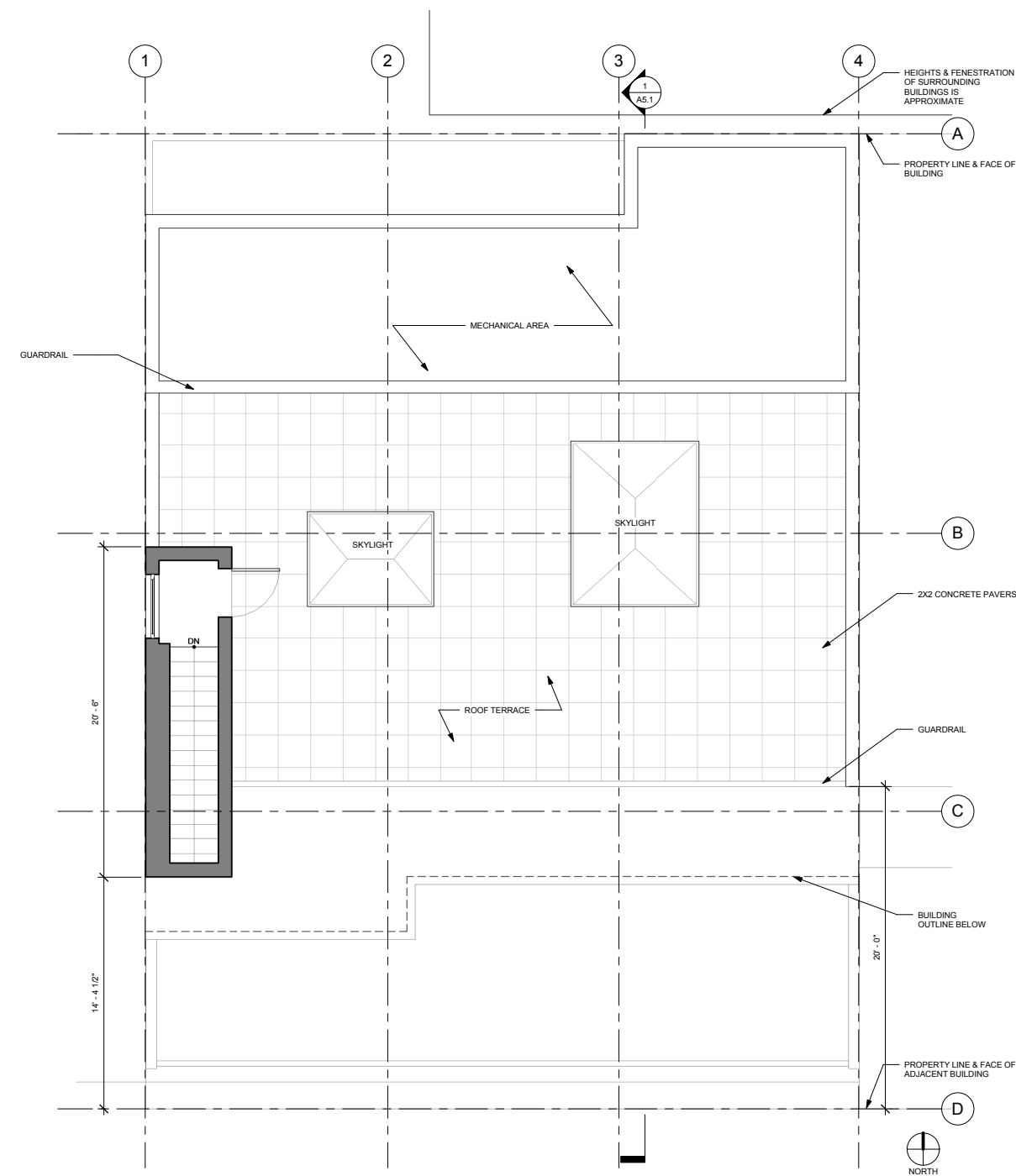
Proposed Second Floor

While keeping the façade and historic elements intact, the scope of the project will include foundation upgrades, masonry strengthening, waterproofing and tenant improvements to the first and second levels. The upper two levels containing the new living unit is new construction.

Scope of Work



Existing Roof Plan



Proposed Roof Plan

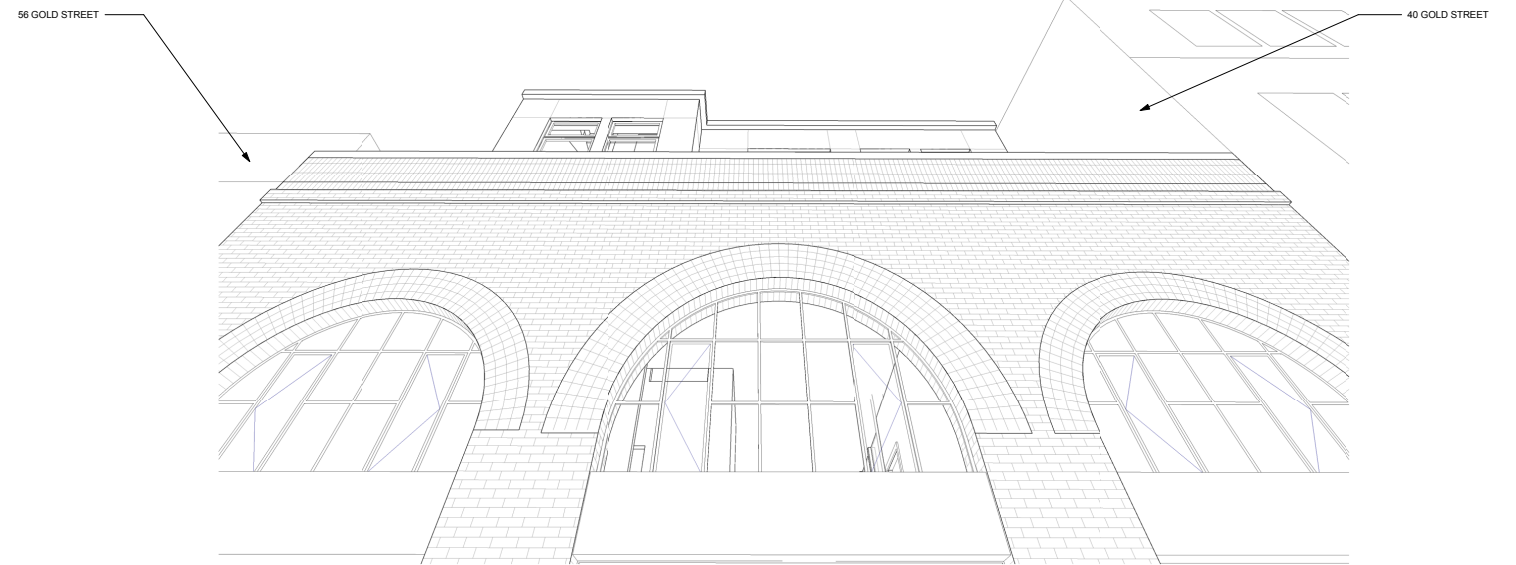
Scope of Work



Proposed Street View (West)



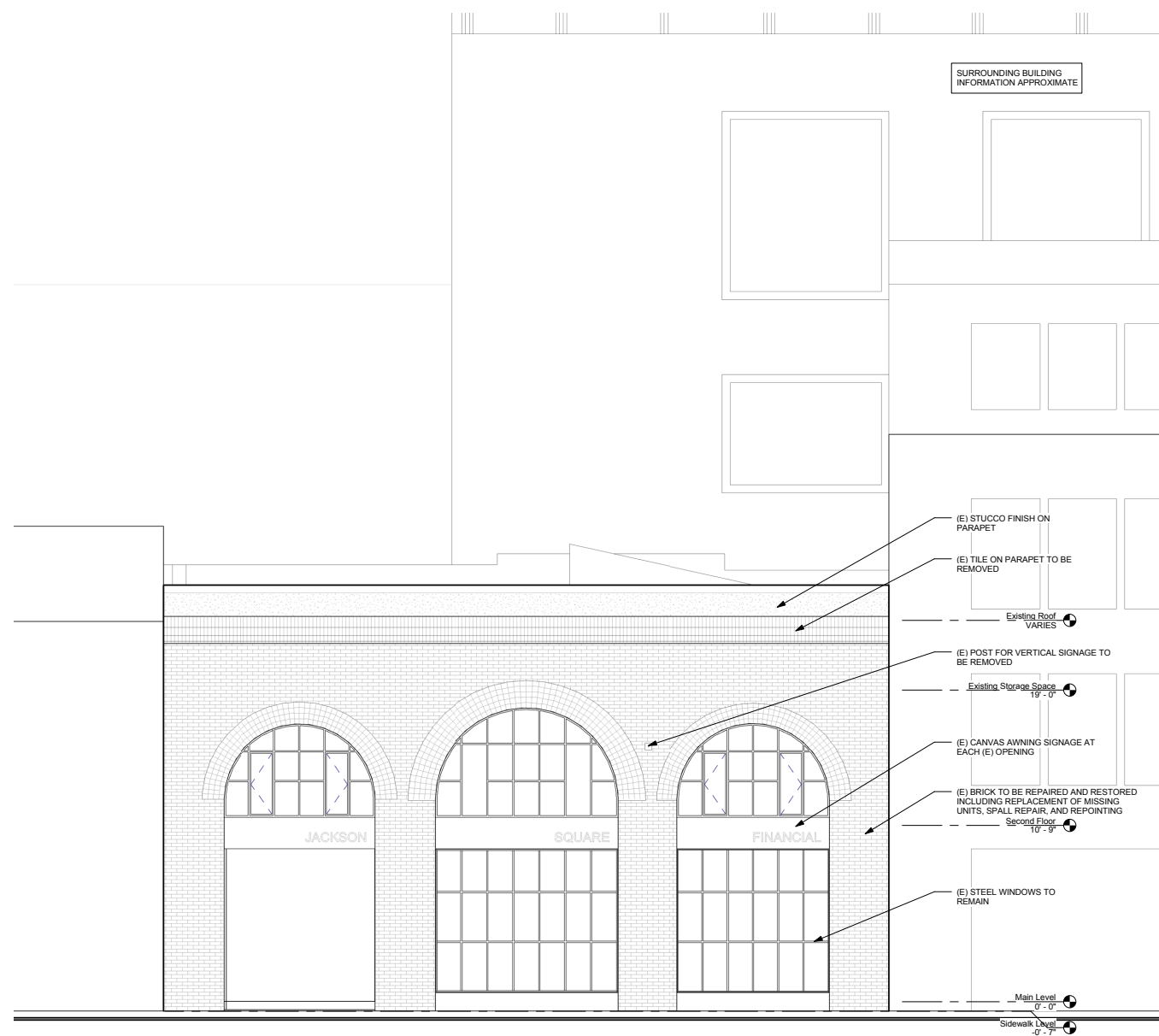
Proposed Street View (East)



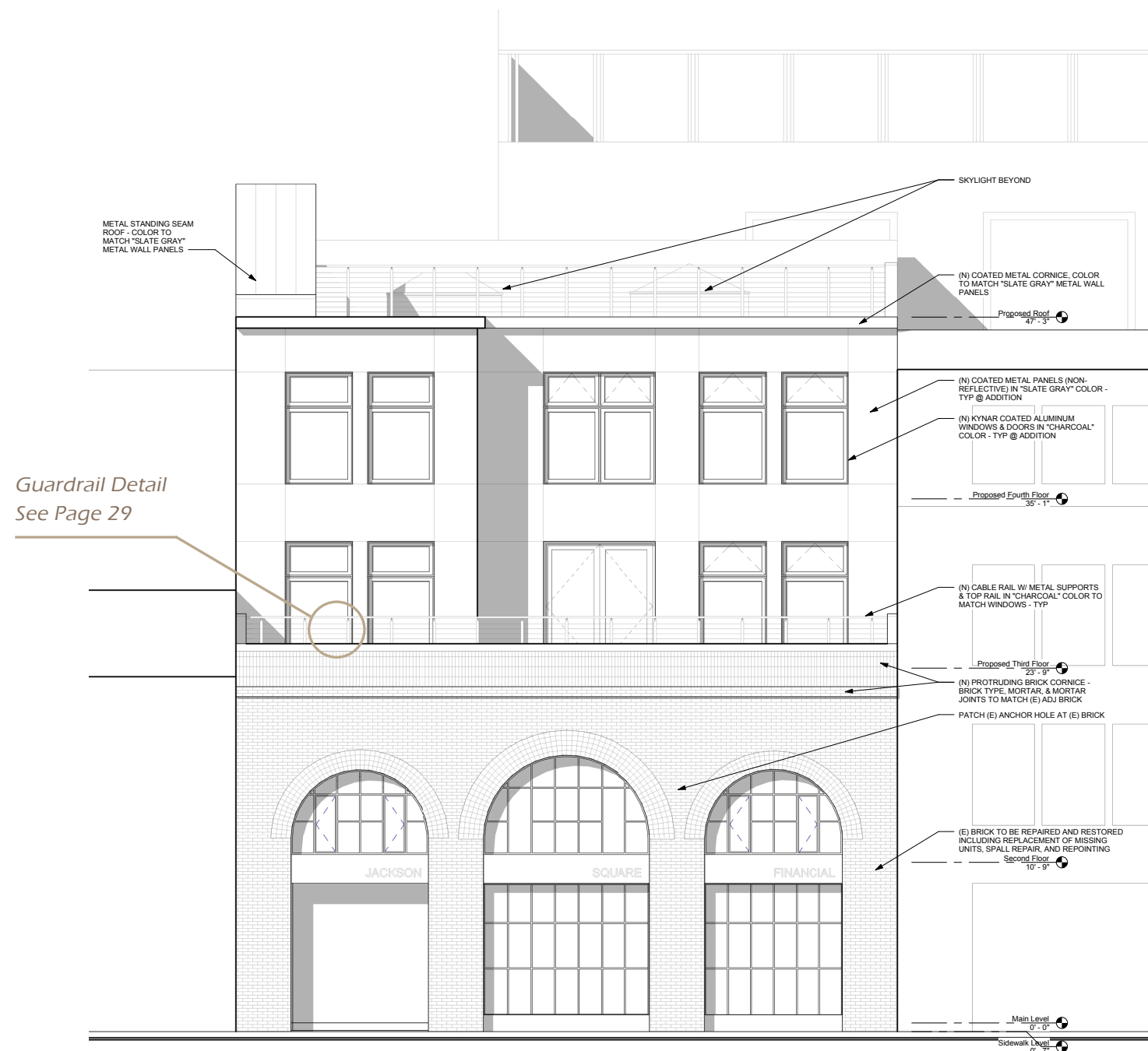
View from street looking up

Perspective views looking East & West show minimal impact along streetfront

Scope of Work



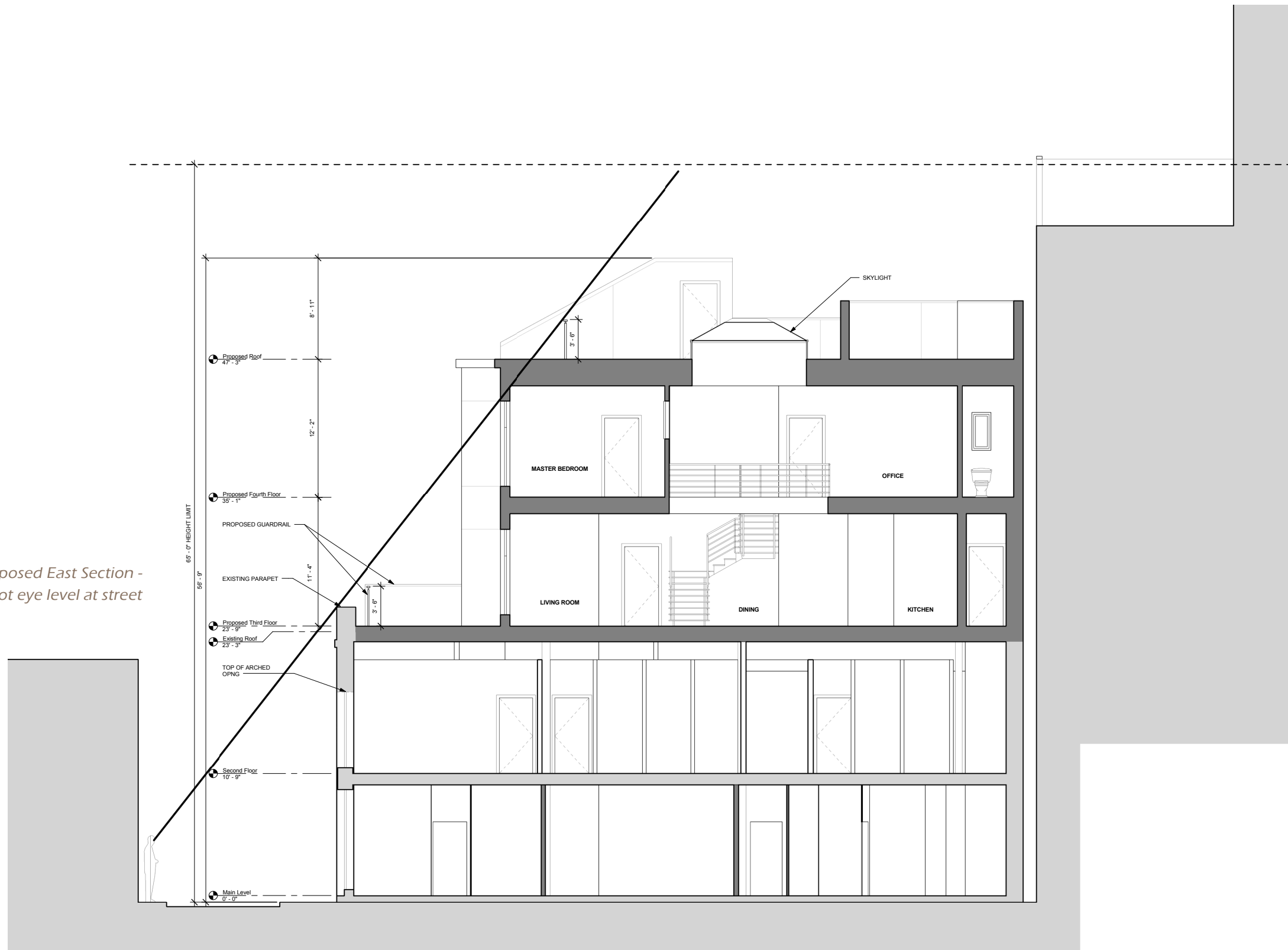
Existing South Elevation



Proposed South Elevation

Scope of Work

*Proposed East Section -
Thick diagonal line represents five foot eye level at street*



Scope of Work



damaged bricks to be replaced



seismic ties to be repaired / painted, abandoned electrical boxes to be removed and patched



excess mortar and stucco to be removed, missing bricks to be replaced



Non-historic ceramic tile/cement plaster parapet to be removed and replaced with brick to match existing. See elevation on page 25 for proposed design.



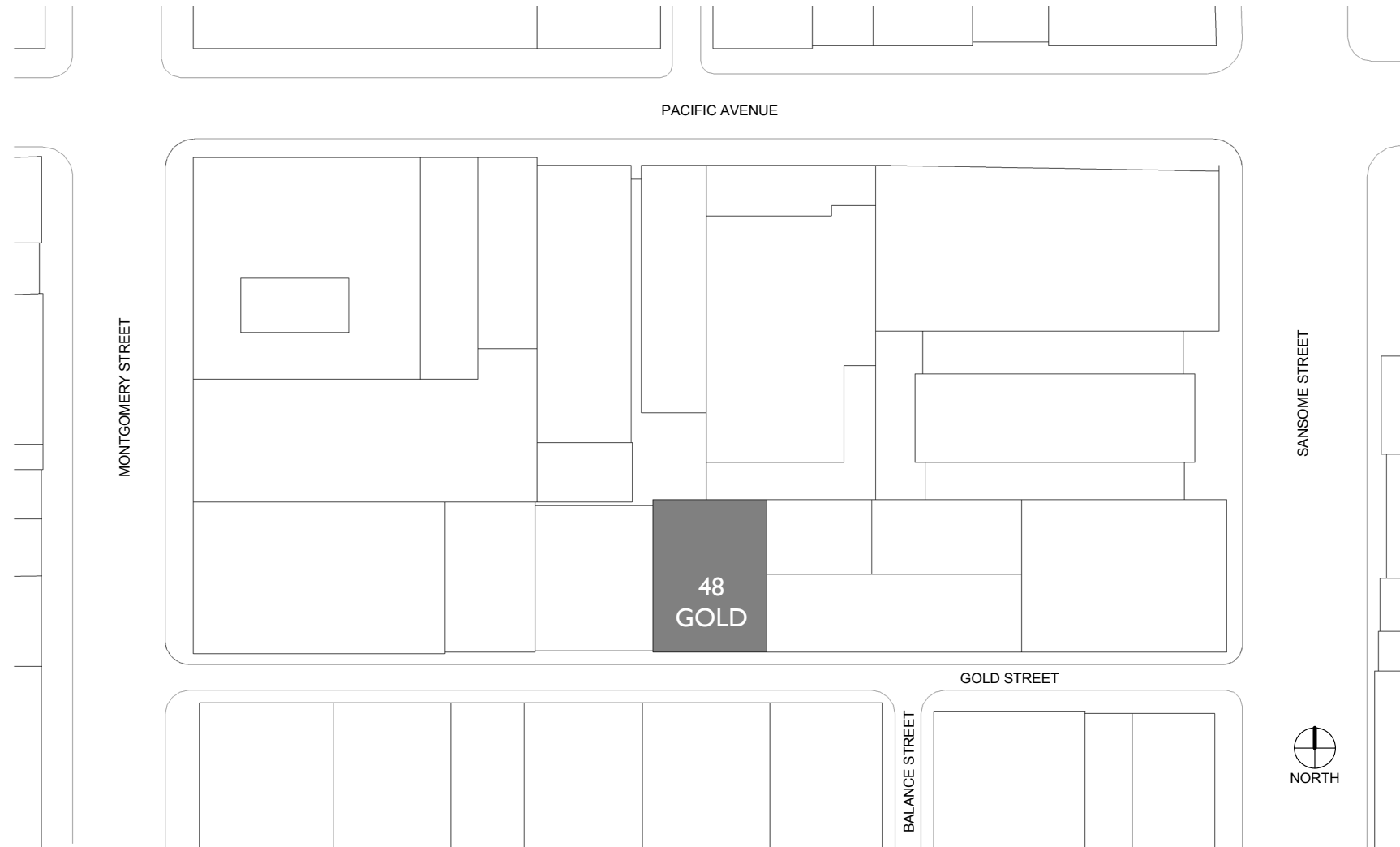
missing bricks to be replaced

Repairs to Existing Brick:

In a previous remodel, a cement plaster finish was removed from the brick. This process removed the fire skin layer of the brick leaving the softer core more vulnerable to wear and weather.

The proposed scope of work will repair the brick facade by replacing missing units, repairing spalling, and repointing.

Scope of Work



view looking northwest towards 56 Gold St (Bix)



view looking north towards buildings fronting Pacific Street
existing roof terrace on adjacent buildings

Site Plan Context



view looking southwest towards Gold, 48 Gold
parapet in foreground

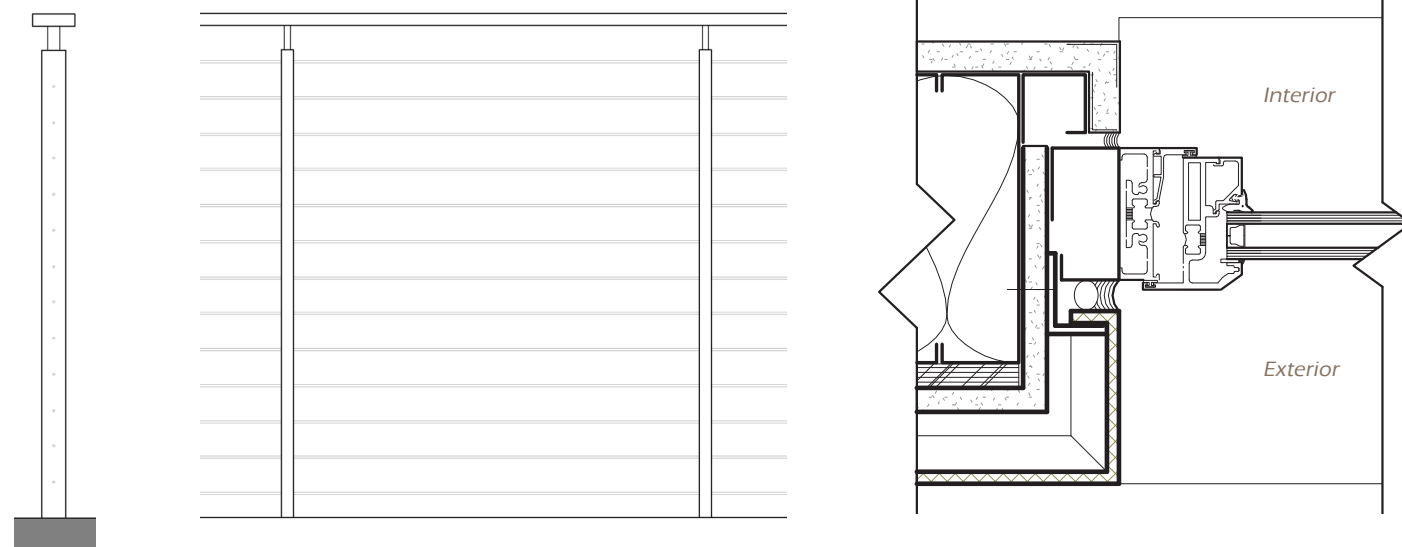


view looking south towards Gold and Pacific



view looking southeast towards 40 Gold (Black Board)
existing roof terrace on adjacent building

Scope of Work



Detail at new construction showing proposed deeply recessed window detail, beveled window profile, and metal panel system



Metal panel color to be similar to McElroy Metal, Ash Grey (see provided sample)

Stainless cable rail with powder coated steel plate verticals & top rail



Proposed metal panel system. Example photo of deeply recessed windows, corners and joint module



Proposed metal panel system. Pictured here at upper levels over brick

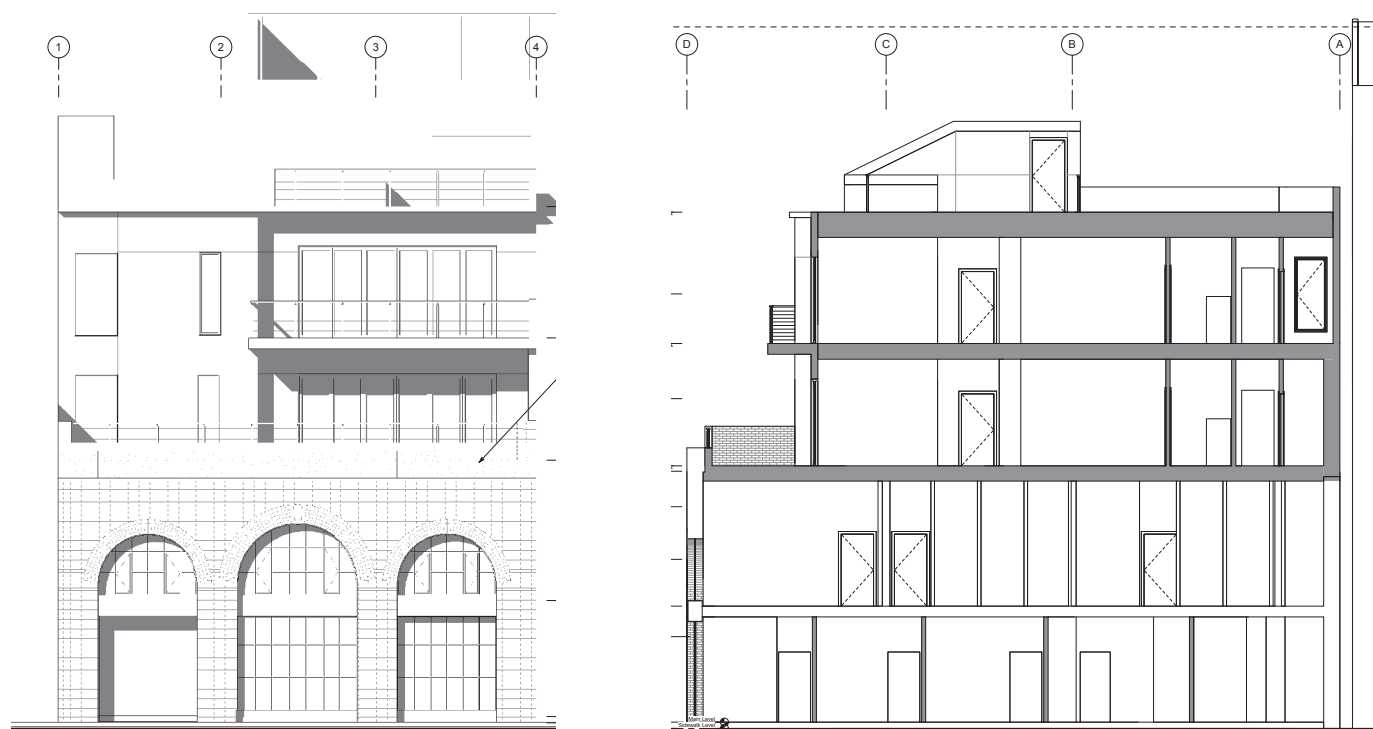
Chronology of Changes



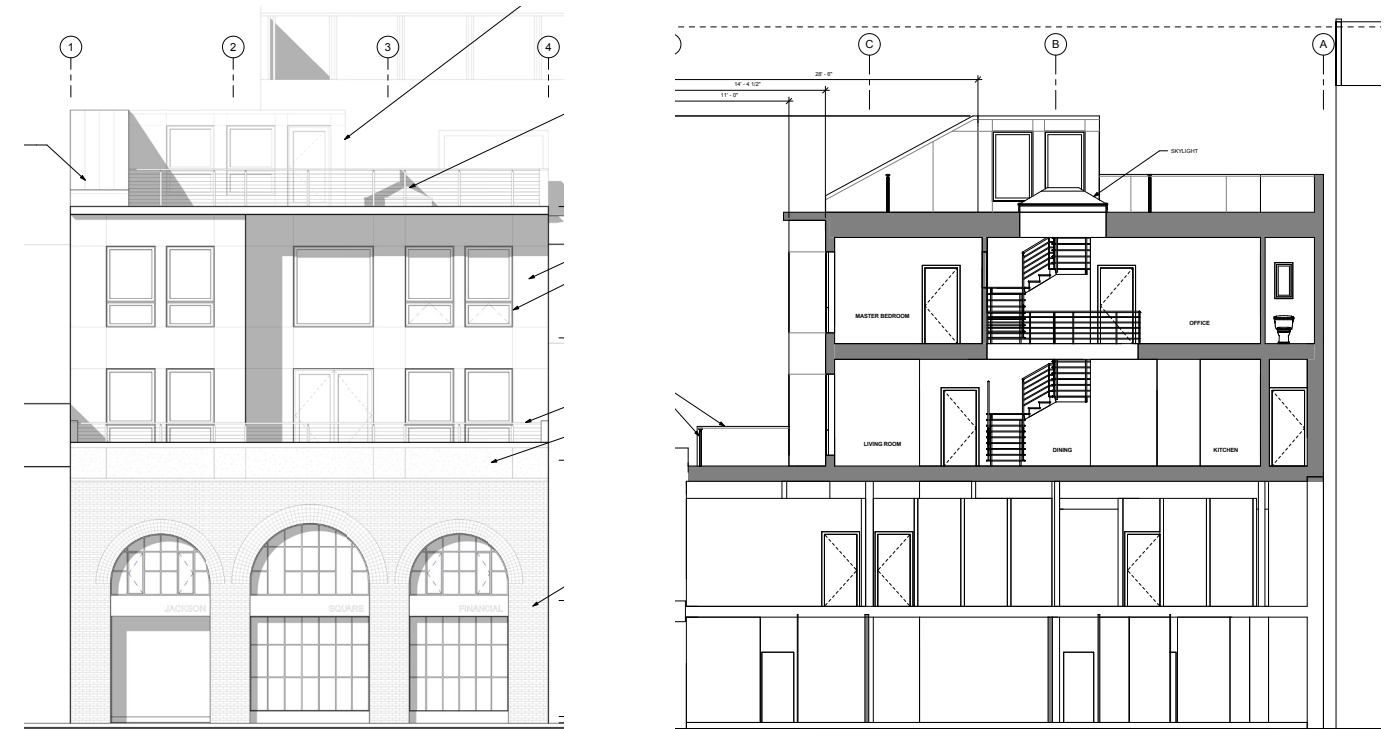
Submission 1_
3 story, 2 unit addition with elevator going to roof terrace



Submission 2_
3 story, 2 unit addition with elevator stopping at 4th Floor

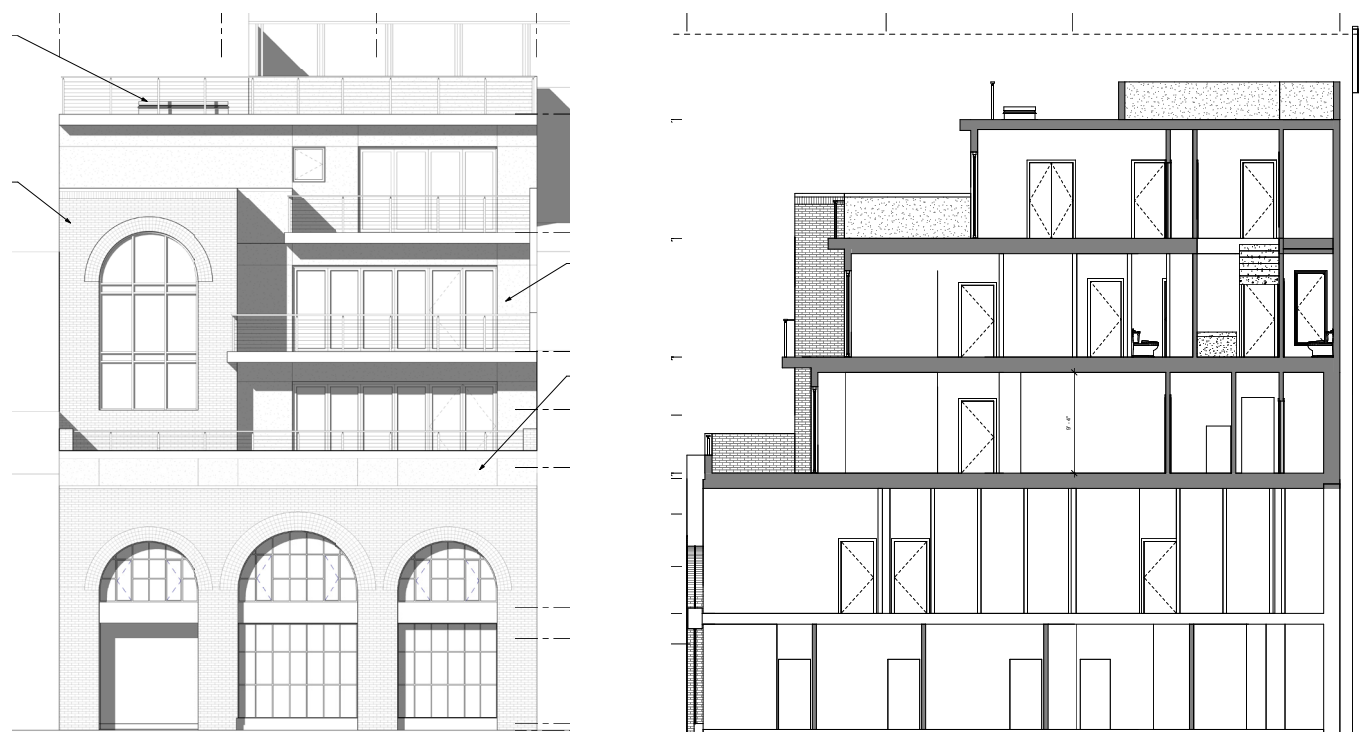


Submission 5_
2 story, 2 unit addition with roof access, metal panels at stair/elevator



Submission 6_
2 story, 1 unit addition with interior stair to roof - balcony at fourth floor removed - increased setback from street

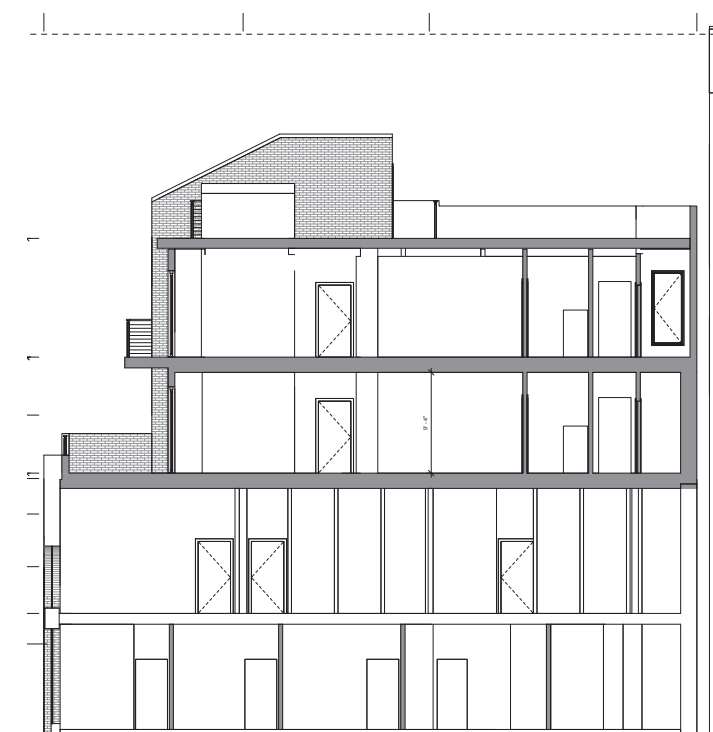
Chronology of Changes



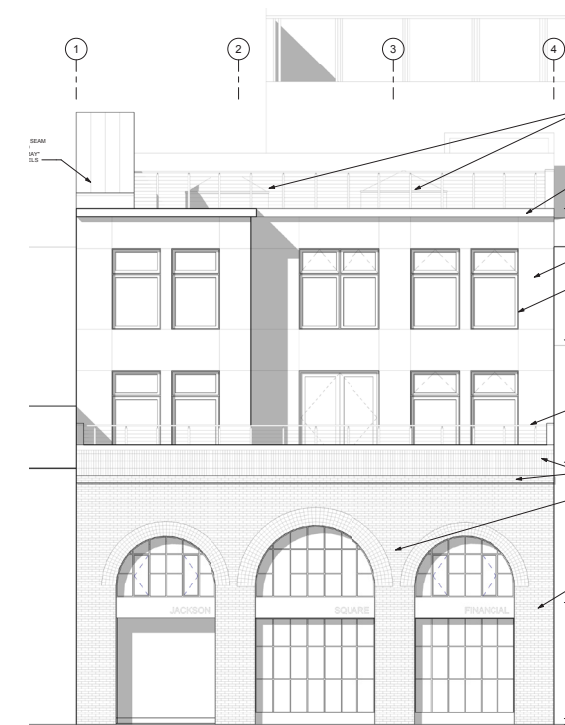
Submission 3_
3 story, 2 unit addition - stairs to roof removed



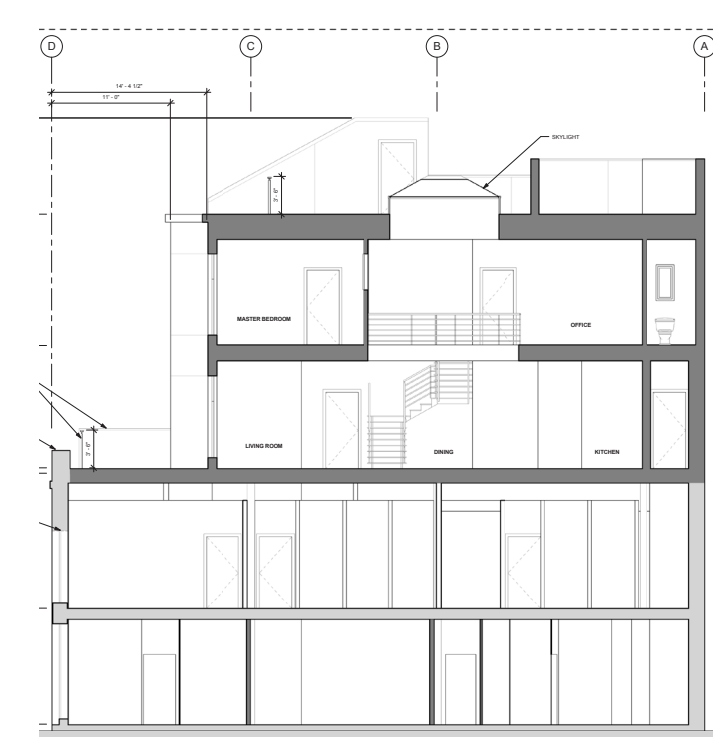
Submission 4_
2 story, 2 unit addition with roof terrace



These submittal drawings reflect the design iterations and changes in our collaboration with the San Francisco Planning Department.



Proposed Submission_
Elevation refinements - removed internal unit stair to roof



Project Description

The following is a description of the proposed project provided by Scott Kuehne of Suarez-Kuehne Architecture:

This project proposes tenant improvements to the first and second levels and to add two levels to the existing two story structure at 48 Gold Street. The design will take careful measures to preserve all historic details and features of the existing building, and the proposed addition will complement the existing conditions in scale and exterior detailing.

The first and second floor tenant improvement will avoid any exterior intervention to the building. The addition above the second floor steps back from the plane of the existing facade, in order to maintain the existing character of 48 Gold Street. A terrace is provided at the third level and a roof deck at the upper level. Windows and doors within the addition have been proportioned to the existing steel sash windows and doors of the existing facade, which complement the character of the existing building. The current ground floor access to the building will be maintained, and upgraded to be compliant with current ADA accessibility requirements.

The proposed elevation for the addition will utilize metal wall panels to be compatible with the existing structure but distinctly differentiated. The existing tile parapet, currently in disrepair, will be replaced with new brick to accentuate the character of the original building.²¹

Secretary of the Interior's Standards Analysis Summary

This section provides an analysis of the project drawings prepared by Suarez-Kuehne Architecture and dated July 30, 2014 and the proposed project's compliance with the Secretary of the Interior's Standards for Rehabilitation. (See Appendix C for an overview of the Secretary's Standards.)

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

The building at 48 Gold Street was originally used as a fish-processing facility, and over time the use has transitioned into offices. The proposed project will retain offices at the existing first and second floors and add two floors for residential use. No alterations to the main elevation are proposed that will affect the character-defining features, and those changes that are proposed are in keeping with the style and proportion of the building's current design.

Overall, the proposed project is compliant with Standard 1.

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

In general, the proposed project will retain and preserve the majority of the character-defining features identified above in Section 5.4. According to the architect's project description and proposed drawings, no historic materials or features are planned for removal.

Overall, the proposed project is compliant with Standard 2.

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

The proposed plans submitted by the architect do not indicate the addition of conjectural features or architectural elements from other buildings.

Overall, the proposed project is compliant with Standard 3.

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

Compliance with the Secretary's Standards

Alterations to the building over time have primarily focused on the building interior and rear portions. Some windows, particularly at the main elevation, have been replaced with modern sash, although the window openings appear to retain the original configuration. Research does not indicate that any of these alterations have attained significance over time.

Overall, the proposed project is compliant with Standard 4.

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

The proposed project will retain and preserve all of the distinctive exterior features that characterize the property at 48 Gold Street, including:

- Brick cladding
- Rectangular massing
- Symmetrical façade
- Prominent rowlock arched openings

Overall, the proposed project is compliant with Standard 5.

²¹ Email correspondence with Scott Kuehne, August 15, 2014.

Compliance with the Secretary's Standards

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

The project drawings dated July 30, 2014 indicate that the original brick will be retained and restored. To ensure the restoration efforts are compliant with the Standards, restoration methods should be performed in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards for Treatment)*. (See Appendix #.)

If the restoration of the brick follows the *Standards for Treatment*, the project will be compliant with Standard 6.

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

No cleaning is proposed for the subject property. However, if cleaning is deemed necessary, then cleaning should be performed in accordance with the *Standards for Treatment*

Overall, the proposed project is compliant with Standard 7.

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

An archaeological evaluation is beyond the scope of this analysis. However, in the event materials are found during the demolition or construction process, a qualified archaeologist should be consulted for assessment and mitigation recommendations.

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 addition's proportions and design do not overwhelm or compete with the historic building's size and architectural design. No historic materials are proposed for removal. The non-historic tile at the cornice will be removed and replaced with brick and mortar that will match the existing brick. Proposed new materials are in keeping with the style of the original. The new addition will be differentiated from the original construction with metal wall panels. The materials will complement, but not match, the existing building as well as the Jackson Square Historic District. Furthermore, the upper addition appears to be in proportion to the surrounding neighborhood, where buildings rise up to five stories.²² The subject building is located in a narrow alley, so views of the addition from street level will be limited.

Overall, the proposed addition appears compliant with Standard 9.

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

Proposed alterations have been designed in such a manner that they will be perceived as clearly additive to the existing building and can be removed in the future without negatively impacting the building's historic materials or overall significance.

Overall, the proposed project is compliant with Standard 10.

Conclusion

With incorporation of the *Standards for Treatment*, ARG concludes that the proposed project is in compliance with the *Secretary of the Interior's Standards for Rehabilitation* and would not cause a substantial adverse change in any historical resources for purposes of the California Environmental Quality Act (CEQA). In particular, the proposed project does not appear to have the potential to adversely affect any contributor to the Jackson Square Historic District and would not cause a substantial adverse change in the district.

²² Most of the historic buildings are up to three stories in height. The new construction at 40 Gold Street rises four stories.

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48 GOLD STREET, LLC

Certificate of Appropriateness Architectural Set

San Francisco, California

SEPTEMBER 17, 2014

Project Team

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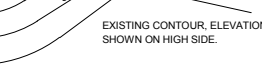
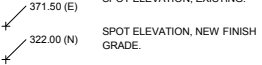

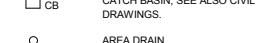


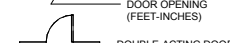


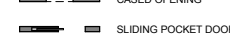

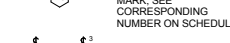

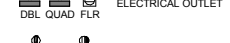
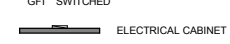
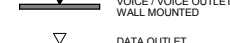
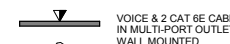
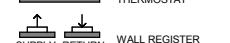

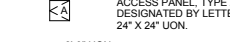
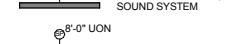

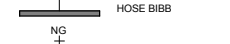
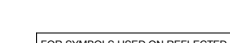
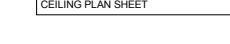

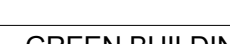






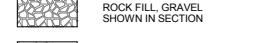
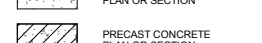
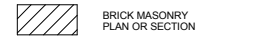
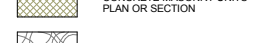
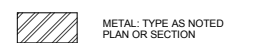
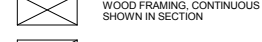
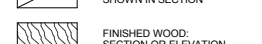

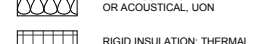





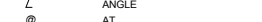
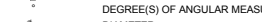
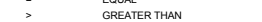


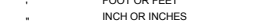





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ARCHITECTURAL ABBREVIATIONS

A	G	Q - R
AB ANCHOR BOLT ABBREVIATION AC ASPHALT CONCRETE ACOUS ACOUSTICAL ACT ACOUSTICAL CEILING TILE AD AREA DRAIN AFF ABOVE FINISH FLOOR AFG ABOVE FINISH GRADE AFS ABOVE FINISH SLAB AP ACCESS PANEL ARCH ARCHITECT(URAL) ASPH ASPHALT	GA GAUGE, GAGE GALV GALVANIZED GALVI GALVANIZED IRON GB GRAB BAR GC GENERAL CONTRACTOR GFRC GLASS-FIBER REINFORCED CONCRETE GFRG GLASS-FIBER REINFORCED GYPSUM GL GLASS GL BLK GLASS BLOCK GLU LAM GLUE LAMINATED GLZ GLAZING GND GROUND GR GRADE OR GRADING GYP BD GYPSUM BOARD GYP PLAS GYPSUM PLASTER	QT QUARRY TILE QTY QUANTITY R RISER RA RETURN AIR RAD RADIUS RCP REFLECTED CEILING PLAN RD ROOF DRAIN RDWD REDWOOD REFR REFRIGERATOR REG REGISTER REINFOR (D) (ING) (MENT) REQD REQUIRED RESIL RESILIENT RET RETURN REV REVISION RH RIGHT HAND RHMS ROUND HEAD MACHINE SCREW RHWS ROUND HEAD WOOD SCREW RND ROUND RO ROUGH OPENING RWL RAIN WATER LEADER
BD BOARD BET BETWEEN BITUM BITUMINOUS BKG BACKING BLDG BUILDING BLKG BLOCKING BM BEAM BT BOLT BOT BOTTOM BURS BUILT UP ROOFING SYSTEM	HB HOSE BIBB HD HEAD HDBD HARDBOARD HDWD HARDWOOD HDWE HARDWARE HGT HEIGHT HM HOLLOW METAL HNDRL HANDRAIL HORIZ HORIZONTAL HPT HIGH POINT HR HOUR HVAC HEATING-VENTILATION-AIR CONDITIONING HVP HARDWOOD VENEER PLYWOOD HW HOT WATER	S SOUTH SA SUPPLY AIR SB SPLASH BLOCK SC SOLID CORE SCHED SCHEDULE SCR SHOWER CURTAIN ROD SCRN SCREEN SD SOAP DISH SDL SOAP DISPENSER, LIQUID SEP JT SEPARATION JOINT SHT SHEET, SHEETING SHV SHELVES, SHELVING SIM SIMILAR SK SINK SMS SHEET METAL SCREW SPEC SPECIFICATION SPKLR SPRINKLER SPKR SPEAKER SQ SQUARE SQ FT SQUARE FOOT SQ INCH SQUARE INCH SS SANITARY SEWER SSD SEE STRUCTURAL DRAWINGS SST STAINLESS STEEL STC SOUND TRANSMISSION CLASS STD STANDARD STL STEEL STOR STORAGE STRUCT STRUCTURAL STS SELF-TAPPING SCREW SUSP SUSPENDED
CAB CABINET CARPET CARPET CB CATCH BASIN CCTV CLOSE CIRCUIT TELEVISION CEM CEMENT CER TILE CERAMIC TILE CFE CONTRACTOR FURNISHED EQUIPMENT CI CAST IRON CL CENTER LINE CLG CEILING CLJ CONTROL JOINT CLR CLEAR CNTR COUNTER CO CLEAN OUT COL COLUMN CONC CONCRETE CONT CONTINUOUS CSK CONTERSUNK CSWK CASEWORK CUST CUSTOM CW COLD WATER	I - J - K ID INSIDE DIAMETER INCAND INCANDESCENT INFO INFORMATION INSUL INSULATION INTR INTERIOR JB JUNCTION BOX JT JOINT	T TREAD T&B TOP AND BOTTOM T&G TONGUE AND GROOVE TB TOWEL BAR TC TOP OF CONCRETE, TOP OF CURB TEL TELEPHONE THERM THERMAL THK THICK, THICKNESS THRES THRESHOLD THRU THROUGH TEMP GL TEMPERED GLASS TOT TOTAL TP TOP OF PAVEMENT TPD TOILET PAPER DISPENSER TPH TOILET PAPER HOLDER TSL TOP OF SLAB TST TOP OF STEEL TV TELEVISION TW TOP OF WALL TYP TYPICAL
DBL DOUBLE DEMO DEMOLISH DIA DIAMETER DIAG DIAGONAL DIFF DIFFUSER DIM DIMENSION DMFP DAMPROOFING DN DOWN DS DOWNSPOUT DT DRAIN TILE, DRAPERY TRACK DWTR DUMBWAITER	L LAVATORY LDD LINEAR CEILING DIFFUSER LH LEFT HAND LIN LINEAR LOC LOCATION LPT LOW POINT LT LIGHT LTG LIGHTING	U UNDER COUNTER UNEX UNEXCAVATED UON UNLESS OTHERWISE NOTED UPS UNINTERRUPTIBLE POWER SUPPLY
DBL DOUBLE DEMO DEMOLISH DIA DIAMETER DIAG DIAGONAL DIFF DIFFUSER DIM DIMENSION DMFP DAMPROOFING DN DOWN DS DOWNSPOUT DT DRAIN TILE, DRAPERY TRACK DWTR DUMBWAITER	M MACHINE BOLT MC MEDICINE CABINET MDO MEDIUM DENSITY OVERLAY MEMB MEMBRANE MET METAL MFR MANUFACTURER MIN MINIMUM MIR MIRROR MISC MISCELLANEOUS ML METAL LATH MO MASONRY OPENING MOD MODULE, MODULAR MTD MOUNTED MULL MULLION	V VINYL BASE, VALVE BOX VBO VACUUM CLEANER OUTLET VCT VINYL COMPOSITION TILE VERT VERTICAL VIF VERIFY IN FIELD VNR VENEER
(E) EXISTING E EAST EA EACH ECAB ELECTRICAL CABINET EIFS EXTERIOR INSULATION FINISH SYSTEM EL ELEVATION EO ELECTRICAL OUTLET EOS EDGE OF SLAB EP ELECTRICAL PANEL EQ EQUAL EQUIV EQUIVALENT EXP EXPANSION EXTR EXTRUSION	L LAVATORY LDD LINEAR CEILING DIFFUSER LH LEFT HAND LIN LINEAR LOC LOCATION LPT LOW POINT LT LIGHT LTG LIGHTING	W WEST W WITH WO WITH OUT WW WALL TO WALL WC WATER CLOSET WD WOOD WDW WINDOW WF WIDE FLANGE WO WHERE OCCURS WP WORKING POINT/WATER PROOF WR WATER RESISTANT WSCOT WAINSCOT
FA FIRE ALARM FAWS FLUID-APPLIED WATERPROOFING SYSTEM FD FLOOR DRAIN FDN FOUNDATION FHMS FLAT HEAD MACHINE SCREW FHWS FLAT HEAD WOOD SCREW FIN FINISH FIN FL FINISH FLOOR FIN GR FINISH GRADE FL FLOOR(ING) FLAM FLAMMABLE FLASH FLASHING FLUOR FLUORESCENT FOC FACE OF CONCRETE FOF FACE OF FINISH FOM FACE OF MASONRY FOP FACE OF PARTITION ASSEMBLY FOS FACE OF STUDS FRPF FIREPROOFING FASTNER FASTENER FT FOOT, FEET FTG FOOTING FURN FURNITURE FURR FURRING FXT FIXTURE	N (N) NEW N NORTH NA NOT APPLICABLE NIC NOT IN CONTRACT NOM NOMINAL NRC NOISE REDUCTION COEFFICIENT NTS NOT TO SCALE	X - Y - Z XFMR TRANSFORMER
F FIRE ALARM FAWS FLUID-APPLIED WATERPROOFING SYSTEM FD FLOOR DRAIN FDN FOUNDATION FHMS FLAT HEAD MACHINE SCREW FHWS FLAT HEAD WOOD SCREW FIN FINISH FIN FL FINISH FLOOR FIN GR FINISH GRADE FL FLOOR(ING) FLAM FLAMMABLE FLASH FLASHING FLUOR FLUORESCENT FOC FACE OF CONCRETE FOF FACE OF FINISH FOM FACE OF MASONRY FOP FACE OF PARTITION ASSEMBLY FOS FACE OF STUDS FRPF FIREPROOFING FASTNER FASTENER FT FOOT, FEET FTG FOOTING FURN FURNITURE FURR FURRING FXT FIXTURE	O ON CENTER OD OUTSIDE DIAMETER OFCI OWNER FURNISHED-CONTRACTOR INSTALLED OFDI OWNER FURNISHED-OWNER INSTALLED OH OPPOSITE HAND OPRG OVERFLOW ROOF DRAIN OVHD OVERHEAD	
FIRE ALARM FAWS FLUID-APPLIED WATERPROOFING SYSTEM FD FLOOR DRAIN FDN FOUNDATION FHMS FLAT HEAD MACHINE SCREW FHWS FLAT HEAD WOOD SCREW FIN FINISH FIN FL FINISH FLOOR FIN GR FINISH GRADE FL FLOOR(ING) FLAM FLAMMABLE FLASH FLASHING FLUOR FLUORESCENT FOC FACE OF CONCRETE FOF FACE OF FINISH FOM FACE OF MASONRY FOP FACE OF PARTITION ASSEMBLY FOS FACE OF STUDS FRPF FIREPROOFING FASTNER FASTENER FT FOOT, FEET FTG FOOTING FURN FURNITURE FURR FURRING FXT FIXTURE	P PARTICLEBOARD PC PORTLAND CEMENT PDF POWDER DRIVEN FASTENER PERF PERFORATED PERIM PERIMETER PERP PERPENDICULAR PL PLATE OR PROPERTY LINE PLAM PLASTIC LAMINATE PLAS PLASTER PLYWD PLYWOOD PNL PANEL PRKG PARKING PROP PROPERTY PT POINT PTD PAINTED PTN PARTITION PVG PAVING	

ARCHITECTURAL SYMBOLS

SITE PLAN SYMBOLS	DRAWING SYMBOLS
 NEW FINISH CONTOUR, ELEVATION SHOWN ON HIGH SIDE.  EXISTING CONTOUR, ELEVATION SHOWN ON HIGH SIDE.  SPOT ELEVATION, EXISTING.  SPOT ELEVATION, NEW FINISH GRADE.  LIGHT STANDARD.  CATCH BASIN, SEE ALSO CIVIL DRAWINGS.  AREA DRAIN. 	 SINGLE DOOR  DOOR OPENING (FEET-INCHES)  DOUBLE-ACTING DOOR  PAIR DOORS: UNEQUAL SIZES  PAIR DOORS: EQUAL SIZES  CASSED OPENING  SLIDING POCKET DOOR  BI-FOLD DOOR  PAIR: BI-FOLD DOORS  WINDOW IDENTIFYING MARK, SEE CORRESPONDING NUMBER ON SCHEDULE  LIGHT SWITCH SINGLE POLE, 3-WAY  LIGHT SWITCH, DIMMABLE  ELECTRICAL OUTLET  GFI SWITCHED ELECTRICAL OUTLET  ELECTRICAL CABINET  VOICE / VOICE OUTLET, WALL MOUNTED  DATA OUTLET, WALL MOUNTED  VOICE & 2 CAT 6E CABLES IN MULTI-PORT OUTLET, WALL MOUNTED  THERMOSTAT  WALL REGISTER  FLOOR REGISTER  ACCESS PANEL, TYPE AS DESIGNATED BY LETTER, 24" X 24" UON.  INFRA RED REMOTE, SOUND SYSTEM  SPEAKER, WALL MOUNTED  DIGITAL TELEVISION WALL OUTLET  HOSE BIBB  NATURAL GAS
HATCH TYPES  EARTH SHOWN IN SECTION  ROCK FILL, GRAVEL SHOWN IN SECTION  CAST-IN-PLACE CONCRETE PLAN OR SECTION  PRECAST CONCRETE PLAN OR SECTION  BRICK MASONRY PLAN OR SECTION  CONCRETE MASONRY UNITS PLAN OR SECTION  STONE: GRANITE, MARBLE, OR AS NOTED  METAL: TYPE AS NOTED PLAN OR SECTION  WOOD FRAMING, CONTINUOUS SHOWN IN SECTION  WOOD BLOCKING SHOWN IN SECTION  FINISHED WOOD: SECTION OR ELEVATION  PLYWOOD SHOWN IN SECTION  BATT INSULATION: THERMAL OR ACOUSTICAL, UON  RIGID INSULATION: THERMAL, ACOUSTICAL, OR SAFING  PLASTER ON METAL LATH SHOWN IN SECTION 	ABBREVIATIONS AS SYMBOLS  ANGLE  AT  CENTER LINE  DEGREE(S) OF ANGULAR MEASURE  DIAMETER  EQUAL  GREATER THAN  LESS THAN  PARALLEL  PERPENDICULAR  PLUS OR MINUS (TOLERANCE) POUND(S) PROPERTY LINE FOOT OR FEET INCH OR INCHES

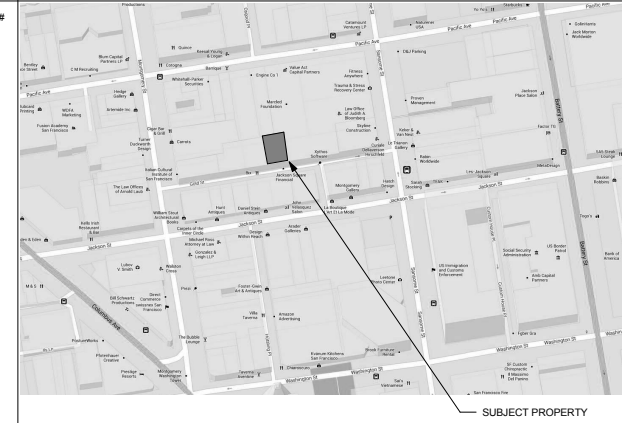
48 GOLD STREET, LLC

CERTIFICATE OF APPROPRIATENESS

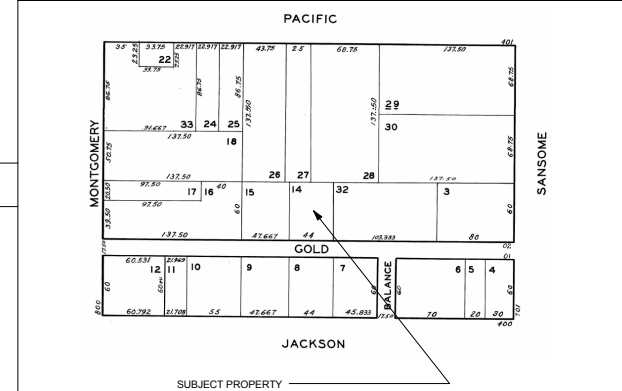
DRAWING INDEX

SHT #	SHT NAME	REV #
A0	INDEX & ABBREVIATIONS	
A0.1	SITE PLAN AND PHOTOS	
A1.1	FIRST FLOOR EXISTING / DEMO PLAN	
A1.2	SECOND FLOOR EXISTING / DEMO PLAN	
A1.3	EXISTING ROOF	
A2.1	FIRST FLOOR PROPOSED PLAN	
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A2.3	THIRD FLOOR PROPOSED PLAN	
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A2.5	PROPOSED ROOF PLAN	
A4.1	EXISTING SOUTH ELEVATION	
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A4.3	PROPOSED SOUTH ELEVATION	
A5.1	PROPOSED SECTION	
A6.1	3D VIEWS	
A6.2	3D VIEWS	
A6.3	3D VIEWS	

VICINITY MAP



ACCESSORS PARCEL MAP



APPLICABLE CODES

- CALIFORNIA BUILDING CODE 2013 (CBC) W/ SAN FRANCISCO CODE AMENDMENTS
- CALIFORNIA ELECTRICAL CODE 2013 (CEC) W/ SAN FRANCISCO CODE AMENDMENTS
- CALIFORNIA MECHANICAL CODE 2013 (CMC) W/ SAN FRANCISCO CODE AMENDMENTS
- CALIFORNIA PLUMBING CODE 2013 (CPC) W/ SAN FRANCISCO CODE AMENDMENTS
- CALIFORNIA FIRE CODE 2013 (CFC)
- CALIFORNIA ENERGY CODE 2013 (CEC)
- CALIFORNIA GREEN BUILDING STANDARDS CODE 2013 (CALGREEN)
- SAN FRANCISCO MUNICIPAL CODE

OCCUPANCY GROUP

RESIDENCE: R-3
OFFICE: B

APPROVAL(S)

CONSTRUCTION TYPE

TYPE II-A

GREEN BUILDING

ZONING DISTRICT

C-2

FIRE SPRINKLERS

SCOPE OF WORK

TENANT IMPROVEMENT OF (E) FIRST AND SECOND LEVEL, AND 2 LEVEL ADDITION OF ONE DWELLING UNIT	
(E) FIRST LEVEL	= 2,677 SF
(E) SECOND LEVEL	= 2,677 SF
TOTAL EXISTING AREA	= 5,354 SF
(N) THIRD FLOOR	= 1,947 SF
(N) FOURTH FLOOR	= 1,947 SF
(N) ROOF STAIR	= 361 SF
TOTAL (N) CONSTRUCTION	= 4,255 SF

DEFERRED SUBMITTAL

A.P.N.

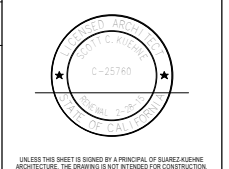
BLOCK 0715
LOT 014

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 tel 415.242.1400

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 48 Gold Street
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 Architect: Suarez-Kuehne Architecture
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 415.242.1400
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INDEX & ABBREVIATIONS

Date: 17 SEPTEMBER 2014
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 Owner #: **A0**
 SKA#



1 View of Existing Facade



2 View of Existing Parapet



3 View of Existing Brick



4 View of Context - Across Gold St.



5 View of Context - East



6 View of Existing Window Bay



7 View of Existing Entry Gate



8 View of Existing Interior - Second Floor Office



9 View of Existing Interior - Second Floor Office



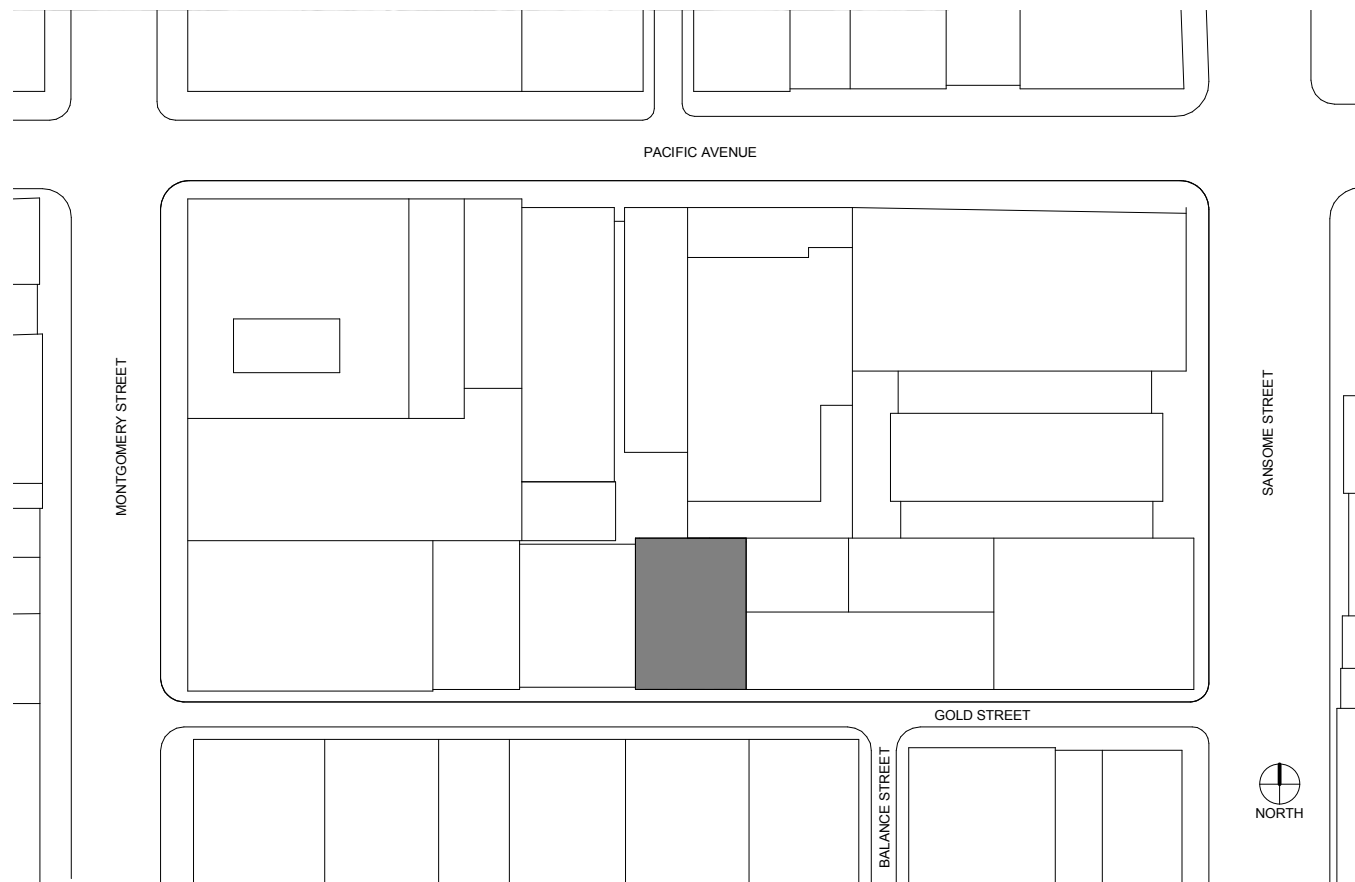
10 View of Existing Interior - Second Floor Office



11 View of Gold Street from West



12 View of Gold Street from East



13 Site Plan
1/32" = 1'-0"

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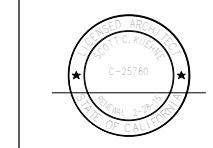
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SITE PLAN AND PHOTOS

Date 17 SEPTEMBER 2014

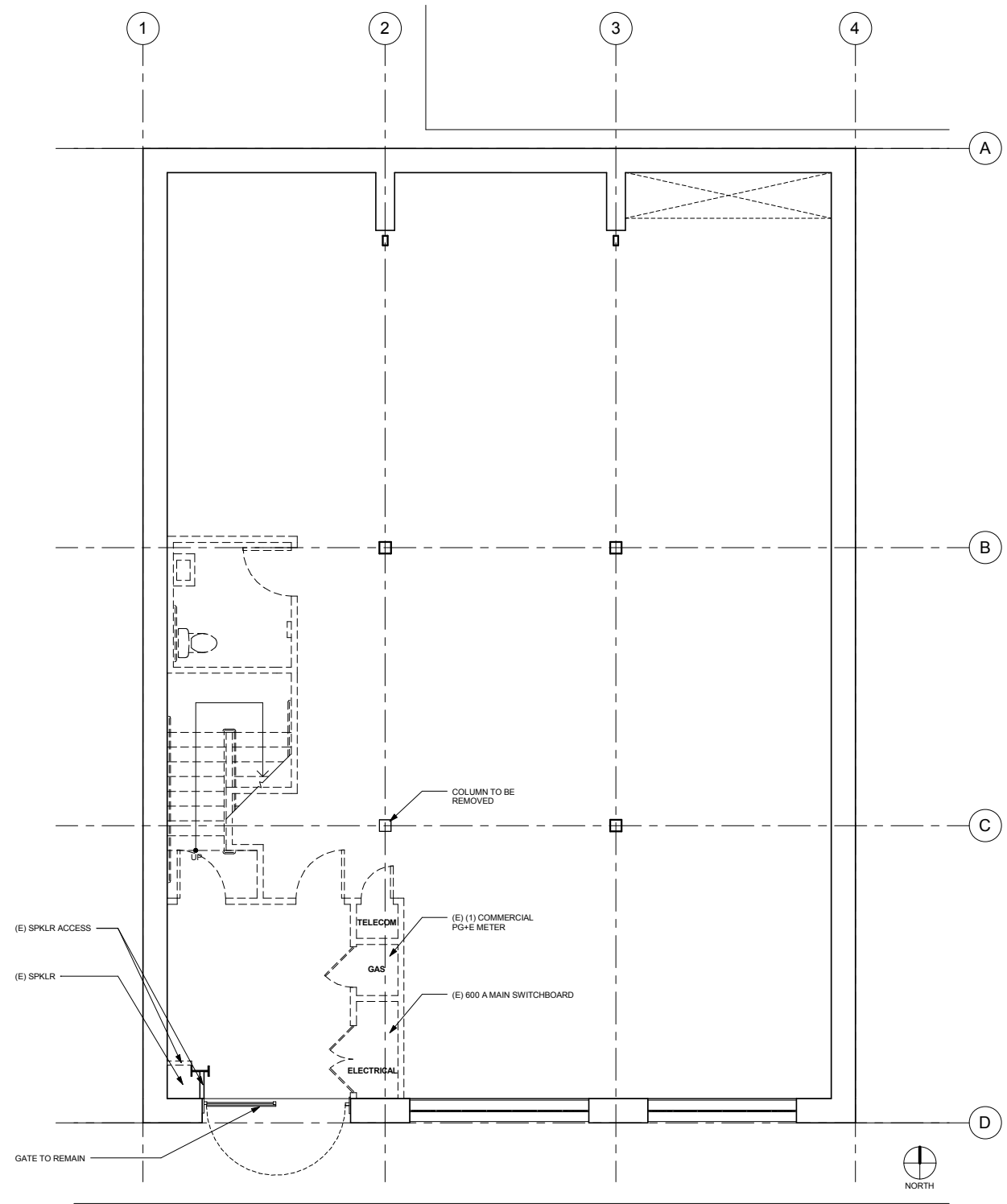
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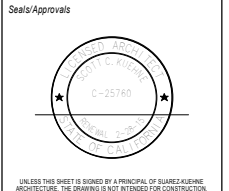
1 Existing / Demo 1st Floor Plan
1/4" = 1'-0"

WALL LEGEND	
	(E) WALL TO REMAIN SHOWN SOLID
	(E) WALL TO BE DEMOLISHED
	(N) WALL SHOWN HATCHED GRAY

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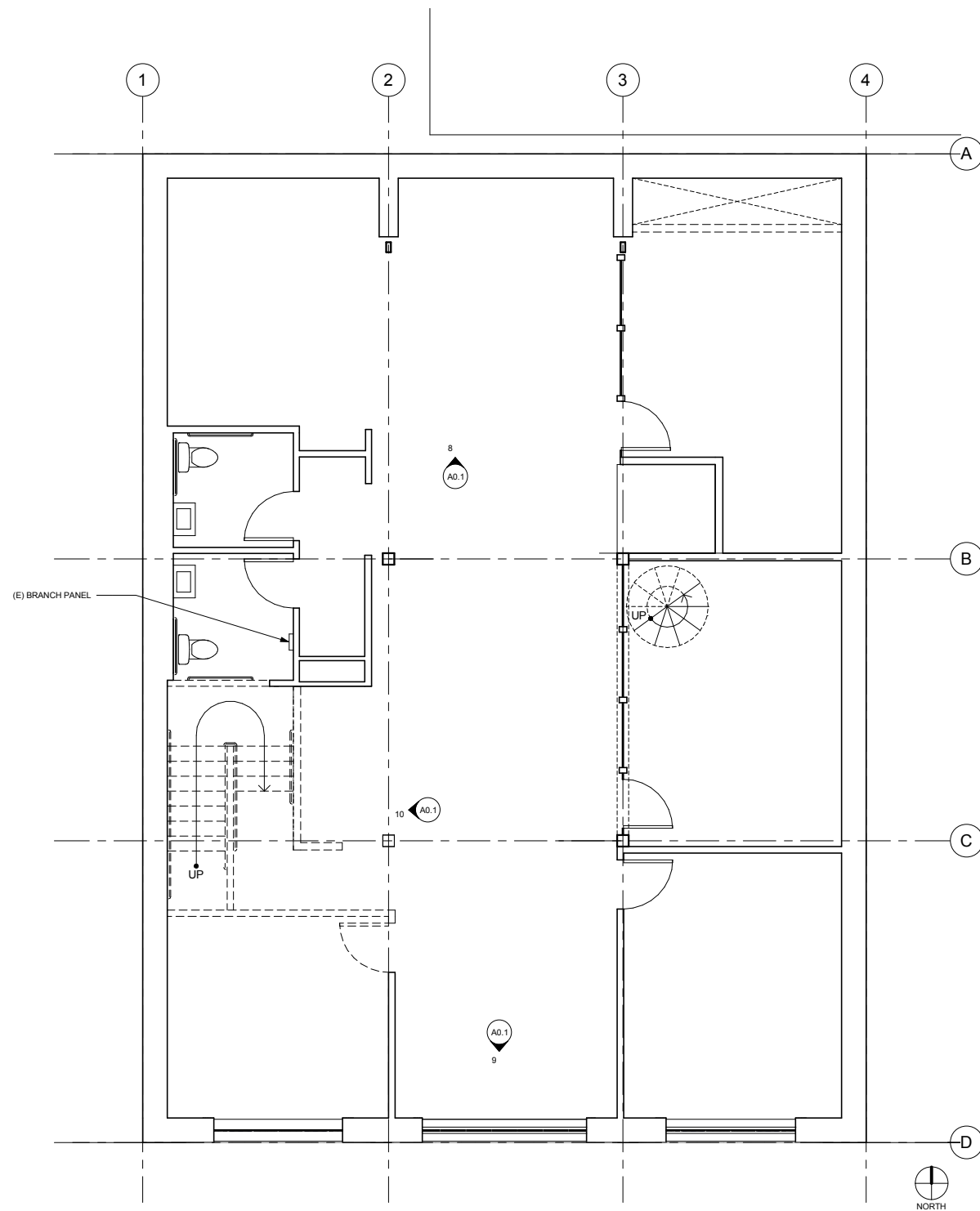


Revisions

Sheet Name
**FIRST FLOOR
 EXISTING /
 DEMO PLAN**

Date 17 SEPTEMBER 2014
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1 Existing / Demo 2nd Floor Plan
1/4" = 1'-0"

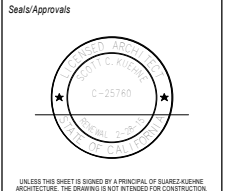
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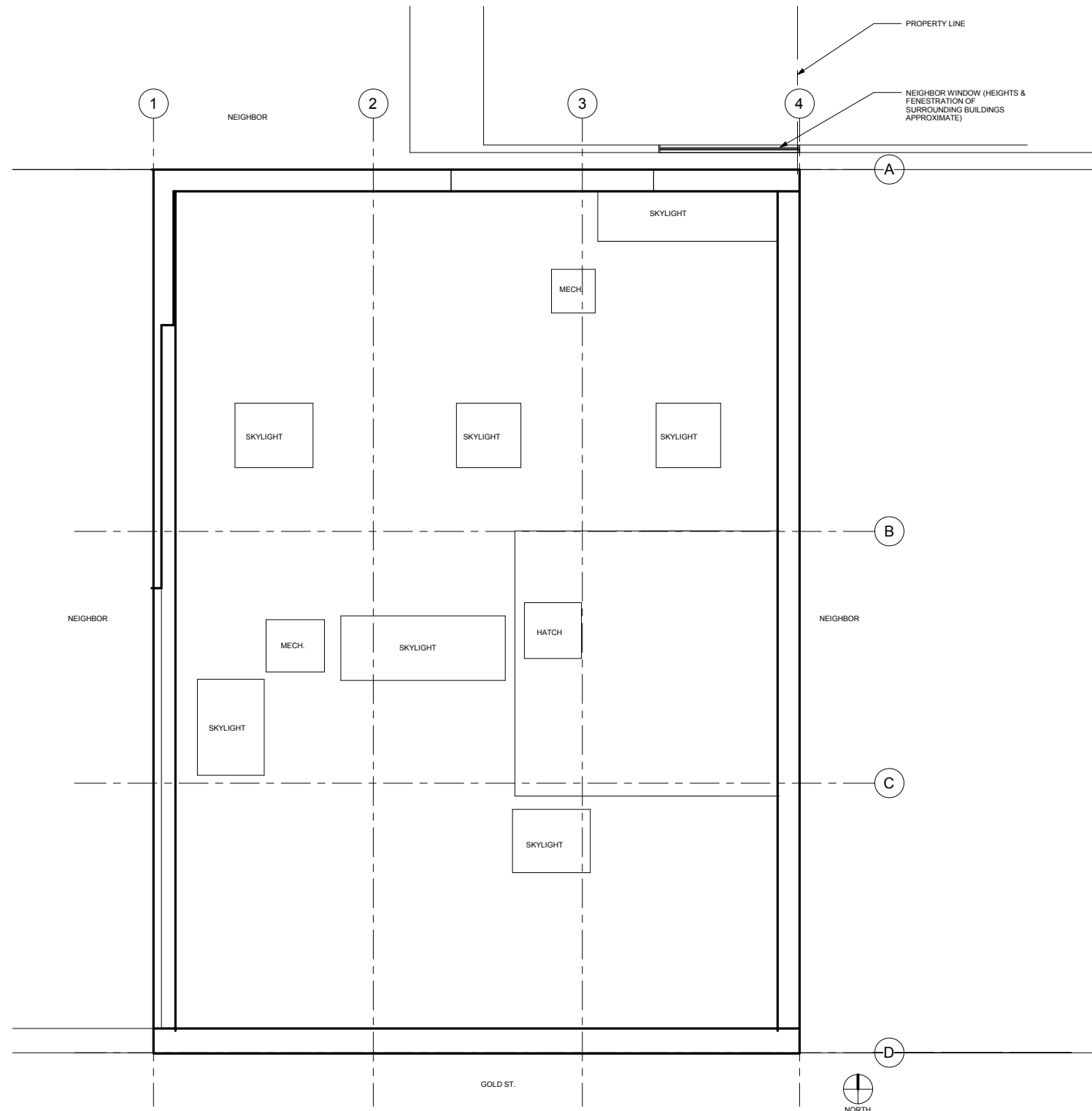
Sheet Name
**SECOND FLOOR
 EXISTING /
 DEMO PLAN**

Date 17 SEPTEMBER 2014

Owner #
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Sheet Number
A1.2

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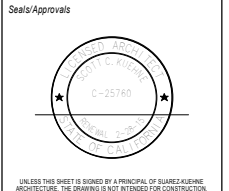
① Existing Roof Plan
1/4" = 1'-0"

WALL LEGEND	
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	(E) WALL TO BE DEMOLISHED
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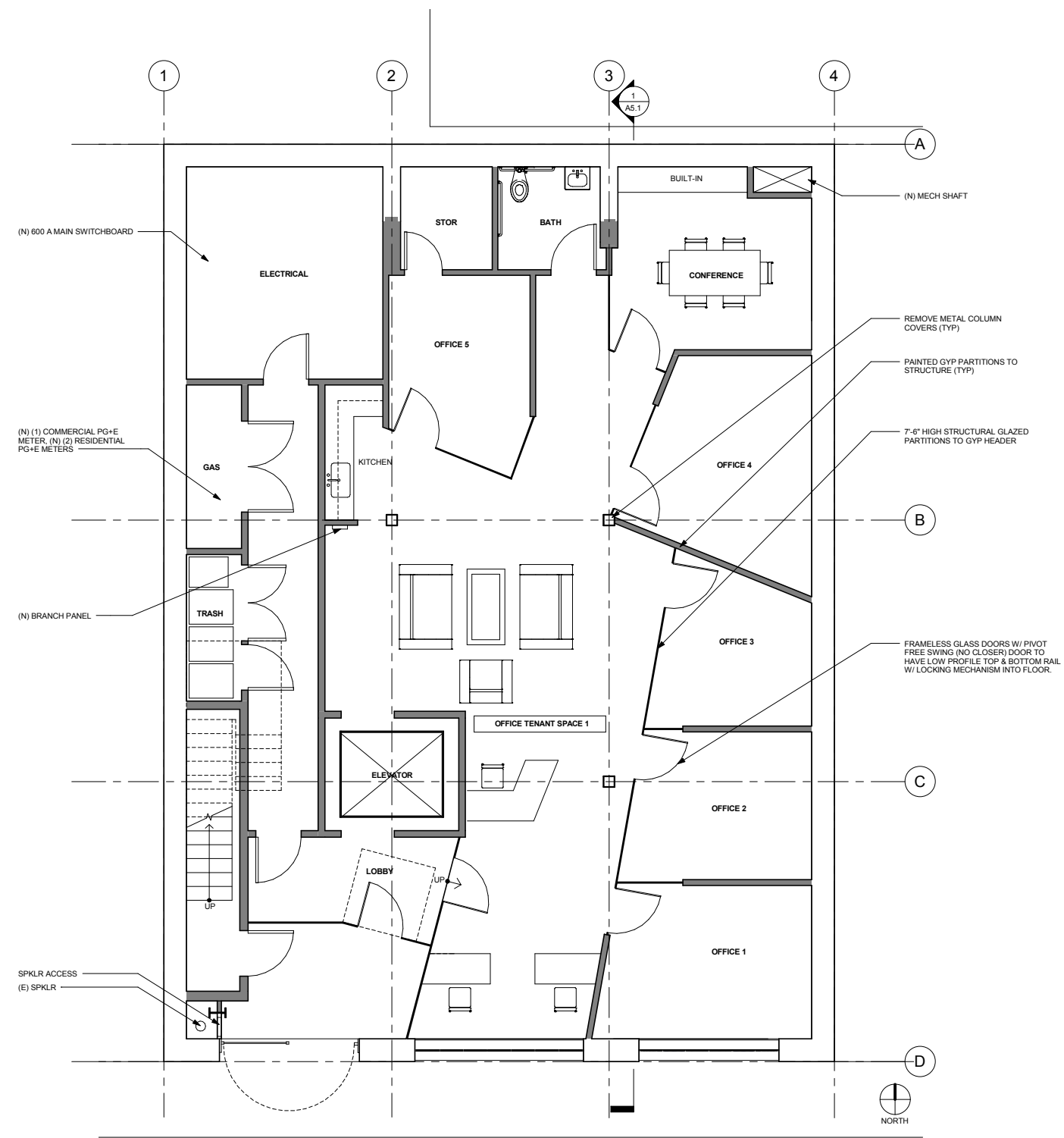


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Sheet Name

EXISTING ROOF

Date 17 SEPTEMBER 2014
 Owner #
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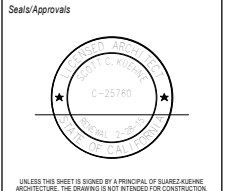
1 Proposed 1st Floor Plan
1/4" = 1'-0"

WALL LEGEND	
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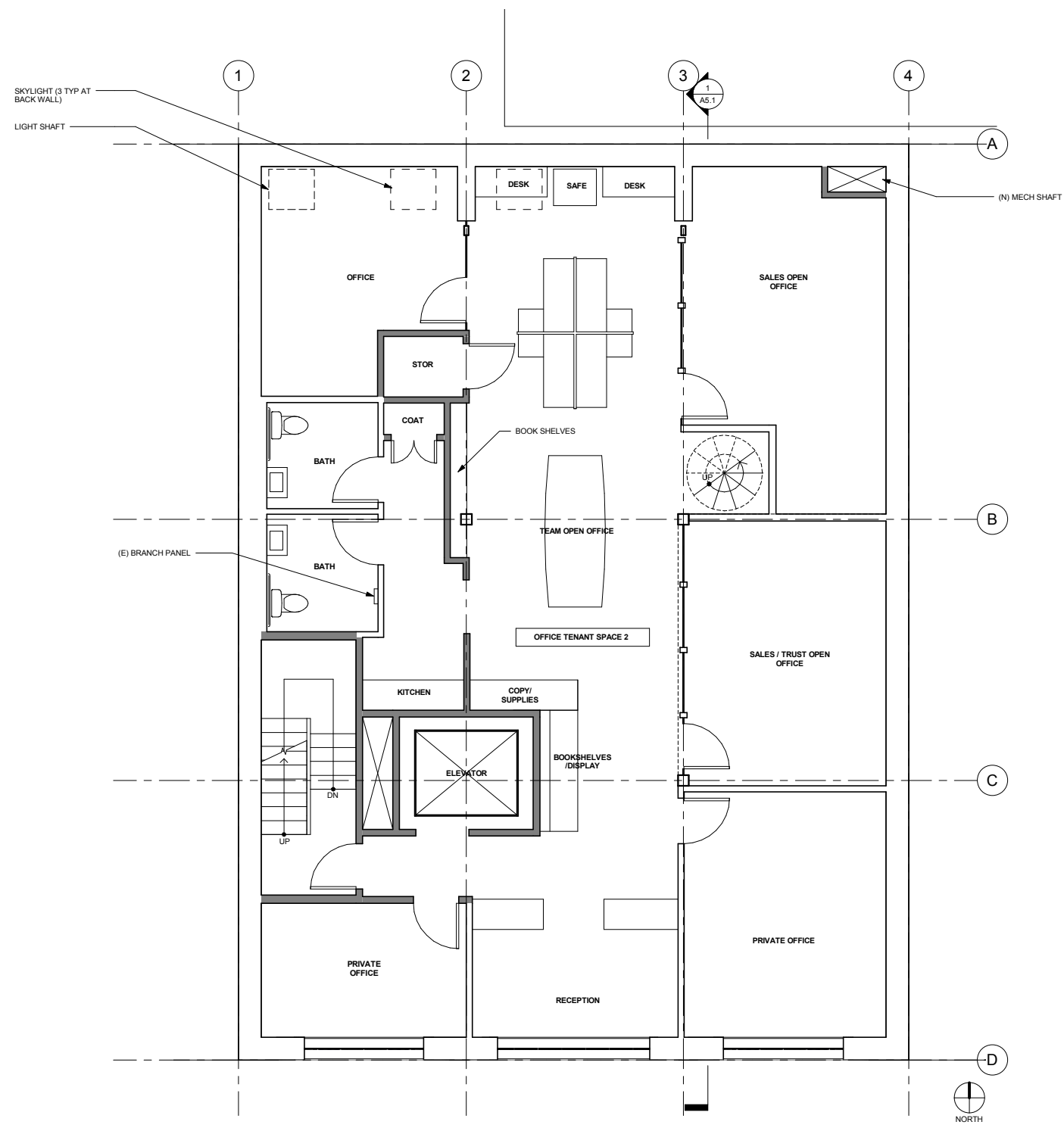


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Sheet Name
**FIRST FLOOR
 PROPOSED
 PLAN**

Date 17 SEPTEMBER 2014
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1 Proposed 2nd Floor Plan
1/4" = 1'-0"

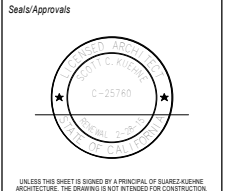
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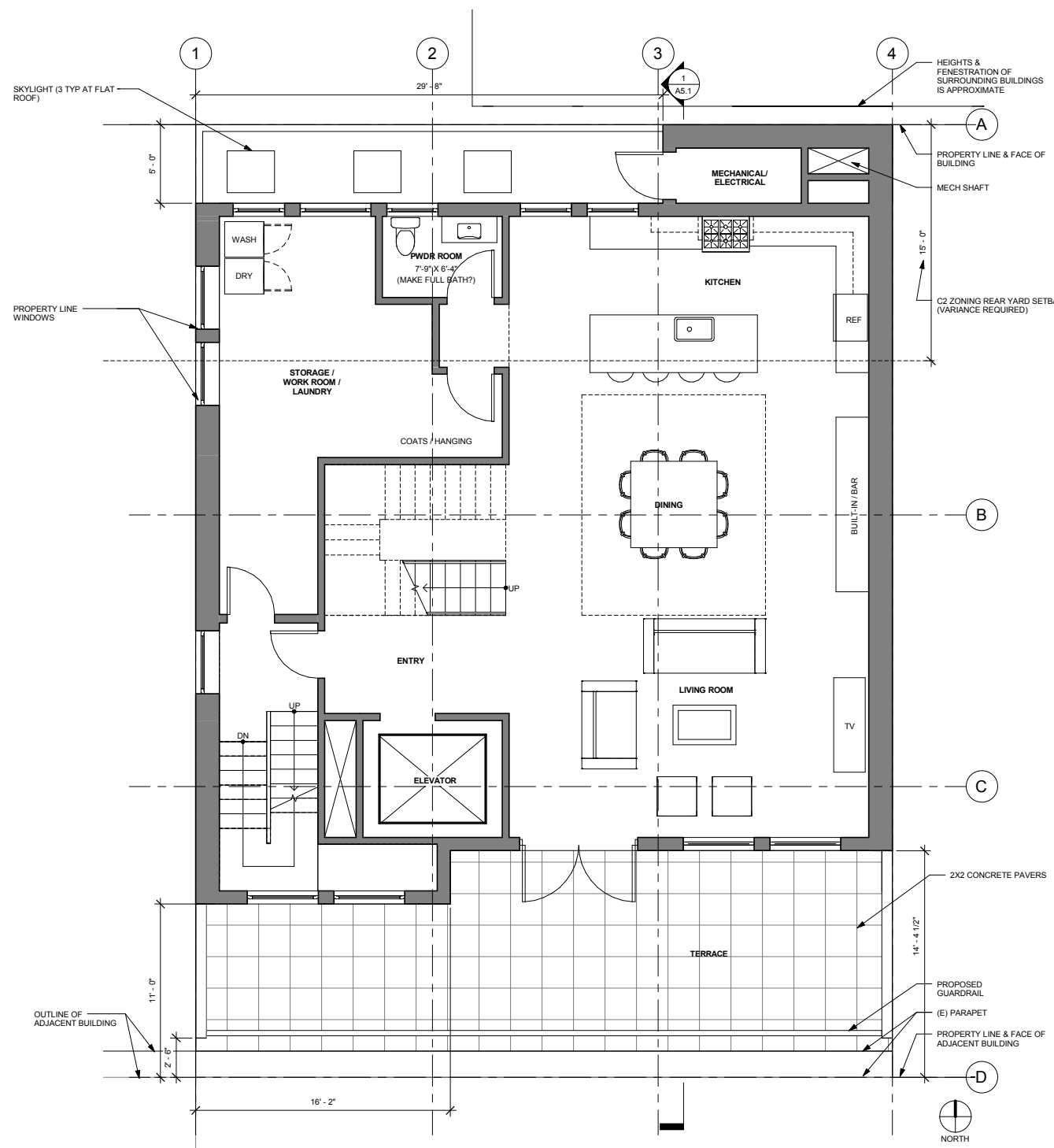


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Sheet Name
**SECOND FLOOR
 PROPOSED
 PLAN**

Date 17 SEPTEMBER 2014
 Owner #
 SKA#

Sheet Number
A2.2



1 Proposed 3rd Floor Plan
1/4" = 1'-0"

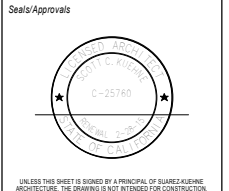
WALL LEGEND	
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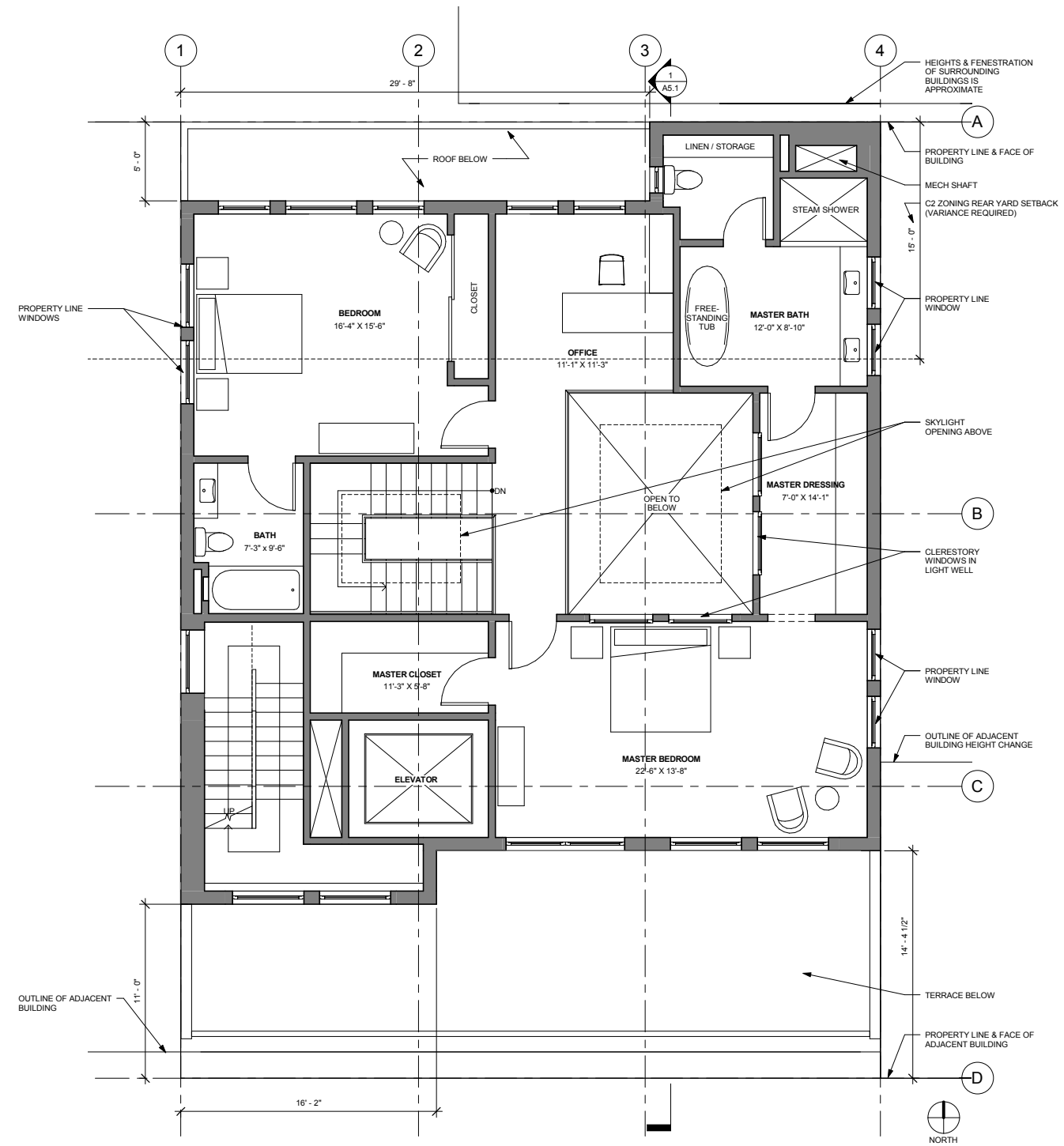
Sheet Name
**THIRD FLOOR
 PROPOSED
 PLAN**

Date 17 SEPTEMBER 2014

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A2.3

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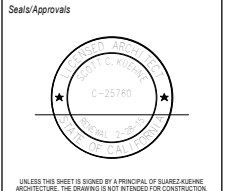
1 Proposed 4th Floor Plan
1/4" = 1'-0"

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	(E) WALL TO BE DEMOLISHED
	(N) WALL SHOWN HATCHED GRAY

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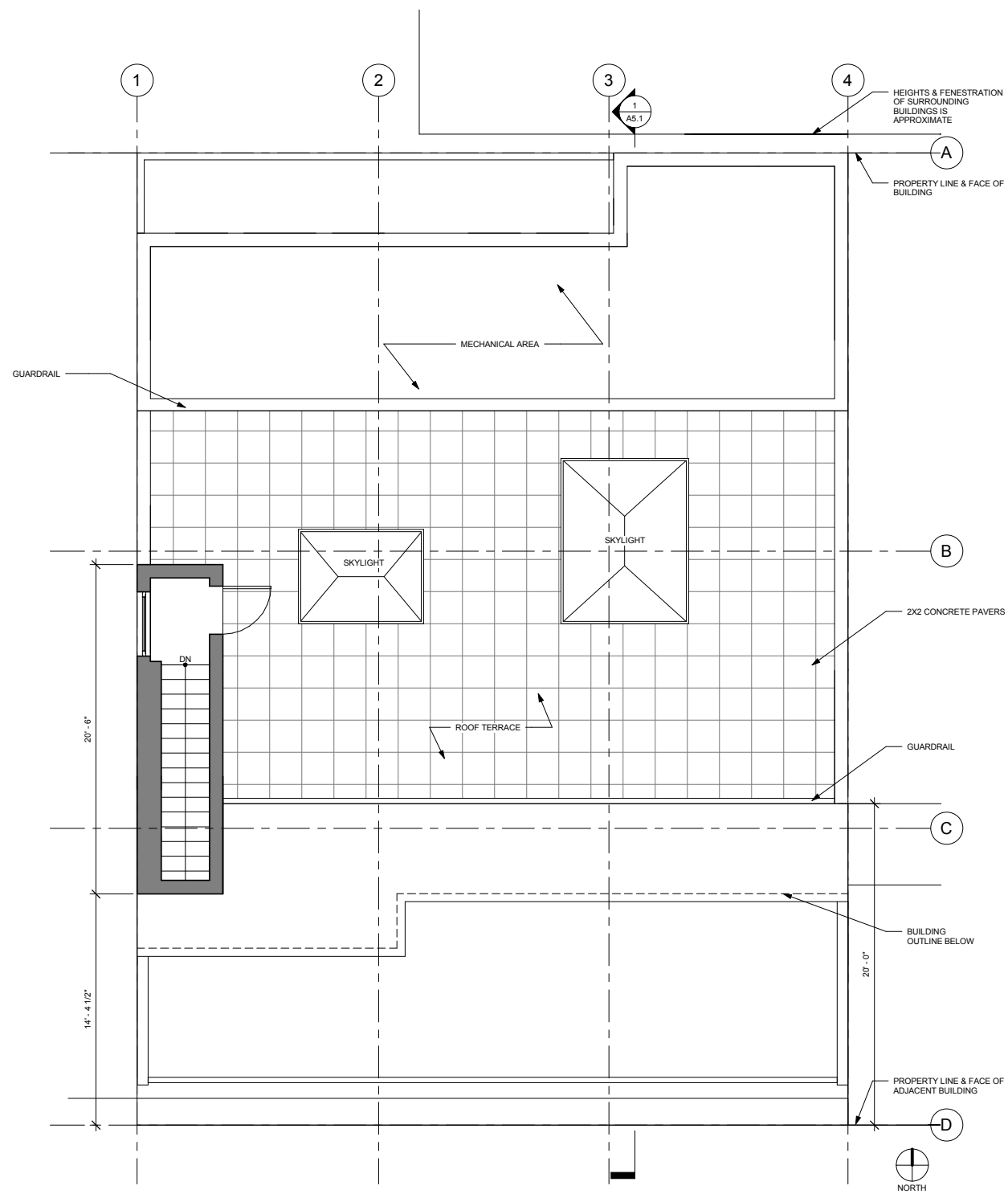
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Sheet Name
**FOURTH FLOOR
 PROPOSED
 PLAN**

Date: 17 SEPTEMBER 2014
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 SKA#
A2.4



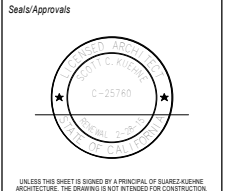
1 Proposed Roof Plan
1/4" = 1'-0"

WALL LEGEND	
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	(E) WALL TO BE DEMOLISHED
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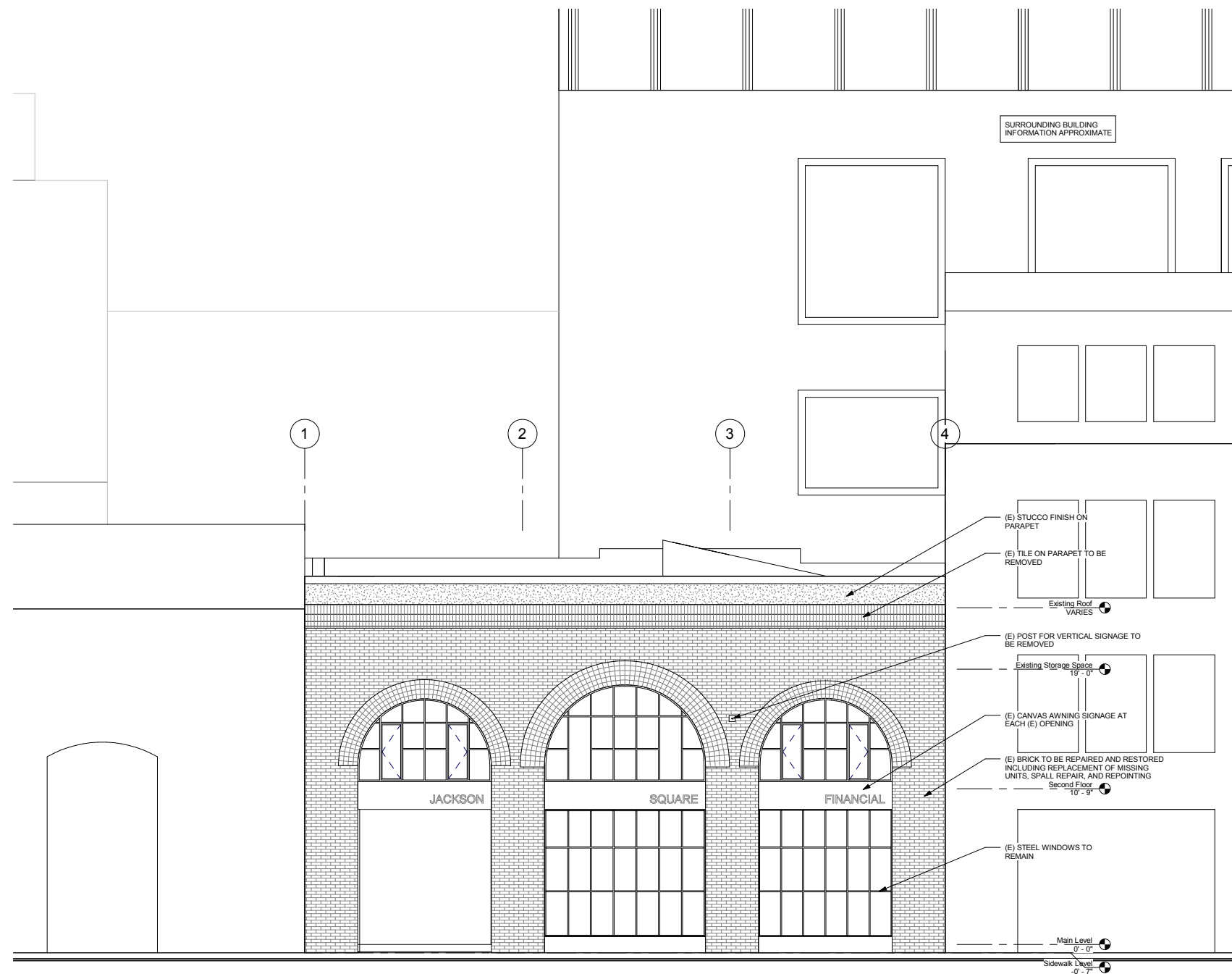
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Sheet Name
PROPOSED ROOF PLAN

Date: 17 SEPTEMBER 2014
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① Existing South Elevation
1/4" = 1'-0"

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Sheet Name

**EXISTING
SOUTH
ELEVATION**

Date 17 SEPTEMBER 2014

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Sheet Number

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A4.1

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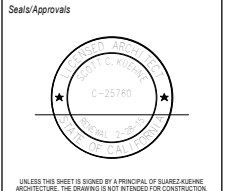
1 Proposed South Elevation - Street Facade
1/8" = 1'-0"

SEE SHEET A4.3
FOR NOTES

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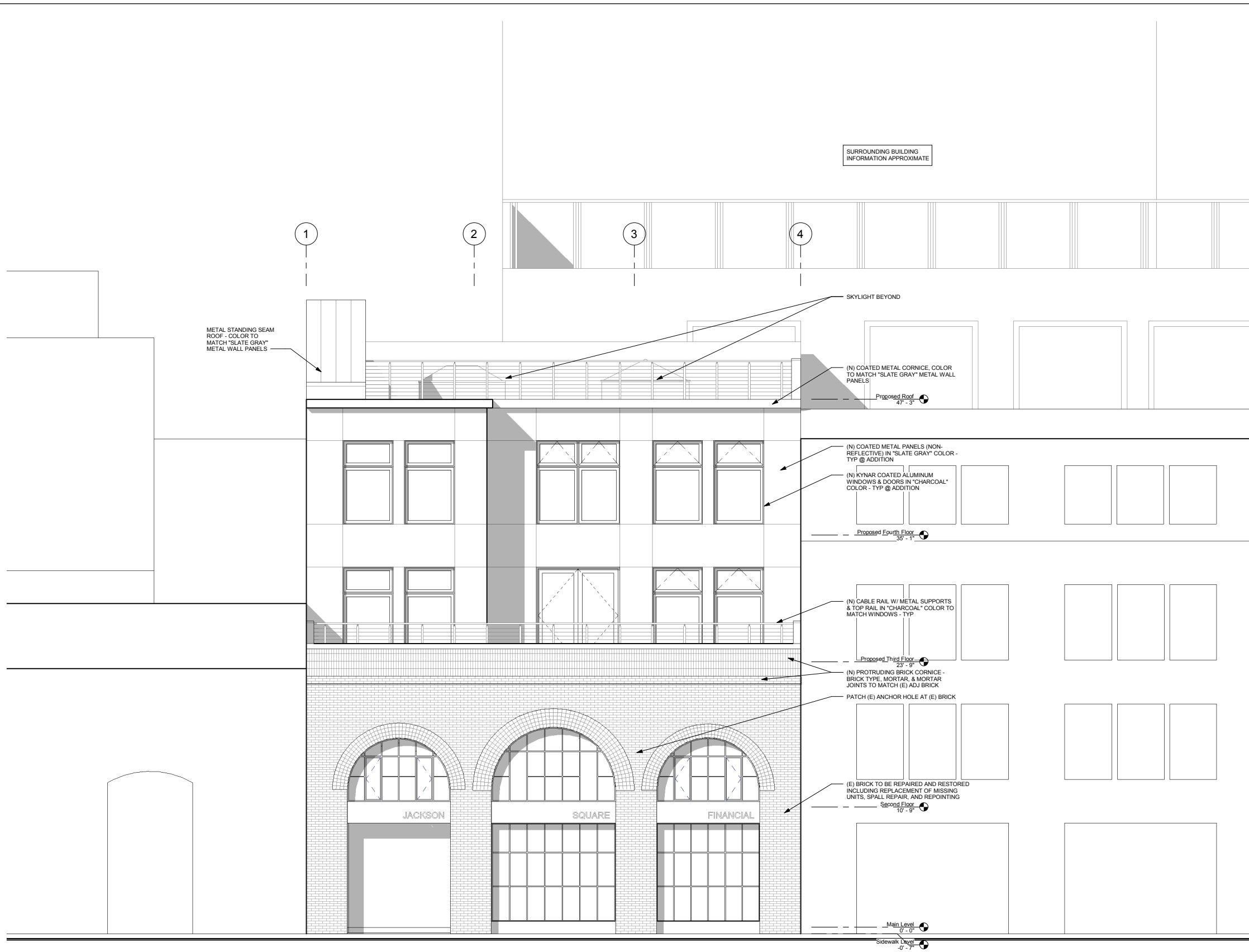
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Sheet Name
**PROPOSED
SOUTH
ELEVATION**

Date 17 SEPTEMBER 2014

Owner #
SKA#

Sheet Number
A4.2



SURROUNDING BUILDING
INFORMATION APPROXIMATE

METAL STANDING SEAM
ROOF - COLOR TO
MATCH "SLATE GRAY"
METAL WALL PANELS

SKYLIGHT BEYOND

(N) COATED METAL CORNICE. COLOR
TO MATCH "SLATE GRAY" METAL WALL
PANELS

Proposed Roof
47'-3"

(N) COATED METAL PANELS (NON-
REFLECTIVE) IN "SLATE GRAY" COLOR -
TYP @ ADDITION

(N) KYNAR COATED ALUMINUM
WINDOWS & DOORS IN "CHARCOAL"
COLOR - TYP @ ADDITION

Proposed Fourth Floor
35'-1"

(N) CABLE RAIL W/ METAL SUPPORTS
& TOP RAIL IN "CHARCOAL" COLOR TO
MATCH WINDOWS - TYP

Proposed Third Floor
23'-9"

(N) PROTRUDING BRICK CORNICE -
BRICK TYPE, MORTAR, & MORTAR
JOINTS TO MATCH (E) ADJ BRICK

PATCH (E) ANCHOR HOLE AT (E) BRICK

(E) BRICK TO BE REPAIRED AND RESTORED
INCLUDING REPLACEMENT OF MISSING
UNITS, SPALL REPAIR, AND REPOINTING

Second Floor
10'-9"

Main Level
0'-0"

Sidewalk Level
-0'-7"

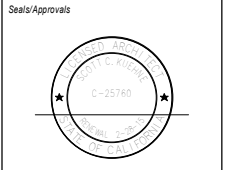
1 Proposed South Elevation
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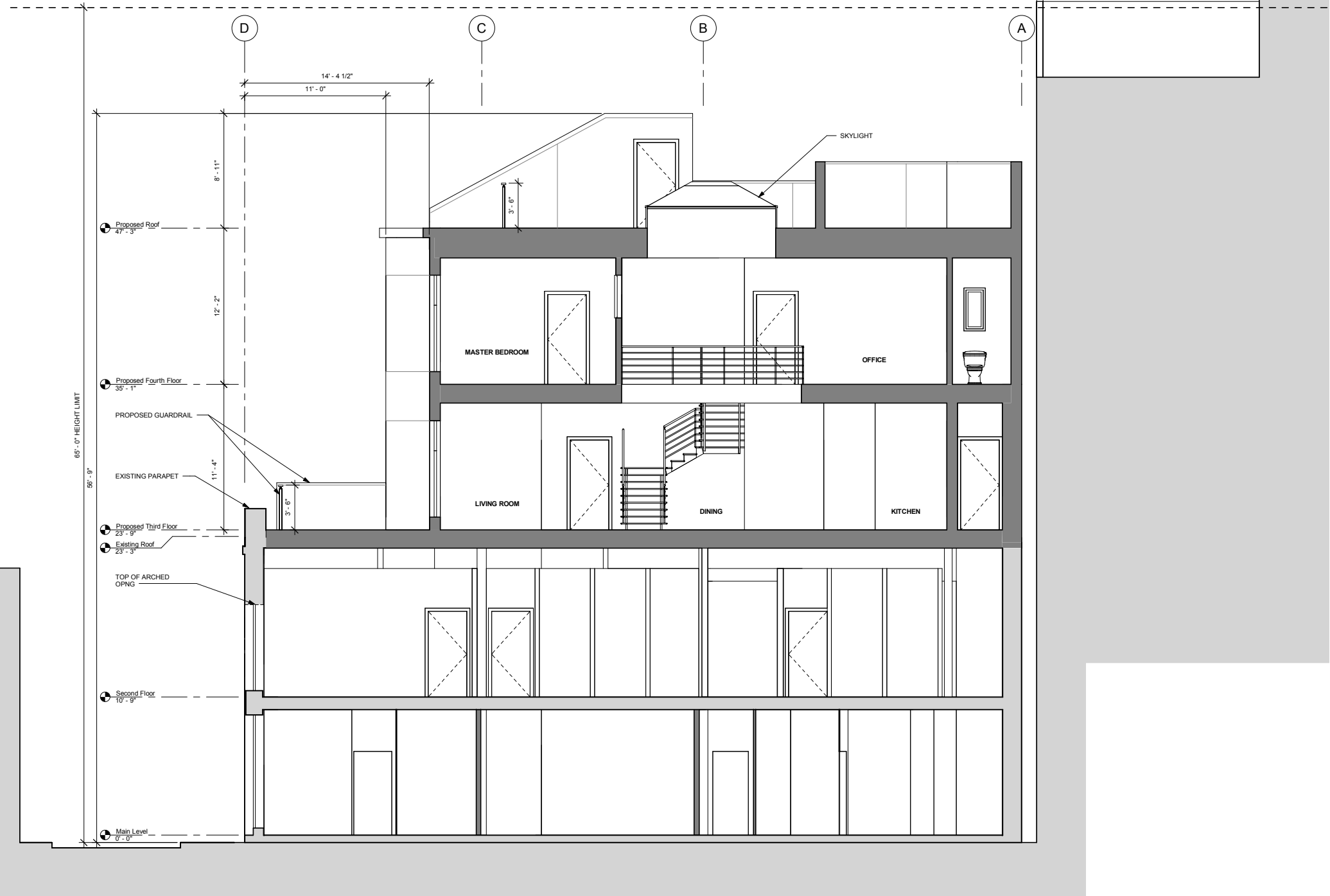
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1 Section East - Proposed
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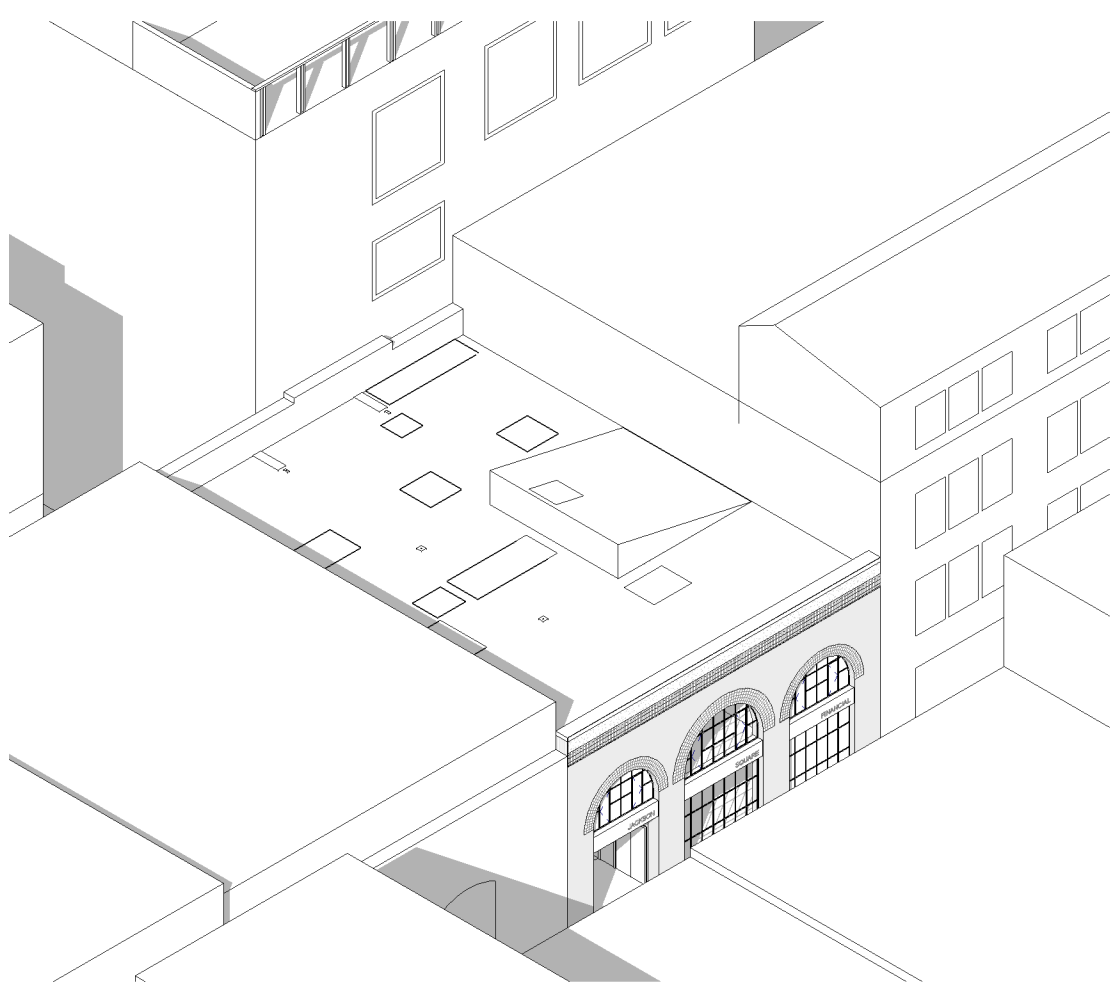
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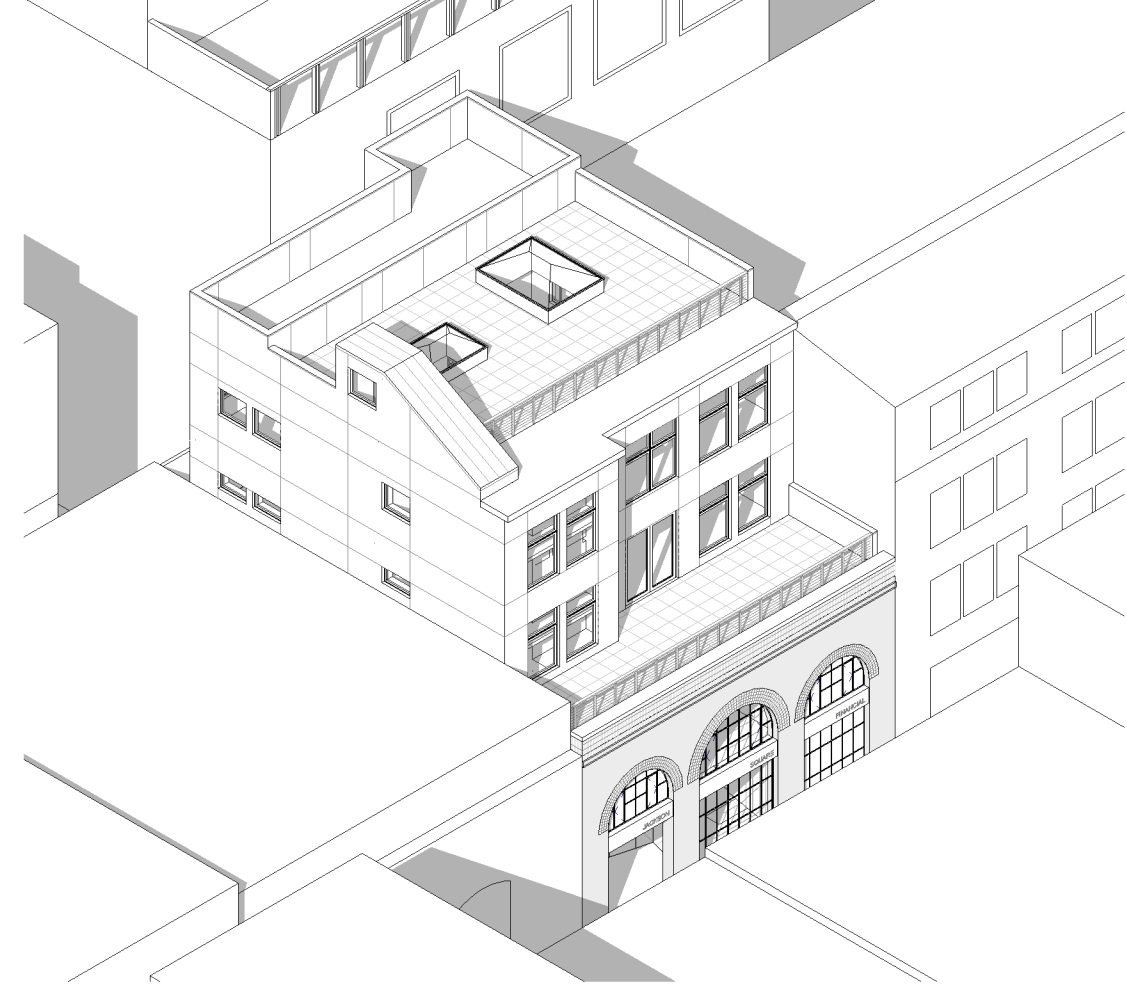
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A5.1

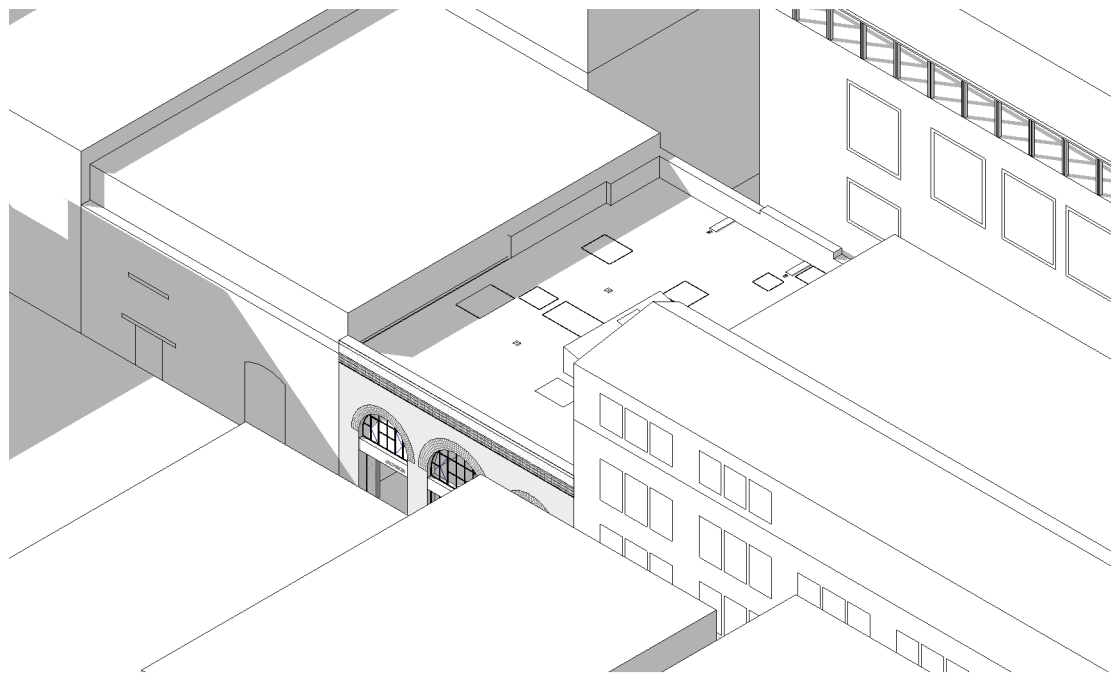
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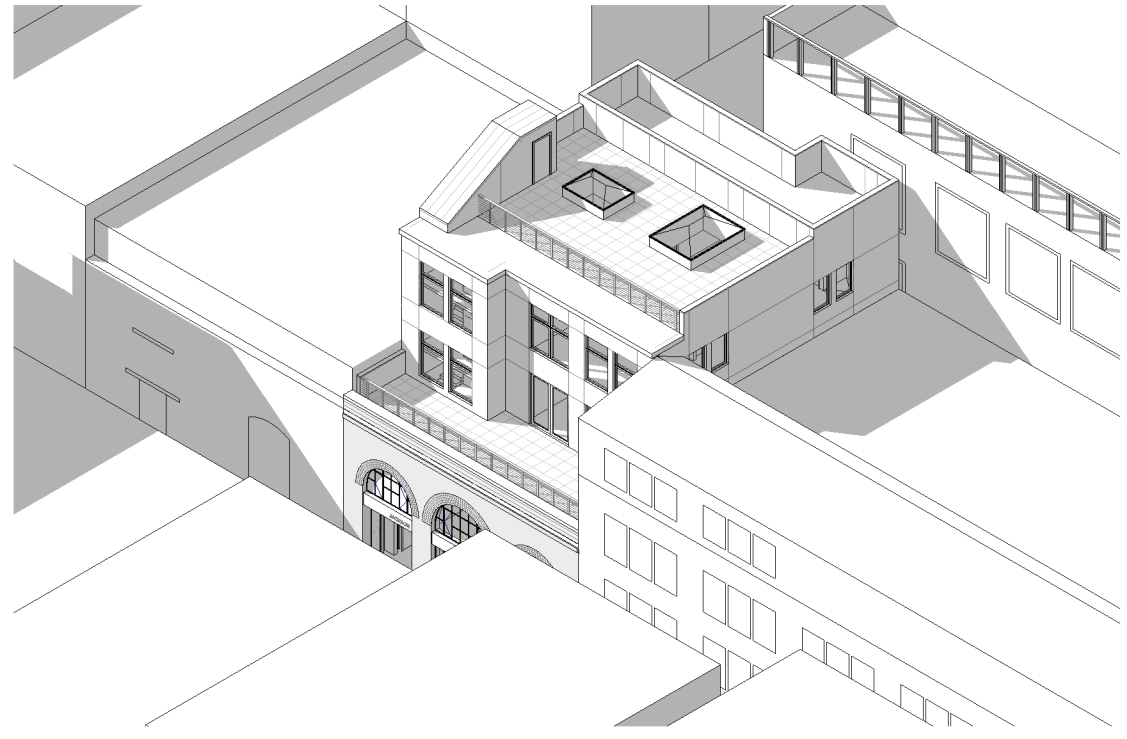
① 3D Axon Existing - W/E



② 3D Axon Proposed - W/E



③ 3D Axon Existing E/W



④ 3D Axon Proposed E/W

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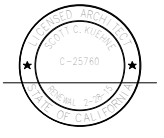
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Sheet Name

3D VIEWS

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① Street View (West) Proposed



② Street View (East) Proposed

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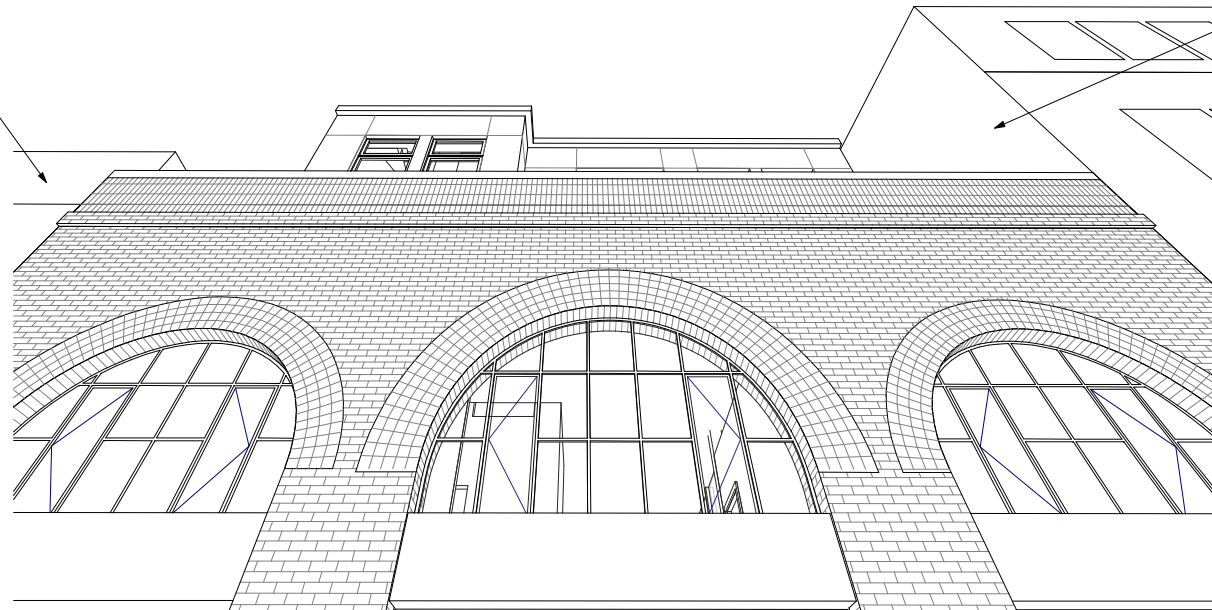
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56 GOLD STREET

40 GOLD STREET



1 Street View (North) Proposed

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