

Appendix C

Historic Resources Evaluations

Appendix C-1

Historic Resources Evaluation Part 1



September 1, 2017

550 O'Farrell Street
San Francisco, California

HISTORIC RESOURCE EVALUATION - PART 1

INTRODUCTION

Constructed in 1924, the building at 2600 Jackson Street (Parcel 0318/009), is in the Downtown/Civic Center neighborhood of San Francisco. The subject lot is on the block bounded by O'Farrell Street to the south, Leavenworth Street to the west, Geary Street to the north, and Jones Street to the east. Currently the property is in zoning district RC-4 and identified as "A – Historic Resource Present" by the Planning Department since it is within the boundaries of the National Register-listed Uptown Tenderloin Historic District. The property was surveyed as part of the San Francisco Architectural Heritage Survey in 1978 and rated "C – Contextual Importance." It was also included in the 1976 Citywide Architectural Survey and rated "2" on a scale of -2 to 5, with 5 being the highest rating.¹ This report is an evaluation of the property's potential eligibility to be individually listed in the California Register of Historical Resources (CRHR).

METHODOLOGY

Carey & Co. conducted a site visit on August 28, 2017 to evaluate the existing conditions, historic features, and architectural significance of the property. Additional research was completed including consultation of Assessor/Recorder's sales ledgers, all available building permits, the San Francisco Public Library History Room Collections, Sanborn Fire Insurance maps, the San Francisco Chronicle and local newspaper indexes, as well as the San Francisco Planning Department archives.

This report includes:

- Building and Property Description
- Site History
- Neighborhood Context
- Owner/Occupant History
- Architect Information
- Significance and Integrity Evaluation
- Bibliography
- Appendix containing buildings permits and Sanborn maps

¹ San Francisco Planning Department, San Francisco Property Information Map – 550 O'Farrell Street, <http://propertymap.sfplanning.org/?dept=planning> (accessed August 17, 2017).

SUMMARY OF FINDINGS

550 O'Farrell Street appears to be eligible to the California Register under Criterion 3 as a good example of the Gothic Revival style garage structure in San Francisco. The period of significance is the year of construction, 1924. The building retains sufficient physical integrity to convey its significance as an individual resource and as a National Register-listed Uptown Tenderloin Historic District contributor.

PROPERTY DESCRIPTION

Located in the Tenderloin area of the Downtown/Civic Center Heights neighborhood, the building at 550 O'Farrell Street sits on a rectangular lot, 85.875 feet wide and 137.5 feet deep, on the north side of O'Farrell Street. The surrounding area features mostly multi-story mixed-used or residential buildings in a wide range of architectural styles.



Figure 1. Aerial view of the subject lot outlined in red (Google Earth, retrieved August 22, 2017).

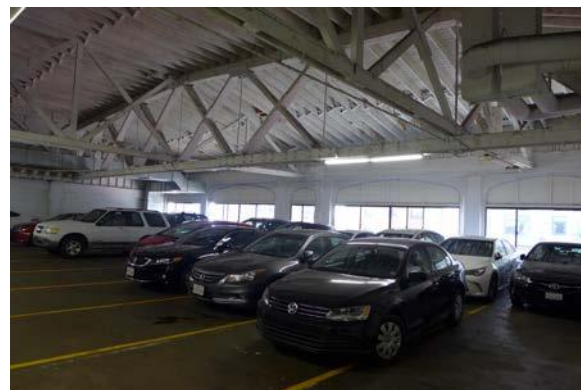
550 O'Farrell Street is a two-story plus basement reinforced concrete building. Rectangular in plan, this Gothic Revival building has a flat roof and plaster finish that has been scored with an ashlar masonry pattern. The primary façade faces south onto O'Farrell Street and is divided into five bays separated by buttress piers. On the first floor, the westernmost bay includes an aluminum-sash storefront with a recessed entrance. Two roll-up garage doors occupy the second and forth bays while the remaining bays contain aluminum-sash fixed windows. Decorative panels are located between first and second floors. The second floor features shallow arched openings with aluminum-sash slider windows. The rear and side windows are multi-lite steel-sash. Notable features include a small balcony with ogee arches and decorative brackets at the center bay, a row of attached gargoyles above the second floor, and a parapet with blind quatrefoil panels. The interior of the garage is rudimentary with exposed concrete walls, concrete floors, and wood trusses. The overall condition of the building is good.



Figure 2. The front (south) façade.



Figures 3 and 4. The façade details: the balcony with ogee arches and brackets (left) and the ornamental parapet above gargoyles (right) .



Figures 5 and 6. Interior.

Architectural Style: Gothic Revival

The 550 O'Farrell Street garage is designed in the Gothic Revival architectural style. The style was prevalent in San Francisco from 1850 to 1925. The chief characteristics of the style are expressed in the plaster finish that has been scored with an ashlar masonry pattern, buttress piers, the parapet with blind quatrefoil panels, the row of attached gargoyles, and the small balcony with ogee arches and decorative brackets.²

SITE HISTORY

Designed by architect William H. Crim, Jr., the two-story reinforced concrete garage was constructed in 1924.³ The *Building and Engineering News* from April 1924 lists both Crim and Hamilton Murdock as architects.⁴ A photograph from ca. 1960 shows the original windows including the central window with a leaded diamond pattern, see Figure 7 below. Major exterior alterations include window replacements and a new storefront in 1985, parapet bracing in 1987, and removal of the original skylights in 1991.

The 1948 and 1950 Sanborn maps show an office, store, and a restaurant on the western half of the first floor. This configuration was altered in 1985 when new offices were constructed. Other interior alterations include gas tank installations, and renovation of the offices and restrooms. See Construction Chronology below.

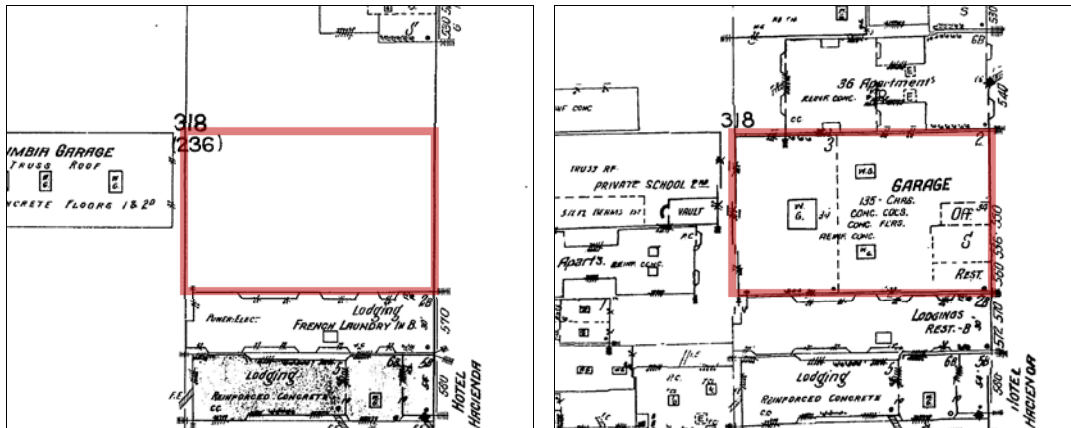


Figure 7. Interior view from the second floor, ca. 1960. See the original windows behind the cars. San Francisco History Center, San Francisco Public Library.

² San Francisco Planning Department, *San Francisco Preservation Bulletin No. 18, Residential and Commercial Architectural Periods and Styles in San Francisco*, January 2003, 4; "Gothic Revival," Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia* (New York: W.W. Norton & Co., 1998), 155-157.

³ Edwards Abstracts 4/24/1924, owner Mt. Olivet Cemetery Association; architect W.H. Crim (email correspondence with William Beutner, San Francisco Heritage, August 22, 2017).

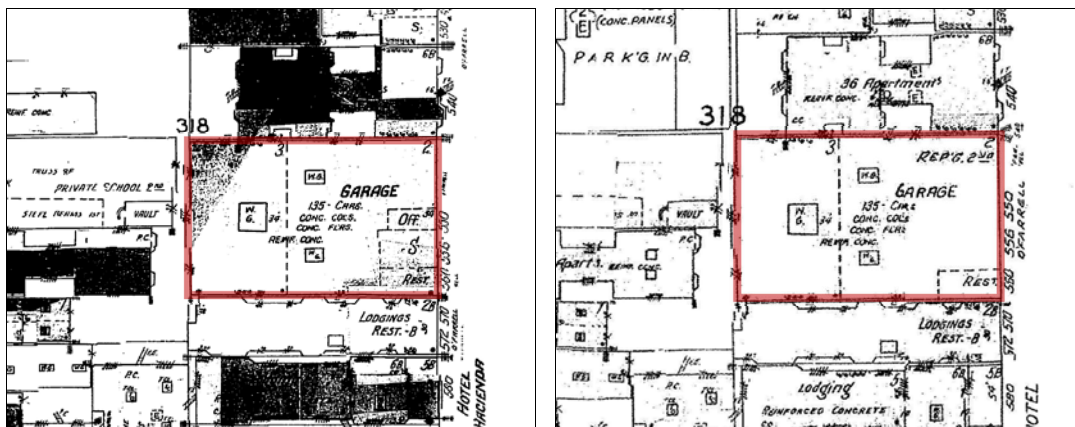
⁴ *Building and Engineering News*, April 26, 1924, page 32.



Figures 8 and 9. 1913 (left) and 1948 (right) Sanborn maps. The lot was vacant in 1913; the building was constructed in 1924. For full page Sanborn maps see Appendix.



Figure 10. 1938 aerial photograph from the David Rumsey Historical Map Collection.



Figures 11 and 12. 1950 (left) and mid-1990s (right) Sanborn map. For full page Sanborn maps see Appendix.

Construction Chronology⁵

1924	The garage was constructed. The architect was noted as William H. Crim, Jr. ⁶
December 1929	Sidewalk lights were replaced. (Permit Application #183074)
February 1947	An electric sign was installed. (Permit Application #95254)
November 1959	A vertical "PARK" sign was erected. (Permit Application #229817)
February 1973	A new projecting sign was installed. (Permit Application #418291)
January 1985	Two 6000-gallon storage tanks were installed. (Permit Application #08501068)
March 1985	New office area at street level and window replacement. (Permit Application #08502335)
April 1985	Ventilation for gas tanks and storage pumps was installed. (Permit Application #08503647)
May 1985	New heating and air conditioning for new office area. (Permit Application #08504700)
January 1987	New bracing for existing parapet. (Permit Application #8616393)
May 1991	The existing four skylights were removed and the openings were patched. (Permit Application #09107727)
March 1992	Damaged veneer stucco was replaced with new stucco. (Permit Application #09203393)
April 1993	Reroofing. (Permit Application #09306700)
January 2006	A 4000-gallon above ground fuel tank was installed. (Permit Application #200610172251)
March 2007	Sidewalk vault repair. (Permit Application #200703095851)
December 2007	The existing wash bay was upgraded with new equipment. (Permit Application #200711299173).
November 2007	The existing restrooms, offices and support areas were renovated. (Permit Application #200711299179)

⁵ All available building permits from San Francisco Department of Building Inspection.

⁶ Edwards Abstracts 4/24/1924, owner Mt. Olivet Cemetery Association; architect W.H. Crim (email correspondence with William Beutner, San Francisco Heritage, August 22, 2017); Michael R. Corbett and Anne Bloomfield, *National Register of Historic Places Registration Form – Uptown Tenderloin Historic District*, May 5, 2008, section 7, page 77.

October 2016 The existing vault and gasoline tank at the basement, and all associated piping and electrical were removed. (Permit Application #201610311481)

HISTORIC CONTEXT

The area of what would later become the Uptown Tenderloin district started to develop in the second half of the 19th century. From the 1870s to 1890s, the area bound roughly by Market Street, Union Square, and City Hall and Van Ness Avenue developed as a center of entertainment and vice. The majority of the built fabric included wood houses and flats initially; however, by 1905, there were brick buildings and multi-story hotel buildings in every block. The 1906 earthquake and fire completely devastated the district. The area was rebuilt at a substantially larger scale, multi-story masonry buildings replacing typical pre-earthquake wooden houses. The biggest construction boom in the Uptown Tenderloin came after World War I, between 1919 and the beginning of the Great Depression. The district developed gradually over the years and was fully rebuilt around 1930 which is reflected in the architecture of the area.⁷

The neighborhood was built in a twenty-five year period when most architects had been trained in the Beaux-Arts system and accepted the general goals of the City Beautiful Movement. This meant that there was a shared approach to design that valued relationships to neighbors, achieved in both composition and style. Facades were typically arranged vertically like a classical column, with a base, a shaft, and a capital. Within that pattern, many variations could create diversity within the group while still maintaining a fundamental similarity to the group. In addition, these architects overwhelmingly drew on Renaissance and Baroque sources to ornament their buildings. When they chose other styles, the buildings still related to the ensemble through composition, size, scale, and materials.

At a deeper level, the neighborhood is distinguished as a dense mix of urban building types. The neighborhood is largely residential, consisting mostly of hotels and apartment buildings, with a few dwellings and flats. These buildings were built for a wide range of society, but mostly for a narrow group in the middle. They reflect an important period of transition in urban housing, from hotels to apartments.

While predominantly residential, the neighborhood has meaning as a functioning urban neighborhood that includes other building types as well. These include churches, garages, stores, and baths — types that support residential living and might be expected to be found in any urban residential neighborhood of the period. They also include types that are specific to the history of this neighborhood—film exchanges and halls and clubs—accommodating entertainment and vice.⁸

Garages

The early 20th century garages are “infill buildings presenting a composed and ornamented façade to the street, and they are related to other commercial, utilitarian, popular, and service-oriented buildings conforming to this template.”⁹ A typical garage comprised an architectural front and a transportation shed behind. The façades of these garages utilized a traditional

⁷ Summarized from Corbett and Bloomfield, *Uptown Tenderloin Historic District*, Section 8, pages 7-11.

⁸ Corbett and Bloomfield, *Uptown Tenderloin Historic District*, Section 8, pages 7-23.

⁹ Mark D. Kessler, *The Early Public Garages of San Francisco: An Architectural and Cultural Study, 1906-1929* (Jefferson, NC: McFarland & Co., 2013), 8.

architectural vocabulary—similar to the exteriors of civic and institutional buildings of the period but simpler. The utilitarian shed mostly featured exposed structure and unfinished surfaces.¹⁰

The majority of the parking garages within the Uptown Tenderloin were built after World War I. Located in the southern part of the district and scattered throughout, they were built to serve residents of the apartments and hotels and also customers of the area's businesses and entertainments. The garages in the historic district are mostly two- to five-story reinforced concrete structures with Renaissance/Baroque ornamentation, Mission Revival, Moderne, and Gothic ornamentation (265 Eddy, 640 O'Farrell, and the subject building).¹¹ Among twenty-one contributing garage buildings within the Uptown Tenderloin Historic District, three were converted to different uses (two commercial and one police station).¹²

OWNER/OCCUPANT HISTORY

The garage at 550 O'Farrell Street has been occupied by auto-related businesses since 1925 including Abbey Garage & Tow Service (1925-1978), Cooper & Robinson Inc. auto repair, Atlas Tow, National Car Rental, and Hertz Car Rental.¹³ The building is currently being used as a parking garage and rental car office.

Ownership History

Dates	Owner ¹⁴
1924 - 1955	Abbey Land & Improvement Co. ¹⁵
1955 – 1959	Edwin B. & France Solloway, Wallace C. & Ruth M. Solloway
1959-1972	Solloway Brothers Building
1972 – 1983	Howard L. & Elsa Waldman, 550 O'Farrell Street
1983 –2001	National Car Rental System Inc.
2002 – 2013	Larry & Laura Worchell; Ullman Investments LTD
2005 – 2013	LWSC LLC; Ullman Investments LTD
2013 – Present	Sandhill O'Farrell LLC

ARCHITECTS

William H. Crim, Jr. is noted as the architect of the building in multiple sources; however, the *Building and Engineering News* from April 1924 lists both Crim and Hamilton Murdock as architects.¹⁶

¹⁰ Kessler, 8-9.

¹¹ Corbett and Bloomfield, *Uptown Tenderloin Historic District*, Section 7, pages 10; Section 8, pages 28.

¹² The contributing garage buildings within in the historic district: 265 Eddy, 301 Eddy (converted to police station), 460 Eddy, 466 Eddy (converted to commercial), 469 Eddy, 545 Eddy, 233 Ellis, 541 Ellis, 855 Geary, 64-82 Golden Gate, 135 Hyde, 639 Hyde (converted to commercial/laundry), 333 Jones, 525 Jones, 550 O'Farrell, 640 O'Farrell, 740 O'Farrell, 415 Taylor, 150 Turk, 175 Turk, 256 Turk.

¹³ San Francisco City Directories, 1925-1982; San Francisco Chronicle, 1984-99; San Francisco Department of Building Inspection.

¹⁴ San Francisco Assessor's Office – Sales Ledgers; San Francisco Planning Department, San Francisco Property Information Map (accessed August 17, 2017).

¹⁵ The building contract and the *Building and Engineering News* records Mt. Olivet Cemetery Association as the owner of the building. Abbey Land & Improvement Co. is noted as the owner from 1924 to 1955 at the Assessor's Office.

William H. Crim, Jr., a native San Franciscan, worked for several architecture firms including D. H. Burnham & Co. (under Willis Polk) and Henry Meyers (who took over Percy and Hamilton). Crim formed a partnership with Earl B. Scott after the 1906 Earthquake and Fire. Known for their apartment buildings, Crim & Scott designed many notable buildings in the city: the four-story Grant Building at 663-71 Mission Street (1909), the Mission Savings Bank at 3068 16th Street (1907), and the Tadich Building at 240 California Street (1909).¹⁷

The partnership ended in 1910 and Crim continued to practice independently: "Much of the work completed by Crim after 1910 resembled the work he had completed with Scott, suggesting that Crim had been the primary designer."¹⁸ Although he continued designing apartment and hotel buildings, Crim also worked on different building types in a variety of architectural styles during his solo years. Among his notable buildings are the Wigwam Theater at 2555 Mission Street (1913), the Civic Center Hotel at 1601-05 Market Street (1915), the Second Church of Christ, Scientist at 651 Dolores Street (1916), the El Capitan Theater at 2353 Mission Street (1928), and the Park Presidio School. His designs can be described as having "strong outlines and heavy massing."¹⁹ He died in 1930.²⁰

There are six contributing buildings in the Uptown Tenderloin Historic District that were designed by Crim during his solo period and his partnership with Scott:

- 420 Jones Street, hotel building, 1907, Crim and Scott
- 615-629 Ellis Street, apartment building, 1909, Crim and Scott
- 64-82 Golden Gate Avenue, garage, 1910, Crim and Scott
- 706-710 Ellis Street, apartment building, 1911, Crim and Scott
- 132-154 McAllister Street, hotel/apartment building, 1920 addition by William H. Crim
- 550 O'Farrell Street, garage, 1924, William H. Crim²¹



Figures 13 and 14. The garage at 64 Golden Gate by Crim & Scott (1910), and El Capitan on Mission Street by Crim (1928). Photographs from DCP 1976 Survey Sheets from San Francisco Planning Department.

¹⁶ Edwards Abstracts 4/24/1924; Corbett and Bloomfield, *Uptown Tenderloin Historic District*, Section 7, pages 77; *Building and Engineering News*, April 26, 1924, page 32.

¹⁷ "Some of the work of Wm. H. Crim, Jr. and Earl B. Scott, Architects," *The Architect and Engineer of California*, May 1910, 35-50; "William H. Crim, Jr.," *The Architect and Engineer*, August 1930, 100.

¹⁸ Ver Planck Historic Preservation Consulting, *Historic Resource Evaluation Market and Brady Project*, March 8, 2017, 56-57.

¹⁹ Page & Turnbull, Inc., *Civic Center Hotel DPR Form*, April 2007.

²⁰ "Services held for W. H. Crim, Architect," *San Francisco Chronicle*, July 15, 1930.

²¹ Corbett and Bloomfield, *Uptown Tenderloin Historic District*.

Hamilton Murdock (d. 1961) was a Bay Area architect. He was born and educated in San Francisco but lived mostly in Alameda. Murdock designed numerous houses and office buildings in Oakland. Among his notable projects is the Mediterranean-style clubhouse at Orinda Country Club & Lake Cascade (1924).²²

CALIFORNIA REGISTER SIGNIFICANCE EVALUATION

Regulatory Framework

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar, with emphasis on local and state significance. They are:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.²³

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.²⁴

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.²⁵

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.²⁶

²² "Hamilton Murdock," *San Francisco Chronicle*, October 31, 1961; Susan Dinkelspiel Cerny, *An Architectural Guidebook to San Francisco and the Bay Area* (Layton, UT: Gibbs Smith, 2007), 351.

²³ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

²⁴ Ibid.

²⁵ Ibid., 2.

²⁶ All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.

Integrity

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."²⁷ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."²⁸ To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity, which the CRHR closely follows:²⁹

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting is the physical environment of a historic property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.³⁰

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.

Evaluation – Individual Significance

Criterion 1 – Association with significant events

550 O'Farrell Street was constructed in 1924 when Uptown Tenderloin was developing as a distinctive residential area after the 1906 Earthquake and Fire. The garage is a contributor to the Uptown Tenderloin Historic District but it is not associated with the history of the Tenderloin in an individually significant way. Therefore, the garage does not appear eligible for listing in the CRHR under Criterion 1.

Criterion 2 – Persons

The property was owned by Abbey Land Improvement company from 1924 to 1955. The property has been extensively occupied as a parking garage with introduction of a rental car

²⁷ United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15 (Washington, D.C., 1997), 3.

²⁸ Ibid., 44.

²⁹ Ibid., 1.

³⁰ Ibid., 44-45.

business in 1983. None of the owners or occupants have been identified as important to the history of San Francisco. Therefore, the building does not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

550 O'Farrell Street appears to be eligible to the California Register under Criterion 3 as a good example of the Gothic Revival style garage structure in San Francisco. The period of significance is the year of construction, 1924.

The subject property embodies the distinctive characteristics of the Gothic Revival architectural style as evidenced by the scored plaster finish with an ashlar masonry pattern, the parapet with blind quatrefoil panels, the row of attached gargoyles, and the small balcony with ogee arches and decorative brackets on the front façade. The building was designed by San Francisco architect William H. Crim, Jr. who was a relatively well-known architect in San Francisco in the early 20th century. While Crim was a prolific architect featured in trade periodicals, he is not considered to be a master architect.

Criterion 4 – Information Potential

Archival research provided no indication that 550 O'Farrell Street has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing in the CRHR under Criterion 4.

Uptown Tenderloin Historic District³¹

The Uptown Tenderloin Historic District is located at the center of the Downtown/Civic Center neighborhood and bounded roughly by Mason and Taylor Streets to the east, Geary Street to the north, Larkin Street to the west, and Golden Gate Avenue and McAllister Street to the south.

The Uptown Tenderloin is a largely intact, visually consistent, inner-city high-density residential area constructed during the years between the earthquake and fire of 1906 and the Great Depression. It comprises 18 whole and 15 partial city blocks in the zone where the city has required fire-resistant construction since 1906. The district is formed around its predominant building type: a 3- to 7- story, multi-unit apartment, hotel, or apartment-hotel constructed of brick or reinforced concrete. On the exteriors, sometimes only signage clearly distinguishes between these related building types. A limited number of architects, builders, and clients produced a harmonious group of structures that share a single, classically oriented visual imagery using similar materials and details. Mixed in among the predominantly residential buildings are examples of other building types that support residential life, including churches, stores, garages, a YMCA complex, and a bathhouse. In addition there are a few building types that are not directly related to the residential neighborhood - machine shops, office buildings, union halls, and film exchanges.

The district possesses a high degree of integrity for the period 1906-1931 in terms of location, design, setting, materials, workmanship, feeling, and association. The Uptown Tenderloin is significant:

³¹ This section is excerpted from the Uptown Tenderloin Historic District National Register Form (Corbett and Bloomfield, *Uptown Tenderloin Historic District*, Section 7, 3-4 and Section 8, 3-37).

- Under Criterion A in the area of Social History for its association with the development of hotel and apartment life in San Francisco during a critical period of change. As a distinctive residential area it is also associated with commercial activity, entertainment, and vice. The district is significant under Criterion A at the local level for the period 1906-1957.
- Under Criterion C in the area of Architecture for its distinctive mix of building types that served a new urban population of office and retail workers. Predominantly hotels and apartments, the district also includes non-residential building types associated with life in the neighborhood. The district is significant under Criterion C at the local level for the period 1906-1931.



Figure 15. The Uptown Tenderloin Historic District; the subject building indicated by a star (edited from San Francisco Property Information Map, <http://propertymap.sfplanning.org/?dept=planning>, accessed August 17, 2017).

Integrity

The 550 O'Farrell Street garage retains integrity of location and setting as it has never been moved and is largely surrounded by buildings that were present at the time of its construction. It remains in use as a garage and thus retains integrity of association. The building has undergone a few alterations including window replacements and a new storefront; however, the changes do not affect the major character defining features. The building retains integrity of design, workmanship, materials and feeling. Overall, the building retains sufficient physical integrity to convey its significance as an individual resource and as a district contributor.

The Uptown Tenderloin Historic District retains a good degree of integrity. The majority of the individual properties dates from the period of significance (1906-1957) and retains sufficient individual integrity to be contributors. Constructed of brick or reinforced concrete, apartment and hotel buildings comprise the majority of the district. Some buildings have received additions or alterations including security gates/grilles or storefront remodels, but in many cases this work does not detract from the building's contributory status. The setting is mostly intact despite the new development on the east edge of the district. Overall, the Uptown Tenderloin Historic

District retains the aspects of location, design, setting, materials, workmanship, feeling, and workmanship.

Character-Defining Features of 550 O'Farrell Street

- Façade organization with five-bays and piers
- Flat roof and masonry construction
- Large openings on the first floor
- Arched windows on the second floor
- Decorative panels
- Balcony with ogee arches and decorative brackets at the center bay
- Row of attached gargoyles
- Parapet with blind quatrefoil panels

Character-Defining Features of the Uptown Tenderloin Historic District

- Three- to-seven-story building height
- Multi-unit apartments, hotels, or apartment-hotels, as well as other building types that support residential life (including institutional and commercial uses)
- Constructed of brick or reinforced concrete
- Bay windows on street facades, double-hung windows in the earlier buildings, casement windows with transoms in later buildings
- Flat roofs with parapets providing compositional space for decorative cornices
- Prominent fire escapes
- Decorative features: brick or stucco facings with molded galvanized iron, terra cotta, or cast concrete; deep set windows in brick walls with segmental arches or iron lintels; decorative quoins; sandstone or terra cotta rusticated bases, columns, sills, lintels, quoins, entry arches, keystones, string courses (concrete, stucco or galvanized iron also used to imitate these architectural features)
- Buildings occupy the entire width of the lot creating continuous street walls
- Elaborately detailed residential entrances
- Two- or three-part vertical building composition for apartment and hotel buildings, one- or two-part commercial composition for non-residential and small residential buildings,
- Engraved or painted signs, bronze plaques and neon signs

CONCLUSION

550 O'Farrell Street appears to be eligible to the California Register under Criterion 3 as a good example of the Gothic Revival style garage structure in San Francisco. The period of significance is the year of construction, 1924. The building retains sufficient physical integrity to convey its significance as an individual resource and as a National Register-listed Uptown Tenderloin Historic District contributor.

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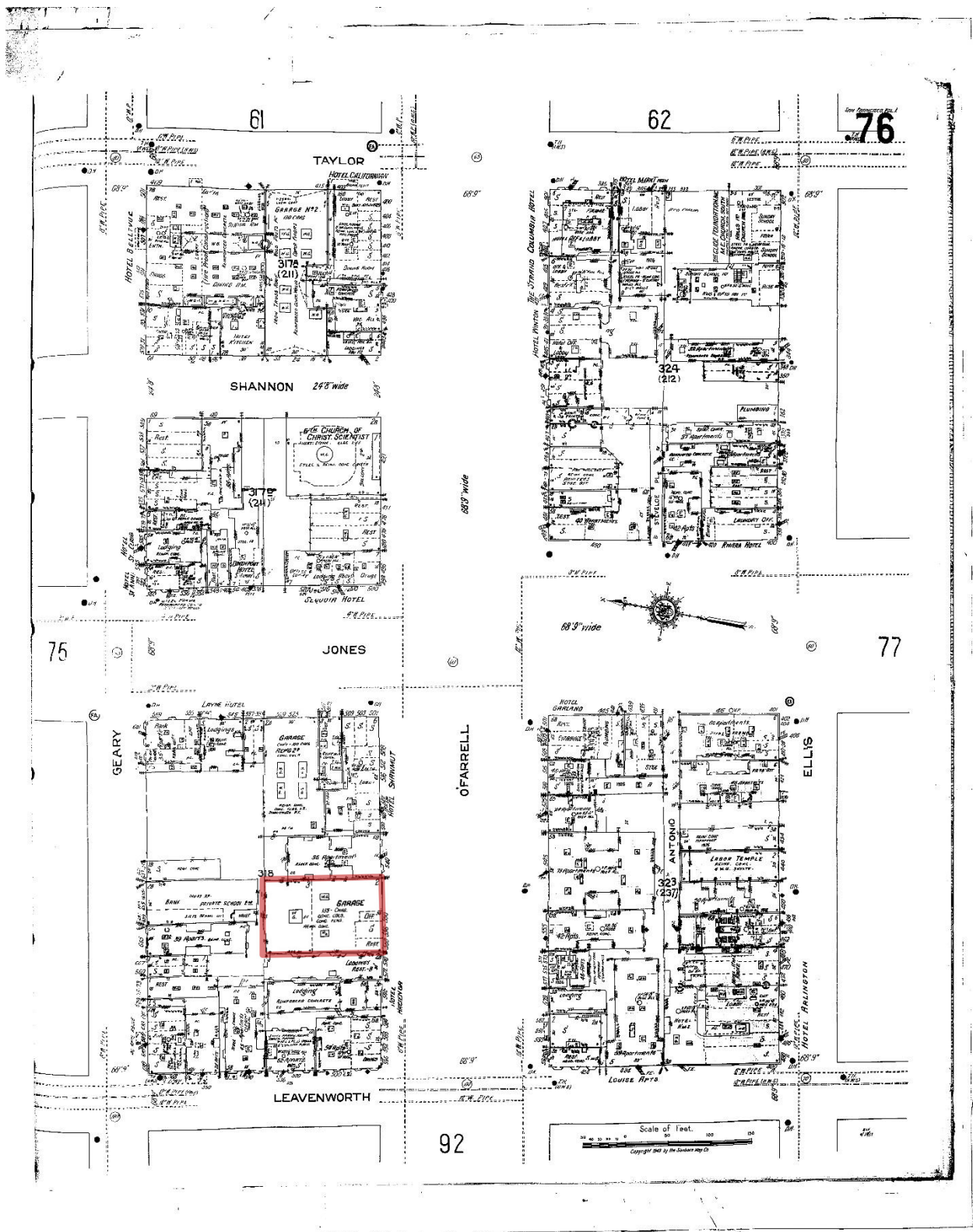
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APPENDIX



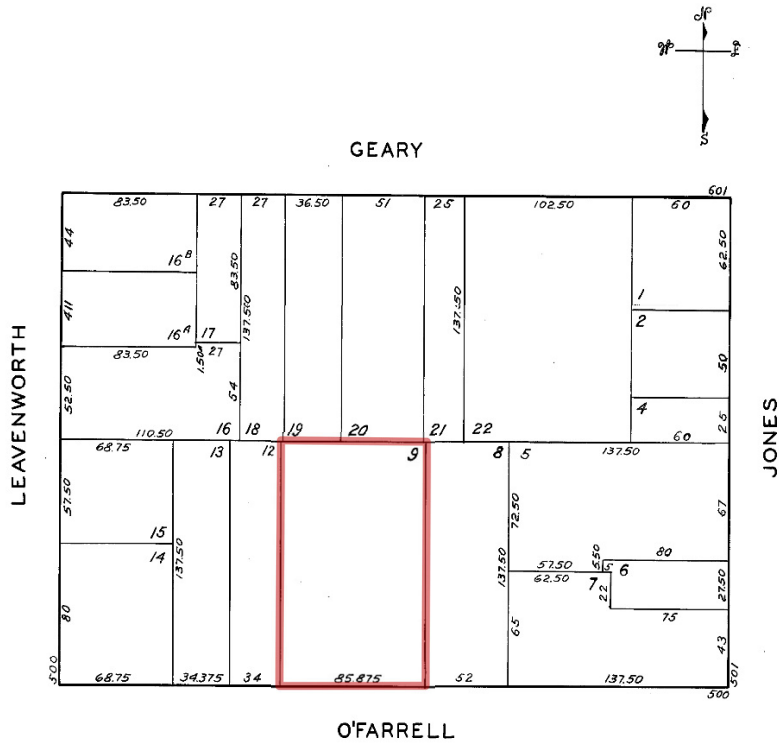
Sanborn Fire Insurance Maps, 1913 updated 1948, Volume 1, Sheet 76.

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Sanborn Fire Insurance Maps, mid-1990s.

50 VARA BLK. 253

LOTS MERGED
LOT 10 INTO LOT 9 & 11 - 1924
LOT 3 INTO LOT 2, 1983
" " 11 " " 3 "



ASSESSED 113,438
BLK. TOTAL 113,438 SQ. FT.

Assessor's Block Map.

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

No. 183074

APPLICATION

OF

Oliver Memorial Park, Owner

To make additions, alterations or repairs
to building

Location #550

O'Farrell Street

Estimated Cost, \$500.00

Filed

Dec 7, 1929

Referred to Inspector

For Report,

DEC 10 23

1929

APPROVED:
SUPERINTENDENT OF THE
BUREAU OF BUILDING INSPECTION

Chief Building Inspector.

12/10/29



ALTERATION BLANKS

Will comply with Section 228, Ordinance 1165; Section 102a for Sub Floors;
Ordinance 7791 to notify Inspector before lathing.

TO THE HONORABLE: **WRITE IN INK—FILE TWO COPIES**
THE BOARD OF PUBLIC WORKS
OF THE CITY AND COUNTY OF SAN FRANCISCO

Gentlemen:

The undersigned respectfully petition your Honorable Board for permission to do the following work
at ~~corner~~ *#550 - O'Farrell St. Abbey Garage.*
side of _____ street _____ feet _____
of _____ street _____

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

*Remove present sidewalk lights and install
Phoenix "Superior" Cast Iron Frame sidewalk
lights*

Estimated cost of work, \$ *500⁰⁰*

Building to be used as _____

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

Name of Architect _____

Address _____

Name of Builder _____

Address _____

Report _____



Olivet Memorial Park, Owner

Warfield Bldg. Address

Per *J. S. Chumley*

Michael Stue Inspector
Dec 10 192 *9*

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

Report for work
W.C. Hunter
2-25-46

APPROVED:

Approved:

Superintendent Bureau of Building Inspection

Zoning: *COM*

Approved: *for sale of property can only be repurposed 2-24-47*
City Planning Commission

Approved:

213
2/25/47
Division of Fire Prevention and Investigation

- Workmen's Compensation Insurance Policy or Certificate filed with Central Permit Bureau ☐
- No Workmen's Compensation Insurance Policy or Certificate on file for reason of exclusion checked:
- (a) No one to be employed ☐
- (b) Casual labor only to be employed ☐
- (c) Services or labor to be performed in return for aid or sustenance only, received from any religious, charitable or relief organization ☐

Director of Public Health

Approved:

Department of Electricity

Approved:

Bureau of Engineering

Approved:

Art Commission

BLDG. FORM

3

No. 88396
APPLICATION OF

Abby Garage Owner
FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS or REPAIRS
TO BUILDING

Location *550 O'Farrell St.*

San Francisco, Cal.

Cost \$ *337.00*

FEB 24 1947

Filed *Feb 24 1947*

Approved:

APPROVED
San Francisco, Cal.

FEB 25 1947

San Francisco, Cal.
SUPERINTENDENT OF THE
BUREAU OF BUILDING INSPECTION

Superintendent Bureau of Building Inspection

Permit No. *88396*

Issued *194*

23593

OFFICIAL COPY

SAN FRANCISCO
CENTRAL PERMIT BUREAU F. NO. 433
DEPARTMENT OF PUBLIC WORKS
BLEC. FORM
DEPARTMENT OF
BUILDING INSPECTION

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

RECEIVED
FEB 25 1947
CENTRAL PERMIT BUREAU
BUREAU OF BUILDING INSPECTION
CITY AND COUNTY OF SAN FRANCISCO

APPLICATION FOR BUILDING PERMIT
ALTERATION

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

- (1) Location 550 O'FARRELL ST., SAN FRANCISCO, CALIF.
- (2) Present use of building GARAGE No. of families
- (3) Use of building hereafter " No. of families
- (4) Total Cost \$ 337.00
- (5) Description of work to be done INSTALL D.F. HORIZ. ELECTRIC SIGN.

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

- (1) Supervision of construction by ELECTRICAL PRODUCTS CORP.
Address 910 HARRISON STREET

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

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

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

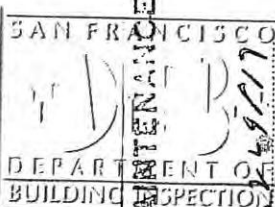
- (11) Contractor
License No. 12588 License No. 345
State of California City and County of San Francisco
Address

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

- (12) Owner ABBEY GARAGE
Address 550 O'FARRELL ST., SAN FRANCISCO, CALIF.

By B. C. Campbell Hu 9300 ELECTRICAL PRODUCTS CORP.
910 HARRISON STREET
Owner's Authorized Agent.

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



MALIHAN NEON MAINTENANCE

Approved:

Zone COMMERCIAL

CPC Setback

W. B. Kelly 9 Nov 59
Department of City Planning

Approved:

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

J. Cornish 11-12-59
Bureau of Fire Prevention & Public Safety

Approved:

Boiler Inspector

Approved:

Tom Van Ruy 11/13/59
Structural Engineer,
Bureau of Building Inspection

REFER TO:

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

Approved:

W. N. D.

195

BLDG. FORM

4

APPLICATION OF

ABBEY-GARAGE

FOR PERMIT TO
ERECT SIGN OR BILL BOARD

Location

550-CHARREL-ST

Cost \$

9000 Fee \$450 N/M

Filed

NOV - 6 1959

Approved:

APPROVED
Det. Public Works

NOV 13 1959

Robert C. Long
SUPERINTENDENT
BUREAU BUILDING INSPECTION

Superintendent, Bureau of Building Inspection

Permit No

205345

Issued

195

Building Inspector, Bureau of Building Inspection

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

Owner's Authorized Agent

Bureau of Engineering

SAN FRANCISCO

Central Permit Bureau F. No. 432

DEPARTMENT OF
BUILDING INSPECTIONDEPARTMENT OF PUBLIC WORKS
BLDG. FORM

Write in Ink — File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

RECEIVED
NOV 6 4 1959
DEPT. OF PUBLIC WORKS
CENTRAL PERMIT BUREAU
BUILDING INSPECTION
NOV 5 5 1959APPLICATION FOR PERMIT
SIGNS—BILL BOARDS

4

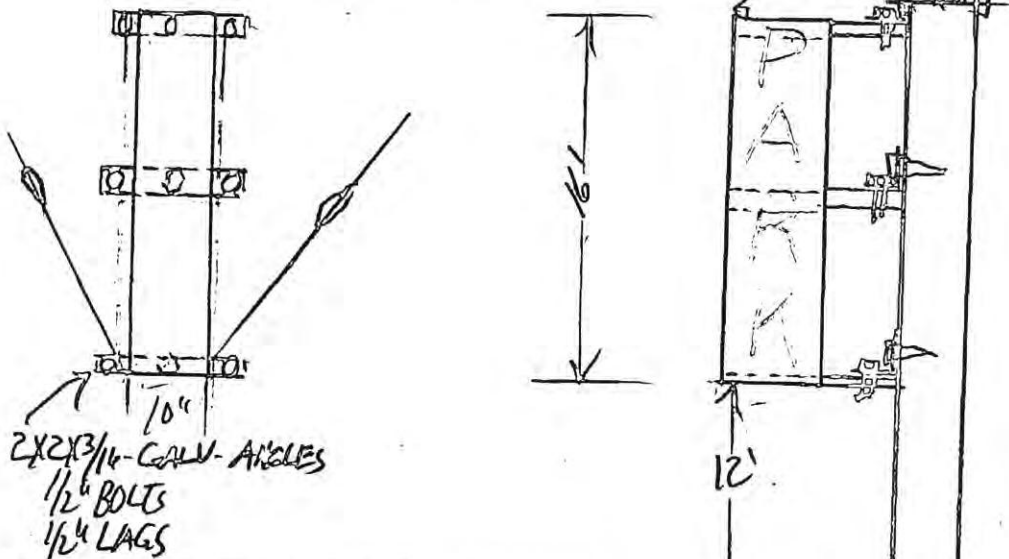
Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

ELECTRIC SIGN ☒ NON-ELECTRIC SIGN ☐ BILL BOARD ☐

- (1) Location 550 - O'FARRELL
 (2) Total Cost \$ 900.00 (3) Number of stories in building 3
 (4) Present use of building GARAGE (5) Type of building 2
 (6) If Sign give: Style DIF. VERT.
 Thickness 10" Size 3' x 1 1/2' Ft. Weight 390 Lbs.
 (7)

PLOT PLAN AND ELEVATION

Indicate exactly the location of sign or billboard horizontally and vertically



- (8) Drawings in duplicate showing methods of attachments must be submitted with this application.
 (9) No portion of building or structure, or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, Calif. Penal Code.

(10) Contractor HALIHAN NEON MAINTENANCE

License No. 94784
 State of California

License No. 113
 City and County of San Francisco

Address 1333 MINNA

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

(12) Owner ABBEY GARAGE

Address 550 - O'FARRELL

Phone No. MP 4568

(For contact by Bureau)

By Wesley F. Halihan

Address HALIHAN NEON MAINTENANCE

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor

BUILDING INSPECTORS REPORT

DATE

REMARKS

1-18-87

WORK COMMENCED

Reinforced

FOUNDATION FORMS INSPECTED

OK TO POUR

LATHING PERMISSION POSTED

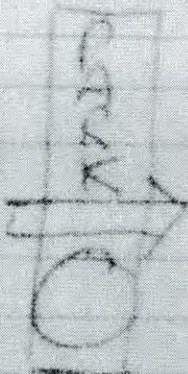
FILED BY

OK

EXTERIOR OR STRUCTURAL PLASTERING OK

1-16-87

Installed a D/F Vertical
 also German Cast
 bracket



D/F Vertical

1-16-87

WORK COMPLETED CERTIFICATE OF FINAL

PERMISSION POSTED



SAN FRANCISCO

FOR DEPARTMENTAL USE ONLY

APPROVED:

FEB 16 1973

DEPARTMENT OF
BUILDING INSPECTIONCITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR PERMIT TO ERECT SIGN

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

ELECTRIC SIGN ☐ NON-ELECTRIC SIGN ☒GROUND SIGN ☒

OFFICE COPY

FEB 7 1973

Date Feb 7 1973

(1) Location 550 O'Farrell St.

(2) Total cost \$ 400.00

BDDG
FORM4
APPL.
NO.

418291

Superintendent, Bureau of Building Inspection

7348
PERMIT FEE \$

PLAN CHECK FEE \$

PERMIT NO. 374348

ISSUED FEB 22 19

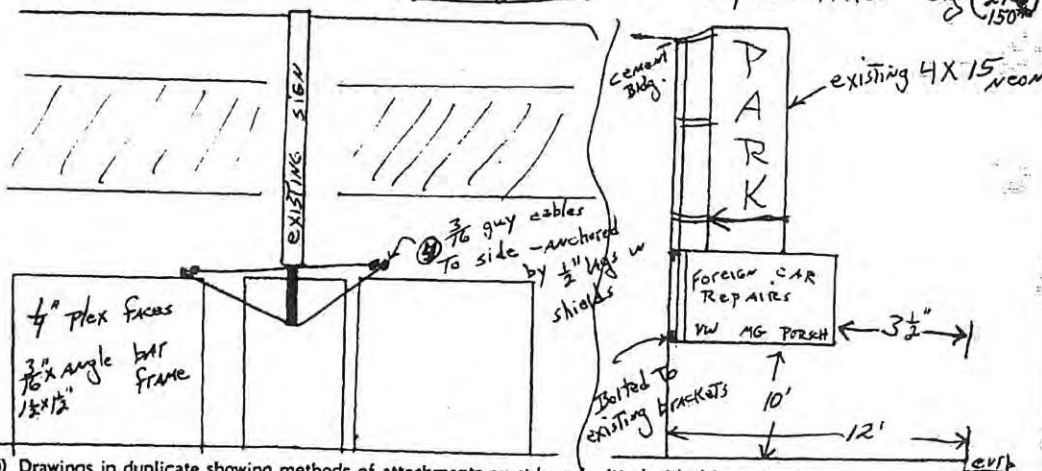
- (3) Height at center line of front of building 35 Ft. (4) Number of stories in building 2
- (5) Present use of building Auto shop (6) Type of building ☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5
- (7) Approval number for standardized signs

- (8) Type of sign per Article 46, S. F. Building Code: ☐ Ground sign ☐ Roof sign ☐ Wall sign

☒ Projecting sign ☐ Single-faced ☒ Double-faced. Dimensions: Thickness 6"

Size 4' x 8' Ft. Weight 70 Lbs. Total area of advertising space 64 Sq. Ft.

- (9) PLOT PLAN AND ELEVATION. INDICATE EXACTLY THE LOCATION OF SIGN HORIZONTALLY AND VERTICALLY.



- (10) Drawings in duplicate showing methods of attachments must be submitted with this application.

- (11) Where top guy wire is required, anchor with 1/2" dia. through-bolt (minimum), to the structural frame of the building below the parapet wall.

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

- (13) Contractor Imperial Sign Co. California License No. 227233

Address 9 Roscoe St. S.F. Phone No. 826-5515

- (14) Engineer or Architect California License No.

Address Phone No.

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

- (16) Owner Cooper + Robinson GARAGE

Address 550 O'Farrell St. Phone No. 775-3303

By Robert Lewis Address 9 Roscoe St. S.F. (For contact by Bureau)

Owner's Authorized Agent to Be Owner's Authorized Architect, Engineer or General Contractor

SAN FRANCISCO

REFER TO:

DEPARTMENT OF
BUILDING INSPECTION

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

☐
☐
☒
☐
☐
☐
☐

Approved:

Ol Campos 2-13-73
Building Inspector, Bureau of Building Inspection

Approved:

Zone

K-5-C

CPC Setback

PROJECT IN A CATEGORY C. P. COMM. FOUND
HAS NO SIGNIFICANT EFFECT ON ENVIRONMENT
HAB. NO. SUBMITTED TO 75% OF
HOMES. 100 FROM P/L
C/L IN NO CASE MORE THAN 4.

FEB 8 1973

[Signature]

City Planning

Approved:

[Signature] 2-15-73
Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

Approved:

Redevelopment Agency

Approved:

Art Commission

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

Robert Lewis
Owner or Owner's Authorized Agent

SAN FRANCISCO

DATE

BUILDING INSPECTORS JOB RECORD

DEPARTMENT OF
BUILDING INSPECTION

WORK COMMENCED

FOUNDATION FORMS INSPECTED. O.K. TO POUR

LATHING PERMISSION TAG POSTED

FLUES BY _____ NO. _____

EXTERIOR OR STRUCTURAL PLASTERING OK

ALL SPECIAL INSPECTION REPORTS RECEIVED.

FIRE ESCAPE INSTALLED PER APPROVED PLAN.

8344 D.P. SIGN

FCC 1224 CAR

REPAIRS

TO REPLACE EXISTING

SIGN - FASTEN TO

EXISTING BRACKETS

5-5-73 WORK COMPLETED. FINAL CERTIFICATE POSTED.

BUILDING INSPECTOR

APPROVED
Dept. Public Works

Robert C. ...
SUPERINTENDENT

~~QUICK BUILDING INCORP.~~

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

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

0 NUMBER OF PLAN SETS 4-1-85

DATE FILED		FILING FEE RECEIPT NO.		(1) STREET ADDRESS OF JOB (2A) ESTIMATED COST OF JOB (2B) REVISED COST:		BLOCK & LOT	
1-31-85		135941		550 0 th Farrell			
PERMIT NO.		ISSUED		BY:		DATE:	
528076		3-6-85		31 000			

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING			
(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY:	(6A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE:
3	1	0	AUTO RENTAL
(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS:		
B 2	0		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY:	(6) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE:
3	1	0	AUTO RENTAL
(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS:		
B 2	0		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR		ADDRESS	
Eagan + Paradise Const Co.		Oakland, CALIF., U.C. NO.	
922 "Y" St		EXPIRATION DATE	
562-5511		8/31/85	
(15) OWNER - LESSEE (CROSS OUT ONE)		ADDRESS	
National Car Rental		550 O'Farrell San Francisco	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)		PHONE (FOR CONTACT BY BUREAU)	
Install (2) 6,000 gallon storage tanks, piping and electrical work, special product fittings, monitoring system, also concrete works and ballards at islands.		1. <input type="checkbox"/> 2. <input type="checkbox"/> 3. <input type="checkbox"/>	

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

GENERAL INFORMATION		FORM 5 APPLICANTS ONLY	
(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT. <input type="text"/>
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	YES <input type="text"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/>		ADDRESS	
		CALIF. CERTIFICATE NO.	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")		ADDRESS	

IMPORTANT NOTICES

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

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

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

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

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

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

CHECK APPROPRIATE BOX

<input type="checkbox"/> OWNER	<input type="checkbox"/> ARCHITECT	<input type="checkbox"/> ENGINEER
<input type="checkbox"/> LESSEE	<input type="checkbox"/> AGENT WITH POWER OF ATTORNEY	
<input checked="" type="checkbox"/> CONTRACTOR	<input type="checkbox"/> ATTORNEY IN FACT	

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

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

Barbara Sommer 1/30/85

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF
BUILDING INSPECTION

REFER
TO:

APPROVED:

DATE:

REASON:

NOTIFIED MR.

BUILDING INSPECTOR, BUR. OF BLDG. INSP.

APPROVED:

DATE:

REASON:

NOTIFIED MR.

Not reviewed by the Department or City
Planning. Issuance of the requested permit
constitutes no indication that use of this
property does or does not conform to the
City Planning Code.

DEPARTMENT OF CITY PLANNING

APPROVED:

DATE:

REASON:

NOTIFIED MR.

PLEASE NOTIFY SFFD
AT START OF WORK
CONTACT FIRE INSPECTOR:
(415) 861-8000 EXT. 31

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

DATE:

REASON:

NOTIFIED MR.

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

APPROVED:

DATE:

REASON:

NOTIFIED MR.

BUREAU OF ENGINEERING

APPROVED:

DATE:

REASON:

NOTIFIED MR.

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

DATE:

REASON:

NOTIFIED MR.

REDEVELOPMENT AGENCY

APPROVED:

DATE:

REASON:

NOTIFIED MR.

RESIDENTIAL-ENV. INSPECTOR, DIV. OF APT. & HOTEL INSP., B.B.I.

APPROVED:

DATE:

REASON:

NOTIFIED MR.

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

Number of attachments 17

OWNER'S AUTHORITY

Barbara Dommer

SAN FRANCISCO
 DEPARTMENT OF
 BUILDING INSPECTION

DATE

BUILDING INSPECTORS JOB RECORD

~~850~~ 8501068

3/12/85

Went Street

5/15/85

Block Well Completed

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6/26/85

WORK COMPLETED FINAL CERTIFICATE POSTED

APP NO

Francis A. Kelly
 BUILDING INSPECTOR

SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTION

OFFICE COPY

MAR 29 1984

TIDE

SUPERINTENDENT
BUREAU OF BUILDING INSPECTION

Public Works

PAD-STR

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APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSFORM 3 ☒ PRE-APPROVAL SITE INSPECTION REQUIRED *aa*
FORM 8 ☐ OVER-THE-COUNTER ISSUANCE2 NUMBER OF PLAN SETS *4-1-85*CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

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

DATE FILED 3-7-85	FILED FEE RECEIPT NO. 136891	(1) STREET ADDRESS OF JOB 550 O'FARRELL	BLOCK & LOT
PERMIT NO. 529054	ISSUED MAR 29 1985	(2A) ESTIMATED COST OF JOB 80000	DATE: 3-7-85

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING			
(4A) TYPE OF CONSTR. 3	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE: GARAGE
(8A) OCCUP. CLASS B1			
(9A) NO. OF DWELLING UNITS			
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR. 3	(5) NO. OF STORIES OF OCCUPANCY 2	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE: GARAGE
(8) OCCUP. CLASS B1			
(9) NO. OF DWELLING UNITS			
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR CSB CONSTRUCTION			
ADDRESS 8541 SAN LEANDRO, OAKLAND			
PHONE 562-9200			
EXPIRATION DATE 329362			
(15) OWNER - LESSEE (CROSS OUT ONE) NATIONAL CAR RENTAL			
ADDRESS 7700 FRANCE AVE MINN, MN			
PHONE (FOR CONTACT BY BUREAU) 612-830-1211			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) NEW OFFICE AREA AT STREET LEVEL & WINDOW REPLACEMENT			

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(23) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/>	ADDRESS		
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?			
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/>			
ADDRESS			
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN").			
ADDRESS			

IMPORTANT NOTICES

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

No portion of building or scaffolding used during construction, to be closer than 4'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

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

CHECK APPROPRIATE BOX

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

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

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

Applicant's Signature

Date

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF
BUILDING INSPECTION

APPROVED:

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DATE:

REASON:

NOTIFIED MR.

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

CSB CONSTRUCTION, INC.

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

SA
FRANCISCO
DATE
DEPARTMENT OF
BUILDING INSPECTION

BUILDING INSPECTORS JOB RECORD

PS02335

4/3/85 Work Started

1/1

5/1/85 OK To Pour Block wall.

1/1

1/1

Question on Electrical work

6/26/85 OK To Cover

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

8/1/88 (WORK COMPLETED) FINAL CERTIFICATE POSTED

APP NO

James M. Kelly
BUILDING INSPECTOR

Robert C. Long

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO
BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS
SUBMITTED HERETO, AND ACCORDING TO THE DESCRIPTION
AND FOR THE PURPOSE HEREINAFTER SET FORTH.

2 NUMBER OF PLAN SETS 4-181

DATE FILED 4/10/85	PLUMBING FEE RECEIPT NO. 137887	(1) STREET ADDRESS OF JOB 550 O'Farrell Street	BLOCK & LOT
POSTING NO. 530777	ISSUED 5/1/85	(2A) ESTIMATED COST OF JOB 15000.00	(2B) REVISED COST \$1

DESCRIPTION OF EXISTING BUILDING					
(6A) TYPE OF CONSTR.	(6AN) NO. OF STORIES OF OCCUPANCY	(6AB) NO. OF BASEMENTS AND CELLARS	(7A) PRESENT USE	(8A) OCCUP. CLASS	(8AB) NO. OF DWELLING UNITS
2	3	1	Natural Car Rental	A-4	2
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(6A) TYPE OF CONSTR.	(6AN) NO. OF STORIES OF OCCUPANCY	(6AB) NO. OF BASEMENTS AND CELLARS	(7A) PROPOSED USE	(8A) OCCUP. CLASS	(8AB) NO. OF DWELLING UNITS
2	3	1	Same	A-4	2
(10) 2. ALSO AIRWAY TO BE CONSTRUCTED OR AIRWAY	YES <input type="checkbox"/> (11) WIDE STREET SPACE BE USED DURING CONSTRUCTION	YES <input type="checkbox"/> (12) ELECTRICAL WORK TO BE PERFORMED	YES <input type="checkbox"/> (13) PLUMBING WORK TO BE PERFORMED	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR	ADDRESS		PHONE	CALIF. LIC. NO.	EXPIRATION DATE
CSB Const	PO 6059 Oakdale		567-9400	329362B1	05/31/86
(15) OWNER (SEESE FIELDS OUT ONE)	ADDRESS		PHONE (OR COUNTRY IF FOREIGN)		
Natural Car Rental	550 O'Farrell Street		788-4494		
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)					

(17) DOES THIS ALTERATION CREATE ADDITIONAL STAIR TO BUILDING?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF ROOF	—	FT.	(19) DOES THIS ALTERATION CREATE DECKS OR PORCHES EXTENDING TO BUILDING?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	SQ. FT.
(21) WILL SIDEWALK OVER SUB-EXISTING SPACE BE REPOSED OR ALTERED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(22) WILL SIDEWALK EXTEND BEYOND PROPERTY LINE?	—	NO	(23) ARE OTHER EXISTING BLDGS. ON LOT OF YES, SHOW ON PLOT PLAN	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>							
(25) ARCHITECT OR ENGINEER DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/>				ADDRESS		2500 Old Chapel		CALIF. CERTIFICATE NO.	
(26) CONSULTATION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSULTATION LEADER, ENTER "UNKNOWN").				ADDRESS		San Ramon			

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

() VL I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Applicant's Signature: [Signature] Date: 4/10/25

SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

DATE: _____

REASON: _____

0 3 30 30 A
21K 11 01001 1050

2007-0 - YAM

BUILDING INSPECTOR, BUR. OF BLDG. INSP.

NOTIFIED MR.

APPROVED:

DATE: _____

REASON: _____

Not reviewed by the Department or City Planning. Issuance of the requested permit constitutes no indication that use of this property does or does not conform to the City Planning Code.

DEPARTMENT OF CITY PLANNING

NOTIFIED MR.

APPROVED:

La work table

DATE: _____

REASON: _____

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

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

NOTIFIED MR.

APPROVED:

DATE: _____

REASON: _____

CIVIL ENGINEER BUR. OF BLDG. INSPECTOR

NOTIFIED MR.

APPROVED:

DATE: _____

REASON: _____

BUREAU OF ENGINEERING

NOTIFIED MR.

APPROVED:

DATE: _____

REASON: _____

DEPARTMENT OF PUBLIC HEALTH

NOTIFIED MR.

APPROVED:

DATE: _____

REASON: _____

REDEVELOPMENT AGENCY

NOTIFIED MR.

APPROVED:

DATE: _____

REASON: _____

RESIDENTIAL DIV. INSPECTOR OF CIVIL & HOTEL INSPECTION

NOTIFIED MR.

APPROVED:

DATE: _____

REASON: _____

NOTIFIED MR.

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

Number of working _____

Kevin D. Jones



ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO	
350 O'FARRELL ST				8503647	
OWNER NAME				TELEPHONE	
NATIONAL CAR RENTAL				(415)788-4949	
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO	EXPIRE DATE
\$15,000	4/10/85	ISSUED	05/06/85	530771	11/06/85
FORM CONST TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
3 3 A-4		2	3		BID-INSP 10
CONTACT NAME				TELEPHONE	
C.S.B CONST.				(415)562-9200	
STANDARD DESCRIPTION/BLDG USE			OTHER DESCRIPTION		
AUTO REPAIRS			VENTILATION FOR GAS PUMPS AND STARGE TANKS		
SPECIAL INSPECTIONS?		FIRE ZONE			
NO					
SPECIAL USE DISTRICT		TIDF		NO	
		PENALTY		NO	
NOTES			COMPLIANCE WITH REPORTS		
<p>PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD</p>					

FRANCISCO

DATE

BUILDING INSPECTORS JOB RECORD

DEPARTMENT OF

BUILDING INSPECTION

8503647

4/1/18

Work Started

6/2/18

OK to Close

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

7/17/18

(WORK COMPLETED) FINAL CERTIFICATE POSTED

APP. NO

James M. Kelly
BUILDING INSPECTOR

SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTIONAPPROVED
Dept. Public Works

MAY 20 1985

Richard C. Long
SUPERINTENDENT
BUREAU BUILDING INSPECTIONAPPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSFORM 3 ☒ PRE-APPROVAL SITE INSPECTION REQUIREDFORM 8 ☐ OVER-THE-COUNTER ISSUANCE

② NUMBER OF PLAN SETS 7-1-85

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR PERMIT TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

OFFICE COPY

BLOG
FORM 3-8APPLICATION NUMBER
08504700DATA APPROVAL RECORD
APPROVAL NUMBER:

DATE FILED 5/6/85	PLUMBING RECEIPT NO. 138626	(1) STREET ADDRESS OF JOB 550 O'Farrell St	BLOCK & LOT
PERMIT NO. 531359	ISSUED MAY 20 1985	(2A) ESTIMATED COST OF JOB \$17,399.00	(2B) REVISED COST

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING					
(1A) TYPE OF CONSTR. 2	(2A) NO. OF STORIES OF OCCUPANCY 3	(3A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE Car Rental	(8A) OCCUP. CLASS B-2	(9A) NO. OF DWELLING UNITS 6
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(1B) TYPE OF CONSTR. 2	(2B) NO. OF STORIES OF OCCUPANCY 3	(3B) NO. OF BASEMENTS AND CELLARS 1	(7B) PROPOSED USE Car Rental	(8B) OCCUP. CLASS B-2	(9B) NO. OF DWELLING UNITS 6
(10) IS AUTO RAMPWAY TO BE CONSTRUCTED ON ALLEYWAY? NO	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO	(12) ELECTRICAL WORK TO BE PERFORMED? NO	(13) PLUMBING WORK TO BE PERFORMED? NO		
(14) PERMITTEE'S CONTRACTOR C.S.B. Construction Inc		ADDRESS 2054 4th St		PHONE 329362	EXPIRATION DATE
(15) OWNER - LESSOR (CHECK ONE) National Car Rental		ADDRESS 550 O'Farrell St		PHONE 474-5300	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) New heating & A/C for new office area Ventilation for basement parking, Rental space, Repair space & parking					

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? NO	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT —	(19) DOES THIS ALTERATION CREATE, ADD OR REMOVE EXTENSION TO BUILDING? NO	(20) IF (19) IS YES, STATE NEW GRADING FLOOR AREA —	SQ. FT.
(21) WILL SIDEWALK OVER SUBSIDEWALK SPACE BE REPAIRED OR ALTERED? YES	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? NO	(23) ANY OTHER EXISTING BLDG ON LOT? IF YES, SHOW ON LOT PLAN NO	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO	YES
(25) ARCHITECT OR ENGINEER (DESIGN) C.S.B. Construction Inc		ADDRESS 2054 4th St		CALIF. CERTIFICATE NO.
(26) CONSTRUCTION (OWNER ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") National Car Rental 550 O'Farrell St S.F. Ca				

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 8'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10), (11), (12), (13), (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

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

CHECK APPROPRIATE BOX

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

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

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

Applicant's Signature

Date

5/6/85

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

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DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

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

00206100

APPROVED:

OFFICE COPY

or reviewed by the Department or City
Before issuance of the requested permit
to indicate that use of this
permit is or does not conform to the
City Planning Code

APPROVED:

7

ROD Fall

APPROVED:

APPROVED:

APPROVED:

APPROVED:

APPROVED:

APPROVED:

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC HEALTH

RESIDENTIAL INSPECTOR DIVISION OF APARTMENT INSPECTION

RECEIVED

SAN FRANCISCO

DATE

BUILDING INSPECTORS JOB RECORD

DEPARTMENT OF
BUILDING INSPECTION

850 4700

54385 Work Started

62688 at to Corner.

1 1

1 1

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1 1

WORK COMPLETED - FINAL CERTIFICATE POSTED

APP. NO.

James W. Kelly
BUILDING INSPECTOR

ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO	
550 OFARRELL ST		0318 /009		8616393	
OWNER NAME				TELEPHONE	
NATIONAL CAR RENTAL					
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO	EXPIRE DATE
\$25,000	1/02/87	ISSUED	02/24/87	563053	08/24/87
FORM CONST TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
3 2 H-4		2	2		PARAPET
CONTACT NAME				TELEPHONE	
CSB CONST.				(415)562-9200	
STANDARD DESCRIPTION/BLDG USE			OTHER DESCRIPTION		
PRKNG GARAGE/PUBLIC			INSTALL NEW BRACING FOR EXISTING PARAPET WALL		
SPECIAL INSPECTIONS?	NO	FIRE ZONE			
SPECIAL USE DISTRICT		TIDF	NO		
		PENALTY	NO		
			COMPLIANCE WITH REPORTS		
NOTES					
<div data-bbox="467 1289 846 1549" data-label="Image"> </div> <div data-bbox="964 1331 1479 1453" data-label="Text"> <p>PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD</p> </div>					

SAN FRANCISCO

DATE

BUILDING INSPECTORS JOB RECORD

7/2/87 CHELVED PARAPET

1/1 BRACING

1/1

1/1

1/1

1/1

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7/2/87

WORK COMPLETED FINAL CERTIFICATE POSTED

APP NO 8616393

John Green
BUILDING INSPECTOR

APPROVED
Dep't. of Public Works

CONTACT DISTRICT INSPECTOR NAMED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 562-0000). THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED HEREIN. STRICT ACCORDANCE WITH ALL APPLICABLE CODES IS REQUIRED.

DATE: MAY 3 1992
SINGLETON

STREET: 550 O'Farrell St.
BLOCK & LOT: (318/09)

ESTIMATED COST: 8,000.
REVISIONS: EXPENSES PLAN CHECK

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

**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS**

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

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF THE CITY AND COUNTY OF SAN FRANCISCO FOR A BUILDING PERMIT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

2 NUMBER OF PLAN SETS WC 6/7/92

DATE FILED: 5/3/91
FILING FEE RECEIPT NO.:
PERMIT NO.: 671451
ISSUED: 5/3/91

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

(1A) TYPE OF CONSTRUCTION		(1B) NO. OF STORIES OF OCCUPANCY	(1C) NO. OF BASEMENTS AND CELLARS	(1D) PRESENT USE	(1E) OCCUP. CLASS	(1F) NO. OF DWELLING UNITS	
III		2	1	Car Rental, Parking GAR	B-1	0	
(2A) TYPE OF CONSTRUCTION		(2B) NO. OF STORIES OF OCCUPANCY	(2C) NO. OF BASEMENTS AND CELLARS	(2D) PROPOSED USE (LEGAL USE)	(2E) OCCUP. CLASS	(2F) NO. OF DWELLING UNITS	
III		2	1	Car Rental, Parking GAR	B-1	0	
(3A) IS AUTO DRIVEWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(3B) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(3C) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(3D) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(4) GENERAL CONTRACTOR				(5) ESTIMATION DATE			
James Ford P.O. Box 818 Millbrae Ca. 415 3444049				1/31/92			
(6) OWNER (CROSS OUT ONE)				(7) PHONE (FOR CONTACT BY BUREAU)			
National Car Rental 550 O'Farrell St. S.F.				4745300			
(8) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)							
Remove 4 old Skylights + Patch in with new joist + plywood + roof over.							

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(9) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(10) IF (9) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENDING TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) IF (11) IS YES, STATE NEW GROUND FLOOR AREA	50 FT
(13) WILL SIDEWALK OVER SUBSIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(14) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) ANY OTHER EXISTING BLDG ON LOT (IF YES, SHOW ON LOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(16) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(17) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION				(18) CALIF. CERTIFICATE NO.			
John G. Gedde Burlingame Ca.				C 8050			
(19) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")				(20) ADDRESS			
Owner 550 O'Farrell St. S.F.							

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 5'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10), (11), (12), (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

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

CHECK APPROPRIATE BOX

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

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

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

James Ford 5/3/91
Applicant's Signature Date

CONDITIONS AND STIPULATIONS

<p>REFER TO: APPROVED:</p> <p>CONTRACTOR'S DISTRICT INSPECTOR NAMED ON FACE OF APPLICATION. THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORKS AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODE.</p> <p>Any electrical or plumbing work will require appropriate separate permits.</p> <p><i>Date: 1/21/11 5/03/9</i> BUILDING INSPECTOR, BUR. OF BLDG. INSP.</p>	<p>APPROVAL OF THIS APPLICATION APPLIES ONLY TO SPECIFIED WORK AND DOES NOT CONSTITUTE APPROVAL OF A CHANGE IN THE LEGALLY PERMITTED USE OR CHARACTER OF THIS STRUCTURE. APPROVAL IS BASED UPON INFORMATION SUPPLIED BY THE APPLICANT WHICH HAS NOT BEEN VERIFIED.</p>	<p>DATE: _____</p> <p>REASON: _____</p>
<p>APPROVED: <i>N/A</i></p> <p>Not reviewed by the Department of City Planning. Issuance of the requested permit constitutes no indication that use of this property does or does not conform to the City Planning Code. <i>STR</i></p> <p>DEPARTMENT OF CITY PLANNING</p>		<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED:</p> <p>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p>		<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED:</p> <p>CIVIL ENGINEER, BUR. OF BLDG. INSPECTION</p>		<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED:</p> <p>BUREAU OF ENGINEERING</p>		<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED:</p> <p>DEPARTMENT OF PUBLIC HEALTH</p>		<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED:</p> <p>REDEVELOPMENT AGENCY</p>		<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED:</p> <p>HOUSING INSPECTION DIVISION</p>		<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>

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

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

SAN FRANCISCO
W. D. B.
DEPARTMENT OF
BUILDING INSPECTION

BUILDING INSPECTOR

SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

DISTRICT INSPECTOR NAMED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 558-6096). THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION AND CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

APPROVED

Dep't. of Public Works

MAR 04 1992

[Signature]
SUPERINTENDENT
BUREAU OF BUILDING INSPECTION

RICHARD TORRES

MAR 04 1992
APPROVED FOR ISSUANCE

BLDG. FORM

APPLICATION NUMBER
09203393OSHA APPROVAL REC'D
APPROVAL NUMBER:APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSFORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE-COUNTER ISSUANCE

8 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

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

DATE FILED 3.5.92	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 550 O'FARRELL ST 318-9	BLOCK & LOT
PERMIT NO. 6930X	ISSUED 3.4.92	(2A) ESTIMATED COST OF JOB 1500 ⁰⁰	(2B) REVISED COST:
		BY:	DATE:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING			
(4A) TYPE OF CONSTR. PLASTER	(5A) NO. OF STORIES OF OCCUPANCY 3	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE CAR RENTAL - COMMERCIAL
(8A) OCCUP. CLASS B2		(9A) NO. OF DWELLING UNITS 0	
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR. I	(5) NO. OF STORIES OF OCCUPANCY 3	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) COMMERCIAL
(8) OCCUP. CLASS B2		(9) NO. OF DWELLING UNITS 0	
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR DENNIS FELD PLASTERING		ADDRESS 150 WILKING WY SOWOMIA	
(15) OWNER - LESSEE (CROSS OUT ONE) NAT'L CAR RENTAL SYSTEM		ADDRESS 709 935-3488 ZIP	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) REMOVE DAMAGED VENEER STUCCO, APROX 30'x8' = 240 sq ft APPLY GALV. 3.4 LATH, RE-APPLY STUCCO APROX 30'x8' " "			

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> ADDRESS		CALIF. CERTIFICATE NO.	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"). ADDRESS			

IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

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

CHECK APPROPRIATE BOX

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

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL

NOTICE TO APPLICANT

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

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

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

[Signature]

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED:

DEPARTMENT OF BUILDING INSPECTION

DATE: _____

REASON: _____

BUILDING INSPECTOR, BUR. OF BLDG. INSP.

NOTIFIED MR. _____

APPROVED:

DATE: _____

REASON: _____

DEPARTMENT OF CITY PLANNING

NOTIFIED MR. _____

APPROVED:

DATE: _____

REASON: _____

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

NOTIFIED MR. _____

APPROVED:

DATE: _____

REASON: _____

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

NOTIFIED MR. _____

APPROVED:

DATE: _____

REASON: _____

BUREAU OF ENGINEERING

NOTIFIED MR. _____

APPROVED:

DATE: _____

REASON: _____

DEPARTMENT OF PUBLIC HEALTH

NOTIFIED MR. _____

APPROVED:

DATE: _____

REASON: _____

REDEVELOPMENT AGENCY

NOTIFIED MR. _____

APPROVED:

DATE: _____

REASON: _____

HOUSING INSPECTION DIVISION

NOTIFIED MR. _____

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

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

Number of attachments ☐

QUAKE AUTHORIZED AGENT

SAN FRANCISCO
W. D. B.
DEPARTMENT OF
BUILDING INSPECTION

[illegible]

REROOFING

INSPECTION IS REQUIRED UNDER THE SAN FRANCISCO BUILDING CODE. REQUEST FOR INSPECTION MAY BE MADE DAY OR NIGHT BY CALLING 558-6091.

RECEIVED BY THE INSPECTOR IN PLACE OF APPLICANT'S SIGNATURE. THIS RECEIPT IS NOT A SUBSTITUTE FOR THE BUILDING DEPARTMENT'S INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH AN APPLICABLE CODE.

APR 23 1993

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

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

APPLICANT IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD ACCORDANCE WITH THE LAND USE SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

NUMBER OF PLAN SETS 31/194

DATE FILED 4-23-93	PLUMBING RECEIPT NO. 719966	ISSUED 4-23-93	(1) STREET ADDRESS OF JOB 550 O'FARRELL ST	BLOCK & LOT 318 9
PERMIT NO. 719966	(2A) ESTIMATED COST OF JOB \$40,000.00	(2B) REVISED COST.	DATE	

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING				(8A) OCCUP. CLASS B2R	(8B) NO. OF DWELLING UNITS 2
(4A) TYPE OF CONSTRUCTION REAR	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE STANLEY STORE		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION				(8) OCCUP. CLASS B2R	(8B) NO. OF DWELLING UNITS 2
(4) TYPE OF CONSTRUCTION REAR	(5) NO. OF STORIES OF OCCUPANCY 2	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE, LEGAL USE STANLEY STORE		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? NO	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO	(12) ELECTRICAL WORK TO BE PERFORMED? YES	(13) PLUMBING WORK TO BE PERFORMED? YES		
(14) GENERAL CONTRACTOR ACKER/GUEPPO Roof Co, Inc. 925 8TH AVE. DAK (510) 844-8222		ADDRESS 7700 FRANCE AVE. Minneapolis (612) 830-212		PHONE (FOR CONTACT BY BUREAU)	
(15) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)					
TEAR off 4 ply cap sheet Intec PERMAGLAS GMA - 40R 25 Lbs 1163 40P-R1					
ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY					
(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? NO	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT NO	(19) DOES THIS ALTERATION CREATE, DECK OR PORCH EXTENSION TO BUILDING? NO	(20) IF (19) IS YES, STATE FLOOR AREA NO	SQ. FT.	
(21) WILL SIDEWALK OVER SUBSIDEWALK SPACE BE REPAIRED OR ALTERED? NO	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? NO	(23) ANY OTHER EXISTING BLDG ON LOT (IF YES, SHOW ON PLOT PLAN) NO	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO	YES	
(25) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION CONSTRUCTION		ADDRESS		CALIF. CERTIFICATE NO.	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY) IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"					

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
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ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
☐ OWNER ☐ ARCHITECT ☐ ENGINEER
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY
☒ CONTRACTOR ☐ ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

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

9003 03

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:


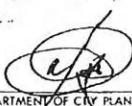
- () I. Certificate of Consent to Self-insure issued by the Director of Industrial Relations.
- () II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- () III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
- () IV. The cost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

Applicant's Signature *Armen Mueen* Date *04/23/93*

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

CONDITIONS AND STIPULATIONS

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

APPROVED:	DATE: _____ REASON: _____
 BUILDING INSPECTOR, BUR. OF BLDG. INSP.	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
 DEPARTMENT OF CITY PLANNING	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
CIVIL ENGINEER, BUR. OF BLDG. INSPECTION	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
BUREAU OF ENGINEERING	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
REDEVELOPMENT AGENCY	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
HOUSING INSPECTION DIVISION	NOTIFIED MR. _____

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

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

Number of attachments: ☐

OWNER'S AUTHORIZED AGENT

SAN FRANCISCO
W. D. B.
DEPARTMENT OF
BUILDING INSPECTION

[illegible]

SAN FRANCISCO
 DEPT. of Building Insp.
 JUL 06 2007
 DEPARTMENT OF
 BUILDING INSPECTION
 CANCELLED ON: 12-27-07
 NOTIFIED
 (SAM HASENIN, P.E., C.E.S.)
 DIRECTOR/CHIEF BUILDING OFFICIAL
 DEPT. OF BUILDING INSPECTION

SFFD INST.
 FEES REQ.

APPROVED FOR ISSUANCE
 JAN 17 2008
 A.L. SMITH, DBI

BLDG. FORM 3/8
 APPLICATION NUMBER
 2-06/01/17/20051

PAD-5TR

OSHA APPROVAL REQUIRED
 APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☒ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☐ OVER-THE COUNTER ISSUANCE

24 CARDS
 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

DATE FILED 1-17-06	FILING FEE RECEIPT NO. 349861	(1) STREET ADDRESS OF JOB 550 O'FARRELL	BLOCK & LOT 0318/009
PERMIT NO. 1125467	ISSUED 7/6/07	(2A) ESTIMATED COST OF JOB 100,000	(2B) REVISED COST. BY: 100,000

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

(4A) TYPE OF CONSTR. TYPE I	(5A) NO. OF STORIES OF OCCUPANCY 3	(5A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE GARAGE BLDG	(8A) OCCUP. CLASS S-3/B	(9A) NO. OF DWELLING UNITS 10
(4) TYPE OF CONSTR. TYPE I	(5) NO. OF STORIES OF OCCUPANCY 3	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) GARAGE BLDG	(8) OCCUP. CLASS S-3/B	(9) NO. OF DWELLING UNITS 10

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? NO	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO	(12) ELECTRICAL WORK TO BE PERFORMED? NO	(13) PLUMBING WORK TO BE PERFORMED? NO
---------------------------------------------------------	-----------------------------------------------------------	---------------------------------------------	-------------------------------------------

(14) GENERAL CONTRACTOR
TBD

(15) OWNER - LESSEE (CROSS OUT ONE)
LARRY WORCHELL, 4221 Wilshire Blvd, Los Angeles, 323-934-1400

(16) WRITE IN DESCRIPTION OF THIS WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
 INSTALL 4000 GA ABOVE GROUND FUEL TANK & (2) DISPENSERS, VACUUM, AIR COMPRESSOR of bldg. Special enclosure outside of footprint

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? NO	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? NO	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? NO	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) NO	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO

(25) ARCHITECT OR ENGINEER (DESIGN)
BYMYER ENGINEERS, 1829 CLEMENT AVE, ALAMOGON 94539

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")
510-521-3713

IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX
☐ OWNER
☐ LESSEE
☐ CONTRACTOR
☐ ARCHITECT
☐ AGENT
☒ ENGINEER

APPLICANT'S CERTIFICATION

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

9003-03 (REV 1/02)

NOTICE TO APPLICANT

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

In conformity with the provisions of Section 3900 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

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

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

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

Carrier
 Policy Number

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

(X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3900 of the Labor Code, that the permit herein applied for shall be deemed revoked.

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

Signature of Applicant or Agent

Date

ORIGINAL

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF BUILDING INSPECTION

APPROVED: *[Signature]*
 Contact the district building inspector at the start of work call 558-6096. For plumbing inspection scheduling call 558-6030. For electrical inspection scheduling call 558-6030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

DATE: *JAN 17 2006*
 REASON: *6-8-06*

NOTIFIED MR. *NA*

DEPARTMENT OF CITY PLANNING

APPROVED: *[Signature]*
 PRESSURE TEST IS REQUIRED FOR ALL PIPING AND TANKS (S.F.F.D.)

DATE: *2 MAY 2006*
 REASON: *P-19 AND P-12*

NOTIFIED MR. *NA*

DEPARTMENT OF BUILDING INSPECTION

APPROVED: *[Signature]*
 CALL SFFD PERMIT SECTION AT (415) 558-3303 FOR AN INSPECTION APPOINTMENT.

DATE: *2 MAY 2006*
 REASON: *P-19 AND P-12*

NOTIFIED MR. *NA*

DEPARTMENT OF BUILDING INSPECTION

APPROVED: *[Signature]*
 SPECIAL INSPECTION AND REPORTS REQUIRED PER SECTION 1701 SUBMIT REPORTS TO THE BLDG INSPECTION DIVISION THE FOLLOWING

DATE: *2/16/06*
 REASON: *see checklist*

NOTIFIED MR. *NA*

DEPARTMENT OF BUILDING INSPECTION

APPROVED: *[Signature]*
 DPW/BSM SIGN OFF ON JOB CARD REQUIRED PRIOR TO DBI FINAL CALL 554-7149 TO SCHEDULE.

DATE: *5/31/06*
 REASON: *BSM*

NOTIFIED MR. *NA*

DEPARTMENT OF PUBLIC HEALTH

APPROVED: *[Signature]*
 FOR WORK AS STATED PENDING OBTAINING SITE SPECIFIC VARIANCE FROM THE SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD FOR NEW UNPUBLISHED STRONG TIDE CONSTRUCTION REQUIREMENTS.

DATE: *5/31/06*
 REASON: *NA*

NOTIFIED MR. *NA*

REDEVELOPMENT AGENCY

APPROVED: *[Signature]*

DATE: *5/31/06*
 REASON: *NA*

NOTIFIED MR. *NA*

HOUSING INSPECTION DIVISION

APPROVED: *[Signature]*

DATE: *5/31/06*
 REASON: *NA*

NOTIFIED MR. *NA*

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

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

Number of attachments *1*

OWNER'S AUTHORIZED AGENT

APP. NO. 200601172251 Kevin H. [Signature]
BUILDING INSPECTOR



APPROVED

Dept. of Building Insp.

MAR 09 2007

 ACTING DIRECTOR
 DEPT. OF BUILDING INSPECTION
BLDG.
FORM

3/8

PAPPC

APPLICATION NUMBER

APPROVAL NUMBER:

OSHA APPROVAL REC'D

2007-03-09-5851

Historical Bldg.

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSFORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE COUNTER ISSUANCE

2+CAK NUMBER OF PLAN SETS

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

DATE FILED 3/9/07	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 550 O'FARRELL ST.	BLOCK & LOT 318/009
PERMIT NO. 1113816	ISSUED 3/9/07	(2A) ESTIMATED COST OF JOB \$5,000.00	(2B) REVISED COST: 5000.00 DATE: 3/9/07

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING							
(4A) TYPE OF CONSTR. Y	(5A) NO. OF STORIES OF OCCUPANCY: 3	(6A) NO. OF BASEMENTS AND CELLARS: 1	(7A) PRESENT USE: PARKING GARAGE	(8A) OCCUP. CLASS S2	(9A) NO. OF DWELLING UNITS: 0		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(4) TYPE OF CONSTR. Y	(5) NO. OF STORIES OF OCCUPANCY: 3	(6) NO. OF BASEMENTS AND CELLARS: 1	(7) PROPOSED USE (LEGAL USE) PARKING GARAGE	(8) OCCUP. CLASS S2	(9) NO. OF DWELLING UNITS: 0		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?		(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?		(12) ELECTRICAL WORK TO BE PERFORMED?		(13) PLUMBING WORK TO BE PERFORMED?	
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
(14) GENERAL CONTRACTOR TO BE DETERMINED		ADDRESS		PHONE		CALIF. LIC. NO.	
(15) OWNER (LESSOR OR SUB-LEASOR) LWSC + Ullman Inv.		ADDRESS 4221 WILSHIRE BLVD.		BTRC# 430		PHONE (FOR CONTACT BY DEPT.) LOS ANGELES (323) 934-1400	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)		90010					

 REPAIR OF A 4'x7' AREA OF A SIDEWALK VAULT SLAB.
 REPAIR WILL BE A 6" REINFORCED CONCRETE SLAB
 TO MATCH ADJACENT CONSTRUCTION

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION)		ADDRESS		CALIF. CERTIFICATE NO.			
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")		ADDRESS					

IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

 CHECK APPROPRIATE BOX
☐ OWNER
☐ ARCHITECT
☐ LESSEE
☐ AGENT
☐ CONTRACTOR
☒ ENGINEER

APPLICANT'S CERTIFICATION

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

9003-03 (REV. 1/02)

NOTICE TO APPLICANT

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

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

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

- I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: _____
Policy Number: _____
- III. The cost of the work to be done is \$100 or less.
- IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

 Signature of Applicant or Agent: Michael J. O'Sullivan
 Date: 3/7/07

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

<p>REFER TO: APPROVED: Contact the district building inspector at the start of work call 558-6096. For plumbing inspection scheduling call 558-6054, for electrical inspection scheduling call 558-6030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.</p>	<p>By: <u>WING T. GEE, DBI</u> MAR 29 2007</p>	<p>DATE: _____ REASON: _____</p>
<p>APPROVED: <input checked="" type="checkbox"/> N/A -</p> <p><u>CHH/ASH 3-9-07</u> DEPARTMENT OF CITY PLANNING</p>		<p>NOTIFIED MR. _____ DATE: _____ REASON: _____</p>
<p>APPROVED: <input type="checkbox"/></p> <p>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p>		<p>NOTIFIED MR. _____ DATE: _____ REASON: _____</p>
<p>APPROVED: <input type="checkbox"/></p> <p>MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION</p>		<p>NOTIFIED MR. _____ DATE: _____ REASON: _____</p>
<p>APPROVED: <input type="checkbox"/></p> <p>SPECIAL INSPECTION! REQUIRED PER SFBC SECTION 1701, SFBC '98'</p> <p><u>see attached</u></p> <p>By: <u>WING T. GEE, DBI</u> MAR 09 2007</p> <p>MECHANICAL ENGINEER, DEPT. OF BLDG INSPECTION</p>		<p>NOTIFIED MR. _____ DATE: _____ REASON: _____</p>
<p>APPROVED: <input checked="" type="checkbox"/></p> <p>DPW/BSM SIGN OFF ON JOB CARD REQUIRED PRIOR TO DBI FINAL CALL 554-7149 TO SCHEDULE.</p> <p><u>Gunn Tang 3/9/07</u> BUREAU OF ENGINEERING</p>		<p>NOTIFIED MR. _____ DATE: _____ REASON: _____</p>
<p>APPROVED: <input type="checkbox"/></p> <p>DEPARTMENT OF PUBLIC HEALTH</p>		<p>NOTIFIED MR. _____ DATE: _____ REASON: _____</p>
<p>APPROVED: <input type="checkbox"/></p> <p>REDEVELOPMENT AGENCY</p>		<p>NOTIFIED MR. _____ DATE: _____ REASON: _____</p>
<p>APPROVED: <input type="checkbox"/></p> <p>HOUSING INSPECTION DIVISION</p>		<p>NOTIFIED MR. _____ DATE: _____ REASON: _____</p>

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

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

Number of attachments ☐

OWNERS AUTHORIZED AGENT



DATE	BUILDING INSPECTORS JOB RECORD
4/18/07	Observed steel placement - ok
1/1	to continue pending DPW
1/1	+ SE sign off KH
1/1	
12/1/09	105
1/1	<input type="checkbox"/> FINAL
1/1	<input checked="" type="checkbox"/> EXPIRE
1/1	By
1/1	Fergal Clancy, DBI
1/1	
1/1	
1/1	
1/1	
1/1	
1/1	
1/1	
1/1	
1/1	
1/1	
1/1	
1/1	

~~WORK COMPLETED. FINAL CERTIFICATE ISSUED~~

APP. NO.

200703095851

BUILDING INSPECTOR



APPROVED

DEC 04 2007

 DEC 04 2007
 APPROVED FOR ISSUANCE
 BY: *AL Smith, DBI*

 BLDG
 FORM 3/8

 2007 11 29 9173
 APPLICANT NUMBER

APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT, CITY AND COUNTY OF SAN FRANCISCO ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER THE COUNTER ISSUANCE
 NUMBER OF PLAN SETS *2*

 PLNG
 FEE

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

DATE FILED <i>11-29-07</i>	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB <i>550 OFARRELL ST</i>	BLOCK & LOT <i>0318-9</i>
PERMIT NO. <i>1140648</i>	ISSUED <i>DEC 04 2007</i>	(2A) ESTIMATED COST OF JOB <i>55,000</i>	(2B) REVISED COST <i>55,000</i>

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

(4A) TYPE OF CONSTR <i>III</i>	(5A) NO OF STORIES OF OCCUPANCY <i>2</i>	(6A) NO OF BASEMENTS AND CELLARS <i>1</i>	(7A) PRESENT USE <i>CAR RENTAL FACILITY</i>	(8A) OCCUP CLASS <i>S3</i>	(9A) NO OF DWELLING UNITS <i>0</i>
(4) TYPE OF CONSTR <i>III</i>	(5) NO OF STORIES OF OCCUPANCY <i>2</i>	(6) NO OF BASEMENTS AND CELLARS <i>1</i>	(7) PROPOSED USE (LEGAL USE) <i>CAR RENTAL FACILITY</i>	(8) OCCUP CLASS <i>S3</i>	(9) NO OF DWELLING UNITS <i>0</i>

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES ☐ NO ☒

(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES ☐ NO ☒

(12) ELECTRICAL WORK TO BE PERFORMED? YES ☐ NO ☒

(13) PLUMBING WORK TO BE PERFORMED? YES ☐ NO ☒

(14) GENERAL CONTRACTOR
T.B.D.

(15) LESSOR (CROSS OUT ONE)
THE HERTZ CORPORATION ADDRESS *461 N CENTURY BLVD SUITE 600* ZIP *94104* BTR# *310-568-3460*

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
*UPGRADE EXISTING WASH BAY WITH NEW EQUIPMENT IN BASEMENT LEVEL.
 EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS*

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES ☐ NO ☒

(18) IF (17) IS YES STATE NEW HEIGHT AT CENTER LINE OF FRONT FT

(19) DOES THE ALTERATION CREATE DECK OR HORIZ EXTENSION TO BUILDING? YES ☐ NO ☒

(20) IF (19) IS YES STATE NEW GROUND FLOOR AREA SQ FT

(21) WILL SIDEWALK OVER SUB SIDEWALK SPACE BE REPAIRED OR ALTERED? YES ☐ NO ☒

(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES ☐ NO ☒

(23) ANY OTHER EXISTING BLDG ON LOT? IF YES SHOW ON PLOT PLAN YES ☐ NO ☒

(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES ☐ NO ☒

(25) ARCHITECT OR ENGINEER (DESIGN) ☐ CONSTRUCTION ☒
DAN JOHNSON RHL DESIGN GROUP INC, 1131 N McDONELL BLVD POMA CA 94154 CALIF CERTIFICATE NO *C152357*

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY IF THERE IS NO KNOWN CONSTRUCTION LENDER ENTER UNKNOWN)
NONE

IMPORTANT NOTICES

N h g shall be made in the ch actle of the o cupancy o use without first obt g B l g
 Permit auth z g such change See S n F a c s c Bu l d g Code and San Fran sc H s g
 Cod

N p r t f b l d g i c l u s o scaffoldng add g o t r u c t i b d e s t h a 60 to
 a y w e c o n t a i n i n g m o r e t h a n 750 v o l t s S e e S e c 385 C a l i f o r n i a P e n a l C o d e

P a s a n t t o S n F s B u l d g C o d e t h e b u i l d i n g p e r m i t s h a l l b e p o s t e d o n t h e j o b T h e
 o w e s r e s p o n s i b l e f o r a p p o d p l a s a n d a p p l i c a t i o n b e i n g k e p t a t b l d n g s t e

G a d e l e s a s h o w o n d r a w i n g s a c c o m p a n y n g t h s a p p l i c a t i o n a s a s s u m e d t o b e c o r r e c t I f
 a c t u a l g a d e l e n o s a r e o f t h e s a m e a s h w d a w g s h o w g o r c t g r a d e l n e a
 a d f i l l s t o g e t h e r w t h c o m p l e t e d e t a i l s o f r e t a n n g w a l l s a n d w i l l t g s q d m u s t b e
 s u b m i t t e d t o t h a d e p a r t m e n t f p p o a l

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED

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

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

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

I c h e r e l l g s a l l n e t g m t a i n s t h a a c l a a c e o f n o t l e s s t h t w c h e s f o r m a l l
 e l e c t c a l w r e s o g p m e t

CHECK APPROPRIATE BOX

☒ OWNER ☐ ARCHITECT
☒ LESSEE ☐ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

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

9003 03 (REV 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE The permittee(s) by accept f the permit agree(s) t dem ty a d
 hold harmless the City and C ty f Sa F a c s o f o m a n d g a t a n y a n d a l l c l a m d m a s a d a
 a c t o f d a m g I f g f o m o p e a t o n e n d e t h s p e r m i t a g a i n s s t e p l g n c e o f t h C t y
 a d C o u t y o f S a F n c s o d t s a m e t h e d e f e n o f t h e C t y a n d C o t y o f S a F a n c
 a g a n s t a l l s u c h c l a i m s d e m a n d s o r a c t i o n s

I o f m t y w t h t h p s o s o f S t 3800 of the Labo Cod of the State of C l t a t h e
 a p p l i c a n t s h a l l h a e o a s e u n d e r (I) o r (II) d e s g a t e d b e l o w o s h i l d e a l e t e m (III) (IV) o
 (V) w h c h s a p p l i c a b l e I f h o w e r t m (V) c h e c k e d t e m (IV) m t b e c h e c k e d a s w e l l M k
 t h e a p p r o p r i a t e m e t h o d o f c o m p l a c e b e l o w

I h a e b y t h m d e p a a l t y o f p e j u r y o t h t h l l w g d c l a t i o n s

() I I h a e a d w l l m a i n t a c r i f i c a t i o n t o s e l f n a r e f o r w o k e
 c o m p e n s a t i o n a s p o d e d b y S e c t o 3700 of the Labo Code t o t h e p a r t o m a c s
 t h e w o r k f o w h c h t h p e r m i t i s i s s u e d

() II I h a e a n d w l l m a i n t a n w o k e s c o m p e s a t o n i n s u r a n c e a s e q u o d b y S e c t o n
 3700 f t h L a b o C o d e I t h p r f m I t h e w k f o w h c h t h s p e r m i s
 i s s u e d M y w o r k s c o m p e s t a s o c a a s a d p l o y u m b e r a r e

C a s e r

P o l i c y N u m b e r

() III The cost of the w k t b e d e s s \$100 o l e s s

I c a r t y t h a t i n t h e p a r t m a c e o f t h e w o k f o w h c h t h s p e r m i t i s a s s a d i s h a l l n o t
 m p l y y p e s o a y m a n n e r s o a s t o b e c o m b y t t t h w k e s
 c o m p e s a t l a w s o f C a l i f o r n i a I f u r t h e r a c k n o w l e d g e t h a t I u d e s a d t h a t t h e
 e n t t h a t I h o l d b e c o m e s u b j e c t t o t h e w o r k e r s c o m p e n s a t i o n s o f S e c t o
 3800 f t h L a b o C o d I a d a l t o c o m p l y t o r t h w t h t h p s o s o f S e c t o
 3800 f t h L a b o C o d t h t h p m t h e e a p p l i e d t o s h a l l b e d e m d k d

I r t y t h a t t h e o w e (o t h e g e t t h w e s) t h a t t h e p e r f o r m a n c e f t h e w k f
 w h c h t h s p e r m i s a s s d I w l l e m p l o y a c o n t r a c t o r w h c m p l e s w t h t h w o k e r s
 c o m p e s a t o l a w s o f C l f o a d w h o p r o t o t h e c o m m e n c e m t o f a n y w o k w l l f e
 a c o m p l e t e d c o p y f t h t h m w t h t h e p e r m i t b e a u

Signature of Applicant or Agent

10/30/07
 Date

CONDITIONS AND STIPULATIONS

REFE
' TO

APPR

DEPARTMENT OF
BUILDING INSPECTION

Contact the district building inspector at the start of work call 558 6096 For plumbing inspection scheduling call 558 6054 for electrical inspection scheduling call 558 6030 This application is approved without site inspection detailed plumbing or electrical plan review and does not constitute an approval of the building Work authorized must be done in strict accordance with all applicable codes Any electrical or plumbing work shall require appropriate separate permits

BUILDING INSPECTOR DEPT OF BLDG INSP

DATE _____

REASON

NOTIFIED MR

DATE

REASON

NOTIFIED MR

DATE

REASON

NOTIFIED MR

DATE _____

REASON

NOTIFIED MR

DATE _____

REASON

NOTIFIED MR

DATE _____

REASON

NOTIFIED MR

DATE _____

REASON

NOTIFIED MR

DATE _____

REASON

NOTIFIED MR

DATE _____

REASON

NOTIFIED MR

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

Number of attachments

OWNER'S AUTHORIZED AGENT

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



APPROVED

Dept of Building Inspection

DEC 04 2007

 12-4-07
 APPROVED FOR ISSUANCE
 DEC 23 2007
 AL SMITH DBI

 BLDG
 FORM 3/8

 2007 11 29 0179
 APPLICANT NUMBER
 2007 11 29 9179
 APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT FOR ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

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

OFFICE COPY

DATE FILED 11-29-07	FILING FEE RECEIPT NO	(1) STREET ADDRESS OF JOB 550 OFARRELL ST	BLOCK & LOT 0318-9
PERMIT NO 1140644	ISSUED DEC 04 2007	(2A) ESTIMATED COST OF JOB 45,000	(2B) REVISED COST 45,000
		BY	DATE 11-29-07

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING							
(4A) TYPE OF CONSTR III	(5A) NO OF STORIES OF OCCUPANCY 2	(6A) NO OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE CAR RENTAL FACILITY	(8A) OCCUP CLASS B/S3	(9A) NO OF DWELLING UNITS 0		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(4) TYPE OF CONSTR III	(5) NO OF STORIES OF OCCUPANCY 2	(6) NO OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) CAR RENTAL FACILITY	(8) OCCUP CLASS B/S3	(9) NO OF DWELLING UNITS 0		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?		(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?		(12) ELECTRICAL WORK TO BE PERFORMED?		(13) PLUMBING WORK TO BE PERFORMED?	
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
(14) GENERAL CONTRACTOR TBD		ADDRESS		ZIP	PHONE	CALIF LIC NO	EXPIRATION DATE
(15) OWNER LESSEE (CROSS OUT ONE)		ADDRESS		ZIP	BTCH#	PHONE (FOR CONTACT BY DEPT)	
OWNER		THE HERTZ CORPORATION 6151 N CENTURY BLVD SUITE 600		94065		310-568-3460	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)							
- REPLACE EXISTING RESTROOMS WITH NEW TO ADA COMPLIANCE STANDARDS							
- RENOVATE EXISTING SALES, OFFICES AND SUPPORT AREAS							
- REPLACE EXISTING ROOFTOP HVAC UNIT WITH NEW							
- MINOR MECHANICAL DUCTWORK TO ACCOMMODATE RENOVATED SPACES							
- UPGRADE EXISTING ELECTRICAL TO ACCOMMODATE RENOVATED SPACES							
ADDITIONAL INFORMATION							
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?		(18) IF (17) IS YES STATE NEW HEIGHT AT CENTER LINE OF FRONT		(19) DOES THE ALTERATION CREATE DECK OR HORIZ EXTENSION TO BUILDING?		(20) IF (19) IS YES STATE NEW GROUND FLOOR AREA	
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		FT		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		SQ FT	
(21) WILL SIDEWALK OVER SUB SIDEWALK SPACE BE REPAIRED OR ALTERED?		(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE		(23) ANY OTHER EXISTING BLDG ON LOT? (IF YES SHOW ON PLOT PLAN)		(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
(25) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION <input type="checkbox"/>		ADDRESS		CALIF CERTIFICATE NO			
JOHN JOHNSON EHL DESIGN GROUP INC		1131 N MCDOWELL BLVD		C13289		Petaluma CA 94951	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY IF THERE IS NO KNOWN CONSTRUCTION LENDER ENTER "UNKNOWN")		NONE					

IMPORTANT NOTICES

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

No portion of building or structure shall be closed to the public for more than 750 hours. See Section 385 of the California Penal Code.

Plans and specifications for proposed plans and applications shall be kept at building site. The owner is responsible for approved plans and applications being kept at building site.

Grading as shown on drawings accompanying this application are assumed to be correct. If a final grade is shown, it shall be shown on drawings showing grade, including all existing and proposed walls and footings. Grading shall be submitted to the department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT
☒ LESSEE ☐ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

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

9003-03 (REV 1/02)

NOTICE TO APPLICANT

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

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

The employer must comply with the following guidelines:

() I have and will maintain a certificate of insurance to self and employees working compensation as provided by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.

() II I have and will maintain workers compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers compensation insurance is a self-insurance policy maintained by the company.

Policy Number _____

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

() IV I certify that the performance of the work for which this permit is issued shall not employ any person in any manner so as to become subject to the workers compensation laws of California. I further acknowledge that I understand that the fact that I should become subject to the workers compensation provisions of the Labor Code of California if I employ it with the provisions of Section 3800 of the Labor Code that the permit herein applied for shall be deemed revoked.

X V I certify as the owner (or the agent of the owner) that the performance of the work for which this permit is issued will employ only those persons who are not subject to the workers compensation laws of California and who are not to the common knowledge of any worker a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent
 10/30/07
 Date

ORIGINAL

SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS
Contact the district building inspector at the start of work call 558 6096 For plumbing inspection scheduling call 558 6054 for electrical inspection scheduling call 558 6030 This application is approved without site inspection detailed plumbing or electrical plan review and does not constitute an approval of the building Work authorized must be done in strict accordance with all applicable codes Any electrical or plumbing work shall require appropriate separate permits

<p>REFER TO APPROVED</p> <p>By <u>AL SMITH DBI</u></p> <p>12407 NOV 29 2007</p> <p>BUILDING INSPECTOR DEPT OF BLDG INSP</p>	<p>DATE _____</p> <p>REASON _____</p> <p>NOTIFIED MR _____</p>
<p>APPROVED</p> <p><input type="checkbox"/></p> <p>N/A interim work only No intensification of use.</p> <p><u>Kevin Burton</u> 11/29/07</p> <p>DEPARTMENT OF CITY PLANNING</p>	<p>DATE _____</p> <p>REASON _____</p> <p>NOTIFIED MR _____</p>
<p>APPROVED</p> <p><input type="checkbox"/></p> <p>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p>	<p>DATE _____</p> <p>REASON _____</p> <p>NOTIFIED MR _____</p>
<p>APPROVED</p> <p><input checked="" type="checkbox"/></p> <p>By <u>JAMES ZHAN DBI</u></p> <p>DEC 04 2007</p> <p>MECHANICAL ENGINEER DEPT OF BLDG INSPECTION</p>	<p>DATE _____</p> <p>REASON _____</p> <p>NOTIFIED MR _____</p>
<p>APPROVED</p> <p><input type="checkbox"/></p> <p>N/A - AS</p> <p>CIVIL ENGINEER DEPT OF BLDG INSPECTION</p>	<p>DATE _____</p> <p>REASON _____</p> <p>NOTIFIED MR _____</p>
<p>APPROVED</p> <p><input type="checkbox"/></p> <p>BUREAU OF ENGINEERING</p>	<p>DATE _____</p> <p>REASON _____</p> <p>NOTIFIED MR _____</p>
<p>APPROVED</p> <p><input type="checkbox"/></p> <p>DEPARTMENT OF PUBLIC HEALTH</p>	<p>DATE _____</p> <p>REASON _____</p> <p>NOTIFIED MR _____</p>
<p>APPROVED</p> <p><input type="checkbox"/></p> <p>REDEVELOPMENT AGENCY</p>	<p>DATE _____</p> <p>REASON _____</p> <p>NOTIFIED MR _____</p>
<p>APPROVED</p> <p><input type="checkbox"/></p> <p>HOUSING INSPECTION DIVISION</p>	<p>DATE _____</p> <p>REASON _____</p> <p>NOTIFIED MR _____</p>

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

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT



DATE	BUILDING INSPECTORS JOB RECORD
8/25/08	Rough Framing ok KMH
11	pending EIO + PIR
10/20/08	Rough Frame office area
11	ok pending EIO KMH
12/2/08	bar ok KMH
12/15/08	No Sifow KMH
11	
11	
11	Complete
11	
11	12-22-08
11	
11	
11	
11	
11	
11	
11	
11	
11	
WORK COMPLETED, FINAL CERTIFICATE ISSUED	
APP. NO.	
200711299179	Kevin H. Hgh BUILDING INSPECTOR

APPROVED
Dept of Building Insp

MAR 09 2009

Vivian L. Day
VIVIAN L. DAY
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT OF BUILDING INSPECTION

APPROVED FOR ISSUANCE
MAR 9 2009

BLDG
FORM
318

APPLICANT NUMBER

APPROVAL NUMBER

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

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

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 3 ☒ OVER THE COUNTER ISSUANCENUMBER OF PLAN SETS 3/20/09

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
BUILDING INSPECTION OF THE CITY AND COUNTY OF SAN FRANCISCO FOR THE
PERMISSION TO CONSTRUCT THE WORK SHOWN ON THE PLANS
AND SPECIFICATIONS SUBMITTED HEREWITH AND
ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE
HEREINAFTER SET FORTH

OFFICE COPY

MAR 09 2009 7-06	FILING FEE RECEIPT NO 34986	(1) STREET ADDRESS OF JOB 550 O'Farrell	BLOCK & LOT 0318/009
PERMIT NO 1180016 1125467	ISSUED MAR 09 2009 7/0/07	(2A) ESTIMATED COST OF JOB \$100,000	(2B) REVISED COST \$20,000 BY 100,002 DATE 6-8-06

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING							
(4A) TYPE OF CONSTR Type I	(5A) NO OF STORIES OF OCCUPANCY 3	(6A) NO OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE Garage Bldg	(8A) OCCUP CLASS S-3 B	(9A) NO OF DWELLING UNITS 0		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(4) TYPE OF CONSTR I	(5) NO OF STORIES OF OCCUPANCY 3	(6) NO OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) Garage Bldg	(8) OCCUP CLASS S-3 B	(9) NO OF DWELLING UNITS 0		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED		(11) WILL STREET SPACE BE USED DURING CONSTRUCTION		(12) ELECTRICAL WORK TO BE PERFORMED		(13) PLUMBING WORK TO BE PERFORMED	
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
(14) GENERAL CONTRACTOR Petrotek		ADDRESS PO BOX 37 San Mateo, CA, 94046		PHONE 408-683-4537		EXPIRATION DATE 5/31/10	
(15) OWNER (CROSS OUT ONE) Larry Worrell		ADDRESS 4221 W. 1st St. Los Angeles		PHONE (FOR CONTRACT BY DEPT) 323-934-1402			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) for complete work + obtain final inspection for work approved under PA 200801172251							

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT	(19) DOES THE ALTERATION CREATE DECK OR HORIZ EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES STATE NEW GROUND FLOOR AREA	SQ FT
(21) WILL SIDEWALK OVER SUB SIDEWALK SPACE BE REPAIRED OR ALTERED	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG ON LOT? (IF YES SHOW ON PLOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/> ADDRESS				CALIF CERTIFICATE NO			
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY IF THERE IS NO KNOWN CONSTRUCTION LENDER ENTER UNKNOWN)				ADDRESS			

IMPORTANT NOTICES

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

Permit for building of scaffolding used for construction shall be in the possession of the contractor at all times. See Section 385 of the California Penal Code.

Permit for San Francisco Building Code the building permit shall be posted on the job. The permittee is responsible for approved plan and project being kept in good state.

Grades shown on drawings accompanying this permit are assumed to be correct. If actual grades are different from those shown on drawings, the contractor shall be responsible for obtaining correct grades and for making the necessary adjustments to the work to be performed.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

It is the responsibility of the contractor to provide for the safety of all electrical wires or equipment.

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT
☐ JESSEE ☐ AGENT
☒ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE The permittee(s) by acceptance of the permit agree(s) to defend, hold harmless, the City and County of San Francisco from and against any and all claims, demands, damages, losses, costs, and expenses, including reasonable attorney's fees, which may be asserted against the City and County of San Francisco and to assume the defense of the City and County of San Francisco against all such claims, demands, damages, losses, costs, and expenses.

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

I hereby affirm the penalty of perjury one of the following declaration:

() I, the designated contractor, certify that I am not a subcontractor and I am not a subcontractor of a subcontractor and I am not a subcontractor of a subcontractor of a subcontractor.

() I, the designated contractor, certify that I am not a subcontractor and I am not a subcontractor of a subcontractor and I am not a subcontractor of a subcontractor of a subcontractor.

() I, the designated contractor, certify that I am not a subcontractor and I am not a subcontractor of a subcontractor and I am not a subcontractor of a subcontractor of a subcontractor.

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() I, the designated contractor, certify that I am not a subcontractor and I am not a subcontractor of a subcontractor and I am not a subcontractor of a subcontractor of a subcontractor.

() I, the designated contractor, certify that I am not a subcontractor and I am not a subcontractor of a subcontractor and I am not a subcontractor of a subcontractor of a subcontractor.

() I, the designated contractor, certify that I am not a subcontractor and I am not a subcontractor of a subcontractor and I am not a subcontractor of a subcontractor of a subcontractor.

DATE	BUILDING INSPECTORS JOB RECORD
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8/25/10	106
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APP. NO.	
200905093705	<u>FE</u>
	BUILDING INSPECTOR



APPROVED

Dept. of Building Insp.

AUG 24 2010

Vivian L. Day
VIVIAN L. DAY
 DIRECTOR/CHIEF BUILDING OFFICER
 DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

BLDG. FORM 318

APPLICATION NUMBER
2010-08-24-51491OSHA APPROVAL REQUIRED
APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE-COUNTER ISSUANCENUMBER OF PLAN SETS WL 3-26-2011

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

DATE FILED <u>8/24/2010</u>	PLUMBING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB <u>550 O'Farrell,</u>	BLOCK & LOT <u>20090309 3705</u>	0318/009
PERMIT NO. <u>1219709</u>	ISSUED <u>8/24/2010</u>	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST	BY <u>100</u> DATE <u>8/24/10</u>

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING				
(4A) TYPE OF CONSTR <u>1</u>	(5A) NO OF STORIES OF OCCUPANCY <u>3</u>	(6A) NO OF BASEMENTS AND CELLARS <u>1</u>	(7A) PRESENT USE <u>Parking Garage</u>	(8A) OCCUP CLASS <u>8-3</u>
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION				
(4) TYPE OF CONSTR <u>1</u>	(5) NO OF STORIES OF OCCUPANCY <u>3</u>	(6) NO OF BASEMENTS AND CELLARS <u>1</u>	(7) PROPOSED USE (LEGAL USE) <u>Parking Garage</u>	(8) OCCUP CLASS <u>8-3</u>
(10) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?
(14) GENERAL CONTRACTOR <u>Peetatek</u>	ADDRESS <u>P.O. Box 137, San Mateo, CA 94401</u>	PHONE <u>415-683-4537</u>	CALIF LIC NO. <u>590295</u>	EXPIRATION DATE <u>3-1-12</u>
(15) OWNER - LESSEE (CROSS OUT ONE) <u>Vertz Corp.</u>	ADDRESS <u>550 O'Farrell St. San Francisco</u>	PHONE (FOR CONTACT BY DEPT.) <u>415-923-1590</u>		

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

To obtain final inspection
or work approved under

PA# 200604172251

All work is complete

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	SQ FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG ON LOT? (IF YES, SHOW ON PLOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

(25) ARCHITECT OR ENGINEER (DESIGN ☐ CONSTRUCTION ☒

ADDRESS

CALIF CERTIFICATE NO

(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")

ADDRESS

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 8' to any wire containing more than 750 volts. See Sec 385, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX

☐ OWNER
☐ ARCHITECT
☐ LESSEE
☐ AGENT
☐ CONTRACTOR
☐ ENGINEER

APPLICANT'S CERTIFICATION

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

B003-02 (REV 1/02)

NOTICE TO APPLICANT

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

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

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

- () I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- () II I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
- Carrier State Ind
 Policy Number 1019128
- () III The cost of the work to be done is \$100 or less.
- () IV I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- () V I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent [Signature] Date 8/24/10

OFFICE COPY

SAN FRANCISCO

DEPT.
BUILDING

CONDITIONS AND STIPULATIONS

PERMIT TO BE ISSUED TO electrical inspections for building, electrical and / or plumbing. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits

24

AUG 24 2010

DATE: AUG 24 2010

REASON: *OK to proceed*

NOTIFIED MR.

DATE: _____

REASON: _____

APPROVED:

☐

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DEPARTMENT OF CITY PLANNING

APPROVED:

☐

NOTIFIED MR.

DATE: _____

REASON: _____

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

☐

NOTIFIED MR.

DATE: _____

REASON: _____

MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

APPROVED:

☐

NOTIFIED MR.

DATE: _____

REASON: _____

CIVIL ENGINEER, DEPT. OF BLDG INSPECTION

APPROVED:

☐

NOTIFIED MR.

DATE: _____

REASON: _____

BUREAU OF ENGINEERING

APPROVED:

☐

NOTIFIED MR.

DATE: _____

REASON: _____

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

☐

NOTIFIED MR.

DATE: _____

REASON: _____

REDEVELOPMENT AGENCY

APPROVED:

☐

NOTIFIED MR.

DATE: _____

REASON: _____

HOUSING INSPECTION DIVISION

NOTIFIED MR.

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT _____

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

[illegible]

APPROVED FOR ISSUANCE

▼ DO NOT WRITE ABOVE THIS LINE ▼

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

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

HEFTZ RENT-A-CAR 8501 WILLIAMS RD. 33928 (239) 301-7248

ADDITIONAL INFORMATION

TEC ACCUTITE 262 MICHELLE CT. SSF 94080 CALIF. CERTIFICATE NO. 762034
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. ADDRESS
IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")

NOTICE TO APPLICANT

COMPLIED WITH.

Signature of Applicant or Agent _____ Date 10/20/16

Signature _____
OFFICE COPY

10/20/16

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED:

DEPARTMENT OF
BUILDING INSPECTION

Stephen Kwok, DBI

NOV 23 2016

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE:

REASON:

APPROVED:



N/A

Approved Planning Dept. Doug Vu

DEPARTMENT OF CITY PLANNING

NOTIFIED MR.

DATE:

REASON:

APPROVED:



REVIEWED BY FIRE DEPT.

FIRE DEPT. INSPECTIONS
REQUIRED

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

Larry Dean, SFPD
NOV 04 2016

NOTIFIED MR.

DATE:

REASON:

APPROVED:



MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

NOTIFIED MR.

DATE:

REASON:

APPROVED:



CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

NOTIFIED MR.

DATE:

REASON:

APPROVED:

SFPW/BSM SIGN OFF ON JOB CARD
REQUIRED PRIOR TO DBI FINAL
CALL (415) 554-7149 TO SCHEDULE

Ref 16m5E-0203

BUREAU OF ENGINEERING

Direct signed under a separate permit

By 11/23/16

Hessy/Dan Dennis, SFPW/BSM

DATE:

REASON:

NOTIFIED MR.

APPROVED:



DEPARTMENT OF PUBLIC HEALTH

DATE:

REASON:

NOTIFIED MR.

APPROVED:



REDEVELOPMENT AGENCY

DATE:

REASON:

NOTIFIED MR.

APPROVED:



HOUSING INSPECTION DIVISION

DATE:

REASON:

NOTIFIED MR.

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

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT



12-2-16
done XL
no
H8 Done
(2)

Appendix C-2

Historic Resource Evaluation Part 2 Compatibility & Impacts Analysis

July 29, 2019

550 O'Farrell Street
San Francisco, California

HISTORIC RESOURCE EVALUATION PART 2 – COMPATIBILITY & IMPACTS ANALYSIS

INTRODUCTION

This report evaluates the proposed design for the 550 O'Farrell Street project, which is within the Uptown Tenderloin Historic District; the district is listed in the National Register of Historic Places. The project site contains a two-story plus basement garage building. Constructed in 1924, the property contributes to the historic district and has been identified as a historic resource by the Planning Department. The building also appears individually eligible for listing on the California Register under Criterion 3 (Architecture). The proposal is to demolish 550 O'Farrell Street and build a new 13-story residential tower. This report includes an analysis of the demolition and compatibility of the new design with the character-defining features of the Uptown Tenderloin Historic District and its conformance with the Secretary of Interior's Standards (Standards).

METHODOLOGY

TreanorHL (formerly Carey & Co., Inc.) reviewed a set of design documents from Brick including narratives, graphic representations, and design drawings (dated September 18, 2018). The National Register of Historic Places Registration Form for the Uptown Tenderloin Historic District was also reviewed to identify the significance and character-defining features of the district. Based on the findings, the demolition of the contributor and the proposed development's impact to the UTHD was analyzed. The project was evaluated for its compatibility with the district in terms of size and scale, massing and composition, materials, and features. A list of design recommendations that would improve the compatibility with the surrounding district is also provided.

SIGNIFICANCE SUMMARY¹

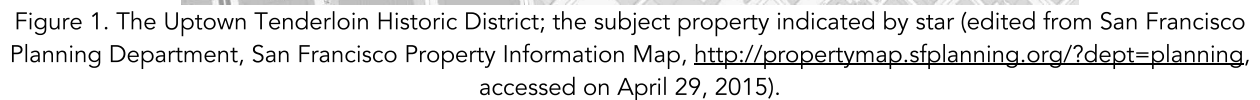
The Uptown Tenderloin Historic District is located at the center of the Downtown/Civic Center neighborhood and bounded roughly by Mason and Taylor streets to the east, Geary Street to the north, Larkin Street to the west, and Golden Gate Avenue and McAllister Street to the south (Figure 1). The District was listed in the National Register of Historic Places in 2009 and the project site contains one district contributor.

The Uptown Tenderloin Historic District (UTHD) is significant at the local level for the period 1906-1957 and retains a high degree of integrity. The district contributors are predominantly hotels and apartments

¹ The district significance is summarized from Michael R. Corbett and Anne Bloomfield, *National Register of Historic Places Registration Form – Uptown Tenderloin Historic District*, May 5, 2008, Section 7, 3-9 and Section 8, 35-39.



- Criterion A (Events) in the area of Social History for its association with the development of hotel and apartment life in San Francisco during a critical period of change, and for being a distinctive residential area that is associated with commercial activity, entertainment, and vice, and,
- Criterion C (Design/Construction) in the area of Architecture for its distinctive mix of building types that served a new urban population of office and retail workers.



Mixed in among the predominantly residential buildings are examples of other building types that support residential life, including churches, stores, garages, a YMCA complex, and a bathhouse. In addition, there are a few building types that are not directly related to the residential neighborhood - machine shops, office buildings, union halls, and film exchanges. While not necessarily related to residential life, the union halls (for example, those serving waitresses and musicians) and the film exchanges are related to the overlay of entertainment businesses in and around the neighborhood.

The character defining features of the district are described below:

- Three- to-seven-story building height,
- Multi-unit apartments, hotels, or apartment-hotels, as well as other building types that support residential life, including institutional and commercial uses,
- Constructed of brick or reinforced concrete,
- Bay windows on street facades, double-hung windows in the earlier buildings, casement windows with transoms in later buildings,
- Flat roofs with parapets providing compositional space for decorative cornices,
- Prominent fire escapes,
- Decorative features: brick or stucco facings with molded galvanized iron, terra cotta, or cast concrete; deep set windows in brick walls with segmental arches or iron lintels; decorative quoins; sandstone or terra cotta rusticated bases, columns, sills, lintels, quoins, entry arches, keystones, string courses (concrete, stucco or galvanized iron also used to imitate these architectural features),
- Buildings occupy the entire width of the lot creating continuous street walls,
- Elaborately detailed residential entrances,
- Two- or three-part vertical building composition for apartment and hotel buildings, one- or two-part commercial composition for non-residential and small residential buildings,
- Engraved or painted signs, bronze plaques and neon signs.

550 O'Farrell Street appears to be eligible for listing to the California Register under Criterion 3 (Architecture) as a good example of a Gothic Revival style garage structure in San Francisco, and as the work of Master Architect William Crim. The period of significance is the year of construction, 1924. The building retains sufficient physical integrity to convey its significance as an individual resource and as a contributor to the National Register-listed Uptown Tenderloin Historic District. Below are the character defining features of 550 O'Farrell Street:

- Façade organization with five-bays and piers,
- Flat roof and concrete construction,
- Large openings on the first floor,
- Arched windows on the second floor,
- Decorative panels,
- Balcony with ogee arches and decorative brackets at the center bay,
- Row of attached gargoyles,
- Parapet with blind quatrefoil panels.²

PROJECT DESCRIPTION ³

The project site is located on a block bounded by Geary Street to the north, O'Farrell Street to the south, Jones Street to the east and Leavenworth Street to the west, within San Francisco's Downtown/Civic Center neighborhood. The two-story garage building occupies the project site and is a contributing resource to the National Register-listed UTHD.

² Carey & Co., *550 O'Farrell Street Historic Resource Evaluation Part 1: Significance Evaluation*, September 1, 2017.

³ The project description is largely taken from email correspondence with Matt Combrink of Brick, October 24, 2018.

The proposed 13-story residential tower seeks to add housing to the historic district. The building is composed of two primary masses facing each other joined by a central core in between—allowing for two light wells on the east and west sides.

The main elevation facing O'Farrell Street features a vertical tripartite organization. The base of the building is clad in dark grey stone in a running bond pattern that spans the first floor. The middle section of the building is primarily light grey precast panels with deeply inset punched windows organized into single and vertically paired doubles creating an offset fenestration pattern. Each vertically paired opening is framed with a dark metal panel shroud accentuating its depth. The top of the building steps back from the middle section by 2-1/2 feet and features a glass and aluminum curtain wall. The top of the building is capped with a terra cotta colored precast cornice element which folds into the western wall.

The rear of the building is composed of two volumes, one precast and one metal panel, both fenestrated with large punched window openings and connected with a glass and metal recess punctuated with metal balconies near the top of the building. The east and west sides of the building are on the property line and therefore contain no openings except where the building is set back to allow for windows into bedrooms and hallways. The materials cladding the two main facades are carried around to the sides to create vertically slender side elevations as seen from O'Farrell street. The building core is constructed of panel formed concrete and exposed to the exterior at the side elevations as well.



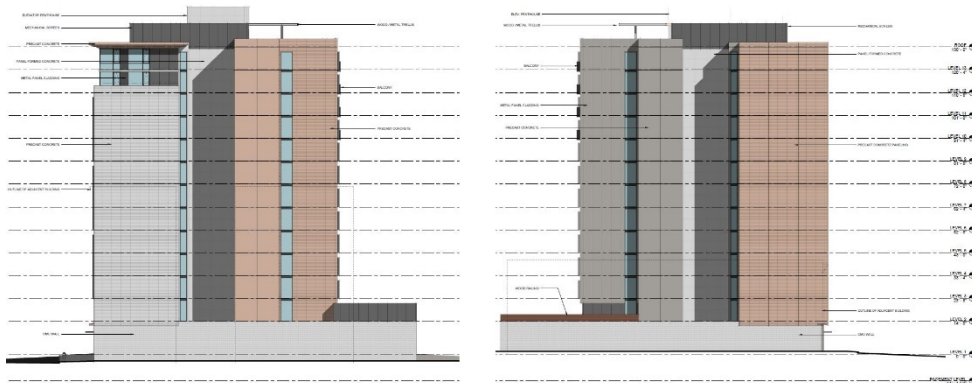
Figures 2 and 3. The proposed project, view from O'Farrell Street, looking west (left) and looking east (right). Brick, September 2018.



Figure 4. The proposed O'Farrell Street (south) elevation. Brick, September 2018.



Figure 5. The proposed north elevation. Brick, September 2018.



Figures 6 and 7. The proposed west and east elevations. Brick, September 2018.

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

As discussed above, the garage building at 550 O'Farrell Street is a contributor to the UTHD and appears individually eligible for listing on the California Register under Criterion 3 as a good example of a Gothic Revival style garage structure in San Francisco, and for being a significant example of master architect William Crim's work. The existing building would be demolished entirely. The proposed demolition at the project site is not in conformance with the Secretary of the Interior's Standards and would result in a significant adverse impact to the historic resource.

COMPATIBILITY ANALYSIS

In cases of new construction, the Secretary's Standards are applied to determine the compatibility of the proposed project with the character-defining features and contributory properties of the UTHD. The project at 550 O'Farrell Street includes a multi-unit residential tower—a building type similar to the high-rise apartment buildings in the district, so this use is consistent with existing uses in the Uptown Tenderloin Historic District.

The proposed building will replace one contributing resource. Therefore, the project will destroy historic materials, features, and spatial relationships that characterize this property. However, the proposed project interprets the character-defining features of the district using a contemporary language that assures both differentiation and compatibility. The following evaluation addresses the compatibility of the proposed building's design in relation to the character-defining features of the UTHD.

Size and Scale: 550 O'Farrell Street will extend 13 stories, or 130 feet on O'Farrell Street. At 13 stories, the proposed building will not be the tallest on its and adjacent blocks within the district. Although the height of the building would result in a taller building than those characteristic of the UTHD (which is three to seven stories), the additional height would not impair the ability of the historic district to continue to convey its historic significance. A number of tall buildings are located within the UTHD, within a one block radius of the proposed project, including 535-537 Geary Street (10-story, contributor), 520 Leavenworth Street (11-story, contributor), 515 O'Farrell Street (12-story, contributor), 575 O'Farrell Street (12-story, contributor), 631 O'Farrell Street (19-story, contributor), and 401-405 Taylor Street (16-story, contributor); such that the replacement project would not be the sole tall building in the historic district. Thus, development of the 550 O'Farrell Street would not materially impair the significance of the Uptown Tenderloin Historic District in terms of size and scale.

Massing and Composition: Most of the contributing buildings in the district occupy the entire width of the lot and create continuous street walls. However, the residential buildings do not usually occupy the entire lot; they are opened up by light courts and form L, P, E, F, T, O, U, H, or T-shaped plans. The proposed building will be roughly H-shaped in plan with east- and west-facing residential courtyards. The building massing maintains the continuous street wall along O'Farrell Street.

The proposed O'Farrell Street elevation references the three-part vertical composition of the contributing apartment and hotel buildings in the district. The dark grey stone-clad first floor, separated from the shaft by a projecting precast element, will be the base. The 10-story middle section, defined by a precast concrete panel-clad façade with punched windows, will be the shaft. The two-story glass and aluminum setback with the projecting cornice will define the top. *TreanorHL recommends providing a stronger base at the ground floor that would better support the 10-story shaft.*

The O'Farrell Street façade is articulated to break the massing down into two distinct sections which reflect the verticality of the nearby buildings. The precast concrete façade (the eastern half) with punched rectangular windows will add rhythm to the façade. The secondary façade, including the top setback and western half will be relatively flat, broken by window assemblies and metal panels.

Although not a character-defining feature of the district, the surrounding apartment buildings mostly have symmetrical layouts and regular/rhythmical façade designs. The proposed offset fenestration pattern on the O'Farrell Street façade deviates from the typical facades within UTHD. *TreanorHL recommends providing a more complementary façade composition that draws from the symmetrical and rhythmic patterns of the nearby district contributors.*

In general, the proposed project is compatible with the district in terms of massing and composition by providing a three-part vertical composition, H-shaped footprint, a continuous street wall, and vertically articulated elevations.

Materials: The district is characterized by common materials such as brick, concrete, terra cotta, ceramic tile, and glass. The proposed building will be constructed of precast and panel formed concrete, metal panel cladding, glazing, stone cladding, and CMU. The proposed materials are found in the district; therefore, they are compatible with the UTHD. The wood railing at level 2, and the wood/metal trellis at the roof will not be visible from street level.

Features: The proposed design does not include or incorporate any false-historic features. Like much of the surrounding district, the proposed project includes flat roofs. The precast projecting cornice references the cornices found within the UTHD. The primary elevation along O'Farrell Street features deep-set punched openings typical of the district. The large openings on the ground floor reference the characteristic storefronts in the district.

One of the character-defining features of the district is elaborately detailed residential entrances. The proposed building has a plain entrance to the residential lobby featuring a single glazed door with transoms and sidelights. *TreanorHL recommends articulating the residential entrance to be more prominent.*

In general, the proposed building would be a contemporary, but compatible design that references the character-defining features of the surrounding district. It is compatible with the district in terms of size and scale, composition, and materials. The massing is compatible in terms of lot occupancy, solid-to-void ratio, and vertical articulation. In general, the project will be in conformance with the Secretary's Standards. The compatibility will be improved with design recommendations summarized below.

DESIGN RECOMMENDATIONS

TreanorHL recommends:

- Having a stronger base that would better support the tall shaft above,
- Providing a more prominent main entrance that would refer to "elaborately detailed residential entrances" found within the historic district, and,
- Having a more symmetrical or rhythmical façade that would complement the surrounding buildings.

DISTRICT IMPACTS

The proposed development will demolish one existing structure that contributes to the UTHD. The building is listed as one of the original 409 contributors within the UTHD, whose boundaries comprise 477 buildings. The historic garage building at 550 O'Farrell Street also appears eligible for individual listing in the California Register. The proposed demolition of the 550 O'Farrell Street building will remove one contributing element from the National Register-listed UTHD. However, the loss of this single garage building would not impact the historic district to a degree that it would no longer be eligible for listing on the National Register.

CUMULATIVE IMPACTS

The proposed project would involve demolition of one historic resource and construction of a new building within the boundaries of the UTHD. The Planning Department submitted to the project team two spreadsheets that included environmental cases within the boundaries of the UTHD in order to analyze the cumulative impacts. The cases comparable to the 550 O'Farrell project, i.e. demolition of the contributors and new construction/replacement, are shown in bold. See Table 1 and Figure 8 below.

Table 1. Environmental cases within the Uptown Tenderloin Historic District (UTHD).⁴ The cases comparable to the 550 O'Farrell project, i.e. demolition of the contributors and new construction/replacement, are shown in bold.

<i>Address</i>	<i>Property type</i>	<i>UTHD</i>	<i>Project Description</i>	<i>Status</i>
246 Eddy	Club house	NC	Demolished; new construction determined not an impact on UTHD.	Complete
430 Eddy	Parking	NC	New construction of an 8-story mixed-use building on vacant lot. HRER determined addition to non-contributor to UTHD in conformance with SOIS/with UTHD.	Approved
469 Eddy	Garage	C	Preserve the existing façade. New construction of 6-story mixed-use building. HRER determined addition to contributor in conformance with SOIS/with UTHD.	Issued*
538 Eddy	Parking lot of PG&E building	NC	New construction of a 2-story, electrical switchgear building for PG&E.	Issued
229 / 231 Ellis	Mixed-use (Bath)	C	Exterior modifications to the existing 4-story-over-basement building and one-story vertical addition.	Issued*
424 Ellis	Apartment	C	New construction of a 4-story mixed-use building on a portion of a lot that has been used for parking. The existing apartment building remains unaltered.	
479 Ellis	Stores	C	Façade modifications and alterations to an existing historic building.	Issued*
519 Ellis	Parking lot	NC	New construction of an 8-story mixed-use building on vacant lot; in conformance with SOIS/ with UTHD.	Triage

⁴ Compiled from spreadsheets provided by the Planning Department (email correspondence with Justin Greving, October 26, 2018). The status information marked by asterisk (*) from San Francisco Property Information Map (accessed March 5, 2019).

<i>Address</i>	<i>Property type</i>	<i>UTHD</i>	<i>Project Description</i>	<i>Status</i>
651-661 Geary	Garage, converted to offices	C	Demolished; HRER determined no significant impact to UTHD. New construct of a 13-story mixed-use building.	Complete
937 Geary	Electric shop, converted to stores	C	Demolition of one-story contributor and new construction of a 5-story hotel.	Withdrawn
101/121 Golden Gate	Film exchange & offices, later social services center	C	Demolished for new construction; significant cumulative impact of demolition of contributor to UTHD.	Complete
135 Hyde	Garage	C	Demolition of single-story automotive repair garage building and construction of new 8-story mixed-use building; would not materially impair UTHD, in conformance with SOIS.	Approved
245 Hyde	Film exchange	C	Develop the site for an 8-story, mixed-use project with ground floor commercial and 7 floors of residential units.	
719 Larkin	Stores	C	Demolition of one-story contributor. HRER determined not an impact on UTHD, and replacement structure (8-story mixed-use) would not materially impair UTHD, in conformance with SOIS.	Complete
145 Leavenworth	Parking lot	NC	New construction of a 9-story mixed-use building on parking lot.	Triage
19-25 Mason	Parking lot	NC	New construction of a 12-story mixed-use building on parking lots, determined in conformance with SOIS/with UTHD.	Triage
450 O'Farrell 474 O'Farrell 532 Jones	Church Commercial Commercial	C	Demolish 450 O'Farrell, 474 O'Farrell and 532 Jones. New construction of a 13-story mixed-use building, determined in conformance with SOIS.	Triage*
210-238 Taylor	Parking lot	NC	New 8-story mixed-use building; HRER determined new infill construction on vacant lot in conformance with SOIS/with UTHD.	Issued
361 Turk	Parking lot	NC	New construction of 9-story mixed-use building.	Triage

C: Contributor to UTHD. NC: Non-contributor to UTHD.



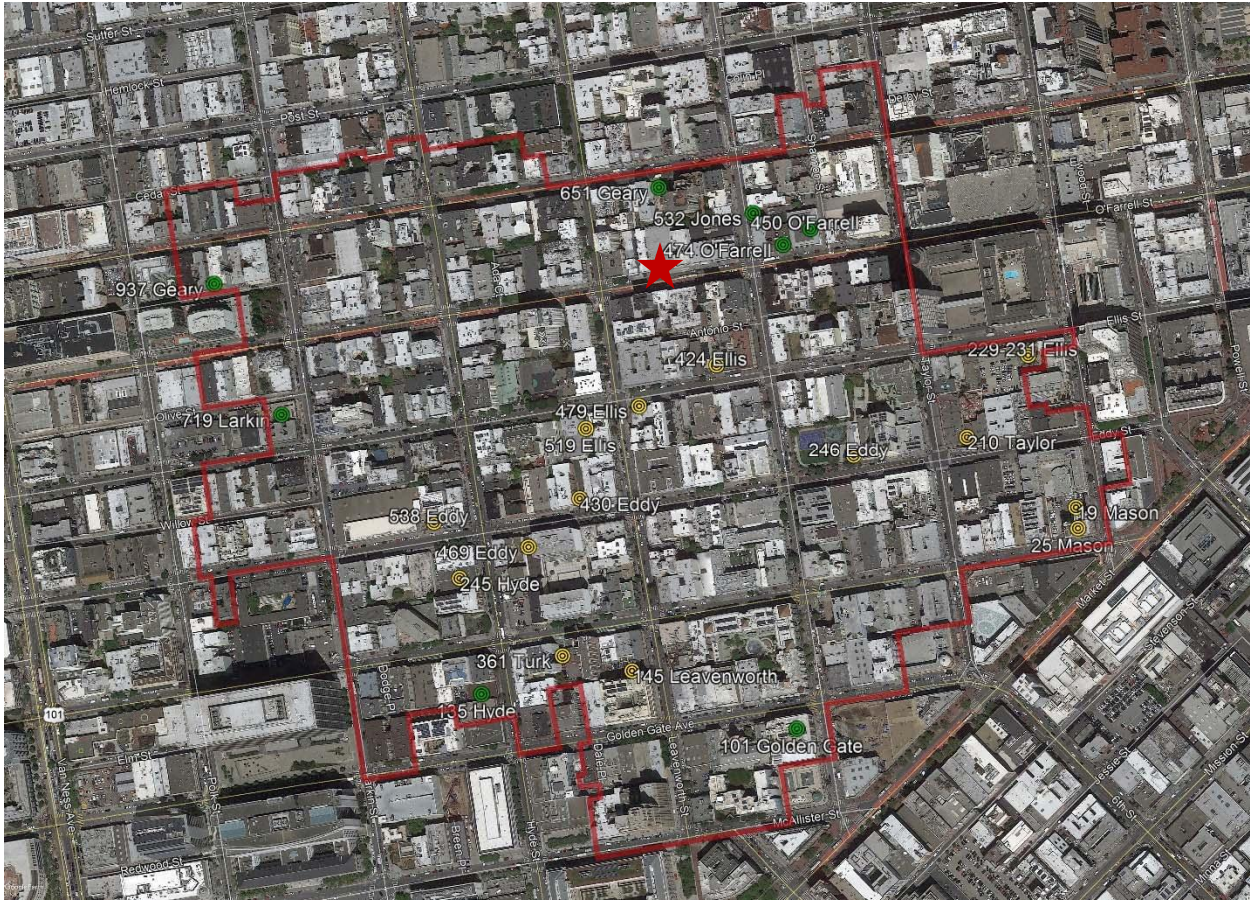


Figure 8. Projects within the historic district as listed on Table 1: the UTHD outlined in red, the demolitions at contributors marked in green, all other projects marked in yellow, and the project site indicated by a star (revised from Google Maps, retrieved December 5, 2018).

In addition to the subject project at 550 O'Farrell Street, projects at eight contributors are demolitions and new constructions. Of these, two are garages, one is a film exchange, one is a church, and four are commercial buildings. Two demolitions at 719 Larkin Street and 651 Geary Street were determined to have no significant adverse impacts to the district. The demolition at 121 Golden Gate Avenue (EIR certified in 2011) had significant unavoidable project-specific and cumulative impacts on the historic district.

The total number of original contributors to the UTHD was 409 at the time of National Register listing, whose boundaries comprise 477 buildings. Two contributors (101/121 Golden Gate and 651 Geary) were already demolished at the time of this report—both projects approved and built. Even though the proposed demolitions, including 550 O'Farrell, will add to the cumulative loss of historic resources, the ratio of contributors to noncontributors would not be drastically affected by the proposed project. After the earlier and proposed demolitions of 10 contributors, the district would retain a high percentage of total contributors at 84%.

Of the 22 contributing garage buildings, 20 are comparable to 550 O'Farrell Street in terms of building height, i.e. one- or two-story buildings. 17 of these (roughly 77% of all contributing garages) will still

stand after the proposed demolition of 550 O'Farrell Street or other projects. See Table 2. There are not any non-contributing garages in the district.

Table 2. The contributing garage buildings within the Uptown Tenderloin Historic District (UTHD).⁵

<i>Address</i>	<i>No. of Stories</i>	<i>Construction Date</i>	<i>Status</i>
265 Eddy St	4	1924	Extant
301-333 Eddy St	1	1915	Extant
460-464 Eddy St	1	1927	Extant
466-468 Eddy St	1	1920	Extant
469 Eddy St	2	1923	New construction preserving the existing façade
545 Eddy St	2	1920	Extant
233-265 Ellis St	2	1927	Extant
541 Ellis St	1	1915	Extant
651-661 Geary St	2	1913	Demolished ca. 2013
855 Geary St	2	1917	Extant
64-82 Golden Gate Ave	2	1910	Extant
135-145 Hyde St	1	1920	Proposed for demolition
639 Hyde St	1	1910	Extant
333 Jones St	2	1930	Extant
525 Jones St	2	1922	Extant
550-560 O'Farrell St	2	1924	Proposed for demolition
640-642 O'Farrell St	2	1924	Extant
740 O'Farrell St	2	1922	Extant
415 Taylor St	2	1912	Extant
150 Turk St	2	1921	Extant
175-177 Turk St	6	1925	Extant
256-266 Turk St	2	1920	Extant

⁵ Compiled from document provided by the Planning Department (email correspondence with Justin Greving, March 11, 2019) and Table 1 above.

There is no concentration of past, present, and foreseeable future demolitions within the Uptown Tenderloin Historic District that would affect the historic fabric or character such that it would no longer be eligible for listing on the National Register. The demolitions are found along the edges of the district (see green symbols on Figure 8). The rest of the projects (rehabilitations, infills etc.) are scattered throughout the district, not concentrated in any specific locus. Therefore, the proposed project would not combine with any other project to result in a material impairment of the District. The cumulative effect on historic resources would be less than significant. In a district of approximately 400 contributing resources, the UTHD would retain the valuable sense of place and time. The historic district's integrity or eligibility for the National Register would not be materially altered.

CONCLUSION

The proposed development will demolish an existing garage building at 550 O'Farrell Street that is a contributor to the UTHD. The building also appears eligible for individual listing in the California Register. The proposed demolition would result in a significant adverse impact to the historic resource.

The overall design of the proposed development is compatible with the character of the UTHD in terms of massing, scale, composition and materials. Although the proposed building design is contemporary in nature, some elements of the design reference the character-defining features of the historic district, including tripartite façade composition, the organization of the building into vertical masses, punched window openings, and material use. The proposed design can be improved by following recommendations listed above but overall, the proposed project would not diminish the character of the district and would not substantially damage the overall historic qualities that qualify the UTHD for listing as a historic resource.

There is no concentration of past, present, and foreseeable future demolitions within the Uptown Tenderloin Historic District that would affect the historic fabric or character such that it would no longer be eligible for listing on the National Register. The proposed project would not combine with any other demolition and new construction projects to result in a material impairment of the district. The district would retain the valuable sense of place and time. The Uptown Tenderloin Historic District's integrity or eligibility for the National Register would not be materially altered. The cumulative effect on historical resources would be less than significant.

Appendix C-3

San Francisco Planning Department Preservation Team Review Form



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	10/02/2018
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	550 O'Farrell Street	
Block/Lot:	Cross Streets:	
0318/009	Jones and Leavenworth streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	n/a	2017-004557ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/11/2017
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation (HRE) prepared by Carey & Co. (dated 9/1/2017, revised 9/29/2018)	
Proposed project: Demolition of (e) 2-story plus basement parking garage and construction of a 13-story mixed commercial-residential building.	

PRESERVATION TEAM REVIEW:				
Category:		<input checked="" type="radio"/> A	<input type="radio"/> B	<input type="radio"/> C
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No		Criterion 1 - Event: <input checked="" type="radio"/> Yes <input type="radio"/> No		
Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No		Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Criterion 3 - Architecture: <input checked="" type="radio"/> Yes <input type="radio"/> No		Criterion 3 - Architecture: <input checked="" type="radio"/> Yes <input type="radio"/> No		
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No		Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Period of Significance: 1924		Period of Significance: 1906-1931		
		<input checked="" type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:

Base on the findings of the HRE Part 1 prepared by Carey & Co. (dated 9/1/2017, revised 9/29/2018), and information found in the planning department files, the subject property at 550 O'Farrell Street contains a 2-story over basement, reinforced concrete parking garage designed by William C. Crim Jr. in the Gothic Revival architectural style. The garage was built originally in 1924 for the Abbey Land Improvement Company and from 1925-1978 was occupied by the Abbey Garage and Towing service. Major exterior alterations include window replacement and the construction of a new storefront (1985), parapet bracing (1987), and removal of the original skylights (1991).

The subject property was previously identified as a contributing building to the Uptown Tenderloin National Register historic district. The purpose of the Carey & Co. report was to determine individual eligibility.

Based on the findings of the Carey & Co HRE, the subject property is not eligible for listing in the California Register under Criterion 1 as it does not appear to be individually associated with the history of the development of the Tenderloin neighborhood in a significant way. None of the owners or occupants have been identified as being historically significant and therefore the subject property is not significant under Criterion 2. 550 O'Farrell Street is eligible for listing under Criterion 3 as a good example of the Gothic Revival architectural style designed by William C. Crim Jr., who is generally regarded as a master in the field of architecture. Based upon a review of information in the Departments records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

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

- Facade organization with five-bays and piers
- Flat roof and masonry construction
- Large openings on the first floor
- Arched windows on the second floor
- Decorative panels
- Balcony with ogee arches and decorative brackets at the center bay
- Row of attached gargoyles
- Parapet with blind quatrefoil panels

(see continuation sheet)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice <small>Digitally signed by Allison K. Vanderslice Date: 2018.10.08 17:42:41 -07'00'</small>	

Additionally, the subject property is a contributing building to the Uptown Tenderloin National Register Historic District.

The Uptown Tenderloin Historic District was listed in the National Register under Criterion A and C for its association with the development of hotel and apartment life in San Francisco during a critical period of change, and as a distinctive residential area associated with commercial activity, entertainment and vice. The historic district is listed under Criterion C for its distinctive mix of building types that served a new urban population of office and retail workers.

The character-defining features of the historic district include the following:

- Three to seven-story building height
- Multi-unit apartments, hotel or apartment-hotels, as well as other building types that support residential life (including institutional and commercial uses)
- Constructed of brick or reinforced concrete
- Bay windows on street façades, double-hung windows in the earlier buildings, casement window with transoms in later buildings
- Flat roofs with parapets providing compositional space for decorative cornices
- Prominent fire escapes
- Decorative features: brick or stucco facing with molded galvanized iron, terra cotta, or cast concrete; deep set windows in brick walls with segmental arches or iron lintels; decorative quoins; sandstone or terra cotta rusticated bases, columns, sills, lintels, quoins, entry arches, keystones, string courses (concrete, stucco, or galvanized iron also used to imitate these architectural features)
- Buildings occupy the entire width of the lot creating continuous street walls
- Elaborately detailed residential entrances
- Two or three-part vertical building composition for apartment and hotel buildings, one or two-part commercial composition for non-residential and small residential buildings,
- Engraved or painted signs, bronze plaques and neon signs

550 O'Farrell retains sufficient integrity such that it is able to communicate its significance both individually and as a contributor to the historic district as a parking garage designed in the Gothic Revival style.

In conclusion the subject property is eligible for listing in the California Register both individually and as a contributor to a historic district.



500 O'Farrell – View northwest of south façade (primary elevation).

Appendix C-4

Preservation Alternatives Memorandum

MEMORANDUM

DATE	February 14, 2020	PROJECT NO.	18169
TO	Justin Greving	PROJECT	550 O'Farrell Street 2017-004557ENV
OF	San Francisco Planning Department	FROM	Christina Dikas and Maggie Smith, Page & Turnbull Architectural Historians
CC	Carolyn Kiernat, Page & Turnbull; Michael Rice, TRC Solutions; Matt Combrink, Brick		

REGARDING: 550 O'Farrell Street – Revised Project Preservation Alternatives

INTRODUCTION

This Preservation Alternatives Memorandum has been prepared at the request of the San Francisco Planning Department for the proposed project at 550 O'Farrell Street (Assessor's Block 0318, Lot 009) (**Figure 1 and Figure 2**).¹ The rectangular project site, approximately 11,800 square feet in size, is located in the Downtown/Civic Center neighborhood, between Leavenworth Street (to the west) and Jones Street (to the east). 550 O'Farrell Street currently accommodates a two-story parking garage, which was initially completed in 1924 in a Gothic Revival design by master architect William H. Crim, Jr.²

Carey & Co. (now known as TreanorHL) evaluated the property for historic significance in a Historic Resource Evaluation Part 1 (HRE Part 1), dated September 1, 2017, and submitted a revised report dated September 29, 2018. The findings of the HRE Part 1 were reviewed and confirmed by the Planning Department in a Preservation Team Review Form dated October 2, 2018.³ The parking garage at 550 O'Farrell Street was found to be individually eligible for listing in the California Register of Historical Resources (California Register) under Criterion 3 (Architecture) with a period of significance of 1924, and is thus considered a historic resource for the purposes of review under the California Environmental Quality Act (CEQA).⁴ The property had been previously found to be a contributor to the National Register-listed Uptown Tenderloin Historic District, which is significant under Criterion A (Events) and Criterion C (Architecture) with an overall period of significance of 1906 to 1957.⁵

Both the proposed project and the project variant involve the demolition of the parking garage at 550 O'Farrell Street to construct one 13-story-over-basement mixed-use building that would be

¹ Assessor's Report, San Francisco Planning Department's Online Property Information Map.

² Carey & Co., "550 O'Farrell Street, Historic Resource Evaluation Part 1," September 1, 2017, revised September 29, 2018, 2. The building is also currently used as a rental car office.

³ San Francisco Planning Department, "Preservation Team Review Form, 2017-004557ENV, 550 O'Farrell Street," October 2, 2018.

⁴ Carey & Co., "550 O'Farrell Street, Historic Resource Evaluation Part 1," 11-12, 14.

⁵ Ibid., 12.

approximately 130 feet tall; however, the proposed project would retain the O'Farrell Street façade of the existing building. The preservation alternatives described in this memorandum include a No Project Alternative, a Full Preservation Alternative, and a Partial Preservation Alternative. During a hearing on April 17, 2019, the Historic Preservation Commission (HPC) reviewed and commented on an earlier iteration of the alternatives and an earlier version of this memorandum (dated March 29, 2019). The alternatives and this memorandum have been updated in response to those comments, which were documented in a memorandum dated May 1, 2019 from Justin Greving, Preservation Planner for the Planning Department, and to revisions to the proposed project, project variant, and Partial Preservation Alternative plans dated December 9, 2019.

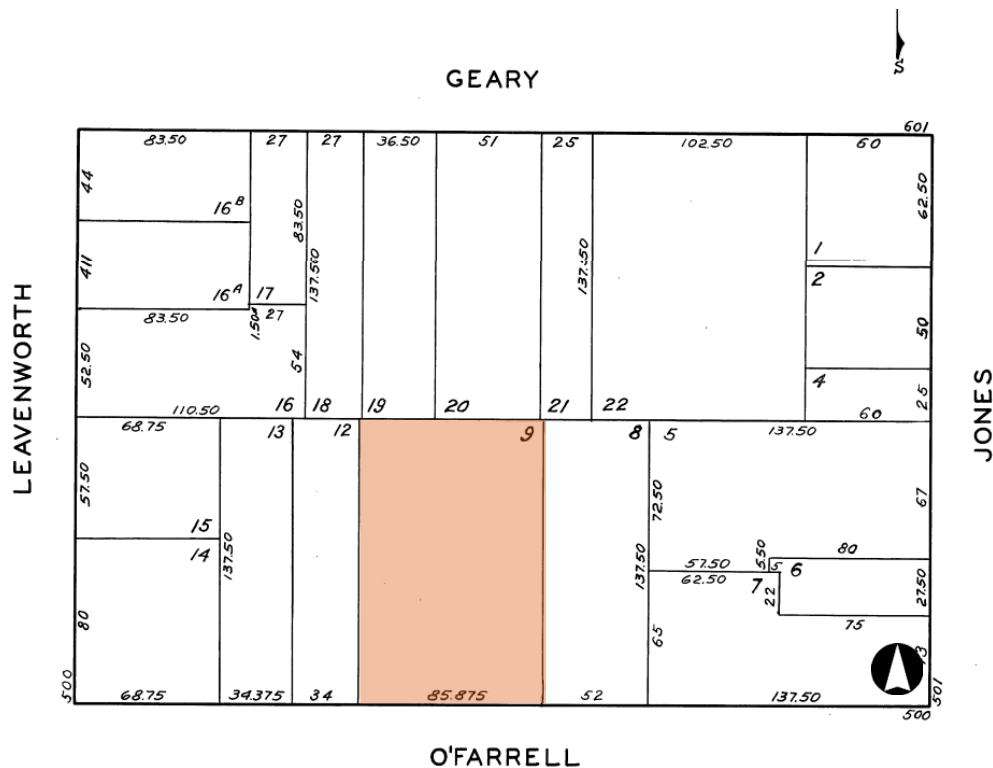


Figure 1: Assessor's map of the subject block. The project site is shaded orange.
Source: San Francisco Office of the Assessor-Recorder. Edited by Page & Turnbull.

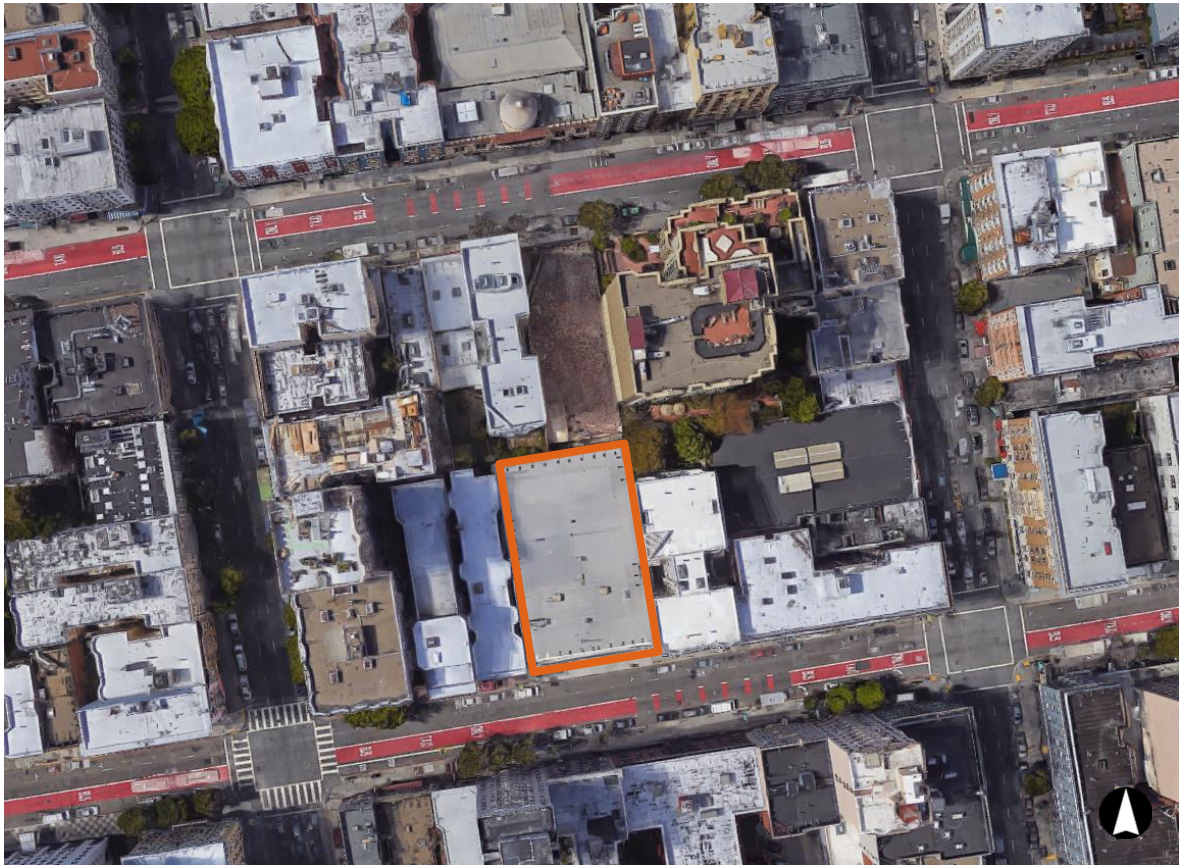


Figure 2: Aerial image of the project site at 550 O'Farrell Street, delineated by orange outline.
Source: Google Maps, 2019. Edited by Page & Turnbull.

Methodology

This memorandum follows the scope provided by the Planning Department for preservation alternative memorandums, and includes a summary of the property's significance, character-defining features, proposed project description, and preservation alternatives development. Following guidance provided by "Historic Preservation Commission Resolution No. 0746," this report analyzes a No Project Alternative, a Full Preservation Alternative, and two Partial Preservation Alternatives for compliance with the Secretary of the Interior's Standards for Rehabilitation, pursuant to CEQA.

Under Case No. 2017-004557ENV, Page & Turnbull primarily referenced the "Preservation Team Review Form" (PTR) authored by the Planning Department (October 2018), the "550 O'Farrell Street, Historic Resource Evaluation," (HRE Part 1) prepared by Carey & Co. (September 2017, revised September 2018), and the "550 O'Farrell Street, Revised Draft Historic Resource Evaluation Part 2 – Compatibility & Impacts Analysis" (HRE Part 2) by TreanorHL (March 2019), which was formerly Carey & Co., Inc. Page & Turnbull also consulted the "Notice of Preparation of an Environmental Impact Report" (NOP), prepared by the Planning Department (March 2019).

From March through July 2019, a No Project Alternative, Full Preservation Alternative, and two Partial Preservation Alternatives were developed in consultation with Preservation Staff at the Planning Department and the HPC.

After July 2019, the project team converted Partial Preservation Alternative 2 into the proposed project, which reflects the concept of “retained elements.” The design of Partial Preservation Alternative 1 was revised in December 2019 to reflect changes to the floor plans also made to the proposed project and project variant. In this version of the report, Partial Preservation Alternative 1 is now referred to simply as the “Partial Preservation Alternative.” The preservation alternatives descriptions are based on the graphics package produced by Brick in December 2019 (**see Appendix**).

Determination of Significant Adverse Change Under CEQA

According to CEQA, a “project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment.”⁶ Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.”⁷ The significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in a local register of historical resources pursuant to local ordinance or resolution.⁸ Thus, a project may cause a change in a historic resource but still not have a significant adverse effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral, or even beneficial.

Secretary of the Interior's Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings provides standards and guidance for reviewing proposed work on historic properties.⁹ The Standards for the Treatment of Historic Properties are used by federal agencies in evaluating work on historic properties. They have also been adopted by local government bodies across the country for reviewing proposed rehabilitation work on historic properties under local preservation ordinances. The Standards for the Treatment of Historic Properties are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. The Secretary of the Interior offers four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The four distinct treatments are defined as follows:

⁶ CEQA Guidelines subsection 15064.5(b).

⁷ CEQA Guidelines subsection 15064.5(b)(1).

⁸ CEQA Guidelines subsection 15064.5(b)(2).

⁹ Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (U.S. Department of the Interior National Park Service Technical Preservation Services, Washington, D.C.: 2017), accessed July 20, 2017, <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.

Preservation: The Standards for Preservation “require retention of the greatest amount of historic fabric, along with the building’s historic form, features, and detailing as they have evolved over time.”

Rehabilitation: The Standards for Rehabilitation “acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building’s historic character.”

Restoration: The Standards for Restoration “allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.”

Reconstruction: The Standards for Reconstruction “establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.”¹⁰

Typically, one treatment (and the appropriate set of standards) is chosen for a project based on the project scope. The scope for the proposed project’s Full and Partial Preservation Alternatives seeks to alter a historic property to meet a new use while retaining the property’s historic character. Therefore, the Standards for Rehabilitation are most appropriate.

Under CEQA, projects that comply with the Standards for Rehabilitation benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historic resource.¹¹ Projects that do not comply with all of the Standards for Rehabilitation may cause either a substantial or less-than-substantial adverse change in the significance of a historic resource. Thus, in some circumstances, a project may not comply with all ten Standards for Rehabilitation, but the historic resource’s material integrity is retained to the extent that the property will continue to convey its historic significance and retain its eligibility for listing in the California Register.

SUMMARY OF SIGNIFICANCE

Evaluation Summary

Carey & Co.’s HRE Part 1 for 550 O’Farrell Street determined that the property is significant and retains integrity to its 1924 period of significance (the year of its construction), and is therefore eligible for individual listing in the California Register. The Planning Department concurred with Carey & Co.’s finding and provided an evaluation overview in a Preservation Team Review Form, dated October 2, 2018:

Based on the findings of the HRE Part 1 prepared by Carey & Co. (dated 9/1/2017, revised 9/29/2018), and information found in the planning department files, the subject property at 550 O’Farrell Street contains a 2-story over basement, reinforced concrete parking garage designed by William C. Crim Jr. in the Gothic Revival

¹⁰ National Park Service, “Introduction to Standards and Guidelines,” accessed June 22, 2017, https://www.nps.gov/tps/standards/four-treatments/standguide/overview/using_standguide.htm.

¹¹ CEQA Guidelines, subsection 15064.5(b)(3).

architectural style. The garage was built originally in 1924 for the Abbey Land Improvement Company and from 1925-1978 was occupied by the Abbey Garage and Towing service. Major exterior alterations include window replacement and the construction of a new storefront (1985), parapet bracing (1987), and removal of the original skylights (1991).

The subject property was previously identified as a contributing building to the Uptown Tenderloin National Register historic district. The purpose of Carey & Co.'s report was to determine individual eligibility.

Based on the findings of the Carey & Co. HRE, the subject property is not eligible for listing in the California Register under Criterion 1 as it does not appear to be individually associated with the history of the development of the Tenderloin neighborhood in a significant way. None of the owners or occupants have been identified as being historically significant and therefore the subject property is not significant under Criterion 2. 550 O'Farrell Street is eligible for listing under Criterion 3 as a good example of the Gothic Revival architectural style designed by William C. Crim Jr., who is generally regarded as a master in the field of architecture. Based upon a review of information in the Department's records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment.¹²

550 O'Farrell Street was determined to be a contributor to the Uptown Tenderloin Historic District in 2008 when the historic district was listed in the National Register. The district is significant under Criterion A in the area of Social History for its association with the development of hotel and apartment life in San Francisco during a critical period of change. As a distinctive residential area, it is also associated with commercial activity, entertainment, and vice. The district is significant under Criterion A at the local level for the period 1906-1957.¹³ The district is significant under Criterion C in the area of Architecture for its distinctive mix of building types that served a new urban population of office and retail workers. Predominantly hotels and apartments, the district also includes non-residential building types associated with life in the neighborhood. The district is significant under Criterion C at the local level for the period 1906-1931.¹⁴

Character-Defining Features

For a property to be eligible for national or state designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms of form, proportion, structure, plan, style, or materials.

¹² San Francisco Planning Department, "Preservation Team Review Form," October 2, 2018, 2-3.

¹³ The end date of 1957 for the Criterion A period of significance simply indicates fifty years prior to when the Uptown Tenderloin Historic District National Register Form was authored.

¹⁴ Carey & Co., "550 O'Farrell Street, Historic Resource Evaluation Part 1," 13.

The HRE Part 1 prepared by Carey & Co. identified the character-defining features for the parking garage at 550 O'Farrell Street. In March 2019, the San Francisco Planning Department revised and finalized the character-defining features to include the following:

- Low-scale two-story massing
- Primary façade organization of five-bays separated by piers
- Reinforced concrete construction with arched wood truss roof system
- Plaster finish scored to look like ashlar masonry at the primary facade
- Large openings on the first floor
- Arched windows on the second floor
- Decorative panels
- Balcony with ogee arches and decorative brackets at the center bay
- Row of attached gargoyles
- Parapet with blind quatrefoil panels¹⁵

Henceforth, the use of “historic” or “original” to describe an element indicates that the element is considered a character-defining feature as defined above; alternatively, the use of “non-historic,” “not historic,” “non-original,” or “not original” indicate that the element is not considered a significant or character-defining feature. Additionally, the use of “historic resource” or “historic property” refers to the collection of historic elements at 550 O'Farrell Street.

The Uptown Tenderloin Historic District Criterion A period of significance is 1906-1957, and the Uptown Tenderloin Historic District Criterion C period of significance is 1906-1931. The general character-defining features of the district are as follows:

- Three- to-seven-story building height
- Multi-unit apartments, hotels, or apartment-hotels, as well as other building types that support residential life (including institutional and commercial uses)
- Constructed of brick or reinforced concrete
- Bay windows on street façades, double-hung windows in the earlier buildings, casement windows with transoms in later buildings
- Flat roofs with parapets providing compositional space for decorative cornices
- Prominent fire escapes
- Decorative features: brick or stucco facings with molded galvanized iron, terra cotta, or cast concrete; deep set windows in brick walls with segmental arches or iron lintels; decorative quoins; sandstone or terra cotta rusticated bases, columns, sills, lintels, quoins, entry arches, keystones, string courses (concrete, stucco or galvanized iron also used to imitate these architectural features)
- Buildings occupy the entire width of the lot creating continuous street walls
- Elaborately detailed residential entrances
- Two- or three-part vertical building composition for apartment and hotel buildings, one- or two-part commercial composition for non-residential and small residential buildings
- Engraved or painted signs, bronze plaques and neon signs¹⁶

¹⁵ San Francisco Planning Department, “Preservation Team Review Form,” October 2, 2018, 2.

PROJECT OBJECTIVES AND DESCRIPTION

Sandhill O'Farrell, LLC (the "Project Sponsor") is undertaking the proposed project at 550 O'Farrell Street. As discussed in the PTR, the Planning Department found that the proposed project involving the demolition of the parking garage would result in "CEQA Material Impairment to the individual historic resource."¹⁷

Project Sponsor's Objectives

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

1. Develop a high density mixed-income residential development consistent with the purposes of the North of Market Residential Special Use District by fully using the site's zoning capacity of up to 118 dwelling units and incorporating on-site affordable units.
2. Replace an outdated private parking garage with a mix of uses compatible with the surrounding Tenderloin neighborhood.
3. Contribute to the city's goal of creating 30,000 additional housing units in an area identified in the General Plan for high density housing in close proximity to downtown and local and regional public transportation.
4. Construct a new building that is compatible with the character of the Uptown Tenderloin National Register Historic District..
5. Develop a project that is financially feasible and able to support the equity and debt returns required by investors and lenders to finance multi-family residential developments.

Proposed Project Description

For the proposed project, the project sponsor, Sandhill O'Farrell, LLC, would demolish most of the existing, approximately 35,400-sf, two-story-over-basement parking garage and construct an approximately 104,950-sf, 13-story-over-basement mixed-use building. The proposed project would retain the O'Farrell Street façade of the existing building. The proposed project would include 111 residential dwelling units (25 percent of which would be affordable inclusionary units), a 1,307-sf ground-floor active space, and basement-level and ground-level bicycle storage rooms accommodating 156 class 1 bicycle parking spaces. The class 1 bicycle parking spaces would be provided in two bicycle storage rooms; eight class 2 bicycle parking spaces would be installed on the sidewalk along the site's O'Farrell Street frontage.¹⁸ No off-street vehicle parking or loading would be provided.

¹⁶ Carey & Co., "550 O'Farrell Street, Historic Resource Evaluation Part 1," 14. Carey & Co. referenced the Uptown Tenderloin Historic District National Register Form (Corbett and Bloomfield, *Uptown Tenderloin Historic District*, Section 7, 3-4 and Section 8, 3-37).

¹⁷ San Francisco Planning Department, "Preservation Team Review Form," 2.

¹⁸ San Francisco Municipal Code section 155.1 defines class 1 Bicycle Parking Spaces as "Spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents,

The project variant would demolish the existing parking garage and construct an approximately 104,950-sf, 13-story-over-basement mixed-use building. The project variant would include 116 residential dwelling units (25 percent of which would be affordable inclusionary units), a 1,307-sf ground-floor active space. As with the proposed project, the project variant would include basement-level and ground-level bicycle storage rooms accommodating 156 class 1 bicycle parking spaces. No off-street vehicle parking or loading would be provided. (Refer to the **Appendix** for graphics.)

Table 1: Proposed Project and Project Variant Characteristics

Project Use/Space	Proposed Project Totals	Project Variant Totals
Lot Size	11,800 sf	11,800 sf
Residential	78,990 sf	81,700 sf
Common residential open space	5,650 sf (excluded from gsf)	5,650 sf (excluded from gsf)
Private residential open space	630 sf (excluded from gsf)	630 sf (excluded from gsf)
Retail	1,300 gsf	1,300 gsf
Other (residential lobby/mechanical)	4,526 gsf	4,526 gsf
Total	104,950 gsf	106,515 gsf
Dwelling Units	111	116
Height of building ¹ (feet)	130 feet (146 feet to top of elevator penthouse)	130 feet (146 feet to top of elevator penthouse)
Number of stories	13	13
Bicycle parking spaces	156 class 1 and 8 class 2 spaces	156 class 1 and 8 class 2 spaces
Source: Sandhill O'Farrell, LLC Notes: ¹ Parapets, and mechanical, stair and elevator penthouses are exempt from building heights pursuant to Planning Code section 260(b)(1)(F).		

PRESERVATION ALTERNATIVES DEVELOPMENT

This section provides an overview of the process that the San Francisco Planning Department staff, Project Sponsor, Brick, Page & Turnbull, and the HPC undertook to develop the preservation alternatives for the proposed project at 550 O'Farrell Street. Three preservation alternatives were developed and illustrated, which include one full preservation alternative and two partial preservation alternatives. The preservation alternatives were revised after addressing comments made by the HPC during a hearing on April 17, 2019 and documented in a memorandum dated May 1, 2019 from

non-residential occupants, and Employees." Class 2 Bicycle Spaces are "Bicycle racks located in a publicly-accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use."

Justin Greving, Preservation Planner for the Planning Department. Following the decision to convert Partial Preservation Alternative 2 into the proposed project, the design of Partial Preservation Alternative 1 was revised in December 2019 to reflect changes to the floor plans also made to the proposed project. In this version of the report, it is now referred to simply as the “Partial Preservation Alternative.” The preservation alternatives are summarized below and described in the following sections.

Considered but Rejected Preservation Alternatives

In preparing the preservation alternatives prior to the HPC hearing on April 17, 2019, a variety of concepts were considered and discarded, as discussed below.

- The Planning Department staff, Project Sponsor, Brick, and Page & Turnbull considered the feasibility of retaining the historic building's original and current garage use. It was determined that retaining the garage use (and adding a new residential use above) would be very complex, as the building core of the proposed addition would need to be inserted through the middle of the existing garage so as not to impose new building mass along O'Farrell Street. This would require extensive selective demolition of the existing garage structure. This would also require occupants of the housing units to cross vehicular traffic in the garage when entering or exiting the building at the ground floor. In addition, the two required exit stairs for the housing units would need to land on the ground floor and exit directly to O'Farrell Street which would be in direct conflict with the garage vehicular ramps.

Additionally, by retaining the historic garage use within the existing building envelope, very few new residential units could be constructed above. Brick estimates approximately twenty residential units could be accommodated, which is significantly lower than the Project Sponsor's (and the City's) housing objectives. Previous feedback from the HPC's Architectural Review Committee on other projects has included requests for alternatives designed to closely meet project objectives – which include maximizing zoning capacity. A preservation alternative that retained the garage use was considered but ultimately rejected, as it was extremely difficult to make code compliant for fire and life safety and did not provide a sufficient number of residential units.

- The Planning Department staff, Project Sponsor, Brick, and Page & Turnbull also considered the feasibility of fully retaining the historic building's existing interior floor plan, but converting the use from garage to commercial with residential above. The complexity of the historic building's existing split-level floor plan with vehicular ramps would have been difficult to adaptively reuse and make code-compliant. In addition, the back wall of the existing building extends completely to the rear property line which prohibits any windows on that wall. This renders any program in that space not fit to live in. The necessity of a lobby area, combined with the need for life safety exits, eliminated the possibility of fully retaining the interior.

Summary of Preservation Alternatives

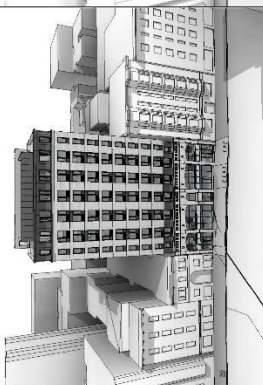
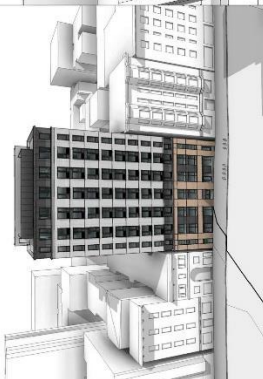
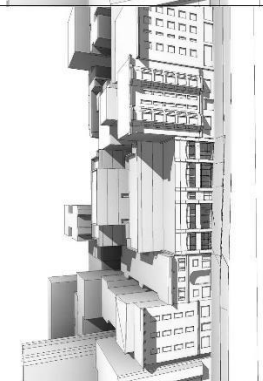
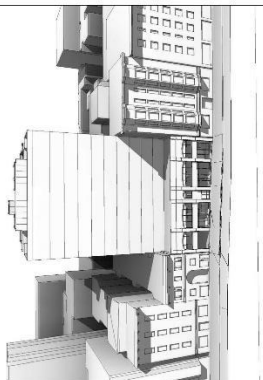
The Planning Department staff, Project Sponsor, Brick, and Page & Turnbull developed preservation alternatives that were reviewed and commented on by the HPC. Changes to those alternatives are described in the summaries below.

The Full Preservation Alternative reduces impacts to the historic parking garage by proposing to rehabilitate the building to meet all ten of the Secretary of the Interior's Standards for Rehabilitation. The Full Preservation Alternative would maintain the front half of the existing building and adaptively re-use the interior. The earlier full preservation version proposed a two-story new structure that would be constructed atop the existing two-story parking garage and would be set back 30 feet. Based on HPC comments, two more stories have been added to the new structure to total four stories above the historic building. The first two additional stories are set back 30 feet from the historic building's primary façade and the top two stories are set back approximately 67 feet, giving the massing a tiered effect. The Full Preservation Alternative would retain the historic resource and nearly all of its character-defining features. It would have ten studio units, eight one-bedroom units, 16 two-bedroom units, and two three-bedroom units for a total of 36 units.

The Partial Preservation Alternative was developed with the aim of retaining in part the character-defining features of the identified historic resource. The Partial Preservation Alternative would result in a new 13-story building behind the existing façade, and would accommodate considerably more total units and affordable residential units compared to the Full Preservation Alternative. The Partial Preservation Alternative would feature a new 13-story building set back 18 feet from the primary façade of the historic façade. It would have 35 one-bedroom units, 62 two-bedroom units, and 14 three-bedroom units for a total of 111 units. The rear yard of the Partial Preservation Alternative would be reduced to 13 feet in depth, requiring the Zoning Administrator to grant a rear yard modification and a unit exposure variance.

All new construction proposed in the preservation alternatives has been designed to the greatest extent that is technically feasible to be comparable in square footage to the proposed project; the preservation alternatives illustrated are based on the proposed project program, building types, and their limitations. The alternatives shown are limited in height and square footage based on the Building Code.

The following table (also included in the **Appendix**) presents a summary of approximate square footage and unit counts for the proposed project compared to the preservation alternatives, which are described in detail in following sections of this memorandum.

PRESERVATION ALTERNATIVES SUMMARY																															
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550 o'farrell - proposed design
san francisco, ca

state summary
12.30.2019
project application
www.brick-inc.com

Ability to Meet Project Objectives

The following table outlines whether or not the Project Sponsor's objectives are met in the proposed project, No Project Alternative, Full Preservation Alternative, and two Partial Preservation Alternatives. The table is for high-level comparison purposes of the preservation alternatives only. Explanations are only included if further elaboration is needed to compare the alternative to the proposed project. The table assumes that the proposed project was designed to meet all of the Project Sponsors' objectives and that the No Project Alternative does not meet any of the objectives.

Project Sponsors' Objectives	Proposed Project	Project Variant	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
1. Develop a high density mixed-income residential development consistent with the purposes of the North of Market Residential Special Use District by fully using the site's zoning capacity of up to 118 dwelling units and incorporating on-site affordable units.	Yes Onsite affordable units would be incorporated, and the site's zoning capacity would be utilized with 111 units.	Yes Onsite affordable units would be incorporated, and the site's zoning capacity would be fully utilized with 116 units.	No	Partial Onsite affordable units would be incorporated, but the site's zoning capacity would not be fully utilized with 36 units.	Yes Onsite affordable units would be incorporated, and the site's zoning capacity would be utilized with 111 units.
2. Replace an outdated private parking garage with a mix of uses compatible with the surrounding Tenderloin neighborhood.	Yes While the façade of the historic building would remain, the property would change to mixed-use.	Yes The property would change to mixed-use.	No	Yes While a portion of the historic building would remain, the property would change to mixed-use.	Yes While the façade of the historic building would remain, the property would change to mixed-use.

Project Sponsors' Objectives	Proposed Project	Project Variant	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
3. Contribute to the city's goal of creating 30,000 additional housing units in an area identified in the General Plan for high density housing in close proximity to downtown and local and regional public transportation.	Yes 111 new housing units would be constructed.	Yes 116 new housing units would be constructed.	No	Partial 36 new housing units would be constructed.	Yes 111 new housing units would be constructed.
4. Construct a new building that is compatible with the character of the Uptown Tenderloin National Register Historic District.	Yes The 13-story building would be compatible with the historic district.	Yes The 13-story building would be compatible with the historic district.	No	Yes The six-story building would be compatible with the historic district.	Yes The 13-story building would be compatible with the historic district. .
5. Develop a project that is financially feasible and able to support the equity and debt returns required by investors and lenders to finance multi-family residential developments.	Yes	Yes	No	Unknown	Yes

NO PROJECT ALTERNATIVE

Description

Under the No Project Alternative, no modifications to the existing historic resource would be completed. No additional residential, retail, and/or commercial units or buildings would be added. The historic character-defining features of the parking garage at 550 O'Farrell Street would be retained; no modifications, repairs, or restoration activities would be conducted. The parking garage would remain two stories over a basement. The historic resource would retain its approximately 40-

foot height and approximately 35,400 square feet of commercial space, including the ground floor, second floor, and basement.¹⁹

Analysis of Impacts Under CEQA

Since the No Project Alternative would not demolish or make any modifications to the historic resource, it would not cause material impairment. Compared to the proposed project, which would retain the façade of the historic resource, and the project variant, which would demolish the building, both resulting in material impairment to the historic resource, the No Project Alternative would not result in any project-level impacts and would not contribute to any cumulative impacts related to historic architectural resources.

FULL PRESERVATION ALTERNATIVE

Description

The Full Preservation Alternative would retain a majority of character-defining features of the historic resource at 550 O'Farrell Street in whole. The building's massing and reinforced concrete construction with arched wood truss roof system would be partially retained. All other character-defining features and spatial relationships would be fully retained.

Character-Defining Feature	Retained	Partially Retained	Not Retained
Low-scale two-story massing		x	
Primary façade organization of five-bays separated by piers	x		
Reinforced concrete construction with arched wood truss roof system		x	
Plaster finish scored to look like ashlar masonry at the primary facade	x		
Large openings on the first floor	x		
Arched windows on the second floor	x		
Decorative panels	x		
Balcony with ogee arches and decorative brackets at the center bay	x		
Row of attached gargoyles	x		
Parapet with blind quatrefoil panels	x		

The Full Preservation Alternative would feature 36 residential units for a total of 37,744 residential square feet (including residential common and circulation areas); one 1,904 square-foot ground floor active space; 17 vehicle parking spaces (14 basement level spaces and three ground level spaces); 72 bike parking stalls (all on ground level); and six total stories for a building height of about 72

¹⁹ The existing building features two floors and a basement that are each 11,808 square feet, resulting in a total square footage of 35,424 square feet. An additional approximate 1,468 square feet of basement extends below the sidewalk on O'Farrell Street, which, if included, would bring the total square footage of the existing building to 36,892 square feet.

feet.²⁰ Approximately 16,200 square feet (45.7 percent) of the historic building would be retained for adaptive re-use. The Full Preservation Alternative would maintain the front half of the historic building and feature a four-story addition where the first two stories are set back 30 feet from the primary (south) façade of the historic building and the top two stories are set back about 67 feet from the primary façade. The existing structure (floors, ceilings, and columns) would be retained in the front half of the historic building and would be reused for the new building. New uses and new construction accommodated within the front half of the historic building would require the removal of vehicular circulation ramps and would alter the appearance of the existing structure of the building such that it would not resemble the original structure.

The H-plan addition would be constructed behind and connected to the retained portion of the historic building and abut the west, north, and east property lines; there would be lightwells along the side façades.²¹ As previously mentioned, the rear of the historic building would be demolished to accommodate the addition. Some of the existing building's concrete construction and all of the character-defining plaster finish would be retained; however, a new, modern materials palette would be introduced at the addition. The façades of the new addition would be designed with modern materials, such as precast concrete, metal paneling, and terra cotta cladding.²² The Full Preservation Alternative would require excavation for the foundation and structural work, as well as for the below-grade parking garage.

Standards for Rehabilitation

The following analysis applies each of the Secretary of the Interior's Standards for Rehabilitation (the Standards) to Full Preservation Alternative for 550 O'Farrell Street.

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

Discussion: The Full Preservation Alternative would retain a parking garage use in the historic building at the basement level and a portion of the ground level. Parking would be accessed through the original west center garage door opening to maintain the connection with the historic building's original use. The Full Preservation Alternative would also introduce new residential and retail uses to the property. This would require two changes to the defining characteristics of the historic resource: adding four more stories to the historic building's low-scale two-story massing and partially demolishing the historic building's reinforced concrete construction with arched wood truss roof system (see Rehabilitation Standard 2 for more discussion). However, the majority of the character-defining features would not be changed. The Full Preservation Alternative would slightly change the physical appearance of the historic resource's site and environment, but the character of the historic resource would remain evident.

²⁰ 25% of residential units would be affordable inclusionary units.

²¹ A two-story hotel building over ground-floor retail at 570 O'Farrell Street is located directly west of the project site, and a six-story apartment building at 540 O'Farrell Street is located directly east of the project site. A five-story apartment building at 665 Geary Street and vacant lot at 651 Geary Street are located directly north of the project site, but the building at 665 Geary Street does not directly abut the identified historic resource at 550 O'Farrell Street.

²² The drawings for the Full Preservation Alternative and both Partial Preservation Alternatives do not specify materials; however, Page & Turnbull confirmed the materials for all preservation alternative schemes would mirror those of the proposed project.

Therefore, the Full Preservation Alternative as proposed would be in compliance with Rehabilitation Standard 1.

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

Discussion: The Full Preservation Alternative would retain and preserve a majority of the character-defining features of the historic resource. 550 O'Farrell Street would maintain its primary façade organization of five bays separated by piers; plaster finish scored to look like ashlar masonry at the primary façade; large openings on the first floor; arched windows on the second floor; decorative panels; balcony with ogee arches and decorative brackets at the center bay; row of attached gargoyles; and parapet with blind quatrefoil panels. Due to the construction of a four-story tiered addition, the character-defining low-scale two-story massing and reinforced concrete construction with arched wood truss roof system would be partially compromised. Although the removal and/or alteration of character-defining features would not be completely avoided, the historic character of the property would be maintained and preserved.

Therefore, the Full Preservation Alternative as proposed would be in compliance with Rehabilitation Standard 2.

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

Discussion: The Full Preservation Alternative would not apply new Gothic Revival features to the historic resource and the new addition would be clearly differentiated from the historic building in location (setback), materiality, and design (see Rehabilitation Standard 9 for more information). No conjectural features or architectural elements from other buildings are proposed, and no changes would be made that create a false sense of historical development.

Therefore, the Full Preservation Alternative as proposed would be in compliance with Rehabilitation Standard 3.

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

Discussion: There are no changes to the historic resource beyond the identified period of significance (1924) that have acquired historic significance in their own right. None of the non-historic features have been found significant.

Therefore, the Full Preservation Alternative as proposed would be in compliance with Rehabilitation Standard 4.

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

Discussion: As described under Rehabilitation Standard 2, the Full Preservation Alternative would preserve the primary façade and therefore the majority of the distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the historic resource. Only the historic building's low-scale two-story massing and reinforced concrete construction with arched wood truss roof system would be partially altered.

Therefore, the Full Preservation Alternative as proposed would be in compliance with Rehabilitation Standard 5.

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

Discussion: The scope of repair has not been determined for the Full Preservation Alternative, but repair or needed replacement of existing materials would follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Therefore, the Full Preservation Alternative as proposed would be in compliance with Rehabilitation Standard 6.

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

Discussion: The scope of chemical or physical treatments has not been determined for the Full Preservation Alternative, but cleaning treatments would follow the Secretary of the Interior's Standards for the Treatment of Historic Properties and would be undertaken using the gentlest means possible.

Therefore, the Full Preservation Alternative as proposed would be in compliance with Rehabilitation Standard 7.

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

Discussion: The Full Preservation Alternative involves excavation for foundation and structural work in order to support the new addition and for the associated below-grade parking. If any archaeological material was to be encountered during the construction of the Full Preservation Alternative, the City and County of San Francisco's standard procedures for treatment of archeological materials would be adhered to.

If standard procedures are followed in the case of an encounter with archaeological material, the Full Preservation Alternative would be in compliance with Rehabilitation Standard 8.

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

Discussion: As discussed previously, the Full Preservation Alternative would retain nearly all of the historic resource's character-defining features. The four-story, tiered addition would be compatible and differentiated. The first two stories of the addition would be set back substantially by 30 feet behind the primary façade, and the top two stories would be set back another 37 feet. The setbacks would separate the addition from the historic building, emphasizing the historic massing of the two-story base and reducing sightlines of the new construction from the public right-of-way. Due to the setbacks, the visual change to the building would be relatively minimal, particularly when viewed from O'Farrell Street; the massing, size, and scale of the addition appear appropriate compared to the historic building. The addition would be differentiated with modern materials and design. The historic resource's environment would slightly change, but the historic resource would still retain its integrity and Gothic Revival presence along O'Farrell Street. A majority of the character-defining features of the historic resource would be retained in whole; while the building's massing and reinforced concrete construction with arched wood truss roof system would only be partially retained, all other character-defining features and spatial relationships would be fully retained.

Therefore, the Full Preservation Alternative as proposed would be in compliance with Rehabilitation Standard 9.

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

Discussion: If the new addition and other related new construction are hypothetically removed in the future, the historic resource would retain nearly all of its character-defining features. Although the rear portion of the historic building would be removed to accommodate the addition, this impacts only two character-defining features: the historic building's entire low-scale two-story massing and portions of the reinforced concrete construction with arched wood truss roof system. While the essential form and integrity of the historic resource and its environment would be slightly impaired, the historic resource would still be able to convey its significance as a Gothic Revival building designed by William C. Crim Jr.

Therefore, the Full Preservation Alternative as proposed would be in compliance with Rehabilitation Standard 10.

District Compatibility

The Full Preservation Alternative includes most of the character-defining features of the Uptown Tenderloin Historic District while remaining a contemporary design. The historic building at 550 O'Farrell Street and its new addition would fit within the typical three- to seven-story height of buildings within the historic district. The addition would have an H-shaped footprint, comparable to many other residential buildings in the historic district. The primary façade of the historic building would continue to occupy the entire width of the lot, creating a continuous street wall. All of the

decorative features of the historic building would be retained, including the plaster finish scored to look like ashlar masonry at the primary façade; large openings on the first floor; arched windows on the second floor; decorative panels; balcony with ogee arches and decorative brackets at the center bay; row of attached gargoyles; and parapet with blind quatrefoil panels. Similar to the historic building and other contributing buildings in the historic district, the new addition would have a flat roof and parapet. The addition's concrete construction and proposed materials are respectful of the historic district's character. Mixed-use buildings (commercial and retail units on the ground floor and residential units on the upper floors) are common within the historic district, and the Full Preservation Alternative would adhere to this combination of uses. The Full Preservation Alternative would therefore be compatible with the historic district and the historic resource would remain a contributor.

Analysis of Impacts under CEQA

The purpose of the Full Preservation Alternative is to consider a plan that would lessen the significant impacts of the proposed project on the existing historic resource. As explained in "HPC Resolution No. 0746" (March 18, 2015), the Full Preservation Alternative "should fully preserve the features of the resource that convey its historic significance while still meeting most of the basic objectives of the project."²³ As the above analysis demonstrates, the Full Preservation Alternative as proposed for 550 O'Farrell Street would be in compliance with all ten of the Secretary of the Interior's Standards for Rehabilitation. According to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project complies with the Standards, the project's impact "will generally be considered mitigated below a level of significance and thus is not significant."

PARTIAL PRESERVATION ALTERNATIVE

Description

The Partial Preservation Alternative would retain a majority of the character-defining features of the historic resource at 550 O'Farrell Street in whole; however, it would significantly alter the historic resource's spatial relationships with its site and environment. The building's low-scale two-story massing and reinforced concrete construction with arched wood truss roof system would not be retained.

Character-Defining Feature	Retained	Partially Retained	Not Retained
Low-scale two-story massing			x
Primary façade organization of five-bays separated by piers	x		
Reinforced concrete construction with arched wood truss roof system			x
Plaster finish scored to look like ashlar masonry at the primary facade	x		
Large openings on the first floor	x		
Arched windows on the second floor	x		

²³ San Francisco Planning Department, "Historic Preservation Commission Resolution No. 0746," March 18, 2015, 2.

Character-Defining Feature	Retained	Partially Retained	Not Retained
Decorative panels	x		
Balcony with ogee arches and decorative brackets at the center bay	x		
Row of attached gargoyles	x		
Parapet with blind quatrefoil panels	x		

The Partial Preservation Alternative would feature 111 residential units for a total of 108,648 residential square feet (including residential common and circulation areas); one 1,839 square-foot ground floor active space; 228 bike parking stalls (180 basement-level stalls and 48 ground-level stalls); and 13 total stories for a building height of 130 feet.²⁴ Approximately 200 square feet of the historic building would be retained at the primary (south) O'Farrell Street façade only. The Partial Preservation Alternative would feature a new 13-story building with an 18-foot setback from the primary façade of the historic building. The new rectangular-plan building would abut the west, north, and east property lines; there would be one lightwell along each of the side façades. The north façade, east façade, west façade, roof, and interior of the historic building would be demolished to accommodate the new structure. Retaining a greater portion of the historic building (similar to the Full Preservation Alternative) would be cost prohibitive; additionally, the existing structure would need to be so greatly altered and augmented to function as a lobby and retail space that it would no longer resemble the existing historic parking garage. In the Partial Preservation Alternative, some of the building's concrete construction and all of the character-defining plaster finish would be retained; however, a new, modern materials palette would be introduced. The façades of the new building would be designed with modern materials, such as precast concrete, metal paneling, and terra cotta cladding. The Partial Preservation Alternative would require excavation for the foundation and structural work, as well as for the below-grade parking garage.

Standards for Rehabilitation

The following analysis applies each of the Secretary of the Interior's Standards for Rehabilitation (the Standards) to the Partial Preservation Alternative for 550 O'Farrell Street.

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

Discussion: The Partial Preservation Alternative would not retain an auto parking garage use in the historic building. The Partial Preservation Alternative would introduce new residential and retail uses to the property. This would require two changes to the defining characteristics of the historic resource: adding ten more stories to the historic building's low-scale two-story massing and fully demolishing the historic building's reinforced concrete construction with arched wood truss roof system (see Rehabilitation Standard 2 for more discussion). Although the primary façade – and therefore the majority of the character-defining features – would be retained, the Partial Preservation Alternative would significantly change the physical appearance of the historic resource's site and environment.

²⁴ 25% of residential units would be affordable inclusionary units.

Therefore, the Partial Preservation Alternative as proposed would not fully be in compliance with Rehabilitation Standard 1.

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

Discussion: The Partial Preservation Alternative would retain and preserve the historic primary façade, which contains a majority of the historic resource's character-defining features and Gothic Revival character. However, the new structure to be constructed directly behind the primary façade would involve almost completely removing the character-defining low-scale two-story massing and reinforced concrete construction with arched wood truss roof system. Those two character-defining features constitute a fair amount of the resource's historic materials and spaces that make it a building and not just one wall.

Therefore, the Partial Preservation Alternative as proposed would not fully be in compliance with Rehabilitation Standard 2.

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

Discussion: The Partial Preservation Alternative would not apply new Gothic Revival features to the historic resource and the new 13-story building would be clearly differentiated from the historic building in location (setback), materiality, and design (see Rehabilitation Standard 9 for more information). No conjectural features or architectural elements from other buildings are proposed, and no changes would be made that create a false sense of historical development.

Therefore, the Partial Preservation Alternative as proposed would be in compliance with Rehabilitation Standard 3.

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

Discussion: There are no changes to the historic resource beyond the identified period of significance (1924) that have acquired historic significance in their own right. None of the non-historic features have been found significant.

Therefore, the Partial Preservation Alternative as proposed would be in compliance with Rehabilitation Standard 4.

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

Discussion: As described under Rehabilitation Standard 2, the Partial Preservation Alternative would preserve the primary façade and therefore the majority of the distinctive features, finishes, and

construction techniques or examples of craftsmanship that characterize the historic resource and represent its significant architectural style. The Gothic Revival elements that characterize the historic resource would be retained, including the five bays separated by piers; plaster finish scored to look like ashlar masonry at the primary façade; large openings on the first floor; arched windows on the second floor; decorative panels; balcony with ogee arches and decorative brackets at the center bay; row of attached gargoyles; and parapet with blind quatrefoil panels. Regardless, the historic building's low-scale two-story massing and reinforced concrete construction with arched wood truss roof system, all of which constitute the historic resource as a building, would not be fully preserved.

Therefore, the Partial Preservation Alternative as proposed would not fully be in compliance with Rehabilitation Standard 5.

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

Discussion: The scope of repair has not been determined for the Partial Preservation Alternative, but repair or needed replacement of existing materials would follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Therefore, the Partial Preservation Alternative as proposed would be in compliance with Rehabilitation Standard 6.

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

Discussion: The scope of chemical or physical treatments has not been determined for the Partial Preservation Alternative, but cleaning treatments would follow the Secretary of the Interior's Standards for the Treatment of Historic Properties and would be undertaken using the gentlest means possible.

Therefore, the Partial Preservation Alternative as proposed would be in compliance with Rehabilitation Standard 7.

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

Discussion: The Partial Preservation Alternative involves excavation for foundation and structural work in order to support the new building and for the associated below-grade parking. If any archaeological material was to be encountered during the construction of the Partial Preservation Alternative, the City and County of San Francisco's standard procedures for treatment of archeological materials would be adhered to.

If standard procedures are followed in the case of an encounter with archaeological material, the Partial Preservation Alternative would be in compliance with Rehabilitation Standard 8.

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

Discussion: As discussed previously, the Partial Preservation Alternative would retain and preserve the historic primary façade, which contains a majority of the historic resource's character-defining features and represents the building's architectural style significance, yet the demolition of the remainder of the building would destroy a fair amount of the building's historic materials and spaces. The new 13-story building to be constructed behind the historic primary façade would be differentiated from the historic resource through the use of modern materials and design, but its massing, size, and scale would not be compatible with the two-story historic resource. Although the new stories above the historic building would be set back 18 feet to distinguish historic two-story façade from the new building, the new building would overshadow the historic façade due to the height difference. The historic resource would still retain its Gothic Revival presence along O'Farrell Street; however, the ten additional stories would create a significant change in the overall visual impression of the property and its environment. The new building and related new construction would still partially destroy historic materials that characterize the property.

Therefore, the Partial Preservation Alternative as proposed would not be in compliance with Rehabilitation Standard 9.

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

Discussion: If the new building and other related new construction are hypothetically removed in the future, the historic resource would retain only its primary façade, which does contain a majority of the historic resource's character-defining features. The historic resource would be able to convey its significance as a Gothic Revival building designed by William C. Crim Jr.; however, the demolition of everything but the primary façade would affect the essential form and integrity of the historic resource. While removing the new building would in fact restore a lower density environment that currently and historically has existed at the property, the essential form and integrity of the historic property and its environment would still be impaired as only one wall of the building would remain.

Therefore, the Partial Preservation Alternative as proposed would not be in compliance with Rehabilitation Standard 10.

District Compatibility

The Partial Preservation Alternative includes most of the character-defining features of the Uptown Tenderloin Historic District while remaining a contemporary design. While the 13-story height of the new building would be taller than the three- to seven-story height that is characteristic of the historic district, the new building would not be the tallest on its block or adjacent blocks within the historic district. The historic district would still be able to convey its historic significance despite the additional

height. The new building would have a rectangular-shaped footprint, comparable to many other residential buildings in the historic district. The retained primary façade of the historic building would continue to occupy the entire width of the lot, creating a continuous street wall. All of the decorative features of the historic building would be retained, including the plaster finish scored to look like ashlar masonry at the primary façade; large openings on the first floor; arched windows on the second floor; decorative panels; balcony with ogee arches and decorative brackets at the center bay; row of attached gargoyles; and parapet with blind quatrefoil panels. Similar to the historic building and other contributing buildings in the historic district, the new building would have a flat roof and parapet. The new building's concrete construction and proposed materials are respectful of the historic district's character. Mixed-use buildings (commercial and retail units on the ground floor and residential units on the upper floors) are common within the historic district, and the Partial Preservation Alternative would adhere to this combination of uses. The Partial Preservation Alternative would therefore be compatible with the historic district, although the historic resource would not remain a contributor.

Analysis of Impacts under CEQA

As the above analysis demonstrates, the Partial Preservation Alternative as proposed would be in full compliance with only five of the ten Secretary of the Interior's Standards for Rehabilitation. According to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project complies with the Standards, the project's impact "will generally be considered mitigated below a level of significance and thus is not significant." As the Partial Preservation Alternative does not comply with all ten Rehabilitation Standards, the following impact analysis is required.

The purpose of the Partial Preservation Alternative is to consider a plan that would lessen the significant impacts of the proposed project on the existing historic resource. As explained in "Historic Preservation Commission Resolution No. 0746" (March 18, 2015), the Partial Preservation Alternative "would preserve as many features of the resource that convey its historic significance as possible while taking into account the potential feasibility of the proposed alternative and the project objectives."²⁵ The Partial Preservation Alternative would retain the architecturally significant primary façade of the existing historic resource at 550 O'Farrell Street and construct a new 13-story, mixed-use (mostly residential) building behind it, where the ten stories above the historic primary façade would have an 18-foot setback. Although the primary façade contains a majority of the historic resource's character-defining features that would be preserved, the demolition of the remainder of the building (including the loss of the character-defining low-scale two-story massing and reinforced concrete construction with arched wood truss roof system) would destroy a fair amount of the resource's historic materials and spaces.

The Partial Preservation Alternative differs from the proposed project in that Partial Preservation Alternative features an 18-foot setback, whereas the proposed project features a one-story, three-foot vertical hyphen. The Partial Preservation Alternative would retain a majority of the character-defining features of the historic resource at 550 O'Farrell Street in whole; however, it would significantly alter the historic resource's spatial relationships with its site and environment, including its low massing. The proposed project would also retain a majority of the character-defining features of the historic resource in whole; however, it would significantly alter the historic resource's spatial relationships with its site and environment, including its low massing and distinguishable primary

²⁵ San Francisco Planning Department, "Historic Preservation Commission Resolution No. 0746," 2.

façade (due to lack of setback). Both the proposed project and the Partial Preservation Alternative would demolish the structure and spaces that constitute the historic resource as a building and would therefore cause a material impairment to the historic resource, though many of the character-defining features would be retained.

When compared to the project variant, which involves complete demolition, the Partial Preservation Alternative would at least partially retain the historic resource, including its distinctive Gothic Revival street frontage. However, the structure and spaces that constitute the historic resource as a building would be demolished. the Partial Preservation Alternative would therefore cause a material impairment to the historic resource.

CUMULATIVE IMPACTS TO UPTOWN TENDERLOIN HISTORIC DISTRICT

The CEQA defines cumulative impacts as follows:

“Cumulative impacts” refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- a) The individual effects may be changes resulting from a single project or a number of separate projects.
- b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.²⁶

TreanorHL's HRE Part 2 for 550 O'Farrell Street from March 2019 provided the following in the conclusion for the compatibility and cumulative impacts analysis for the proposed project:

There is no concentration of past, present, and foreseeable future demolitions within the Uptown Tenderloin Historic District that would affect the historic fabric or character such that it would no longer be eligible for listing on the National Register. The proposed project would not combine with any other demolition and new construction projects to result in a material impairment of the district. The district would retain the valuable sense of place and time. The Uptown Tenderloin Historic District's integrity or eligibility for the National Register would not be materially altered. The cumulative effect on historical resources would be less than significant.²⁷

²⁶ 2018 CEQA Statutes & Guidelines, Article 20, Subsection 15355.

²⁷ TreanorHL, “550 O'Farrell Street, Revised Draft Historic Resource Evaluation Part 2 – Compatibility & Impacts Analysis,” March 11, 2019, 12.

Similar to the proposed project, the various projects within the historic district are not collectively significant or compounding to an extent that any of the project alternatives for 550 O'Farrell Street would contribute to a substantial change in the integrity of the historic district.

CONCLUSION

The parking garage at 550 O'Farrell Street (Assessor's Block 0318, Lot 009) was initially completed in 1924 in a Gothic Revival design by master architect William H. Crim, Jr.²⁸ 550 O'Farrell Street was evaluated by Carey & Co. in an HRE Part 1 completed in September 2017, which was revised in September 2018. The property was found to be individually eligible for listing in the California Register – a finding that was agreed upon by the Planning Department – and is thus considered a historic resource for the purposes of CEQA review. The property is also a contributor to the Uptown Tenderloin Historic District, which is significant under National Register Criteria A and C.

The proposed project at 550 O'Farrell Street would retain the façade of the historic resource and construct a new 13-story building flush with the historic façade, although the first story above the historic façade would be recessed to create a vertical hyphen. The project variant would demolish the existing parking garage including the historic facade. Both would cause a material impairment to the historic resource under CEQA, though they would not cause a cumulative impact to the historic district according to TreanorHL's HRE Part 2 from March 2019. This preservation alternatives memorandum was produced based on guidance provided by "Historic Preservation Commission Resolution No. 0746," consultation with Preservation Staff at the Planning Department, and comments provided by the HPC.

A No Project Alternative would not cause any material impairment to the historic resource. The Full Preservation Alternative would wholly retain nearly all character-defining features and spatial relationships of the historic resource at 550 O'Farrell Street, only the building's massing and reinforced concrete construction with arched wood truss roof system would be partially retained. The Full Preservation Alternative would not cause a material impairment to the historic resource.

The Partial Preservation Alternative would retain a majority of the character-defining features of the historic resource at 550 O'Farrell Street in whole; however, it would significantly alter the historic resource's spatial relationships with its site and environment, including its low massing. The Partial Preservation Alternative would demolish the structure and spaces that constitute the historic resource as a building and would therefore cause a material impairment to the historic resource, even though many of the character-defining features would be retained.

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²⁸ Carey & Co., "550 O'Farrell Street, Historic Resource Evaluation Part 1," 2.

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