

File No. 170922

Committee Item No. 2

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date November 13, 2017

Board of Supervisors Meeting

Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 - Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Historic Preservation Commission Resolution Nos. 854, 881</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Landmark Designation case Report</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Article 10 Landmark Designation Application</u> |
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Completed by: Alisa Somera Date November 9, 2017

Completed by: _____ Date _____

1 [Planning Code - Landmark Designation of 2731-2735 Folsom Street (aka Gaughran House)]

2
3 **Ordinance amending the Planning Code to designate 2731-2735 Folsom Street (aka**
4 **Gaughran House), Lot No. 031 in Assessor's Parcel Block No. 3640, as a Landmark**
5 **under Article 10 of the Planning Code; affirming the Planning Department's**
6 **determination under the California Environmental Quality Act; and making public**
7 **necessity, convenience and welfare findings under Planning Code, Section 302, and**
8 **findings of consistency with the General Plan, and the eight priority policies of**
9 **Planning Code, Section 101.1.**

10 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
13 **Board amendment additions** are in double-underlined Arial font.
14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
15 **Asterisks (* * * *)** indicate the omission of unchanged Code
16 subsections or parts of tables.

15 Be it ordained by the People of the City and County of San Francisco:

16 Section 1. Findings.

17 (a) CEQA and Land Use Findings.

18 (1) The Planning Department has determined that the proposed Planning Code
19 amendment is subject to a Categorical Exemption from the California Environmental Quality
20 Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section
21 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies
22 for protection of the environment (in this case, landmark designation). Said determination is
23 on file with the Clerk of the Board of Supervisors in File No. 170922 and is incorporated herein
24 by reference.
25

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 2731-2735 Folsom Street (aka Gaughran House), Lot
3 No. 031, in Assessor's Parcel Block 3640, will serve the public necessity, convenience and
4 welfare for thereasons set forth in Historic Preservation Commission Resolution No. 881,
5 recommending approval of the proposed designation, which is incorporated herein by
6 reference.

7 (3) The Board finds that the proposed landmark designation of 2731-2735
8 Folsom Street (aka Gaughran House), Lot No. 031, in Assessor's Parcel Block 3640 is
9 consistent with the San Francisco General Plan and with Planning Code Section 101.1(b) for
10 the reasons set forth in Historic Preservation Commission Resolution No. 881, recommending
11 approval of the proposed designation, which is incorporated herein by reference.

12 (b) General Findings.

13 (1) Pursuant to Section 4.135 of the Charter of the City and County of San
14 Francisco, the Historic Preservation Commission has authority "to recommend approval,
15 disapproval, or modification of landmark designations and historic district designations under
16 the Planning Code to the Board of Supervisors."

17 (2) The Designation report was prepared by Page & Turnbull and reviewed by
18 Planning Department Preservation staff. All preparers meet the Secretary of the Interior's
19 Professional Qualification Standards and the report was reviewed for accuracy and
20 conformance with the purposes and standards of Article 10.

21 (3) The Historic Preservation Commission, at its regular meeting of March 15,
22 2017, reviewed Department staff's analysis of 2731-2735 Folsom Street's (aka Gaughran
23 House) historical significance per Article 10 as part of the Landmark Designation Case Report
24 dated March 15, 2017.

1 (4) On March 15, 2017, the Historic Preservation Commission passed
2 Resolution No. 854, initiating designation of 2731-2735 Folsom Street (aka Gaughran House),
3 Lot No. 031 in Assessor's Parcel Block 3640, as a San Francisco Landmark pursuant to
4 Section 1004.1 of the San Francisco Planning Code. Such motion is on file with the Clerk of
5 the Board in File No. 170922 and incorporated herein by reference.

6 (5) On July 19, 2017, after holding a public hearing on the proposed designation
7 and having considered the specialized analyses prepared by Planning Department staff and
8 the Landmark Designation Case Report, the Historic Preservation Commission recommended
9 approval of the proposed landmark designation of 2731-2735 Folsom Street (aka Gaughran
10 House), Lot No. 031, in Assessor's Parcel Block 3640, in Resolution No. 881. Such resolution
11 is on file with the Clerk of the Board in File No. 170922.

12 (6) The Board of Supervisors hereby finds that 2731-2735 Folsom Street (aka
13 Gaughran House), Lot No. 031, in Assessor's Parcel Block 3640, has a special character and
14 special historical, architectural, and aesthetic interest and value, and that its designation as a
15 Landmark will further the purposes of and conform to the standards set forth in Article 10 of
16 the San Francisco Planning Code.

17
18 Section 2. Designation.

19 Pursuant to Section 1004 of the Planning Code, 2731-2735 Folsom Street (aka
20 Gaughran House), Lot No. 031, in Assessor's Parcel Block 3640, is hereby designated as a
21 San Francisco Landmark under Article 10 of the Planning Code.

22
23 Section 3. Required Data.

1 (a) The description, location, and boundary of the Landmark site consists of the City
2 parcel located at 2731-2735 Folsom Street (aka Gaughran House), Lot No. 031, in Assessor's
3 Parcel Block 3640, in San Francisco's Mission neighborhood.

4 (b) The characteristics of the Landmark that justify its designation are described and
5 shown in the Landmark Designation Case Report and other supporting materials contained in
6 Planning Department Case Docket No. 2016-010894DES. In brief, 2731-2735 Folsom Street
7 (aka Gaughran House), Lot No. 031, in Assessor's Parcel Block 3640, is eligible for local
8 designation under National Register of Historic Places Criterion A and C (as it is associated
9 with events that have made a significant contribution to the broad patterns of our history,
10 embodies distinctive characteristics of a type, period, or method of construction, and
11 represents the work of a master architect). Specifically, designation of 2731-2735 Folsom
12 Street is proper given it is significant for its association with the development of the Mission
13 District as a streetcar suburb, is a fine example of residential Beaux-Arts style architecture,
14 and is notable as the work of local master architect James Francis Dunn.

15 (c) The particular features that shall be preserved, or replaced in-kind as determined
16 necessary, are those generally shown in photographs and described in the Landmark
17 Designation Case Report, which can be found in Planning Department Docket No. 2016-
18 010894DES, and which are incorporated in this designation by reference as though fully set
19 forth. Specifically, the following features shall be preserved or replaced in kind:

20 (1) All exterior elevations, form, massing, structure, roofline, architectural
21 ornament and materials of 2731-2735 Folsom Street, identified as:

- 22 (A) Three-story building with slightly pitched hip roof;
- 23 (B) Asymmetrical primary (west) façade;
- 24 (C) Wood shiplap cladding;
- 25 (D) Rusticated ground level cladding;


- 1 (E) Location, size, and shape of fenestration openings on primary
2 façade;
- 3 (F) Original wood-sash and wood-frame single-hung windows with ogee
4 lugs;
- 5 (G) Ground level openings with dentil and rope moldings and keystone
6 cartouches;
- 7 (H) Molded belt course with acanthus leaves and geometric details;
- 8 (I) Wood stair to first story entries;
- 9 (J) Partially glazed doors with transom windows; leaded stained glass
10 window within entry vestibule;
- 11 (K) Double-height engaged Corinthian columns; capitals with female
12 masks;
- 13 (L) Egg and dart molding above rounded bay transom windows;
- 14 (M) Molded balcony with iron railing;
- 15 (N) Elongated quatrefoil windows;
- 16 (O) Entablature with projecting cornice, acanthus modillions, dentil
17 course, ribbon of textured plaster with x-motifs pinned with florettes, and a thin rope molding;
- 18 (P) Double-height rounded bay;
- 19 (Q) Domed turret above double-height rounded bay; and
- 20 (R) Form, massing and simple-drop style horizontal siding at secondary
21 (north, south and east) elevations.
- 22

23 Section 4. Effective Date. This ordinance shall become effective 30 days after
24 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
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ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: 
ANDREA RUIZ-ESQUIDE
Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code - Landmark Designation of 2731-2735 Folsom Street (aka Gaughran House)]

Ordinance amending the Planning Code to designate 2731-2735 Folsom Street (aka Gaughran House), Lot No. 031 in Assessor's Parcel Block No. 3640, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission ("HPC"). (Planning Code Section 1006; Charter of the City and County of San Francisco, Section 4.135.) Thus, landmark designation affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 260 individual landmarks in the City under Article 10, in addition to other structures and districts in the downtown area that are protected under Article 11. (See Appendix A to Article 10.)

Amendments to Current Law

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: 2731-2735 Folsom Street (aka Gaughran House).

The ordinance finds that 2731-2735 Folsom Street is eligible for designation as a City landmark under National Register of Historic Places Criteria A and C (as it is associated with events that have made a significant contribution to the broad patterns of our history, embodies distinctive characteristics of a type, period, or method of construction, and represents the work of a master architect). Specifically, designation of 2731-2735 Folsom Street is proper given it is significant for its association with the development of the Mission District as a streetcar suburb, is a fine example of residential Beaux-Arts style architecture, and is notable as the work of local master architect James Francis Dunn.

As required by Section 1004, the ordinance lists the particular exterior features that shall be preserved, or replaced in-kind as determined necessary.

Background Information

Following receipt of a Community-Sponsored Article 10 Landmark Designation Application by the Planning Department, the landmark designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing to initiate the landmark designation of 2731-2735 Folsom Street on March 15, 2017. On July 19, 2017, the HPC held a public hearing on the proposed designation and considered the Landmark Designation Case Report prepared by Page & Turnbull, which was reviewed by Department Staff Shannon Ferguson and Tim Frye, all of which meet the Secretary of the Interior Professional Qualification Standards. At such hearing, the HPC voted to recommend approval of the designation of 2731-2735 Folsom Street as a City landmark under Article 10 of the Planning Code to the Board of Supervisors.

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 854 HEARING DATE MARCH 15, 2017

RESOLUTION TO INITIATE DESIGNATION OF 2731-2735 FOLSOM STREET (AKA GAUGHRAN HOUSE), LOT 031 IN ASSESSOR'S BLOCK 3640, AS ARTICLE 10 LANDMARK.

1. WHEREAS, Historic Preservation Consultant Page & Turnbull prepared the Landmark Designation Report for 2731-2735 Folsom Street (aka Gaughran House) on behalf of property owners Sean Lundy and Carol Wai, which was reviewed by Department Staff Shannon Ferguson and Tim Frye, who meet the Secretary of Interior's Professional Qualification Standards, for accuracy and conformance with the purposes and standards of Article 10; and
2. WHEREAS, the Historic Preservation Commission, at its regular meeting of March 15, 2017, reviewed Department staff's analysis of 2731-2735 Folsom Street's historical significance per Article 10 as part of the Landmark Designation Case Report dated March 15, 2017; and
3. WHEREAS, the Historic Preservation Commission finds that 2731-2735 Folsom Street nomination is in the form prescribed by the HPC and contains supporting historic, architectural, and/or cultural documentation; and

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby initiates designation of 2731-2735 Folsom Street, Assessor's Block 3640, Lot 031 as a Landmark pursuant to Article 10 of the Planning Code with the following conditions:

1. Include information from the South Mission Survey on the development of the neighborhood and analyze 2731-2735 Folsom Street for its potential significance of being located in an area developed as one of the Mission's early street-car suburbs;
2. Analyze the integrity of secondary elevations and include drawings from the recent remodel to compare original and existing conditions;
3. Include the massing, form and the style of simple-drop horizontal siding on the secondary elevations in the character-defining features. Delete gold leaf and metal railings from the character-defining features as these elements are contemporary features.

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

Reception:
415.558.6378

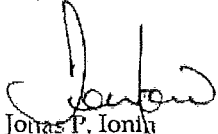
Fax:
415.558.6409

Planning
Information:
415.558.6377

Resolution No. 854
March 15, 2017

Case No. 2016-010894DES
2731-2735 Folsom Street

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on March 15, 2017.



Jonas P. Ionik
Commission Secretary

AYES: Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman, Wolfram

NAYS: None

ABSENT: None

ADOPTED: March 15, 2017



SAN FRANCISCO PLANNING DEPARTMENT

HEARING DATE: July 19, 2017
CASE NUMBER: 2016-010894DES
PROJECT ADDRESS 2731-2735 Folsom Street
BLOCK/LOT 3640/031
TO: Historic Preservation Commission
FROM: Shannon Ferguson
Preservation Planner, 415-575-9074
REVIEWED BY: Tim Frye
Historic Preservation Officer, 415-575-6822
RE: Landmark Recommendation Resolution

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On March 15, 2017, the Historic Preservation Commission (HPC) adopted Resolution No. 854 to initiate Article 10 landmark designation of 2731-2735 Folsom Street, known historically as Gaughran House (subject property). Under Article 10, initiation and recommendation are two distinct steps of the landmark designation process which require separate hearings and resolutions. The item before the HPC is consideration of a Resolution to Recommend Article 10 landmark designation of the subject property to the Board of Supervisors.

Please note, at the March 15, 2017 hearing, the HPC requested the historic preservation consultant analyze the subject property for its potential significance of being located in an area developed as one of the Mission's early, prototypical residential neighborhoods, or street-car suburb and include information from the South Mission Historic Resource Survey and Mission Context Statement on the development of the neighborhood. The HPC also requested the character-defining features be refined to include the form, massing and simple-drop style horizontal siding at secondary (north, south and east) elevations and omit contemporary features including "gold leaf" and metal stair railings.

The attached revised Landmark Designation Report includes information on the development of the Mission neighborhood and has found the subject property to be significant under Criterion A (associated with events that have made a significant contribution to the broad patterns of our history) for its association with the development of the Mission District as a streetcar suburb in addition to its significance under Criterion C (embodies distinctive characteristics of a type, period, or method of construction and represents the work of a master architect) as fine example of residential Beaux-Arts style architecture, and notable as the work of local master architect James Francis Dunn. The revised report also includes refinements to the character-defining features as requested.

**CASE NO. 2016-010894DES
Landmark Designation Ordinance**

Attached is a draft Resolution to recommend to the Board of Supervisors designation of 2731-2735 Folsom Street, known historically as Gaughran House as a San Francisco landmark under Article 10 of the Planning Code, Section 1004.1. Also attached is a revised Designation Ordinance reflecting the changes detailed above.

The Planning Department (Department) recommends adopting the Resolution.

ATTACHMENTS:

Draft Resolution

Resolution 854

Revised Designation Ordinance

Revised Landmark Designation Fact Sheet

Revised Landmark Designation Report



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 881 HEARING DATE JULY 19, 2016

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Case No. 2016-010894DES
Project: 2731-2735 Folsom Street (Gaughran House)
Recommendation to Board of Supervisors
Staff Contact: Shannon Ferguson (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

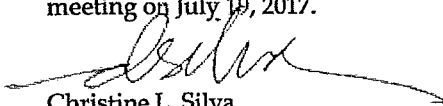
RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF 2731-2735 FOLSOM STREET (AKA GAUGHRAN HOUSE), ASSESSOR'S BLOCK 3640, LOT 031 IN, AS LANDMARK NO. XXX

1. WHEREAS, Historic Preservation Consultant Page & Turnbull, who meets the Secretary of Interior's Professional Qualification Standards, prepared the Landmark Designation Report for 2731-2735 Folsom Street (aka Gaughran House) on behalf of property owners Sean Lundy and Carol Wai, which was reviewed by Department Staff Shannon Ferguson and Tim Frye, who meet the Secretary of Interior's Professional Qualification Standards, for accuracy and conformance with the purposes and standards of Article 10; and
2. WHEREAS, the Historic Preservation Commission, at its regular meeting of March 15, 2017 reviewed Department staff's analysis of 2731-2735 Folsom Street (aka Gaughran House) historical significance per Article 10 as part of the Landmark Designation Case Report dated April 2017 and;
3. WHEREAS, the Historic Preservation Commission initiated Landmark designation process through Resolution 854 with conditions to include information from the South Mission Survey on the development of the neighborhood and analyze 2731-2735 Folsom Street for its potential significance of being located in an area developed as one of the Mission's early street-car suburbs; analyze the integrity of secondary elevations and include drawings from the recent remodel to compare original and existing conditions; include the massing, form and the style of simple-drop horizontal siding on the secondary elevations in the character-defining features; delete gold leaf and metal railings from the character-defining features as these elements are contemporary features.
4. WHEREAS, the Historic Preservation Commission finds that the 2731-2735 Folsom Street (aka Gaughran House) nomination has been revised to address the conditions mentioned above, is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and

5. WHEREAS, the Historic Preservation Commission finds that 2731-2735 Folsom Street (aka Gaughran House) is significant for its association with the development of the Mission District as a streetcar suburb, is a fine example of residential Beaux-Arts style architecture, and is notable as the work of local master architect James Francis Dunn; and
6. WHEREAS, the Historic Preservation Commission finds that 2731-2735 Folsom Street (aka Gaughran House) meets two of the Historic Preservation Commission's priorities for designation which are the designation of underrepresented Landmark property types including landscapes; and the designation of buildings located in geographically underrepresented areas; and
7. WHEREAS, the Historic Preservation Commission finds that 2731-2735 Folsom Street (aka Gaughran House) meets the eligibility requirements per Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
8. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of exterior and interior character-defining features, as identified in the Landmark Designation Report, should be considered for preservation under the proposed landmark designation as they relate to the building's historical significance and retain historical integrity; and
9. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code sections 101.1 and 302; and furthers Priority Policy No. 7, which states that historic buildings be preserved; and
10. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of 2731-2735 Folsom Street (aka Gaughran House), Assessor's Block 3640, Lot 031 pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on July 19, 2017.


Christine L. Silva
Acting Commission Secretary

AYES: Johns, Johnck, Pearlman, Matsuda, Wolfram

NAYS: None

ABSENT: Hyland, Hasz

ADOPTED: July 19, 2017



SAN FRANCISCO PLANNING DEPARTMENT

Landmark Designation Case Report

Hearing Date: March 15, 2017
Case No.: 2016-010894DES
Project Address: 2731, 2733, 2735 Folsom Street
Zoning: RH-2
Block/Lots: 3640/031
Property Owner: Sean Lundy, Carol Wai
2731-2735 Folsom Street
San Francisco, CA 94110
Staff Contact: Shannon Ferguson – (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

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PROPERTY DESCRIPTIONS & SURROUNDING LAND USE AND DEVELOPMENT

2731-2735 Folsom Street, known as the Gaughran House, is located on the west side of Folsom Street between 23rd and 24th streets. 2731-2735 Folsom Street is a three-story, wood frame, three-unit, multi-family, residential building with a rectangular plan. It was designed in the Beaux-Arts style by architect James Francis Dunn (1874-1921) and constructed in 1900 for James Gaughran. The attached Community-Sponsored Article 10 Landmark Designation Application contains a detailed exterior building description on pages 1-15.

The subject property is located in the South Mission neighborhood. This neighborhood was surveyed as part of the South Mission Survey (adopted by the Historic Preservation Commission on November 17, 2011). The subject property is adjacent to the National Register-eligible Shotwell Street Victoriana Historic District, which was identified as resembling an “ideal” Victorian-era suburban neighborhood with mostly high-style architecture and detached, single-family dwellings for the 19th-century middle classes. Located between very early streetcar lines on Howard (South Van Ness Avenue) and Folsom Streets, the area developed as one of the Mission’s early, prototypical residential neighborhoods.

PROJECT DESCRIPTION

The case before the Historic Preservation Commission is the consideration of the initiation of a Community-Sponsored Article 10 Landmark Designation Application for 2731 Folsom Street as a San Francisco Landmark under Article 10 of the Planning Code, Section 1004.1, and recommending that the Board of Supervisors approve of such designation.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

GENERAL PLAN POLICIES

The Urban Design Element of the San Francisco General Plan contains the following relevant objectives and policies:

OBJECTIVE 2: Conservation of Resources that provide a sense of nature, continuity with the past, and freedom from overcrowding.

POLICY 4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Designating significant historic resources as local landmarks will further continuity with the past because the buildings will be preserved for the benefit of future generations. Landmark designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's *Standards for the Treatment of Historic Properties* in their review to ensure that only appropriate, compatible alterations are made.

SAN FRANCISCO PLANNING CODE SECTION 101.1 - GENERAL PLAN CONSISTENCY AND IMPLEMENTATION

Planning Code Section 101.1 – Eight Priority Policies establishes and requires review of permits for consistency with said policies. On balance, the proposed designation is consistent with the priority policies in that:

- a. The proposed designation will further Priority Policy No. 7, that landmarks and historic buildings be preserved. Designation of 2731-2735 Folsom Street will help to preserve an important historical resource that is significant as a notable work of local master architect James Francis Dunn (1874-1921) and is a fine example of residential Beaux-Arts architecture.

BACKGROUND / PREVIOUS ACTIONS

The Community-Sponsored Article 10 Landmark Designation Application was prepared by Page & Turnbull and submitted by Sean Lundy and Carol Wai, the property owners, to the Department in October 2016. A final draft of the landmark designation report was received by the Department in February 2017.

2731-35 Folsom Street is included in the 1976 Department of City Planning Architectural Quality Survey (1976 DCP Survey) with a rating of "4". The subject property was also documented as part of the South Mission Historic Resource Survey (adopted November 17, 2011) and given a survey rating of "3CS" meaning the property appears eligible for the California Register as an individual property through survey evaluation.

If the Historic Preservation Commission decides to initiate Article 10 landmark designation of the subject property, the item will be considered again by the Historic Preservation Commission at a subsequent hearing. At that time the Historic Preservation Commission may adopt a resolution recommending that

the Board of Supervisors support the designation. The nomination would then be considered at a future Board of Supervisors hearing for formal Article 10 landmark designation.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Section 1004 of the Planning Code authorizes the landmark designation of an individual structure or other feature or an integrated group of structures and features on a single lot or site, having special character or special historical, architectural or aesthetic interest or value, as a landmark. Section 1004.1 also outlines that landmark designation may be initiated by the Board of Supervisors or the Historic Preservation Commission and the initiation shall include findings in support. Section 1004.2 states that once initiated, the proposed designation is referred to the Historic Preservation Commission for a report and recommendation to the Board of Supervisors to approve, disapprove or modify the proposal.

Pursuant to Section 1004.3 of the Planning Code, if the Historic Preservation Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors and without referral to the Planning Commission. The Board of Supervisors shall hold a public hearing on the designation and may approve, modify or disapprove the designation.

In the case of the initiation of a historic district, the Historic Preservation Commission shall refer its recommendation to the Planning Commission pursuant to Section 1004.2(c). The Planning Commission shall have 45 days to provide review and comment on the proposed designation and address the consistency of the proposed designation with the General Plan, Section 101.1 priority policies, the City's Regional Housing Needs Allocation, and the Sustainable Communities Strategy for the Bay Area. These comments shall be sent to the Board of Supervisors in the form of a resolution.

Section 1004(b) requires that the designating ordinance approved by the Board of Supervisors shall include the location and boundaries of the landmark site, a description of the characteristics of the landmark which justify its designation, and a description of the particular features that should be preserved.

Section 1004.4 states that if the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days.

ARTICLE 10 LANDMARK CRITERIA

The Historic Preservation Commission on February 4, 2009, by Resolution No. 001, adopted the National Register Criteria as its methodology for recommending landmark designation of historic resources. Under the National Register Criteria, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, feeling, materials, workmanship, and association, and that are associated with events that have made a significant contribution to the broad patterns of our history; or that are associated with the lives of persons significant in our past; or that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components may

lack individual distinction; or properties that have yielded, or may likely yield, information important in prehistory or history.

PUBLIC / NEIGHBORHOOD INPUT

There is no known public or neighborhood opposition to designation of 2731-2735 Folsom Street as an Article 10 landmark. The Department will provide any public correspondence received after the submittal of this report in the Historic Preservation Commission's correspondence folder.

PROPERTY OWNER INPUT

The property owner is supportive of landmark designation.

STAFF ANALYSIS

The case report and analysis under review was prepared by Department preservation staff. The Department has determined 2731-2735 Folsom Street meets the requirements for Article 10 eligibility as an individual landmark. The justification inclusion is outlined below under the Significance and Integrity sections of this case report.

SIGNIFICANCE

2731-35 Folsom Street is significant as a notable work of local master architect James Francis Dunn (1874-1921) and is a fine example of residential Beaux-Arts architecture. The building is clearly identifiable as a James Dunn building, especially with its intricately molded balcony topped by an elaborate wrought iron railing – a feature that Dunn frequently used in his apartment building designs. His other signature design preferences are also present, including: a rusticated ground floor, a tripartite composition, molded surrounds, exuberant surface ornamentation, and arched openings and that are also hallmarks of the Beaux-Arts style. In designing 2731-35 Folsom Street, Dunn combined formal compositional elements with playful decorative detailing.

The Community-Sponsored Landmark Designation Application fails to analyze the subject property for its potential significance of being located in an area developed as one of the Mission's early, prototypical residential neighborhoods, or street-car suburb. At the very least, discussion of the development of the Mission neighborhood should be included in the neighborhood development section of the Community-Sponsored Landmark Designation Application.

Staff recommends information from the South Mission Historic Resource Survey and Mission Context Statement on the development of the neighborhood be included in the application and the subject property analyzed for its potential significance of being located in an area developed as one of the Mission's early street-car suburbs.

INTEGRITY

The building was originally constructed in its current location in 1900. The building has not been moved and retains integrity of location. The building retains integrity of setting because the subject block remains primarily residential. The building retains integrity of feeling as it continues to express itself as a Beaux-Arts residence constructed in 1900, and it retains integrity of association as the majority of character-defining features linking the building to architect James Dunn have been retained. With its

intricately designed decorative details, the primary façade retains its original materials and evidence of workmanship.

The Community-Sponsored Landmark Designation Application states that the secondary facades of the subject property do not retain integrity because they have been altered, but does not offer a complete analysis for this conclusion, nor does the application include drawings from the recent remodel completed by the current owners that could be used for comparison of original and existing conditions. Based on Staff analysis and site visit, the subject property retains sufficient integrity including alterations to secondary elevations. Although the secondary elevations have been altered (likely the windows types and locations as well as siding have been altered), they still retain their original massing and form and are clad in a compatible style of simple-drop siding. Therefore the secondary elevations retain integrity.

Staff recommends that the integrity of secondary facades be analyzed and drawings from the recent remodel be included to compare original and existing conditions.

CHARACTER-DEFINING FEATURES

Whenever a building, site, object, or landscape is under consideration for Article 10 landmark designation, the Historic Preservation Commission is required to identify character-defining features of the property. This is done to enable owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

The Community-Sponsored Landmark Designation Application lists the character-defining features on page 34. The Application limits the character-defining features to the primary (west) façade of the building and does not include secondary facades. As discussed above, secondary (north, south and east) elevations retain integrity; therefore features on secondary elevations should be included in the character-defining features. "Gold-leaf" and the metal stair railings are also listed as character-defining features in the Community-Sponsored Landmark Designation Application. However, both elements are contemporary features and are not character-defining.

Staff recommends the character-defining features include the massing, form and the style of simple-drop horizontal siding on the secondary elevations. Staff also recommends "gold leaf" and metal stair railings deleted from the character-defining features as these elements are contemporary features.

Based on staff analysis, the character-defining features should be revised as follows:

Character defining features include the form, massing, structure, architectural ornament and materials identified as:

- Three-story building with slightly pitched hip roof
- Asymmetrical primary façade
- Wood shiplap cladding
- Rusticated ground level cladding
- Location, size, and shape of fenestration openings
- Original wood-sash and wood-frame single-hung windows with ogee lugs
- Ground level openings with dentil and rope moldings and keystone cartouches

- Molded belt course with acanthus leaves and geometric details
- Wood stair to first story entries
- Partially glazed doors with transom windows; leaded stained glass window within entry vestibule
- Double-height engaged Corinthian columns; capitals with female masks
- Egg and dart molding above rounded bay transom windows
- Molded balcony with iron railing
- Elongated quatrefoil windows
- Entablature with projecting cornice, acanthus modillions, dentil course, ribbon of textured plaster with x-motifs pinned with florettes, and a thin rope molding
- Double-height rounded bay
- Domed turret above double-height rounded bay
- Form, massing and simple-drop style horizontal siding at secondary (north, south and east) elevations

BOUNDARIES OF THE LANDMARK SITE

Encompassing all of and limited to Lot 031 on the Assessor's Block 3640 on the east side of Folsom Street, between 23rd and 24th streets.

PLANNING DEPARTMENT RECOMMENDATION

Based on the Department's analysis, 2731-2735 Folsom Street meets the requirements for Article 10 eligibility as an individual landmark as it embodies the distinctive characteristics of a type, period, or method of construction, and represents the work of a master.

However, it is important to note that the subject property does not meet the Historic Preservation Commission's priorities for designation which are:

1. *The designation of underrepresented Landmark property types including landscapes*
The subject property is a multi-family residence designed in the Beaux-Arts style. Three nearby multi-family residences have been designated as Landmarks (#208 McCormick House located at 4040-4042 17th Street was constructed in 1902 in Queen Anne style; #191 Oakley Residence and Flats located at 200-202 Fair Oaks was constructed in 1886 in the Italianate style, and #206 Howard/26th Street Cottages located at 3274-3294 26th Street was constructed in 1905 in the Craftsman style), though none in the Beaux-Arts style. There are numerous single family residences designated as landmarks, four in the vicinity of the subject property.
2. *The designation of buildings of Modern design*
The subject building is not a Modern style building.
3. *The designation of buildings located in geographically underrepresented areas*
The subject property is not located in an area that is geographically underrepresented in landmark buildings. There are eight landmarks located in the Mission neighborhood: #245 The New Mission Theater located at 2550 Mission Street; #166, Trinity Presbyterian Church at 3261 23rd Street; #234 Mission Branch Library at 3359 24th Street; #74 Stone House located at 1348 South

Initiation of Landmark Designation
March 15, 2017

Case Number 2016-010894DES
2731-2735 Folsom Street

Van Ness Avenue; #125 Havens Mansion & Carriage House located at 1381 South Van Ness Avenue; #206 Howard/26th Street Cottages located at 3274-3294 26th Street; #191 Oakley Residence and Flats located at 200-202 Fair Oaks Street; and #189 Frank G. Edwards House located at 1366 Guerrero Street.

4. *The designation of properties with strong cultural or ethnic associations.*

The subject building does not appear to have any cultural or ethnic associations.

Although the subject property does not meet the Historic Preservation Commission's priorities for designation, it still meets the eligibility requirements for Article 10 designation as a notable work of local master architect James Francis Dunn and a fine example of residential Beaux-Arts architecture. As a Community-Sponsored and funded Landmark Designation Application, the Department recommends the Historic Preservation Commission initiate Article 10 Landmark designation for 2731-2735 Folsom Street

Under Article 10, The Historic Preservation Commission may recommend approval, disapproval or approval with modifications of the proposed initiation of 2731-2735 Folsom Street landmark designation. If the Historic Preservation Commission approves initiation, a second hearing will be held to consider whether or not to recommend the landmark designation to the Board of Supervisors. A copy of the motion of recommendation is then transmitted to the Board of Supervisors, which will hold a public hearing on the designation and may approve, modify or disapprove the designation (Section 1004.4). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days (Section 1004.5).

ATTACHMENTS

- A. Exhibits
- B. Draft Resolution initiating designation
- C. Draft Ordinance
- D. Landmark Designation Fact Sheet
- E. Historic Landmark Designation Application prepared by Page & Turnbull



SAN FRANCISCO PLANNING DEPARTMENT

Community-Sponsored Article 10 Landmark Designation Application

Staff Contact: Shannon Ferguson – (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Timothy Frye – (415) 575-6822
tim.frye@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



<i>Historic Name:</i>	Gaughran House
<i>Address:</i>	2731-2735 Folsom Street
<i>Block/Lot:</i>	3640/031
<i>Zoning:</i>	RH-2
<i>Year Built:</i>	1900
<i>Architect:</i>	James Francis Dunn
<i>Applicant:</i>	Sean Lundy & Carol Wai, Property Owners
<i>Prior Historic Studies:</i>	The building was documented in South Mission Historic Resources Survey and given a survey rating of "3CS" or appears eligible for the California Register as an individual property through survey evaluation. The 1976 Survey gave the building a survey rating of 4 out of 5 for its architecture.
<i>Prior HPC Actions:</i>	None

<p><i>Significance Criteria</i></p>	<p><u>Events:</u> Associated with events that have made a significant contribution to the broad patterns of our history</p> <p><u>Architecture:</u> Embodies the distinctive characteristics of a type, period, or method of construction, and represents the work of a master.</p>
<p><i>Statement of Significance:</i></p>	<p>2731-2735 Folsom Street is significant for its association with the development of the Mission District as a streetcar suburb, as a notable work of local master architect James Francis Dunn (1874-1921), and as a fine example of residential Beaux-Arts architecture.</p> <p>The following is excerpted from the Community-Sponsored Article 10 Landmark Designation Application:</p> <p><u>Events</u></p> <p>The construction, architectural design, and location of the subject building are directly associated with transit developments that occurred in the latter half of the nineteenth century. The period of 1864-1906, often termed the “Gilded Age,” was one of the most significant periods of population growth and development in the Mission District. Installation of mass transit lines (and the expansion of city utilities) enabled the Mission District to become San Francisco’s first southerly “streetcar suburb.” Streetcar lines initially began as horse-car routes that ran from downtown down Valencia, Mission, Howard and Folsom streets. From 1865 to 1883, extensive and reliable streetcar service of the Mission District was established on major north-south routes, including Folsom Street. The improved mass transit system transported neighborhood residents to and from downtown work places and shopping areas.</p> <p>Naturally, the lots in close proximity to the streetcar routes were developed to take advantage of the convenience of transit. 2731-35 Folsom Street is a reflection of the mixed, primarily middle-class socioeconomic identity of the Mission District prior to the 1906 earthquake and fires. The building was constructed as a multi-unit flat, rather than a single-family residence. The building’s location provided direct proximity to the Folsom Street streetcar line, which began as a horse-car route and transitioned to electrified streetcars in the 1890s, not long before the building at 2731-35 Folsom Street was constructed in 1900.</p> <p><u>Architecture</u></p> <p>James Dunn (1874-1921) was a self-taught architect, having studied building and design journals. He is known to have travelled the U.S., and it is likely that he visited France as well. By 1897, he partnered with Albert Schroeffer and had a San Francisco office at 3rd and Market streets. Dunn actively designed residential and some commercial buildings from 1897 to 1921 – first as part of his partnership with Albert Schroeffer, then independently, and finally with Daniel Kearns. Dunn was a member of the San Francisco Chapter of the AIA and belonged to the Union League Club. The Architect and Engineer journal ran several pieces by or about Dunn, including his lead piece, “Apartment</p>

Houses" in a special September 1919 apartment house issue, and his April 1919 article, "Poor Designing One Reason for Apathy in Apartment House Building."

James Dunn is considered a master architect in San Francisco due to the number of commissions completed and their respective degrees of architectural excellence. Dunn is best known as a designer of multi-unit residential buildings in the Beaux-Arts style. His designs often featured curved balconies and bay windows, delicate ironwork, and exuberant ornamentation, including animal and human faces. Decorative details like cartouches and shields are common. Dunn used eagles or phoenixes to support balconies and cornices. Many of his buildings have a broad, heavily ornamented cornice and a rusticated first story topped with a belt course, defining the ground level from the upper, full-living levels.

Although Dunn often designed his buildings with Beaux-Arts influences, he also experimented with Art Nouveau, Mission Revival, Moorish, Classical Revival, French Renaissance, and Baroque styles. The Alhambra Apartments at 860 Geary Street (1913) have been illustrated and reproduced in architectural journals. Located at the edge of the Tenderloin, the building features a dome, scalloped Moorish windows, and multicolored tile columns. The Chambord Apartments (1922) sit atop Nob Hill at 1298 Sacramento Street. "Few San Francisco apartment houses would have been as at home in Paris as the Chambord," architectural historian Michael Corbett wrote about Dunn's most famous apartment house. Dunn died before this final building was completed. His former partner, Schroepfer, finished the 11-story Chambord. In the early 1980s, the building was restored using Dunn's original scheme, emulating details from other Dunn buildings. The Chambord Apartments building is San Francisco Landmark #106.

The building is clearly identifiable as a James Dunn building, especially with its intricately molded balcony topped by an elaborate wrought iron railing – a feature that Dunn frequently used in his apartment building designs. His other signature design preferences are also present, including: a rusticated ground floor, a tripartite composition, molded surrounds, exuberant surface ornamentation, and arched openings. He combines formal compositional elements with playful decorative detailing, such as his use of women's faces.

Beaux-Arts is a style that became popular in San Francisco around the turn of the twentieth century. In San Francisco, as in other cities in the United States, the classical design and planning principles of the Ecole des Beaux-Arts were translated into architecture and city planning through the City Beautiful Movement.

The World's Columbia Exposition, held in Chicago in 1893, popularized Beaux-Arts Classicism across the United States. Also known as the "White

City," the Exposition was an early example of Beaux-Arts planning and architecture in the United States that impacted the course of planning and design during the decade before and after the turn-of-the-twentieth-century.

The influence of the Beaux-Arts planning and design principles exhibited in Chicago began to manifest itself in the architecture of San Francisco that same decade. According to *Splendid Survivors*, "During the rest of the 1890s, although little building actually occurred in downtown San Francisco, the City of Paris, the Ferry Building, the Emporium, and the Call Building all... promoted the image of the City Beautiful." After the 1906 earthquake and fires, the City of San Francisco was poised for reconstruction. By this time, many Beaux-Arts-trained architects were already practicing in the city. It was the designs created by these architects that helped shape the new character of San Francisco (moving away from the Victorian-era architectural styles). Increasingly, architects incorporated Beaux-Arts features such as paired columns, surface ornamentation, elaborate decorative detailing, and rusticated ground levels into their designs.

In 1915, San Francisco held its own exposition – the Panama-Pacific International Exposition (PPIE) – modeled on Chicago's exposition held 22 years earlier. The PPIE showcased visionary Beaux-Arts buildings designed by local and nationally-known architects that were constructed out of temporary, lightweight materials. At the same time, the San Francisco Civic Center was planned as a monumental City Beautiful core, classically detailed and symmetrically ordered. By the outbreak of the First World War, San Francisco had a Beaux-Arts Civic Center planned in accordance with the precepts of the City Beautiful Movement. After the PPIE, construction in San Francisco slowed down due to WWII, and by the early 1920s, Beaux-Arts Classicism had begun to transition into the Moderne.

The elements that lend 2731-2735 Folsom Street its Beaux-Arts character include decorative shields, cartouches, Corinthian engaged columns, and a rusticated first story. The engaged column capitals creatively feature women's faces. The molded surrounds of the third story windows are intricately designed (the northern vertically oriented quatrefoil window includes a human form). The heavy entablature consists of multiple layers of detailed ornamentation, including a dentil course. The cornice's modillions are pressed with an organic floral pattern. The primary façade also features arched openings and clearly defined levels – both characteristics in keeping with the Beaux-Arts style. Although the first story is not masonry, rusticated stone is mimicked by using stucco to heavily exaggerate the joints. The first story, with its stucco rustication and molded belt course, is clearly distinguished from the second and third stories.

<p><i>Character-Defining Features</i></p>	<p>Character defining features include the form, massing, structure, architectural ornament and materials identified as:</p> <ul style="list-style-type: none">• Three-story building with slightly pitched hip roof• Asymmetrical primary façade• Wood shiplap cladding• Rusticated ground level cladding• Location, size, and shape of fenestration openings• Original wood-sash and wood-frame single-hung windows with ogee lugs• Ground level openings with dentil and rope moldings and keystone cartouches• Molded belt course with acanthus leaves and geometric details.• Wood stair to first story entries• Partially glazed doors with transom windows; leaded stained glass window within entry vestibule• Double-height engaged Corinthian columns; capitals with female masks• Egg and dart molding above turret transom windows• Molded balcony with iron railing• Elongated quatrefoil windows• Entablature with projecting cornice, acanthus modillions, dentil course, ribbon of textured plaster with x-motifs pinned with florettes, and a thin rope molding• Double-height rounded bay• Domed turret above double-height rounded bay• Form, massing and simple-drop style horizontal siding at secondary (north, south and east) elevations
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Additional Photos



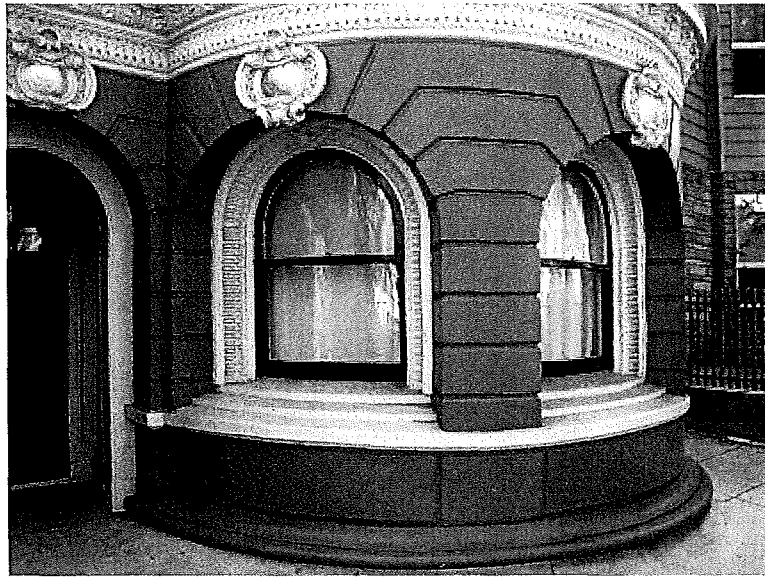
Detail of primary (west) façade



Detail of entry to upper floors



Detail of rounded bay



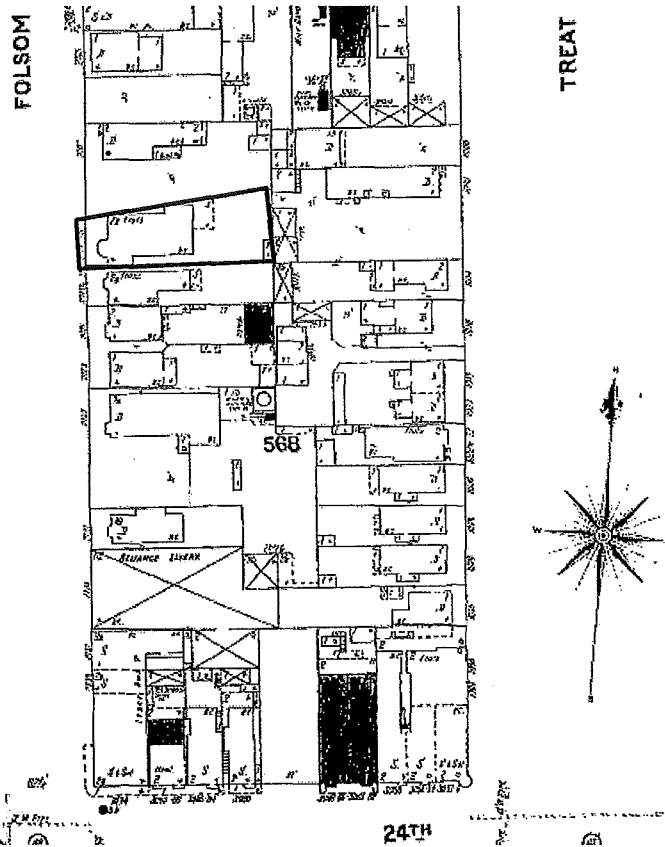
Detail of rusticated base



North elevation



East (rear) elevation



Sanborn Fire Insurance Co. map from 1900. The subject parcel is outlined.



Aerial view with subject property outlined. Source: Google



SAN FRANCISCO
PLANNING
DEPARTMENT

APPLICATION FOR

Historic Landmark Designation

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

Landmark designation is authorized by Section 1004 of the San Francisco Planning Code. The designation process includes a review of the Landmark Designation Application by the Planning Department and the Historic Preservation Commission. Final approval is made by the San Francisco Board of Supervisors.

PRESERVING SAN FRANCISCO HISTORY

Since 1967, San Francisco's Historic Preservation Program has helped preserve important facets of the city's history. The list of designated city landmarks and landmark districts includes iconic architectural masterpieces, monuments to historic events, and places associated with cultural and social movements that have defined our city. However, there are still many more untold stories to celebrate through landmark designation.

PROPERTIES ELIGIBLE FOR LANDMARK DESIGNATION

Most San Francisco landmarks are buildings. But a landmark can also be a structure, site, feature or area of special historical, architectural or aesthetic interest. Collections of properties can also be designated as landmark districts.

Landmarks can be significant for a variety of reasons. The criteria are based on those used by the National Register of Historic Places. They include:

- Properties significant for their association with historic events, including the city's social and cultural history
- Properties significant for their association with a person or group important to the history of the city, state or country
- Properties significant for their architecture or design
- Properties that are valued as visual landmarks, or that have special character or meaning to the city and its residents
- Collections of properties or features that are linked by history, plan, aesthetics or physical development.

INCENTIVES FOR LANDMARK DESIGNATION

Landmark designation recognizes the property as a significant element of San Francisco history. There are also various incentives, including the following:

- Eligibility for the Mills Act program, which can result in property tax reduction
- Eligibility to use the California Historical Building Code
- Eligibility for land use incentives under the San Francisco Planning Code
- Eligibility to display a plaque regarding the building's landmark status

HOW TO APPLY TO DESIGNATE A LANDMARK

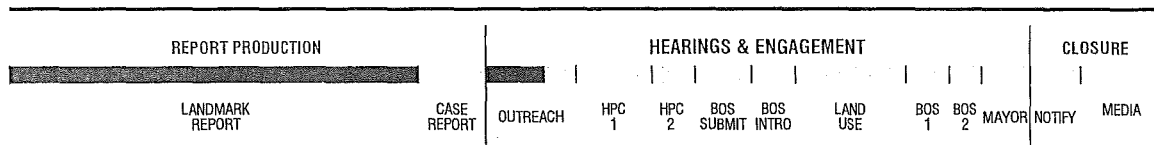
Any member of the public may nominate a property for landmark designation. The application must contain supporting historic, architectural and/or cultural documentation. More information about the Planning Department's Historic Preservation program can also be found here:

<http://www.sf-planning.org/index.aspx?page=1825>

THE LANDMARK DESIGNATION PROCESS

The landmark designation process is a multi-step process. This includes the following:

1. Set a preliminary application review meeting with Planning Department Preservation staff. The meeting will focus on reviewing the draft designation application. Preservation staff can provide advice for improving the application, including any additional research which may be needed.
2. Submit the completed final application for review. Once it is determined to be complete, Preservation staff will place the application on the agenda for a Historic Preservation Commission (HPC) hearing.
3. During the hearing, the HPC will hear public testimony and determine if the property meets the criteria for landmark designation. If so, the Commission will vote to initiate landmark designation and schedule a follow-up hearing.
4. If the landmark designation is for a district, the Planning Commission will provide its review and comment on the proposed designation prior to the HPC making a final recommendation to the Board of Supervisors.
5. At the second hearing, the HPC will hear public testimony and vote on whether to recommend landmark designation to the Board of Supervisors.
6. An HPC recommendation supporting landmark designation will be forwarded to the Board of Supervisors and will be heard by its Land Use and Economic Development Committee. This is a public hearing where the owner(s) and members of the public can offer testimony.
7. The Land Use and Economic Development Committee will forward its recommendation on the designation to the full Board of Supervisors for a first reading. The Board of Supervisors will vote on the designation. A majority of Supervisors must vote in favor of the landmark designation for it to be approved. This is a public hearing, although no public testimony will be heard.
8. At a following Board of Supervisors hearing the proposed designation will have a second reading. This is a public hearing, although no public testimony will be heard. If the majority of Supervisors remain in favor of the landmark designation, the designating ordinance is sent to the Mayor for final signature.



COMPLETING THE APPLICATION

Please fill out all of the sections of the application. Use the checklist at the end of this application to ensure that all required materials are included. If more space is needed, please feel free to attach additional sheets as necessary. If you are unsure how to answer any of the questions, please contact Planning Department preservation staff.

Please submit the completed application to:
 San Francisco Planning Department
 Attn: Landmark Designation Application
 1650 Mission Street, Suite 400
 San Francisco, CA 94103-9425

Historic Landmark Designation Application

1. Current Owner / Applicant Information

Date: August 2016

PROPERTY OWNER'S NAME: Sean Lundy and Carol Wai	
PROPERTY OWNER'S ADDRESS: 2731-35 Folsom Street San Francisco, CA 94110	TELEPHONE:
	EMAIL: sean.lundy@gmail.com

APPLICANT'S NAME: <input checked="" type="checkbox"/> SAME AS ABOVE	
APPLICANT'S ADDRESS:	TELEPHONE:
	EMAIL:

CONTACT FOR PROJECT INFORMATION: <input checked="" type="checkbox"/> SAME AS ABOVE	
ADDRESS:	TELEPHONE:
	EMAIL:

2. Location of the Proposed Landmark

STREET ADDRESS OF PROJECT: 2731-35 Folsom Street	ZIP CODE: 94110
CROSS STREETS: 23rd Street (north) and 24th Street (south)	

ASSESSORS BLOCK/LOT: 3640-031	LOT DIMENSIONS: 60x122x49x123	LOT AREA (SQ FT): 4,974	ZONING DISTRICT: RH-2	HEIGHT/BULK DISTRICT: 40-x
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OTHER ADDRESS / HISTORIC ADDRESS: (if applicable)	ZIP CODE:
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3. Property Information

HISTORIC NAME OF PROPERTY (IF APPLICABLE)	DATE OF CONSTRUCTION: 1900 <input checked="" type="checkbox"/> ACTUAL YEAR <input type="checkbox"/> ESTIMATED YEAR	SOURCE FOR DATE OF CONSTRUCTION: Sanborn Fire Insurance Co. map
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ARCHITECT OR BUILDER: James Dunn	ARCHITECTURAL STYLE: Beaux-Arts	
SOURCE OF INFORMATION FOR ARCHITECT OR BUILDER: The California Architect and Building News (vol XX no 9) Sept. 20, 1899	HISTORIC USE: Residential	PRESENT USE: Residential

PROPERTY INCLUDED IN A PRIOR HISTORIC SURVEY? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ...	SURVEY NAME: 1. 1976 DCP Survey 2. South Mission Historic Resource Survey	SURVEY RATING: 1. "4" 2. "3CS"
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4. Statement of Significance

The proposed landmark is significant for the following reason(s). Please check all that apply:

- It is associated with significant events or patterns, or reflects important aspects of social or cultural history
- It is associated with a person or persons important to our history
- It is significant for its architecture or design, or is a notable work of a master builder, designer or architect
- It is valued as a visual landmark, or has special character or meaning to the city and its residents
- It contains archaeological deposits that have the potential to yield important information about history or prehistory

Please summarize why the property or district should be designated a San Francisco Landmark. Whenever possible, include footnotes or a list of references that support the statement of significance. Copies of historic photographs, articles or other sources that directly relate to the property should also be attached.

2731-35 Folsom Street is significant for its architecture as a notable work of James Dunn and as an excellent example of residential Beaux-Arts architecture.

Please see Continuation Report.

5. Property / Architecture Description

Please provide a detailed description of the exterior of the building and any associated buildings on the property. This includes the building's shape, number of stories, architectural style and materials. For example, is the building clad with wood, brick or stucco? What materials are the windows and exterior doors made of? Please be sure to include descriptions of the non-publicly visible portions of the building. Attach photographs of the property, including the rear facade.

2731-35 Folsom Street is located on the east side of Folsom Street between 23rd and 24th streets. The detached residence faces Folsom Street; to the south is 2737 Folsom Street, to the north is 2721 Folsom Street, and to the east is 1030 Treat Avenue.

Please see Continuation Report.

6. Neighborhood or District Description

Please provide a narrative describing the buildings both adjacent to, and across the street from, the subject property. This includes describing their architectural styles, number of stories, exterior materials (e.g., wood or stucco cladding) and landscape features, if any. Attach representative photographs.

If the application is for a landmark district, please provide similar information describing the architectural character of the district. Also be sure to include a map outlining the boundaries of the district, as well as a list of all properties including their addresses, block and lot numbers, and dates of construction. This information may be gathered using the San Francisco Property Information Map, available here: <http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM/>

According to the San Francisco Property Information Map, 2731-35 Folsom Street is located within the Mission. The subject property sits in the southern portion of the neighborhood.

Please see Continuation Report.

7. Building Permits and History of Alterations

Please list all building permits from the date of construction to present. Be sure to include any alterations or additions to the building. These include changes such as window replacement, construction of a new garage, or installation of roof dormers. Also attach photocopies of building permits. Copies of building permits are available from the Department of Building Inspection, 1660 Mission Street, 4th Floor (<http://sfdbi.org/record-request-form>).

***Note: Do not complete this section if the application is for a landmark district*

PERMIT:	DATE:	DESCRIPTION OF WORK:
1.		Please see Continuation Report.
2.		
3.		
4.		
5.		
6.		
7.		
8.		

Please describe any additional alterations that are not included in this table. For example, have any obvious changes been made to the property for which no building permit record is available?

Please see Continuation Report.

8. Ownership History Table

Please list all owners of the property from the date of construction to present. Building ownership may be researched at the San Francisco Assessor-Recorder's Office, located at City Hall, Room 190.

***Note: Do not complete this section if the application is for a landmark district*

OWNER:	DATES (FROM - TO):	NAME(S):	OCCUPATION:
1.		Please see Continuation Report.	
2.			
3.			
4.			
5.			
6.			
7.			
8.			

If the property is significant for its association with a person important to history, please be sure to expand on this information in Section 9.

9. Occupant History Table

Please list occupants of the property (if different from the owners) from the date of construction to present. It is not necessary to list the occupants for each year. A sample of every five to seven years (e.g. 1910, 1917, 1923, etc.) is sufficient. For multi-unit buildings, please use a representative sampling of occupants. A chronological list of San Francisco city directories from 1850 – 1982 is available online. Choosing the "IA" link will take you to a scan of the original document:
<http://www.sfgenealogy.com/sf/sfdatadir.htm>

Beginning with the year 1953, a "reverse directory" is available at the back of each volume, allowing you to look up a specific address to see the occupants.

**Note: Do not complete this section if the application is for a landmark district*

OCCUP.	DATES (FROM – TO)	NAME(S)	OCCUPATION
1.		Please see Continuation Report.	
2.			
3.			
4.			
5.			
6.			
7.			
8.			

If the property is significant for having been used by an occupant, group or tenant important to history, please expand on this information below.

2731-35 Folsom Street is not significant for an association with a person important to history. The building is also not significant for having been used by an occupant, group, or tenant important to history. Please see Continuation Report for individual occupancy tables for 2731, 2733, and 2735 Folsom Street.

10. Public Information Release

Please read the following statements and check each to indicate that you agree with the statement. Then sign below in the space provided.

- I understand that submitted documents will become public records under the California Public Records Act, and that these documents will be made available upon request to members of the public for inspection and copying.
- I acknowledge that all photographs and images submitted as part of the application may be used by the City without compensation.

Name (Print): _____ Date: _____ Signature: _____

Submittal Checklist

Use the checklist below to ensure that all required materials are included with your application.

CHECKLIST:	REQUIRED MATERIALS:
<input checked="" type="checkbox"/>	Photographs of subject property, including the front, rear and visible side facades
<input checked="" type="checkbox"/>	Description of the subject property (Section 5)
<input checked="" type="checkbox"/>	Neighborhood description (Section 6) with photos of adjacent properties and properties across the street
<input checked="" type="checkbox"/>	Building permit history (Section 7), with copies of all permits
<input checked="" type="checkbox"/>	Ownership history (Section 8)
<input checked="" type="checkbox"/>	Occupant history (Section 9)
<input checked="" type="checkbox"/>	Historic photographs, if available
<input type="checkbox"/>	Original building drawings, if available
<input checked="" type="checkbox"/>	Other documentation related to the history of the property, such as newspaper articles or other references

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INTRODUCTION

This Historic Landmark Designation Continuation Report has been prepared at the request of Sean Lundy and Carol Wai for 2731-35 Folsom Street (APN 3640/031) in San Francisco's Mission neighborhood. The multi-family residence was designed in 1899 and completed in 1900 by master architect James Dunn for James Gaughran, the original owner.

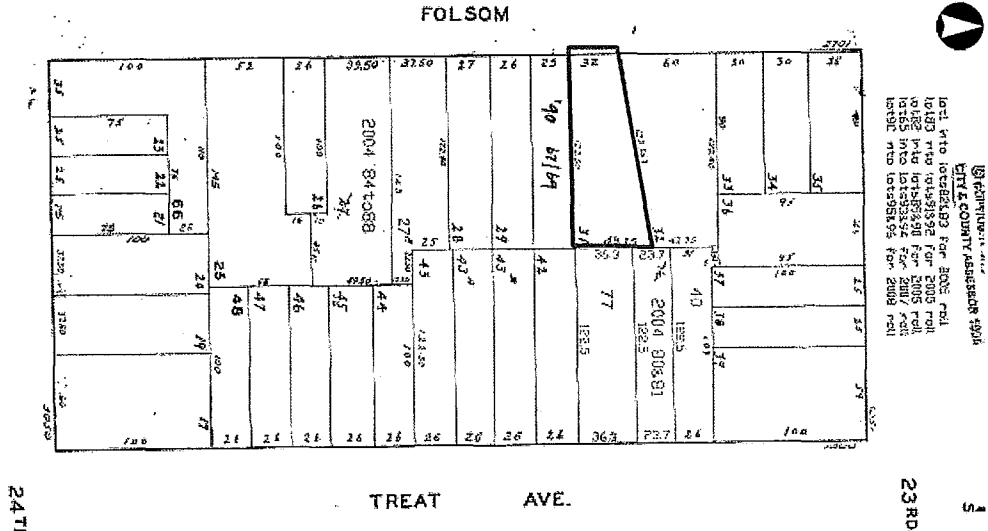


Figure 1: Assessor's map of the subject block. The subject parcel is outlined in orange. Source: San Francisco Assessor's Office. Edited by Page & Turnbull.

This report follows the outline provided by the San Francisco Planning Department for Historic Landmark Designation. Page & Turnbull prepared this report using research collected at various local repositories, including the San Francisco Department of Building Inspection, the San Francisco Assessor's Office, and the San Francisco Public Library History Center. All photographs in this report were taken by Page & Turnbull in July 2016 unless otherwise noted.

The subject property is not currently listed on the National Register of Historic Places or the California Register of Historical Resources, nor is it listed in the California Historical Resources Information System (CHRIS) database. 2731-35 Folsom Street is included in the 1976 Department of City Planning Architectural Quality Survey (1976 DCP Survey) with a rating of "4". The survey looked at the entire City and County of San Francisco to identify and rate architecturally significant buildings and structures on a scale of "-2" (detrimental) to "+5" (extraordinary). No research was performed and the potential historical significance of a resource was not considered when a rating was assigned.¹

The subject property was documented as part of the South Mission Historic Resource Survey and given a survey rating of "3CS" meaning the property appears eligible for the California Register as an individual property through survey evaluation.² The South Mission Survey included the documentation and assessment of nearly 3,800 individual buildings in the area bounded approximately by 20th Street to the north, Cesar Chavez Street to the south, Potrero Avenue to the east, and Guerrero Street to the west.

¹ The 1976 DCP Survey has not been officially recognized by the San Francisco Planning Department as a valid local register of historic resources for the purposes of the California Environmental Quality Act (CEQA).
² The survey was adopted by the San Francisco Historic Preservation Commission on November 17, 2011.

I. ARCHITECTURAL DESCRIPTION

2731-35 FOLSOM STREET

2731-35 Folsom Street is located on the east side of Folsom Street between the intersections with 23rd and 24th streets (Figures 1 and 2). The detached residence faces Folsom Street; to the south is 2737-41 Folsom Street and to the north is 2721 Folsom Street.³ The subject property features a shallow, concrete paved area at the front (west), which is contained by a contemporary iron fence. The wood-frame building sits on a flat parcel; the foundation is not visible. The low-pitched hip roof is composite-shingle-clad. The primary façade features a parapet and the southern half of the rear façade features an open gable. The three-story, multi-family residence is best described as Beaux-Arts in style, with a stucco-clad rusticated first story (ground level) and exuberant ornamentation. The building features a domed turret, an iron balconette, elaborate entablature, and Corinthian engaged columns. These elements are limited to the wood-shiplap-clad primary façade; the north, east, and south façades are not ornamented. Unlike the original wood windows on the primary façade, the secondary façades feature replacement vinyl windows set within wood casings. The secondary façades are all clad in replacement simple-drop composite wood siding.



Figure 1: 2731-35 Folsom Street marked by an orange star.
Source: Google Maps, 2016. Edited by Page & Turnbull.



Figure 2: 2731-35 Folsom Street outlined in orange.
Source: Google Maps, 2016. Edited by Page & Turnbull.

³ The building at 2721 Folsom Street is located at the far northern edge of its lot. This has created a large open area that separates 2721 Folsom Street and 2731-35 Folsom Street.

Primary (West) Façade

The Beaux-Arts features of 2731-35 Folsom Street are limited to the primary façade (**Figure 3 and Figure 4**). The building's first story at ground level includes the primary entry to Unit 2735, which is recessed within an arched opening topped with a keystone cartouche. The partially glazed wood door is set within a dentil molded wood frame (**Figure 5**). North (left) of the Unit 2735 entry, beneath the exterior stairs to the second level, is a one-over-one single-hung wood sash arched window with ogee lugs. The window, similar to other windows on the first story of the primary façade, is deeply recessed within a wood dentil and rope molded frame with a stepped sill. South (right) of the Unit 2735 entry is the ground level of the three-story rounded bay. Three windows are set into the rounded bay base; the north and central windows are topped with a keystone cartouche (**Figures 6 and 7**). South of the bay is an arched pass-through that provides access to the south façade and backyard. The corridor is blocked by a contemporary metal security gate (**Figure 8**). The rustication of the stucco first story (ground level) distinguishes it from the second and third stories. A molded belt course with acanthus leaves and geometric details serves to further define and visually separate the ground and upper levels.



Figure 3: Primary (west) façade of 2731-35 Folsom Street.

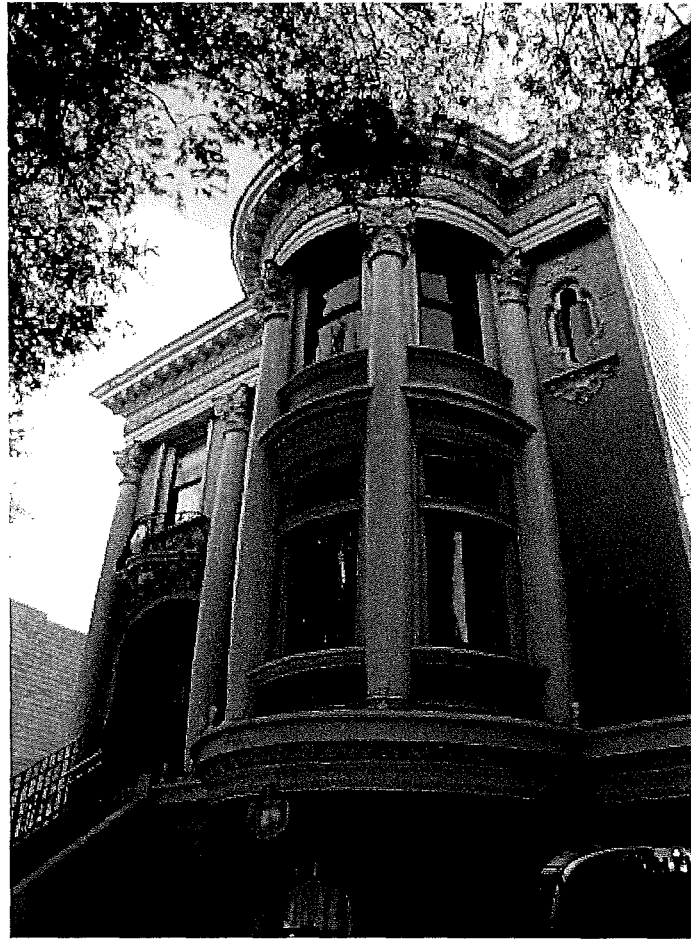


Figure 4: Ground level of primary façade.

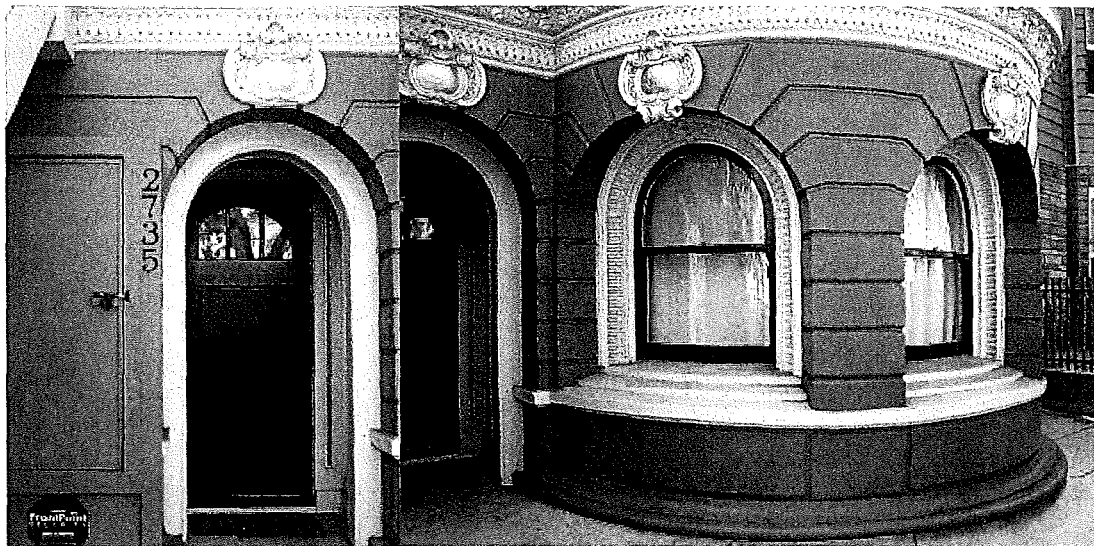


Figure 5: Entry to Unit 2735.

Figure 6: Ground level rounded bay base.

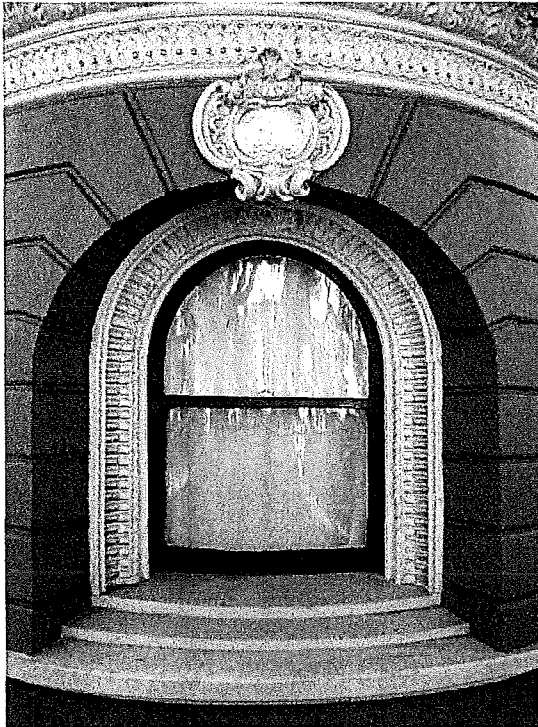


Figure 7: Central window of rounded bay base.

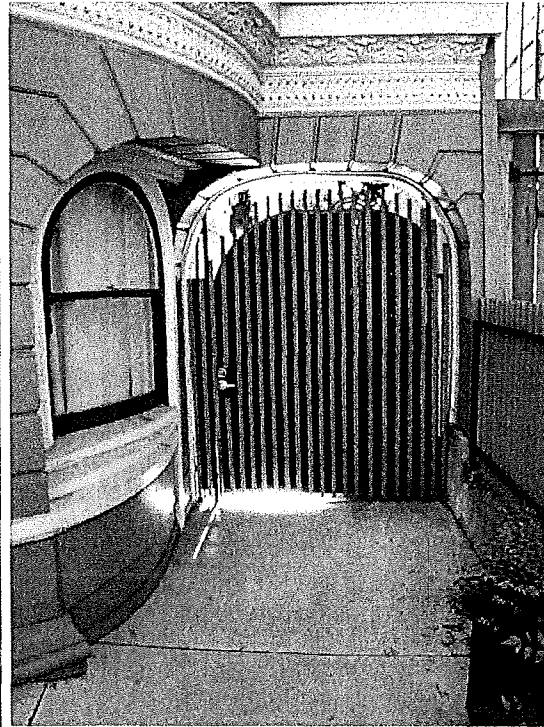


Figure 8: Security gate leading to south façade and backyard.

A staircase located at the north side of the primary façade provides access to a second story landing. The staircase consists of wood steps and a double-sided metal railing. The stair landing leads to two partially glazed wood doors sheltered within an arched entry area, flanked by two-story Corinthian engaged columns. The doors are topped with individual transoms labeled with unit numbers 2731 and 2733 (Figures 9 and 10). To the south of the doors is a fixed leaded stained glass window with a ribbon motif (Figure 11). The entry area features carved wood moldings and dentil trim. To the south of the entry area is the rounded bay (Figure 12). At the second story, double height Corinthian engaged columns separate three wood windows that wrap around the rounded bay body. Each window consists of one fixed curved glass pane topped with a fixed leaded stained glass transom, each set within an elaborately molded surround (Figure 13). They are topped with an ornate entablature that contains egg and dart molding.



Figure 9: Exterior stairs leading to second story.



Figure 10: Recessed entry area to Units 2731 and 2733.



Figure 11: Fixed leaded stained glass window within entry area.



Figure 12: Double height Corinthian engaged columns.



Figure 13: Second story rounded bay window with transom.

A molded balcony with an iron railing sits above the entry area between the second and third stories (Figures 14 and 15). A third story one-over-one single-hung wood casement window with ogee lugs sits above the (inaccessible) balcony. Two Corinthian engaged columns continue upwards from the second story and flank the balcony and window (Figure 16). The Corinthian capitals feature female masks. Mid façade of the third story is an elongated quatrefoil window set within a stretched surround (Figure 17). The fixed pane of the wood window is a narrow oval; however, the molded surround outlines a vertically elongated quatrefoil shape. To the south of the window, the rounded bay continues to ascend towards the building's entablature. Three one-over-one single-hung curved glass windows with ogee lugs wrap around the bay body (Figure 18). To the south of the bay is a second fixed quatrefoil window with a less fanciful surround.



Figure 14: Molded balcony with flanking engaged columns.



Figure 15: Balcony detail.



Figure 16: North side of primary façade.

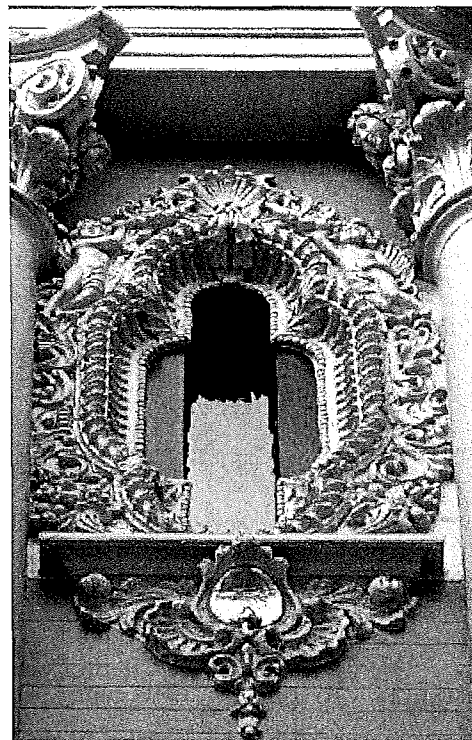


Figure 17: Vertically elongated quatrefoil surround with oval pane (north of bay).

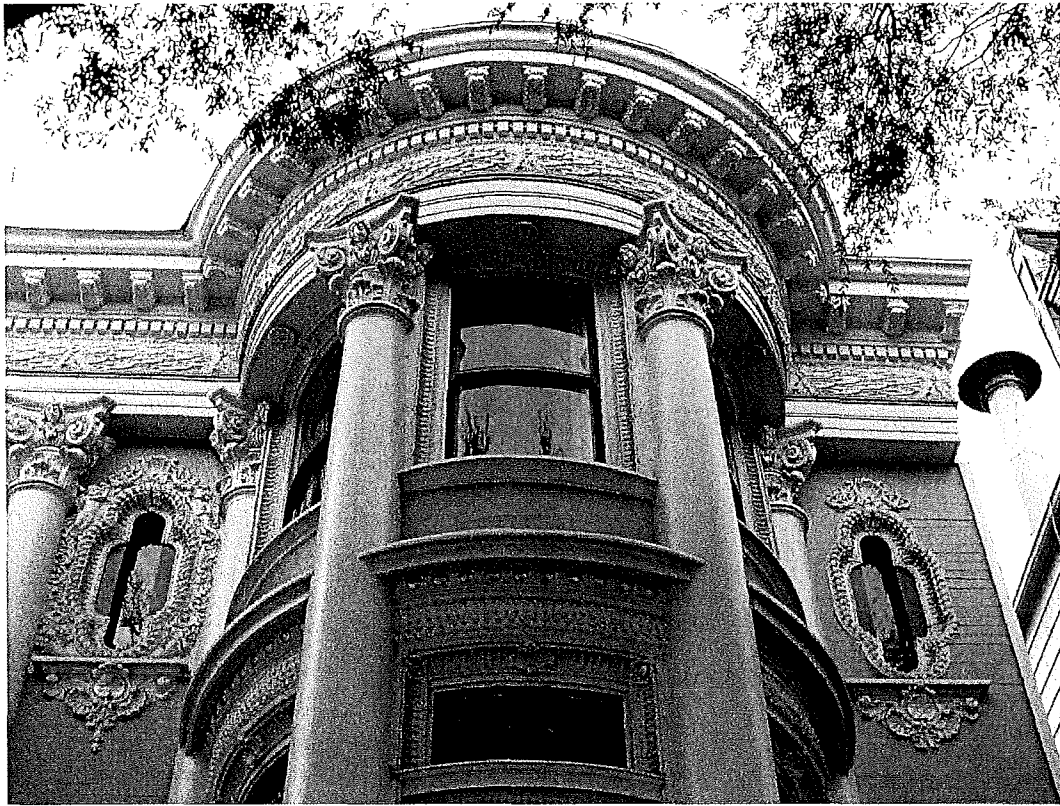


Figure 18: Bay flanked by oval windows in elongated quatrefoil surrounds (south window has a simpler surround).

The building's ornate entablature on the primary façade features various Beaux-Arts details. The projecting cornice protrudes in a half circle to accommodate the bay. A molded edge shields modillions carved to resemble acanthus leaves (Figure 19). Below the eave, in the frieze, runs a dentil course set above a ribbon of textured plaster with evenly spaced X-motifs pinned with florettes. The architrave is smooth with a thin gold-painted rope molding (Figure 20). The rounded bay on the primary façade is topped with a composite-shingle-clad turret dome (not visible from the street due to trees blocking visibility). The dome is visible from a 3-D Google maps view (Figure 21).



Figure 19: Entablature detail.

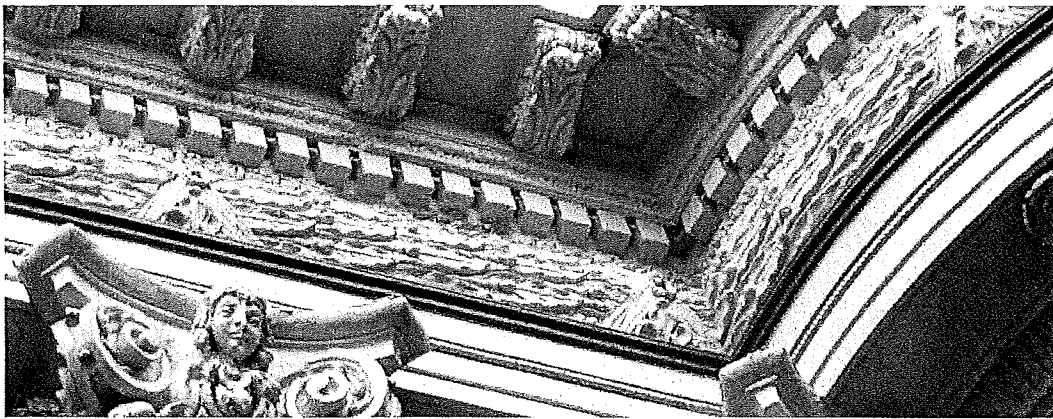


Figure 20: Entablature detail.

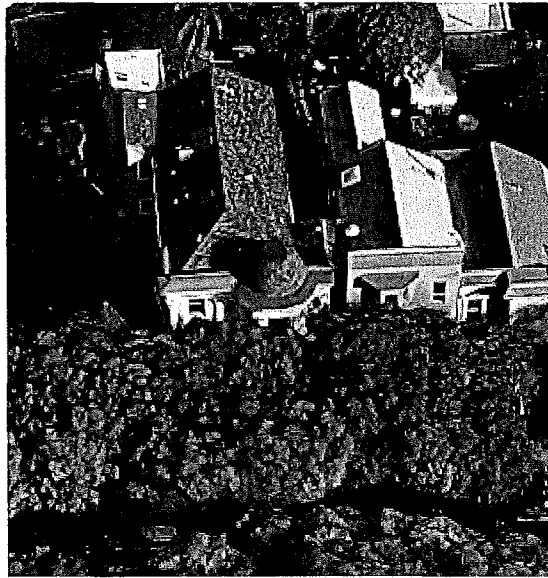


Figure 21: Aerial photograph from Google Maps, 2016.

South Façade

The south façade faces the neighboring building at 2737-41 Folsom Street; a wood fence wall in a contemporary style separates the lots. A shed-roofed projection at the western portion of the building juts south from the main building mass to create a passageway to the backyard (Figure 22). The first story (ground level) of the south façade consists of two paired casement windows, a casement window, and one partial height casement window (Figure 23). The second story consists of one east-facing casement window on the projection and three south-facing casement windows (two of which are paired). The third story consists of one east-facing casement window on the projection, four south-facing casement windows (two of which are paired), and one south-facing partial-height casement window. Air vents are placed intermittently (Figure 24).

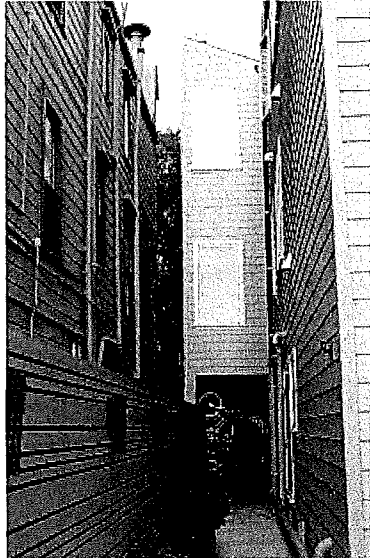


Figure 22: South façade with projection and passageway, view facing west.



Figure 23: First story fenestration of south façade, facing east.

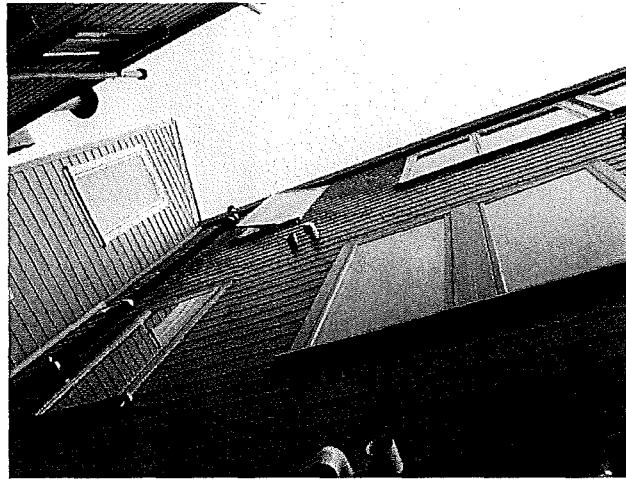


Figure 24: Second and third story fenestration of south façade.

Rear (East) Façade

The rear façade faces the backyard (discussed in the Landscape section below). The three-story façade can be divided into a south (left) side and a north (right) side. The south side sits under a gable, while the north side projects beyond the south and has a flat roof without an attic space (Figure 25). The doors of the south façade are wood.

The south side's first story (ground level) features a glazed full-height fixed window and outward swinging paired doors (Figure 26). North of the doors is a concrete passageway set underneath a three-story wood exterior staircase (Figure 27). The passageway leads to a fully glazed door set at the juncture of the south and north sides. The passageway also wraps around to a wood door that opens into a storage space set underneath the exterior stairs (Figure 28). The second story of the south façade consists of three paired casement windows and a fully glazed door (Figure 29). The third story includes a partial height awning window, two full-height windows, and two fully glazed doors (Figure 30).



Figure 25: Rear (east) façade with south (left) and north (right) sides.

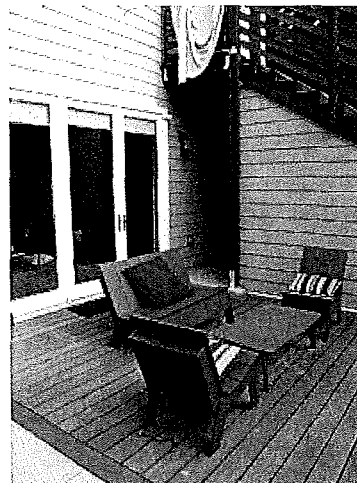


Figure 26: South side ground level entry, passageway and storage area underneath exterior

stairs.



Figure 27: Exterior three-story stairs.



Figure 28: Storage door and south façade access door.
door.

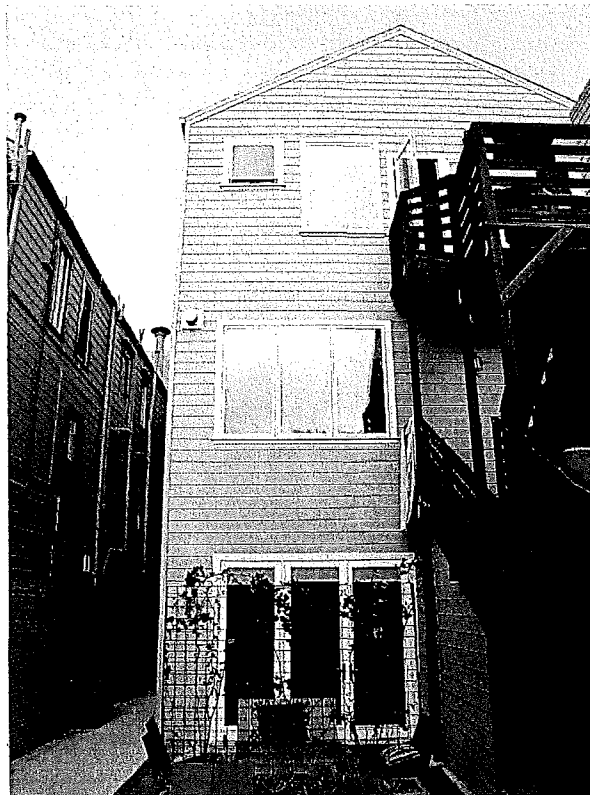


Figure 29: South side fenestration.

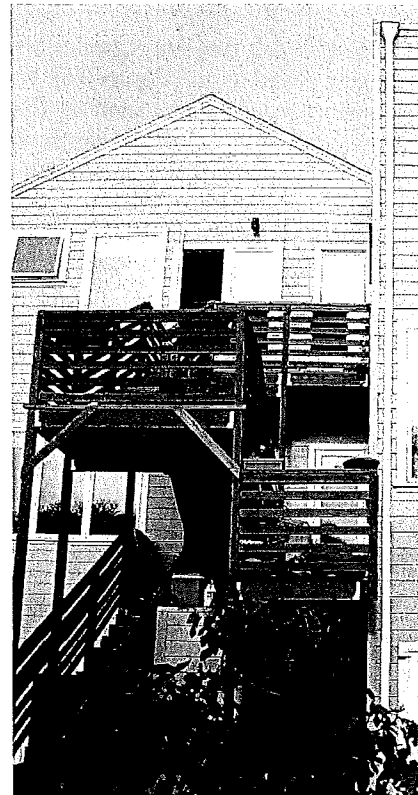


Figure 30: South side fenestration.

The north side of the rear façade projects beyond the south side and thus has a south-facing portion. This south-facing portion consists of full composite siding on the first story, a fully glazed door and a large casement window on the second story, and two paired casement windows on the third story. The east-facing portion features fully glazed paired doors and a full height window on the first story (Figure 31). The second story features three paired casement windows. The third story features two unaligned windows (one rectangular casement window and one square awning window) (Figure 32).

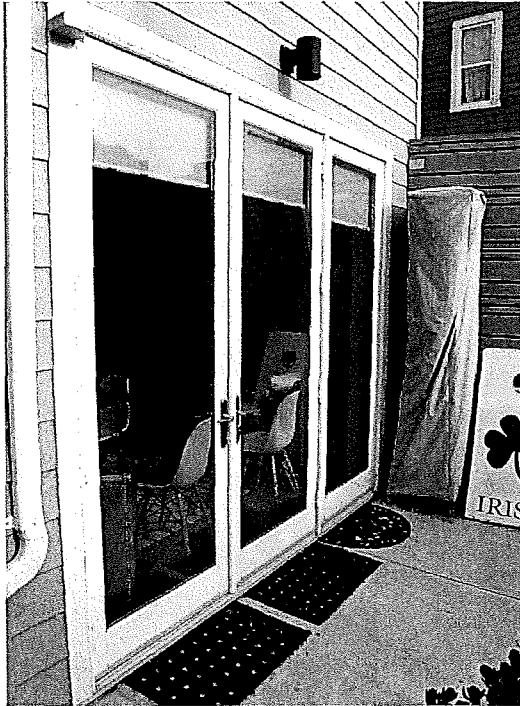


Figure 31: North side ground level.



Figure 32: North side fenestration.

North Façade

The north façade faces the open space between the subject property and the building at 2721 Folsom Street. There are three planes, which all have different rooflines; the east (left) plane has a raised section, the central plane has a shed roof, and the west (right) plane is a low-pitched hipped roof. The central projecting plane features a west-facing fully glazed door (first story) and two west-facing casement windows (one at the second story, one at third story) (Figure 33). The west plane of the north façade features one fully glazed north-facing door (ground level) and four north-facing casement windows (two unaligned at the second story, two at the third story) (Figure 34).⁴

⁴ First story doors were not able to be closely examined due to access limitations.



Figure 33: North façade.



Figure 34: North façade.

SURROUNDING NEIGHBORHOOD

The subject property sits in the southern central portion of the Mission District (Figure 35).

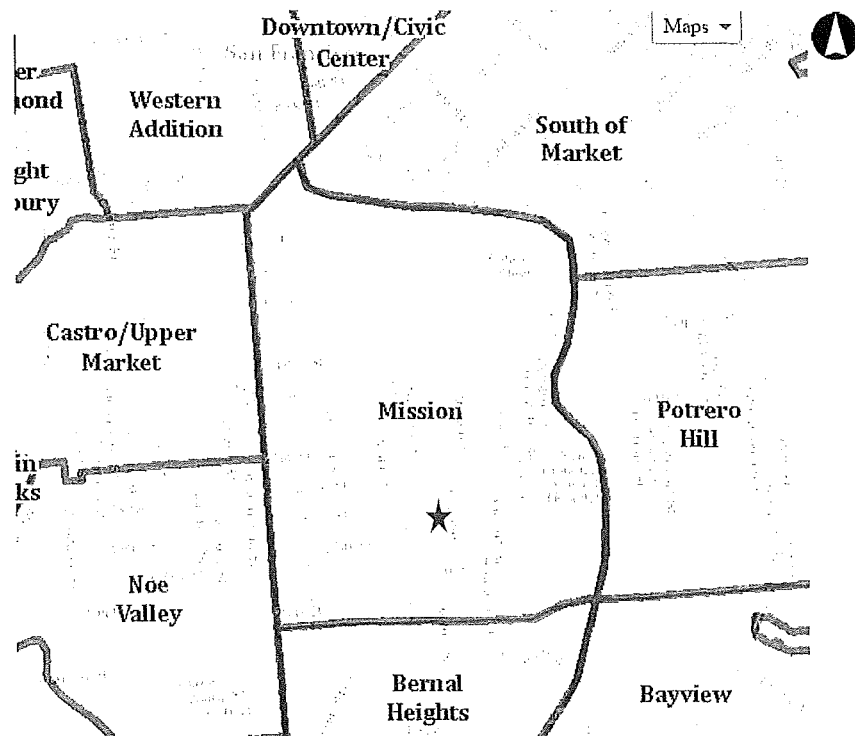


Figure 35: Map of the Mission neighborhood boundary. Subject property marked by an orange star.
Source: San Francisco Property Information Map, 2016. Edited by Page & Turnbull.

The 2000 block of Folsom Street is residential, consisting of single-family houses and apartment buildings. Nearby, 24th Street is a commercial corridor of the neighborhood. Building heights in the area surrounding the subject property range from one to three stories, and are typically rectangular in shape. Many include angled or boxed bay windows. Buildings constructed before 1920 are clad with wood, while those constructed later are clad with stucco.

To the north of 2731-35 Folsom Street is 2721 Folsom Street (Figure 36). The building is located on a quadrilateral lot with 60 feet of frontage on the east side of Folsom Street, between 23rd and 24th streets. Built circa 1870, 2721 Folsom Street is a two-story, wood-frame single-family residence designed in the Italianate style. The west-facing rectangular-plan building, clad in wood siding, is capped with a flat roof. The foundation is not visible. Typical fenestration consists of double-hung vinyl-sash windows. Entrances include recessed, partially-glazed double wood doors with a fanlight. The primary entry includes a recessed paneled porch accessed through a triangular-pediment portico supported by fluted Corinthian-order columns. Architectural features include arched molded surrounds, bracketed hoods, and triangular pediments at the windows; and a paneled frieze, dentils, and a cornice at the roofline. Site features include an ornamental metal fence atop a low stucco-clad wall, as well as a landscaped garden.

To the south of 2731-35 Folsom Street is 2737-41 Folsom Street, built ca. 1865 (Figure 37). This multi-family residence is rectangular-plan, clad in vinyl siding with a formstone ground level. A door sits at ground level and an exterior stair provides access to two second story doors.



Figure 36: 2721 Folsom Street, looking northeast.
Source: Page & Turnbull DPR Form, 2008.



Figure 37: 2737-41 Folsom Street, looking southeast. Source: Google Maps, 2016.

To the west of 2731-35 Folsom Street are 2732 and 2728 Folsom Street (Figure 38). The buildings are located just across the street from the subject property. 2732 Folsom Street, built in 1886, is a one-story, wood frame, single-family residence designed in the Italianate style. The building is rectangular in plan and clad in channel-drop wood siding. Typical fenestration consists of double-hung wood-sash windows with colonettes and paneling, some set within an angled bay. Entrances include a flush wood door with a bracketed hood, recessed and accessed by a flight of wood stairs. 2728 Folsom Street was built ca. 1900. Similarly rectangular-plan and clad in wood shiplap siding, 2728 Folsom Street is a one-story, wood frame, single-family residence designed in the Queen Anne style. It is capped with a gabled roof.

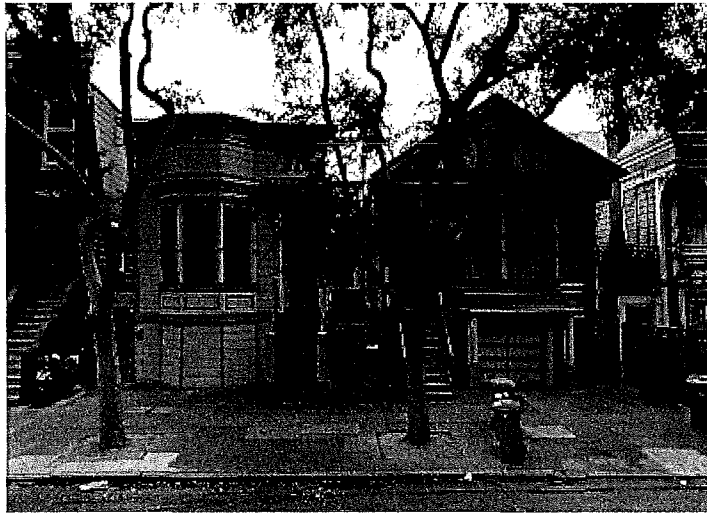


Figure 38: 2732 and 2728 Folsom Street. Source: Google Maps, 2016.

II. THE MISSION DISTRICT- NINETEENTH CENTURY & STREETCAR NEIGHBORHOOD DEVELOPMENT

In 1776, Father Francisco Palou founded Mission Dolores, which still stands at the southwest corner of Dolores and Sixteenth streets. After the Mexican government secularized the California missions in 1833, what is now the Mission District passed into the hands of several prominent Californio families. California was incorporated into the United States with the Treaty of Guadalupe Hidalgo in 1848. For almost a decade after statehood, what is now the Mission District remained a rural area outside jurisdiction of the city of San Francisco. In 1850, a financier named Charles L. Wilson constructed a plank toll road along the current route of Mission Street between downtown and Sixteenth Street. The toll road provided the first reliable route from the Mexican/American settlement at Yerba Buena Cove to the patchwork settlement that had grown up around Mission Dolores.

Soon after the completion of the plank road San Francisco annexed the land now comprising the Mission District as part of the Consolidation Act of 1856. Steadily improving transportation during the second half of the nineteenth century allowed better access to the area. The largely underdeveloped land provided the opportunity for horse-racing tracks, and the popularity of the racecourse entertainments drew more people to the area, which in turn led to the construction of new roads and began to increase property values.⁵ The Mission District also served as a major source of agriculture. John Center, a figure who was later dubbed the “father of the Mission,” developed a thriving fruit and vegetable trade to meet the influx of residents.⁶ Center was a major landholder who subdivided large expanses of land to facilitate new streets and housing, and was also active in developing streetcar lines.

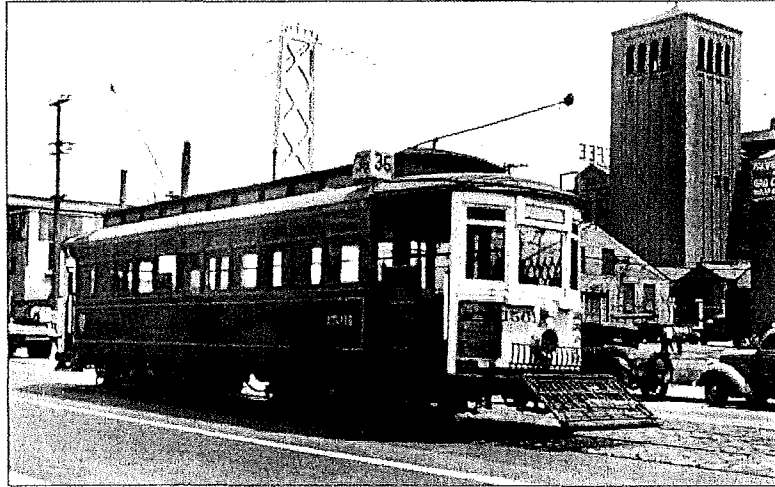
San Francisco’s status as a major port and a manufacturing and financial center was cemented in the latter half of the nineteenth century. The period of 1864-1906, often termed the “Gilded Age,” was also one of the most significant periods of growth for the Mission District. Installation of mass transit service to outlying areas like the Mission District was a key factor in the city’s residential expansion. In the 1860s, horse-car routes were extended from downtown along the north-south routes of Valencia, Mission, Howard and Folsom streets. The transit innovation of the electric streetcar was implemented in the 1890s. During that decade, horse-cars in the Mission District were replaced by electric lines, including on Mission, Howard, and Folsom Streets, with the Folsom line extending from the Embarcadero southward into Bernal Heights.⁷ The Folsom Street line became known as Line 36 in 1914 (Figure 39).⁸

⁵ Horatio Stoll, “Growth and Development of the Mission: Wonderful Record of Sixty Years,” *San Francisco Call*, July 18, 1908.

⁶ Horatio Stoll, “Growth and Development of the Mission,” *San Francisco Call*, July 18, 1908.

⁷ City and County of San Francisco Planning Department, “City Within A City: Historic Context Statement for San Francisco’s Mission District,” November 2007, p. 31.

⁸ Phillip Hoffman, *San Francisco’s Market Street Railway*, Arcadia Publishing (March 2005) p. 77.



With the Bay Bridge and Hills Bros. Coffee in the background, the No. 36 two-man car 1561 is on Folsom near Stuart in 1939. (Courtesy Will Whitaker.)

Figure 39: Folsom Street Line 36 car (1939).

Source: Philip Hoffman, *San Francisco's Market Street Railway* (2005) p. 77.

Residential development in the Mission District grew as transit routes continued to be improved throughout the latter half of the nineteenth century. Following the arrival of effective mass transit, speculators and homestead associations began to plat the district, laying out a grid of streets as far south as what is now Cesar Chavez Street (previously Army Street). The 1886-89 and 1899-1900 Sanborn Insurance Company maps of San Francisco provide detailed cartographic images of the Mission District, including the streetcar routes.⁹ The expansion of city utilities such as water, gas, and eventually electricity also facilitated residential development. While the 1906 earthquake and fires destroyed almost all buildings north of 20th Street, the area surrounding the subject building remained largely intact. Most properties were rebuilt along the streetcar lines. Nevertheless, by the mid-twentieth century, the Mission District was transformed by automobility. From 1941 to 1950, every one of the Mission's streetcar lines was removed and replaced by bus routes.¹⁰ The Folsom Street (36) line went out of service by 1945.¹¹

The Mission District grew into a collection of dense neighborhoods representing a variety of classes and cultures. According to San Francisco historian Chris Carlsson, "The socioeconomic level of the Mission neighborhood was generally middle-class although not as affluent as other Victorian streetcar suburbs such as the Western Addition."¹² A mixed building stock developed, reflecting a range of Victorian styles that were popular in the later nineteenth century. Some large-scale development in the vicinity was carried out by major real estate companies such as the Real Estate Associates and San Francisco Homestead Union. However, there were also many individual developments that created an eclectic collection of building types within the Mission District. Popular architectural styles included the Italianate style (mid-1860s to 1870s) and the Stick-Eastlake and Queen Anne styles (1880s to 1890s). A few dwellings were constructed in the Shingle style during this time, but it was less common, as well as occasional Classical Revival and Beaux-Arts style residences.¹³

⁹"City Within A City," p. 31.

¹⁰"City Within A City," p. 64.

¹¹Chris Arvin, "Where the Streetcars Used to Go." <http://sfstreetcars.co/>

¹²Chris Carlsson, "Armory," *Found SF*, <http://www.foundsf.org/index.php?title=Armory>

¹³"City Within A City," p. 49.

III. 2731-35 FOLSOM STREET DEVELOPMENT HISTORY

SITE DEVELOPMENT

Mission District lots in close proximity to streetcar routes were developed in the latter half of the nineteenth century to take advantage of transit convenience. According to "City Within a City: Historic Context Statement for San Francisco's Mission District," published by the San Francisco Planning Department, the Folsom Street line was electrified in the 1890s. The subject block of Folsom Street between 23rd and 24th Streets was nearly completely built out with residences, both single-family and flats, by 1900. Sanborn Fire Insurance Company maps show that the subject lot was one of the very last to be developed (Figure 42 – Figure 43). 2731-35 Folsom Street held a prime location in direct proximity to the recently electrified Folsom Street streetcar line (Figure 45 – Figure 46). The location provided ease of access to workplaces and different parts of the city.

Completed in 1900, the subject building reflected the mixed, primarily middle-class socioeconomic identity of the Mission prior to the 1906 earthquake and fires. The building was constructed as a three-unit flat, rather than a single-family residence. City directory research revealed that oftentimes, multiple people lived in a unit. Although it was designed as a flats building for middle-class renters, 2731-35 Folsom featured intricate Beaux-Arts detailing. Constructed during the height of San Francisco's Gilded Age, the building stood out amongst other, primarily Italianate style, buildings on the block. Folsom streetcar riders would have enjoyed the relative opulence of 2731-35 Folsom Street as they rode past.

Although no original building permit is on file at the San Francisco Department of Building Inspection, the site development of 2731-35 Folsom Street is reflected in Spring Valley Water Works water tap records, Sanborn Fire Insurance Co. maps, an 1899 development progress update from *California Architect and Building News*, and historic photographs. The update below reports a project on Folsom Street near 23rd Street involving carpentry work, etc., and indicates the permit was filed September 7, 1899 and was signed September 8, 1899 (Figure 40). It appears the estimated cost of the project was \$3,720.

Folsom near 23d: Carpentry work, etc: o, James Gaughran; a, J. F. Dunn; c, Richard Sinnott & Co; signed, Sept. 8; filed, Sept. 7; cost \$3720.

Figure 40: Development progress update news clipping. Source: *California Architect and Building News*, vol. xx, no. 9 (September 20, 1899).

Water tap records from the Spring Valley Water Works include an Application for Service Installation for 2731-35 Folsom Street (Figure 41). The Agreement states that water will be provided at the rate of "3 families"-worth. The owner is listed as James Gaughran. The Application and Agreement is dated October 24, 1899.

Application for Service Installation

2731-5 Folsom STREET
LOCATION _____
San Francisco, _____

TO THE SPRING VALLEY WATER COMPANY. ^{53-10/60}

You are hereby requested and authorized to make service installation for water supply at _____

for account of _____

(Signed) _____ Owner

By _____ Architect-Plumber-Agent

NOTE This order covers service installation only, a separate order is required for supply

Date of Supply: 11/18/00
APPLICATION and AGREEMENT.

I hereby agree to take water from the Spring Valley Water Works at the _____

2731-5 Folsom St 175 S. Twenty Third
and in default of such payment punctually made in advance, all of the above
regulations are in any respect violated, the said Spring Valley Water Works may
disconnect the water at my own cost and charges, according to the above recited
terms of which I have been duly notified.

General Rate	2.46	1220	13	3.00
Wash Tank				3.00
Wash Basin				1.00
Basin and Lavatory				1.00
Sinks				1.00
Water Closet				1.00
Urinal				1.00
Comm.				1.00
House				1.00
Fire Trough				1.00
By 1/2 In. Connection				1.00
Tax				1.00

San Francisco, Oct 1. 20 1899

Wm. Young
10 Folsom St

33370
26797
6-18-00
1-20-01

Figure 41: Spring Valley Water Works service application and agreement for 2731-35 Folsom Street. Source: San Francisco Public Library.

The 1889 fire insurance map by the Sanborn Fire Insurance Co. reflects that the boundaries of the subject property were established but (at the time of record) the building had not yet been constructed (Figure 42).

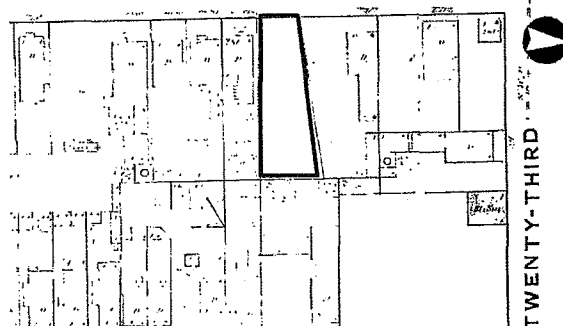


Figure 42: 1889 Sanborn Fire Insurance Co. map. The subject parcel is outlined in orange. Source: San Francisco Public Library. Edited by Page & Turnbull.

By 1900, the Sanborn map illustrates that the building had been constructed. The footprint mostly mirrors that of the existing building today (the projecting rear staircase has since been enclosed as livable space). The 1900 Sanborn depicts a shingled roof (x), two stories and basement (2B), and a three-story shingled-roof rear projection that may have been an exterior staircase.¹⁴ A one-story shingled-roof outbuilding sits on the southeast corner of the property (Figure 43 and 44).

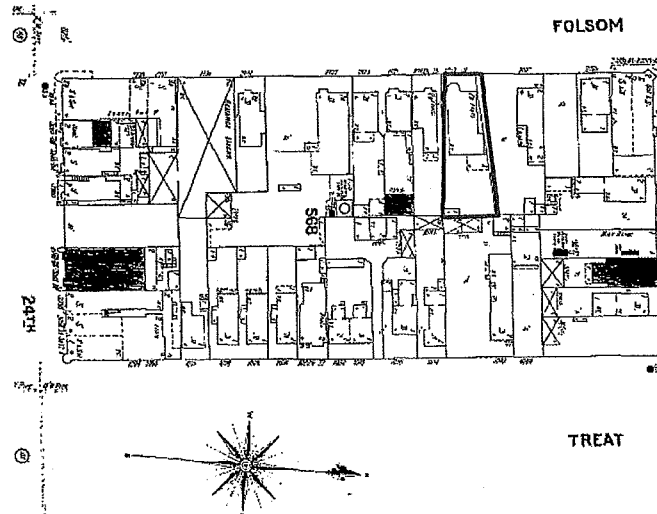


Figure 43: 1900 Sanborn Fire Insurance Co. map. The subject parcel is outlined in orange. Source: San Francisco Public Library. Edited by Page & Turnbull.

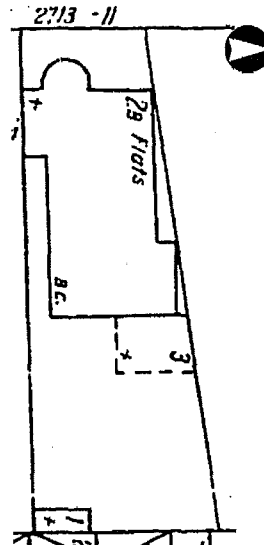


Figure 44: Detail of 1900 Sanborn Fire Insurance Co. map showing subject parcel. Source: San Francisco Public Library. Edited by Page & Turnbull.

A 1938 aerial photograph by Harrison Ryker shows the footprint reflected in the 1900 Sanborn map (Figures 45 and 46). It is unclear if the east projection is a covered exterior stairway or an addition.

¹⁴ What was recorded as two stories and basement is now interpreted as three stories, given that the first (ground) level now contains livable space.



Figure 45: Detail of the 1938 aerial photograph by Harrison Ryker with arrow pointing to 2731-35 Folsom Street. Red arrow pointing to streetcar. Source: David Rumsey Collection. Edited by Page & Turnbull.



Figure 46: Zoomed-in detail of the 1938 aerial photograph by Harrison Ryker with arrow pointing to 2731-35 Folsom Street. Streetcar lines visible down Folsom Street. Source: David Rumsey Collection. Edited by Page & Turnbull.

The Sanborn map from 1950 shows the east projecting exterior stairs were enclosed as livable space and a two-story shingled-roof exterior staircase was constructed (Figure 47). This occurred at an unknown date between 1938 and 1950. In the 1950 map, the main building mass is newly labeled with a "PC" representing a patent chimney. It also appears the outbuilding at the southeast corner of the lot was extended (also visible in the 1938 aerial photograph). The 1990's Sanborn map reflects a change in roofing material from shingle (x) to composite (•). The outbuilding also appears to have been downsized (Figure 48).

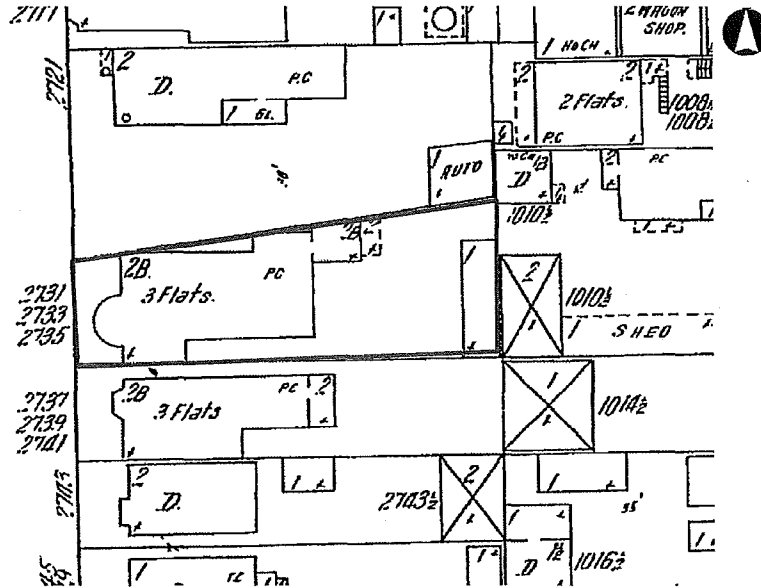


Figure 47: 1914-1950 Sanborn Fire Insurance Co. map. The subject parcel is outlined in orange.
Source: San Francisco Public Library. Edited by Page & Turnbull.

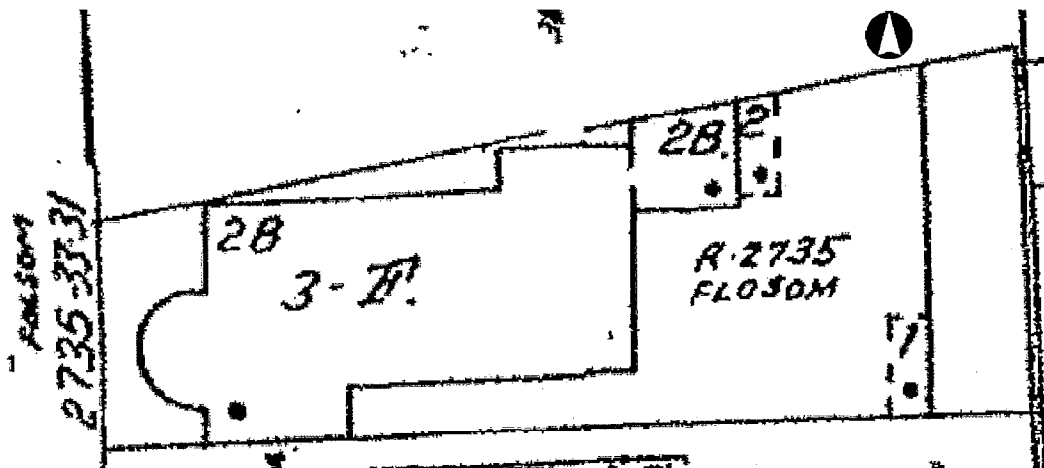


Figure 48: Detail of 1990's Sanborn Fire Insurance Co. map showing subject parcel.
Source: San Francisco Public Library. Edited by Page & Turnbull.

In 1976, the Ladies Junior League conducted an architectural survey that included the subject property. They completed a brief form and took photographs of the primary façade (Figures 49 and 50). The volunteer surveyor noted that the appeal to pretension appeared at a new scale. The subject building was also documented in 2008 as part of a larger South Mission Historic Resource Survey conducted by the San Francisco Planning Department (with assistance from Page & Turnbull). The photographs below were included with the Department of Parks and Recreation (DPR) 523A (Primary Record) form. They reflect the building in decline and disrepair (Figures 51 to 53).

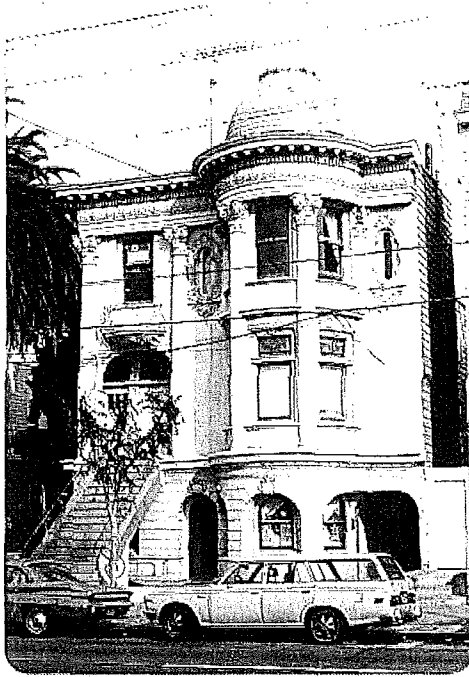


Figure 49: Ladies Junior League 1976 Architectural Survey. Source: San Francisco Property Information Map.

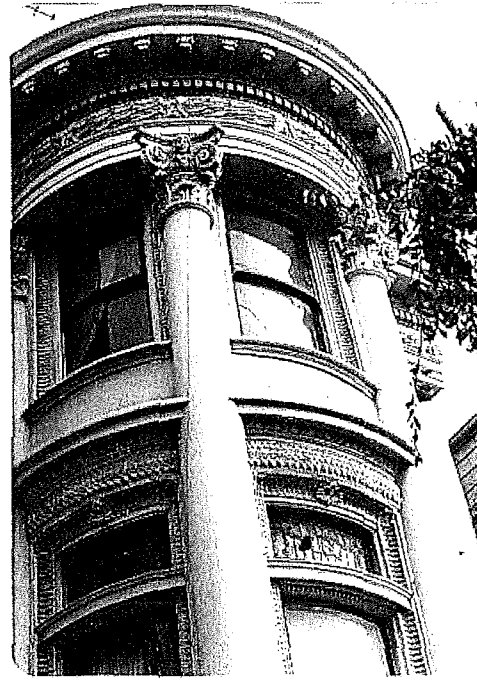


Figure 50: Ladies Junior League 1976 Architectural Survey. Source: San Francisco Property Information Map.



Figure 51: Page & Turnbull 2008 DPR 523A form. Source: South Mission Historic Resource Survey.

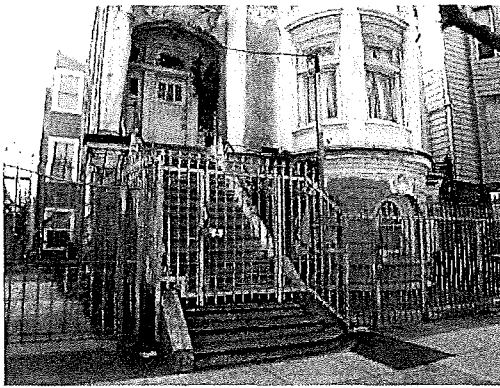


Figure 52: Page & Turnbull 2008 DPR 523A form.
Source: South Mission Historic Resource Survey.



Figure 53: Page & Turnbull 2008 DPR 523A form.
Source: South Mission Historic Resource Survey.

CONSTRUCTION CHRONOLOGY

The following provides a timeline of construction activity at 2731-35 Folsom Street, based on building permit applications on file with the San Francisco Department of Building Inspection and available online through the San Francisco Property Information Map. Permits have been attached (see Appendix). Only permits with statuses as “complete” have been included.

Date Filed	Permit# and/or Application#	Owner	Architect/ Builder	Scope of Alterations
7/23/1928	172259	F. G. Hamilton	Illegible	Raise foundation 1 foot. New back stairs. \$300.
4/24/1959	199512	Gene and May Spediacer		Remove all dry rot, open ground floor for further inspection of decay. Replace front and rear stairs. Extend main stairs to roof with self closing fire door. \$7,000.
3/17/1964	264906	Giorgi Realty Agents	Mayer B.	<i>Illegible.</i> \$256.
9/11/1972	377564	Harry Friehauf	Tony (last name illegible)	Remove debris under steps. Loosen windows (stuck). Bathroom paint. Renail steps. Remove unapproved heater.
5/8/1974	88637	Harry Friehauf		Comply with DAHI notice. \$1,000.
8/23/1978	439883	Edward and Paula Yoshioka		Comply with BBI report. \$5,000.
12/31/1984	Permit# 527110 Application# 8413555	Neil H. Bleuler		3-story rear staircase will be removed (wood) and replaced. \$2,000.

Date Filed	Permit# and/or Application#	Owner	Architect/ Builder	Scope of Alterations
7/23/2008	Application# 200807237406			Comply with complaint #200448382. Repair dry rot at rear stairs. Less than 50% at rear. No change to windows or doors. \$800.
11/21/2008	200811217162			Comply with NOV #20048382. Replace 3-story rear stairs. \$1,200. Permit in triage.
12/6/2012	Permit# 1281317	Wells Fargo Home Mortgage	Contractor: Momentum Builders Architect: MH Architect	Removed stairs in front of building and replace with like kind. To comply with NOV 200922446. Incorporate old railing onto new railing for historic value. Remove front gate. \$25,000.
1/29/2013	Application# 201301248710	Wai Ahead LLC	Contractor: Castle Construction Architect: TKA	NOV correction PA in-kind egress stair replacement with minor modifications for code compliance. Front and rear stair. NOV correction item #'s 201175573, 201176254, 201271741, 200922446, 200448382 & 20126580. \$22,000.
6/20/2013	Application# 201306200016	Wai Ahead LLC	Contractor: Pegasus Builders	Exploratory demo, remove sheetrock for new insulation & electrical & living areas. Replace with new sheetrock & paint all 3 units. \$15,000.
9/17/2013	Application# 201309177003	Wai Ahead LLC	Contractor: Castle Construction Architect: Troy Kashanipour	Foundation replacement, interior remodel at 1st story and associated structural work, remodel kitchen & bathrooms, add bath. \$180,000.00

Date Filed	Permit# and/or Application#	Owner	Architect/ Builder	Scope of Alterations
11/15/2013	Application# 201310250260	Wai Ahead LLC	Contractor: Castle Construction Architect: Troy Kashanipour	Interior remodel at 2nd & 3rd story, associated structural remodel kitchens & bath, add 1/2 bath at 2nd story. All work within envelope of bldg., no expansion. \$550,000

The building permit applications reflect several modifications to the front and rear exterior stairs (1928, 1959, 1984, 1987, 2008, 2012). They also describe significant interior alterations; kitchens, baths, and living spaces have been completely renovated. The foundation of the building was replaced in 2013 when the bulk of the interior updates were performed. The permit applications do not reflect changes to the secondary facades: the replacement of the original wood windows with vinyl, the addition of simple-drop composite siding.

IV. OWNERSHIP HISTORY TABLE

Owner History

The following information has been gathered using sales records held at the San Francisco Assessor-Recorder's Office, building permit applications, and San Francisco city directories.

Years	Owner(s)
1899-1917	James Gaughran
1917-1920	Frances Gaughran
1920	Matilda Marcen
1921-1924	Frank and Annie Tournich
1924-1940	Mary E. Hamilton
1940-1964	J. Erdelata
1957-1959	Gene and May Spediacer
1960	Russell Bertucelli
1963	Tony C. and Myriam Guell
1964	Giorgi Realty Agents
1964-1976	Harry and Tanya Frieauf
1976-1981	Edward and Paula Yoshioka
1984	Neil H. Bleuler
1987-2006	Joe Atsus
2012	Wells Fargo Home Mortgage
2012-2014	Wai Ahead
2014-present	Sean Lundy and Carol Wai

2731-35 Folsom Street is not significant for an association with a person or persons important to history. Research did not uncover additional information about the building's original owner, James Gaughran.

V. OCCUPANT HISTORY TABLE

Occupant History

The following occupancy information has been gathered using San Francisco City Directories. Owners were rarely documented as having lived at this property. It is likely that the property was an investment type acquisition due to the lack of owner occupancy.

Years	Occupants		
	2731 Folsom Street	2733 Folsom Street	2735 Folsom Street
1933	Mrs. Lucille Shockey	Unknown	Unknown
1940	Unknown	Unknown	Harry Fergad
1953	Tony Deluma and Anthony Esquer	Marjorie V. Patterson	Boyd E. Bennet and Jas F. Hayden
1954	Mrs. Frances Cole, Mrs. Mary Delema, and Josefina Delzado	Alf Martinez	Boyd E. Bennet
1955-56	Mrs. Frances Cole	John P. Severa	Mrs. Marjorie V. Patterson
1957	Mrs. Frances Cole 2731a: Vacant 2731b: Carlos Medina	John P. Severa	Margaret J. Mitchum and Marjorie Patterson
1958	Raymond Squeri 2731a: Alexandria Olquin 2731b: Carlos Medina	John P. Severa	Mrs. Marjorie Patterson, Dante M. Lavagnino, Margaret J. Mitchum
1959	Gloria J. Cole	John P. Severa	Mrs. Marjorie Patterson, Dante M. Lavagnino, Margaret J. Mitchum
1960	Vacant	Vacant	Vacant
1961	Frank V. Saldate	Rev. Elias Belgado and William Olmstead	Larry E. Court
1962	Frank V. Saldate	William Castillo	Reydalgo Brand
1963	Piofalo Guell	William Castillo	Alfredo Labro
1964-1965	Vacant	Vacant	No Return
1966	Vacant	Vacant	Fred Amistosso
1967	Mrs. Alice Gregory	Vacant	Fred Amistosso
1968	Fernando E. Suncin	Vacant	Fred Amistosso
1969-1970	No Return	Waldo Welch	Fred Amistosso
1971	Vacant	Mrs. Eileen Bailey	Fred Amistosso
1972	Jeannette Campbell	Mrs. Eileen Bailey	Joaquin Salazar
1973	Donna K. Lighthall	Vacant	Joaquin Salazar
1974	Vacant	Vacant	Joe Pitney
1975	Fred Lass	E. Poole	Orville H. Pitney
1976	Edw. H. Yoshioka	E. Poole	Orville H. Pitney
1977	Edw. H. Yoshioka	E. Poole	N. Salazar
1978	Edw. H. Yoshioka	Irma Encinas	Claire Mortimer
1979	No Directory	No Directory	No Directory
1980	Edw. H. Yoshioka	Irma Encinas	J. Long

Years	Occupants		
	2731 Folsom Street	2733 Folsom Street	2735 Folsom Street
1981	Edw. H. Yoshioka	Irma Encinas	Jean Metcalf
1982	Davis, Bob	Billy Wilcox	Raymond Bucko
2014-2016	Sean Lundy and Carol Wai	Unknown	Unknown

2731-35 Folsom Street is not significant for having been used by an occupant, group, or tenant important to history.

VI. MASTER ARCHITECT: JAMES FRANCIS DUNN (1874-1921)

Born to Irish immigrants, James Francis Dunn was born and raised in predominately Irish, working class South of Market neighborhood.¹⁵ He was a self-taught architect, having studied building and design journals. He is known to have travelled the U.S., and it is likely that he visited France as well. By 1897, he partnered with Albert Schropfer and had a San Francisco office at 3rd and Market streets. Dunn actively designed residential and some commercial buildings from 1897 to 1921 - first as part of his partnership with Albert Schropfer, then independently, and finally with Daniel Kearns.¹⁶ Dunn was a member of the San Francisco Chapter of the AIA and belonged to the Union League Club. The *Architect and Engineer* journal ran several pieces by or about Dunn, including his lead piece, "Apartment Houses" in a special September 1919 apartment house issue, and his April 1919 article, "Poor Designing One Reason for Apathy in Apartment House Building."

James Dunn is considered a master architect in San Francisco due to the number of commissions completed and their respective degrees of architectural excellence. Dunn is best known as a designer of multi-unit residential buildings (Figures 54 to 61). His designs often featured curved balconies and bay windows, delicate ironwork, and exuberant ornamentation, including animal and human faces. Decorative details like cartouches and shields are common. Dunn used eagles or phoenixes to support balconies and cornices. Many of his buildings have a broad, heavily ornamented cornice and a rusticated first story topped with a belt course, defining the ground level from the upper, full-living levels.

Although Dunn often designed his buildings with Beaux-Arts influences, he also experimented with Art Nouveau, Mission Revival, Moorish, Classical Revival, French Renaissance, and Baroque styles. The Alhambra Apartments at 860 Geary Street (1913) have been illustrated and reproduced in architectural journals. Located at the edge of the Tenderloin, the building features a dome, scalloped Moorish windows, and multicolored tile columns. The Chambord Apartments (1922) sit atop Nob Hill at 1298 Sacramento Street. "Few San Francisco apartment houses would have been as at home in Paris as the Chambord," architectural historian Michael Corbett wrote about Dunn's most famous apartment house.¹⁷ Dunn died before this final building was completed.¹⁸ His former partner, Schropfer, finished the 11-story Chambord. In the early 1980s, the building was restored using Dunn's original scheme, emulating details from other Dunn buildings. The Chambord Apartments building is San Francisco Landmark #106.

¹⁵ The 1910 United States Federal Census states that Dunn's mother and father were both born in Ireland.

¹⁶ Dave Weinstein, "French Connection / S.F. architect's designs recall the boulevard buildings of the City of Light," *The Chronicle* (May 14, 2005).

¹⁷ Ibid.

¹⁸ Dunn died in 1921 at age 47 due to an illness. *Architect and Engineer* penned a short piece on Dunn, "Passing of 2 California Architects."

James Francis Dunn Residential Projects Extant in San Francisco	
Address	Date
1347 McAllister Street	1900
2415-17 Franklin Street	1900
2250 Vallejo Street	1901
2134 Green Street	1901
405 Baker Street	1904
91 Central Avenue	1905
1677-81 Haight Street	1906
1201-19 Leavenworth Street	1908
1201 Pine Street	1909
961 Pine Street	1912
Alhambra Apartments- 860 Geary Street	1913
798 Post Street	1913
2411 Webster Street	1914
630 Leavenworth Street	1917
1250 Pine Street	1919
625 Hyde Street	1920
Chambord Apartments- 1298 Sacramento Street	1922

The following photographs were taken in 1976 as part of the Ladies Junior League architectural survey.

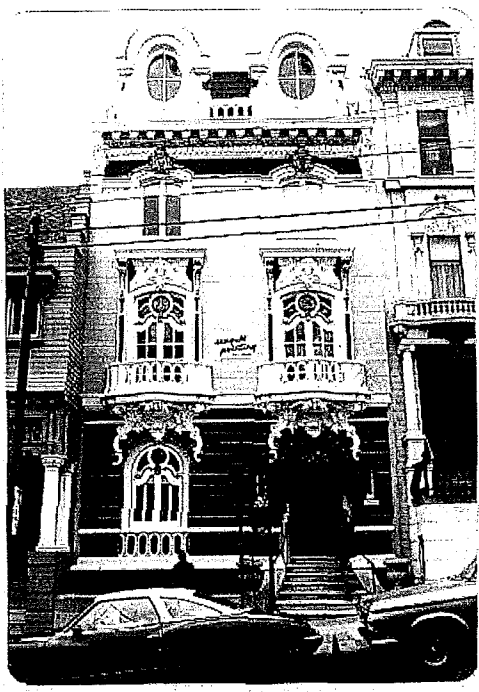


Figure 54: 1347 McAllister Street (1900)



Figure 55: 2415-17 Franklin Street (1900)



Figure 56: 1677-81 Haight Street (1906)

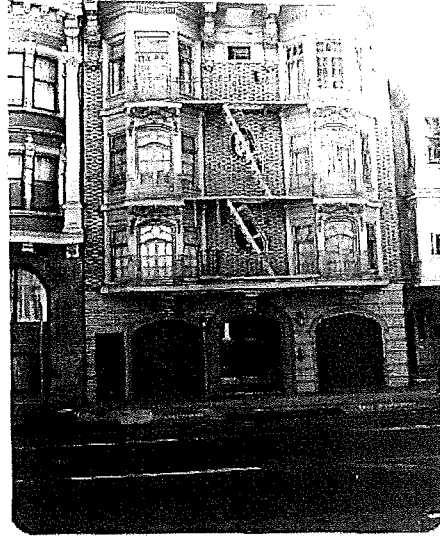


Figure 57: 961 Pine Street (1912)

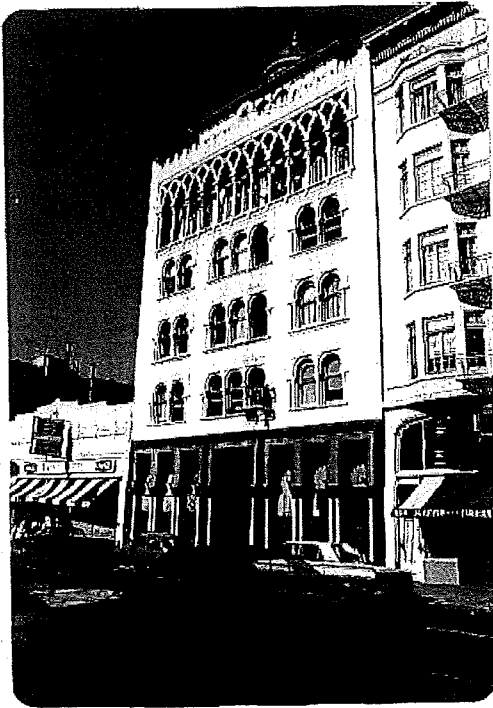


Figure 58: 860 Geary Street (1913)

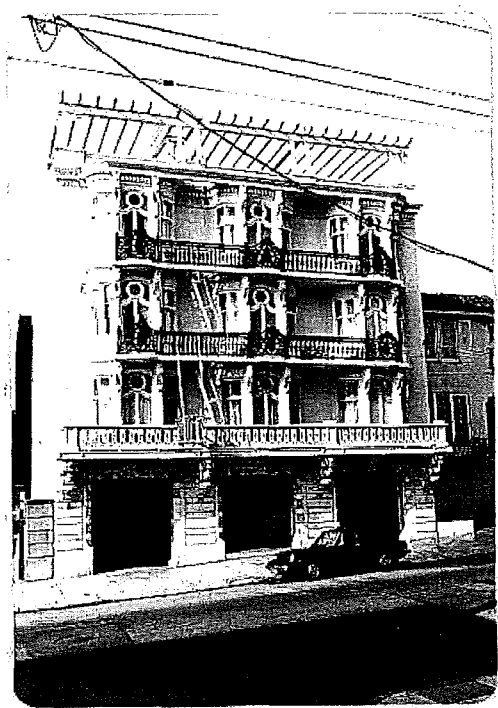


Figure 59: 2411 Webster Street (1914)



Figure 60: 625 Hyde Street (1920)

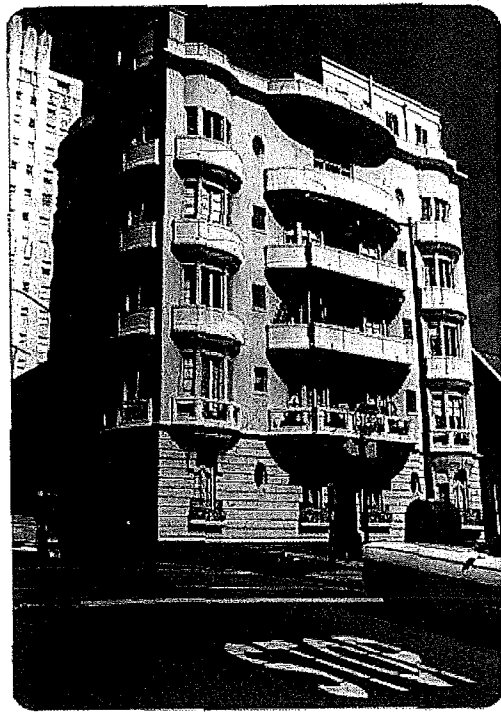


Figure 61: 1298 Sacramento Street (1922)

VII. ARCHITECTURE: BEAUX-ARTS STYLE

Development of the Beaux-Arts Style

Beaux-Arts is a style that became popular in San Francisco around the turn of the twentieth century. As there were few formal architectural education programs in the United States in the nineteenth century, many Americans turned to the Ecole des Beaux-Arts in Paris for their education and training. Upon returning to the United States, the newly-trained architects brought back with them the styles and attitudes of the Ecole's rigorously classical program. In San Francisco, as in other cities in the United States, the classical design and planning principles of the Ecole des Beaux-Arts were translated into architecture and city planning through the City Beautiful Movement.

The World's Columbia Exposition, held in Chicago in 1893, popularized Beaux-Arts Classicism across the United States. Also known as the "White City," the Exposition was an early example of Beaux-Arts planning and architecture in the United States that impacted the course of planning and design during the decade before and after the turn-of-the-twentieth-century. As a clean and orderly microcosm of an ideal city, with grand buildings, lagoons, and ample open space, the Exposition provided a tangible example to the rest of the country of what the chaotic American city could become.

The influence of the Beaux-Arts planning and design principles exhibited in Chicago began to manifest itself in the architecture of San Francisco that same decade. According to *Splendid Survivors*, "During the rest of the 1890s, although little building actually occurred in downtown San Francisco, the City of Paris, the Ferry Building, the Emporium, and the Call Building all... promoted the image

of the City Beautiful.”¹⁹ After the 1906 earthquake and fires, the City of San Francisco was poised for reconstruction. By this time, many Beaux-Arts-trained architects were already practicing in the city. It was the designs created by these architects that helped shape the new character of San Francisco (moving away from the Victorian-era architectural styles). Increasingly, architects incorporated Beaux-Arts features such as paired columns, surface ornamentation, elaborate decorative detailing, and rusticated ground levels into their designs.²⁰

In 1915, San Francisco held its own exposition – the Panama-Pacific International Exposition (PPIE) – modeled on Chicago’s exposition held 22 years earlier. The PPIE showcased visionary Beaux-Arts buildings designed by local and nationally-known architects that were constructed out of temporary, lightweight materials. At the same time, the San Francisco Civic Center was planned as a monumental City Beautiful core, classically detailed and symmetrically ordered. By the outbreak of the First World War, San Francisco had a Beaux-Arts Civic Center planned in accordance with the precepts of the City Beautiful Movement. After the PPIE, construction in San Francisco slowed down due to WWII, and by the early 1920s, Beaux-Arts Classicism had begun to transition into the Moderne.²¹

VIII. DESIGNATION CRITERIA

Check all criteria applicable to the significance of the property that are documented in the report. The criteria checked are the basic justification for *why* the resource is important.

Association with events that have made a significant contribution to the broad patterns of our history.

Association with the lives of persons significant in our past.

Embody distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Has yielded or may be likely to yield information important in history or prehistory.

IX. STATEMENT OF SIGNIFICANCE

2731-35 Folsom Street is characteristic of pre-1906 construction that occurred following improved transit routes in the Mission District, which is considered the first southerly “streetcar suburb” of San Francisco. It is also significant both as a notable work of local master architect James Francis Dunn (1874-1921) and as an excellent example of residential Beaux-Arts architecture.

Events

The construction, architectural design, and location of the subject building are directly associated with transit developments that occurred in the latter half of the nineteenth century. The period of 1864-1906, often termed the “Gilded Age,” was one of the most significant periods of population growth and development in the Mission District. Installation of mass transit lines (and the expansion of city utilities) enabled the Mission District to become San Francisco’s first southerly “streetcar suburb.” Streetcar lines initially began as horse-car routes that ran from downtown down Valencia,

¹⁹ Charles Hall Page and Associates, *Splendid Survivors: San Francisco's Downtown Architectural Heritage* (San Francisco: California Living Books, 1979), 29.

²⁰ Many of the most recognizable Beaux-Arts buildings in San Francisco are civic or commercial. Examples include the Hibernia Bank Building (1892), City Hall (1915), the old Main Library (1917), the Palace of Fine Arts (1915, rebuilt 1965) the War Memorial Opera House (1932).

²¹ *Ibid.*, 38.

Mission, Howard and Folsom streets. From 1865 to 1883, extensive and reliable streetcar service of the Mission District was established on major north-south routes, including Folsom Street. The improved mass transit system transported neighborhood residents to and from downtown work places and shopping areas.

Naturally, the lots in close proximity to the streetcar routes were developed to take advantage of the convenience of transit. 2731-35 Folsom Street is a reflection of the mixed, primarily middle-class socioeconomic identity of the Mission District prior to the 1906 earthquake and fires. The building was constructed as a multi-unit flat, rather than a single-family residence. The building's location provided direct proximity to the Folsom Street streetcar line, which began as a horse-car route and transitioned to electrified streetcars in the 1890s, not long before the building at 2731-35 Folsom Street was constructed in 1900.

Architecture

2731-35 Folsom Street is an exceptional building among Dunn's many commissions. Representing his considerable mastery of various styles, the building is identifiable as a Dunn building. His signature design preferences are present, including: a rusticated ground floor, a tripartite composition, molded surrounds, exuberant surface ornamentation, and arched openings. He combines formal compositional elements with playful decorative detailing (such as his use of women's faces).

2731-35 Folsom Street is significant as a residential example of the Beaux-Arts architectural style. The subject building is distinguished within the Mission neighborhood as an example of Beaux-Arts architecture, and is also notable within the greater context of San Francisco. A classical style similar to other styles of Renaissance classical inspiration, Beaux-Arts is unique in its exuberant surface ornamentation. The major features and detailed ornamentation of the primary, visible façade of 2731-35 Folsom Street retain a high degree of artistic style and physical integrity.²² Residential Beaux-Arts buildings often feature façades with quoins, pilasters, and/or columns (usually paired with Ionic or Corinthian capitals); decorative garlands, floral patterns, and/or shields; masonry walls (usually smooth, light-colored stone); a rusticated first story (stonework joints exaggerated); and symmetry throughout.²³

The elements that lend 2731-35 Folsom Street its Beaux-Arts character include decorative shields, cartouches, Corinthian engaged columns, and a rusticated first story. The engaged column capitals creatively feature women's faces. The molded surrounds of the third story windows are intricately designed (the northern vertically oriented quatrefoil window includes a human form). The heavy entablature consists of multiple layers of detailed ornamentation, including a dentil course. The cornice's modillions are pressed with an organic floral pattern. The primary façade also features arched openings and clearly defined levels - both characteristics in keeping with the Beaux-Arts style. Although the first story is not masonry, rusticated stone is mimicked by using stucco to heavily exaggerate the joints. The first story, with its stucco rustication and molded belt course, is clearly distinguished from the second and third stories.

X. PERIOD OF SIGNIFICANCE

The period of significance for 2731-35 Folsom Street is 1900, the year the building was constructed.

²² Although no original drawings or turn of the century historic photographs exist, the building's primary façade appears to maintain all original features. The secondary façades have been modified; original wood siding and wood windows have been replaced (see Construction Chronology). The original design of these façades is unknown.

²³ Virginia and Lee McAlester, *Field Guide to American Houses* (New York: Alfred A. Knopf, 1986), 379.

XI. INTEGRITY

The seven aspects of integrity are location, design, materials, workmanship, setting, feeling and association in relation to the period of significance established above. Cumulatively, the building retains sufficient integrity to convey its Beaux-Arts architectural design by master architect James Francis Dunn.

Location, Feeling, Setting, Association

The building was originally constructed at its current location in 1900. The building has not been moved and retains integrity of location. The building retains integrity of setting because the subject block remains primarily residential. The building retains integrity of feeling as it continues to express itself as a Beaux-Arts residence constructed in 1900, and it retains integrity of association as the majority of character-defining features linking the building to James Dunn have been retained. Therefore, 2731-35 Folsom Street retains its location, feeling, setting and association.

Design, Materials, Workmanship

The primary façade retains integrity of design, materials and workmanship. The primary façade retains the design features present during the ca. 1900 period of significance (see section above, "Building Description"), as well as original materials and evidence of workmanship.

XII. BOUNDARIES OF LANDMARK SITE

Encompassing all of and limited to Lot 031 on the Assessor's Block 3640 on the east side of Folsom Street, between 23rd and 24th Street.

XIII. CHARACTER-DEFINING FEATURES

The following is a list of the character-defining features to be preserved that represent the Beaux Arts style. These features include form, massing, structure, architectural ornament and materials identified as:

- Three-story building with slightly pitched hip roof
- Asymmetrical primary façade
- Wood shiplap cladding
- Rusticated ground level cladding
- Location, size, and shape of fenestration openings
- Original wood-sash and wood-frame single-hung windows with ogee lugs
- Ground level openings with dentil and rope moldings and keystone cartouches
- Molded belt course with acanthus leaves and geometric details
- Wood stair to first story entries
- Partially glazed doors with transom windows; leaded stained glass window within entry vestibule
- Double-height engaged Corinthian columns; capitals with female masks
- Egg and dart molding above rounded bay transom windows
- Molded balcony with iron railing
- Elongated quatrefoil windows

- Entablature with projecting cornice, acanthus modillions, dentil course, ribbon of textured plaster with x-motifs pinned with florettes, and a thin rope molding
- Double-height rounded bay
- Domed turret above double-height rounded bay
- Form, massing and simple-drop style horizontal siding at secondary (north, south and east) elevations

XIV. PROPERTY INFORMATION

Please reference the Historic Landmark Designation Application Form.

XV. REFERENCES CITED

PUBLISHED WORKS

- Charles Hall Page and Associates. *Splendid Survivors: San Francisco's Downtown Architectural Heritage*. San Francisco: California Living Books, 1979.
- Callwell, Robert. "Transit in San Francisco: A Selected Chronology, 1850-1995." San Francisco Municipal Railway Communications Department. San Francisco: September 1999.
- Hoffman, Philip. *San Francisco's Market Street Railway*. Arcadia Publishing, 2005.
- McAlester, Virginia and Lee. *Field Guide to American Houses*. New York: Alfred A. Knopf, 1986.
- Richards, Rand. *Historic San Francisco: A Concise History and Guide*. San Francisco: Heritage House Publishers, 2001.
- San Francisco Planning Department, "Central Mission Shotwell Street Historic District," San Francisco: November 2010.
- San Francisco Planning Department. "City Within a City: Historic Context Statement for San Francisco's Mission District." San Francisco: November 2007.
- San Francisco Planning Department. "Preservation Bulletin No. 9: Landmarks." San Francisco: January 2003.
- San Francisco Planning Department. "San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources." San Francisco: October 2004.
- Staff of the National Register of Historic Places. "How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

PUBLIC RECORDS

- Building Permit Applications at the San Francisco Department of Building Inspection.
- Deeds and Sales Leases. San Francisco Assessor/Recorder's Office.
- Ryker, Harrison. "San Francisco Aerial Views." David Rumsey Historical Map Collection. 1938.
- San Francisco Property Information Map.
- San Francisco Public Library: San Francisco History Center (City Directories and Sanborn Fire Insurance Maps).

INTERNET SOURCES (accessed July 2016)

- Dunn, James F. "Apartment Houses." *Architect and Engineer*, volume LVII no3 (September 1919), p43-81.
- Dunn, James F. "Poor Designing One Reason for Apathy in Apartment House Building." *Architect and Engineer*, volume LVII no1 (April 1919), p47.
- "James Francis Dunn (1874-1921)." <http://noehill.com/architects/dunn.aspx>.
- "Passing of 2 Architects." *Architect and Engineer*, volume 64-67 (1921) p113.
- Mafi, Nick. "San Francisco's Most Expensive Home on Sale for 28 Million." *Architectural Digest*, (December 3, 2015).
- "Two Interesting San Francisco Houses." *Architect and Engineer*, volume LXIII (November 2, 1920), p61-67.
- Weinstein, Dave. "French Connection / S.F. architect's designs recall the boulevard buildings of the City of Light." *The Chronicle* (May 14, 2005).

XVI. APPENDIX

BUILDING PERMIT APPLICATIONS

Scanned front and back pages of building permit applications currently on file with the San Francisco Department of Building Inspection.

No. 172259

APPLICATION

OF

F. L. Hamilton Owner

To make additions, alterations or repairs to building

Location

2733 Fabron Street

Estimated Cost, \$ *300*

Filed *Jul 23 28*

Referred to Inspector For Report.

JUL 27 11 28

James B. Leonard
SUPERINTENDENT OF THE
BUREAU OF BUILDING INSPECTION
Chief Building Inspector.

7/24/28

RECEIVED JUL 23 1928

RECEIVED

APPROVED

APPROVED

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

side of street feet
of 2733 7/8th street

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Repair Foundation 1st
New Beach Stairs
Alter Window Entrances

Estimated cost of work, \$ 3,000.00

Building to be used as Dwelling

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 Cummer

Address

Name of Builder Cummer

Address

Report favorably

J. H. Hamilton Owner

2140 Broadway Address

Per S. Remond

J. H. Hamilton Inspector

7-24 100.8

3 AMT FRAM CT 5 CO
D E P A R T M E N T
B U I L D I N G I N S P E C T I O N

Approved: _____
Zone Zed Res
CPC Setback _____

56-59
Approved: provided
apt kitchen has 5' x 4' H'
of superficial floor area.
ELLIS BOX
Joseph Fallon
Department of Public Health

J.H. Anderson 26 April 59
Department of City Planning

Approved: _____
Electrical Inspector
Approved: _____
Art Commission
Approved: _____
Boiler Inspector
Approved: _____
Building Inspector, Bureau of Building Inspection

Community Safety
Bureau of Fire Prevention & Public Safety

Approved: _____
Structural Engineer, Bureau of Building Inspection

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

Approved 4/29 1959

CORRECT ALL VIOLATIONS LISTED ON
THIS COMPLAINT. 8888

- 1- Remove all dry rot
open 9' round floor
for further inspection
of rot decay
 - 2- Replace front & rear
steps.
 - 3- Remove of units
approached on condition
they all have 2 means
of egress.
 - 4- Extend main stairs to
roof with class B fire
door self closing.
 - 5- No structural beams
not to be removed
without plans.
- J. Medeiros
Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.
J. Medeiros
Owner's Authorized Agent

BLDG. FORM
3 APPLICATION OF
No. 8888
Gene + Mary Spedman owner

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS or REPAIRS
TO BUILDING
Location 2751-35 Folsom St

Total Cost \$ 7000
3750 9/29/59
Filed 4/24 1959
Approved: _____
Superintendent Bureau of Building Inspection

Permit No. 199512
MAY 8 1959
Issued #8888 1959

URBAN RENEWAL

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

CENTRAL PERMIT BUREAU FORM

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

RECEIVED

1959 APR 28 PM 2:58

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

BUILDING INSPECTION

3

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

- (1) Location 2731-350 Folsom St.
- (2) Total Cost \$ 7000 (3) No. of stories 13 (4) Basement No
Yes or No
- (5) Present use of building Apts (6) No. of families 8
- (7) Proposed use of building Apts (8) No. of families 8
- (9) Type of construction 5 w (10) 18-1
1, 2, 3, 4, or 5 Building Code Occupancy Classification
- (11) Any other building on lot No (Must be shown on plot plan if answer is Yes.)
Yes or No
- (12) Does this alteration create an additional floor of occupancy No
Yes or No
- (13) Does this alteration create an additional story to the building No
Yes or No
- (14) Electrical work to be performed Yes Plumbing work to be performed Yes
Yes or No Yes or No
- (15) Ground floor area of building 1500 sq. ft. (16) Height of building 55 ft.
- (17) Describe Work to be done (in addition to reference to drawings & specifications).....

Comply with all D.P.H.
Complaint & B.B.I. Conditions

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

(19) Supervision of construction by Owner Address _____

(20) General contractor Not Let California License No. _____
Address _____

(21) Architect _____ California Certificate No. _____
Address _____

(22) Engineer _____ California Certificate No. _____
Address _____

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

(24) Owner Gene - May Spodiacci (Phone TU 4-5046)
Address 26 N. MARY FAY PL DAILY CITY (For Contact by Bureau)

By _____ Address _____
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

REC. FORM

3 APPLICATION OF

George Kelly
FOR PERMIT TO MAKE
ALTERATIONS, ADDITIONS OR REPAIRS
TO BUILDING

Location *2291-31-35 2nd Avenue*

Total Cost \$ *2563*

Filed *MAR 17 1964*

APPROVED:

APPROVED
LARRY H. HARRIS
Larry Harris

Permit No. *2 64906*

1963 2 4 1964

Received

RECEIVED
MAR 18 1964

- Bureau of Engineering
- BBB Street, Engineer
- Boiler Inspector
- Art Commission
- Dept. of Public Health
- Dept. of Electricity
- Redevelopment Agency
- Planning Authority

Approved *3-12-1964*

Provided the following conditions are com-
plied with:

For maintenance only

The approval of this
application and issuance
of permit is subject to
the approval of the
Department of Public Health
and the Department of
Electricity and
Approval of the Building.

George Kelly
Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of this permit. Bureau of Department of Building Inspection.

George Kelly
Owner or Owner's Authorized Agent

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Planning Authority

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. 388 California Penal Code.

Approved:

Zone

George Kelly
City Engineer, Bureau of Building Inspection

Department of City Planning

Approved:

For maintenance only

George Kelly
Inspector of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

OFFICIAL COPY



PERMIT BUREAU 2-11

Write in Ink—Fill Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BLDG. FORM

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

3

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

- (1) Location 2731-33-35 Dolan St
- (2) Total Cost (\$) 257.32 (3) No. of Stories 3 (4) Basement or Cellar no
- (5) Present Use of Building Reselling (6) No. of families 3
- (7) Proposed Use of building " (8) No. of families 3
- (9) Type of construction 5 10 18
1, 2, 3, 4, or 5 Proposed Building Code Classification
- (12) Any other building on lot no (must be shown on plot plan if answer is yes)
- (13) Does this alteration create an additional story to the building? no
- (14) Does this alteration create a horizontal extension to the building? no
- (15) Does this alteration constitute a change of occupancy? no
- (16) Electrical work to be performed no (17) Plumbing work to be performed no
- (18) Automobile runway to be altered or installed no
- (19) Sidewalk over sub-sidewalk space to be repaired or altered no
- (20) Will street space be used during construction? no
- (20) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

See attached permit report items 1 thru 4
1. Repair the upper right foundation
2. Remove from building
3. Remove the bottom part of window for expansion
4. Repair base of wall above under the front entrance

- (21) Supervision of construction by Henry Davis Address 3063 Dolan St
- (22) General Contractor " California License No. 160,141
Address "
- (23) Architect or Engineer " California Certificate No. "
(for design) Address "
- (24) Architect or Engineer " California Certificate No. "
(for construction) Address "

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

- (26) Owner George Realty, Agent (Phone ")
Address 4716 Mission St
By H. M. Davis Address 3063 Dolan St
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 504 AND 800, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.
Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE A GUARANTEE FOR THE ELECTRICAL WORK OR PLUMBING WORK. STATE PERMIT FOR THE WORK AND PLUMBING MUST BE OBTAINED.

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

OFFICIAL COPY

FOR DEPARTMENTAL USE ONLY

SAN FRANCISCO

FEB 7 - 1973

APPROVED FOR ISSUANCE

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

APPROVED
Dept. Public Works
MAY 30 1973

Alfred Holberg
SUPERVISOR
BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

OFFICE COPY
IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

REG. NO. 443704

DATE FILED SEP 11 1972 FILING FEE RECEIPT NO. 70057
PERMIT NO. 377504 ISSUED MAY 30 1973

(1) STREET ADDRESS OF JOB: 2753 33rd St
(2) ESTIMATED COST OF JOB: \$1000.00

DESCRIPTION OF EXISTING BUILDING									
(4A) TYPE OF CONSTR.	1- <input type="checkbox"/> 2- <input type="checkbox"/> 3- <input type="checkbox"/> 4- <input checked="" type="checkbox"/> 5- <input type="checkbox"/>	(5A) NUMBER OF STORIES OF OCCUPANCY	3	(6A) NUMBER OF BASEMENTS AND CELLARS	0	(7A) PROPOSED USE	APTS	(8A) BLDG. CODE OCCUP. CLASS	H
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION									
(4) TYPE OF CONSTR.	1- <input type="checkbox"/> 2- <input type="checkbox"/> 3- <input type="checkbox"/> 4- <input checked="" type="checkbox"/> 5- <input type="checkbox"/>	(5) NUMBER OF STORIES OF OCCUPANCY	3	(6) NUMBER OF BASEMENTS AND CELLARS	0	(7) PROPOSED USE	APTS	(8) BLDG. CODE OCCUP. CLASS	H
(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(101) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.	(11A) DOES THIS ALTERATION CREATE A HORIZONTAL EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) IF YES, STATE NEW GROUND FLOOR AREA	SQ. FT.	(12) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(16) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(17) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(19) ANY OTHER EXISTING BLDG. ON LOT IF YES, SHOW ON PLOT PLAN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(21) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
(23) GENERAL CONTRACTOR	<i>Tommy Guell</i>						CALIF. LICENSE NO.		
(24) ARCHITECT OR ENGINEER (FOR DESIGN)	ADDRESS						CALIF. CERTIFICATE NO.		
(25) ARCHITECT OR ENGINEER (FOR 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						CALIF. CERTIFICATE NO.		
(27) OWNER - (CROSS OUT ONE)	ADDRESS						PHONE (FOR CONTACT BY BUREAU)		

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

Remove debris under steps
Loosen windows (slush) Bathroom Pantry
Repair steps
Remove slush (clock) 2753 33rd St) & kitchen
Replace glass partition
Remove unapproved heater
 CONFORM TO DAHI REPORT.

IMPORTANT NOTICES

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

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

Pursuant to Sec. 302.A.5, 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 (15) (16) (17) (20) (21) or (22). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

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

APPLICANT'S CERTIFICATION

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

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

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

Tommy Guell
SIGNATURE OF OWNER OR AUTHORIZED AGENT

CHECK APPROPRIATE BOX:

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

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

BLDG. FORM

MAY -3 1974

APPROVED

OFFICE COPY

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS
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:

APPLICATION NO. 432065

REC'D 8-74
83477
85687 5-21-74

(1) STREET ADDRESS OF JOB: 2731-5 Folsom
(2) ESTIMATED COST OF JOB: 1,000 - 00

DESCRIPTION OF EXISTING BUILDING

PER OF CONSTR. 1-4	1	2	3	4	5	(5A) NUMBER OF STORIES OF OCCUPANCY: 3	(6A) NUMBER OF BASEMENTS AND CELLARS: 0	(7A) PRESENT USE: Office	(8A) BLDG. CODE OCCUP. CLASS: H	(9A) NO. OF DWG. UNITS: 3
--------------------	---	---	---	---	---	--	---	--------------------------	---------------------------------	---------------------------

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

PER OF CONSTR. 1-4	1	2	3	4	5	(5) NUMBER OF STORIES OF OCCUPANCY: 3	(6) NUMBER OF BASEMENTS AND CELLARS: 0	(7) PROPOSED USE: Office	(8) BLDG. CODE OCCUP. CLASS: H	(9) NO. OF DWG. UNITS: 3
--------------------	---	---	---	---	---	---------------------------------------	--	--------------------------	--------------------------------	--------------------------

DESIGNER: SELF

CONTRACTOR: 3627 Mission St. SF

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

Comply with
DHHL notice
To complete work started
under Per # 413704

IMPORTANT NOTICES

shall be made in the character of the occupancy or use without
ing a Building Permit authorizing such change. See Sec. 103, 104.B,
D4C, 502, 502L, San Francisco Building Code and Sec. 104, San
housing Code.

of building or structure or scaffolding used during construction,
if that 60" to any wire containing more than 750 volts. See Sec.
mia Penal Code.

3 Sec. 302A.8, San Francisco Building Code, the building permit
used on the job. The owner is responsible for approved plans and
being kept at building site.

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

LATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION
ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN
FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A
PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.
ERMENTS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE
(15) (16) (17) (20) (21) or (22).

IT A BUILDING PERMIT, NO WORK SHALL BE STARTED UNTIL A
ERMIT IS ISSUED.

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

APPLICANT'S CERTIFICATION

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

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

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

SIGNATURE OF OWNER OR AUTHORIZED AGENT

CHECK APPROPRIATE BOX:

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

OFFICIAL COPY

DEPARTMENT OF BUILDING INSPECTION

FOR DEPARTMENTAL USE ONLY
AUG 29 1978

FILMED
APPROVED
Dept. Public Works
SEP 5 1978
Atak C. Long

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

APPLICATION FOR 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) STREET ADDRESS OF JOB
2731-35 Folsom

(2) ESTIMATED COST OF JOB
\$5000.00 = ONCE

APPLICANT'S NO. 7809015
DIVISION OF PERMITS AND INSPECTION

APPROVED FOR ISSUANCE
AUG 23 1978
FILING FEE RECEIPT NO. 78070
PERMIT NO. 437583
ISSUED

DESCRIPTION OF EXISTING BUILDING									
(A) TYPE OF CONSTR. 1-4	(5A) NUMBER OF STORIES OR OCCUPANCY	(6A) NUMBER OF BASEMENTS AND CELLARS	(7A) PRESENT USE	(8A) BLDG. CODE OCCUP. CLASS.	(9A) NO. OF DWELLING UNITS				
1 0 2 0 3 0 4 0 5 0	3	0	Appt. House	4	3				
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION									
(A) TYPE OF CONSTR. 1-4	(5) NUMBER OF STORIES OR OCCUPANCY	(6) NUMBER OF BASEMENTS AND CELLARS	(7) PROPOSED USE	(8) BLDG. CODE OCCUP. CLASS.	(9) NO. OF DWELLING UNITS				
1 0 2 0 3 0 4 0 5 0	3	0	Appt. House	4	3				
(10) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) WILL BUILDING EXCEED BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) IF YES, STATE NEW GROUND FLOOR AREA:	SQ. FT.				
(14) WILL SIDEWALK COVER BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(16) IS AUTO DRIVEWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(17) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(18) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW CONTACT PLAN.	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(21) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(22) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) GENERAL CONTRACTOR	ADDRESS	PHONE	STATE LICENSE NO.				
(24) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/>	ADDRESS		CALIF. CERTIFICATE NO.						
(25) CONSTRUCTION LENDER (ENTER NAME AND MAILING DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	ADDRESS								
(26) OWNER (CROSS OUT ONE)	ADDRESS		PHONE FOR CONTACT BY BUREAU						
<i>Edward and Paula Koslioka</i>	<i>2731 Folsom</i>		<i>648-5873</i>						
(27) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):									
<i>Comply with B31 Report</i>									

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

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104.B, 104.L(1), 104.C, 202, 202.1, San Francisco Building Code and Sec. 184, San Francisco Housing Code.

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

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

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

ANY UTILITIES REQUIRED HEREIN OR BY CODE MAY BE APPEARED.

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 (15) (16) (17) (20) (21) or (22).

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

In dwellings all insulating materials must have a distance 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

In conformity with the provisions of Section 2800 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 file with them (IV) or (V) or (VI) below, whichever is applicable. Check one of the following methods of compliance:

() I. Certificate of Consent to Self-insure issued by the Director of Industrial Relations.

() II. Certificate of Workman's Compensation Insurance issued by an authorized 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.

(x) 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 2800 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 will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Applicant's Signature: *Bruce A. Smith* Date: *8-23-78*

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPROVED FEB 21 1985 Robert C. Long SUPERINTENDENT BUREAU OF BUILDING INSPECTION

BLDG. PERM. 3/8 DHA S-8-85 APPROVAL NUMBER 5

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS FORM 3 PRE-APPROVAL SITE INSPECTION REQUIRED FORM 8 OVER-THE-COUNTER ISSUANCE 2 NUMBER OF PLAN SETS N/A

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.

Table with columns: DATE FILED (12-31-84), PERM. FEE RECEIPT NO. (135782), (1) STREET ADDRESS OF JOB (2731-2735 FOLSOM ST), BLOCK & LOT (BLK # 3040 LOT # 3), PERMIT NO. (527110), ISSUED (2-11-85), (2A) ESTIMATED COST OF JOB (\$2,000), (2B) REVISED COST, DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS. DESCRIPTION OF EXISTING BUILDING: (4A) TYPE OF CONSTR. WOOD FRAME, (5A) NO. OF STORES OF OCCUPANCY 3, (6A) NO. OF BASEMENTS AND CELLARS 0, (7A) PRESENT USE RESIDENTIAL, (8A) OCCUP. CLASS R-1, (9A) NO. OF DWELLING UNITS 3. DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: (4) TYPE OF CONSTR. WOOD FRAME, (5) NO. OF STORES OF OCCUPANCY 3, (6) NO. OF BASEMENTS AND CELLARS 0, (7) PROPOSED USE RESIDENTIAL, (8) OCCUP. CLASS R-1, (9) NO. OF DWELLING UNITS 3.

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY. (17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES 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? 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) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION ADDRESS CAUF. CERTIFICATE NO. (24) 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. 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 bureau for approval. ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEARED. BUILDINGS 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 HOID 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.

Stanley B. Smith 12/31/84 Applicant's Signature Date

CONTRACT DISTRICT INSPECTOR HAS'ED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 553 6262), THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

APPROVED
Dept. of Public Works
OCT 22 1987

SUPERINTENDENT
MAYOR'S OFFICE
J. Chan

**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
NUMBER OF PLAN SETS *opr*

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

DATE PAID <i>10-22-87</i>	PERMITS FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB <i>2731-2735 Folsom ST.</i>	BLOCK & LOT <i>3640/31</i>
PERMIT NO. <i>577977</i>	ISSUED <i>10-22-87</i>	(2) ESTIMATED COST OF JOB <i>\$500.00</i>	(3) REVISED COST: AT: _____ DATE: _____

INFORMATION TO BE FURNISHED BY ALL APPLICANTS							
DESCRIPTION OF EXISTING BUILDING							
(1) TYPE OF CONSTR. <i>V</i>	(2) NO. OF STORES OF OCCUPANCY <i>3</i>	(3) NO. OF BASEMENTS AND CELLARS <i>0</i>	(4) PRESENT USE <i>3 RESIDENTIAL FLATS</i>	(5) OCCUP. CLASS <i>R1</i>	(6) NO. OF DWELLING UNITS <i>3</i>		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(1) TYPE OF CONSTR. <i>II</i>	(2) NO. OF STORES OF OCCUPANCY <i>3</i>	(3) NO. OF BASEMENTS AND CELLARS <i>0</i>	(4) PROPOSED USE (LEGAL USE) <i>3 RESIDENTIAL FLATS</i>	(5) OCCUP. CLASS <i>R1</i>	(6) NO. OF DWELLING UNITS <i>3</i>		
(7) IS AUTO PARKWAY TO BE CONSTRUCTED OR ALTERED? NO <input checked="" type="checkbox"/>	(8) YES <input type="checkbox"/> (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO <input checked="" type="checkbox"/>	(9) YES <input type="checkbox"/> (12) ELECTRICAL WORK TO BE PERFORMED? NO <input checked="" type="checkbox"/>	(10) YES <input type="checkbox"/> (13) PLUMBING WORK TO BE PERFORMED? NO <input checked="" type="checkbox"/>				
(14) GENERAL CONTRACTOR <i>JOE ATZUS 2410 CHESTNUT #24 SF 398-4840</i>		ADDRESS		PHONE	CALIF. LIC. NO.	EXPIRATION DATE	
(15) OWNER - AGENT (CHECK ONE) <i>JOE ATZUS 2410 CHESTNUT #21 SF CA. 94123 398-4840</i>		ADDRESS		PHONE	PHONE FOR CONTACT BY BUREAU		
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)							
<i>REPAIR AND/OR REPLACE FRONT STAIR TRENDS</i>							
<i>NON STRUCTURAL NO DESIGN CHANGES</i>							

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY						
(17) DOES THIS ALTERATION CREATE AN ADDITIONAL STORY TO BUILDING? NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT. _____	(19) DOES THIS ALTERATION CREATE, SECT. OR INCREAS. EXTENSION TO BUILDING? NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE FLOOR AREA SQ. FT. _____	(21) WILL SIDEWALK OR SUBSIDEWALK SPACE BE REPAIRED OR ALTERED? NO <input checked="" type="checkbox"/>	(22) WILL BUILDING BE REPAIRED OR ALTERED? NO <input checked="" type="checkbox"/>	(23) WILL ANY EXISTING ALDG. OR LOT (IF YES, SHOW ON PLOT PLAN) NO <input checked="" type="checkbox"/>
(24) ARCHITECT OR ENGINEER (DESIGN) <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/>	ADDRESS _____					CALIF. CERTIFICATE NO. _____
(25) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWING 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 60" 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 drawings or including materials must have a clearance of not less than two inches from all electrical wires or equipment.

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

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, 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, on 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.
 (x) IV. The cost of the work to be performed is \$100 or less.
 I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner to or 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 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.

Joe Atzus 10/22/87
Applicant's Signature Date

OFFICIAL COPY

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDINGS INSPECTION

*Disapproved
to Cancellation*

OCT 2 - 1989
CANCELLED

APPROVED FOR ISSUANCE
3

APPLICATION NUMBER
0925520

DUAL APPROVAL REQUIRED
APPROVAL NUMBER

**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 B OVER-THE-COUNTER ISSUANCE
0 NUMBER OF PLAN SETS *08/R*

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 REC'D <i>4/7/89</i>	PERM. FEE RECEIPT NO. <i>200113</i>	(1) STREET ADDRESS OF JOB <i>2731-35 Folsom St.</i>	BLOCK & LOT <i>3640 31</i>
PERMIT NO.	ISSUED	(2) ESTIMATED COST OF JOB <i>250.00</i>	(3) REVISION COST

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING							
(A4) TYPE OF CONSTR. <i>1 HR</i>	(A5) NO. OF STORES OF OCCUPANCY <i>3</i>	(A6) NO. OF RESIDENTS AND CELLS <i>0</i>	(A7) PRESENT USE <i>3 FAMILY RESIDENTIAL</i>	(A8) OCCUP. CLASS <i>R-2.1</i>	(A9) NO. OF DWELLING UNITS <i>3</i>		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(B4) TYPE OF CONSTR. <i>1 HR</i>	(B5) NO. OF STORES OF OCCUPANCY <i>3</i>	(B6) NO. OF RESIDENTS AND CELLS <i>0</i>	(B7) PROPOSED USE (LEGAL USE) <i>3 FAMILY RESIDENTIAL</i>	(B8) OCCUP. CLASS <i>R-2.1</i>	(B9) NO. OF DWELLING UNITS <i>3</i>		
(10) IS AUTO RAMPING 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 <i>owner</i>							
(15) OWNER (CHECK ONE) <i>JOSEPH ATZUS 2733 Folsom St. 94110 398-4840</i>							
(16) WHEN COMPLETION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERABLE TO PLAN IF NOT SUFFICIENT) <i>REPAIR EXISTING GATE & FENCE</i>							

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 HEIGHT AT CENTER LINE OF FRONT	FT.	(19) DOES THIS ALTERATION CREATE DECK OR PORCH 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 SEPARATE CYCLE RAMPWAY BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BALCONY CERTAIN RETIRED PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON SITE (IF YES, SHOW ON FLOOR 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) <i>JOSEPH ATZUS AIA 66 Broadway "A" SE 94111 C1766</i>							
(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.

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

Pursuant to 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 WIRING AND PLUMBING UNLESS 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

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 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.

Joseph Atzus
Applicant's Signature Date *4/7/89*

DEPARTMENT OF
BUILDING INSPECTION

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

BUILDING ENLARGEMENT DESCRIPTION
1-28-92
Horizontal
Date

CANCELLED ON: 2/11/92
NOTIFIED: J. at 3:05
MAILED ON: 2/2/93
JAMES MAUGH

DATE 8/8
APPROVAL NUMBER 09202152
OTHER APPROVAL BUREAU

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

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

2 NUMBER OF PLAN SETS No. 01

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

OFFICE OF THE PERMITTING DIVISION

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

PERMIT NO. 11/12
FILE NO. 275663
STREET ADDRESS OF JOB 2731-35 Folsom St. 3640 31
ESTIMATED COST OF JOB \$2,500
ISSUED DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

(1) NO. OF MONTHS 2 1/2
(2) NO. OF STORIES OF OCCUPANCY 3
(3) NO. OF BALCONIES AND CELLARS 0
(4) PROPOSED USE (LEGAL USE) 3 UNIT RESIDENTIAL
(5) OCCUP. CLASS. RI
(6) NO. OF DWELLING UNITS 3

(7) NO. OF MONTHS 2 1/2
(8) NO. OF STORIES OF OCCUPANCY 3
(9) NO. OF BALCONIES AND CELLARS 0
(10) PROPOSED USE (LEGAL USE) 3 UNIT RESIDENTIAL
(11) OCCUP. CLASS. RI
(12) NO. OF DWELLING UNITS 3

(13) IS AUTO HIGHWAY TO BE CONSTRUCTED OR ALTERED? YES NO
(14) WILL STREET SPACE BE USED FOR CONSTRUCTION? YES NO
(15) ELECTRICAL WORK TO BE PERFORMED? YES NO
(16) FINISHING WORK TO BE PERFORMED? YES NO

(17) GENERAL CONTRACTOR UNKNOWN
(18) OWNER/LESSOR (CHECK ONE) JOSEPH HIRSCH 2733 Folsom St. SF 94110 388 4840
(19) WORK BY DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
TWO DECKS ONE @ TOP 3RD FLOOR & 1 @ PEOPLE 2ND LEVEL

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY

(20) DOES THIS ALTERATION CREATE EXCESS HEIGHT AT CENTER LINE OF FRONT? YES NO
(21) WILL MAXIMUM OVERSILL HEIGHT BE EXCEEDED OR ALTERED? YES NO
(22) ANY OTHER EXISTING BLDG. OR LOT? YES NO
(23) DOES DIS-ASSURANCE OF OCCUPANCY? YES NO

(24) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION NOISE
JOSEPH HIRSCH AIA 66 BROADWAY A SF CA 94111 47166
(25) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO DESIGN CONSTRUCTION LEADER, 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 or scaffolding used during construction, to be closer than 10' 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.

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

ANY ALTERATION 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 drawings of 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 THERE TO 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 2800 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 to become subject to the workman's compensation laws of California, in the event that I should 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 2800 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 (or which this Permit is issued), I will employ a California and who have 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.

Joseph Hirsch 2/11/92
Applicant's Signature Date

00272

OFFICIAL COPY
SAN
YI
DEF
BUILD

APPROVED
Dept of Building Insp.
AUG 18 1997
AUG 18 1997
APPROVED FOR ISSUANCE
BUILDING FORM 3/8
09715854
APPROVAL NUMBER
OSHA APPROVAL REQUIRED

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS
FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE
NUMBER OF PLAN SETS: 2
DATE FILED: 8/18/97
FLING FEE RECEIPT NO.:
STREET ADDRESS OF JOB: 2731 FOLSOM ST
BLOCK & LOT:
PERMIT NO.: 829499
ISSUED: 8-18-97
ESTIMATED COST OF JOB: 1,800.00
REVISED COST:
DATE:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS
LEGAL DESCRIPTION OF EXISTING BUILDING
(1A) TYPE OF OCCUPANCY: RESIDENTIAL
(2A) NO. OF STORES OF OCCUPANCY: 2
(3A) NO. OF BASEMENTS AND CELLARS: 1
(4A) PROPOSED USE: RESIDENTIAL
(5A) OCCUP. CLASS: R-3
(6A) NO. OF DWELLING UNITS: 2
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
(1B) TYPE OF OCCUPANCY: RESIDENTIAL
(2B) NO. OF STORES OF OCCUPANCY: 2
(3B) NO. OF BASEMENTS AND CELLARS: 1
(4B) PROPOSED USE: RESIDENTIAL
(5B) OCCUP. CLASS: R-3
(6B) NO. OF DWELLING UNITS: 2

(14) GENERAL CONTRACTOR: LARA CONSTRUCTION CO. 670-CL AVE 94118 994-8716 696758 5/5/97
(15) OWNER-LEASEE (CHECK ONE): MR JOSEPH AREUS 2731 FOLSOM.
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):
- 2x-TILE EXISTING SHOWER STALL + PATH FLOOR.
- REPLACE PLUMBING FIXTURE.

ADDITIONAL INFORMATION
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STAIRS TO BUILDING? YES NO
(18) WILL SERVICES OVER BUS-DRIVEWAY SPACE BE REPAIRED OR ALTERED? YES NO
(19) DOES THIS ALTERATION CREATE DECK OR PORCH, EXTENSION TO BUILDING? YES NO
(20) WILL BUILDING BE USED DURING CONSTRUCTION? YES NO
(21) ANY OTHER EXISTING BLDG. ON LOT? YES NO
(22) ARCHITECT OR ENGINEER (DESIGN 2 CONSTRUCTION):
(23) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, 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.
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. 345, 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 (1) (11) (12) (13) 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. 1996)
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 the 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 2800 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.
(X) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: STATE FUND
Policy Number: 046-97 UNIT 030 67
() 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 the 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: Felix Chan
Date: 8/18/97

RESIDENTIAL NON-INDUSTRIAL
REPAIR WORK ONLY

APPROVED FOR ISSUANCE
AUG 19 1999

BUILDING FORM 318
APPLICATION NUMBER
00017215
APPROVAL NUMBER

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

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

0 NUMBER OF PLAN SETS 514-00

DATE FILED: 8-19-99
FLUOR FEE RECEIPT NO.:
(1) STREET ADDRESS OF JOB: 2735 FOLSOM ST.
PERMIT NO.: 886933
ISSUED: 8-19-99
(2) ESTIMATED COST OF JOB: \$3000
(3) REVISED COST:

OFFICE COPY

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(1) TYPE OF CONSTR. <input checked="" type="checkbox"/> 1111	(2) NO. OF STORIES OF OCCUPANCY: 3	(3) NO. OF BASEMENTS AND CELLARS: 0	(4) PRESENT USE: 3 UNIT RESIDENTIAL FLAT	(5) OCCUP. CLASS: R-1	(6) NO. OF DWELLING UNITS: 3
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(1) TYPE OF CONSTR. <input checked="" type="checkbox"/> 1111	(2) NO. OF STORIES OF OCCUPANCY: 3	(3) NO. OF BASEMENTS AND CELLARS: 0	(4) PROPOSED USE (LEGAL USE): RESIDENTIAL FLAT	(5) OCCUP. CLASS: R-1	(6) NO. OF DWELLING UNITS: 3
(7) IS ALTOGETHER OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(8) WILL STREET SPACE BE USED IN CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(9) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(10) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				

(11) GENERAL CONTRACTOR: DURE Inc. 647-21st AVE 94121 387-0117 861658 3/31/91
 (12) OTHER LICENSED PROFESSIONALS: JOE ATSIUS 2733 FOLSOM ST. SF 94110 415-282-1498

(13) WRITE A DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
 RE-MODEL EXISTING BATHROOM

ADDITIONAL INFORMATION

(1) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(2) IS YES STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.	(3) DOES THIS ALTERATION CREATE SUBSTANTIAL EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(4) IS YES, STATE FLOOR AREA	SO. FT.
(5) WILL SIDEWALK OR DRIVE SURFACES BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(6) WILL BUILDING BE USED BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(7) ANY OTHER EXISTING BUILDING ON PLOT PLAN?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(8) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

(9) ARCHITECT OR ENGINEER DESIGN: JOSEPH ATSIUS ARCHITECT 2733 FOLSOM ST. 94110 CA 1766
 (10) CONSTRUCTION LEADER CENTER NAME AND ADDRESS (OR STATE IF NONE)
 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 or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 305, 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 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
 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.

9000-03 (REV. 1/99)

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.

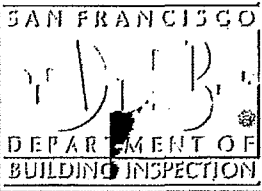
In conformity with the provisions of Section 2800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (II), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. 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: CALIF. INDEMNITY
 Policy Number: EC 35017H
- () 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: Ronald Wm Date: 8-19-99

OFFICIAL COPY



RESIDENTIAL NON-STRUCTURAL REPAIR WORK ONLY
REPAIR IN KIND OR BETTER; BUILDING INSPECTOR MAY REQUIRE ADDITIONAL PERMIT(S) AND/OR PLANS FOR ANY STRUCTURAL WORK OR FOR ANY WORK BEYOND SCOPE OF THIS PERMIT, OBSERVED DURING INSPECTION.
PROVIDE SMOKE DETECTOR(S) PER SEC. 310.9.1 (UBC) IF VALUATION EXCEEDS \$1000.

APPROVE
Dept. of Building Insp.

JUL 24 2006

ACTING DIRECTOR

APPROVED FOR ISSUANCE
7/24/06

BLDG. FORM 318

APPLICATION NUMBER
2006071413357

OSHA APPROVAL REQUIRED
APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

DEPT. OF BUILDING INSPECTION
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

FORM 3 [] OTHER AGENCIES REVIEW REQUIRED
FORM 8 [] OVER-THE-COUNTER ISSUANCE
0 NUMBER OF PLAN SETS (088)

APPLICANT 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: 7/24/06
FLING FEE RECEIPT NO.:
(1) STREET ADDRESS OF JOB: 2733 Folsom St
PERMIT NO.: 1093058
ISSUED: 7-24-06
(2A) ESTIMATED COST OF JOB: \$400.00
(2B) REVISED COST:
BY: A. G...
DATE: 7/24/06

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING
(4A) TYPE OF CONSTR.:
(5A) NO. OF STORIES OF OCCUPANCY: 3
(6A) NO. OF BASEMENTS AND CELLARS: 0
(7A) PRESENT USE: Multi Unit Resid.
(8A) OCCUP. CLASS: R-1c
(9A) NO. OF DWELLING UNITS: 3
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
(4B) TYPE OF CONSTR.:
(5B) NO. OF STORIES OF OCCUPANCY: 3
(6B) NO. OF BASEMENTS AND CELLARS: 0
(7B) PROPOSED USE (LEGAL USE): Multi Unit Resid.
(8B) OCCUP. CLASS: R-1
(9B) NO. OF DWELLING UNITS: 3
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES [] NO [X]
(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES [] NO [X]
(12) ELECTRICAL WORK TO BE PERFORMED? YES [] NO [X]
(13) PLUMBING WORK TO BE PERFORMED? YES [] NO [X]
(14) GENERAL CONTRACTOR: NOT APPLICABLE
(15) OWNER - LESSEE (CROSS OUT ONE): JOSEPH ATSIUS 2733 Folsom St 94110 415-574-5360
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): PATCH & REPAIR PLASTER HOLES IN LIVING ROOM (AN INTERIOR MAIN)

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES [] NO [X]
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.
(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES [] NO [X]
(20) IF (19) IS YES, STATE NEW AROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES [] NO [X]
(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES [] NO [X]
(23) ANY OTHER EXISTING BLDG. DROPT? (IF YES, SHOW ON PLAN) YES [] NO [X]
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES [] NO [X]
(25) ARCHITECT OR ENGINEER (DESIGN [] CONSTRUCTION []): NOT APPLICABLE
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN"): NOT APPLICABLE

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire containing more than 750 volts. Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct. 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. THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

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. 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. IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked. () V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

APPLICANT'S CERTIFICATION

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

Signature of Applicant or Agent: Joseph Atsius
Date: 7/24/06

OFFICIAL COPY
SAN
DEPT
BUILD

APPROVED
Dept. of Building Insp
SEP 23 2000
DIRECTOR
DEPT OF BUILDING INSPECTION

RESIDENTIAL NON STRUCTURAL
WORK ONLY
PERMIT AND ON THE... THIS INSPECTOR MAY
REQUIRE ADDITIONAL PERMITS OR WORK PLANS FOR ANY
STRUCTURAL WORK OR FOR ANY WORK BEYOND SCOPE OF
THIS PERMIT OBSERVED OR INSPECTION
SMOKE DETECTOR(S) PER SEC. 9109.1 IF VALUA-
TION EXCEEDS \$1000

Bldg. FORM 318
SEP 23 2000
APPROVED FOR ISSUANCE
APPLICATION NUMBER: 2000-09-23-1389
CASH APPROVAL REQUIRED
APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS
FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE
NUMBER OF PLAN SETS: 4-23-00
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 HEREIN AT THE SITE OF:
OFFICE COPY

DATE FILED: 9/23/00
FILING FEE RECEIPT NO:
(1) STREET ADDRESS OF JOB: 2735 Folsom St 3640 31
PERMIT NO: 192237
ISSUED: 9-23-00
(2) ESTIMATED COST OF JOB: 3000
(3) REVISED COST:
BY: DATE:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS
LEGAL DESCRIPTION OF EXISTING BUILDING: 3 FL, 3 APP, 18 UNITS. RESIDENTIAL FLAT R-1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: RESIDENTIAL FLAT R-1
(14) GENERAL CONTRACTOR: SCIRE INC. 647 21st AVE 94121 387-0917 561658 3/31/01
(15) OWNER/LESSOR (CHECK ONE): JOE ATSUB 2735 Folsom St. SF 94110 415-287-1498
(11) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): REMODEL BATHROOM, WORK on 2735 Folsom St. (NEW FIXTURES, (2) (N) SHEETROCK)

ADDITIONAL INFORMATION
(1) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES NO
(2) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO
(3) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION: JOSEPH ATSUB 2735 Folsom St 94110 C. 1766
(4) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, 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 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.

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 workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
(X) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: CALIF. INDEPENDENT...
Policy Number: EC 35-0171
() 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 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.

CHECK APPROPRIATE BOX
OWNER J ARCHITECT
LESSOR J AGENT
CONTRACTOR J 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
5003-03 (REV 1-96)

Signature of Applicant or Agent: [Signature]
Date: 9/23/00

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

**RESIDENTIAL NON-STRUCTURAL
REPAIR WORK ONLY**
REPAIR IN KIND OR BETTER BUILDING INSPECTOR MAY
REQUIRE ADDITIONAL PERMIT(S) AND/OR PLANS FOR
ANY STRUCTURAL WORK OR FOR ANY WORK BEYOND
THE SCOPE OF THIS PERMIT
PROVIDE SMOKE DETECTOR(S) PER SECTION 907 2 10 5
(SFBC) IF VALUATION EXCEEDS \$1000 00

APPROVED
D. Pr. of Building Insp
JUL 23 2008
NV 200448382/415

APPROVED FOR ISSUANCE
JUL 23 2008
BLDG FORM 3/8
2008 07 23 7A06

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

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

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER THE COUNTER ISSUANCE
0 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

DO NOT WRITE ABOVE THIS LINE 2731- 2735

DATE FILED 7/23/08	FILING FEE RECEIPT NO	(1) STREET ADDRESS OF JOB 2731 Folsom St SF, CA 3646 031	BLOCK & LOT
PERMIT NO 116119	ISSUED JUL 23 2008	(2A) ESTIMATED COST OF JOB 800	(2B) REVISED COST \$ 800 DATE 7/23/08

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(A) TYPE OF CONSTR I	(5A) NO OF STORES OF OCCUPANCY 3	(6A) NO OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE Residential APT	(8A) OCCUP CLASS R-2	(9A) NO OF DWELLING UNITS 3
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR I	(5) NO OF STORES OF OCCUPANCY 3	(6) NO OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) Residential APT	(8) OCCUP CLASS R-2	(9) NO OF DWELLING UNITS 3
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(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES NO

(11) WILL STREET GRADE 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: Roy Owner

(15) OWNER: Quincy Hermal

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
Repair Dry Rot At Rear Stairs to comply w/ complaint 200448382
less than 50% @ Rear
NO change to Door or Windows

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 PORCH EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES STATE FLOOR AREA SQ FT
(21) WALL SIDEWALK OVER SUB SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WALL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG OR LOT? (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

(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 the structure or scaffold used during construction to be erected within 60 feet of any public way containing more than 750 volts. See Section 885 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 applications 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 on drawings showing correct grade lines to 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.

All drawings and including materials must have a clearance of at least two feet 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, 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, 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) of the attached form or shall indicate item (iii) or (iv) whichever is applicable. If however, item (v) is checked item (iv) must be checked as well. Mark the appropriate method of compensation below.

The city affirms the policy of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-employment as provided by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.

I have and will maintain workers compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers compensation policy number is _____.

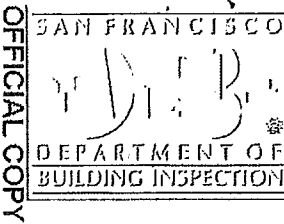
The cost of the work to be done is \$100 or less.

I certify that the performance of the work for which this permit is issued shall not employ any person for any reason so as to become subject to the workers compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code that the permit herein applied for shall be deemed revoked.

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 with the completed copy of this form with the Central Permit Bureau.

7/23/08

OFFICE COPY



APPROVED
Dept. of Building Insp.

DEC - 6 2012

Tom C. Hui
TOM C. HUI, S.E.
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

BLDG. FORM 3/8
DEC 06 2012
APPROVED FOR ISSUANCE

2012-19-05-0488
APPLICATION 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 REQUIRED

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

FORM 8 [X] OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

AK# 2731-2735 Folsom

Table with 4 columns: DATE FILED, FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB, BLOCK & LOT, PERMIT NO., ISSUED, (2A) ESTIMATED COST OF JOB, (2B) REVISED COST, DATE.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING table with columns for type of constr., no. of stories, no. of basements, present use, occup. class, no. of dwelling units.

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION table with columns for type of constr., no. of stories, no. of basements, proposed use, occup. class, no. of dwelling units.

Table with 4 columns: (10) IS AUTO DRIVEWAY 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?

Table with 2 columns: (14) GENERAL CONTRACTOR, (15) OWNER - LESSEE (GROSS OUT ONE)

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

Remove old stairs in front of building and replace with like kind. To comply with NOV #200922446. Incorporate old railing onto new railing for historic value. Remove front gate.

ADDITIONAL INFORMATION

Table with 4 columns: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (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?, (20) IF (19) IS YES, STATE NEW EXposed FLOOR AREA SQ. FT.

Table with 4 columns: (21) WILL SIDEWALK OVER SUB-EXISTING 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?

Table with 2 columns: (25) ARCHITECT OR ENGINEER (DESIGNER) - CONSTRUCTION CO., (26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER UNKNOWN)

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit... No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire... Pursuant to San Francisco Building Code, the building permit shall be posted on the job... APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS... THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under the permit... I hereby affirm under penalty of perjury one of the following declarations: I have and will maintain a certificate of consent to pay-injury for worker's compensation... I have and will maintain worker's compensation insurance... The cost of the work to be done is \$100 or less... I certify that in the performance of the work for which the 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 certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

CHECK APPROPRIATE BOX
[] OWNER
[] ARCHITECT
[] LESSEE
[] AGENT
[X] CONTRACTOR
[] ENGINEER

APPLICANT'S CERTIFICATION

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

OFFICIAL COPY



APPROVED Dept. of Building Insp.

SEP 17 2013

Tom C. Hui, Acting Director, Dept. of Building Inspection

BLDG. FORM 3/8, APPLICATION NUMBER 2013-09-17-7002, APPROVAL NUMBER, SEP 17 2013, APPROVED FOR ISSUANCE

DN

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

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.

Table with columns: DATE FILED (9/17/13), FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB (2735 FOLSOM ST), BLOCK & LOT (3640/031), PERMIT NO. (13047DD4), ISSUED (9-17-13), (2A) ESTIMATED COST OF JOB (\$150,000), (2B) REVISED COST (\$180,000), DATE (9/17/13)

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING, LEGAL DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, (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?, (14) GENERAL CONTRACTOR, (15) OWNER - LESSEE (CROSS OUT ONE), ADDRESS, CITY, STATE, ZIP, CITY, STATE, ZIP, PHONE (FOR CONTACT BY DEPT)

FOUNDATION REPLACEMENT, INTERIOR REMODEL @ FIRST STORY AND ASSOCIATED STRUCTURAL WORK, REMODEL KITCHENS AND BATHROOMS, ADD BATH

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 THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?, (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA 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?, (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")

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. No portion of building or structure or scaffolding used during construction is to be closer than 6" to any wire containing more than 750 volts. Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct. ANY RETRIBUTION REQUIRED HEREON 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 THERE TO 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 2800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate in item (III), (IV), or (V), whichever is applicable. 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 worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are: Carrier, Policy Number. (III) The cost of the work to be done is \$700 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 worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker'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. (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 worker's 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 9/17/13, OFFICE COPY

OFFICIAL COPY



APPROVED Dept. of Building Insp.

JAN 29 2013

Tom C. Hui, S.E. ACTING DIRECTOR

SFFD INSP. FEES REQ.

FIRE APPROVED FOR INSURANCE

BLDG. FORM 318

2013-01-24-8910

APPLICATION 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 REQUIRED:

FORM 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.

Form header section with fields for DATE FILED (1-29-13), PLING FEE, STREET ADDRESS (2731-2735 FOLSOM), BLOCK & LOT (3640/031), ESTIMATED COST (\$11,000), REVISED COST (\$22,000), and DATE (1/29/13).

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

Main application form with sections: LEGAL DESCRIPTION OF EXISTING BUILDING, DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, GENERAL CONTRACTOR (REGAN CASTLE CONSTRUCTION), OWNER (WAIHEAD LLC), WORK DESCRIPTION (NOV CORRECTION PERMIT: IN-KIND EGRESS REAR STAIR REPLACEMENT WITH MINOR MODIFICATIONS FOR CODE COMPLIANCE), and ADDITIONAL INFORMATION (TRA 2325 3RD ST).

IMPORTANT NOTICES

Notice text regarding permit issuance, construction start, and compliance with codes.

NOTICE TO APPLICANT

Notice text regarding Hold Harmless Clause, Labor Code compliance, and contractor selection.

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 THEREIN WILL BE COMPLIED WITH.

OFFICIAL COPY



APPROVED
Dept. of Building Insp.

JUN 20 2013

Tom C. Hui

TOM C. HUI, S.E.
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

BUILDING FORM 318
APPROVED FOR ISSUANCE
JUN 20 2013

APPLICATION NUMBER
2013-0120-1016

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

N/V

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

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.

DO NOT WRITE ABOVE THIS LINE

Table with columns: DATE FILED, PLANS FOR RECEIPT NO., STREET ADDRESS OF JOB, BLOCK & LOT, PERMIT NO., ESTIMATED COST OF JOB, REVENUE COST, DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING, DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, ADDITIONAL INFORMATION, IMPORTANT NOTICES, NOTICE TO APPLICANT, APPLICANT'S CERTIFICATION

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit... No portion of building or structure is existing until duly constructed...

NOTICE TO APPLICANT

HOLD HARMLESS CLAIMS: The permittee(s) by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco...

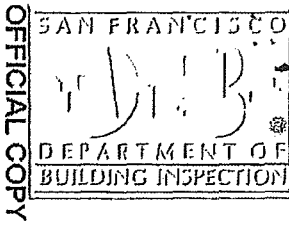
CHECK APPROPRIATE BOX
OWNER ARCHITECT
LICENSEE AGENT
CONTRACTOR ENGINEER

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 THEREOF WILL BE COMPLIED WITH.

Signature of Applicant or Agent
Date 6/20/13

OFFICE COPY



APPROVED
Dept. of Building Insp.

JAN 14 2014

Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION



SFFD INSP. FEES REQ.

BLDG. FORM 3/8
APPLICATION NUMBER 2013-1024
COSA APPROVAL NUMBER 0260
APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS
FORM 3 - OTHER AGENCIES REVIEW REQUIRED
FORM 8 - POWER THE COUNTER ISSUANCE
2 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.

Table with 4 columns: DATE FILED, FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB, BLOCK & LOT, PERMIT NO., ISSUED, (2A) ESTIMATED COST OF JOB, (2B) REVISED COST, DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS
LEGAL DESCRIPTION OF EXISTING BUILDING
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
ADDITIONAL INFORMATION
IMPORTANT NOTICES
NOTICE TO APPLICANT

IMPORTANT NOTICES
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit...
APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION...

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...
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...
I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code...
The cost of the work to be done is \$100 or less.
I certify that in the performance of the work for which this permit is issued, I will not employ any person in any manner so as to become subject to the worker's compensation laws of California...
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 worker's compensation laws of California...



SAN FRANCISCO PLANNING DEPARTMENT

July 26, 2017

Honorable Supervisor Hilary Ronen
Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Re: Transmittal of Planning Department Case Number 2016-010894DES:
2731-2735 Folsom Street Landmark Designation (Gaughran House)
BOS File No: _____ (pending)
Historic Preservation Commission Recommendation: Approval


Dear Ms. Calvillo,

On July 19, 2017 the San Francisco Historic Preservation Commission (hereinafter "HPC") conducted a duly noticed public hearing at a regularly scheduled meeting to consider a recommendation for landmark designation of 2731-2735 Folsom Street, known historically as the Gaughran House, to the Board of Supervisors. At the hearing, the HPC voted to approve a resolution to recommend landmark designation pursuant to Article 10 of the Planning Code.

The proposed amendments have been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2).

Please find attached documents relating to the HPC's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,


Aaron D. Starr
Manager of Legislative Affairs

cc: Erica Major, Office of the Clerk of the Board
Andrea Ruiz-Esquide, City Attorney's Office
Nate Allbee, Legislative Aide

Attachments (one copy of the following):
Draft Article 10 Landmark Designation Ordinance
Historic Preservation Commission Resolution Nos. 854, 881
Planning Department Memo dated July, 19, 2017
Planning Department Case Report dated March 15, 2017
Article 10 Landmark Designation Report

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2017 JUL 26 AM 10:28
BY [Signature]

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: November 13, 2017

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: File No. 170922. Ordinance amending the Planning Code to designate 2731-2735 Folsom Street (aka Gaughran House), Lot No. 031 in Assessor's Parcel Block No. 3640, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, November 10, 2017.

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo
Clerk of the Board

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

PROOF OF MAILING

Legislative File No. 170922

Description of Item(s):

Ordinance amending the Planning Code to designate 2731-2735 Folsom Street (aka Gaughran House), Lot No. 031 in Assessor's Parcel Block No. 3640, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

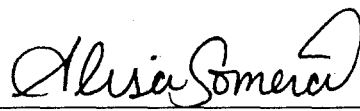
I, Alisa Somera, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: November 2, 2017

Time: 2:54 p.m.

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.