

File No. 170922

Committee Item No. 2

Board Item No. 23

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date November 13, 2017

Board of Supervisors Meeting

Date November 28, 2017

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (MOU) |
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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 checked="" type="checkbox"/> | <u>Historic Preservation Commission Resolution Nos. 854, 881</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Landmark Designation case Report</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Article 10 Landmark Designation Application</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Public Hearing</u> |
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Completed by: Alisa Somera

Date November 9, 2017

Completed by: Alisa Somera

Date November 21, 2017

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 ~~italics Times New Roman font~~.
13 **Board amendment additions** are in double-underlined Arial font.
14 **Board amendment deletions** are in ~~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.

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.
25

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
25

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

3
4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

6 By: 
7 ANDREA RUIZ ESQUIDE
8 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 GAUGHNAN HOUSE), LOT 031 IN ASSESSOR'S BLOCK 3640, AS ARTICLE 10 LANDMARK.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

1. WHEREAS, Historic Preservation Consultant Page & Turnbull prepared the Landmark Designation Report for 2731-2735 Folsom Street (aka Gaughnan 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.

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. Ionis
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

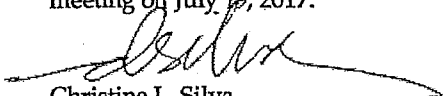
RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF 2731-2735 FOLSOM STREET (AKA GAUGHRAN HOUSE), ASSESSOR'S BLOCK 3640, LOT 031 IN, AS LANDMARK NO. XXX

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 Durrin; 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

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 Schroepfer 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 Schroepfer, 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



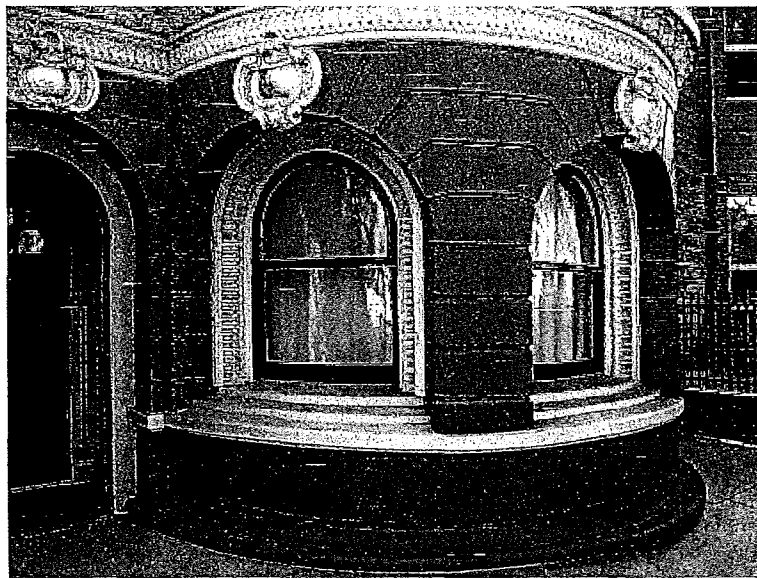
Detail of primary (west) façade



Detail of entry to upper floors



Detail of rounded bay



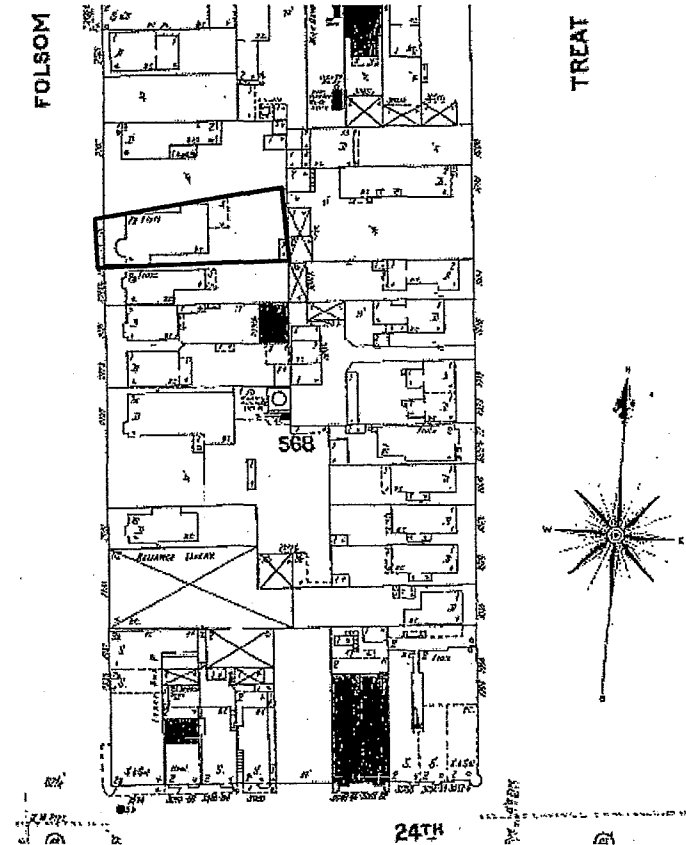
Detail of rusticated base



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

Planning Department
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APPLICATION FOR

Historic Landmark Designation

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

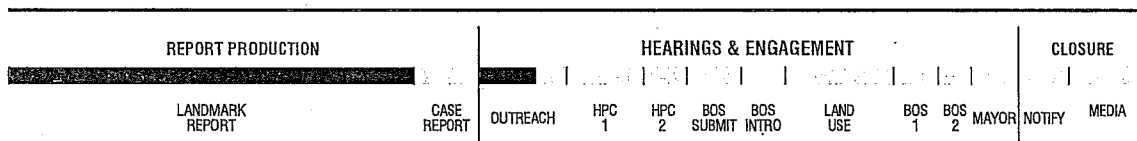
Any member of the public may nominate a property for landmark designation. The application must contain supporting historic, architectural and/or cultural documentation. More information about the Planning Department's Historic Preservation program can also be found here:

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

CONTACT FOR PROJECT INFORMATION: <input 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
OTHER ADDRESS / HISTORIC ADDRESS: (if applicable)		ZIP CODE:		

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
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"	

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.

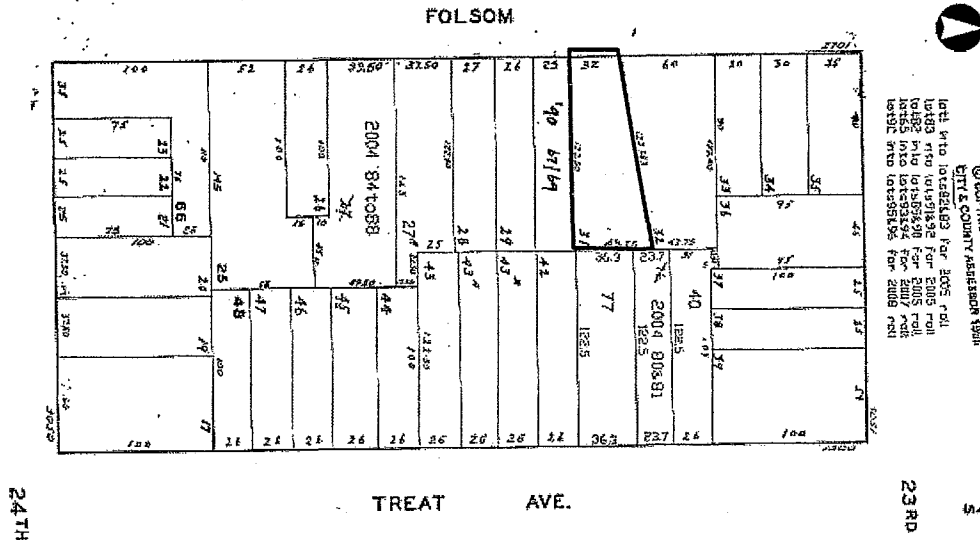


Figure 1: Assessor's map of the subject block. The subject parcel is outlined in orange.
Source: San Francisco Assessor's Office. Edited by Page & Turnbull.

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.

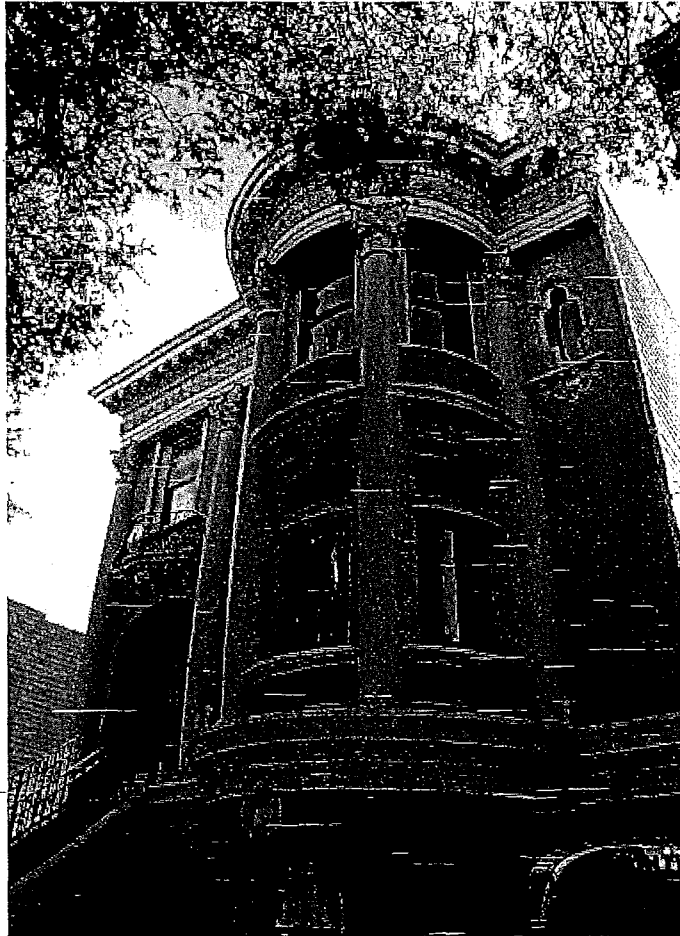


Figure 4: Ground level of primary façade.

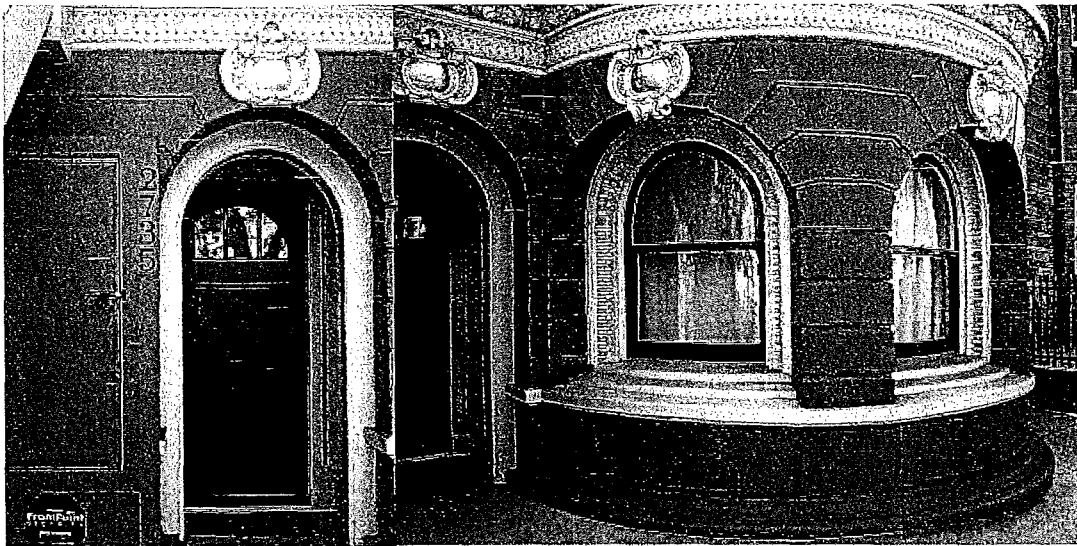


Figure 5: Entry to Unit 2735.

Figure 6: Ground level rounded bay base.

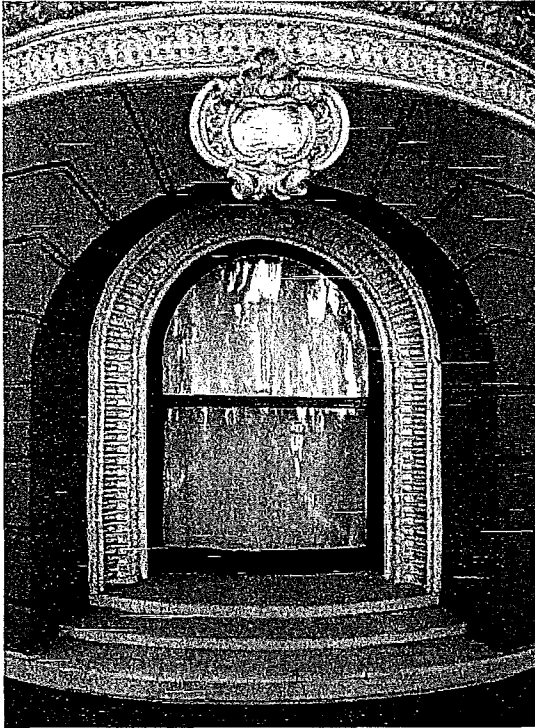


Figure 7: Central window of rounded bay base.

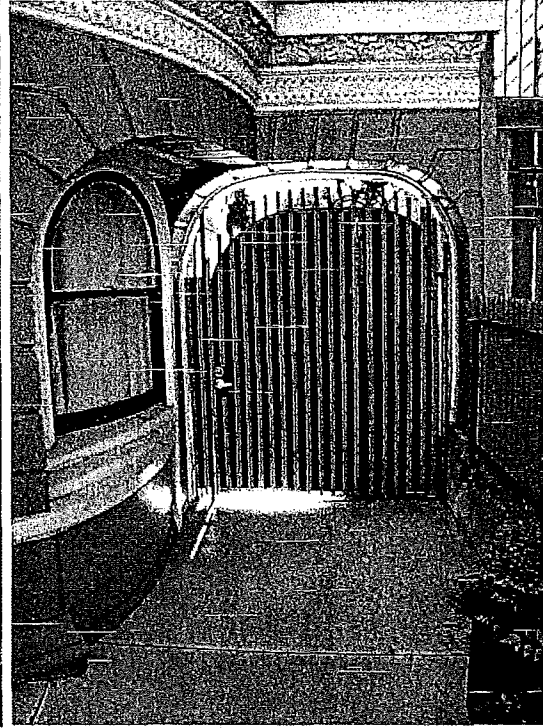


Figure 8: Security gate leading to south façade and backyard.

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.

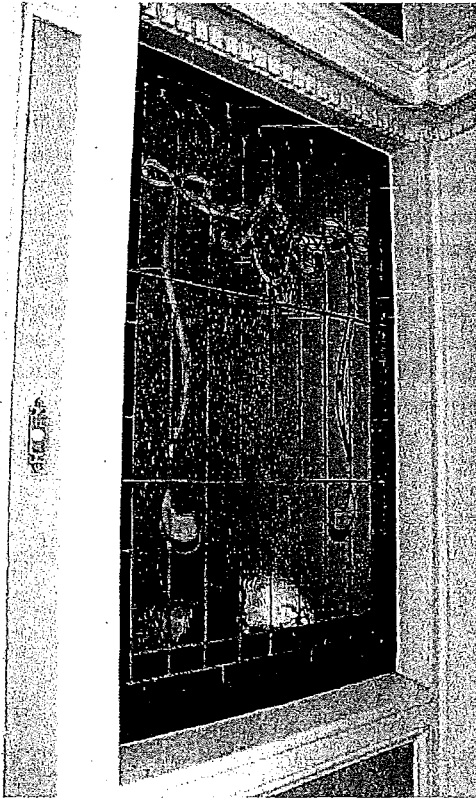


Figure 11: Fixed leaded stained glass window within entry area.



Figure 12: Double height Corinthian engaged columns.

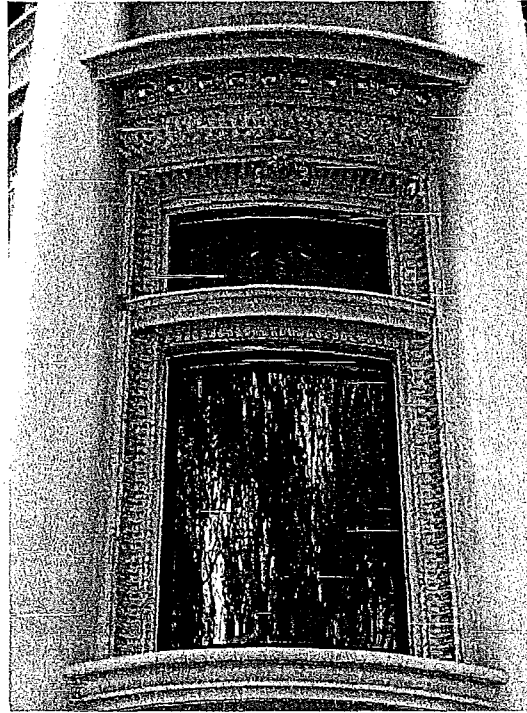


Figure 13: Second story rounded bay window with transom.

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.

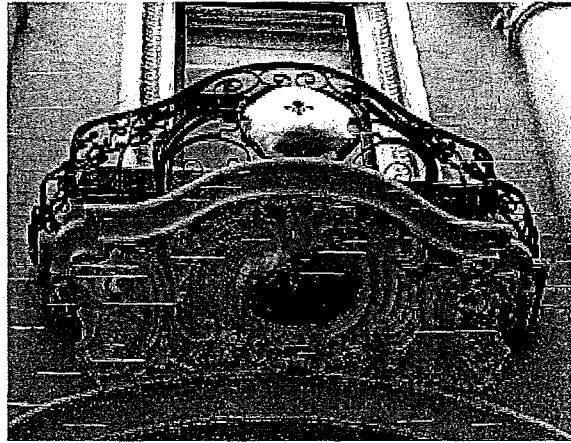


Figure 15: Balcony detail.



Figure 16: North side of primary façade.

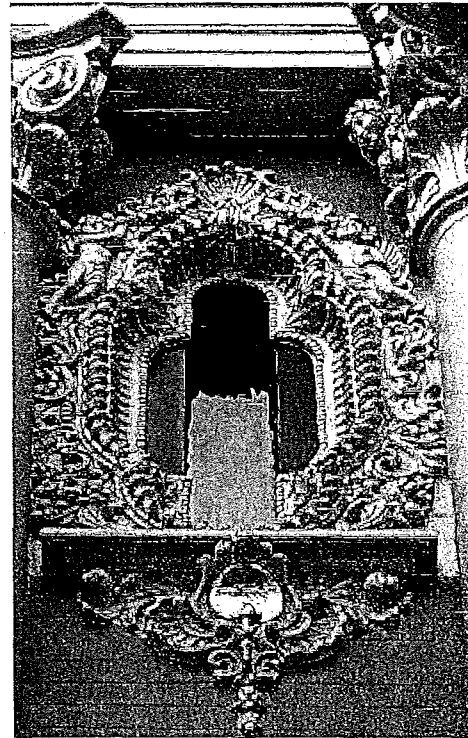


Figure 17: Vertically elongated quatrefoil surround with oval pane (north of bay).

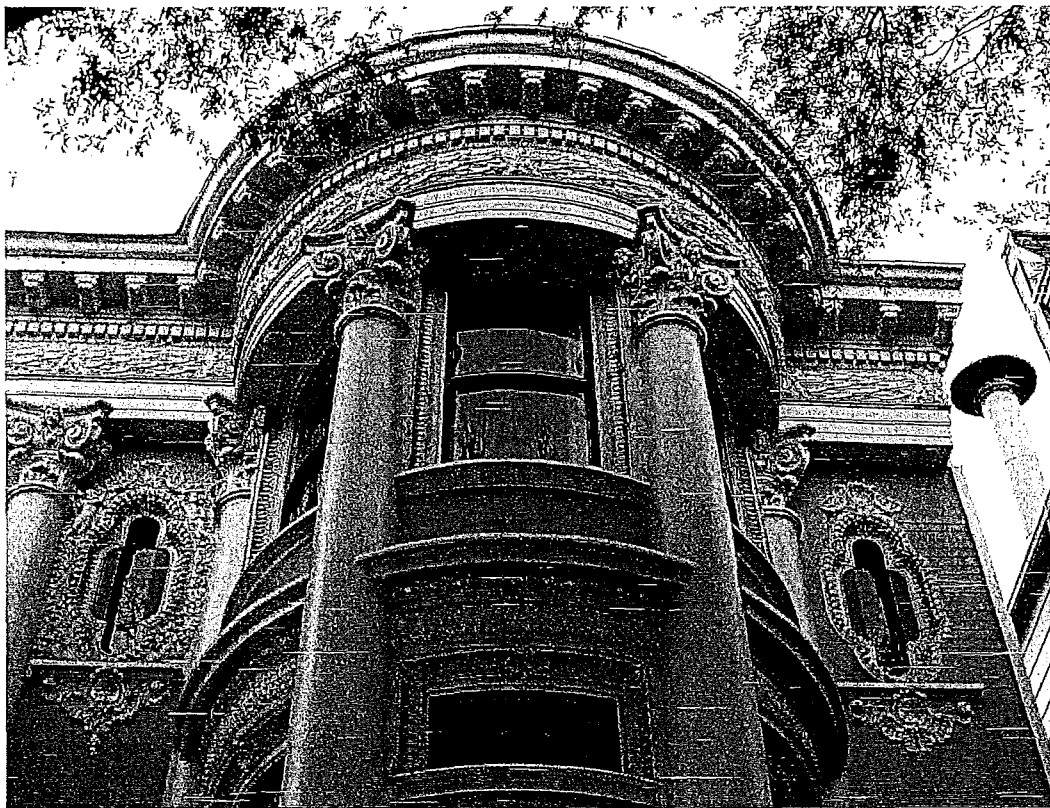


Figure 18: Bay flanked by oval windows in elongated quatrefoil surrounds (south window has a simpler surround).

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).

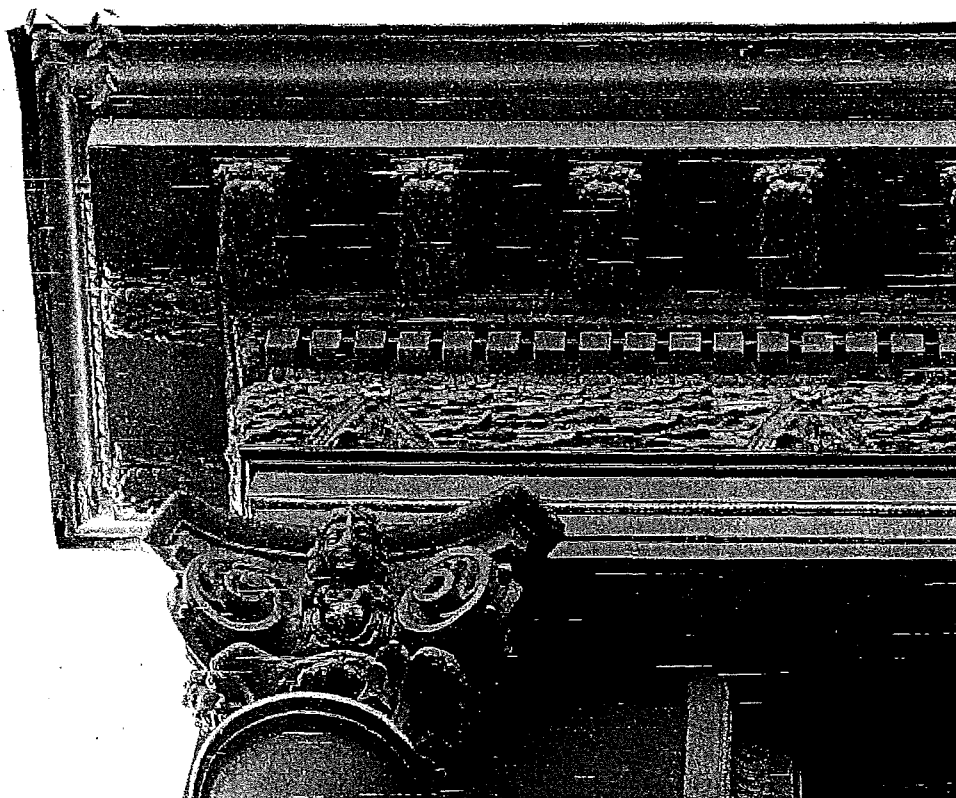


Figure 19: Entablature detail.

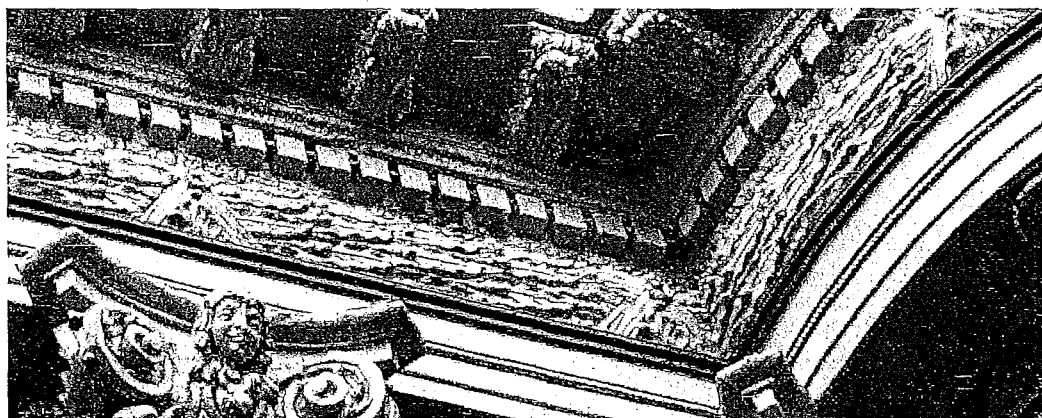


Figure 20: Entablature detail.



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.

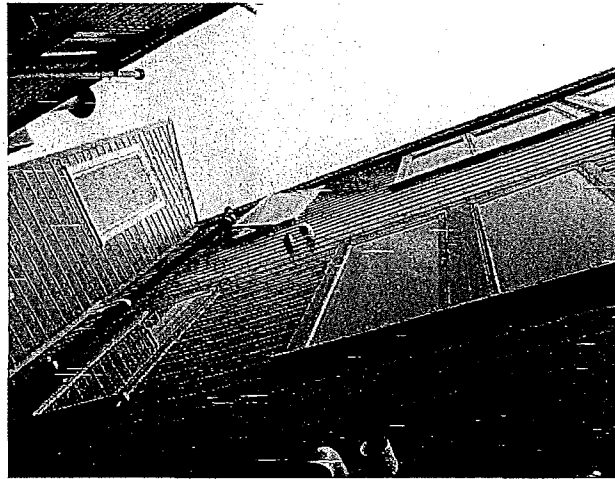


Figure 24: Second and third story fenestration of south façade.

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

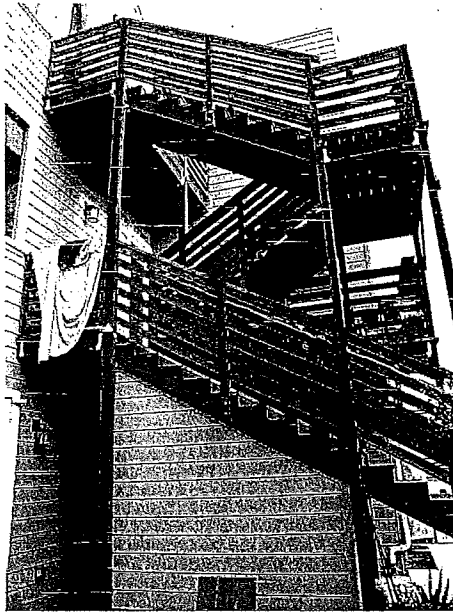


Figure 27: Exterior three-story stairs.



Figure 28: Storage door and south façade access door.



Figure 29: South side fenestration.

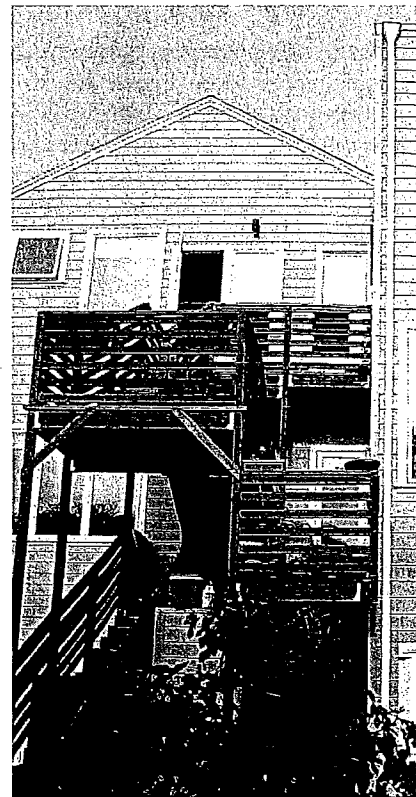


Figure 30: South side fenestration.

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.

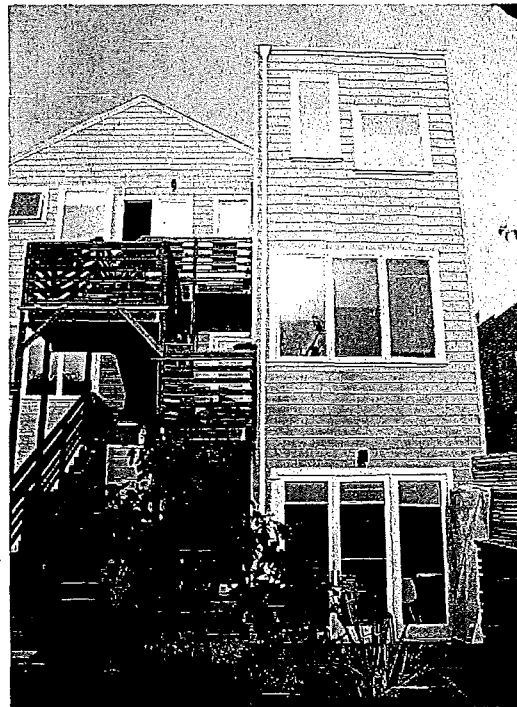


Figure 32: North side fenestration.

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.

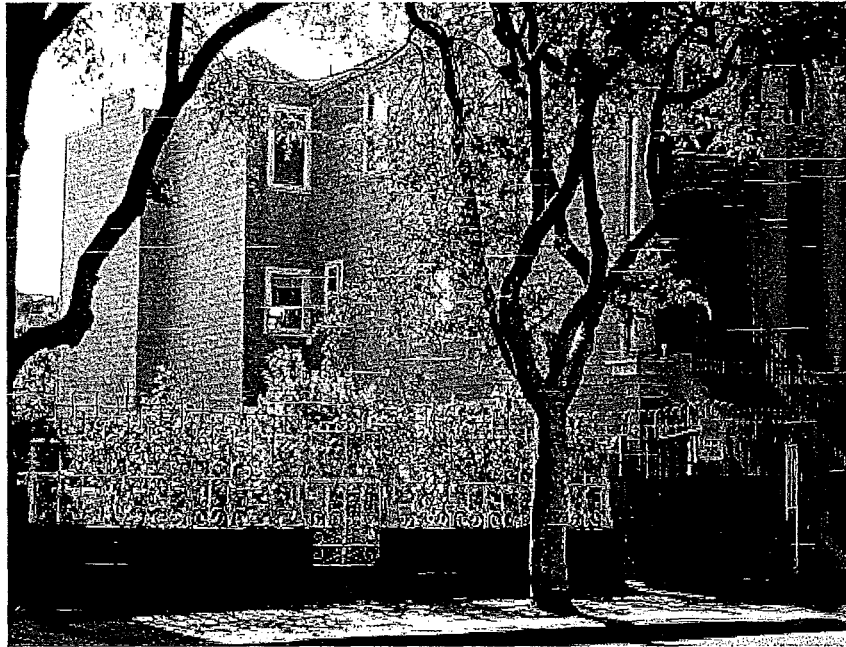


Figure 33: North façade.

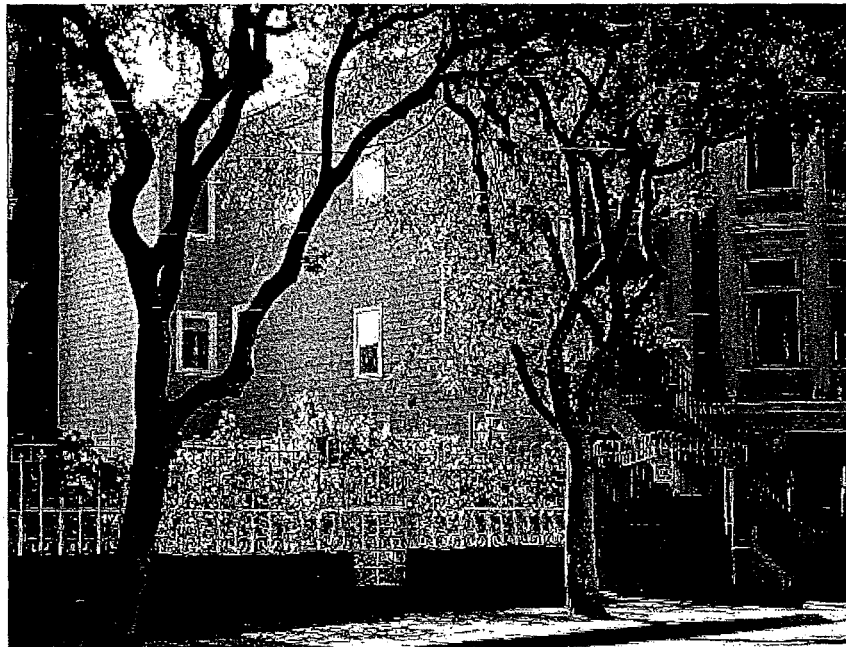


Figure 34: North façade.

SURROUNDING NEIGHBORHOOD

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

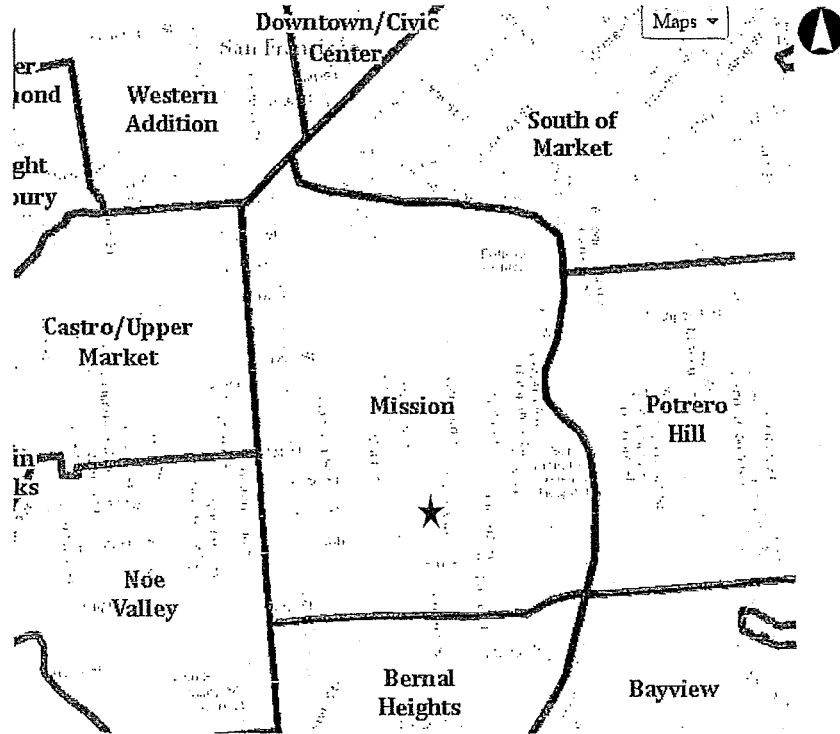


Figure 35: Map of the Mission neighborhood boundary. Subject property marked by an orange star.
Source: San Francisco Property Information Map, 2016. Edited by Page & Turnbull.

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.

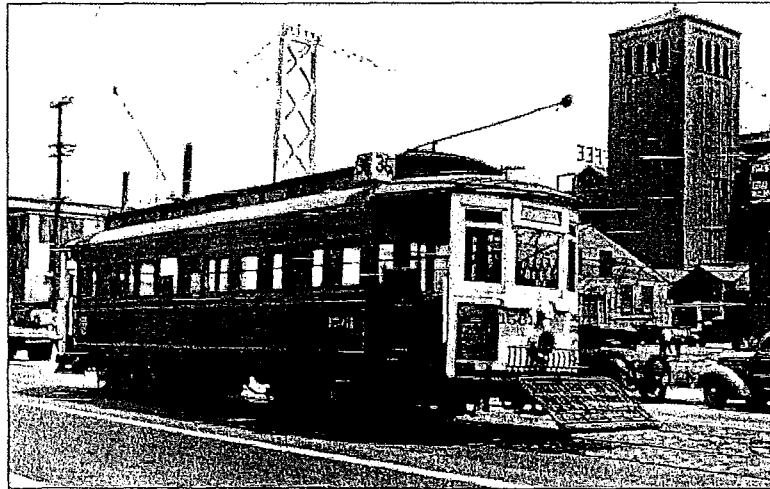
San Francisco's status as a major port and a manufacturing and financial center was cemented in the latter half of the nineteenth century. The period of 1864-1906, often termed the "Gilded Age," was also one of the most significant periods of growth for the Mission District. Installation of mass transit 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 Philip 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 Steuart 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. 53-1060

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

Rate of Supply

APPLICATION AND AGREEMENT.

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

2731-5 Folsom St 175 S. Irving St

and in default of such payment punctually made in advance, or if the above regulations are in any respect violated, the said Spring Valley Water Works may discontinue the water at my own cost and charges, according to the rules and regulations of which I have been duly notified.

General Rate	2 x 3/4	75.00	1620	1200
SPECIAL RATES	Some of			
Wash Trays		30		
Wash Basins				
Wardens and Lodget				
Public				
Wash Closets				
Urinals				
Cases				
Flows				
House Trough				
By Val. Incom				
Totals				

San Francisco, Oct. 20 1899

Wm. J. Laughlin By
R. F. Laughlin

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).

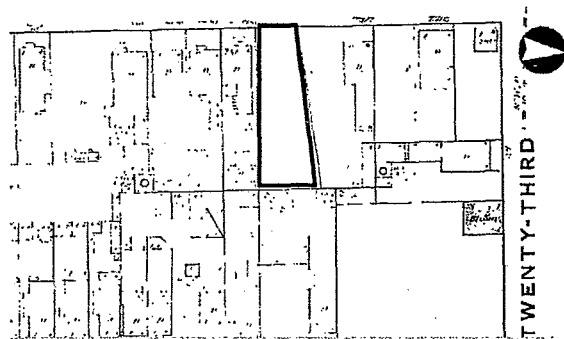


Figure 42: 1889 Sanborn Fire Insurance Co. map. The subject parcel is outlined in orange. Source: San Francisco Public Library. Edited by Page & Turnbull.

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).

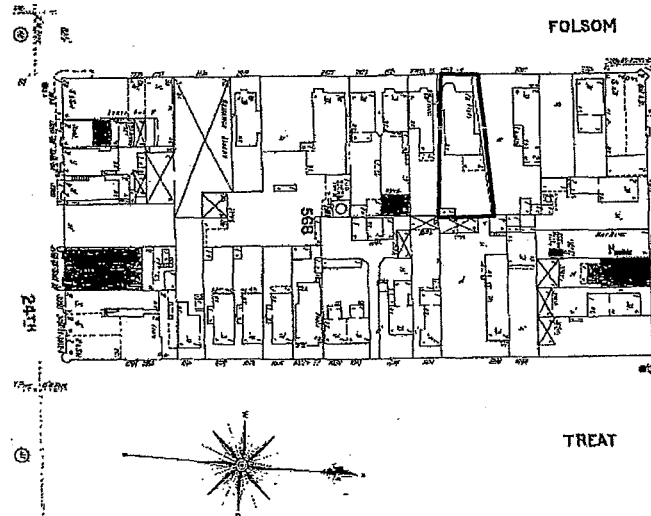


Figure 43: 1900 Sanborn Fire Insurance Co. map. The subject parcel is outlined in orange. Source: San Francisco Public Library. Edited by Page & Turnbull.

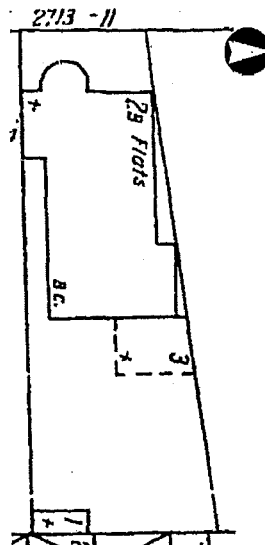


Figure 44: Detail of 1900 Sanborn Fire Insurance Co. map showing subject parcel. Source: San Francisco Public Library. Edited by Page & Turnbull.

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).

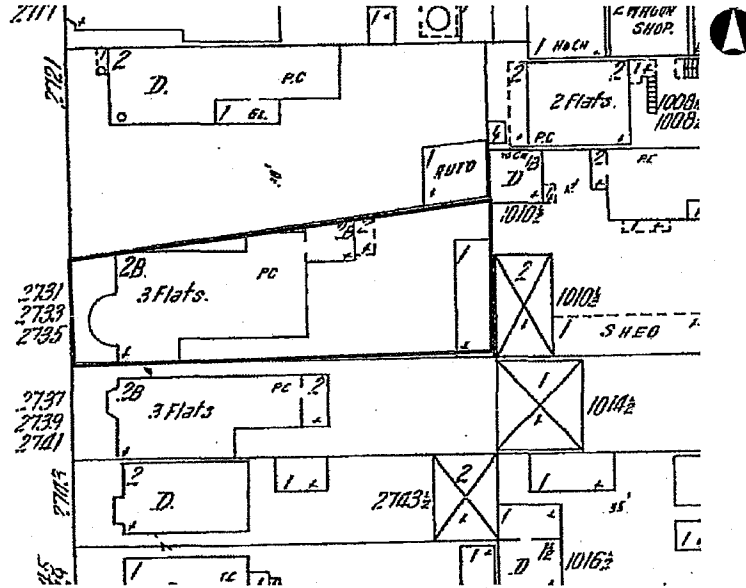


Figure 47: 1914-1950 Sanborn Fire Insurance Co. map. The subject parcel is outlined in orange.
Source: San Francisco Public Library. Edited by Page & Turnbull.

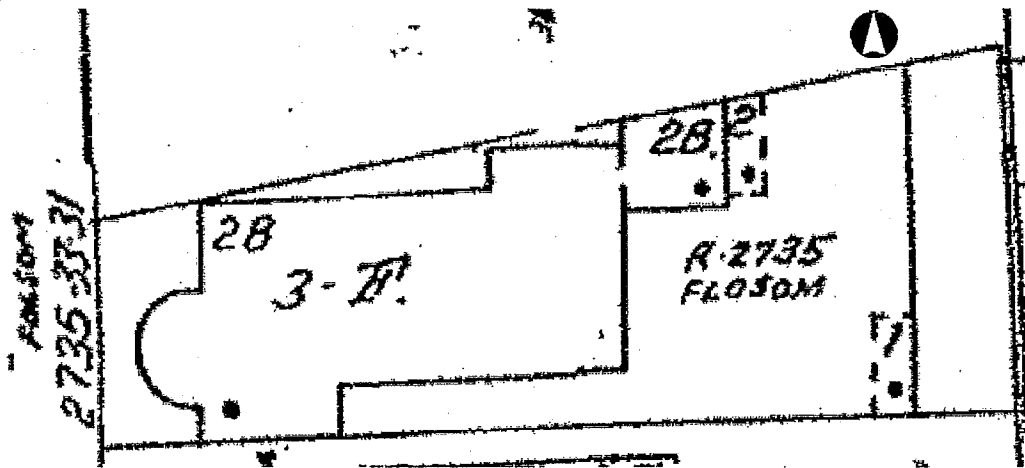


Figure 48: Detail of 1990's Sanborn Fire Insurance Co. map showing subject parcel.
Source: San Francisco Public Library. Edited by Page & Turnbull.

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).

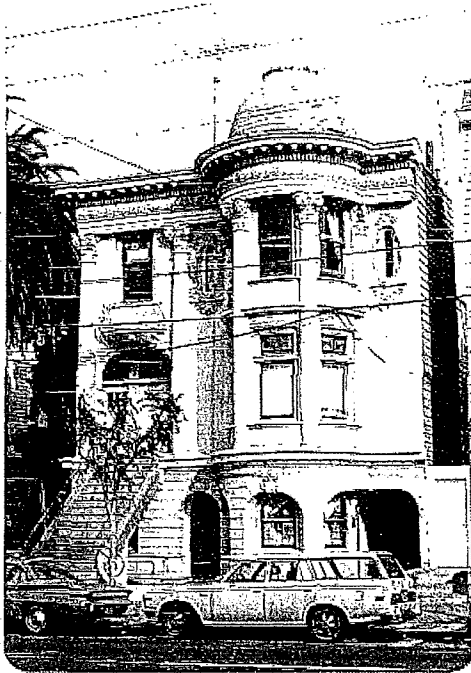


Figure 49: Ladies Junior League 1976
Architectural Survey. Source: San Francisco
Property Information Map.



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.

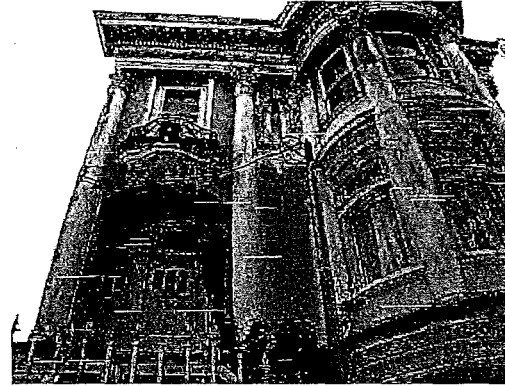


Figure 53: Page & Turnbull 2008 DPR 523A form.
Source: South Mission Historic Resource Survey.

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 Bertuccelli
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 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.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, Schroeffer, 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)

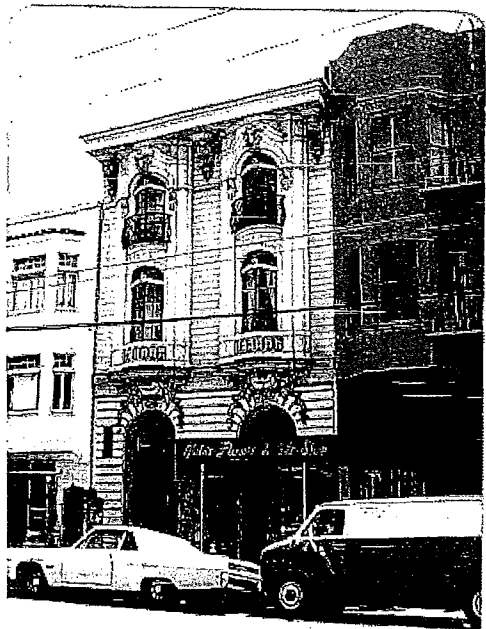


Figure 56: 1677-81 Haight Street (1906)



Figure 57: 961 Pine Street (1912)

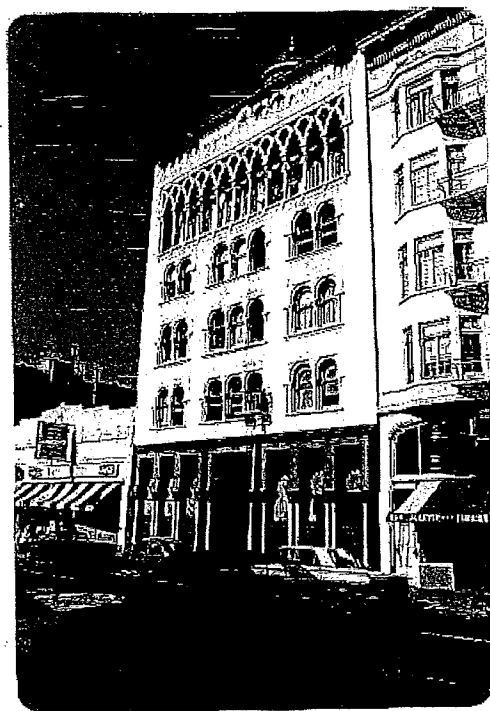


Figure 58: 860 Geary Street (1913)

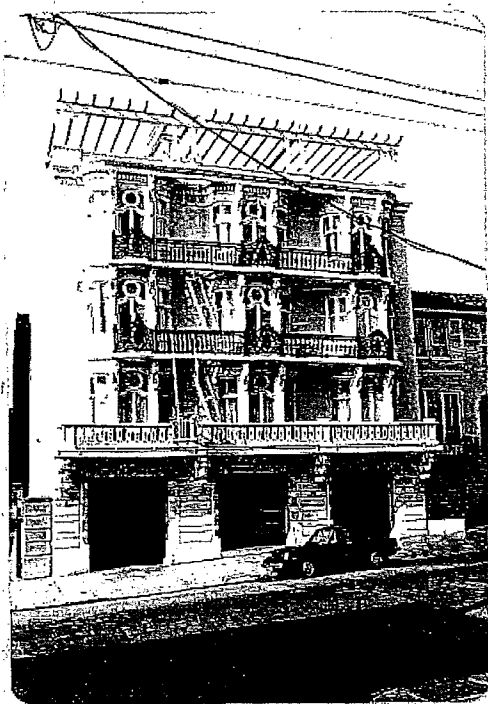


Figure 59: 2411 Webster Street (1914)



Figure 60: 625 Hyde Street (1920)

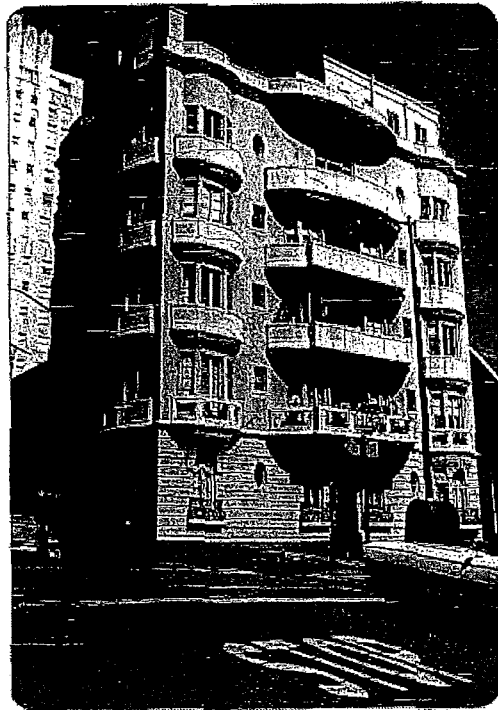


Figure 61: 1298 Sacramento Street (1922)

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. B. Hamilton Owner

To make additions, alterations or repairs to building

Location

2733 Fabron Street

Estimated Cost, \$ *300*

Filed *July 23 28*

Referred to Inspector _____ For Report.

JUL 27 1928

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

7/24/28

RECORDED IN BOOK NO. 1001

RECEIVED
BUREAU OF BUILDING INSPECTION
CITY OF CHICAGO
JUL 24 1928

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 1/2 aborn street

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Raise Foundation 1 ft
New Back Stairs
alter Trade Entrance

Estimated cost of work, \$ 300.00

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 Cramer _____
Address _____

J. H. Hamilton Owner

Name of Builder Cramer _____
Address _____

2140 Broadway Address

Address _____
Per B. Ramsey _____

Report favorably

J. B. Brown Inspector

7-24 1928

3 ASSESSMENT DISTRICT
DEPT. OF BUILDING INSPECTION

Approved: _____
Zone 2nd Res
CPC Setback _____

5-6-59
Approved: provided
alt kitchen has 5' x 4' x 4'
of superficial floor area.
ELLIS SOX
Joseph Mellon
Department of Public Health

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

BLDG. FORM
3 APPLICATION OF
No. 8888-903
Gene May Spedra owner

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

Approved: _____
Electrical Inspector

Approved 4/29 1969

CORRECT ALL VIOLATIONS LISTED ON
BBI COMPLAINT 8888

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS or REPAIRS
TO BUILDING
Location 2251-35 Folsom St

Approved: _____
Bureau of Fire Prevention & Public Safety

Approved: _____
Art Commission

- 1- Remove all dirt rot, open ground floor for further inspection of ~~rot~~ decay.
 - 2- Replace front & rear stairs.
 - 3- Repair of units approved 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 fifteen to be removed without plans.
- Joseph Mellon
Building Inspector, Bureau of Building Inspection

Total Cost \$ 7000
4750 4/29/59
Filed 4/24 1969

Approved: _____
Structural Engineer, Bureau of Building Inspection

Approved: _____
Boiler Inspector

Approved: _____
Bureau of Engineering

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

Approved: _____
Superintendent Bureau of Building Inspection
Permit No. 199512
MAY 8 1959
Issued #8888 1959

URBAN RENEWAL

2350

OFFICIAL COPY

SAN FRANCISCO

CENTRAL PERMIT BUREAU 745

Write in Ink—File Two Copies

DEPARTMENT OF BUILDING INSPECTION

DEPARTMENT OF PUBLIC WORKS BLDG. FORM

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

RECEIVED

1959 APR 28 PM 2:58

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

BUILDING INSPECTION

3

4/24 19 59

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 2231-35 Polk St
- (2) Total Cost \$ 7000 (3) No. of stories 3 (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 N (10) 1P-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 35 ft.
- (17) Describe Work to be done (in addition to reference to drawings & specifications)

Comply with all D.P.H. Complaint & B.B.T. 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 Nat 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 subsidewalk 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 Spediacci (Phone Jo 4-5046)
(For Contact by Bureau)

Address 26 N. MARY FAY DR OAKLY CITY

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

BLDG. FORM

3

APPROVAL OF

George Bentley
FOOT BRIDGE TO MAKE
ADJUSTMENTS, ALTERATIONS or REPAIRS
TO BUILDING

Location Mill 2291-33-35-2

Total Cost 2500

DATE 7 1964

FILE

APPROVED:

APPROVED
By: *[Signature]*
DATE: 7 1964

Permit No. 2 64906

ISSUED 7 1964

ISSUED

RECEIVED

RECEIVED

- Bureau of Engineering
- BHE Street Engineer
- Boiler Inspector
- Art Commission
- Dept. of Electricity
- Redevelopment Agency
- Parking Authority

Approved 3-15-1964

Provided the following conditions are com-
plied with:

For maintenance only
The approval of this application and issuance of permit is limited to the work shown on drawings and approved by the Building Inspector, Bureau of Engineering.

[Signature]
Building Inspector, Bureau of Engineering

I agree to comply with all conditions or alterations of the various Bureaus or Departments noted herein.

N. P. [Signature]
Owner or Owner's Architectural Agent

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking 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. 305, California Penal Code.

Approved:

[Signature]
Department of City Planning

Approved:

For maintenance only

[Signature]
Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

OFFICIAL COPY



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 2231-33-35 Jackson St
- (2) Total Cost (\$)2.42 (3) No. of Stories 3 (4) Basement or Cellar None
- (5) Present Use of building Residential (6) No. of families 3
- (7) Proposed Use of building 1 (8) No. of families 3
- (9) Type of construction 5 (10) 18
- (11) Any other building on lot None (must be shown on plot plan if answer is yes)
- (12) Does this alteration create an additional story to the building? Yes or No
- (13) Does this alteration create a horizontal extension to the building? Yes or No
- (14) Does this alteration constitute a change of occupancy? Yes or No
- (15) Electrical work to be performed? Yes or No (16) Plumbing work to be performed? Yes or No
- (17) Automobile runway to be altered or installed? Yes or No
- (18) Sidewalk over sub-sidewalk space to be repaired or altered? Yes or No
- (19) Will street space be used during construction? Yes or No
- (20) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

See attached permits reports: items 1 through 4
1. Repair the exterior angle frame window
2. Repair frame window
3. Remove the bottom piece of frame for repair
4. Repair base of wood against the frame window

- (21) Supervision of construction by George B. Davis Address 3063 Jackson St
- (22) General Contractor 11 California License No. 160,147
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 G. M. Davis Address 3063 Jackson 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. 804 AND 805, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.
Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on the Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN ENDORSEMENT BY THE ELECTRICAL WORKS OR PLUMBING DIVISION OF THE CITY OF SAN FRANCISCO. A SEPARATE PERMIT FOR THE WORKS AND PLUMBING MUST BE OBTAINED.

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

OFFICIAL COPY

SAN FRANCISCO APPROVED FOR ISSUANCE FEB 7 - 1973

APPROVED DEPT. PUBLIC WORKS MAY 30 1973

Alfred G. Gilling

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

OFFICE COPY OF PUBLIC WORKS THE PLANS AND SPECIFICATIONS SUBMITTED HEREIN AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH:

BLDG. FORM 3 413704

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

(1) STREET ADDRESS OF JOB: 773 1/2 3rd St. S.F. CA. (2) ESTIMATED COST OF JOB: 1000.00

DESCRIPTION OF EXISTING BUILDING and DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION. Includes fields for type of construction, number of stories, present use, and proposed use, with checkboxes for various structural and utility changes.

WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT). Remove debris under steps. Repair windows (slush) Bathroom. Repair steps. Remove stairway (Clock) 2733 Mission. Replace glass kitchen. Repair improved heater. COVENANT TO DATA 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. No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire containing more than 750 volts.

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.

Signature of Alfred G. Gilling, OWNER OR AUTHORIZED AGENT.

- CHECK APPROPRIATE BOX: [X] CONTRACTOR [] OWNER [] ARCHITECT [] ENGINEER [] LESSEE [] AGENT WITH POWER OF ATTORNEY [] ATTORNEY IN FACT

OFFICIAL COPY

SAN FRANCISCO

MAY -3 1974

DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

BIDDING FORM

APPLICATION NO. 432065

DEPARTMENT OF PUBLIC WORKS

APPROVED
MAY 21 1974
Alfred Holdings

OFFICE COPY

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS
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:

RECEIPT NO. 83477
F-74
85057
5-21-74

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

DESCRIPTION OF EXISTING BUILDING

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

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

NO. OF CONSTR.	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
----------------	-----------	---------------------------------------	--	--------------------------	--------------------------------	--------------------------

DES THIS ALTERATION CREATE ADDITIONAL TORY TO BUILDING? YES NO

110) IF YES STATE NEW HEIGHT AT CENTER LINE OF FRONT: _____ FT.

111) DOES THIS ALTERATION CREATE A HORIZONTAL EXTENSION TO BUILDING? YES NO

112) IF YES STATE NEW GRADING FLOOR AREA SQ. FT.

11) SIDEWALK OVER 8' SIDEWALK SPACE BE PAVED OR ALTERED? YES NO

112) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO

113) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES NO

117) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO

12) OTHER EXISTING BLDG. IN LOT? IF YES, SHOW (PILOT PLAN) YES NO

120) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO

121) ELECTRICAL WORK TO BE PERFORMED? YES NO

122) PLUMBING WORK TO BE PERFORMED? YES NO

GENERAL CONTRACTOR: SELF ADDRESS: _____ CALIF. LICENSE NO. _____

ARCHITECT OR ENGINEER (FOR DESIGN): _____ ADDRESS: _____ CALIF. CERTIFICATE NO. _____

ARCHITECT OR ENGINEER (FOR CONSTRUCTION): _____ ADDRESS: _____ CALIF. CERTIFICATE NO. _____

CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. HERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"). _____ ADDRESS: _____

TELEPHONE (GIVE NUMBER) _____ ADDRESS: _____ PHONE (FOR CONTACT BY BUREAU) 416-1076

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

Comply with
D.H.H. notice
To complete work started
under Per # 413704

IMPORTANT NOTICES

shall be made in the character of the occupancy or use without a Building Permit authorizing such change. See Sec. 103, 104.8, D.C. 502, 502.1, San Francisco Building Code and Sec. 104, San Housing Code.

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

Sec. 302.A.8, San Francisco Building Code, the building permit issued 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 to be correct. If actual grade lines are not the same as shown revised drawings of street grade lines, cuts and fills together with complete details of cuts and wall footings required must be submitted to this bureau for approval.

ATION 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 APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. PERMITS 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 PERMIT IS ISSUED.

all insulating materials must have a clearance of not less than two (2) inches from 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.

Alfred Holdings
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
Robert C. Long

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

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

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) STREET ADDRESS OF JOB:
2731-35 Tolson
\$5000.00 once
(2) ESTIMATED COST OF JOB:

REGISTRATION NO. 7809015
DIVISION OF ENVIRONMENTAL CONSERVATION

DATE FILED: AUG 29 1978
FILING FEE RECEIPT NO.: 78670
PERMIT NO.: 437583
ISSUED:

DESCRIPTION OF EXISTING BUILDING									
(64) TYPE OR CONSTR. 1-4	(65) NUMBER OF STORIES OF OCCUPANCY	(66) NUMBER OF BASEMENTS AND CELLARS	(67) PROPOSED USE	(68) SUG. CODE OCCUP. CLASS.	(69) NO. OF DWELLING UNITS				
1 2 3 4 5 6	0	0	Appt. House	4	3				
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION									
(70) TYPE OF CONSTR. 1-4	(71) NUMBER OF STORIES OF OCCUPANCY	(72) NUMBER OF BASEMENTS AND CELLARS	(73) PROPOSED USE	(74) SUG. CODE OCCUP. CLASS.	(75) NO. OF DWELLING UNITS				
1 2 3 4 5 6	3	0	Appt. House	4	3				
(76) DOES THE ALTERATION CREATE ADDITIONAL STORAGE BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(77) IF YES, STATE NEW HEIGHT AT CENTERLINE OF FRONT: FT.	(78) DOES THE ALTERATION CREATE DECK OR HOME EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(79) IF YES, STATE NEW GRADING PROGRAM:				
(80) WILL SOUV. ALL COVER BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(81) WILL SOUV. BE EXTEND BEYOND PROPERTY LINE?	(82) SHALL REPAIR TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(83) WILL STREET SPACE BE USED DURING CONSTRUCTION?				
(84) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON FLOOR PLAN.	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(85) DOES THE ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	(86) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(87) PLUMBING WORK TO BE PERFORMED?				
(88) GENERAL CONTRACTOR	ADDRESS			PHONE	PERMIT LICENSE NO.				
(89) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/>)	ADDRESS			CALIF. CERTIFICATE NO.					
(90) CONSTRUCTION LEADER (ENTER NAME AND MAIN DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN").	ADDRESS								
(91) OWNER (CROSS OUT IF APPLICABLE)	ADDRESS			PHONE (FOR CONTACT BY BUREAU)					
<i>Edward and Paula Yaloviska 2731 Tolson 648-5873</i>									
(92) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION REFERENCE TO PLANS IS NOT SUFFICIENT: <i>Comply with B.B.I. Report</i>									

HOLD HARMLESS CLAUSE: The Permittee by acceptance of this permit, agrees to indemnify and hold harmless the City and County of San Francisco from and save any and all claims, demands and actions for damages, or other obligations under this permit, regardless of the negligence of the City and County of San Francisco, and to waive 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. 104.1, 104.1.1, 104.1.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 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.
Pursuant to Sec. 502.1.1.1, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept on 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-drainings required must be submitted to this bureau for approval.
ANY CORRECTIONS 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) (10) (17) (20) (21) or (22). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In drawings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

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

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

NOTICE TO APPLICANT
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 and indicate (I) or (II) or (III) 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: *Pruce 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 PLAN 28 8888 APPROVAL NUMBER: 5-8-85-1

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS FORM 3 PRE-APPROVAL SITE INSPECTION REQUIRED FORM 8 OVER-THE-COUNTER ISSUANCE 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.

DATE FILED 12-31-84 FILING FEE RECEIPT NO. 135782 (1) STREET ADDRESS OF JOB 2731-2735 FOLSOM ST BLOCK & LOT 2731-2735 FOLSOM ST LOT # 3 (2) ESTIMATED COST OF JOB \$2,000.00 (3) REVISED COST: DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS DESCRIPTION OF EXISTING BUILDING (4A) TYPE OF CONSTR. WOOD FRAME (5A) NO. OF STORIES 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

(10) IS AUTO DRIVEWAY TO BE CONSTRUCTED OR ALTERED? YES NO (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO (12) ELECTRICAL WORK TO BE PERFORMED? YES NO (13) PLUMBING WORK TO BE PERFORMED? YES NO (14) GENERAL CONTRACTOR ADDRESS PHONE CAIF. UC. NO. EXPIRATION DATE (15) OWNER (PLEASE CROSS OUT ONE) NEIL H. BLEULER P.O. BOX 11229 SF, CA 94101 626-1614

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) THREE-STORY REAR-STAIRCASE WILL BE REMOVED (WOOD) AND REPLACED WITH NEW WOOD STAIRCASE (3 STORY). (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 HORZ. EXTENSION TO BUILDING? YES NO (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT. (21) WILL SIDEWALK OVER SIX-INCH WALK SPACE BE REPAIRED OR ALTERED? YES NO (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO (23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN YES NO (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO (25) ARCHITECT OR ENGINEER (DESIGN CONSTRUCTION) ADDRESS CAIF. CERTIFICATE NO. (26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER UNKNOWN) ADDRESS

IMPORTANT NOTICES No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code. Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval. ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment. CHECK APPROPRIATE BOX [] OWNER [] ARCHITECT [] ENGINEER [] LESSEE [] AGENT WITH POWER OF ATTORNEY [] CONTRACTOR [] ATTORNEY IN FACT APPLICANT'S CERTIFICATION I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions. In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (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 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. () V. 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

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

CONTRACT DISTRICT INSPECTOR LIMITED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 553-6066), 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

SUPERVISOR J. Chau

APPROVED FOR ISSUANCE OCT 22 1987

8/8

8775216

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

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO UNDERTAKE IN ACCORDANCE WITH THE RULES AND SPECIFICATIONS UNMITTLED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

PERMIT NO. 577977, DATE 10-22-87, ADDRESS 2731-2735 Folsom St., ESTIMATED COST \$500.00

INFORMATION TO BE FURNISHED BY ALL APPLICANTS. Includes existing building description (3 Residential Flats) and proposed alteration (3 Residential Flats).

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY. Includes questions about alterations, sidewalks, and construction details.

IMPORTANT NOTICES. No change shall be made in the character of the occupancy or use without first obtaining a Building Permit...

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...

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: Joseph Adams, Date: 10/22/87

9003 03

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

DISAPPROVED
In Consultation

OCT 2 1989

CANCELLED

3

00005020

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 8 OVER-THE-COUNTER ISSUANCE

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.

NUMBER OF PLAN SETS 08/R

DATE ISSUED 4/7/89	PERMIT NO. 200113	(1) STREET ADDRESS OF JOB 2731-35 Folsom St.	BLOCK & LOT 3640 31
ESTIMATED COST OF JOB 250.00		REVISION COSTS	

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING

(1A) TYPE OF CONSTRUCTION 1 HR	(2A) NO. OF STORIES OF OCCUPANCY 3	(3A) NO. OF BASEMENTS AND CELLARS 0	(4) PRESENT USE 3 FAMILY RESIDENTIAL	(5A) OCCUP. CLASS R-2B1	(6A) NO. OF DWELLING UNITS 3
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(1) HR	(2) NO. OF STORIES OF OCCUPANCY 3	(3) NO. OF BASEMENTS AND CELLARS 0	(4) PROPOSED USE (LEGAL USE) 3 FAMILY RESIDENTIAL	(5) OCCUP. CLASS R-2B1	(6) NO. OF DWELLING UNITS 3
--------	--------------------------------------	---------------------------------------	--	---------------------------	--------------------------------

(10) IS ALSO BARRICADE TO BE CONSTRUCTED OR ALTERED? YES NO

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

(12) ELECTRICAL WORK TO BE PERFORMED? YES NO

(13) PLUMBING WORK TO BE PERFORMED? YES NO

(14) GENERAL CONTRACTOR: OWNER

(15) OWNER (CHECK ONE): JOSEPH ATSCUS

(16) ADDRESS: 2733 Folsom St. 94110

(17) PHONE (FOR CONTACT BY BUREAU): 398-4840

(18) WRITE A DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): REPAIR EXISTING GATE & FENCE

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY

(17) DOES THE ALTERATION CREATE A CHANGE IN THE CENTER LINE OF FRONT? YES NO

(18) IF (17) IS YES, STATE CENTER LINE OF FRONT: 66' BROADWAY "A" SE 9411

(19) DOES THIS ALTERATION CREATE A CHANGE IN THE EXTENSION TO BUILDING? YES NO

(20) IF (19) IS YES, STATE SQUARE FEET OF WORK: 17166

(21) WILL SIDEWALK OVER SIDEWALK SPACE BE REQUIRED OR ALTERED? YES NO

(22) WILL ANY OTHER EXISTING BLDG. ON LOT BE TIED, SHOWN OR TYPED IN PLAN? YES NO

(23) ANY OTHER EXISTING BLDG. ON LOT? YES NO

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

(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION): JOSEPH ATSCUS AIA CG

(26) CONSTRUCTION LICENSE NUMBER AND BRANCH DESCRIPTION (IF ANY, IF DESIGN IS UNKNOWN CONSTRUCTION LICENSE, ENTER "UNKNOWN")

IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

CHECK APPROPRIATE BOX

OWNER ARCHITECT ENGINEER

LESSEE AGENT WITH POWER OF ATTORNEY

CONTRACTOR ATTORNEY IN FACT

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agrees(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 maintain 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 than 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, further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit therein 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 direct 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.

Applicant's Signature: *Joseph Atscus* Date: 4/7/89

DEPARTMENT OF BUILDING INSPECTION

CANCELLED ON: 11-27-90
NOTIFIED: Attorney/Redwood Canyon DECK
MAILED ON: 11-7-90

BUILDING ENLARGEMENT
DESCRIPTION

DEP 2, 1990
CANCELED

MR. RAY MARCOTTE

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
2 + PRE-APPL MATERIALS
NUMBER OF PLAN SETS

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

DATE FILED: 2/28/90
PERMIT NO.: 211509
ISSUED: 1,100
STREET ADDRESS OF JOB: 2731-35 FOLSOM ST 3640 #30
ESTIMATED COST OF JOB: \$1,100
REVISED COST:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS
DESCRIPTION OF EXISTING BUILDING: Legal 400 = 3 Apts on 3 fls.
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: 3 UNIT RESID APART R-1
CONTRACTOR: JOSEPH ATISUS 2733 FOLSOM ST. S.F. CA 94110-378-4850
DECK EXTENSION AT SECOND & THIRD FLOORS

IMPORTANT NOTICES
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit...
CHECK APPROPRIATE BOX:
OWNER
ARCHITECT
ENGINEER
AGENT WITH POWER OF ATTORNEY
CONTRACTOR
ATTORNEY IN FACT

NOTICE TO APPLICANT
HOLD HAZARDOUS 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...
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, prior to the commencement of any work, with the Central Finance Bureau evidence that workman's compensation insurance is carried.

Signature: Joseph Atisus
Date: 2/28/90

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
1-28-97
Horizontal
Date

CANCELLED ON: [Signature]
NOTIFIED: 5.27.95
MAILED ON: 4.2.93
JAMES MURPHY

FILE NO. 8/8
APPROVAL NUMBER 09202152
DATE 7/11/97
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 6 OVER-THE-COUNTER ISSUANCE
2 NUMBER OF PLAN SETS

APPLICANT 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 ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREIN SET FORTH.

NO. 111
DATE 7/11/97
PERMIT NO. 235663
ESTIMATED COST OF WORK \$2,1500
REVISION COST: \$0
STREET ADDRESS OF JOB 2731-35 Folsom St. 3640 31
BLOCK & LOT

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

(1) TYPE OF CONSTR. 2 Alter (2) NO. OF STORIES OF OCCUPANCY 3 (3) NO. OF BAGGAGES AND CELLARS 0 (4) PRESENT USE 3 UNIT RESIDENTIAL (5) OCCUP. CLASS RI (6) NO. OF DWELLING UNITS 3

(7) PROPOSED USE (LEGAL USE) 3 UNIT RESIDENTIAL (8) OCCUP. CLASS RI (9) NO. OF DWELLING UNITS 3

(10) IS THIS BUILDING TO BE CONSTRUCTED OR ALTERED? YES NO (11) WILL MEET SPACE BE USED DURING CONSTRUCTION? YES NO (12) ELECTRICAL WORK TO BE PERFORMED? YES NO (13) PLUMBING WORK TO BE PERFORMED? YES NO

(14) GENERAL CONTRACTOR UNKNOWN (15) OWNER'S LESSEE (CHECK ONE) JOSEPH HERS 2733 Folsom St. SF 94110 388-4840 (16) WORK REPRESENTATION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) TWO DECKS ONE @ TOP 3RD FLOOR & 1 @ WOODIE 2ND LEVEL

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION CREATE A CHANGE IN CENTER LINE OF FRONT? YES NO (18) IS THIS ALTERATION SUBJECT TO THE PROVISIONS OF SECTION 5800 OF THE LABOR CODE OF THE STATE OF CALIFORNIA? YES NO (19) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO

(20) ARCHITECT OR ENGINEER (DESIGN) JOSEPH HERS AIA 66 BROADWAY A SF CA 94111 417166 (21) ARCHITECT OR ENGINEER (CONSTRUCTION) 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.

Grids 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 foundations required must be submitted to this Bureau for approval.

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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 sheets of insulating materials shall have a clearance of not less than two inches from 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

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In conformity with the provisions of Section 5800 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 in Self-Insure issued by the Director of Industrial Relations.
() II. Certificate of Workmen'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 workmen's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workmen's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 5800 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 workman who complies with the workmen's compensation laws of California and who has on file, or prior to the commencement of any workman's compensation insurance is carried.

Joseph Hers 7/11/97
Applicant's Signature Date

00273

OFFICIAL COPY

O.F. ON

APPROVED
Dept of Building Insp.

AUG 18 1997

BLDG. FORM # 3/8

APPROVAL NUMBER: 09715854

OSHA APPROVAL REQUIRED:

APPLICATION FOR BUILDING PERMIT AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS: 1-1-98

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 SET FORTH.

OFFICE COPY

DATE FILED: 8/18/97, PERMIT NO.: 829499, ISSUED: 8-18-97, STREET ADDRESS OF JOB: 2731 FOLSOM ST, ESTIMATED COST OF JOB: 1,800.00

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING: RESIDENTIAL, R-3, 2 UNITS. DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: RESIDENTIAL, R-3, 2 UNITS.

GENERAL CONTRACTOR: LARA CONSTRUCTION CO., 670-19th AVE, 94118, 994-6746, 69678, 3/5/93. OWNER: JOSEPH ARENS, 2735 FOLSOM.

ADDITIONAL INFORMATION: (I) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO. (II) DOES THIS ALTERATION CREATE DECK OR HORIZONTAL EXTENSION TO BUILDING? NO.

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 6' to any wire containing more than 750 volts.

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.

CHECK APPROPRIATE BOX: OWNER, ARCHITECT, LESSEE, AGENT, CONTRACTOR, ENGINEER

APPLICANT'S CERTIFICATION

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

Signature of Applicant or Agent: Felix Chan, Date: 8/18/97

OFFICIAL COPY
SAN
DEP
BUILD

SECTION

RESIDENTIAL NEW CONSTRUCTION

REPAIR WORK ONLY

APPROVED FOR ISSUANCE
AUG 19 1999
318
APPLICATION NUMBER
05517218
OFFICIAL APPROVAL RECORD
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 B OVER-THE-COUNTER ISSUANCE

0 NUMBER OF PLAN SETS

514-00

OFFICE COPY

DATE FILED 8-19-99	PERMIT NO. 886933	ISSUED 8-19-99	(1) STREET ADDRESS OF JOB 2735 FOLSOM ST.	(2) REVENUE COST \$3000.00
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INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING					
(1) TYPE OF CONSTR. RESIDENTIAL	(2) NO. OF STORIES OF OCCUPANCY 3	(3) NO. OF UNITS AND CELLS 0	(4) PRESENT USE RESIDENTIAL FLAT	(5) OCCUP. CLASS R-1	(6) NO. OF DWELLING UNITS 3
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(1) TYPE OF CONSTR. RESIDENTIAL	(2) NO. OF STORIES OF OCCUPANCY 3	(3) NO. OF UNITS AND CELLS 0	(4) PROPOSED USE RESIDENTIAL FLAT	(5) OCCUP. CLASS R-1	(6) NO. OF DWELLING UNITS 3
(1) IS AUTO HIGHWAY 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"/>
(1) GENERAL CONTRACTOR SURE Inc.	ADDRESS 647 21st AVE	CITY 94114	PHONE 387-0917	CALIF. LIC. NO. 561658	EXPIRATION DATE 3/31/01
(1) OWNER (LEASEE CROSS OUT ONE) JOE ARSOUS	ADDRESS 2735 FOLSOM ST. SF	CITY 94110	PHONE (FOR CONTACT BY DEPT.) 415-255-1998		
(1) WRITE IN 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) IF YES, STATE NEW HEIGHT AT CORNER LINE OF FRONT	(3) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENDING TO BALCONY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(4) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
(5) WILL SIDEWALK COVER SUBSIDEWALK SPACE BE REPEATEDLY ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(6) WILL BUILDING EXCEED BEYOND TRAPEZOIDAL LIMIT?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(7) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON 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 DESIGNER'S CONSTRUCTION LEADER JOSEPH ARSOUS ARCHITECT		ADDRESS 2735 FOLSOM ST. 94110		CALIF. CERTIFICATE NO. C17166			
(10) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") NONE		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 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) (14) 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

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 from (iii), or (iv), or (v), whichever is applicable. If however item (v) is checked item (iv) must be checked as well. Mark the appropriate method of compliance below:

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

() I have and will maintain a certificate of consent to self-insure for 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 FC 350174

() 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 the 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 THERETO WILL BE COMPLIED WITH.

Signature of Applicant or Agent: Walter Wro 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

Signature of Acting Director

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

BLDG. FORM 318

APPLICATION NUMBER: 20060724193557

OSHA APPROVAL: REC'D

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 (058)

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

DATE FILED: 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) REVISER: A. G...
DATE: 7/24/06

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING
(4A) TYPE OF CONSTR.:
(4B) NO. OF STORIES OF OCCUPANCY: 3
(4C) NO. OF BASEMENTS AND CELLARS: 0
(4D) PRESENT USE: MULTI UNIT RESID.
(4E) OCCUP. CLASS: R-1
(4F) NO. OF DWELLING UNITS: 3
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
(4A) TYPE OF CONSTR.:
(4B) NO. OF STORIES OF OCCUPANCY: 3
(4C) NO. OF BASEMENTS AND CELLARS: 0
(4D) PROPOSED USE (LEGAL USE): MULTI UNIT RESID.
(4E) OCCUP. CLASS: R-1
(4F) NO. OF DWELLING UNITS: 3
(10) IS AUTO RUIHWAY 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): JOSEPA ATUS 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 UNIT
(CAN 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 EXHAUST 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. ON LOT? (IF YES, SHOW ON PLOT 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. See San Francisco Building Code and San Francisco Housing Code.
No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts See Sec 385, California Penal Code.
Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS 'YES' TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.
CHECK APPROPRIATE BOX
[] OWNER [] ARCHITECT
[] LESSEE [] AGENT
[] CONTRACTOR [] ENGINEER

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 (II), or (IV), whichever is applicable. If however item (V) is checked item (VI) must be checked as well. Mark the appropriate method of compliance below.
I hereby affirm under penalty of perjury one of the following declarations:
() I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
() II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier:
Policy Number:
III. The cost of the work to be done is \$100 or less.
IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that 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.
2003-03 (REV. 1/02)

Signature of Applicant or Agent: Josepa Atus
Date: 7/24/06

ORIGINAL 2364

OFFICIAL COPY
SAN
DEPT
BUILD

APPROVED
DEPT OF BUILDING INSPECTION
SEP 23 2000
DIRECTOR
DEPT OF BUILDING INSPECTION

RESIDENTIAL NON-STRUCTURAL
WORK ONLY
REVISIONS AND UNLESS OTHERWISE SPECIFIED BY THE INSPECTOR MAY
REQUIRE ADDITIONAL PERMITS OR APPROVAL PLANS FOR ANY
STRUCTURAL WORK OR FOR ANY WORK BEYOND SCOPE OF
THE PERMIT OBSERVED BY AN INSPECTOR
SMOKE DETECTOR(S) PER SEC. 310.01 IF VALUA-
TION EXCEEDS \$1000

BUILDING FORM 310
SEP 23 2000
APPROVED FOR ISSUANCE
APPROXIMATION NUMBER
2000-09-23-1980
APPROVAL NUMBER
GSHA APPROVAL REQ'D

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS
FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE
9-23-00
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 HEREIN
OFFICE COPY

DATE FILED: 9/23/00
PERMIT FEE RECEIPT NO: 2735 Folsom 3640 31
PERMIT NO: 192237
ISSUED: 9-23-00
ESTIMATED COST OF JOB: 3000
REVISED COST:
BY: DATE:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS
LEGAL DESCRIPTION OF EXISTING BUILDING
(1A) TYPE OF CONSTR: HHR (15A) NO. OF STORES OF OCCUPANCY: 3 (16A) NO. OF BASEMENTS AND CELLARS: 0 (17A) PRESENT USE (LEGAL USE): 3 UNIT BUILDING (18) OCCUP. CLASS: R-1 (19) NO. OF DWELLING UNITS: 3
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
(1A) TYPE OF CONSTR: HHR (15A) NO. OF STORES OF OCCUPANCY: 3 (16A) NO. OF BASEMENTS AND CELLARS: 0 (17A) PROPOSED USE (LEGAL USE): 3 UNIT BUILDING (18) OCCUP. CLASS: R-1 (19) NO. OF DWELLING UNITS: 3
(10) IS AUTO PARKWAY TO BE CONSTRUCTED OR ALTERED? YES NO
(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO
(12) ELECTRICAL WORK TO BE PERFORMED? YES NO
(13) PLUMBING WORK TO BE PERFORMED? YES NO
(14) GENERAL CONTRACTOR: SCORE INC. 647 21st AVE 94121 387-0917 561658 3/31/01
(15) OWNER / LESSEE (GROSS OUT ONE): JOE ATSUS 2733 Folsom St. SF 94110 415-287-1493
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): REMODEL BATHROOM, WORK ON 4th W 2735 Folsom. NEW FIXTURES. (SEE (N) SHEETROCK)

ADDITIONAL INFORMATION
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES NO
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT. _____
(19) DOES 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 EXTENDED? YES NO
(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO
(23) ANY OTHER EXISTING BLDG ON LOT? IF YES, SHOW ON PLOT PLAN YES NO
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO
(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION): JOSEPH ATSUS 2733 Folsom St 94110 CALIF. CERTIFICATE NO. C 17166
(26) 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' to any wire contacting 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 (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 ARCHITECT
LESSEE AGENT
CONTRACTOR ENGINEER
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

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
6003-03 (REV 1-96)
Signature of Applicant or Agent: [Signature]
Date: 9/23/00

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 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 H15

BLDG FORM 318
APPROVED FOR ISSUANCE
JUL 23 2008
APPLICATION NUMBER
2008 07 23 7406
DEPT. 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
NUMBER OF PLAN SETS 0

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 (7/23/08), FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB (2731 Folsom St SF, CA 3616 031), BLOCK & LOT. Includes PERMIT NO (116119), ISSUED (JUL 23 2008), (2A) ESTIMATED COST OF JOB (800), (2B) REVISED COST, and DATE (7/23/08).

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING and DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION. Includes fields for TYPE OF CONSTR, NO OF STORIES OF OCCUPANCY, NO OF BASEMENTS AND CELLARS, PRESENT USE, OCCUP CLASS, and NO OF DWELLING UNITS. Also includes sections for GENERAL CONTRACTOR, OWNER, and a detailed description of work to be performed.

ADDITIONAL INFORMATION

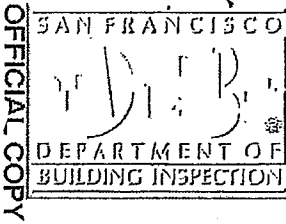
Form with multiple columns for YES/NO answers regarding alterations: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (18) WILL SIDEWALK OVERSIZ SIDEWALK SPACE BE REPAIRED OR ALTERED?, (19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDINGS?, (20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?, (21) WILL STREET SPACE BE USED DURING CONSTRUCTION?, (22) ANY OTHER EXISTING BLDG OR LOT? IF YES SHOW ON PLOT PLAN?, (23) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION)?, (24) CONSTRUCTION LEADER.

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 building structure or scaffold used during construction to be of less than 50' x 5' with a weight containing more than 750 volts. See Section 305 California Penal Code. P. pursuant to San Francisco Building Code this building permit shall be posted on the building. 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, revised drawings showing correct grade lines shall 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 WORK OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS 'YES' TO ANY OF ABOVE QUESTIONS (10) (11) (12) (22) OR (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. I, the undersigned, certify that all building materials must have a date of purchase from electrical wires or equipment. CHECK APPROPRIATE BOX: OWNER, ARCHITECT, AGENT, LESSEE, CONTRACTOR, ENGINEER. 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 or actions for damages resulting from the operation of 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 (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z) whichever is applicable. If however item (v) is checked item (iv) must be checked as well. Mark the appropriate method of compliance below. The City will use the penalty provisions of the following declarations: I have a duty to maintain a certificate of consent to work for which this permit is issued provided by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. I have a duty to 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: Policy Number: 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, I shall not employ a 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 not 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 I shall perform or cause 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



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
APPROVED FOR ISSUANCE
DEC 06 2012
APPLICATION NUMBER
OSHA APPROVAL REQUIRED

2012-12-05-5488

**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.
AKA 2731-2735 Folsom

DATE FILED 12-5-12	PLUMBING PERMIT 12-6-12	(1) STREET ADDRESS OF JOB 2731 Folsom St	BLOCK & LOT 7640-031
PERMIT NO. 1281317	ISSUED	(2A) ESTIMATED COST OF JOB 25K	(2B) REVISED COST: 25,000 DATE: 12/6/12

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING					
(4A) TYPE OF CONSTR. VB	(5A) NO. OF STORIES OF OCCUPANCY 3	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE Residential 3 unit	(8A) OCCUP. CLASS R-2	(9A) NO. OF DWELLING UNITS 3
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(4) TYPE OF CONSTR. VB	(5) NO. OF STORIES OF OCCUPANCY 3	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) Residential 3 unit	(8) OCCUP. CLASS R-2	(9) NO. OF DWELLING UNITS 3
(10) IS AUTO HIGHWAY TO BE CONDUCTED OR ALTERED? NO	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? 510-435-70	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR Momentum Builders	ADDRESS 2762 Filbert St 94123	PHONE 415-703-77	EXPIRATION DATE 4/30/2017		
(15) OWNER - LESSOR (OR HIS OFFICER) Wells Fargo Homebank	ADDRESS 744 Davis St San Leandro CA	PHONE (FOR CONTACT BY DEPT.) 510-297-7951			
(16) WRITE IN DESCRIPTION OF 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					
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO	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? NO	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-GROUND SPACE BE REPAIRED OR ALTERED? NO	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? NO	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) NO	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO
(25) ARCHITECT OR ENGINEER (DESIGNER OF CONSTRUCTION) MHA Architects	ADDRESS 450 Strat St CA 94107	DATE/CERTIFICATE NO. 28252			
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") M/A					

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts See Cal Code 265, 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.
On-site lines as shown on drawings accompanying this application are assumed to be correct. If actual ground lines are not the same as shown, revised drawings showing correct grade lines, cuts and fill together with complete details of necessary 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 INSTALLATION. 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

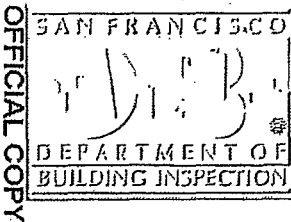
NOTICE TO APPLICANT

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 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 3200 of the Labor Code of the State of California, the applicant shall have coverage under (1), or (2) designated below or shall indicate item (3), or (4), or (5), whichever is applicable. If however item (5) is checked item (4) must be checked as well. Mark the appropriate method of compliance below.
I hereby affirm under penalty of perjury one of the following declarations:
(1) 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.
(2) 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: 51916-KAWZ
Policy Number: 2820771
(3) The cost of the work to be done is \$100 or less.
(4) 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 3200 of the Labor Code, that the permit herein applied for shall be deemed revoked.
(5) 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.
0003-03 (REV. 1/02)

Signature of Applicant or Agent
Date: 12-6-12

OFFICE COPY
2367



APPROVED
Dept. of Building Insp.

SEP 17 2013

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

BLDG. FORM 3/8
SEP 17 2013
APPROVED FOR ISSUANCE

APPLICATION NUMBER
2013-09-17-7002

OSHA APPROVAL HEARD
APPROVAL NUMBER

n/v

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

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.

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE
2 NUMBER OF PLAN SETS

Table with 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, BY, DATE.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING
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)
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION

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

IMPORTANT NOTICES

No charge shall be made in the title of the occupant 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 is to be closer than 6" to any wire containing more than 750 volts. See Sec 335, 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, and complete details of retaining walls and wall footings 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 INSTALLATION. 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 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 worker's compensation coverage under (I) or (II) designated below, or shall indicate Item (III), (IV), or (V), whichever is applicable. If however item (V) is checked, item (IV) shall be checked as well. Mark the appropriate method of compliance below.
I hereby affirm under penalty of perjury one of the following declarations:
(I) I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
(II) I have and will maintain 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 \$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 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 fees 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 original Permit Dues.

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 THEREIN WILL BE COMPLIED WITH.

REV 06/13

OFFICE COPY
2368

Signature of Applicant or Agent
Date 9/17/13

OFFICIAL COPY



APPROVED
Dept. of Building Insp.

JAN 29 2013

Tom C. Hui
TOM C. HUI, S.E.
ACTING DIRECTOR

SFFD INSP. FEES REQ.

FIRE

APPROVED FOR INSURANCE

BUILDING FORM 310

APPLICATION NUMBER: 2013-01-24-9910
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
NUMBER OF PLAN SETS 5

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

DATE FILED: 1-29-13
PLNG FEE
(1) STREET ADDRESS OF JOB: 2731-2735 FOLSOM
BLOCK & LOT: 3640/031
PERMIT NO: 1285008
ESTIMATED COST OF JOB: \$11,000
REVENUE COST: \$22,000
DATE: 1/29/13

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING
(1) TYPE OF CONSTR: V-B
(2) NO. OF STORIES OF OCCUPANCY: 3
(3) NO. OF UNITS AND CELLARS: 0
(4) PERMITS: APARTMENT - 3 DWELLING
(5) OCCUP. CLASS: R-2
(6) NO. OF DWELLING UNITS: 3

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
(1) TYPE OF CONSTR: V-B
(2) NO. OF STORIES OF OCCUPANCY: 3
(3) NO. OF UNITS AND CELLARS: 0
(4) PROPOSED USE (LEGAL USE): APARTMENT - 3 DWELLING
(5) OCCUP. CLASS: R-2
(6) NO. OF DWELLING UNITS: 3

(10) IS AUTO LIBRARY TO BE CONSTRUCTED OR ALTERED? YES NO
(11) WILL STREET WORK BE USED DURING CONSTRUCTION? YES NO
(12) ELECTRICAL WORK TO BE PERFORMED? YES NO
(13) PLUMBING WORK TO BE PERFORMED? YES NO
GENERAL CONTRACTOR: REGASIA CASTLE CONSTRUCTION
ADDRESS: 55 VOITMAN SF, CA
PHONE: 415.299.7912
EXPIRATION DATE: 11/30/13

NOV CORRECTION PERMIT: IN-KIND EGRESS STAIR REPLACENT WITH MINOR MODIFICATIONS FOR CODE COMPLIANCE. FRONT REAR STAIR
NOV CORRECTION ITEMS ON THE FOLLOWING COMPLAINTS: 201175573, 201176254, 20127174, 200922446, 200448382, 20126680

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT ON STORY TO BUILDING? YES NO
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT... FT.
(19) DOES THIS ALTERATION CREATE CHECK ON HOIST EXTENSION TO BUILDING? YES NO
(20) IF (19) IS YES, STATE NEW GROUNDED FLOOR AREA... SQ. FT.
(21) WILL GENERAL OWNER SIGN SIGNIFICANT IMPACT BE REPAIRED OR ALTERED? YES NO
(22) ARCHITECT OR ENGINEER (SENDER) CONSTRUCTION
ADDRESS: TFA 2325 3RD ST SF CA 94107
CALIF. CERTIFICATE NO: 027646

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, is to exceed that 80% to any one existing more than 750 cubic feet per Dec 306, California Penal Code.
Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approval plans and application being kept at building site.
Create from an owner or drawings accompanying this application are assumed to be correct. If actual goods there are not the same as shown printed drawings showing correct goods level, cut and fit together with complete details of retaining walls and soil footings required must be submitted to this department for approval.
ANY REGULATION 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) (19) OR (24).
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In drawings, all building materials must have a statement of not less than two inches from all electrical wires or equipment.
CHECK APPROPRIATE BOX
OWNER ARCHITECT
LICENSEE NONE
CONTRACTOR ENGINEER

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The certificate of compliance of the permit, granted to the applicant and held by the City and County of San Francisco from and against any and all claims, demands and actions 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 3000 of the Labor Code of the State of California, the applicant shall have coverage under (a), or (b) designated below or shall indicate item (a), or (b), or (c), whichever is applicable. If item (a) or (b) is checked item (c) must be checked as well. Mark the appropriate method of compensation below.
I hereby affirm under penalty of perjury one of the following declarations:
(1) 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.
(2) 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:
(3) The cost of the work to be done is \$100 or less.
(4) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner as set to discuss 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 herewith with the provisions of Section 3000 of the Labor Code, that the permit herein applied for shall be deemed void.
(5) 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, prior to the commencement of any work, will file a successful copy of this form with the County Clerk.

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.

OFFICE COPY
2369

Signature of Applicant or Agent
Date: 1/29/13

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
2013-0220-0116

OSHA APPROVAL REQUIRED
APPROVAL NUMBER

N/V

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS
FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM B 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.

DATE FILED: 6/20/13
FILING FEE RECEIPT NO.
(1) STREET ADDRESS OF JOB: 2731-2735 Folsom St
BLOCK & LOT: 3640/031
PERMIT NO.: 1296879
(2) ESTIMATED COST OF JOB: \$5,000
(3) REVIEW COST: \$15,000
DATE: 6-20-13

INFORMATION TO BE FURNISHED BY ALL APPLICANTS
LEGAL DESCRIPTION OF EXISTING BUILDING
(4) TYPE OF CONSTR.: SB
(5) NO. OF STORIES OF OCCUPANCY: 3
(6) NO. OF PARCELS AND CELLARS: 0
(7) PRESENT USE: 3 UNIT RES F&E APTS
(8) OCCUP. CLASS: R2
(9) NO. OF DWELLING UNITS: 3
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
(4) TYPE OF CONSTR.: SB
(5) NO. OF STORIES OF OCCUPANCY: 3
(6) NO. OF PARCELS AND CELLARS: 0
(7) PROPOSED USE: 3 UNIT RES APTS
(8) OCCUP. CLASS: R2
(9) NO. OF DWELLING UNITS: 3
(10) IS AUTO DRIVEWAY TO BE CONSTRUCTED OR ALTERED? YES NO
(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO
(12) ELECTRICAL WORK TO BE PERFORMED? YES NO
(13) PLUMBING WORK TO BE PERFORMED? YES NO
(14) GENERAL CONTRACTOR: PEGASUS BUILDERS 55 DORMAN AVE SF CA 742941 11/30/13
(15) OWNER - LEASEE (OWNER OUTLINE): WA1-AHEAD LLC 2731-2735 FOLSOM ST SF CA 415-299-7912
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
EXPLORATORY DEMO. REMOVE SHEETROCK FOR NEW INSULATION & ELECTRICAL @ LIVING AREAS. REPLACE W/ NEW SHEETROCK 3 UNIT ALL 5 UNITS.

ADDITIONAL INFORMATION
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES NO
(18) IF (17) IS YES, STATE NEW HEIGHT AS CENTER LINE OF FRONT FT.
(19) DOES THIS ALTERATION CREATE CHECK OR HOLE, EXTENSION TO BUILDING? YES NO
(20) IF (19) IS YES, STATE NEW HOLE/FLOOR AREA NO. FT.
(21) WILL SIGNIFICANT OVER BURDENING BE REQUIRED ON EXISTING PROPERTY LIMIT? YES NO
(22) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON FLOOR PLAN? YES NO
(23) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO
(24) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION CO. ADDRESS
(25) CONSTRUCTION LEADER (ENTER NAME AND BUSINESS DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") ADDRESS

IMPORTANT NOTICES
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit...
No portion of building or structure or scaffolding shall during construction, be closer than 10' to any side...
Approval of this application does not constitute an approval for the electrical wiring or plumbing installation...
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

NOTICE TO APPLICANT
HOLD HARMLESS CLAIMS. The permittee, by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages...
I hereby affirm under penalty of perjury that the following declarations:
1. I have and will maintain a certificate of insurance for workers' compensation...
2. I have and will maintain workers' compensation insurance...
3. The cost of the work to be done is \$100 or less.
4. 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...
5. 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 District Permit Bureau.

OFFICIAL COPY



APPROVED Dept. of Building Insp.

JAN 14 2014

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



SFFD INSP. FEES REQ.

APPROVED FOR ISSUANCE 1/14/14

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

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.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS. LEGAL DESCRIPTION OF EXISTING BUILDING. DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION. ADDITIONAL INFORMATION.

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 10' to any wall containing more than 200 volts.

NOTICE TO APPLICANT. HOLD HAZARDOUS 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 this permit.

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.

REV 06/13

OFFICE COPY 2371

Signature of Applicant or Agent: Y. Kodjov, Date: 10/22/13



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

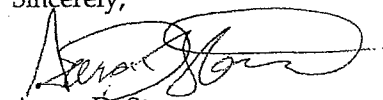
Dear Ms. Calvillo,

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

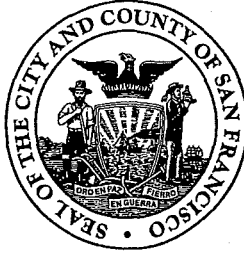
cc: Erica Major, Office of the Clerk of the Board
Andrea Ruiz-Esquide, City Attorney's Office
Nate Allbee, Legislative Aide

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:

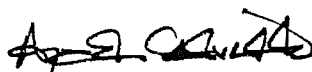
Date: November 13, 2017

Time: 1:30 p.m.

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

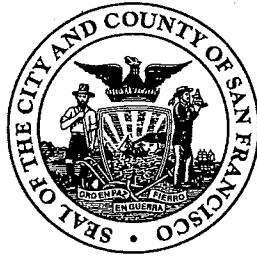
Subject: File No. 170922. Ordinance amending the Planning Code to designate 2731-2735 Folsom Street (aka Gaughran House), Lot No. 031 in Assessor's Parcel Block No. 3640, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental 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.


Angela Calvillo
Clerk of the Board

DATED/MAILED/POSTED: November 3, 2017

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.

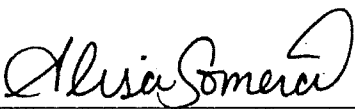
I, Alisa Somera, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

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.