



# 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><b><u>Events</u></b></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><b><u>Architecture</u></b></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.



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

Additional Photos



Detail of primary (west) façade



Detail of entry to upper floors



Detail of rounded bay



Detail of rusticated base

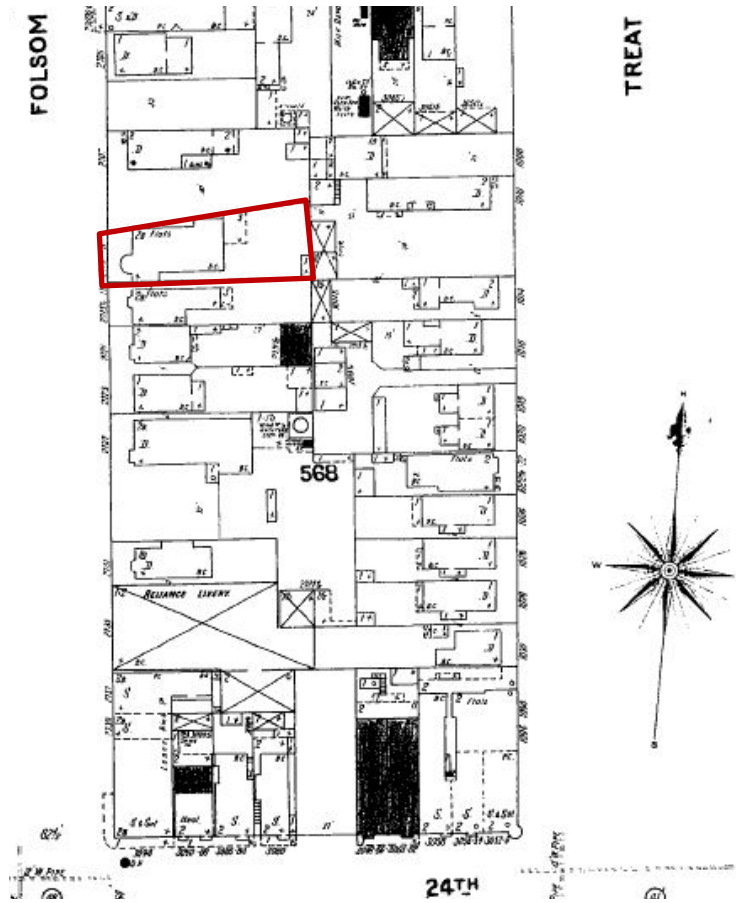




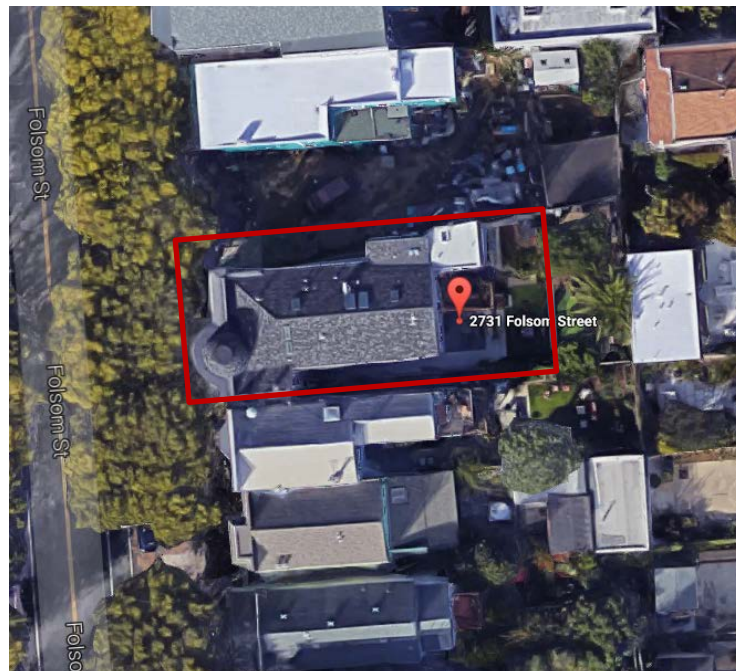
North elevation



East (rear) elevation



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



Aerial view with subject property outlined. Source: Google



**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

## APPLICATION FOR

# Historic Landmark Designation

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

T: 415.558.6378  
F: 415.558.6409

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

## PRESERVING SAN FRANCISCO HISTORY

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

## PROPERTIES ELIGIBLE FOR LANDMARK DESIGNATION

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

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

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

## INCENTIVES FOR LANDMARK DESIGNATION

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

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

## HOW TO APPLY TO DESIGNATE A LANDMARK

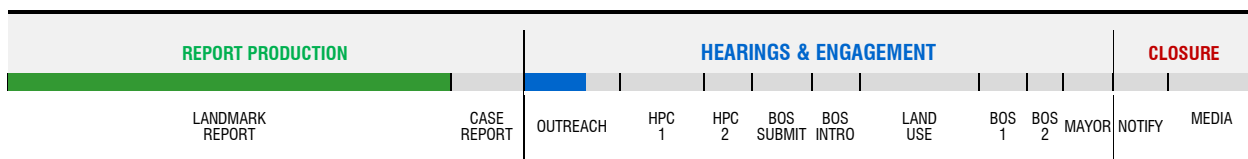
Any member of the public may nominate a property for landmark designation. The application must contain supporting historic, architectural and/or cultural documentation. More information about the Planning Department's Historic Preservation program can also be found here:

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

## THE LANDMARK DESIGNATION PROCESS

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

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



## COMPLETING THE APPLICATION

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

### Please submit the completed application to:

San Francisco Planning Department  
 Attn: Landmark Designation Application  
 1650 Mission Street, Suite 400  
 San Francisco, CA 94103-9425

# Historic Landmark Designation **Application**

## 1. Current Owner / Applicant Information

Date:

PROPERTY OWNER'S NAME:	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	EMAIL:

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:	ZIP CODE:
CROSS STREETS:	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
----------------------	-----------------	-------------------	------------------	-----------------------

OTHER ADDRESS / HISTORIC ADDRESS: ( if applicable )	ZIP CODE:
---	-----------

## 3. Property Information

HISTORIC NAME OF PROPERTY (IF APPLICABLE)	DATE OF CONSTRUCTION:	SOURCE FOR DATE OF CONSTRUCTION:
	<input type="checkbox"/> ACTUAL YEAR <input type="checkbox"/> ESTIMATED YEAR	

ARCHITECT OR BUILDER:	ARCHITECTURAL STYLE	
SOURCE OF INFORMATION FOR ARCHITECT OR BUILDER	HISTORIC USE	PRESENT USE

PROPERTY INCLUDED IN A PRIOR HISTORIC SURVEY?	SURVEY NAME:	SURVEY RATING:
<input type="checkbox"/> Yes <input type="checkbox"/> No ...		



#### 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.

#### 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.

#### 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/>

## 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, 4<sup>th</sup> 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.		
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?

## 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.			
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.			
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.

## 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

## TABLE OF CONTENTS

<b>INTRODUCTION .....</b>	<b>1</b>
<b>I. ARCHITECTURAL DESCRIPTION .....</b>	<b>2</b>
2731-35 FOLSOM STREET .....	2
SURROUNDING NEIGHBORHOOD .....	15
<b>II. THE MISSION DISTRICT- NINETEENTH CENTURY &amp; STREETCAR NEIGHBORHOOD DEVELOPMENT.....</b>	<b>18</b>
<b>III. 2731 -35 FOLSOM STREET DEVELOPMENT HISTORY.....</b>	<b>20</b>
SITE DEVELOPMENT .....	20
CONSTRUCTION CHRONOLOGY .....	26
<b>IV. OWNERSHIP HISTORY TABLE.....</b>	<b>28</b>
<b>V. OCCUPANT HISTORY TABLE .....</b>	<b>29</b>
<b>VI. MASTER ARCHITECT: JAMES FRANCIS DUNN (1874-1921) .....</b>	<b>30</b>
<b>VII. ARCHITECTURE: BEAUX-ARTS STYLE .....</b>	<b>33</b>
<b>VIII. DESIGNATION CRITERIA.....</b>	<b>34</b>
<b>IX. STATEMENT OF SIGNIFICANCE .....</b>	<b>34</b>
<b>X. PERIOD OF SIGNIFICANCE.....</b>	<b>35</b>
<b>XI. INTEGRITY .....</b>	<b>36</b>
<b>XII. BOUNDARIES OF LANDMARK SITE .....</b>	<b>36</b>
<b>XIII. CHARACTER-DEFINING FEATURES.....</b>	<b>36</b>
<b>XIV. PROPERTY INFORMATION.....</b>	<b>37</b>
<b>XV. REFERENCES CITED.....</b>	<b>37</b>
PUBLISHED WORKS .....	37
PUBLIC RECORDS.....	37
INTERNET SOURCES (accessed July 2016).....	38
<b>XVI. APPENDIX .....</b>	<b>38</b>
BUILDING PERMIT APPLICATIONS .....	38

## 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.

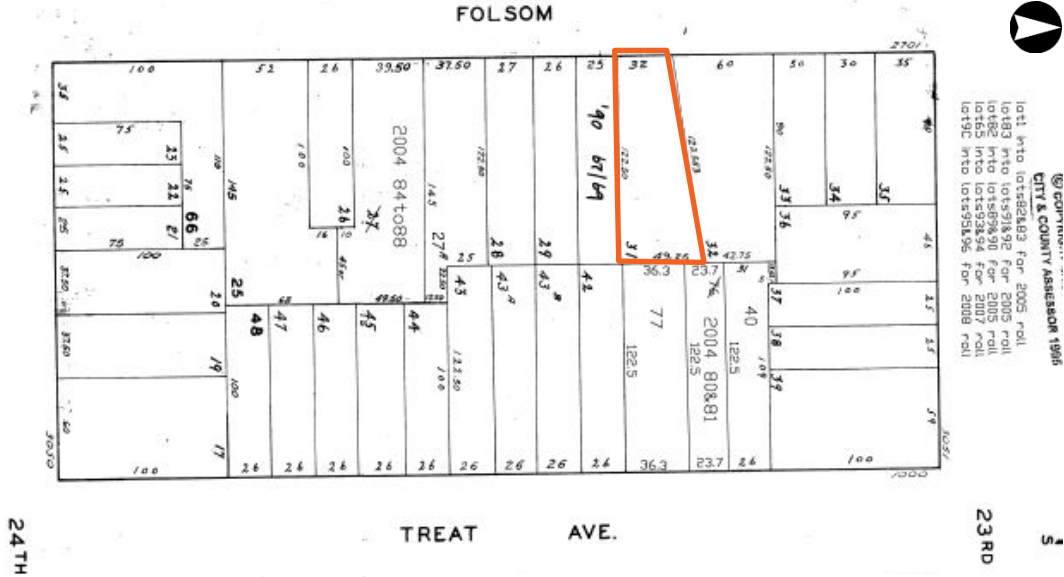


Figure 1: Assessor’s map of the subject block. The subject parcel is outlined in orange.  
Source: San Francisco Assessor’s Office. Edited by Page & Turnbull.

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.<sup>1</sup>

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.<sup>2</sup> The South Mission Survey included the documentation and assessment of nearly 3,800 individual buildings in the area bounded approximately by 20<sup>th</sup> Street to the north, Cesar Chavez Street to the south, Potrero Avenue to the east, and Guerrero Street to the west.

<sup>1</sup> 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).

<sup>2</sup> 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 23<sup>rd</sup> and 24<sup>th</sup> 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.<sup>3</sup> 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.

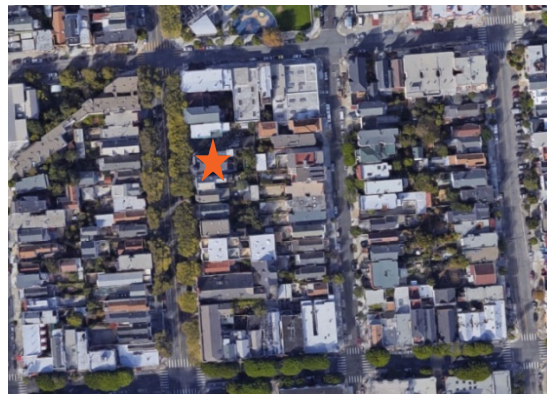


Figure 1: 2731-35 Folsom Street marked by an orange star.  
Source: Google Maps, 2016. Edited by Page & Turnbull.



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

<sup>3</sup> 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).<sup>4</sup>

<sup>4</sup> 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**).



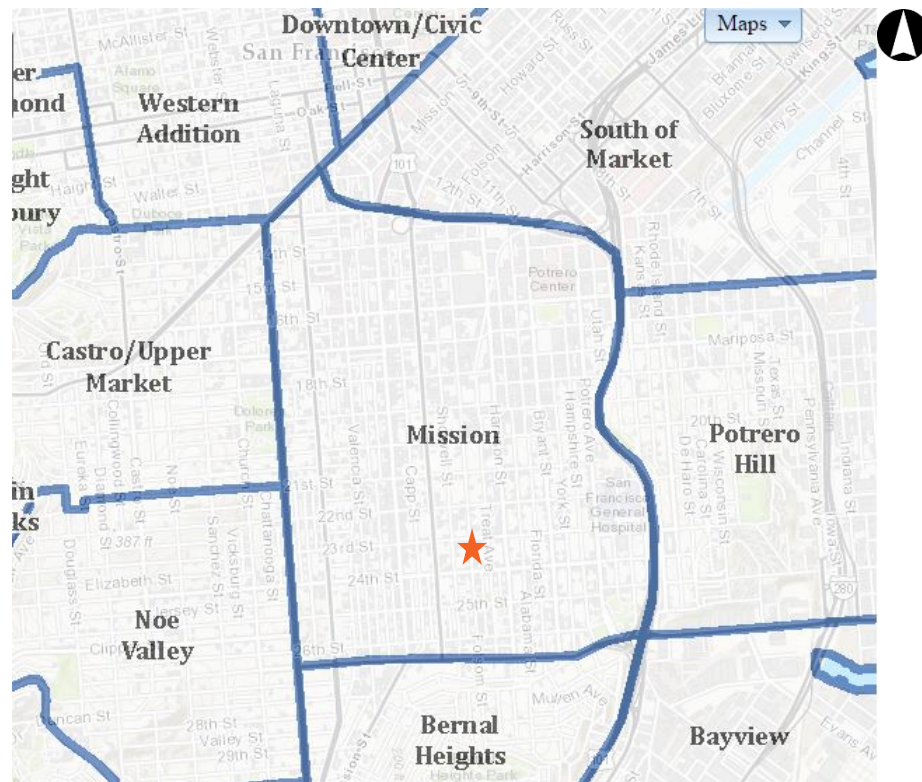


Figure 35: Map of the Mission neighborhood boundary. Subject property marked by an orange star.  
Source: San Francisco Property Information Map, 2016. Edited by Page & Turnbull.

The 2000 block of Folsom Street is residential, consisting of single-family houses and apartment buildings. Nearby, 24<sup>th</sup> 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 23<sup>rd</sup> and 24<sup>th</sup> 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 under-developed 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.<sup>5</sup> 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.<sup>6</sup> 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.<sup>7</sup> The Folsom Street line became known as Line 36 in 1914 (**Figure 39**).<sup>8</sup>

---

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

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

<sup>7</sup> 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.

<sup>8</sup> 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.<sup>9</sup> 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 20<sup>th</sup> 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.<sup>10</sup> The Folsom Street (36) line went out of service by 1945.<sup>11</sup>

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."<sup>12</sup> 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.<sup>13</sup>

<sup>9</sup>"City Within A City," p. 31.

<sup>10</sup>"City Within A City," p. 64.

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

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

<sup>13</sup>"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 23<sup>rd</sup> and 24<sup>th</sup> 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 23<sup>rd</sup> 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. <sup>53-1060</sup>

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

**APPLICATION and AGREEMENT.**

I hereby agree to take water from the Spring Valley Water Works, at the \_\_\_\_\_

2731-5 Folsom St 175 S Twenty Third

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

GENERAL RATE	32.86	Svc Building	1620	Sq Feet	3	Stoves	
<b>SPECIAL RATES</b>							
Wash Trays							
Wash Basins	30						
Basins and Lodges							
Baths	1.86						
Water Closets							
Urinals							
Cans							
Horse							
Horse Trough	15						
Sq Yds Irrigation							
Total	46.6						

San Francisco, Oct. 24 1899

In Witness Whereof, I have hereunto set my hand and seal this 24th day of October 1899.

Wm. G. Laughlin By

61686

33370  
26797  
Inspection Dept.  
6-14-60  
1-20-61  
PHONE

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).

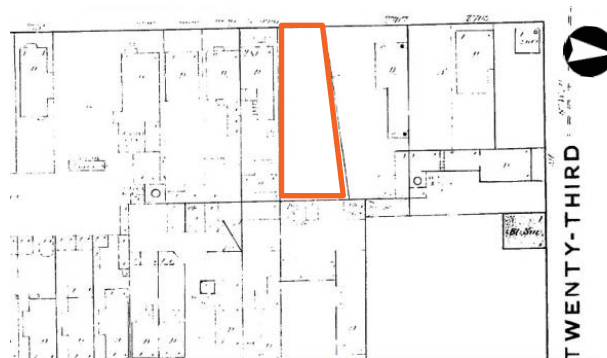


Figure 42: 1889 Sanborn Fire Insurance Co. map. The subject parcel is outlined in orange. Source: San Francisco Public Library. Edited by Page & Turnbull.

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.<sup>14</sup> A one-story shingled-roof outbuilding sits on the southeast corner of the property (Figure 43 and 44).

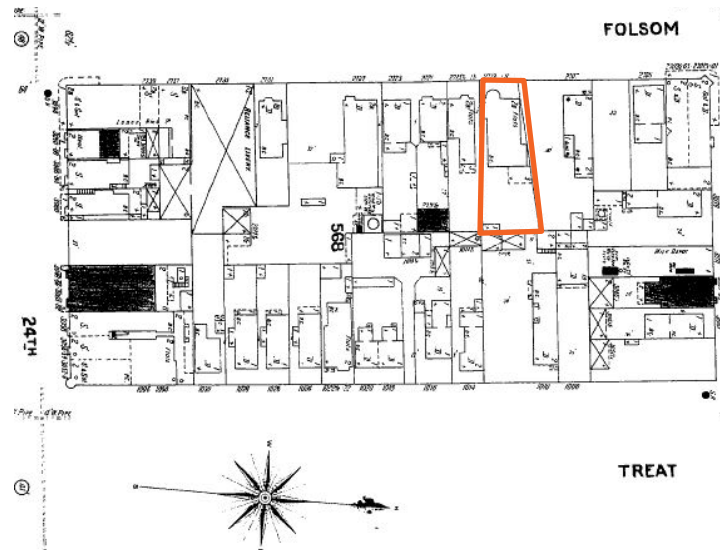


Figure 43: 1900 Sanborn Fire Insurance Co. map. The subject parcel is outlined in orange. Source: San Francisco Public Library. Edited by Page & Turnbull.

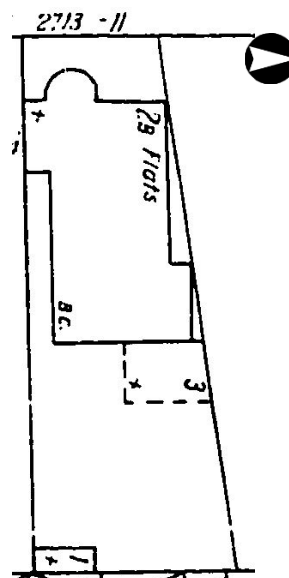


Figure 44: Detail of 1900 Sanborn Fire Insurance Co. map showing subject parcel. Source: San Francisco Public Library. Edited by Page & Turnbull.

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.

<sup>14</sup> 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.

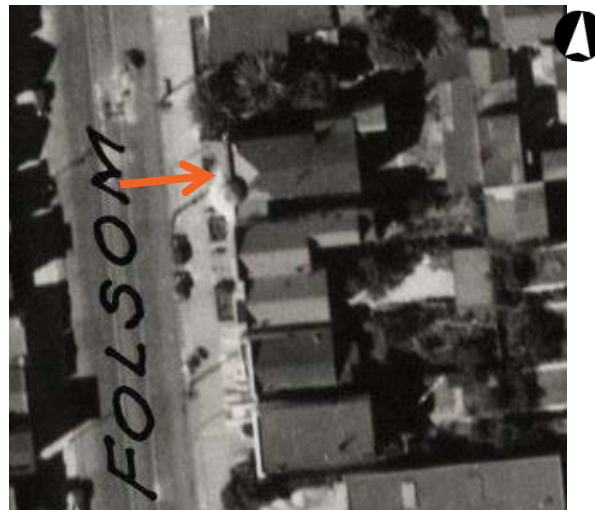


Figure 46: Zoomed-in detail of the 1938 aerial photograph by Harrison Ryker with arrow pointing to 2731-35 Folsom Street. Streetcar lines visible down Folsom Street. Source: David Rumsey Collection. Edited by Page & Turnbull.

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**).

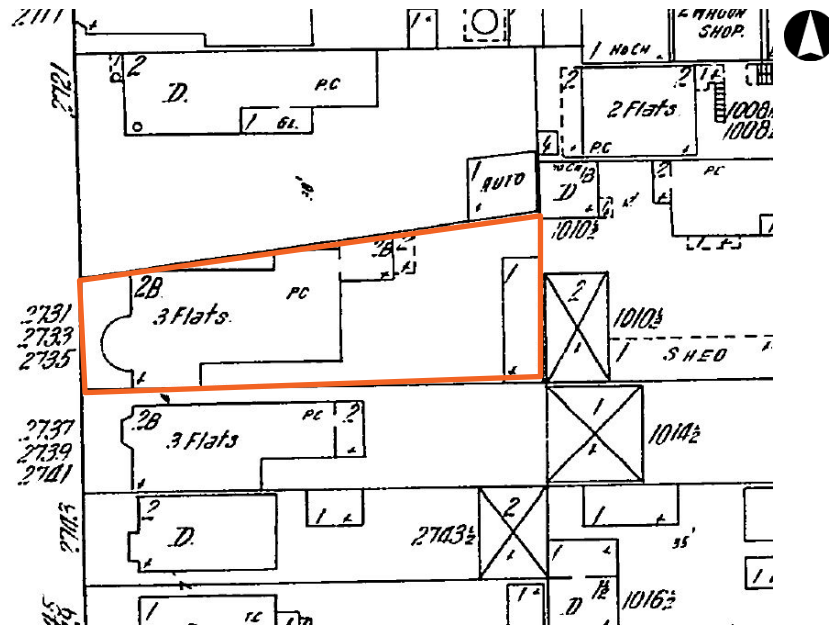


Figure 47: 1914-1950 Sanborn Fire Insurance Co. map. The subject parcel is outlined in orange.  
Source: San Francisco Public Library. Edited by Page & Turnbull.

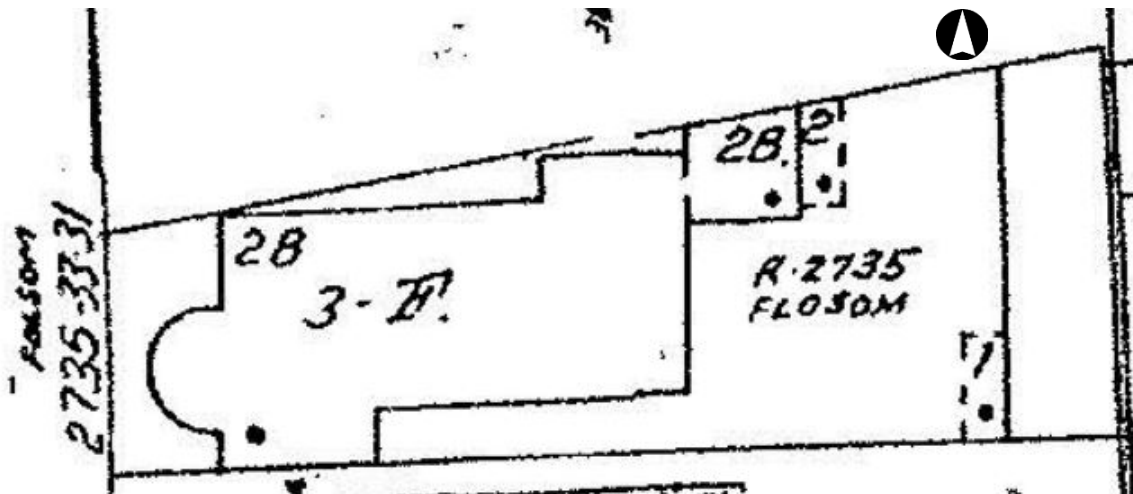


Figure 48: Detail of 1990's Sanborn Fire Insurance Co. map showing subject parcel.  
Source: San Francisco Public Library. Edited by Page & Turnbull.

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).



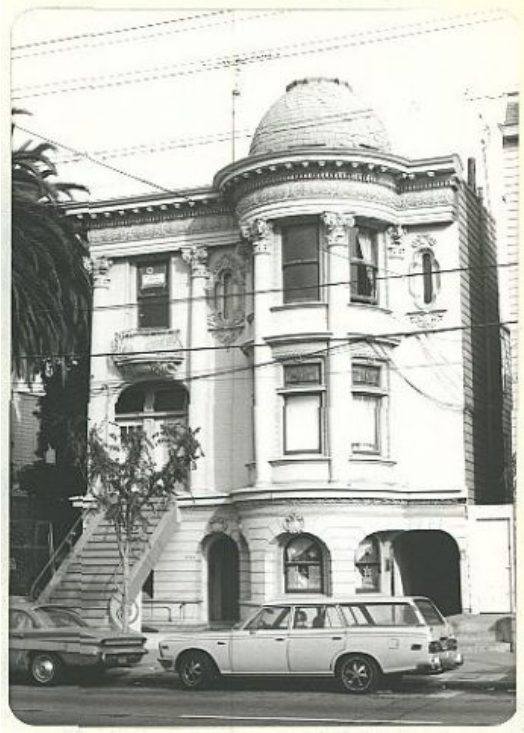


Figure 49: Ladies Junior League 1976 Architectural Survey. Source: San Francisco Property Information Map.



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 Frieauf	Tony (last name illegible)	Remove debris under steps. Loosen windows (stuck). Bathroom paint. Renail steps. Remove unapproved heater.
5/8/1974	88637	Harry Frieauf		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.<sup>15</sup> 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 Schroepfer and had a San Francisco office at 3<sup>rd</sup> 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.<sup>16</sup> 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.<sup>17</sup> Dunn died before this final building was completed.<sup>18</sup> 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.

<sup>15</sup> The 1910 United States Federal Census states that Dunn’s mother and father were both born in Ireland.

<sup>16</sup> Dave Weinstein, “French Connection / S.F. architect’s designs recall the boulevard buildings of the City of Light,” *The Chronicle* (May 14, 2005).

<sup>17</sup> Ibid.

<sup>18</sup> 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.”

<b>James Francis Dunn Residential Projects Extant in San Francisco</b>	
<b>Address</b>	<b>Date</b>
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)

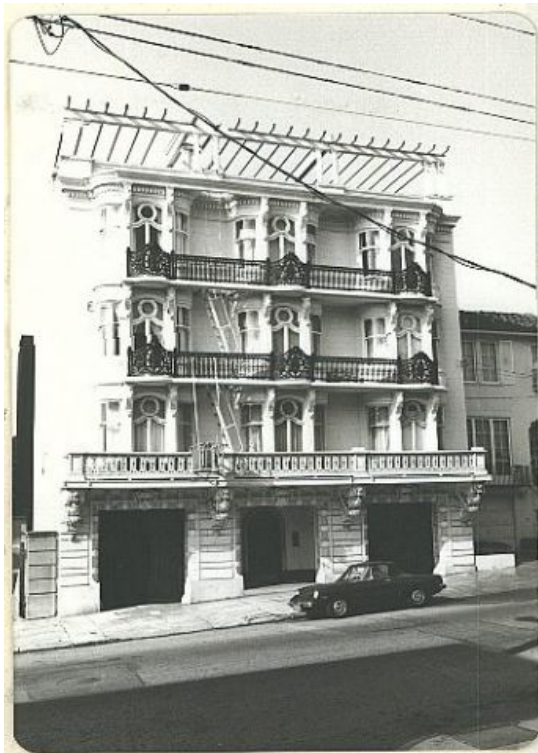


Figure 59: 2411 Webster Street (1914)





Figure 60: 625 Hyde Street (1920)

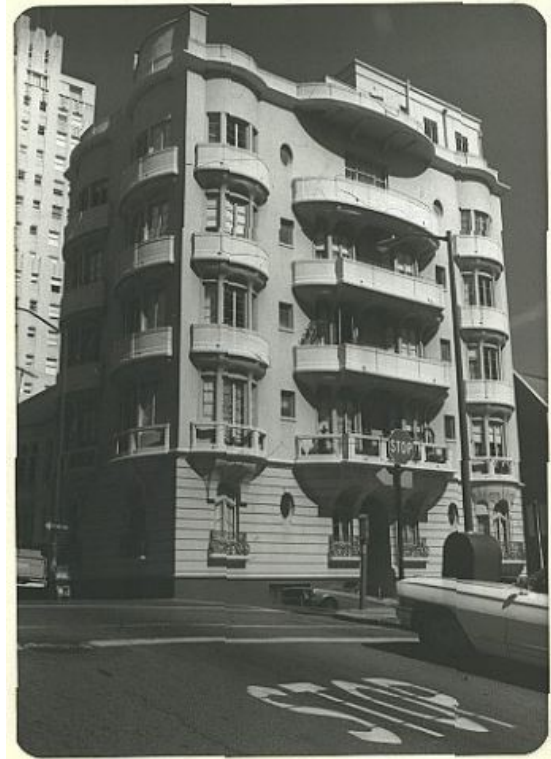


Figure 61: 1298 Sacramento Street (1922)

## 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.”<sup>19</sup> 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.<sup>20</sup>

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.<sup>21</sup>

## 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,

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

<sup>20</sup> 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).

<sup>21</sup> *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.<sup>22</sup> 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.<sup>23</sup>

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.

---

<sup>22</sup> 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.

<sup>23</sup> 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 23<sup>rd</sup> and 24<sup>th</sup> 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

W. S. Hamilton Owner

To make additions, alterations or repairs  
to building

Location \_\_\_\_\_

2733 Fabron Street

Estimated Cost, \$ 300

Filed JUL 23 28

Referred to Inspector \_\_\_\_\_  
For Report.

JUL 27 1928

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

7/24/28:



# ALTERATION BLANKS

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

**WRITE IN INK—FILE TWO COPIES**

TO THE HONORABLE:

## 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 7th street

### WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Raise of foundation 1 ft  
New Back Stairs  
Alter Trades 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 Owner

J. B. Hamilton Owner

Address .....

2140 Broadway Address

Name of Builder Owner

Per G. Perry

Address .....

Report favorably

Jos. P. ... Inspector.

7-24 1898



SAN FRANCISCO  
DEPT. OF PUBLIC SAFETY  
BUILDING INSPECTION

BLDG. FORM

3

No. 8888

APPLICATION OF

Gene May Specimen Owner

FOR PERMIT TO MAKE  
ADDITIONS, ALTERATIONS or REPAIRS  
TO BUILDING

Location 2751-35 Folsom St

Total Cost \$ 7000

Filed 4/24

1959

Approved:

Superintendent Bureau of Building Inspection

Permit No. 199512

MAY 8 1959

Issued #8888

1959

URBAN RENEWAL

REFER TO:

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

Approved 4/29 1959

CORRECT ALL VIOLATIONS LISTED ON  
THIS COMPLAINT 8888

- 1- Remove all dry rot  
open ground floor  
for further inspection  
of rot decay
- 2- Replace front & rear  
stairs.
- 3- Remove spunkts  
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 bearing  
pat tips to be removed  
without plans.

J. J. ...  
Building Inspector, Bureau of Building Inspection

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

Gene May  
Owner's Authorized Agent

5-6-59

Approved:

Zone 2nd Res

CPC Setback -

Approved:

Provided apt kitchen has 5' x 4' 11" of superficial floor area.

ELLIS SOX

Joseph Fallon  
Department of Public Health

Approved:

Electrical Inspector

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Bureau of Engineering

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

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Structural Engineer, Bureau of Building Inspection

OFFICIAL COPY

SAN FRANCISCO



CENTRAL PERMIT BUREAU 643

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO DEPT. OF PUBLIC WORKS

RECEIVED

CENTRAL PERMIT BUREAU  
1959 APR 28 PM 2:58

DEPARTMENT OF PUBLIC WORKS  
BUILDING INSPECTION BLDG. FORM

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 2731-330 Folsom 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) 18-1  
1, 2, 3, 4, or 5 Building Code Occupancy Classification
- (11) Any other building on lot No (Must be shown on plot plan if answer is Yes.)  
Yes or No
- (12) Does this alteration create an additional floor of occupancy No  
Yes or No
- (13) Does this alteration create an additional story to the building No  
Yes or No
- (14) Electrical work to be performed Yes Plumbing work to be performed Yes  
Yes or No Yes or No
- (15) Ground floor area of building 1500 sq. ft. (16) Height of building 55 ft.
- (17) Describe Work to be done (in addition to reference to drawings & specifications)

Comply with all D.P.H.  
Complaint & B.B.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)  
Address 26 N. MAY FAIR DR OAK CITY  
(For Contact by Bureau)
- By \_\_\_\_\_ Address \_\_\_\_\_  
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

REC'D. FORM

3

APPLICATION OF

No. 29747

George Beatty, Applicant  
FOR PERMIT TO MAKE  
ALTERATIONS, ADDITIONS OR REPAIRS  
TO BUILDING

Location: 2251-33-35 February

Total Cost \$ 250.00

MAR 7 1964

Filed

APPROVED:

APPROVED  
By: Public Health Inspector  
L. R. 2-28-64

Permit No. 264906

MAR 2 1964

Issued

RECEIVED

DEPT. OF P.U.  
MAR 27 1964

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

Approved 3-19-64

Provided the following conditions are complied with:

For maintenance only

This approval of this application and issuance of permit is subject to the approval of the building.

Public Health Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted herein.  
W. P. ...  
Owner or Owner's Authorized Agent

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

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. 385 California Penal Code.

Approved:

Zone:

1964 O. N. 4074

Department of City Planning

Approved:

For maintenance only

M. Ball 3-20-64  
Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering





OFFICIAL COPY

FOR DEPARTMENTAL USE ONLY

SAN FRANCISCO

FEB 7 - 1973

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

BLDG. FORM 3 APPLICATION NO. 413704

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

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

APPROVED DEPT. PUBLIC WORKS MAY 30 1973 Alfred Holdings

DATE FILED SEP 11 1972 FILING FEE RECEIPT NO. 70057 PERMIT NO. 371504 ISSUED MAY 30 1973

(1) STREET ADDRESS OF JOB: 2753 ... (3) ESTIMATED COST OF JOB: 1000.00

DESCRIPTION OF EXISTING BUILDING and DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION. Includes questions about type of construction, number of stories, and proposed alterations.

WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT). Remove debris under steps, Repair windows (stuck) Bathroom Paint, Repair steps, Repair slatwork (slat) 2753 (above) Hatching, Replace glass picture, Remove unapproved heater. CONFORM TO DAH1 REPORT.

IMPORTANT NOTICES: No change shall be made in the character of the occupancy or use without first obtaining a Building Permit... ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED...

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.

Tony Guell SIGNATURE OF OWNER OR AUTHORIZED AGENT

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

OFFICIAL COPY

SAN FRANCISCO

APPROVED

MAX - 3 1974

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

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:

BLDG. FORM  
432065

APPROVED  
21 1974  
Alfred Golding

FILED  
8-74  
83477  
ISSUED  
5-21-74

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

DESCRIPTION OF EXISTING BUILDING  
PE OF CONSTR. 1-4  2-3  3-4  4-5  5-6  (5A) NUMBER OF STORIES OF OCCUPANCY: 3 (5B) NUMBER OF BASEMENTS AND CELLARS: 0 (7A) PRESENT USE: Apt (8A) BLDG. CODE OCCUP. CLASS: H (8A) NO. OF DWG. UNITS: 3

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION  
PE OF CONSTR. 1-4  2-3  3-4  4-5  5-6  (5) NUMBER OF STORIES OF OCCUPANCY: 3 (5B) NUMBER OF BASEMENTS AND CELLARS: 0 (7) PROPOSED USE: Apt (8) BLDG. CODE OCCUP. CLASS: H (9) NO. OF DWG. UNITS: 3

DOES THIS ALTERATION CREATE ADDITIONAL TOY TO BUILDING? YES  NO  (10) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: FT. (11A) DOES THIS ALTERATION CREATE A HORIZONTAL EXTENSION TO BUILDING? YES  NO  (11) IF YES, STATE NEW GROUND FLOOR AREA: SQ. FT. (12) SIDEWALK OVER OR ALTERED? YES  NO  (15) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES  NO  (16) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES  NO  (17) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES  NO  (18) OTHER EXISTING BLDG. IN LOT? IF YES, SHOW (PILOT PLAN) YES  NO  (20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES  NO  (21) ELECTRICAL WORK TO BE PERFORMED? YES  NO  (22) PLUMBING WORK TO BE PERFORMED? YES  NO

GENERAL CONTRACTOR: SELF ADDRESS: ADDRESS CALIF. LICENSE NO. ARCHITECT OR ENGINEER (FOR DESIGN): ADDRESS CALIF. CERTIFICATE NO. ARCHITECT OR ENGINEER (FOR CONSTRUCTION): ADDRESS CALIF. CERTIFICATE NO. STRUCTURE LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. HERE IS NO KNOWN CONSTRUCTION LENDER, ENTER UNKNOWN): ADDRESS

OWNER (OR DESIGNER OR CONTRACTOR): ADDRESS: 3627 Mission St. SF. PHONE (FOR CONTACT BY BUREAU): 246-1016

IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):  
Comply with  
DHPH notice  
To complete work started  
under Per # 418704

IMPORTANT NOTICES  
1. shall be made in the character of the occupancy or use without a Building Permit authorizing such change. See Sec. 103, 104 B, D.M.C. 502, 502.1, San Francisco Building Code and Sec. 104, San Housing Code.  
2. of building or structure or scaffolding used during construction, or than 6'0" to any wire containing more than 750 volts. See Section Penal Code.  
3. Sec. 302A.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.  
4. as shown on drawings accompanying this application are assumed 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 all and wall footings required must be submitted to this bureau for  
ALTERATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.  
NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS, A PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE (15) (16) (17) (20) (21) or (22).  
NOT 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 all electrical wires or equipment.

APPLICANT'S CERTIFICATION  
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.  
I CERTIFY THAT IN THE PERFORMANCE OF THE ABOVE WORK I SHALL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.  
I FURTHER AGREE TO SAVE SAN FRANCISCO AND ITS OFFICIALS AND EMPLOYEES HARMLESS FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUB-SIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK INCLUDED IN THE PERMIT. THE FOREGOING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PROPERTY, THE APPLICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.  
SIGNATURE OF OWNER OR AUTHORIZED AGENT  
CHECK APPROPRIATE BOX:  
 OWNER  ARCHITECT  ENGINEER  
 LESSEE  AGENT WITH POWER OF ATTORNEY  
 CONTRACTOR  ATTORNEY IN FACT

DEPARTMENT OF BUILDING INSPECTION FOR DEPARTMENTAL USE ONLY

APPROVED FOR ISSUANCE  
FILMED  
AUG 29 1978

APPROVED  
Dept. Public Works  
SEP 5 1978

*Robert C. Long*

DATE FILED: AUG 23 1978  
FILING FEE RECEIPT NO.: 78670  
PERMIT NO.: 439683  
ISSUED:

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 HERETO AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH:

(1) STREET ADDRESS OF JOB: 2731-35 Folsom  
\$5000.00 once  
(3) ESTIMATED COST OF JOB:

PERMIT ROOM  
3  
APPLICATION NO. 7809015  
CONSERVATION DIVISION

DESCRIPTION OF EXISTING BUILDING											
(1A) TYPE OF CONSTR. 1-4r <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6	(2A) NUMBER OF STORIES OF OCCUPANCY: 3	(3A) NUMBER OF BASEMENTS AND CELLARS: 0	(4A) PROPOSED USE: Apt. House	(5A) BLDG. CODE OCCUP. CLASS: #	(6A) NO. OF DIFFERING UNITS: 3						
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION											
(1) TYPE OF CONSTR. 1-4r <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6	(2) NUMBER OF STORIES OF OCCUPANCY: 3	(3) NUMBER OF BASEMENTS AND CELLARS: 0	(4) PROPOSED USE: Apt. House	(5) BLDG. CODE OCCUP. CLASS: #	(6) NO. OF DIFFERING UNITS: 3						
(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(10) IF YES, STATE NEW HEIGHT AT CENTERLINE OF FRONT: FT.	(11A) DOES THIS ALTERATION CREATE DECK OR MOBILE EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) IF YES, STATE NEW GROUND FLOOR AREA: SQ. FT.	(14) WILL SIDEWALK COVER EXISTING SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(16) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(17) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(19) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLAN <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(21) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(23) GENERAL CONTRACTOR	ADDRESS			PHONE		CALIF. LICENSE NO.					
(24) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input 3"="" type="checkbox/&gt;)&lt;/td&gt; &lt;td colspan="/> ADDRESS	CALIF. CERTIFICATE NO.										
(25) CONSTRUCTION LEADER (ENTER NAME AND EMAIL DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN").											
(26) OWNER (CROSS OUT ONE) Edward and Paula Yalovka 2731 Folsom (PHONE FOR CONTACT BY BUREAU) 648-5873											
(27) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): Comply with B31 Report											

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

**IMPORTANT NOTICES**  
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 100, 104.B, 104.B.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 383, California Penal Code. Pursuant to Sec. 302.A.B. San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct; if actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval. ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (15) (16) (17) (20) (21) or (22). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

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**  
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 them (IV) or (V) or (VI) below, whichever is applicable. Check one of the following methods of compliance:  
( ) I. Certificate of Consent to Self-insure issued by the Director of Industrial Relations.  
( ) II. Certificate of Workman's Compensation Insurance issued by an 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 forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.  
( ) VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

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



OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPROVED FEB 11 1985 Robert C. Long SUPERINTENDENT BUREAU OF BUILDING INSPECTION

BLDG. FORM 3/8 JAN 28 1985 APPROVED FOR ISSUANCE

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

FORM 3 PRE-APPROVAL SITE INSPECTION REQUIRED FORM 8 OVER-THE-COUNTER ISSUANCE NUMBER OF PLAN SETS N/A

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

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

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING and DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION. Includes fields for type of constr., no. of stories, present use, occup. class, etc.

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY

Additional information fields including: (17) DOES THIS ALTERATION CREATE ADDITIONAL 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?, etc.

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 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

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.

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

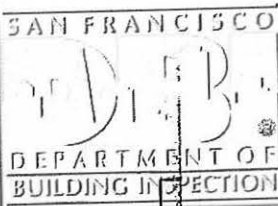
APPLICANT'S CERTIFICATION

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.

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



OFFICIAL COPY



CONTACT DISTRICT INSPECTOR HAVING ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 553 6706). THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

APPROVED  
Dept. of Public Works  
OCT 22 1987

SUPERINTENDENT  
BUREAU OF BUILDING INSPECTION  
J. Chan

APPROVED FOR ISSUANCE  
OCT 22 1987

BOOK NO. 8  
8715716

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 HEREBY AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED: 10-22-87  
FILM/FEE RECEIPT NO.:  
(1) STREET ADDRESS OF JOB: 2731-2735 Folsom ST.  
BLOCK & LOT: 3640/31  
PERMIT NO.: 577977  
ISSUED: 10-22-87  
(2A) ESTIMATED COST OF JOB: \$500.00  
(2B) REVISED COST:  
DATE:

CASA APPROVAL REQ'D   
APPROVAL NUMBER:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

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

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY

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

IMPORTANT NOTICES

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

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

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for 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.
- ( ) V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- ( ) VI. I certify as the owner (or the agent of the owner) that in the performance of the work (or 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.

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

Disapproved  
In Concurrence  
AS

OCT 2 1989

CANCELLED

Apartment R. Apocaris

APPROVED FOR ISSUANCE



APPLICATION NUMBER  
00005229

OSHA APPROVAL REQUIRED  
APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

FORM 3  OTHER AGENCIES REVIEW REQUIRED  
FORM 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 FILED 4/7/89	PERMITS RECEIPT NO. 200113	(1) STREET ADDRESS OF JOB 2731-35 Folsom St.	BLOCK & LOT 3640 31
PERMIT NO.	ISSUED	(2) ESTIMATED COST OF JOB 250.00	(7) REVISED COST:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING					
(4A) TYPE OF CONCRTE. ✓ IHR	(5A) NO. OF STORES OF OCCUPANCY 3	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE 3 FAMILY RESIDENTIAL	(8A) OCCUP. CLASS R-2.1	(9A) NO. OF DWELLING UNITS 3
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(4) TYPE OF CONCRTE. ✓ IHR	(5) NO. OF STORES OF OCCUPANCY 3	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) 3 FAMILY RESIDENTIAL	(8) OCCUP. CLASS R-2.1	(9) NON-OR. DWELLING UNITS 3
(10) IS AUTO BUNKER TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(14) GENERAL CONTRACTOR			
owner					
(15) OWNER (ESSEE CROSS OUT ONE)					
JOSEPH ATSIUS		2733 Folsom St.		94110 398-4840	
(16) WRITE IN 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 THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.	(19) DOES THIS ALTERATION CREATE DECK OR PORCH, EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION)			
JOSEPH ATSIUS AIA		66 BROADWAY "A" ST		94111 01766	
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")					

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit 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.
- ( ) IV. The cost of the work to be performed is \$100 or less.
- ( ) V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply faithfully with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- ( ) VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Joseph Atsius 4/7/89  
Applicant's Signature Date

CANCELLED ON: 11-27-90  
NOTIFIED: *Atwood address change*  
MAILED ON: 11-7-90

**BUILDING ENLARGEMENT**  
DESCRIPTION  
*DECK*  
Date: *DEC 2, 1990*

APPROVED FOR ISSUANCE  
DISTRICT: 18  
TITLE: 24-2  
EXPIRES: YES  NO   
MR. PAT MARCOTTE

APPROVAL NUMBER: 3/8  
APPLICATION NUMBER: 9004578  
OSMA APPROVAL FEE: 19004578  
APPROVAL NUMBER:

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

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS  
**OFFICE COPY**  
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: 2/20/90  
FILING FEE RECEIPT NO.: 211509  
(1) STREET ADDRESS OF JOB: 2731-35 FOLSOM ST 3640 #30  
(2A) ESTIMATED COST OF JOB: \$1,100  
(2B) REVISED COST:   
DATE:   
BLOCK & LOT:   
PERMIT NO.:   
ISSUED:   
AT:   
DATE:

**INFORMATION TO BE FURNISHED BY ALL APPLICANTS**

DESCRIPTION OF EXISTING BUILDING: *Legal Use = 3 Apts over 3 fls.*  
 (1A) TYPE OF CONSTR: *1-1HR* (2A) NO. OF STORIES OF OCCUPANCY: *3* (3A) NO. OF BASEMENTS AND CELLARS: *0* (4A) PRESENT USE: *3 UNIT RESID. APART* (5A) OCCUP. CLASS: *R-1* (6A) NO. OF DWELLING UNITS: *3*

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

(7) IS MAJOR REPAIRING TO BE CONSTRUCTED OR ALTERED? YES  NO   
 (8) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES  NO   
 (9) ELECTRICAL WORK TO BE PERFORMED? YES  NO   
 (10) PLUMBING WORK TO BE PERFORMED? YES  NO

(14) GENERAL CONTRACTOR: *JOSEPH ATJUS* (15) ADDRESS: *2733 FOLSOM ST. SF. CA 94110*  
 (16) ARCHITECT OR ENGINEER DESIGNER: *JOSEPH ATJUS AIA* (17) ADDRESS: *66 BROADWAY 'A' S.F. CA 94111*

(18) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION, (REFERENCE TO PLANS IS NOT SUFFICIENT).  
*DECK EXTENSION AT SECOND & THIRD FLOORS*

**ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY**

(19) DOES THIS ALTERATION CREATE ACCORDING TO THE HEIGHT AT CENTER LINE OF FRONT? YES  NO   
 (20) WILL SIDEWALK OVER SUB SIDEWALK SPACE BE REPAIRED OR ALTERED? YES  NO   
 (21) ARCHITECT OR ENGINEER DESIGNER: *JOSEPH ATJUS AIA* (22) ADDRESS: *66 BROADWAY 'A' S.F. CA 94111*

**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 bills 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 THERE TO WILL BE COMPLIED WITH.

**NOTICE TO APPLICANT**

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

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

( ) I. Certificate of Consent to Self-insure issued by the Director of Industrial Relations.  
 ( ) II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.  
 ( ) III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.  
 ( ) IV. The cost of the work to be performed is \$100 or less.  
 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.  
 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 filed with the Central Permit Bureau evidence that workman's compensation insurance is carried.

*Joseph Atjus* 2/20/90  
 Applicant's Signature Date



0027

DEPARTMENT OF BUILDING INSPECTION

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

BUILDING ENLARGEMENT DESCRIPTION 1-28-92 Date Horizontal

CANCELLED ON: NOTIFIED: MAILED ON: J. Atalos 2/12/93 JAMES DAUGH

FORM 8/8

09202152

DATA APPROVAL NEED APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED FORM 8 OVER-THE-COUNTER ISSUANCE 2 NUMBER OF PLAN SETS No. 00

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

Table with columns: DATE (1/20/92), FILING FEE RECEIPT NO. (235663), (1) STREET ADDRESS OF JOB (2731-35 FOLSOM ST.), BLOCK & LOT (3640 31), (2) ESTIMATED COST OF JOB (2,500), (3) REVISED COST, DATE.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS. Includes existing building description (3 UNIT RESIDENTIAL), proposed alteration (3 UNIT RESIDENTIAL), and various checkboxes for structural, electrical, and plumbing work.

GENERAL CONTRACTOR: UNKNOWN. OWNER/LESSEE: JOSEPH ATALOS, 2733 FOLSOM ST. SF 94110, 388-9840. WORK TO BE PERFORMED: TWO DECKS ONE @ TOP 3RD FLOOR & 1 @ WOODIE 2ND LEVEL.

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY. Includes questions about alterations, setbacks, and existing buildings. Address: JOSEPH ATALOS AIA 66 BROADWAY A SF CA 94111 47166.

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

NOTICE TO APPLICANT: HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages... APPLICANT'S SIGNATURE: Joseph Atalos, Date: 2/11/92



APPROVED  
Dept of Building Insp.

AUG 18 1997

PERMITS FOR ISSUANCE

AUG 18 1997

BLDG. FORM 3/8

APPLICATION NUMBER: 09715854

OSHA APPROVAL RECORD APPROVAL NUMBER:

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

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

NUMBER OF PLAN SETS: JDW 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 HEREINAFTER SET FORTH.

**OFFICE COPY**

DATE FILED: 8/18/97 FILING FEE RECEIPT NO.: [ ] (1) STREET ADDRESS OF JOB: 2731 FOLSOM ST BLOCK & LOT: [ ]  
 PERMIT NO.: 829499 ISSUED: 8-18-97 (2A) ESTIMATED COST OF JOB: 1,800.00 (2B) REVISED COST: [ ]  
 BY: [ ] DATE: [ ]

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(1A) TYPE OF CONSTR. <u>V</u>	(2A) NO. OF STORES OF OCCUPANCY: <u>2</u>	(3A) NO. OF BASEMENTS AND CELLARS: <u>1</u>	(7A) PRESENT USE: <u>RESIDENTIAL</u>	(8A) OCCUP. CLASS: <u>R-3</u>	(9A) NO. OF DWELLING UNITS: <u>2</u>
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(4) TYPE OF CONSTR. <u>V</u>	(5) NO. OF STORES OF OCCUPANCY: <u>2</u>	(6) NO. OF BASEMENTS AND CELLARS: <u>1</u>	(7) PROPOSED USE (LEGAL USE): <u>RESIDENTIAL</u>	(8) OCCUP. CLASS: <u>R-3</u>	(9) NO. OF DWELLING UNITS: <u>2</u>

(10) IS AUTO RAMPWAY 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: LARA CONSTRUCTION CO. 671-12 AVENUE 94118 994-6796 696758 3/5/98  
 ADDRESS: [ ] PHONE: [ ] CALIF. LIC. NO.: [ ] EXPIRATION DATE: [ ]  
 (15) OWNER - LESSEE (CROSS OUT ONE): MR JOSEPH ATUS 2735 FOLSOM  
 ADDRESS: [ ] BTHC: [ ] PHONE (FOR CONTACT BY DEPT.): [ ]

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

- RE-TILE EXISTING SHOWER STALL + BATH FLOOR.  
- REPLACE PLUMBING FIXTURES.

ADDITIONAL INFORMATION

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

(25) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION: [ ] ADDRESS: [ ] CALIF. CERTIFICATE NO.: [ ]  
 (26) CONSTRUCTION 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. 365, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX  
 OWNER  ARCHITECT  
 LESSEE  AGENT  
 CONTRACTOR  ENGINEER

APPLICANT'S CERTIFICATION

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

2003-03 (REV. 1/96)

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.

() II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
 Carrier: STATE FUND  
 Policy Number: 046-97 UNIT 00067

( ) 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.

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

SECTION

RESIDENTIAL WORK STRUCTURE REPAIR WORK ONLY

REPAIR, KIND OR ORDER OF BUILDING NOT TO BE CHANGED WITHOUT ADDITIONAL PERMITS AND UPON RECEIVING THE PERMITS, THE WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS SET FORTH IN THE CITY AND COUNTY OF SAN FRANCISCO BUILDING CODE.

APPROVED FOR ISSUANCE AUG 19 1999

BUILDING FORM 318

APPLICATION NUMBER 06917215

APPROVAL NUMBER: OSHA APPROVAL REQUIRED

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3  OTHER AGENCIES REVIEW REQUIRED

FORM 8  OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS 0

5-14-00

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

OFFICE COPY

DATE FILED: 8-19-99, FILING FEE RECEIPT NO., (11) STREET ADDRESS OF JOB: 2735 Folsom St., PERMIT NO.: 886938, ISSUED: 8-19-99, (2A) ESTIMATED COST OF JOB: \$3000.00, (2B) REVISED COST, DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING: (1A) TYPE OF CONSTR. 1 HR, (1A) NO. OF STOREYS OF OCCUPANCY: 3, (1A) NO. OF BASEMENTS AND CELLARS: 0, (1A) PRESENT USE: 3 UNIT RESIDENTIAL FLAT, (1A) OCCUP. CLASS: R-1, (1A) NO. OF DWELLING UNITS: 3. LEGAL DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: (1A) TYPE OF CONSTR. 1 HR, (1A) NO. OF STOREYS OF OCCUPANCY: 3, (1A) NO. OF BASEMENTS AND CELLARS: 0, (1A) PROPOSED USE (LEGAL USE): 3 UNIT RESIDENTIAL FLAT, (1A) OCCUP. CLASS: R-1, (1A) NO. OF DWELLING UNITS: 3. (10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES NO, (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO, (12) ELECTRICAL WORK TO BE PERFORMED? YES NO, (13) PLUMBING WORK TO BE PERFORMED? YES NO. (14) GENERAL CONTRACTOR: DURE Inc. 647-21st Ave 94121 387-0917 861658 3/31/01. (15) OWNER, LESSEE (CHECK ONE): JOE ARSUS 2733 Folsom St. SF 94110 415-282-1498. (16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): RE-MODEL EXISTING BATHROOM.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES NO, (18) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRS OR ALTERED? YES NO, (19) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION): JOSEPH ARSUS ARCHITECT 2733 Folsom St. 94110 C17166. (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT., (18) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO, (19) DOES THIS ALTERATION CREATE DECK OR HORZ. EXTENSION TO BUILDING? YES NO, (20) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT., (21) ANY OTHER EXISTING BLDG OR LOT? IF YES, SHOW ON PLOT PLAN? YES NO, (22) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES 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. 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 fits 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 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. INDEMNITY, Policy Number EC 35017H. ( ) III. The cost of the work to be done is \$100 or less. ( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply 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.

APPLICANT'S CERTIFICATION

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

9003-03 (REV. 1/96)

Signature of Applicant or Agent: Ronald Wro, Date: 8-19-99



**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

*Angela*  
 ACTING DIRECTOR

APPROVED FOR ISSUANCE

BLDG. FORM 318

APPLICATION NUMBER 20060724/1357

OSHA APPROVAL RECORD APPROVAL NUMBER:

**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 (OBS)

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	FILING FEE RECEIPT NO. 724-06	(1) STREET ADDRESS OF JOB 2733 Folsom St	(2) ESTIMATED COST OF JOB 400.00	(2B) REVISED COST 400.00	DATE 7/24/06
PERMIT NO. 1093058	ISSUED	BY A. G... 2	3649/031		

**INFORMATION TO BE FURNISHED BY ALL APPLICANTS**

<b>LEGAL DESCRIPTION OF EXISTING BUILDING</b>					
(4A) TYPE OF CONSTR. <input checked="" type="checkbox"/>	(5A) NO. OF STORIES OF OCCUPANCY 3	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE MULTI UNIT RESID.	(8A) OCCUP. CLASS R-1	(9A) NO. OF DWELLING UNITS 3
<b>DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION</b>					
(4) TYPE OF CONSTR. <input checked="" type="checkbox"/>	(5) NO. OF STORIES OF OCCUPANCY 3	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) MULTI UNIT RESID	(8) OCCUP. CLASS R-1	(9) NO. OF DWELLING UNITS 3
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(14) GENERAL CONTRACTOR NOT APPLICABLE	
(15) OWNER - LESSEE (CROSS OUT ONE) JOSEPH ANSUS 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 (ALL INTERIOR REPAIR) 1 UNIT					
<b>ADDITIONAL INFORMATION</b>					
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.	(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					
(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> NOT APPLICABLE					
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, 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 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) (22) OR (24).

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

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

CHECK APPROPRIATE BOX  
 OWNER  ARCHITECT  
 LESSEE  AGENT  
 CONTRACTOR  ENGINEER

**APPLICANT'S CERTIFICATION**

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

9303-03 (REV. 1/02)

**NOTICE TO APPLICANT**

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

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

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

- ( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance 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.

*Joseph Ansus* 7/24/06  
 Signature of Applicant or Agent Date

ORIGINAL



APPROVED SEP 23 2000 DIRECTOR DEPT OF BUILDING INSPECTION

RESIDENTIAL NON STRUCTURAL WORK ONLY... PERMIT OBSERVED DURING INSPECTION

BLDG. FORM 318 2000-09-23-1989 APPLICATION NUMBER: 051A APPROVAL REC'D: APPROVAL NUMBER: APPROVAL NUMBER: APPROVED FOR ISSUANCE

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 [X] OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

OFFICE COPY

DATE FILED: 9/23/00 FILING FEE RECEIPT NO: PERMIT NO: 1922237 ISSUED: 9-23-00 (11) STREET ADDRESS OF JOB: 2735 Folsom St 3640 31 BLOCK & LOT (12) ESTIMATED COST OF JOB: 3000 (13) REVISED COST: BY: DATE:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS LEGAL DESCRIPTION OF EXISTING BUILDING: 3 FL. 3 APP. 18 RMS. RESIDENTIAL FLAT R-1 DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: RESIDENTIAL FLAT R-1 (10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES [ ] NO [X] (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES [ ] NO [X] (12) ELECTRICAL WORK TO BE PERFORMED? YES [ ] NO [X] (13) PLUMBING WORK TO BE PERFORMED? YES [ ] NO [X] (14) GENERAL CONTRACTOR: SCORE INC. 647 21st AVE 94121 387-0917 561658 3/31/01 (17) OWNER - LESSEE (CROSS OUT ONE): JOE ATSUS 2733 Folsom St. SF 94110 415-282-1998 (18) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): REMODEL BATHROOM, WORK ONLY ON 2735 Folsom. (NEW FIXTURES, (NEW) SHEETROCK)

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 GROUND FLOOR AREA SQ. FT. (21) WILL SIDEWALK COVER SUB-SIDEWALK SPACE BE REQUIRED OR ENTERED? 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 J): 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 ADDRESS: NONE

IMPORTANT NOTICES No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code. Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval. ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED SEPARATE PERMITS ARE REQUIRED IF ANSWER IS 'YES' TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24) THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment. CHECK APPROPRIATE BOX [X] 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 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. INDEMNITY Policy Number: EL 35-017H ( ) III. The cost of the work to be done is \$100 or less. ( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code that the permit herein applied for shall be deemed revoked. ( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau. Signature of Applicant or Agent: [Signature] Date: 9/23/00

APPLICANT'S CERTIFICATION I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH. 9003-03 (REV 1/96)





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 [Signature] Dir. of Building Insp

NOV 200449382/HIS JUL 23 2008

BLDG FORM 318 JUL 23 2008 APPROVED FOR ISSUANCE APPLICATION NUMBER 2008 07 23 7A06

APPLICATION FOR BUILDING PERMIT ADDITIONS ALTERATIONS OR REPAIRS DIRECTOR OF BUILDING INSPECTION FORM 3 [ ] OTHER AGENCIES REVIEW REQUIRED FORM B [X] OVER THE COUNTER ISSUANCE NUMBER OF PLAN SETS 0

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

Table with 4 columns: DATE FILED (7/23/08), FILING FEE RECEIPT NO, (1) STREET ADDRESS OF JOB (2731 Folsom St SF, CA 94110 031), BLOCK & LOT. Includes permit number 1161119 and issued date JUL 23 2008.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

Table with 9 columns: (4A) TYPE OF CONSTR, (5A) NO OF STORIES OF OCCUPANCY, (6A) NO OF BASEMENTS AND CELLARS, (7A) PRESENT USE, (8A) OCCUP CLASS, (9A) NO OF DWELLING UNITS. Includes description of building after proposed alteration.

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) Repair Dry Rot At Rear Stairs to comply w/ complaint 200449382 less than 50% @ Rear NO change to Door or Windows

ADDITIONAL INFORMATION

Table with 4 columns: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (18) IF (17) IS YES STATE NEW HEIGHT AT CENTER LINE OF FRONT, (19) DOES THIS ALTERATION CREATE DECK OR HORIZ EXTENSION TO BUILDING?, (20) IF (19) IS YES STATE NEW GROUND FLOOR AREA.

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 structure or scaffolding used during construction to be cleared within 60 feet of 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, regardless of negligence of 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 THERETO WILL BE COMPLIED WITH

Sig: [Signature] Date: 7/23/08 OFFICE COPY



APPROVED Dept. of Building Insp.

DEC - 6 2012

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

APPROVED FOR ISSUANCE DEC 06 2012

BLDG. FORM 318

3014-14-05-54883 APPLICATION NUMBER

OSHA APPROVAL RECORD APPROVAL NUMBER:

HS

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

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

AKA 2731-2735 FOLSON

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

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

Table with 5 columns: (4A) TYPE OF CONSTR., (5A) NO. OF STORIES OF OCCUPANCY, (5B) NO. OF BASEMENTS AND CELLARS, (7A) PRESENT USE, (8A) OCCUP. CLASS, (9A) NO. OF DWELLING UNITS.

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Table with 5 columns: (4) TYPE OF CONSTR., (5) NO. OF STORIES OF OCCUPANCY, (5B) NO. OF BASEMENTS AND CELLARS, (7) PROPOSED USE (LEGAL USE), (8) OCCUP. CLASS, (9) NO. OF DWELLING UNITS.

Table with 4 columns: (10) IS AUTO RAMPWAY 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: Momentum Builders, 2762 Filbert St, 94123, 29 7037, 6/30/2012

(15) OWNER - LESSEE (CROSS OUT ONE): Wells Fargo Home Mart, 704 Davis St, San Leandro CA, 510-297-7951

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT). remove old stairs in front of building and replace with like kind. To comply with NOV #200922446. incorporate old railing onto new railing for historic value. Remove front gate.

ADDITIONAL INFORMATION

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

Table with 4 columns: (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 (DESIGNER): MHA Architects, 450 Strat of CA 94107, 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... 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 reduced 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 building materials must have a clearance of not less than two inches from all electrical wires or equipment. CHECK APPROPRIATE BOX: [X] OWNER, [ ] ARCHITECT, [ ] ENGINEER, [ ] ROBERT, [ ] 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 or County of San Francisco against all such claims, demands or actions. In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below. I hereby affirm under penalty of perjury one of the following declarations: (I) I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. (II) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: State Farm, Policy Number: 2820771. (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. 9008-03 (REV. 1/02)

Signature of Applicant or Agent: [Signature] Date: 12-6-12 OFFICE COPY



APPROVED Dept. of Building Insp.

SEP 17 2013

Tom C. Hui, Acting Director

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

APPLICATION NUMBER 2013-09-17-7002

OSHA APPROVAL REQ'D APPROVAL NUMBER

n/n

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

DO NOT WRITE ABOVE THIS LINE

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

Table with columns: (4A) TYPE OF CONSTR., (5A) NO. OF STORIES OF OCCUPANCY, (6A) NO. OF BASEMENTS AND CELLARS, (7A) PRESENT USE, (8A) OCCUP. CLASS, (9A) NO. OF DWELLING UNITS.

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Table with columns: (4) TYPE OF CONSTR., (5) NO. OF STORIES OF OCCUPANCY, (6) NO. OF BASEMENTS AND CELLARS, (7) PROPOSED USE (LEGAL USE), (8) OCCUP. CLASS, (9) NO. OF DWELLING UNITS.

Table with columns: (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?

Table with columns: (14) GENERAL CONTRACTOR, ADDRESS, PHONE, CALIF. LIC. NO., EXPIRATION DATE.

Table with columns: (15) OWNER - LESSEE (GROSS OUT ONE), ADDRESS, ZIP, BTRCN#, PHONE (FOR CONTACT BY DEPT.).

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

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

ADDITIONAL INFORMATION

Table with columns: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT, (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?, (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA.

Table with columns: (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?

Table with columns: (25) ARCHITECT OR ENGINEER (DESIGN CONSTRUCTION), ADDRESS, CALIF. CERTIFICATE NO.

Table with columns: (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 is to be closer than 8'0" to any wire containing more than 750 volts. See Sec 385, California Penal Code.

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

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, relevel 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 INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX: OWNER, LESSEE, CONTRACTOR, ARCHITECT, AGENT, ENGINEER. 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 or actions.

In conformity with the provisions of Section 3800 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) 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 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 herein applied for shall be deemed revoked. ( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent Date 9/17/13 OFFICE COPY





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 FEES

BLDG. FORM 318

APPLICATION NUMBER 2013-01-24-8910

APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

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

DO NOT WRITE ABOVE THIS LINE

Form header section with fields for DATE FILED (1-29-13), PLNG FEE, (1) STREET ADDRESS OF JOB (2731-2735 FOLSOM), BLOCK & LOT (3640/031), (2) ESTIMATED COST OF JOB (\$22,000), and DATE (1/29/13).

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

Legal description of existing building: (3A) TYPE OF CONSTR. V-B, (3B) NO. OF STORIES OF OCCUPANCY 3, (3C) NO. OF BASEMENTS AND CELLARS 0, (3D) FRONT LINE APARTMENT - 3 DWELLING, (3E) OCCUP. CLASS R-2, (3F) NO. OF DWELLING UNITS 3.

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Description of building after proposed alteration: (4) TYPE OF CONSTR. V-B, (4B) NO. OF STORIES OF OCCUPANCY 3, (4C) NO. OF BASEMENTS AND CELLARS 0, (4D) PROPOSED USE (LEGAL USE) APARTMENT - 3 DWELLING, (4E) OCCUP. CLASS R-2, (4F) NO. OF DWELLING UNITS 3.

Fields for (10) IS AUTO RUMBLE TO BE CONSTRUCTED OR ALTERED?, (11) WILL STREET SPACE BE LOSE DURING CONSTRUCTION?, (12) ELECTRICAL WORK TO BE PERFORMED?, (13) PLUMBING WORK TO BE PERFORMED?.

Fields for (14) GENERAL CONTRACTOR (REGASAC CASTLE CONSTRUCTION), ADDRESS (65 VOITMAN ST), PHONE (415) 742941, CALIF. LIC. NO. 742941, EXPIRATION DATE 11/30/13.

Fields for (15) OWNER - LESSEE (WIAHEAD LLC 500 SPEAR # 303 SF CA 94105), ADDRESS (500 SPEAR ST), PHONE (415) 299.7912.

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): NOV CORRECTION PERMIT: IN-KIND EGRESS REAR STAIR REPLACENT WITH MINOR REAR STAIR. REAR + FRONT REAR STAIR. REAR STAIR.

NOV CORRECTION ITEMS ON THE FOLLOWING COMPLAINTS: 2011 75573, 2011 76254, 2012 7174, 2009 22446, 2004 48382, 2012 6580.

ADDITIONAL INFORMATION

Fields for (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT ON STORY OR BUILDING?, (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT., (19) DOES THIS ALTERATION CREATE DECK OR PORCH, EXTENSION TO BUILDING?, (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.

Fields for (21) WILL SIDEWALK OR 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?

Fields for (25) ARCHITECT OR ENGINEER (TKA 2325 3RD ST SF CA 94107), ADDRESS (2325 3RD ST), CALIF. CERTIFICATE NO. 027646.

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

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts See Sec 388, California Penal Code.

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

Grade lines or slopes on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown correct drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and soil 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) OR (24).

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

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

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

APPLICANT'S CERTIFICATION

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

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 or County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3080 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (II), or (IV), or (V), whichever is applicable. If however item (IV) is checked item (V) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury each 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 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 3080 of the Labor Code, that the permit herein applied for shall be deemed voided.
(V) I certify to 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 Certified Permit Bureau.

Signature of Applicant or Agent: [Signature] 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

APPROVED FOR ISSUANCE

JUN 20 2013

BLDG. FORM 318

APPLICATION NUMBER
2013-0620-0016

APPROVAL NUMBER

N/V

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 [x] OVER-THE COUNTER ISSUANCE

0 NUMBER OF PLAN SETS

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

DO NOT WRITE ABOVE THIS LINE

Table with fields: DATE FILED (6/20/13), FILM/FEE RECEIPT NO., (1) STREET ADDRESS OF JOB (2731-2735 Folsom St), BLOCK & LOT (3640/031), PERMIT NO. (12968779), ISSUED (6-20-13), (3A) ESTIMATED COST OF JOB (\$5,000), (3B) REVISED COST (\$15,000), DATE (6/20/13)

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

Table with fields: (6A) TYPE OF CONSTR. (SB), (6B) NO. OF STORIES OF OCCUPANCY (3), (6C) NO. OF BASEMENTS AND CELLARS (0), (7A) PRESENT USE (3 UNIT RES FIVE APTS), (8A) OCCUP. CLASS (R2), (9A) NO. OF DWELLING UNITS (3)

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Table with fields: (6) TYPE OF CONSTR. (SB), (6B) NO. OF STORIES OF OCCUPANCY (3), (6C) NO. OF BASEMENTS AND CELLARS (0), (7) PROPOSED USE (3 UNIT RES APTS), (8) OCCUP. CLASS (R2), (9) NO. OF DWELLING UNITS (3)

Table with fields: (10) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED? (NO), (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? (NO), (12) ELECTRICAL WORK TO BE PERFORMED? (NO), (13) PLUMBING WORK TO BE PERFORMED? (NO)

(14) GENERAL CONTRACTOR: PEGASUS BUILDERS, ADDRESS: 55 DORMAN AVE SF CA, PHONE: 742941, EXPIRATION DATE: 11/30/13

(15) OWNER - LESSEE (CIRCLE ONE): WAI-AHEAD LLC, ADDRESS: 500 SPARK ST #303, PHONE: 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 IN LIVING AREA. REPLACE W/ NEW SHEETROCK 3" MIN THK ALL 3 UNITS.

ADDITIONAL INFORMATION

Table with fields: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? (NO), (18) DOES THIS ALTERATION CREATE CHINK OR HOLE, EXTENSION TO BUILDING? (NO), (19) DOES THIS ALTERATION CREATE CHINK OR HOLE, EXTENSION TO BUILDING? (NO), (20) ANY OTHER EXISTING BLDG. ON LOT? (NO), (21) WILL BUILDING EXTEND BEYOND PROPERTY LINE? (NO), (22) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? (NO)

(23) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION) 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.

NOTICE TO APPLICANT
HOLD HARMLESS CLAIMS. The permittee(s) by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit.

No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire carrying 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.

In conformity with the provisions of Section 2800 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 (4) is checked item (5) must be checked as well. Mark the appropriate method of compliance below.

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.

I hereby affirm under penalty of perjury one of the following declarations:
( ) I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 2700 of the Labor Code, for the performance of the work for which this permit is issued.

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 (18) (11) (12) (22) OR (24).
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

( ) I have and will maintain worker's compensation insurance, as required by Section 2700 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:

Check appropriate box:
[ ] OWNER [ ] ARCHITECT
[ ] LESSEE [ ] AGENT
[ ] CONTRACTOR [ ] ENGINEER

( ) The cost of the work to be done is \$100 or less.
( ) I certify that in the performance of the work for which this permit is issued, I 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 2800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

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.

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 Corbel Permit Bureau.
Signature of Applicant or Agent: [Signature] Date: 6/20/13

**APPROVED**  
 Dept. of Building Insp.

JAN 14 2014

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

DEPT. OF BUILDING INSPECTION



SFFD INSP. FEES REQ.

APPROVED FOR ISSUANCE

BLDG. 3/8  
 FORM 3/8

APPLICATION NUMBER 2013-1024  
 APPROVAL NUMBER 0260  
 OSHA APPROVAL REQ'D

**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

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.

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

DATE FILED 11/11/13	FILED FEE RECEIPT NO. 13118532	(1) STREET ADDRESS OF JOB 2731-2735 Folsom	BLOCK & LOT 3640/031
PERMIT NO. 1014368	ISSUED JAN 14 2014	(2A) ESTIMATED COST OF JOB \$550,000	(2B) REVISED COST BY DATE DATE 1/7/14

**INFORMATION TO BE FURNISHED BY ALL APPLICANTS**

**LEGAL DESCRIPTION OF EXISTING BUILDING**

(4A) TYPE OF CONSTR. V-B	(5A) NO. OF STORIES OF OCCUPANCY 3	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE 3 UNIT RESIDENTIAL APARTMENT	(8A) OCCUP. CLASS R-2	(9A) NO. OF DWELLING UNITS 3
-----------------------------	---------------------------------------	--	--	--------------------------	---------------------------------

**DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION**

(4) TYPE OF CONSTR. V-B	(5) NO. OF STORIES OF OCCUPANCY 3	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) 3 UNIT RESIDENTIAL APARTMENT	(8) OCCUP. CLASS R-2	(9) NO. OF DWELLING UNITS 3
----------------------------	--------------------------------------	---------------------------------------	--	-------------------------	--------------------------------

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
--	--	--	--

(14) GENERAL CONTRACTOR Pegasus Builders	ADDRESS 55 DORMAN AVE	ZIP 94124	PHONE 415 6785233	CALIF. LIC. NO. 977487	EXPIRATION DATE 10-31-14
---	--------------------------	--------------	----------------------	---------------------------	-----------------------------

(15) OWNER - LESSEE (CROSS OUT ONE) WAI AHEAD LLC	ADDRESS 400 SPEAR ST SUITE 303	ZIP SF CA 94105	PHONE (FOR CONTACT BY DEPT.) 415 299.7912
--	-----------------------------------	--------------------	--

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

3 UNITS (E) SC  
 INTERIOR REMODEL AT SECOND & THIRD STORY, ASSOCIATED STRUCTURAL REMODEL KITCHENS & BATH, ADD BATH AT 2ND STORY BATH AT 3RD STORY ALL WORK WITHIN ENVELOPE OF BLDG, NO EXPANSION. WORK @ UNIT 2733-2735 ONLY, 1 UNIT PER FLOOR (E) SC

**ADDITIONAL INFORMATION**

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
---	---	--	---

(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT (IF YES, SHOW ON LOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
---	--	--	--

(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/> TROY KASHANIPUR	ADDRESS 2325 3RD ST SUITE 401 SF CA 94107	CALIF. CERTIFICATE NO. C27646
---	--	----------------------------------

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

**IMPORTANT NOTICES**

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.  
 No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any walls containing more than 750 volts. See Sec 305, California Penal Code.  
 Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.  
 Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, 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 INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).  
 THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  
 In drawings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

<input type="checkbox"/> OWNER	<input type="checkbox"/> ARCHITECT
<input type="checkbox"/> LESSEE	<input type="checkbox"/> AGENT
<input type="checkbox"/> CONTRACTOR	<input type="checkbox"/> 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.

**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 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) 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.
- (X) 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: State F.I. CO  
 Policy Number: 9069761
- ( ) III. The cost of the work to be done is \$100 or less.

(X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the 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 herewith with the provisions of Section 3800 of the Labor Code, that this permit herein applied for shall be deemed revoked.

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

Signature of Applicant or Agent: *[Signature]* Date: 10/22/13