

File No. 181175 Committee Item No. 1
 Board Item No. 4

COMMITTEE/BOARD OF SUPERVISORS
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date January 28, 2019

Board of Supervisors Meeting Date FEBRUARY 12, 2019

Cmte Board

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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>HPC Reso No. 999 110718</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Landmark Des Rpt 071618</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Landmark Des Case Rpt 091918</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>HPC Reso No. 979 091918</u> |
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Completed by: Erica Major Date January 25, 2019
 Completed by: Erica Major Date 03/11/19

1 [Planning Code - Landmark Designation - 22 Beaver Street (Benedict-Gieling House)]

2
3 **Ordinance amending the Planning Code to designate 22 Beaver Street (Benedict-**
4 **Gieling House), Assessor's Parcel Block No. 3561, Lot No. 060, as a Landmark under**
5 **Article 10 of the Planning Code; affirming the Planning Department's determination**
6 **under the California Environmental Quality Act; and making public necessity,**
7 **convenience, and welfare findings under Planning Code, Section 302, and findings of**
8 **consistency with the General Plan, and the eight priority policies of Planning Code,**
9 **Section 101.1.**

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

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

18 Section 1. Findings.

19 (a) CEQA and Land Use Findings.

20 (1) The Planning Department has determined that the Planning Code
21 amendment proposed in this ordinance is subject to a Categorical Exemption from the
22 California Environmental Quality Act (California Public Resources Code Sections 21000 et
23 seq., "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 14, Sections
24 15000 et seq., the Guidelines for implementation of the statute for actions by regulatory
25 agencies for protection of the environment (in this case, landmark designation). Said
determination is on file with the Clerk of the Board of Supervisors in File No. 181175 and is
incorporated herein by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 22 Beaver Street, Assessor's Block No. 3561, Lot No.
3 060 ("Benedict-Gieling House"), will serve the public necessity, convenience, and welfare for
4 the reasons set forth in Historic Preservation Commission Resolution No. 999, recommending
5 approval of the proposed designation, which is incorporated herein by reference.

6 (3) The Board of Supervisors finds that the proposed landmark designation of
7 the Benedict-Gieling House is consistent with the General Plan and with Planning Code
8 Section 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No.
9 999.

10 (b) General Findings.

11 (1) Pursuant to Charter Section 4.135, the Historic Preservation Commission
12 has authority "to recommend approval, disapproval, or modification of landmark designations
13 and historic district designations under the Planning Code to the Board of Supervisors."

14 (2) On August 17, 2016, the Historic Preservation Commission added the
15 Benedict-Gieling House to the Landmark Designation Work Program, a list of individual
16 properties and historic districts under consideration for landmark designation, adopted by the
17 Historic Preservation Commission on June 15, 2011.

18 (3) The Landmark Designation Report was prepared by Planning Department
19 Preservation staff. All preparers meet the Secretary of the Interior's Professional Qualification
20 Standards for historic preservation program staff, as set forth in Code of Federal Regulations
21 Title 36, Part 61, Appendix A. The report was reviewed for accuracy and conformance with
22 the purposes and standards of Article 10 of the Planning Code.

23 (4) The Historic Preservation Commission, at its regular meeting of September
24 19, 2018, reviewed Planning Department staff's analysis of the historical significance of the
25

1 Benedict-Gieling House pursuant to Article 10 as part of the Landmark Designation Case
2 Report dated September 19, 2108.

3 (5) On September 19, 2018, the Historic Preservation Commission passed
4 Resolution No. 979, initiating designation of the Benedict-Gieling House as a San Francisco
5 Landmark pursuant to Section 1004.1 of the Planning Code. Said resolution is on file with the
6 Clerk of the Board of Supervisors in File No. 181175 and is incorporated herein by reference.

7 (6) On November 7, 2018, after holding a public hearing on the proposed
8 designation and having considered the specialized analyses prepared by Planning
9 Department staff and the Landmark Designation Report, the Historic Preservation
10 Commission recommended approval of the proposed landmark designation of the Benedict-
11 Gieling House by Resolution No. 999. Said resolution is on file with the Clerk of the Board in
12 File No. 181175.

13 (7) The Board of Supervisors hereby finds that the Benedict-Gieling House has
14 a special character and special historical, architectural, and aesthetic interest and value, and
15 that its designation as a Landmark will further the purposes of and conform to the standards
16 set forth in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by
17 reference the findings of the Landmark Designation Report.

18
19 Section 2. Designation.

20 Pursuant to Section 1004 of the Planning Code, 22 Beaver Street (Benedict-Gieling
21 House), Assessor's Block No. 3561, Lot No. 060, is hereby designated as a San Francisco
22 Landmark under Article 10 of the Planning Code. Appendix A to Article 10 of the Planning
23 Code is hereby amended to include this property.

24
25 Section 3. Required Data.

1 Section 3. Required Data.

2 (a) The description, location, and boundary of the Landmark site consists of the City
3 parcel located at 22 Beaver Street (Benedict-Gieling House), Assessor's Block No. 3561, Lot
4 No. 060, in San Francisco's Duboce Triangle neighborhood.

5 (b) The characteristics of the Landmark that justify its designation are described and
6 shown in the Landmark Designation Report and other supporting materials contained in
7 Planning Department Case Docket No. 2018-008827DES. In brief, the Benedict-Gieling
8 House is eligible for local designation as it embodies the distinctive characteristics of a type,
9 period, or method of construction. Specifically, designation of the Benedict-Gieling House is
10 proper given it is architecturally significant as a very early and distinctive example of an
11 Italianate villa and carriage house located within a landscaped garden setting.

12 (c) The particular features that shall be preserved, or replaced in-kind as determined
13 necessary, are those generally shown in photographs and described in the Landmark
14 Designation Report, which can be found in Planning Department Docket No. 2018-
15 008827DES, and which are incorporated in this designation by reference as though fully set
16 forth. Specifically, the following exterior features shall be preserved or replaced in kind:

17 Overall form, structure, height, massing, materials, and architectural ornamentation of
18 the house, carriage house, and landscaped garden setting identified as:

19 (1) House

20 (A) T-shaped plan, partial three-story height, cross-gable roof, hipped-
21 roof tower, portico, and bay window;

22 (B) Primary south façade, west façade facing the driveway, and east
23 façade from the front of the house to just beyond the bay window;

24 (C) Rustic channel siding on the west, south, and east façades;
25

1 (D) Fluted door and window trim, window hoods, portico columns and
2 entablature, bay window trim, and bracketed raking cornices;

3 (E) Primary entrance, including the painted wood doors, casings,
4 transom, and paneling;

5 (F) Fenestration on the west, south, and east facades with double-hung
6 wood windows and trim; and

7 (G) Art glass window on the west façade.

8 (2) Carriage House

9 (A) Rectangular plan, one-and-a-half-story height, and gable roof;

10 (B) Wood cladding; and

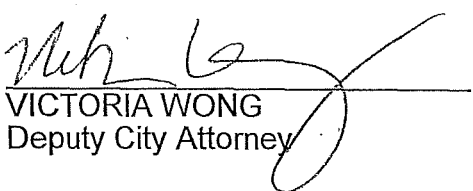
11 (C) Hay hoist on south façade.

12 (3) Landscaped Garden Setting

13 (A) Footprint of the driveway, front, side, and rear gardens.

14
15 Section 4. Effective Date. This ordinance shall become effective 30 days after
16 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
17 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
18 of Supervisors overrides the Mayor's veto of the ordinance.

19
20 APPROVED AS TO FORM:
21 DENNIS J. HERRERA, City Attorney

22 By: 
23 VICTORIA WONG
24 Deputy City Attorney

25 n:\egana\as2018\1800206\01303313.docx

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - 22 Beaver Street (aka Benedict-Gieling House)]

Ordinance amending the Planning Code to designate 22 Beaver Street (aka Benedict-Gieling House), Assessor's Parcel Block No. 3561, Lot No. 060, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural, or aesthetic interest or value as a City landmark. Once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission ("HPC"). (Planning Code Section 1006; Charter of the City and County of San Francisco, Section 4.135.) Thus, landmark designation affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 270 individual landmarks in the City under Article 10, in addition to other structures and districts in the downtown area that are protected under Article 11. (See Appendix A to Article 10.)

22 Beaver Street is not currently designated as a City landmark under Planning Code Article 10.

Amendments to Current Law

The proposed legislation would amend the Planning Code to designate 22 Beaver Street (aka Benedict-Gieling House) as a City landmark under Article 10 of the Planning Code.

The ordinance finds that the Benedict-Gieling House is eligible for designation as a City landmark as it is architecturally significant as a very early and well-preserved example of an Italianate villa and carriage house located within a landscaped garden setting.

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

Background Information

The landmark designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors.

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 999 HEARING DATE NOVEMBER 7, 2018

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

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Fax:
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Planning
Information:
415.558.6377

Case No. 2018-008827DES
Project: 22 Beaver Street (Benedict-Gieling House)
Re: Recommend Article 10 Landmark Designation
Staff Contact: Shannon Ferguson (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF 22 BEAVER STREET (AKA BENEDICT-GIELING HOUSE), ASSESSOR'S PARCEL BLOCK NO. 3561, LOT NO. 060, AS LANDMARK NO. XXX

1. WHEREAS, a community-sponsored Landmark Designation Application for Article 10 Landmark Designation for 22 Beaver Street was prepared by VerPlanck Historic Preservation Consulting and submitted to the Planning Department by property owner Imogene Gieling; and
2. WHEREAS, Department Staff Shannon Ferguson, who meets the Secretary of Interior's Professional Qualification Standards, reviewed the Landmark Nomination for 22 Beaver Street for accuracy and conformance with the purposes and standards of Article 10; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of September 19, 2018, reviewed Department staff's analysis of 22 Beaver Street's historical significance per Article 10 as part of the Landmark Designation Case Report dated September 19, 2018 and initiated Landmark designation process through Resolution 979; and
4. WHEREAS, the Historic Preservation Commission finds that the 22 Beaver Street nomination is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
5. WHEREAS, the Historic Preservation Commission finds that 22 Beaver Street is eligible for landmark designation as it is architecturally significant as a very early and well-preserved example of an Italianate villa and carriage house located within a landscaped garden setting in San Francisco; and
6. WHEREAS, the Historic Preservation Commission finds that 22 Beaver Street meets two of the Historic Preservation Commission's four priorities for designation which are the designation of landscapes and the designation of building located in geographically underrepresented areas; and

7. WHEREAS, the Historic Preservation Commission finds that 22 Beaver Street meets the eligibility requirements per Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
8. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of exterior character-defining features, as identified in the Landmark Designation Report, should be considered for preservation under the proposed landmark designation as they relate to the building's historical significance and retain historical integrity; and
9. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code sections 101.1 and 302; and furthers Priority Policy 7, which states that historic buildings be preserved; and
10. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of 22 Beaver Street (aka Benedict-Gieling House), Assessor's Parcel Block No. 3561, Lot No. 060 pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on November 7, 2018,


Jonathan P. Ionin
Commission Secretary

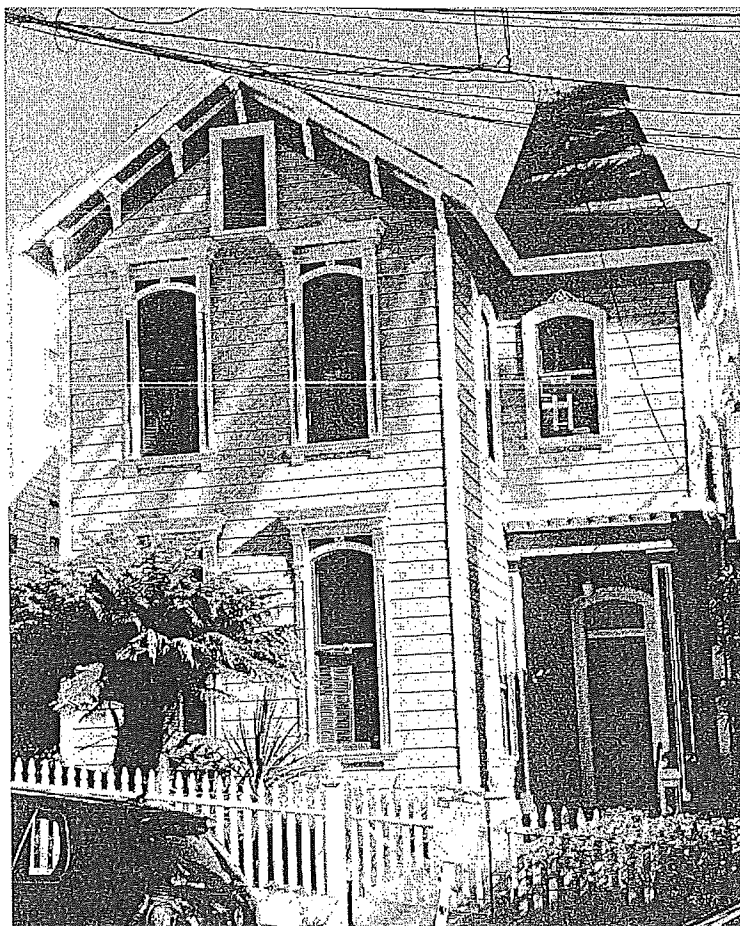
AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman

NAYS: None

ABSENT: None

ADOPTED: November 7, 2018

LANDMARK DESIGNATION REPORT



Benedict-Gieling House

22 Beaver Street

July 16, 2018

City and County of San Francisco
London Breed, Mayor

Planning Department
John Rahaim, Director

Cover: Benedict-Gieling House, 2018, Christopher VerPlanck

The Historic Preservation Commission (HPC) is a seven-member body that makes recommendations to the Board of Supervisors regarding the designation of landmark buildings and districts. The regulations governing landmarks and landmark districts are found in Article 10 of the Planning Code. The HPC is staffed by the San Francisco Planning Department.

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Benedict-Gieling House

22 Beaver Street

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Built: Ca. 1870

Architect: Unknown

OVERVIEW

The Benedict-Gieling House occupies a 50 by 115-foot lot on the north side of Beaver Street, between Noe and Castro Streets, in Duboce Triangle. Built ca. 1870 by a silver refiner named Jacob Benedict, the Italianate villa represented the aspirations of an upwardly mobile family at the height of the Comstock Lode Silver Boom. The Benedict property originally consisted of the main house, a carriage house, an outhouse, and several outbuildings. The buildings occupied less than fifty percent of the lot, leaving room for a lush Victorian garden containing a Canary Island palm, tree ferns, and a vast magnolia tree. In 1888, following Jacob's death, his widow sold the property to George T. and Abby Davis. George Davis was a wealthy wool merchant, and he and Abby lived there until 1894. Four years later, their heirs sold the property to Mary E. Fee, an Irish-American entrepreneur. Fee converted the property into a boarding house, reflecting the increasing urbanization of Duboce Triangle. In early 1906, Fee sold the property to Stephen D. and Emma W. Russell. Stephen Russell was First Assistant to San Francisco's Fire Chief. In the 35 years that the Russell family owned it (1906 to 1941), they made several changes to the property, including constructing a prominent tower on the primary façade and building a rental cottage at the northeast corner of the garden. From 1941 onward, several subsequent owners used the property exclusively as boarding house, taking advantage of the demand for inexpensive housing in a steadily deteriorating neighborhood. In 1964, a lawyer named Matthew Fishgold bought the property with plans to build a hotel. When Fishgold's plans fell through, he sold the property to John and Imogene "Tex" Gieling. The Gielings carefully restored the deteriorated property over the next decade and a half. John, a photogrammeter, lived at 22 Beaver Street until his death in 1982. Imogene, a well-known artist who specializes in metalworking, still lives there. The Benedict-Gieling House is an exceedingly rare example of a suburban Italianate villa in San Francisco. Its exterior, which features ornament on three elevations, was clearly designed to be seen "in the round." This, combined with its park-like setting, recall a time when Duboce Triangle was a genteel estate exurb of San Francisco. The neighborhood once contained a half-dozen comparable properties, but they have all been demolished, leaving only the Benedict-Gieling House.

July 16, 2018

BUILDING DESCRIPTION

Neighborhood Context

Duboce Triangle is a predominantly residential district of flats, small apartment buildings, and single-family dwellings developed between 1870 and the First World War. Originally an affluent exurb of semi-rural estates, Duboce Triangle evolved, after the 1906 Earthquake, into a dense working-class neighborhood with a large Scandinavian immigrant population. During the Depression, many of the remaining single-family properties were carved up into small apartments and boarding houses, with many of these new units filled by shipyard and defense industry workers during the Second World War. Duboce Triangle declined after the Second World War and narrowly avoided being demolished along with the nearby Fillmore District in the 1960s. During the 1970s and 1980s, Duboce Triangle became popular with Gay men interested in rehabilitating Victorians, and in recent decades, it has attracted young, affluent tech workers. Built ca. 1870, the Benedict-Gieling House is one of the oldest houses in Duboce Triangle. It is a rare example of an early Italianate villa built when the neighborhood was a semi-rural expanse of suburban estates on the fringes of the Victorian city. The Benedict-Gieling House occupies a generous 5,750-square foot lot on the first block of Beaver Street. The 50-foot by 115-foot lot is on the north side of Beaver Street, roughly halfway between Castro and Noe Streets (Figure 1). It is a quiet block with very little vehicular traffic and a thick canopy of street trees. The block's sedateness stands in contrast to busy Market Street, which is only one block to the south.

Page | 2



Figure 1. Aerial photograph with the location of 22 Beaver Street indicated by the red pin.

Source: Google Maps

July 16, 2018

The first block of Beaver Street slopes steeply uphill from Noe to Castro Street. It is lined by street trees, including several flowering magnolias, bottlebrushes, palms, mulberries, and other temperate climate-loving species (Figure 2). The block is entirely residential except for its southeast corner, where the Noe-Beaver Pocket Park occupies the footprint of a long-demolished house (Figure 3). This park is banked into the hillside and simply landscaped with flowering shrubs and small trees. Beaver Street is defined on both sides by a variety of residential building types constructed between 1870 and 1992, ranging from one-story cottages to four-story apartment buildings. The most common building type on the block are two-family flats. Several properties, including the Benedict-Gieling House, have smaller cottages and/or other outbuildings in their rear yards. Remarkably, most of the buildings on the subject block were constructed before the 1906 Earthquake, with all later construction occurring on the sites of suburban villas that were demolished, subdivided, and redeveloped after 1906.

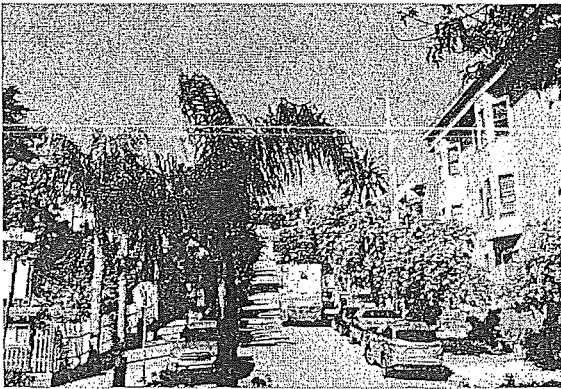


Figure 2. Looking up Beaver Street; view toward west from Noe Street.

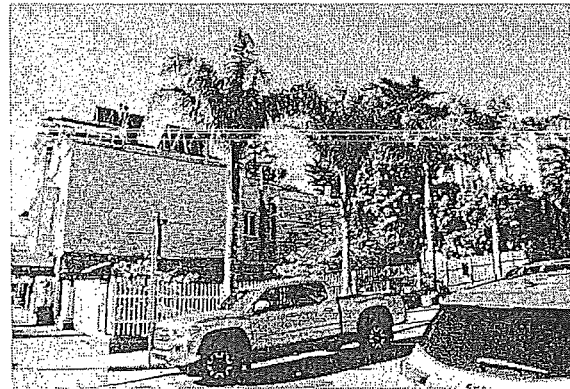


Figure 3. Noe-Beaver Mini Park; view toward southwest from intersection of Noe and Beaver Streets.

The south side of the subject block contains 15 flats and rowhouses built between the mid-1870s and 1900, as well as a few later infill dwellings (Figure 4). Most appear to have been built as custom houses, as opposed to having been built as part of a tract of speculative dwellings. The oldest house on the south side of the street is 9 Beaver Street, a two-story-over-garage, gable-roofed, Italianate dwelling. Although it has been remodeled in recent years, surviving stylistic cues suggest an original construction date of ca. 1875 (Figure 5). By far, the most common building type on the south side of the street is a two-story, Stick-Eastlake-style flat, such as 11-13 Beaver Street (Figure 6). A smaller version of this type is the one-story Stick-Eastlake-style cottage at 23 Beaver Street (Figure 7). In general, the houses get newer as one gets closer to Castro Street, with several later Queen Anne flats, such as 45-49 and 51 Beaver Street (Figure 8), joining the older Stick-Eastlake flats and cottages (Figure 9). The sole post-quake building on the south side of the block is a hipped roof cottage at 87 Beaver, which was built in 1911 (Figure 10). It sits behind a much larger apartment building facing Castro Street that was built at the same time, suggesting that it may have been part of the same project.

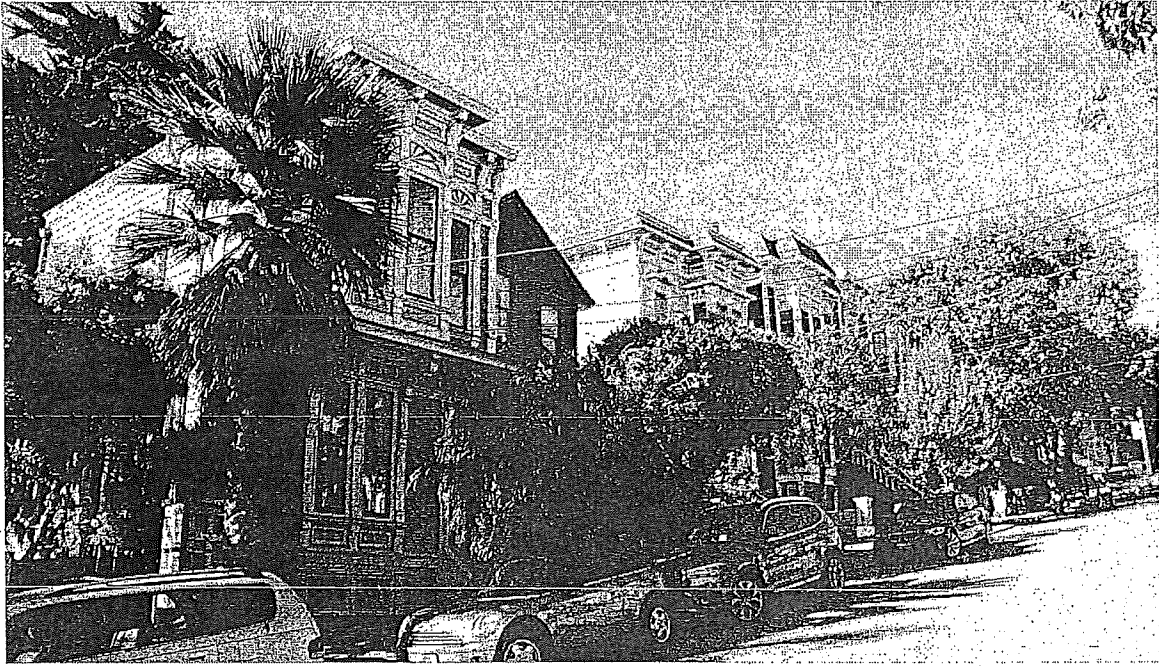


Figure 4. South side of Beaver Street; view from Noe Street.

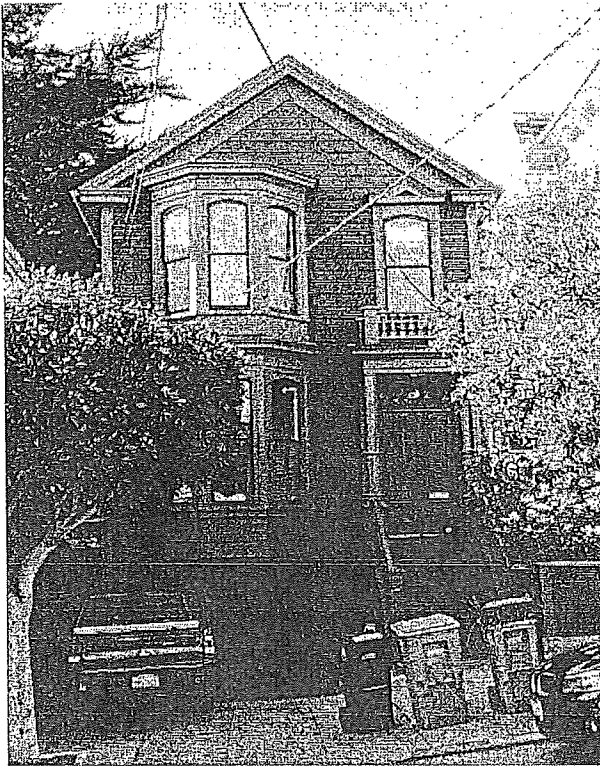


Figure 5. 9 Beaver Street.

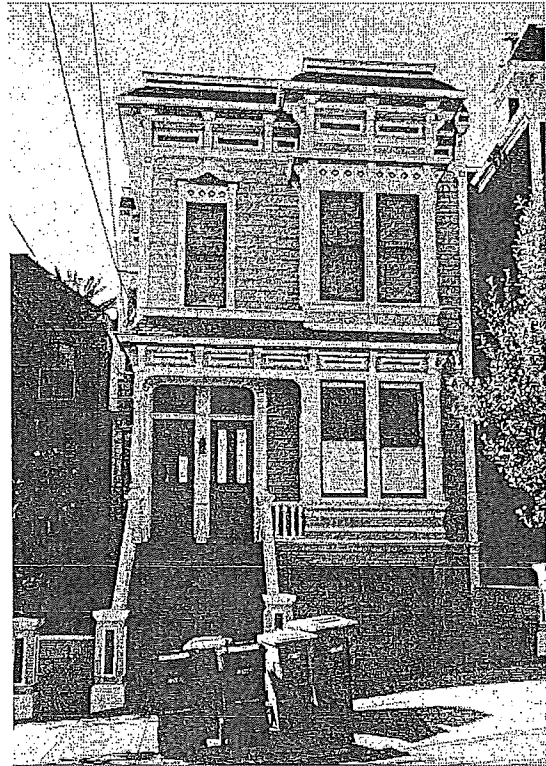


Figure 6. 11-13 Beaver Street.

July 16, 2018



Figure 7. 23 Beaver Street.

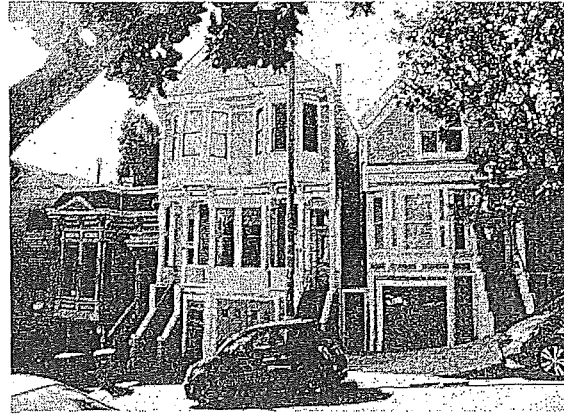


Figure 8. 45-49 (left) and 51 Beaver Street (right).



Figure 9. 65 (left) and 69 Beaver Street (right).

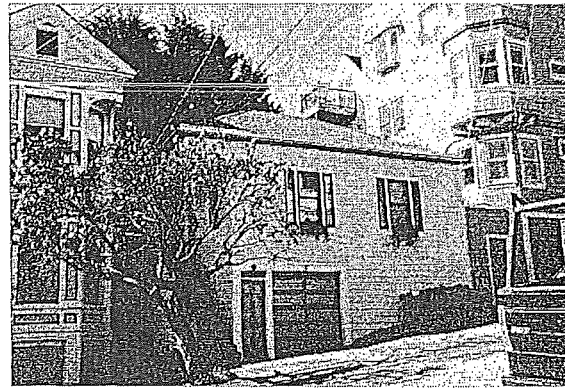


Figure 10. 87 Beaver Street.

The north side of Beaver Street is more diverse than the south side, in part because it has several newer infill buildings constructed on the sites of former estates that were subdivided and redeveloped after the 1906 Earthquake. One of the oldest houses on the block is the Bragg-Martenstein House at 245 Castro Street, which occupies a lot at the northeast corner of Castro and Beaver Streets. Built ca. 1878, the property contains a two-story, flat-fronted Italianate dwelling (Figure 11). Continuing downhill from Castro Street is a pair of Stick-Eastlake-style houses at 76 and 80-82 Beaver Street, which were both built in the mid-1880s (Figure 12). Beyond them are two contiguous groups of six Mediterranean-style flats built in the 1910s and 1920s at 46-48 to 68-70 Beaver Street. These flats, which adjoin the Benedict-Gieling House to the west, disrupt the predominantly Victorian character of the block with their flat roofs, stucco façades, and zero lot line setbacks (Figure 13).

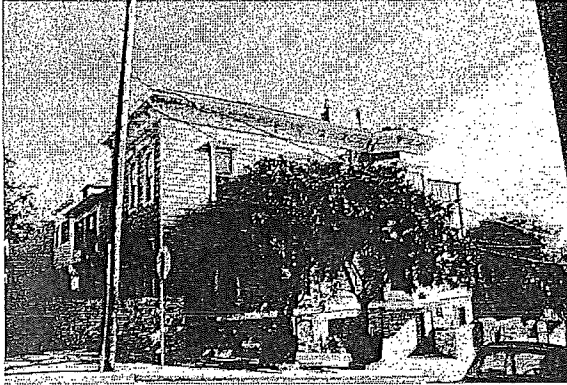


Figure 11. 245 Castro Street; view toward northeast.



Figure 12. 80-82 (left) and 76 Beaver Street (right).



Figure 13. Row of Mediterranean-style flats at 46-48 to 68-70 Beaver Street; view toward northeast.

Bordering the Benedict-Gieling House to the east is 20 Beaver Street, which was once part of the subject property. The property contains a ca. 1906 cottage at the rear of the lot that has recently been remodeled (Figure 14). At the front of the lot is a much larger single-family dwelling constructed in 1992. This building was redesigned in response to neighborhood concerns about impacts to the neighboring Benedict-Gieling House and garden. As a result, it has a distinctive wedge-shaped footprint that was devised to spare the Canary Island palm that was until 1952 part of the Benedict-Gieling House property (Figure 15).

July 16, 2018



Figure 14. Cottage at rear of 20 Beaver Street.

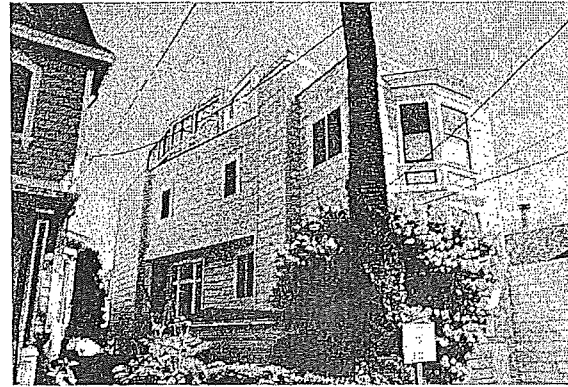


Figure 15. Dwelling at front of 20 Beaver Street.

Next-door to 20 Beaver Street is 18 Beaver Street, a small flat-fronted Italianate cottage built in 1882. Until it was expanded to the rear, it was the smallest building on the block (Figure 16). East of 18 Beaver Street is a pair of ca. 1890 flats at 10-12 and 14-16 Beaver Street (Figure 17), a pair of heavily altered flats built in 1906 at 2-4 and 6-8 Beaver Street (Figure 18), and a six-unit apartment building at the northwest corner of Noe and Beaver Streets (Figure 19).

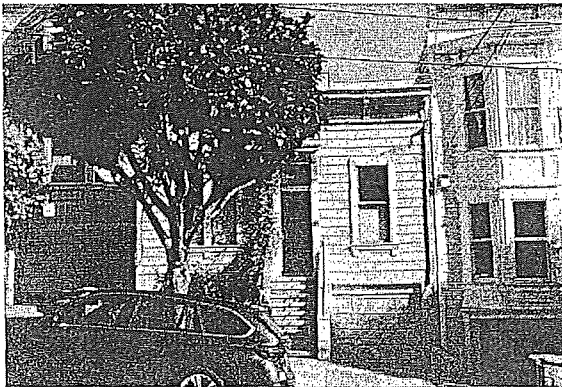


Figure 16. 18 Beaver Street.

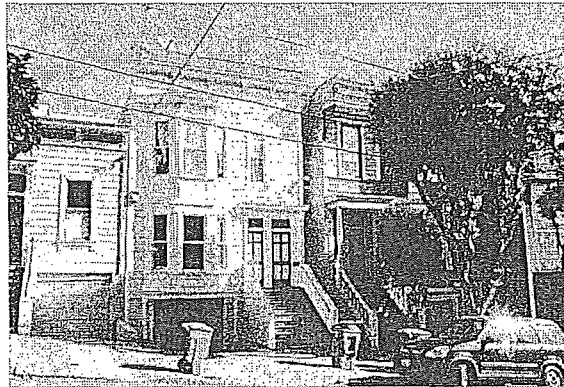


Figure 17. 14-16 (left) and 10-12 Beaver Street (right).



Figure 18. 6-8 (left) and 2-4 Beaver Street (right).

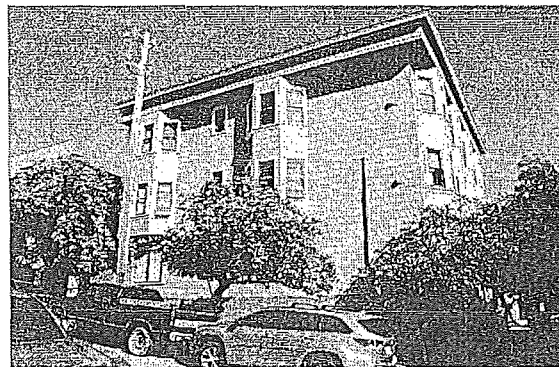


Figure 19. Apartment building at Noe and Beaver Streets.



Figure 20. Overall view of 22 Beaver Street; view toward north.

Property Description: Site

A wood picket fence forms the southern boundary of the Benedict-Gieling property (Figure 20). The fence is divided into sections by wood bollards capped by globe-like finials. Toward the west side of the fence is a gate that provides access to the driveway. A pedestrian gate toward the east side of the property provides access to the main house. The main house, which is set back about 20 feet from the fence, occupies the center of the lot, leaving ample room at the front for a garden. This garden, which is defined by a low brick wall, until recently contained a large magnolia tree that all but concealed the primary façade from view. The garden now contains several tree ferns and maidenhair ferns. At the left side of the property, the driveway leads to the garage/carriage house (Figure 21). The driveway is paved with gravel and the brick-lined planting beds along each side contain a variety of plantings, including a flowering plum tree, a flowering quince, fuchsias, hydrangeas, and a rhododendron. The cement pedestrian path along the east side of the property is defined by low planting beds as well that contain several small fruit trees, flowering shrubs, herbs, flowers, and vines (Figure 22). At the rear of the property, where the main house and the garage/carriage house meet, is a quarry tile-covered patio. The patio serves as a landing spot for a wood exterior stair that provides a secondary means of egress from the attic and the second floor level (Figure 23). Along the north side of the patio is a small planting bed containing impatiens and jasmine vines (Figure 24).

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Figure 21. Driveway; view toward north.



Figure 22. Pedestrian walkway; view toward south.



Figure 23. Patio and stair; view toward west.

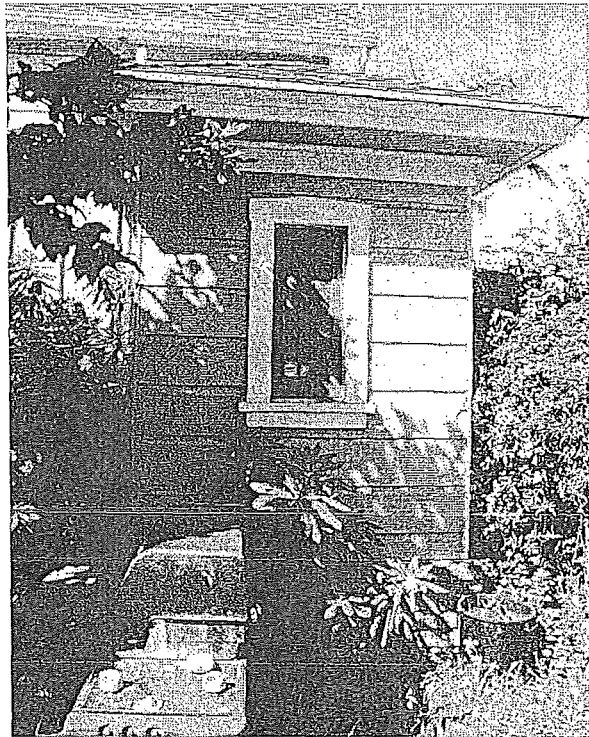


Figure 24. Rear garden; view toward west.

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Property Description: Main House

General Description

The Benedict-Gieling House is a two-and-a-half-story, wood-frame, Italianate villa with a finished attic. The dwelling sits atop a brick perimeter foundation which encloses an unexcavated crawl space beneath the house. Roughly 'T'-shaped in plan, the dwelling is clad in redwood rustic siding and capped by a cross-gabled roof. Originally constructed ca. 1870, the exterior has undergone few changes except for the construction of a one-story bathroom wing at the rear and a tower above the main entrance ca. 1906, a one-story rear kitchen wing in 1933, and a shed-roofed attic dormer ca. 1976. Unlike most Victorian-era residences in San Francisco, the Benedict-Gieling House was clearly designed to be viewed "in the round" because, with the exception of the rear elevation, the entire exterior is ornamented. Originally built as a suburban villa for an affluent silver refiner, the Benedict-Gieling House became a boarding house after the 1906 Earthquake. The current occupant converted it back into a single-family dwelling in 1966, and it has remained in this use ever since. Despite changes in occupancy over time, the interior remains quite intact, retaining the majority of its Victorian-era finishes and materials. The first floor has a characteristically Victorian floorplan, with a living room, front parlor, middle parlor, dining room, kitchen, and a bathroom. Meanwhile, the second floor contains three bedrooms, an office, a study, and two bathrooms. The third floor (attic) level, which occupies the area beneath the intersecting roof gables, contains the former servants' quarters, including two bedrooms and a bathroom.

South (Primary) Façade

The south (primary) façade of the Benedict-Gieling House faces Beaver Street (**Figure 25**). It is three bays wide, with the right bay recessed 15 feet back from the rest of the façade. The main part of the south façade is massed as a rectangle capped by a triangular gable. The fenestration pattern is symmetrical, consisting of four double-hung windows, as well as a smaller attic window in the gable. The windows are embellished with Italianate ornament, including fluted casings, impost blocks, segmental arch headers, and bracketed hoods. The attic window, which may have been added later, has unornamented casings. The main part of the south façade is capped by a plain wood frieze and a raking cornice supported by angled, scroll-sawn brackets. The recessed bay contains the main entrance, which is located inside a portico capped by a denticulated entablature supported by fluted columns (**Figure 26**). The entrance itself contains a multi-panel wood door flanked by fluted casings. It is capped by a segmental-arch transom. Above the portico is the ca. 1906 tower. Built to contain a bathroom, the south wall of the tower contains a double-hung window capped by a segmental-arch header. This window, as well as many of the others on the east and west façades, is detailed slightly differently from those on the primary façade, with simple fluted moldings, impost blocks, and a gilded foliate cresting; it has no bracketed hood (**Figure 27**). The tower is capped by a steeply pitched hipped roof. Purely cosmetic, the roof was intended to update the appearance of the house, which was already 36 years old at the time.

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Figure 25. South (primary) façade of the Benedict-Gieling House; view toward north.

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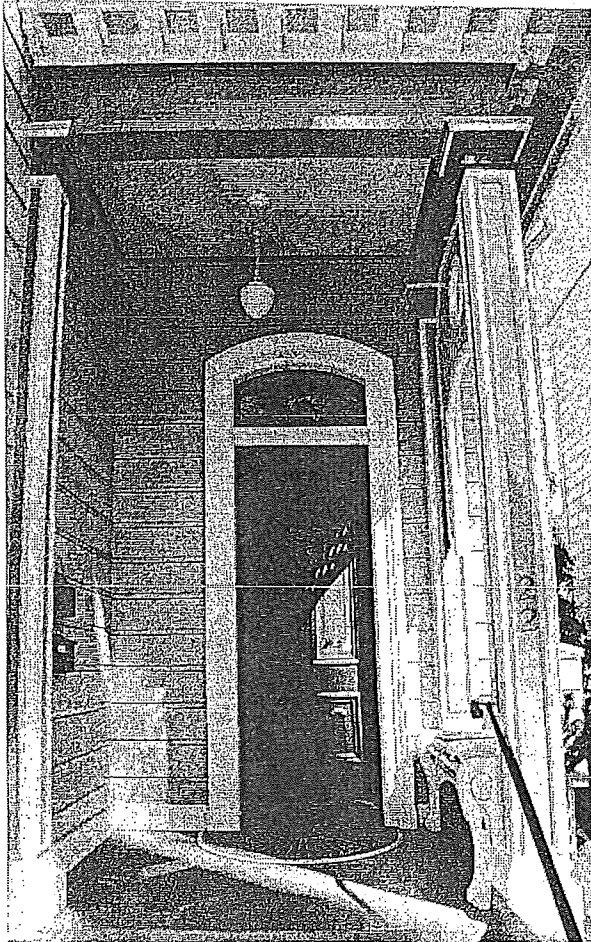


Figure 26. Main entrance; view toward north.

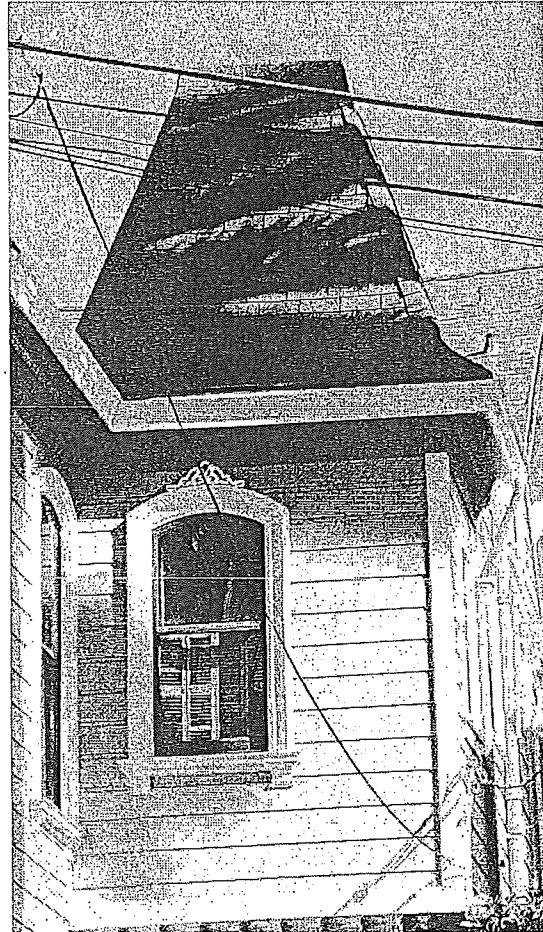


Figure 27. Tower; view toward north.

East (Secondary) Façade

The east façade of the Benedict-Gieling House is detailed almost the same as the primary façade. This was due to its visual prominence, as it originally faced the garden that once occupied the eastern third of the property (now 20 Beaver Street). The east façade is nearly impossible to photograph due to the tight space between the house and the neighboring property at 20 Beaver Street. To aid the reader's understanding, we have included a photograph taken in 1990 that shows the east façade prior to the construction of the house at 20 Beaver (Figure 28). As this photograph illustrates, the east façade is composed of three parts: the front section adjoining the main entrance, a central gable-roofed portion, and the rear service wing. The front portion contains a pair of windows: one at both the first and second floor levels (Figure 29). The window at the first floor level is simpler than its counterparts, whereas the window at the second floor level matches the windows on the nearby tower.



Figure 28. East façade, 1990; view toward west.
Source: Imogene Gieling

The central part of the east façade is encompassed within the gable-roofed part of the house. This section features a three-sided bay window at the first floor level (Figure 30). The bay window contains three double-hung windows and it is embellished with pipe colonnettes and a bracketed entablature. Above the bay window, at the second floor level, is a pair of windows detailed the same as those on the front façade, including a bracketed hood. To the left of this group is one double-hung window next to the tower. It does not have any ornamentation. At the apex of the gable is a double-hung window that provides light and air to the attic. The gable is defined by a plain frieze and a broad raking cornice supported by angled brackets similar to the primary façade.

The northernmost section of the east façade comprises the service wing. Containing the dining room (originally the kitchen) at the first floor level and a study at the second floor level, as well as a one-story kitchen addition built at the rear in 1933, the service wing is largely utilitarian, without the same level of ornamentation observed on other parts of the exterior (Figure 31). In terms of its fenestration pattern, the east wall of the service wing has a purely functional arrangement of windows and doors, including two double-hung windows, a casement window, a large divided lite window, a pair of French doors, and a third door at the second floor level that lets out onto the roof of the ca. 1906 bathroom addition. The only ornament on the service wing is the scroll-swan balustrades of the exterior stair and the roof deck on top of the 1933 kitchen addition. The stair and the roof deck were added ca. 1976 as part of a secondary means of egress for the attic and the carriage house, which was converted into a secondary dwelling unit at the time.

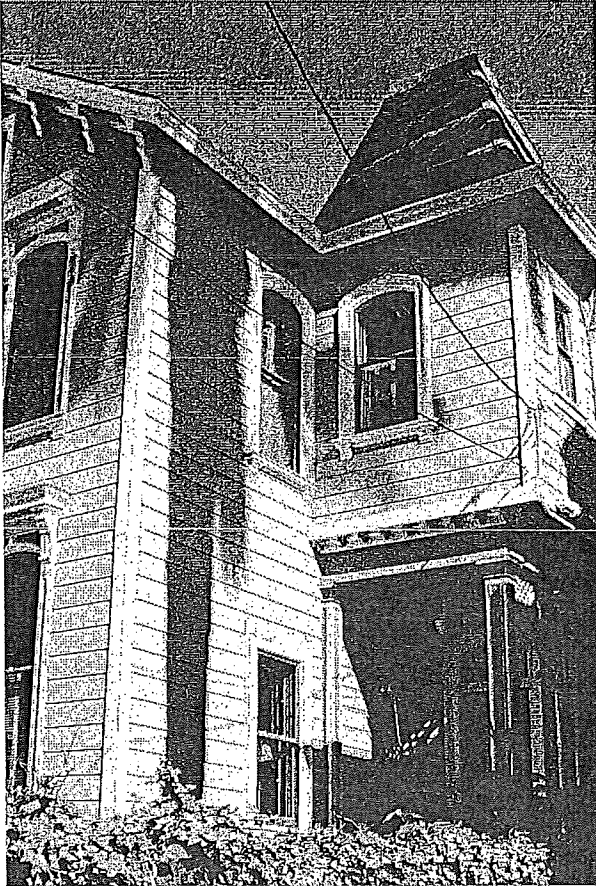


Figure 29. Front part of east façade; view toward northwest.

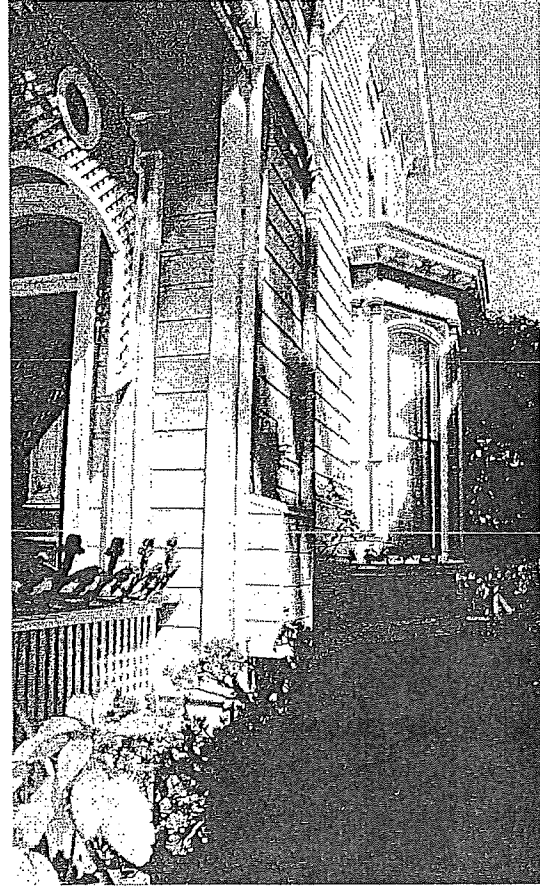


Figure 30. Bay window; view toward north.

West (Tertiary) Façade

For about the first half-century of its existence, the west façade of the Benedict-Gieling House would have been visible from Beaver Street because the adjoining property was a suburban villa with a sprawling garden on Beaver Street. Since the 1920s, however, the west façade has been hemmed in by a row flats (Figures 32-33). Because it was originally highly visible, the west façade is embellished with the same degree of ornament as the east façade, which faced the garden. It has fewer windows though, because the stair and the chimney occupy much of the interior in this part of the house. Beginning at the left (north) side, the west façade contains a pair of double-hung windows without any ornament.

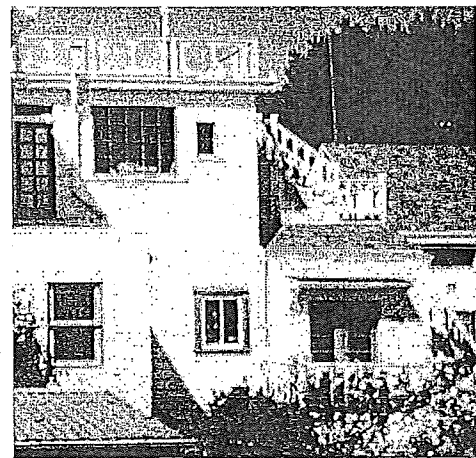


Figure 31. Detail of east façade of service wing; view toward west.

These windows are part of the flat-roofed service wing, which is capped by a roof deck with a decorative

balustrade added ca. 1976. The central section of the west façade is located within the gable-roofed section. Unlike its counterparts on the south and the east façades, the cornice on the gable of the west façade has no brackets. This part of the west façade is articulated by four windows. At the first floor, there is a double-hung wood window with a segmental-arched header, impost blocks, and gilded cresting that matches several of the windows on the east façade. To the right, is a louvered vent. The second floor level has a matching window in the left bay and a large art glass window in the right bay. The latter illuminates the stair inside the house. The front part of the west façade is not fenestrated because the brick chimney is located inside the house.

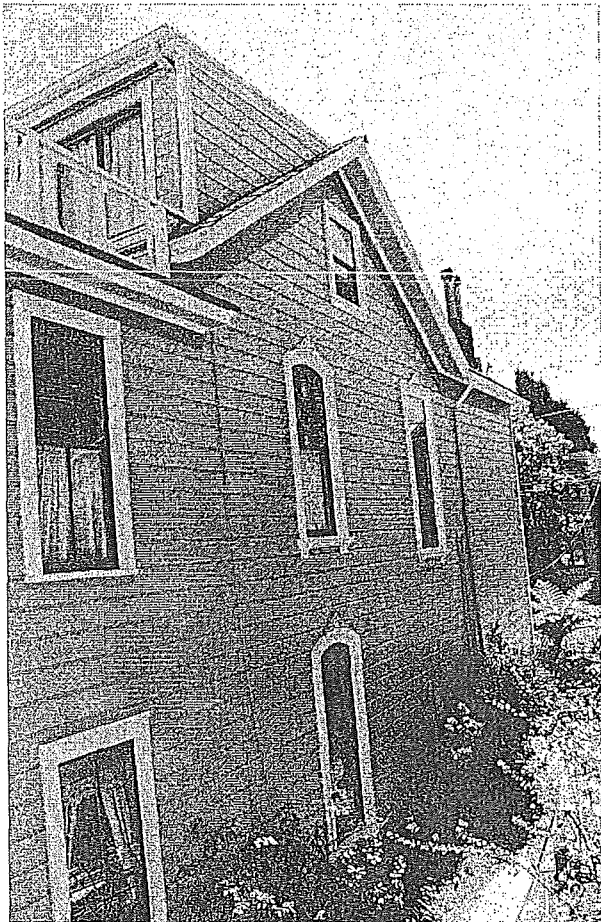


Figure 32. West façade; view toward south.

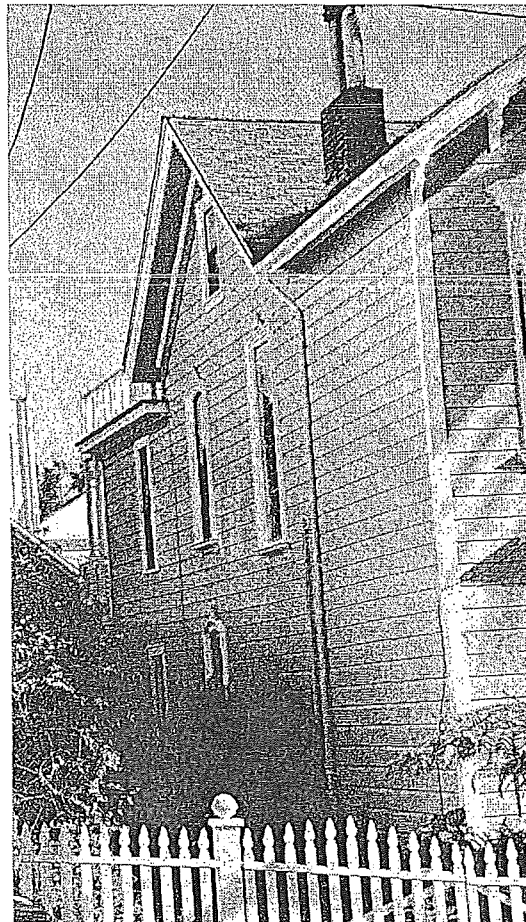


Figure 33. West façade; view toward north.

North (Quaternary) Façade

The north façade of the Benedict-Gieling House faces the rear yard. It is part of the rear service wing, and it has no ornament. It is massed as a series of one and two-story volumes, including the ca. 1906, one-story bathroom addition on the east side (Figure 34); the 1933, one-story kitchen addition at the center (Figure 35); the original 1870, two-story service wing; and the ca. 1976 attic dormer (Figure 36). Due to the cramped conditions at the rear of the property, the north façade can only be photographed in sections.

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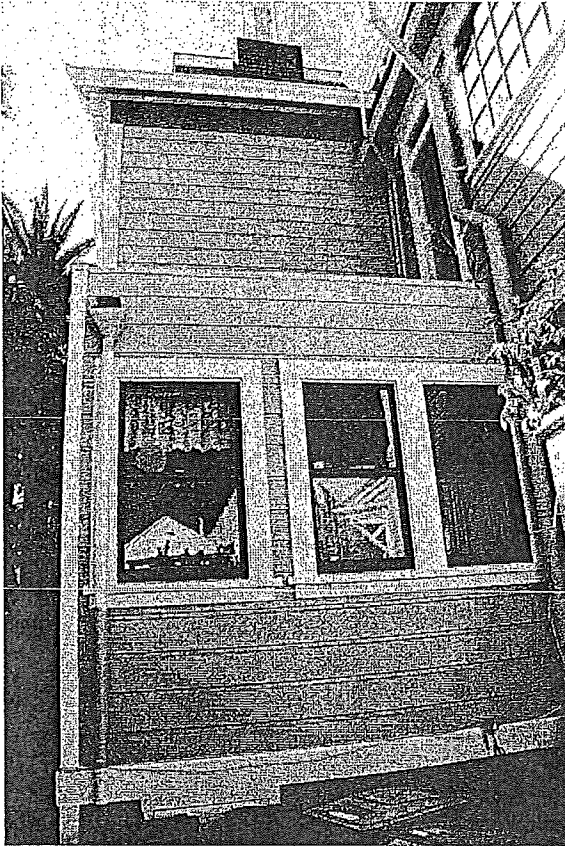


Figure 34. Ca. 1906 bathroom addition; view toward south.

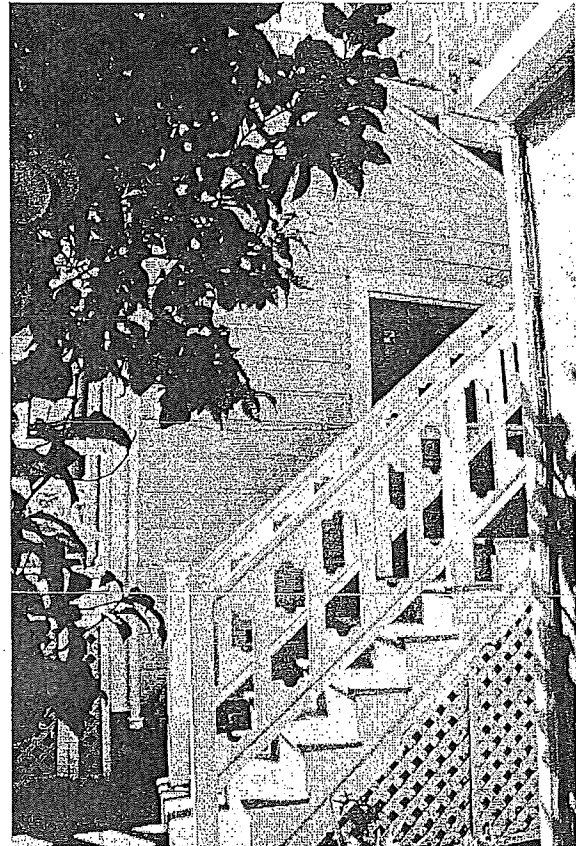


Figure 35. 1933 kitchen addition; view toward south.



Figure 36. 1976 attic dormer on north side; view toward south.

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Interior: First Floor

The first floor level of the Benedict-Gieling House contains five main rooms, including a living room, front parlor, middle parlor, dining room, and kitchen. There is also a bathroom housed within the ca. 1906 addition on the north side. The interior of the first floor level is highly intact, retaining the majority of its original floorplan, materials, and features, including its lath and plaster walls; wood trim, including baseboards, door and window casings, picture rails, and crown moldings; and doors, mantels, and other built-ins. Many of the walls are papered in William Morris-designed wallpaper patterns. Some of the flooring, which is made of both fir and oak, is original, although several rooms on the first floor have parquet floors installed by the current owner in the 1960s and 1970s. Some original Victorian light fixtures remain, although the current owner has replaced missing fixtures with period-appropriate antiques. The ceiling-mounted fixtures are suspended from plaster rosettes that appear to be original.

One enters the Benedict-Gieling House through the main entrance at the southeast corner. A wide hall running from east to west serves as a reception area and provides access to the living room on the south side and the front and middle parlors to the north (**Figure 37**). The hall terminates at a stair at the west end that leads up to the second floor level. The living room, which is finished the same as the two parlors, features a Classical Revival mantel that was installed after the 1906 Earthquake (**Figure 38**). Like the living room, the front parlor has a fireplace, although its cast iron mantel, which is enameled to look like marble, is certainly original (**Figure 39**). A door on the north wall of the front parlor provides access to a bathroom, which is located inside a one-story, shed-roofed addition that was likely built in 1906. A pair of pocket doors separates the front parlor from the middle parlor to the west (**Figure 40**). The middle parlor is ornamented slightly differently from the living room and the front parlor in that it does not have a crown molding. It also does not have a fireplace (**Figure 41**). Accessed by a doorway on the north wall of the middle parlor is the dining room. Originally the kitchen, the dining room has a tiled fireplace with a wood mantel (**Figure 42**). A pair of doors flanking the fireplace on the north wall of the dining room provide access to the one-story kitchen addition built in 1933. The kitchen was remodeled in the 1970s but it has what appears to be a salvaged Victorian-era art glass window along the north wall (**Figure 43**).

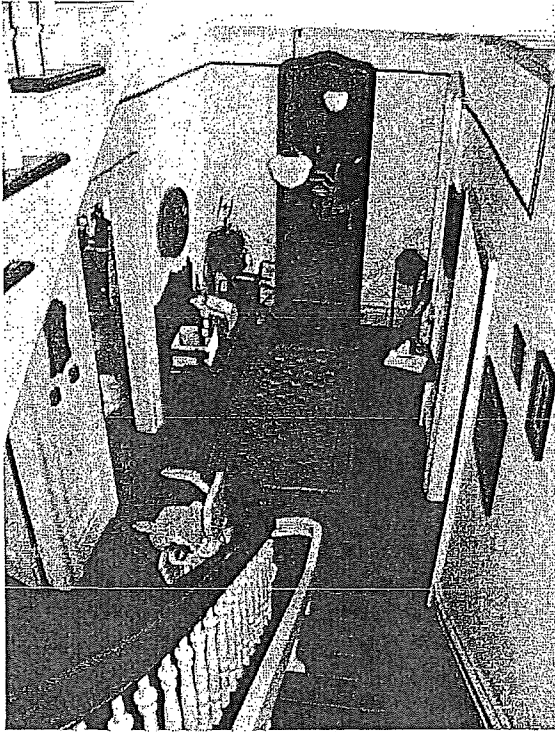


Figure 37. Hall; view from stair landing toward east.

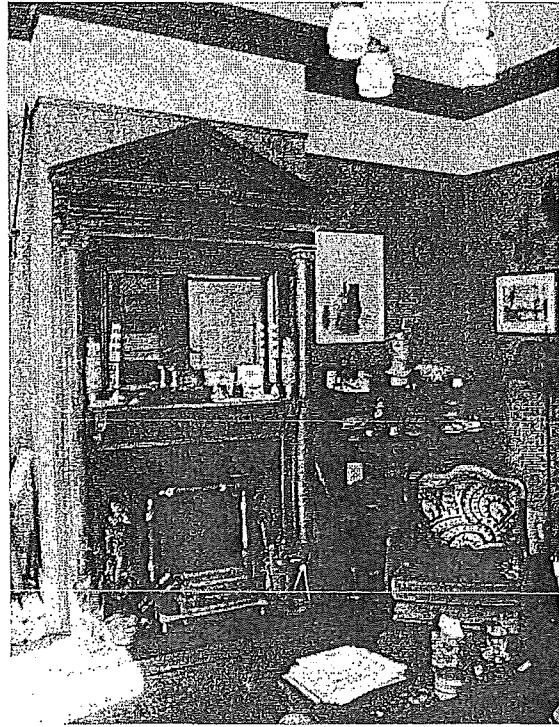


Figure 38. Living room; view toward northwest.



Figure 39. Front parlor; view toward north.

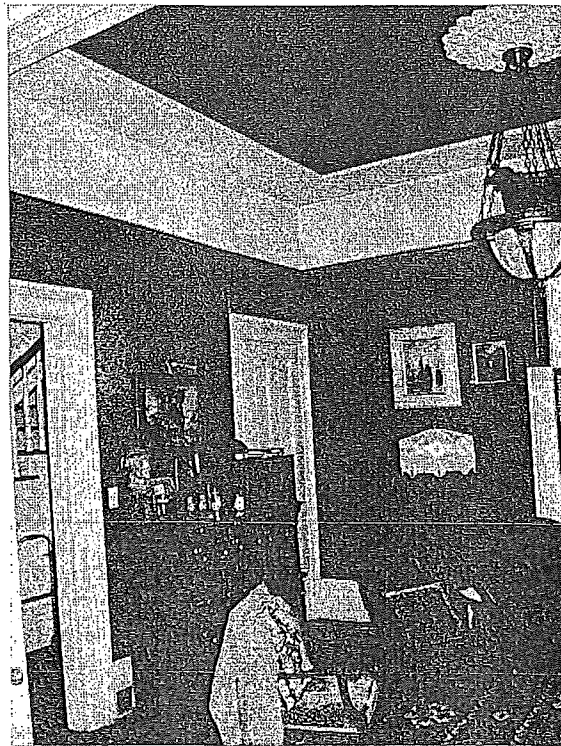


Figure 40. Middle parlor; view toward southwest.



Figure 41. Dining room; view toward northwest.

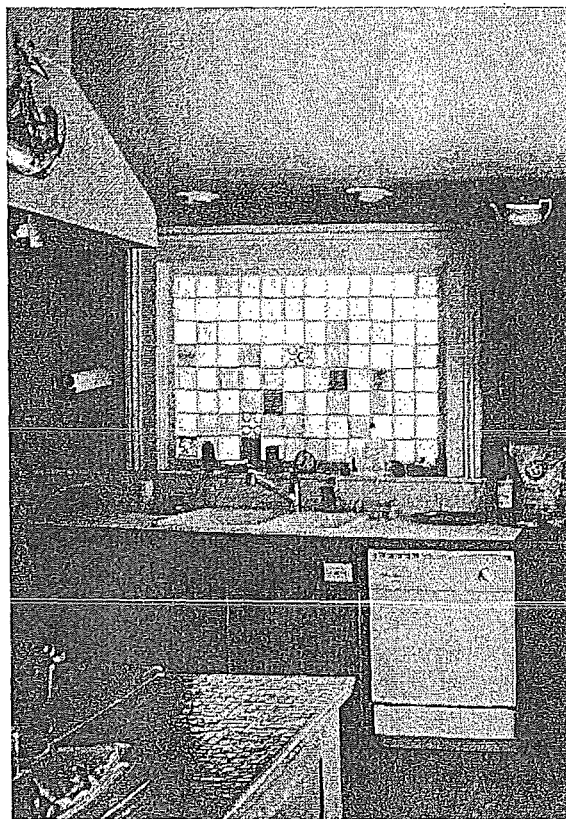


Figure 42. Kitchen; view toward north.

Interior Second Floor

The stair leads up from the entrance hall to the second floor level, which contains three bedrooms, a bathroom, and a study. The stair terminates at a hall that is naturally illuminated by a large art glass window on the west wall (Figure 43). The hall provides direct access to the three bedrooms, a central corridor, a bathroom, and the stair to the attic. The master bedroom is located at the southwest corner of the house above the living room. The master bedroom has fir floors, lath and plaster walls, wood baseboards and door and window casings, and a picture rail. It also has a brick fireplace with a painted wood mantel that appears to be original. It also has a built-in sink with wood cabinets and a marble counter top (Figure 44). The master bedroom is illuminated by a Victorian-era light fixture suspended from a plaster rosette at the center of the ceiling. Catty-corner from the master bedroom is another bedroom located above the front parlor. This bedroom is finished the same as the master bedroom, with lath and plaster walls, wood baseboards and trim, and a fireplace with an original marble mantel (Figure 45). A smaller third bedroom is located opposite the master bedroom, above the middle parlor. This bedroom has been converted into a library, and it contains floor-to-ceiling bookcases salvaged from the California Academy of Sciences. Located between the two bedrooms on the north side of the hall is a corridor leading to a study at the rear of the house. The corridor is lined with bookcases salvaged from the California Academy of Sciences (Figure 46).

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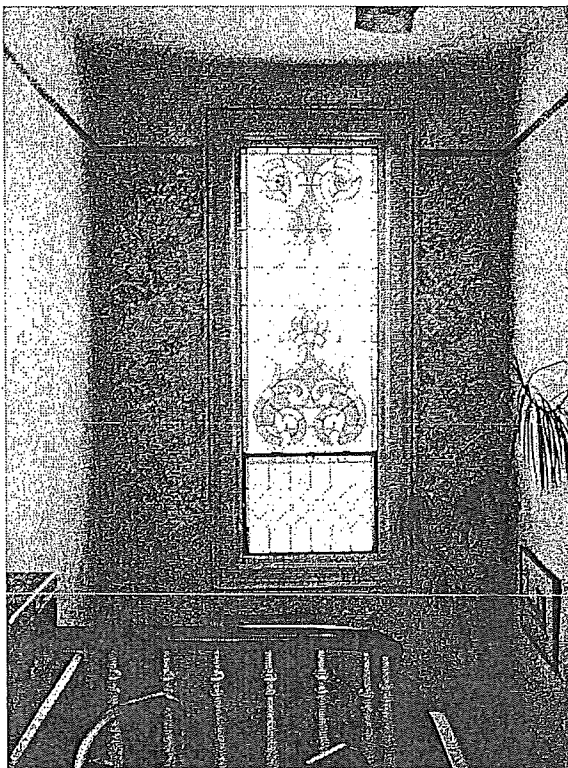


Figure 43. Art glass window in stair; view toward west.

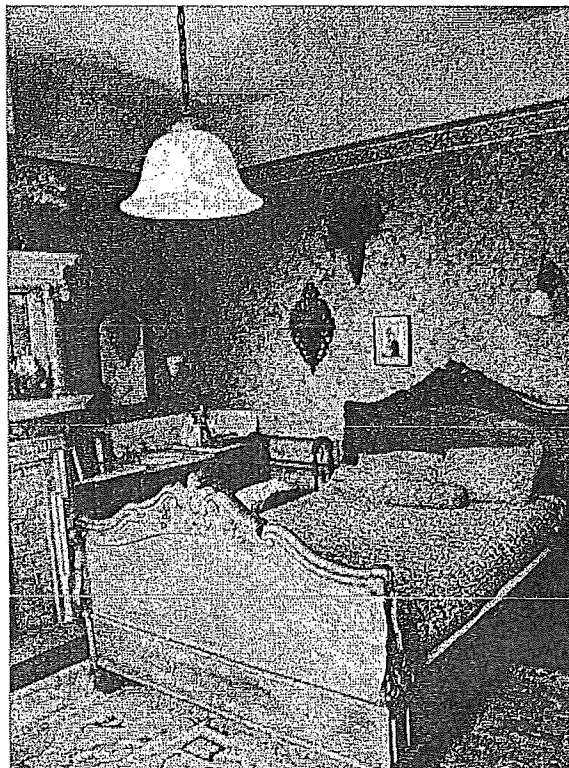


Figure 44. Master bedroom; view toward northwest.

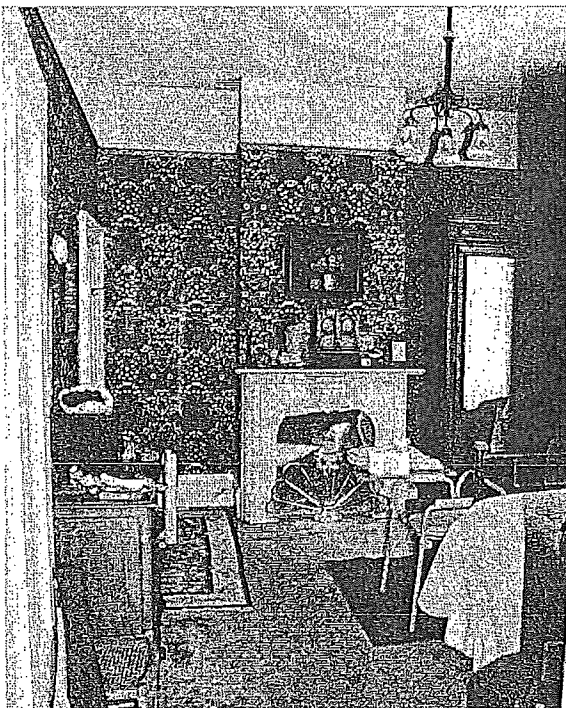


Figure 45. Second bedroom; view toward north.

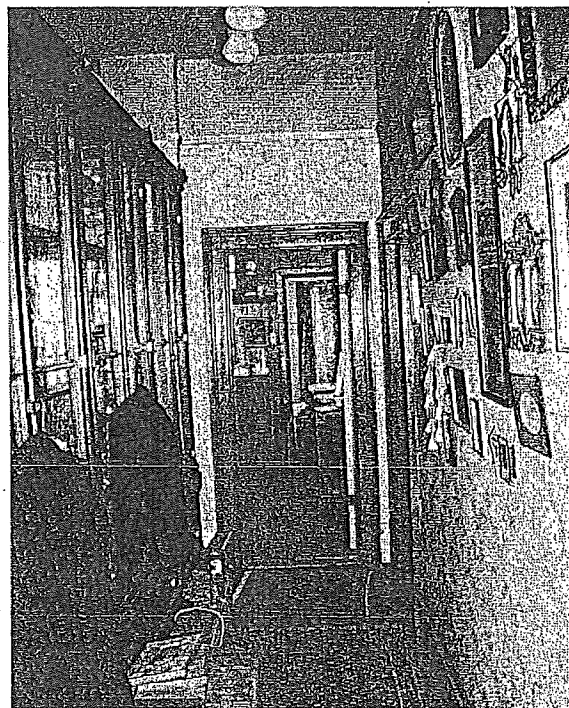


Figure 46. Corridor; view toward north.

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The study at the rear of the second floor level is directly above the dining room. It is finished in contemporary materials, suggesting that it may have originally been a storage room that was later converted into a bedroom. It has resilient tile flooring, gypsum board walls and ceiling, and unpainted (possibly salvaged) wood wainscoting and trim (**Figure 47**). Along the rear (north) wall of the study is a pair of Victorian-era doors providing access to a closet on the west and a bathroom on the east. The bathroom is finished in 1970s (and later)-era materials.



Figure 47. Study at rear of second floor level; view toward northwest.

On the east side of the second floor hall is a doorway leading to a smaller vestibule with stairs leading up to the attic (**Figure 48**). On the south side of this vestibule is a bathroom consisting of a separate water closet and bathroom. These rooms are located inside the ca. 1906 tower built above the porch. They are finished in a variety of materials from different eras and contain contemporary plumbing fixtures, including a walk-in bathtub installed in 2015 (**Figure 49**).

Interior: Third Floor

A narrow quarter-turn stair leads up to the attic level, which contains a small suite of rooms historically used as the servants' quarters. Like the main stair, the attic stair has unpainted wood balusters (**Figure 50**). The attic level is confined within the cross-gabled section of the roof where there is enough headroom for occupancy. It was enlarged in 1976 when a shed-roofed dormer was added to the roof (**Figure 51**). The attic is finished in lath and plaster walls and ceilings. It has some decorative trim, including high wood baseboards and door and window casings that match the bedrooms below, suggesting that the attic has always been finished. The attic has its own bathroom and a bar with a sink.

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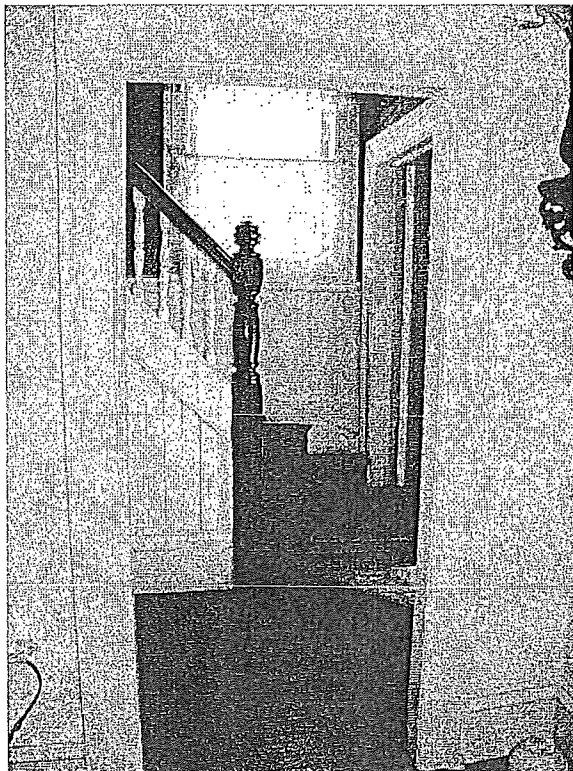


Figure 48. Vestibule and attic stair; view toward east.

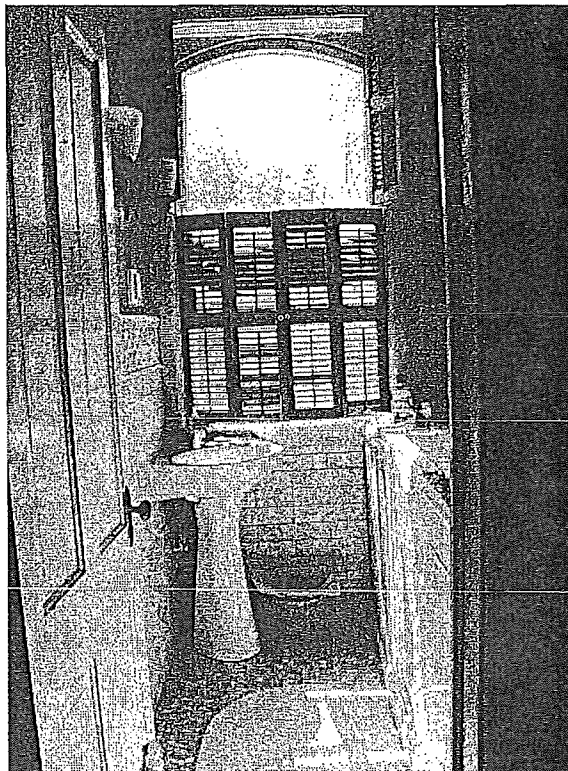


Figure 49. Bathroom; view toward south.



Figure 50. Attic stair; view toward north.

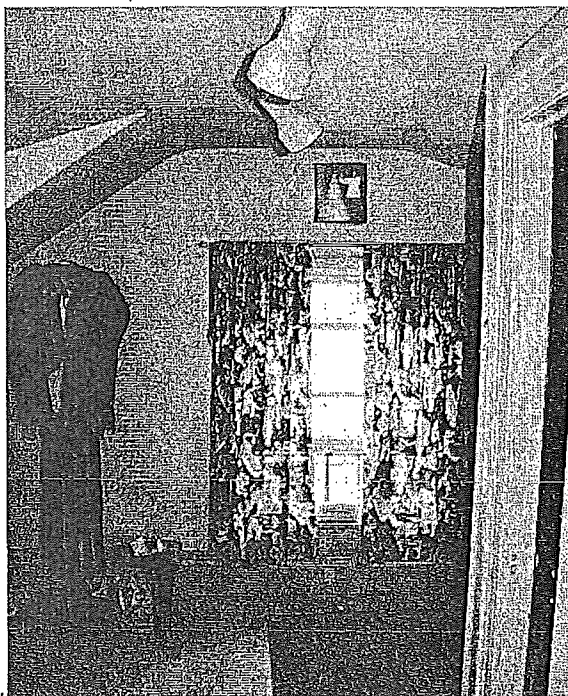


Figure 51. Attic; view toward east.

Property Description: Garage/Carriage House

General Description

The carriage house was built approximately the same time as the Benedict-Gieling House, in ca. 1870. As originally designed, the first floor would have held carriages and other horse-drawn conveyances, and possibly a horse. Meanwhile, the second floor would have been the hay loft where feed was stored. At some point in the 1890s, the hay loft was converted into a dwelling unit.¹ In 1915, the owner of the property constructed a one-story, 250-square-foot garage in front of the carriage house. The garage cut off access to the carriage house from Beaver Street, suggesting that it was no longer being used for its original purposes. The building remained in use as a dwelling until the 1950s, when it appears to have been abandoned. In 1976, the current owner hired architect Albert Lanier to remodel it as a secondary residential unit. Lanier left the exterior largely the same, but the interior of the heavily deteriorated building was entirely rebuilt.

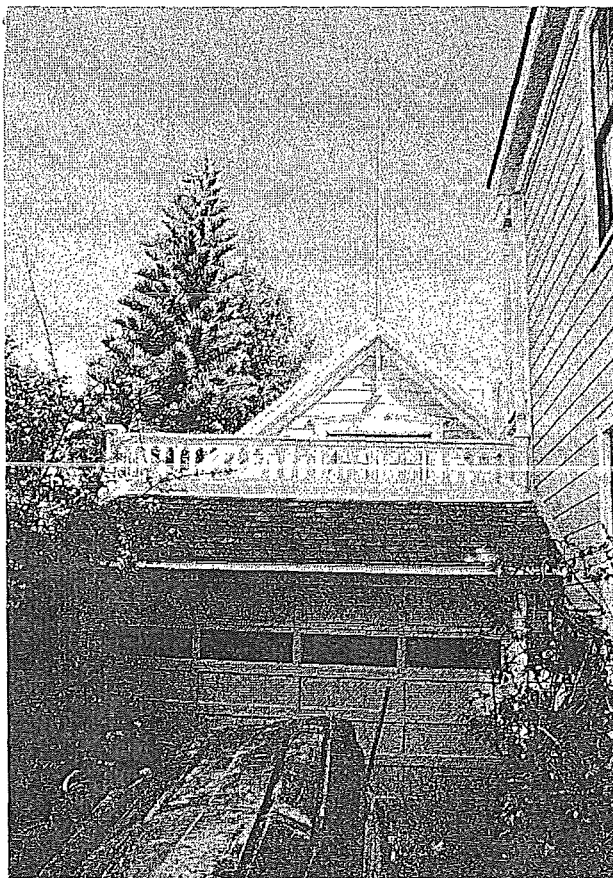


Figure 52. Garage/carriage house; view toward north from driveway.

The garage/carriage house is a wood-frame building consisting of a one-story, flat-roofed garage at the front and a one-and-a-half-story, gable-roofed dwelling at the rear (Figures 52-53). It is clad in rustic channel and board and batten siding. The building has a contemporary concrete perimeter and slab foundation. The exterior is articulated by a variety of window and door types. The interior contains a single-car garage in the front and a dwelling unit behind consisting of a kitchen, living room, bathroom, and a bedroom. The bedroom is located in the former hay loft on the second floor level, and a pair of French doors provides access to a roof deck on top of the garage. The front of the carriage house is capped by a lightning rod and a beam originally used to hoist hay (Figure 54). The east side of the carriage house has a pair of additions that date to the late nineteenth century, including a shed-roofed lean-to containing a kitchen and a pyramidal-roofed structure, originally an outhouse, that now contains a bathroom (Figure 55).

¹ The 1899 Sanborn Map gives the carriage house its own address: 22 ½ Beaver Street, indicating that somebody lived in the building.



Figure 53. Garage/carrriage house; view from attic of main house; view toward northwest.

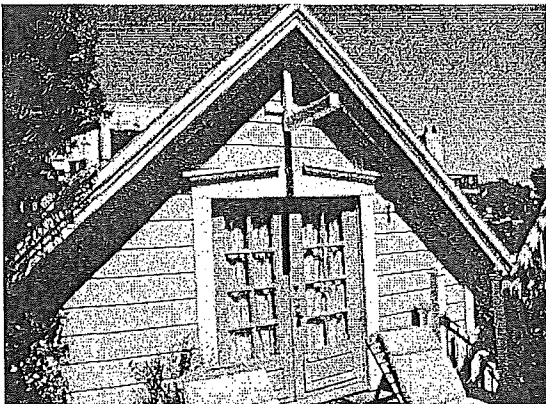


Figure 54. Primary façade of carriage house; view toward northeast.



Figure 55. Additions on east side of carriage house; view toward west.

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HISTORICAL CONTEXTS

Pre-construction History: 1847–1870

Although its name only goes back to the late 1960s, Duboce Triangle's history dates back to the last quarter of the nineteenth century when it was laid out as part of the Mission Dolores Tract. What is now Duboce Triangle was a natural expanse of sand dunes and coastal sage scrub when Jasper O'Farrell prepared the first official survey of San Francisco in 1847. Originally located west of the city limits, Duboce Triangle became part of the city in 1851 when the Consolidation Act of that year moved San Francisco's western boundary to Castro Street. Even though Market Street had been laid out in O'Farrell's 1847 survey, it was not built west of Dolores Street until ca. 1870 because the right-of-way was blocked by a serpentine outcrop now known as Mint Hill. Squatters were another impediment to orderly development. Seeking to ameliorate the situation, the 1855 Van Ness Ordinance platted the area that is now the Western Addition and granted legal possessory rights to the actual occupants of the land in most cases, i.e., the squatters. In exchange, the squatters were supposed to relinquish their claims to all public rights-of-way as well as to several dozen reservations set aside for future parks, schools, hospitals, and other public uses.²

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Ca. 1855, several speculators whose names are lost to us today, platted a large tract identified on early maps as the Mission Dolores Tract. The tract, which spanned both sides of Market Street, encompassed today's Duboce Triangle, Mission Dolores, and Eureka Valley neighborhoods. Its boundaries were Kate Street (Duboce Avenue) to the north, Valencia Street to the east, 18th Street to the south, and Castro Street on the west.³ The tract contained 24 city blocks measuring 560' x 520' each. As its name suggests, the Mission Dolores tract encompassed the old Spanish mission at Center (now 16th) and Dolores Streets. In addition to embracing the mission and the cluster of adobes that surrounded it, the Mission Dolores Tract encompassed a great deal of pasture land that had been used by the mission to graze its herds of cattle and sheep. Although steep in places, the Mission Dolores Tract was well-watered by several year-round creeks and it had a comparatively balmy climate due to being in the lee of Twin Peaks and Corona Heights, which blocked the cold onshore winds and fog.

The northwest corner of the Mission Dolores Tract encompassed what is now Duboce Triangle. Occupying the eastern slope of Corona Heights, early maps indicate that this relatively remote part of the tract was covered by scrubby sand dunes punctuated by arroyos cloaked in coast live oaks and willows. By the late 1860s, most of it belonged to a handful of absentee property owners, including William Hollis, director of The Real Estate Associates (TREA). Hollis was San Francisco's largest merchant builder, and in 1867, he purchased two blocks bounded by Castro, 15th, 16th, and Noe Streets – including the subject property. Hollis's land is identified on George Goddard's

² Jonathan Lammers, *Department of Parks and Recreation District Record: "Duboce Park Historic District"* (San Francisco: San Francisco Planning Department), 1.

³ *Ibid.*

1869 Official Map of San Francisco as the Hillside Homestead Association Tract (Figure 56). Incidentally, the map indicates that the east-west streets in what is now Duboce Triangle had different names than they do today. Duboce Avenue was originally called Kate (later changed to Ridley) Street; 14th Street was called Tracy Street; 15th Street was called Sparks Street; and 16th Street was called Center Street. The 1869 Goddard map shows another large landholding in what is now Duboce Triangle that was called the Suerte Grant. It spanned both sides of Market Street and almost reached Mission Dolores.⁴ The map also shows an unnamed creek beginning in the Hospital Lot (now Duboce Park) that flowed southeasterly between 14th and 15th Streets toward Mission Bay.⁵

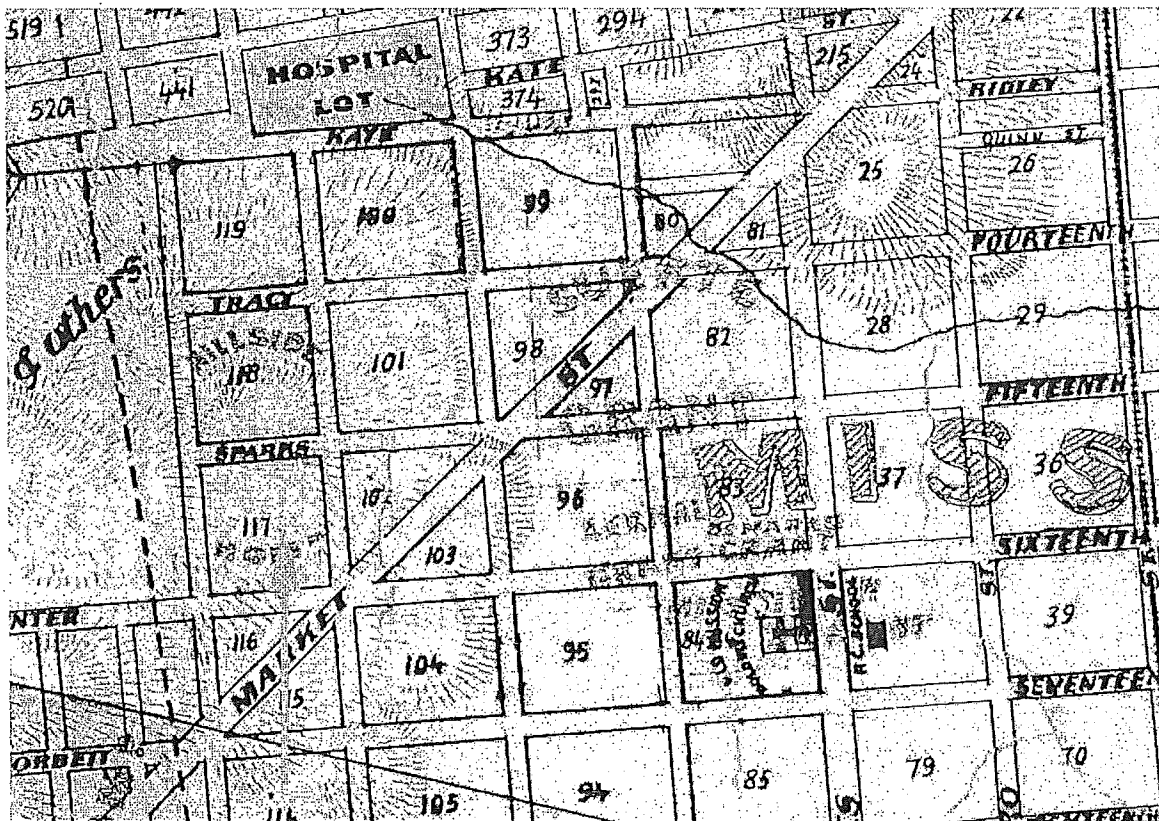


Figure 56. 1869 Official Map of the City and County of San Francisco by George Goddard. Blue arrow indicates the approximate location of 22 Beaver Street.
Source: David Rumsey Map Collection

⁴ Suerte means "luck" in English. Nothing is known about the Suerte Grant.

⁵ This creek still exists, although it is entirely underground. Today a small portion is "daylighted" in the basement of the former Mission Armory at 14th and Mission Streets.

William Hollis decided not to develop the Hillside Tract, probably due to its remoteness. In addition to Market Street not continuing west of Dolores Street, there was no reliable mass transit in the area until the 1880s, when Market Street Railway built three cable car lines, including the Haight Street (1883), Castro Street (1887), and Hayes Street (1889) lines. With demand for speculative housing nonexistent, Hollis decided instead to market the Hillside Tract as raw land. Prior to subdividing the land, Hollis broke up the two large blocks into four smaller blocks measuring 230' x 560' each. This new configuration required two new mid-block streets: Henry and Beaver. Altogether, Hollis' subdivision yielded a much larger number of usable house lots than would have been possible before. Hollis then subdivided the four blocks into house lots according to the "New York" system, meaning that they measured 25 feet wide by 100 or 115 feet deep – a perfect size for rowhouses or tenements.⁶ Aside from surveying and subdividing the land, Hollis did not make any physical improvements, such as street building, sidewalk construction, or the installation of any utilities. With the new subdivision recorded, in the autumn of 1868 he started selling lots in the Hillside Tract Homestead Association.⁷

Homestead associations, a San Francisco innovation, were widely used to sell marginal land in remote and/or topographically challenging areas. Set up like a joint stock corporation, the owner would advertise the sale of shares in the corporation. Once an investor had become fully vested, he or she was allowed to choose one or more lots commensurate with his or her investment. The shareholders were sometimes working-class San Franciscans looking for inexpensive land on which to build a house, but more often than not the investors were real estate speculators hoping to buy land cheap and sit on it until it was worth it to either develop the land or sell it to others at a handsome profit.

In 1870, two years after he opened the Hillside Tract to investors, there were no more advertisements in local newspapers, suggesting that Hollis had sold all of it. From Sanborn Fire Insurance Company maps (Sanborn Maps) it is clear that many investors in the tract had acquired two or more contiguous lots. By being strategic, investors amassed properties with as much as 75 or 100 feet of street frontage: enough for a large house, a generous garden, and one or more outbuildings. In other words, the Hillside Tract attracted buyers interested in developing substantial suburban villas instead of rowhouses or tenements. The reasons for this are unknown, but the area had a lot going for it that would appeal to wealthier individuals, including an agreeable microclimate, spectacular scenery, onshore winds that would keep pollution at bay, plenty of clean water for drinking and irrigation, and the promise of better transit links to downtown in the near future. In the meantime, buyers who wanted to build would have to make do with life in the country, including wells, outhouses, and ungraded streets without sidewalks or streetlights.

⁶ City and County of San Francisco, *San Francisco Municipal Reports: Fiscal Year 1881-82*. (San Francisco: 1882), 117.

⁷ "Real Estate for Sale," *San Francisco Chronicle* (October 18, 1868), 2.

Construction History: 1870

No original building permit survives for the Benedict-Gieling House because all nineteenth-century municipal records were destroyed in the 1906 Earthquake and Fire. San Francisco's privately owned water provider, the Spring Valley Water Company, did save its records. Spring Valley Water Company's original water service applications, more familiarly known as tap records, often provide useful information that can help document the original construction date of a pre-quake San Francisco building. The original water tap record for the Benedict-Gieling House is dated April 12, 1882. The application was signed by Jacob Benedict, the original owner.⁸ However, city directory listings, Census records, and voter registration records indicate that Jacob Benedict and his family had been living at what is now 22 Beaver Street since at least 1871. This information, combined with the house's styling, suggests a construction date of ca. 1870. It is not known who designed the house, but its high-quality design and construction suggests that the Benedicts probably hired an architect. In regard to its builder, it is possible that Jacob Benedict, a former carpenter, may have built the house himself with the assistance of day laborers.

Jacob and Ellen Benedict: Ca. 1871 to 1887

Born ca. 1831 in Nova Scotia to a German father and a Scottish mother, Jacob Benedict immigrated to the United States during the Civil War. He arrived in San Francisco ca. 1863, which is when he first appears in local city directories employed as a carpenter.⁹ In 1867, he became a naturalized American citizen and began working as a gold and silver refiner. Around this time, Jacob married Ellen (surname unknown), a fellow Nova Scotian of Irish descent.¹⁰ Within a year, the couple had a son and moved to 33 Russ Street in the South of Market area. According to the 1870 Census, the Benedict family was still living at 33 Russ Street. Jacob, age 40, lived with his 38-year-old wife, Ellen, whose occupation was "keeping house." They had a three-year-old son named Frank.¹¹ In 1870, the Benedicts' property was valued at \$5,500, indicating that they owned their house.

Jacob Benedict was doing quite well as a precious metals refiner during the Comstock Lode Silver Boom, which lasted from 1862 until 1878. The family's growing wealth likely prompted their decision to sell their house on Russ Street, which at the time was becoming increasingly congested and polluted, and move out to what is now Duboce Triangle. According to the 1871 San Francisco City Directory, Jacob Benedict and his family were living on Castro Street between 15th and 16th Streets. The provision of a Castro Street address is almost certainly because Beaver Street had not been opened yet. The Benedict household continued to be listed on Castro Street until 1875, after which they were listed on Beaver Street, between Castro and Noe Streets. Beaver Street was not officially graded

⁸ San Francisco Water Department, "Spring Valley Water Company Water Tap Record for 22 Beaver Street," dated April 12, 1882.

⁹ 1863 San Francisco City Directory.

¹⁰ 1878 San Francisco Voter Register.

¹¹ 1870 U.S. Census for the City and County of San Francisco, 11th Ward, page 71.

until 1888, but by 1875 it is likely that enough houses had been built to warrant some improvements so that it was at least passable by carriage.¹²

In 1878, about eight years after building the house on Beaver Street, Jacob Benedict changed jobs, becoming a refiner at the Pacific Bullion Exchange. Unfortunately for Jacob, the Silver Boom was about to collapse, and in 1879, he lost his job.¹³ Published the following year, the 1880 Census is the earliest decennial census to document the Benedict household at Beaver Street. In that year, the household consisted of Jacob, age 49, who had resumed his previous occupation as a carpenter; and Ellen, age 45, whose occupation was given as "keeping house." Their son Frank did not appear on the 1880 Census schedule, suggesting that he had either died or gone to live with relatives.¹⁴ In 1882, the Benedicts were finally assigned an address: 10 Beaver Street. From 1882 until Jacob's death on April 6, 1887, at the age of 58, city directories listed him as a carpenter.¹⁵ Because Jacob died intestate, Ellen Benedict was appointed executrix of the estate, which was valued at \$9,400.¹⁶ After completing probate in early 1888, Ellen Benedict sold the property to George T. and Abby Davis.

George T. and Abby Davis: 1887 to 1898

George T. Davis was a San Francisco wool dealer. He was born ca. 1830 in Massachusetts to Irish immigrant parents. He first appears in San Francisco City Directories in 1877, when he was listed as a merchant living at 16 Russ Street.¹⁷ In 1878, he was listed as a wool merchant living at 344 ½ 7th Street.¹⁸ According to the 1880 Census, George T. Davis, who was then 50 years old, lived in the 11th Ward (South of Market) with his wife Abby, a 52-year-old Mainer. They had no children living with them.¹⁹ George and Abby Davis were also real estate investors, and by the early 1880s, they began buying properties in what is now Duboce Triangle. In 1882, they had bought 8 Beaver Street next-door to Jacob and Ellen Benedict, where they lived until 1888 when they bought 10 Beaver Street from Ellen Benedict.²⁰ Shortly after moving into 10 Beaver Street, George Davis changed jobs to work as a buyer for S. Koshland and Co., a San Francisco-based wool processor and bag manufacturer. Abby Davis died December 20, 1894 at the age of 67.²¹ George Davis died a little over a week later, on December 29, 1894.²² Their grown children arranged the Davis's affairs, and in March 1895, they hired the Indiana Auction Company to sell the contents of the Davis's nine-room home. The advertisement for the auction in the *Chronicle* describes the house as containing a

¹² 1871 to 1874 San Francisco City Directories.

¹³ 1875 to 1879 San Francisco City Directories.

¹⁴ 1880 U.S. Census for the City and County of San Francisco, Enumeration District 169, page 312.

¹⁵ "Deaths: Benedict, Jacob," *San Francisco Chronicle* (April 10, 1887), 5. 1882 to 1887 San Francisco City Directories.

¹⁶ "Probate Matters," *San Francisco Chronicle* (May 17, 1887), 7.

¹⁷ 1877 San Francisco City Directory.

¹⁸ 1878 San Francisco City Directory.

¹⁹ 1880 U.S. Census for the City and County of San Francisco, Enumeration District 180, page 1.

²⁰ 1882 to 1888 San Francisco City Directories.

²¹ "Deaths: Abby E. Davis," *San Francisco Chronicle* (December 30, 1894), 52.

²² "Deaths: George T. Davis," *San Francisco Chronicle* (December 30, 1894).

parlor, a dining room, a kitchen, three bedrooms, and a “very expensive and complete library.”²³ Three years later, on May 4, 1898, their children, Christy and Robert T. Davis, sold the property to Mary E. Fee for \$4,000.²⁴

The subject property first appears on the 1893 Sanborn Maps during the time that it belonged to George and Abby Davis. The maps indicate that the 75' x 115' property contained four buildings, including the two-story main house at the center of the lot, a carriage house at the northwest corner, and two one-story sheds at the rear. The sheds are unidentified but one was likely a storage shed and the other one a secondary dwelling with an outhouse attached to its west wall (Figure 57). The 1893 Sanborn Maps indicate that the subject block was approximately 50 percent built-out, with several other large estate-type properties at the center of the block, including one next-door at 12 Beaver Street.

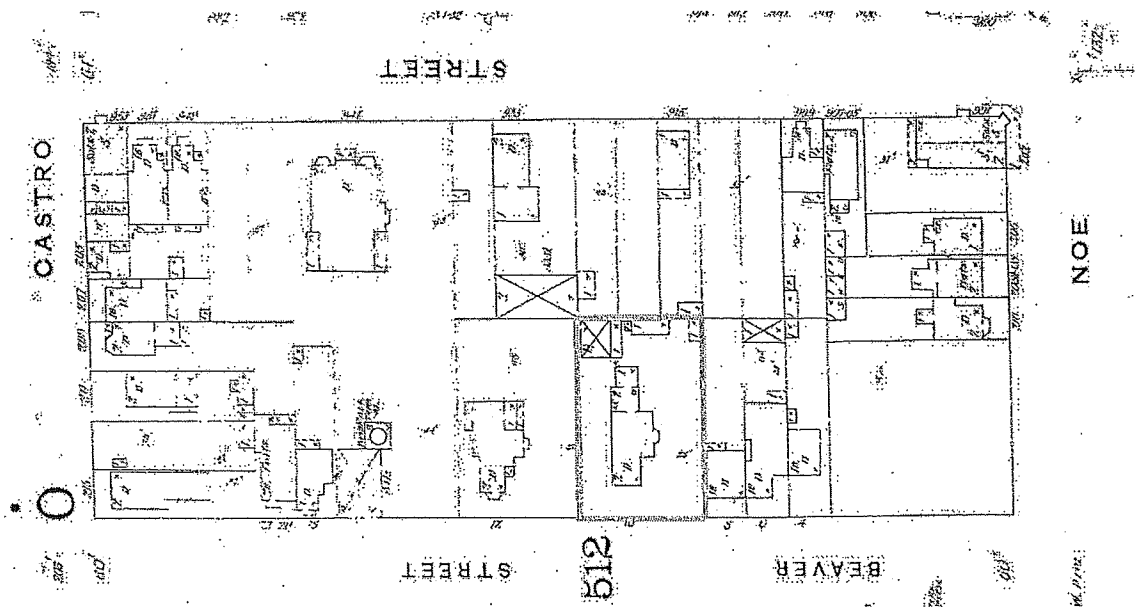


Figure 57. 1893 Sanborn Map showing the subject property outlined in blue. North is up.
Source: San Francisco Public Library

Mary E. Fee: 1898 to 1906

Very little is known about Mary E. Fee. According to the 1897 San Francisco City Directory, Mary Fee was the owner of a dry goods store at 2249 Market Street, which was only about a block away from 10 Beaver Street. Her son, Harry R. Fee, ran a bicycle store next-door at 2253 Market Street. In 1898, Mary and Harry moved to 2279 Market Street where they ran a combination dry goods store and trading stamp business.²⁵ Mary and Harry Fee moved into 22 Beaver Street (the address changed ca. 1895) after Mary bought it. Mary then rented out unused rooms in the house to her relatives, James L. and Mary Chase. James Chase was a grocer who ran a store at 2279 Market Street, where Mary and Harry also operated their businesses. The property appears on the 1899 Sanborn

²³ “Auction Sales: Nine-Room House No. 10 Beaver St.,” *San Francisco Chronicle* (March 4, 1895), 9.

²⁴ “Real Estate Transactions,” *San Francisco Chronicle* (May 5, 1898), 15.

²⁵ 1897-1898 San Francisco City Directories.

Maps, during the time that Mary Fee owned it, looking exactly as it had on the 1893 Sanborn Maps (Figure 58). In contrast, the subject block had become more urban, with several formerly vacant lots developed with flats and rowhouses. The large estates remained, however, indicating that the neighborhood was still desirable and relatively prestigious. Mary Fee owned 22 Beaver Street until February 5, 1906, when she sold it to Stephen D. and Emma Russell.²⁶

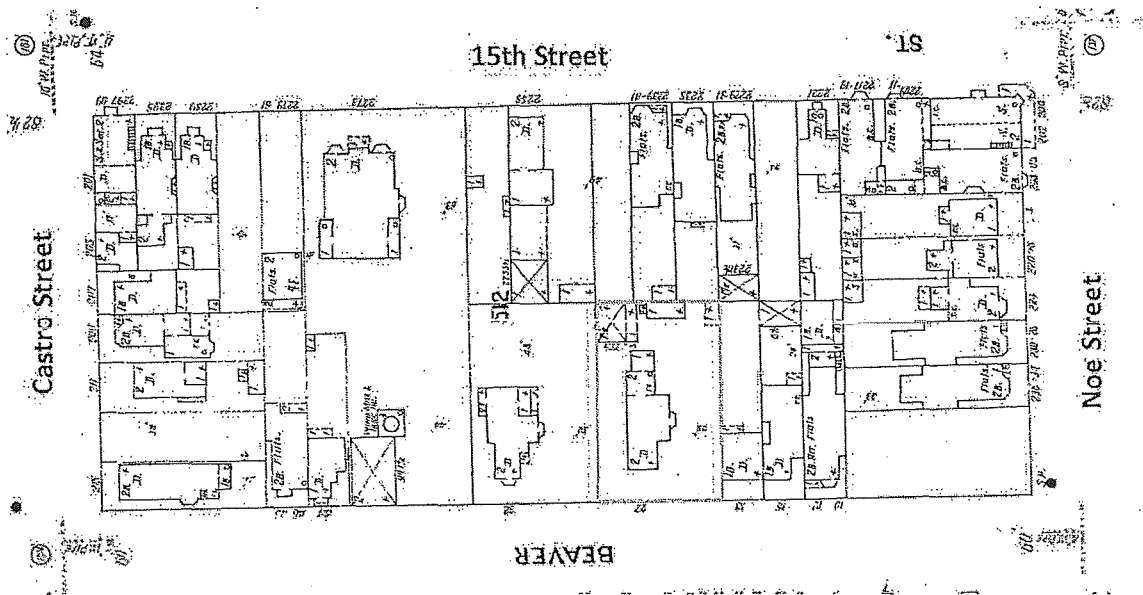


Figure 58. 1899 Sanborn Map showing the subject property outlined in blue. North is up.
Source: San Francisco Public Library

The sale of 22 Beaver Street to the Russell family occurred just two months before the 1906 Earthquake and Fire, which drastically changed Duboce Triangle. What had been an upper-middle-class neighborhood of villas and large single-family homes occupied by native-born and English-speaking immigrants from Canada and Great Britain became a much more urban neighborhood inhabited by a growing number of immigrants from Ireland, Germany, and Scandinavia. After the quake, many of the remaining suburban villas were gradually torn down and replaced by flats and apartments. The growing demand for housing in the neighborhood resulted in part from its location just west of the “fire line,” where the fires that had destroyed much of San Francisco came to halt. Due to its central location and its reservoir of undamaged housing stock, Duboce Triangle became very popular with working-class earthquake refugees and tradesmen employed by construction firms engaged in the reconstruction of San Francisco. As the neighborhood’s prestige began to decline, many long-term residents departed, which hastened the redevelopment of older properties with much denser housing.

²⁶ “Real Estate Transactions,” *San Francisco Chronicle* (February 6, 1906), 15.

Stephen D., Emma W., and Lucile R. Russell: 1906 to 1941

Stephen D. Russell was born January 1, 1861 in Menlo Park, California.²⁷ His parents were both Irish immigrants. His wife, Emma (née, Watkins), was born ca. 1864 in San Francisco. Emma's father was a native of Pennsylvania and her mother was from Ireland. According to the 1910 Census, the couple had three children: John, age 18; Frank age 16; and Lucile, age 8. Stephen was a high-ranking firefighter employed by the San Francisco Fire Department (SFFD), where he served as First Assistant to the Fire Chief. Meanwhile, Emma's occupation was given on the census schedules as "keeping house." Nonetheless, it seems that Emma was also the proprietor of a boarding house business on the property. Two of their children were employed, including John who was a rent collector for a real estate company; and Frank, who was a clerk in a candy store. In addition to the immediate family, the property also housed Emma's mother, Mizzie Watkins (born ca. 1847), and several lodgers, including: Johanna Kelly, age 60; Frank Kelly, age 34; Florence Ambrose, age 33; Isabel Ambrose, age 23; William Wescott, age 48; and Mary Wescott, age 30. Although some of the lodgers probably lived in the main house, others lived in the carriage house, which by this time had its own address of 22 ½ Beaver Street, as well as in a newly built cottage that the Russells had constructed at the northeast corner of the lot ca. 1906 (now 20 Beaver Street).²⁸

The 1913 Sanborn Maps, published just seven years after the 1906 Earthquake and Fire, and during the time that the Russell family owned it, show several substantial changes to 22 Beaver Street. The most significant change was the demolition of the sheds at the rear of the property that appear on the 1899 Sanborn Maps and their replacement with several new structures, including a one-story, hipped-roof cottage at the northeast corner of the property (now 20 Beaver Street), and a one-story kitchen wing on the east wall of the carriage house. In addition, the Russells had built an exterior fire escape on the northeast corner of the main house, suggesting that they were renting the attic out to lodgers (**Figure 59**). In addition, the 1913 Sanborn Maps show changes to the surrounding neighborhood. Almost all of the formerly vacant lots had been developed and many of the older single-family dwellings had been replaced by flats and rowhouses. Still, the three large suburban estates at the center of the block including 22 Beaver, 32 Beaver, and 2273 15th Street, remained standing. However, it is possible that all three had been converted into boarding houses by this time, as 22 Beaver had been.

²⁷ U.S. Find A Grave Index, 1600s-Current, via Ancestry.com.

²⁸ 1910 U.S. Census for the City and County of San Francisco, Enumeration District 92, page 7B.

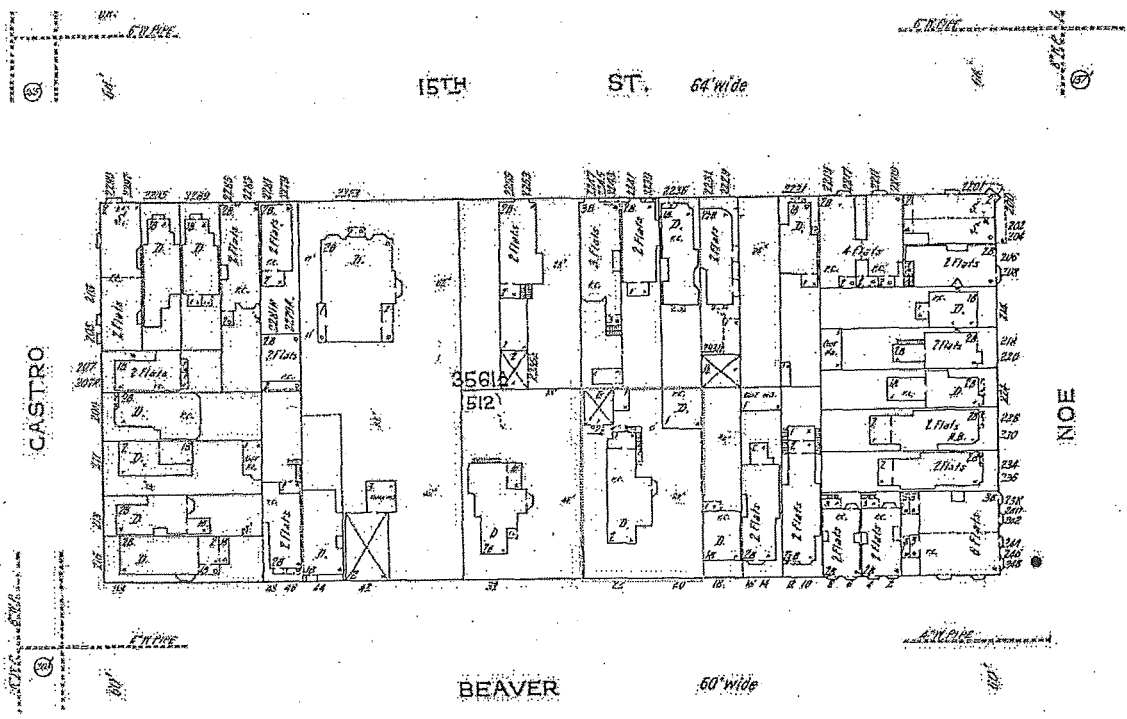


Figure 59. 1913 Sanborn Map showing the subject property outlined in blue. North is up.
 Source: San Francisco Public Library

In addition to the changes documented on the 1913 Sanborn Maps, Stephen and Emma Russell made other changes to 22 Beaver Street in the 36 years that they owned it. Not long after buying it in 1906, they made several alterations in order to accommodate more occupants in the main house, including building two bathroom additions. They built one at the first floor level adjoining the front parlor and another at the second floor level above the porch. They enclosed the upper bathroom in a hipped-roofed tower that gave the house a more impressive and up-to-date appearance. No permits survive for any of this early work, either because the Russells did not apply for permits or because the Department of Public Work's record keeping was not as fastidious as it could have been in the rush to rebuild San Francisco after the 1906 Earthquake. The earliest building permit application on file for the property dates to January 26, 1915, when Stephen Russell applied for a permit to construct a one-story garage in front of the carriage house. The garage, which still stands, measured 15 feet by 16 feet in plan and 10 feet high. It had a concrete foundation and was originally clad in rustic siding. No architect or contractor is listed on the application, and it was evidently built with day labor.²⁹

²⁹ San Francisco Department of Building Inspection, "Plans and permits on file for 22 Beaver Street."

A registered Republican, Stephen Russell continued as First Assistant to the Fire Chief for the rest of his life. His son, John, continued to live with his parents for many years. He was a bookkeeper and a member of the Progressive Bull Moose Party.³⁰ Stephen Russell died on October 5, 1917 while fighting a fire in a lodging house at 548 3rd Street. The flimsily built lodging house suddenly collapsed, killing three firefighters and injuring several more; he was 60 years old.³¹ Even before he died, Stephen Russell was widely recognized as one of San Francisco's top firefighters. Indeed, Russell was so highly esteemed that his body was allowed to lay in state at City Hall prior to his burial in Colma. He left his estate to his wife Emma and his daughter Lucile, with the final distribution occurring December 16, 1918.³²

According to the 1920 Census, published three years after Stephen Russell's death, the Russell household consisted of only two family members: Emma, age 54; and her daughter Lucile, age 19. Neither had an occupation listed on the census form and there is no evidence that they were using the property as a boarding house at the time.³³ Sometime in the early 1920s, Lucile got a job as an organist in a movie theater, an occupation she kept for many years.³⁴ Emma and Lucile Russell remained the sole occupants of 22 Beaver Street until 1926. In 1927, Emma and Lucile had moved to a new house that they had bought at 2369 Chestnut Street in the Marina District. After they moved, Emma rented out 22 Beaver Street to a boarding house proprietor. According to the 1929 San Francisco City Directory, several single men and married couples lived at 22 Beaver Street, including a window trimmer named William Hollnagle and his wife Ella, a tailor; a cutlery salesman named William Cremer and his wife Christina; a baker named Emil Ekey; a clerk named John Felde; and an unemployed man named Frank Schirner.³⁵ Advertisements for the boarding house in local newspapers mentioned that all meals were provided by a "German chef," which probably accounts for the preponderance of residents with German surnames. Indeed, it is likely that the proprietor was one of the occupants listed.

According to the 1930 Census, Emma and Lucile Russell were living in another new house purchased by Emma at 2429 Francisco Street in the Marina District. They lived with Emma's son, Leslie Russell, and his daughter, Dorothy Russell.³⁶ Leslie was employed as a marine engineer. The Russells still rented out 22 Beaver Street to the proprietor of the German boarding house. According to the 1930 San Francisco City Directory, occupants of the house included a baker named Emil Ekey; a retired woman named Mathilda Fannie; a machinist named Carl Schermer; a musician named Frank Schiessl; and an ironworker named Carl Schirner.³⁷

³⁰ California Voter Registrations, 1900-1968, San Francisco County, Precinct 45, Assembly District 26, 1916.

³¹ "Firemen Buried by Burning Timbers," *San Francisco Chronicle* (October 6, 1917), 1.

³² San Francisco Office of the Assessor-Recorder, "Property records on file for 22 Beaver Street."

³³ 1920 U.S. Census for the City and County of San Francisco, Enumeration District 106, page 6B.

³⁴ 1925 San Francisco City Directory.

³⁵ 1929 San Francisco City Directory.

³⁶ 1930 U.S. Census for the City and County of San Francisco, Enumeration District 38-308, page 54A.

³⁷ 1930 San Francisco City Directory.

In April 1930, Emma and Lucile Russell put 22 Beaver Street up for sale, advertising it as a 12-room, furnished boarding house. 1930 was the first full year of the Depression, and there were no offers. A couple of months later, they stopped listing the property. Three years later, in October 1933, Emma Russell applied for a permit to add a room to the house. According to the permit application, the room was to measure 7' 3" by 11' 1" and was to be located between the dining room and the porch. The cost of the project was \$200 and completed by a contractor named Charles Simonini.³⁸ In all likelihood, this permit application refers to the kitchen, which is today located between the dining room and the back porch.

By 1933, Emma and Lucile Russell were again living at 22 Beaver Street. There is no indication that they operated a boarding house during the rest of the time that they owned it. On September 19, 1933, Emma granted her majority stake in the property to Lucile, who became the sole owner of 22 Beaver Street. Emma Russell remained at 22 Beaver Street for the rest of her life, dying on May 31, 1938 at the age of 74.³⁹ After her mother's death, Lucile resumed operating 22 Beaver Street as a boarding house. According to the 1940 San Francisco City Directory, in addition to Lucile Russell, the property housed the following occupants: a typist named Philip Engler and his wife Eileen Engler, who was a clerk; a bookkeeper named Augusta Scott; and another clerk named Charlotte Blair.⁴⁰ In 1940 or 1941, Lucile married Clarence Kaull and moved out of 22 Beaver Street, and on August 14, 1941, she sold the property to Gwendolyn O. Todd.⁴¹

Lucile Russell made no apparent changes to 22 Beaver Street in the eight years that she owned the property. According to aerial photographs taken of San Francisco by aerial photographer Harrison Ryker in 1938, the subject property looked a lot like it does now. The 1938 aerial photographs show the ca. 1870 house centered on the lot (**Figure 60**). At the back of the house one can see the 1933 kitchen wing addition. The addition adjoins the 1915 garage addition on the front of the carriage house. Meanwhile, the ca. 1906 cottage is visible at the northeast corner of the lot. The rest of the property was dedicated to driveways and gardens, including a generous lawn to the south and east of the main house. Visible in the garden are a large magnolia tree in front of the main house and a Canary Island palm at the southeast corner of the property. The 1938 aerial photographs indicate that 22 Beaver Street was the last of the large suburban villas on the subject block. Since 1913, developers had built two rows of identical Mediterranean-style flats on the sites of the other estates at 32 Beaver Street and 2273 15th Street.

³⁸ San Francisco Department of Building Inspection, "Plans and permits on file for 22 Beaver Street."

³⁹ California Death Index, 1905-1939.

⁴⁰ 1940 San Francisco City Directory.

⁴¹ San Francisco Office of the Assessor-Recorder, "Property records on file for 22 Beaver Street."

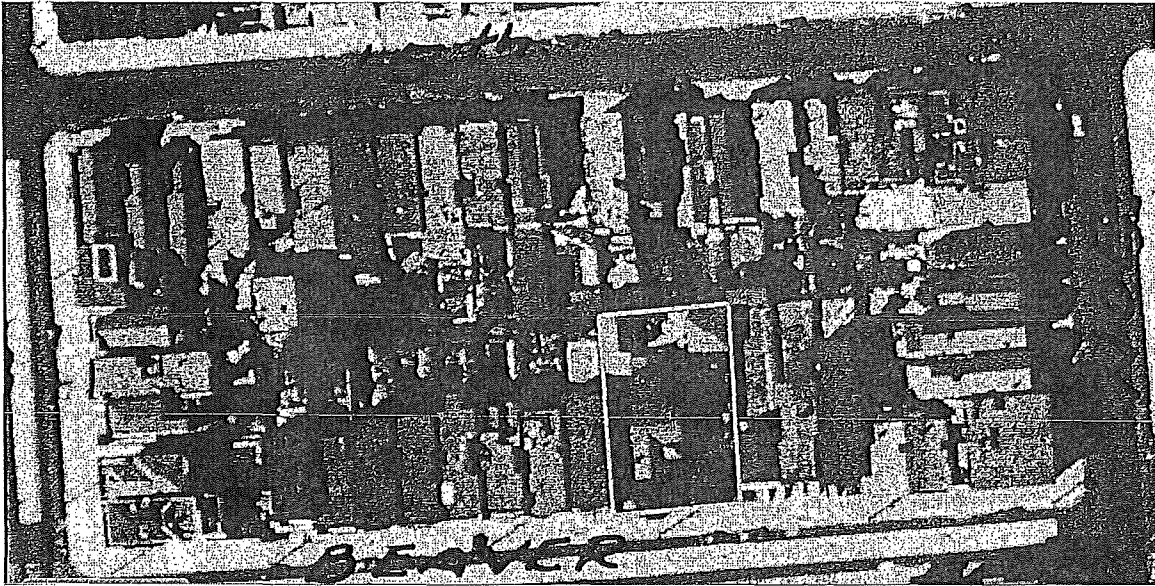


Figure 60. 1938 aerial photograph of the subject block showing 22 Beaver Street in blue.
Source: David Rumsey Map Collection

Gwendolyn O. Todd: 1941 to 1953

Little is known about Gwendolyn (“Gwen”) O. Todd, the owner of the Benedict-Gieling House from 1941 until 1953. Todd appears to have been an absentee owner during the first year that she owned the property, which she operated as a boarding house. According to the 1942 San Francisco City Directory, 22 Beaver street accommodated the following tenants: Marie Cortopassi, a stenographer; Edward Posteil, a mechanic; his wife Blanche; and Mitzi Fabbell, a telephone operator.⁴² According to the 1943 San Francisco City Directory, Gwen Todd, whose occupation was listed as “clerk,” was also living at 22 Beaver Street.⁴³ The Second World War was a period of rapid population turnover in many older San Francisco neighborhoods, including Duboce Triangle. During the war, many absentee property owners subdivided flats and remaining single-family dwellings into smaller apartments to rent to shipyard workers and other defense workers who migrated to San Francisco during the late 1930s and early 1940s. Gwendolyn Todd’s name disappears from city directories in 1945, but she continued to own 22 Beaver Street until February 5, 1953, when she sold it to George W. and Katherine R. Pollard and Clifford L. and Ellen E. Lane.⁴⁴

The Benedict-Gieling House appears on the 1950 Sanborn Maps during the time that Gwendolyn Todd owned the property. The 1950 Sanborn Maps do not show any changes to the subject property since the 1938 aerial photographs were taken (Figure 51). In contrast, the surrounding neighborhood was very different. All of the other suburban villas had long since been subdivided and redeveloped with flats and apartment buildings. 22 Beaver was the last of the old Victorian estates on the block, and possibly the entire neighborhood.

⁴² 1942 San Francisco City Directory.

⁴³ 1943 San Francisco City Directory.

⁴⁴ San Francisco Office of the Assessor-Recorder, “Property records on file for 22 Beaver Street.”

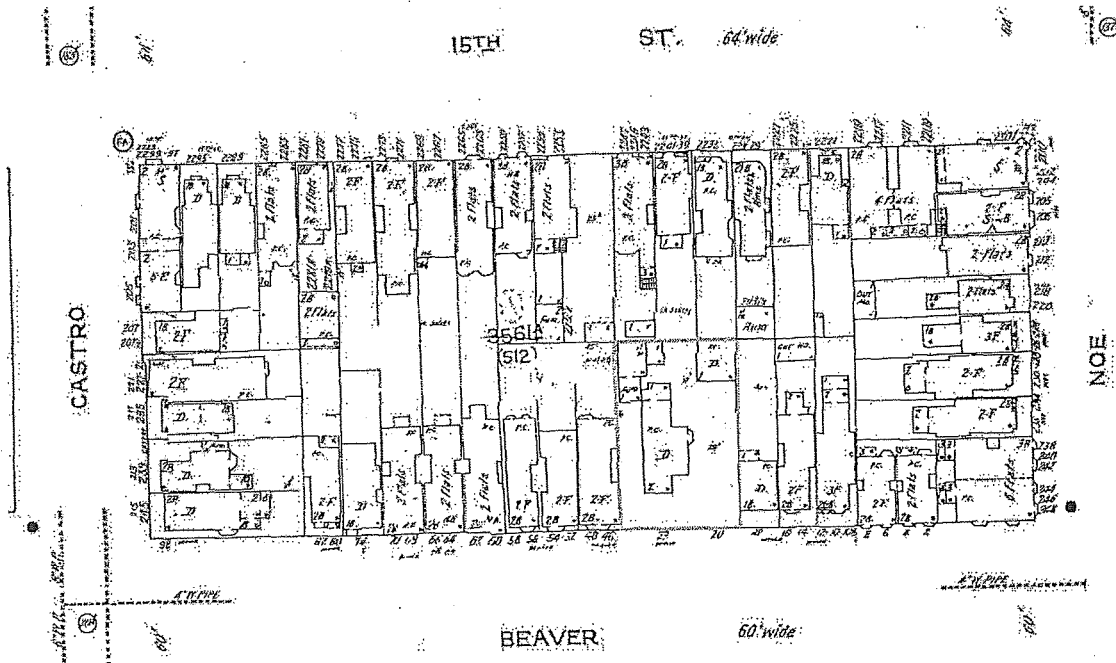


Figure 51. 1950 Sanborn Map showing the subject property outlined in blue. North is up.
 Source: San Francisco Public Library

Miscellaneous Owners: 1953 to 1955

Between February 1953 and February 1955, 22 Beaver Street changed hands five times. After purchasing the property in February 1953 along with George and Katherine Pollard, Clifford and Ellen Lane subdivided the property and sold the easternmost 25 feet (Lot 59 – what is now 20 Beaver Street) to Wilhelm F. Haerdtler on March 23, 1953. Three months later, on June 9, 1953, the Lanes sold their 50 percent interest in the remainder of the property (Lots 60 and 61) to the Pollards. On July 14, 1953, the Pollards sold 22 Beaver Street to Ruby C. Harker. After Harker bought it in 1953, she moved into the Benedict-Gieling House, remaining there until she sold it to William E. Davis in January 1955.⁴⁵ Davis then sold it a month later to Russell J. and Rose M. Allen in a transaction recorded February 9, 1955.⁴⁶ The large number of real estate transactions for 22 Beaver Street during the 1950s are likely indicative of the actions of property speculators. It is likely that at least some of the owners had hoped to redevelop the property with an apartment building, a fate that had befallen many other comparable properties in Duboce Triangle.

⁴⁵ 1954 San Francisco City Directory.

⁴⁶ San Francisco Office of the Assessor-Recorder, "Property records on file for 22 Beaver Street."

Russell J. and Rose M. Allen: 1955 to 1964

Russell J. Allen was a native of North Dakota who came to San Francisco before the U.S. entry into the Second World War to take a job in the region's defense industry. Rose joined him after the war. In 1955, Russell was employed as a clerk by the San Mateo County Housing Commission. Five years later, he was superintendent of the commission and living at 22 Beaver Street with his wife Rose. Russell J. Allen died in 1960 and left his estate to Rose M. Allen in a transaction recorded on October 25, 1960.⁴⁷ Rose Allen continued to live at 22 Beaver Street for four more years, selling it to Matthew M. Fishgold on November 23, 1965.⁴⁸ During the time that the Allens owned the Benedict-Gieling House, they rented rooms to others, regularly placing ads in local newspapers for a three-room unit costing \$75 a month. It is unknown whether this unit was the carriage house or a separate unit in the main house. After Russell's death in 1960, Rose placed several advertisements looking for a "gentleman" to rent a "large front room" for \$40 a month.⁴⁹

By the mid-1960s, Duboce Triangle was becoming an increasingly "distressed" neighborhood. As longtime residents left during the 1950s, their places were taken by people who had few options, including many African-Americans pushed out of the adjoining Western Addition. San Francisco's black population, which had historically been very small, exploded during World War II as people came west to take jobs in Bay Area shipyards. Most settled in the East Bay cities of Richmond and Oakland, but many also moved into San Francisco's Western Addition and Bayview-Hunters Point neighborhoods. Prevented by racial covenants and other forms of discrimination from moving into newer neighborhoods after the war, some African Americans began moving into Duboce Triangle in the late 1950s. This influx turned into a flood in the 1960s as the San Francisco Redevelopment Agency began demolishing the adjoining Fillmore District. As an already aging and overcrowded neighborhood with indifferently maintained housing stock, Duboce Triangle had long been "red-lined" by most banks, meaning that property owners could not borrow money to fix up their property, which in turn, hastened the neighborhood's deterioration.⁵⁰

Matthew M. Fishgold: 1964 to 1966

Matthew M. Fishgold was born September 15, 1921 in San Francisco.⁵¹ His parents were Hershel Fishgold, a Russian-born variety store owner; and Pauline (née, Keppler) Fishgold, a native of New York City.⁵² Matthew grew up in the Parkside District. He attended one year of college in 1941-42 and then enlisted in the U.S. Army in 1943 when he was 22.⁵³ He resumed his studies in 1945 after the war and then earned his law degree. By 1948, he was

⁴⁷ San Francisco Office of the Assessor-Recorder, "Property records on file for 22 Beaver Street."

⁴⁸ San Francisco Office of the Assessor-Recorder, "Property records on file for 22 Beaver Street."

⁴⁹ "Classifieds," *San Francisco Chronicle* (November 10, 1961), 31.

⁵⁰ Alexander S. Bodi, *Duboce Triangle of San Francisco: A Study of a Community* (San Francisco: unpublished Master's Thesis in Anthropology at San Francisco State, 1983), 3.

⁵¹ U.S. World War II Draft Cards, 1940-1947, "Matthew M. Fishgold," via Ancestry.com.

⁵² 1940 U.S. Census for the City and County of San Francisco, Enumeration District 38-399, page 6B.

⁵³ U.S. World War II Army Enlistment Records, 1938-1946.

working as an attorney out of the Russ Building at 235 Montgomery Street.⁵⁴ On November 23, 1965, a year after he bought 22 Beaver Street, Fishgold sold a 50 percent interest in the property to a company called Twin Bays, Inc., a holding company owned by another attorney.⁵⁵ According to long-time owner, Imogene “Tex” Gieling, Fishgold and his partner planned to demolish 22 Beaver Street and construct a hotel on the site. Evidently they hoped to acquire the property next-door at 20 Beaver Street as well, which they were unable to do. Although they never applied for a building permit, they were successful in changing the zoning of the property for hotel use.⁵⁶ While he owned it, Fishgold rented 22 Beaver Street to a man named Terrance White for \$200 a month. White rented out the house’s many rooms to hippies from the nearby Haight-Ashbury District. Tex Gieling describes the property as being a “hippie crash pad” when she and her husband bought it on May 20, 1966.⁵⁷

John S. and Imogene B. Gieling: 1966 to present

John S. Gieling was born February 27, 1925 in New York City to John K. and Gladys (née, Sherman) Gieling.⁵⁸ John K. Gieling was a recent immigrant from Germany. According to the 1925 New York State Census, he was the manager of a hosiery factory.⁵⁹ By 1930, the family had moved to White Plains in suburban Westchester County. According to the 1940 Census, the Gieling household consisted of John K., age 48, the owner of an export business; his wife Gladys, age 44; and their son John S. Gieling, age 15.⁶⁰ Not long after graduating high school, John S. Gieling moved to Cambridge, Massachusetts to enroll at Harvard University, entering as a freshman in September 1942.⁶¹ Less than a year later, on May 21, 1943, he enlisted in the U.S. Army.⁶² After the war, John resumed his education at Harvard, graduating in 1948 with a degree in Geology.⁶³ A year later, in 1949, he was living in Amarillo, Texas and employed as a geologist by Shamrock Oil & Gas Co.⁶⁴ Gieling spent the next few years traveling through Texas as an oil company geologist. Gieling moved to San Francisco in 1953, and he married Imogene Bailey in the city on June 12, 1954.⁶⁵ According to the 1954 San Francisco City Directory, John Gieling was a photogrammeter. The couple lived at 1862 Union Street in the Cow Hollow neighborhood. John soon got a job in the office of Hans S. Wahlen, a civil engineering firm in San Mateo, where he worked from the mid-1950s until 1965, when he began working for Creegan & DeAngelo, another San Mateo engineering firm.⁶⁶ He worked there for the rest of his life, until his death on October 25, 1982.⁶⁷

⁵⁴ 1948 San Francisco City Directory.

⁵⁵ San Francisco Office of the Assessor-Recorder, “Property records on file for 22 Beaver Street.”

⁵⁶ Imogene Gieling, conversation with Christopher VerPlanck, March 28, 2018.

⁵⁷ Ibid.

⁵⁸ U.S. Social Security Death Index, 1935-2014.

⁵⁹ 1925 New York State Census for New York City, Assembly District 22, page 2D.

⁶⁰ 1940 U.S. Census for City of White Plains, New York, Enumeration District 60-383, page 4A.

⁶¹ U.S. School Yearbooks, 1900-1990, for John Sherman Gieling, via Ancestry.com.

⁶² U.S. World War II Army Enlistment Records, 1938-1946, for John S. Gieling, via Ancestry.com.

⁶³ U.S. School Yearbooks, 1900-1990, for John Sherman Gieling, via Ancestry.com.

⁶⁴ 1949 Amarillo City Directory.

⁶⁵ California Marriage Index, 1949-1959.

⁶⁶ 1957-1965 San Mateo City Directories.

⁶⁷ California Death Index, 1940-1997.

Imogene "Tex" Bailey was born in May 6, 1923 in Corsicana, Texas, a small town 60 miles southeast of Dallas. She graduated from Burkburnett High School in Burkburnett, Texas, in 1940. Imogene enrolled at Texas State College for Women (now Texas Woman's University) in Denton, Texas. She graduated in 1944 with a bachelor's degree in advertising design. Instead of going to work for an advertising firm, the talented young artist applied to the Hans Hoffmann School of Fine Arts in New York City, where she studied painting from 1946 to 1947. After moving to San Francisco in 1950, Imogene Bailey refocused her efforts on jewelry making. In 1953, she began studying metalwork at the College of Marin. Shortly thereafter, she began studying metalworking at University of Washington, where she studied under Ruth Pennington. She earned her MA in Fine Arts from University of Washington in 1956. Around the same time she founded the metals department at University of California, Berkeley, where she taught until 1962. She then founded the metals department at San Francisco State University, where she taught from 1965 until 1993.⁶⁸ Tex Gieling also founded a metalsmithing cooperative called Truesilver Union in a building she and her husband purchased in 1971 at 4391 24th Street.

When John and Tex Gieling purchased 22 Beaver Street, it was, like much of Duboce Triangle, in terrible condition. Inconsistently maintained for decades, the most recent owners had planned to demolish the building. In the meantime, they had rented it to hippies who used it as a crash pad. According to Tex, 22 Beaver Street was extremely blighted and it affected the entire block. San Francisco's chief building inspector had wanted the property to be demolished, and he put pressure on the Gielings to remedy its many deficiencies. The Gielings applied for their first building permit on May 31, 1966. The scope of work, which was estimated to cost \$1,800, included remodeling the kitchen and the bathrooms, installing closets, bringing all plumbing and electrical systems up to code, building a new rear exterior stair, and "decorating." The architect was Felix Rosenthal and the contractor was Keith Jensen.⁶⁹ The work was completed over the next year, with several permit renewals. Four years later, in March 1970, the Gielings applied for a permit to build a concrete retaining wall costing \$200.

By 1970, the Benedict-Gieling House was in much better condition than it had been in many years and the Bureau of Building Inspection had stopped pressing the Gielings to demolish the property. In 1972, the Bureau launched a new federal program to reverse deterioration in Duboce Triangle and other vulnerable inner city neighborhoods. Funded by the Department of Housing and Urban Development (HUD), the Federally Assisted Code Enforcement program (FACE) provided property owners with low-interest loans to help them fix up their properties. Developed as an alternative to wholesale urban renewal, FACE inspectors proactively canvassed neighborhoods and developed checklists of issues to be abated or resolved. The FACE inspection report for 22 Beaver Street is a page long and it enumerated a list of minor items geared toward ensuring the health and safety of the buildings' occupants, including repairing and replacing several broken windows, repairing the sidewalk, addressing

⁶⁸ "Imogene Gieling," <https://www.temple.edu/crafts/metalsdirectorypage/p62.html>, accessed April 2, 2018.

⁶⁹ San Francisco Department of Building Inspection, "Plans and permits on file for 22 Beaver Street."

foundation/retaining wall issues, enclosing the crawl space beneath the house, providing a secondary means of egress from the attic, replacing and repairing stair railings, and addressing several minor mechanical issues. The FACE report was much harsher on the former carriage house, which the Gielings had not had the time or resources to deal with yet.⁷⁰

In fall 1972, John and Tex Gieling hired architect Albert Lanier, husband of artist Ruth Asawa – a family friend – to develop a scope of work to comply with all of the items on the FACE Inspection Report. The cost of the work was \$3,000. At the same time, Lanier drew up plans to rehabilitate the carriage house as a secondary dwelling unit. The Bureau of Building Inspection approved the \$14,500 conversion based on the property's zoning, lack of opposition from neighbors, and because the upper level had previously been used as a dwelling unit. The Planning Department approved the work as well, stating that the conversion of the carriage house would provide an income stream to the owners to assist them in their ongoing restoration of the property.⁷¹ The scope of work for the carriage house conversion included installing new concrete foundations, re-plumbing, rewiring, building a new roof, installing a secondary means of egress, remodeling the interior, and restoring and repainting the exterior.⁷² Although filed in 1972, the work was not immediately completed because a new permit filed in September 1976 had the same scope of work. All of the work was completed by 1980, and a Certificate of Occupancy was finally issued on February 17, 1984.⁷³

As mentioned previously, John Gieling died in 1982. Tex Gieling has continued to live at 22 Beaver Street ever since then. In the early 1990s, three years before she retired from San Francisco State University, Tex Gieling became embroiled in a dispute with a developer who had purchased the property next-door to hers at 20 Beaver Street. As discussed previously, what is now 20 Beaver Street was part of the subject property until 1953, when a previous owner sold the easternmost 25 feet of the property to Wilhelm F. Haerdter. Almost four decades later, in the spring of 1990, a developer named Gary Arge proposed to construct a three-story, single-family building at the front of the property, which would have retained the 1906 cottage at the rear of the lot but destroyed the 120-year-old Canary Island palm at the front. In response, several Duboce Triangle neighbors, including Tex Gieling, filed for discretionary review in hopes that the developer would preserve the palm and retain some of the property's "park-like" qualities.⁷⁴ The Planning Commission deliberated on the matter at their April 5, April 16, and May 17, 1990 meetings, and following AIA arbitration, concluded that Arge should increase the front yard setback to protect the palm and make several other design changes to preserve the character of the block.⁷⁵ Incidentally, Arge, who was facing fierce neighborhood opposition to two other projects of his, fell deeply into debt. On June

⁷⁰ San Francisco Department of Building Inspection, "FACE Inspection Report for Single and Two-family Dwellings: 22 Beaver Street."

⁷¹ Letter from R. Spencer Steele, Zoning Administrator, to Albert Lanier, architect, October 5, 1972.

⁷² San Francisco Department of Building Inspection, "Plans and permits on file for 22 Beaver Street."

⁷³ San Francisco Department of Building Inspection, "Plans and permits on file for 22 Beaver Street."

⁷⁴ Pat Christensen, "Banding Together in Duboce Triangle," *San Francisco Independent* (December 4, 1990).

⁷⁵ Undated letter from Imogene "Tex" Gieling to Pedro Arce, San Francisco Planning Department, in personal collection of Imogene Gieling.

24, 1991, Arge shot two of his business partners (and creditors): Jerry Bernstein and Helmut Wursthorn, killing them both at Bernstein's Noe Valley office. He then committed suicide.⁷⁶ Following the murders/suicide, 20 Beaver Street was sold, and a man named Eckhard Evers eventually built a house at the front of the lot in 1992 that largely complied with the solution brokered by the Planning Commission and the AIA. The new dwelling appears on Sanborn Maps prepared by the Planning Department in the early 1990s (Figure 52).

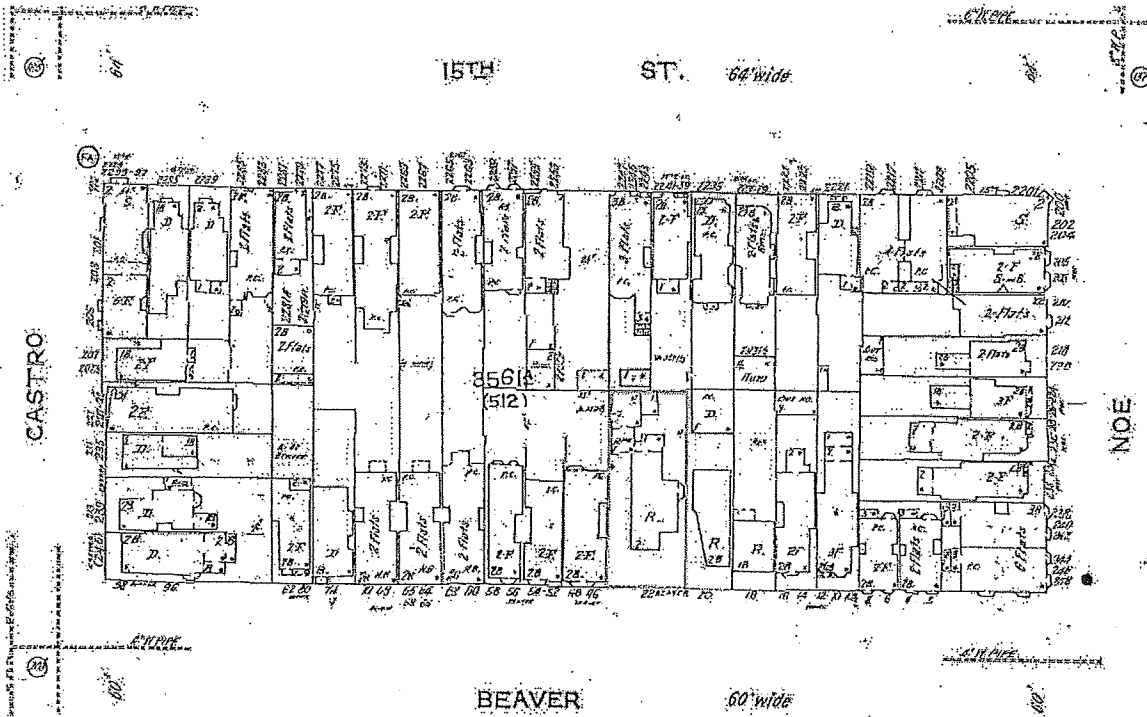


Figure 52. Ca. 1992 Sanborn Map showing the subject property outlined in blue. North is up.
Source: San Francisco Planning Department

Tex Gieling has continued to make and exhibit art since retiring from San Francisco State University in 1993. Her jewelry and metalwork have earned her many awards, including the Honorary Member Award from the Society of North American Goldsmiths in 2003. Gieling has also worked to foster future generations of metalsmithers and jewelry makers, including co-founding the Metal Arts Guild of San Francisco (MAG) in 1951.⁷⁷

Aside from regular maintenance, Tex Gieling has made very few changes to 22 Beaver Street since completing the restoration in 1984. In May 1994, she applied for a permit to replace several posts in the crawl space beneath the house that were damaged by powder post beetles, and in February 2015 she applied for a permit to install a walk-in tub in one of the bathrooms on the second floor. Around the same time, she also installed a chair lift.⁷⁸

⁷⁶ Dawn Garcia, "Noe Valley Gunman Described as Over-Ambitious Developer," *San Francisco Chronicle* (June 26, 1991), A15.

⁷⁷ San Francisco Office of the Assessor-Recorder, "Property records on file for 22 Beaver Street."

⁷⁸ San Francisco Department of Building Inspection, "Plans and permits on file for 22 Beaver Street."

Summary of Alterations: 1870 to 2015

The Benedict-Gieling House has undergone comparatively few alterations since it was originally built by Jacob Benedict ca. 1870. The most notable changes to the house include the addition of the tower above the main entrance ca. 1906 and the construction of a rear kitchen wing in 1933. After buying the property in 1966, the Gielings rehabilitated the house. Although the Secretary of the Interior's Standards did not exist when they started, they repaired deteriorated features and only replaced heavily deteriorated or missing elements in kind. The only notable exterior alteration they made was the addition of a dormer to the rear-facing facet of the roof in 1976. After 1976, the Gielings rehabilitated the heavily deteriorated carriage house as a dwelling unit.

Italianate Style in San Francisco

The Italianate style first swept the eastern United States during the 1840s and 1850s in response to the published works of architectural tastemaker A. J. Downing, who encouraged the reinterpretation of Italian Renaissance villas and urban palazzos for romantic country estates in the United States. Gradually, the style filtered down to the middle classes and by the 1860s, Italianate-style commercial buildings and rowhouses lined the streets of many American towns and cities. Meanwhile, Italianate-style suburban houses and "villas" began to grace its suburbs and small towns. The Italianate style was the first American architectural style to have a major effect on San Francisco's built environment, arriving here in the mid-1860s after the Civil War.

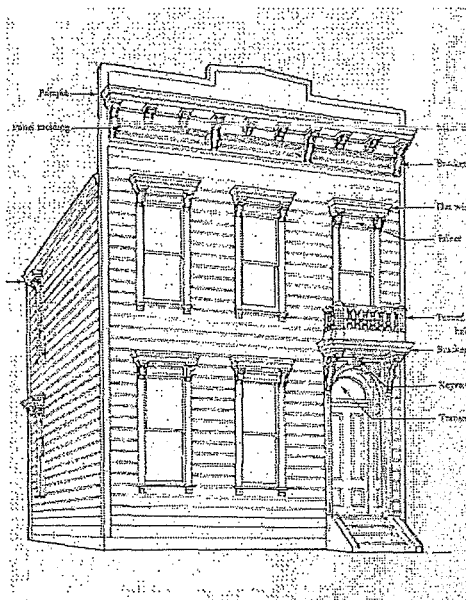


Figure 53. Typical flat-fronted Italianate dwelling in San Francisco.

In San Francisco, the Italianate style remained popular between 1865 and 1885, with earlier examples – those built between 1865 and 1875 – having a flat front, and later examples – those built between 1875 and 1885 – usually having a three sided bay window on the primary façade. On the East Coast and in the Midwest, Italianate-style dwellings were typically built of stone or brick. However, due to inadequate supplies of lime (for mortar) and good native building stone, local architects and builders in San Francisco reinterpreted the style using native redwood (Figure 53). Indeed, except for the foundation, most of San Francisco's Italianate houses used redwood to replicate all of the style's signature masonry elements, including rusticated water tables, quoins, and scroll-sawn brackets lining the cornice. Most of the ornament was mass-produced and purchased from lumber yards and millwork shops. Due to the predominance of narrow, 25-foot-wide house lots in San Francisco, the Italianate ornament was typically confined to the primary street-facing façade(s), although sometimes it was carried around to other sections visible from the street. The rest of the exterior was usually clad in plain rustic channel siding with little ornament. Most

Italianate houses in San Francisco have steeply pitched gable or hipped roofs that are concealed behind a false “western” parapet. Flat-fronted Italianates are usually simpler than their bay-windowed counterparts in that they usually do not have as much scroll-sawn or machine-made incised ornament, with most of the ornament confined to the main entrance, window caps, and cornice. Flat-fronted Italianates can be one or two stories, and very rarely, three stories.

The Italianate villa is similar to the Italianate rowhouse described above, except that it is a freestanding dwelling with no adjoining structures to obscure its side façades. Indeed, San Francisco’s narrow urban lots have resulted in a residential pattern focused on rowhouse development with no side yard setbacks. Because the side elevations of rowhouses are not visible from the street, they are usually given a utilitarian treatment. The Italianate villa is different. Because they were often built by wealthy individuals on large landscaped lots, most were provided with ornament on three sides, including the front (primary) façade and the two side elevations. Typically built with a bigger budget than the average Italianate rowhouse, the Italianate villa is typically much larger and often incorporates features not seen on rowhouses, such as a tower, portico, porte-cochère, more than one bay window, and a higher level of trim, including quoins, imitation ashlar, oversized brackets, turned balusters, and pediments. Only about a dozen good examples remain in San Francisco. Those that retain their original lots often have gardens and/or freestanding outbuildings, such as a carriage house, stable, or secondary residence. Two good examples include the Casebolt House at 2727 Pierce Street (**Figure 54**) and the Coleman-Wormser House at 1834 California Street (**Figure 55**), which are both in the Western Addition. Others can be found in the Mission District, Potrero Hill, Noe Valley, and Pacific Heights.

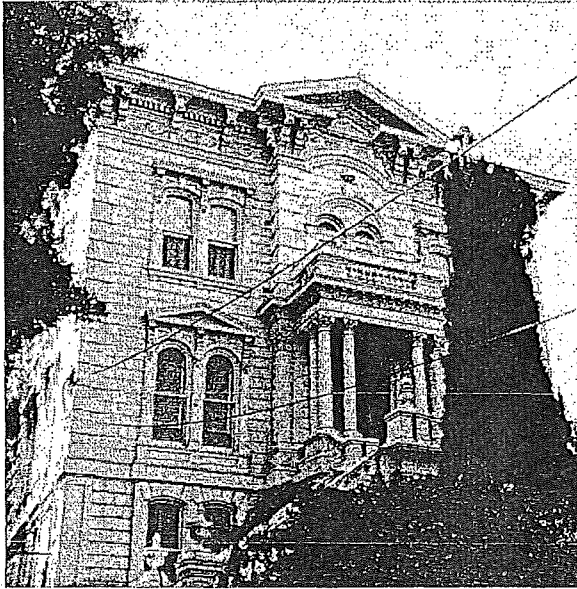


Figure 54. Casebolt House, 2727 Pierce Street, 1964.
Source: San Francisco Historical Photograph Collection,
San Francisco Public Library, Image No. AAC-5960

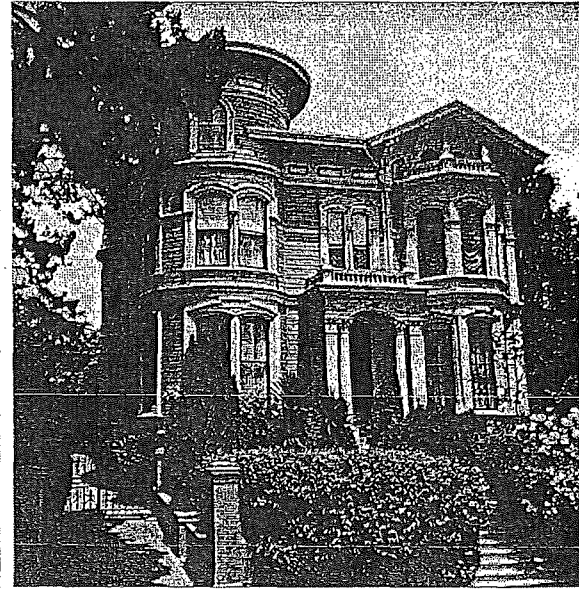


Figure 55. Coleman-Wormser House, 1834 California
Street, 2017.
Source: Google Maps

ARTICLE 10 LANDMARK DESIGNATION

This section of the case report provides an analysis and summary of the applicable criteria for designation, integrity statement, statement of significance, period of significance, inventory of character-defining features, and additional Article 10 requirements.

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CRITERIA FOR DESIGNATION

Check all criteria applicable to the significance of the property that are documented in the report. The criteria checked are the basic justifications 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.

Statement of Significance

Designed by a now-unknown architect and built ca. 1870 at the height of the Comstock Lode silver boom for a precious metals refiner named Jacob Benedict, the Benedict-Gieling House is a very early and well-preserved example of an Italianate villa in San Francisco. Originally built on a 75' x 115' lot, the Benedict-Gieling House was one of several villas built in Duboce Triangle during the last quarter of the nineteenth century. The neighborhood remained a gracious suburban enclave until the 1906 Earthquake. After the disaster, Duboce Triangle quickly transitioned into a densely populated urban district, and in the decades that followed, all but one of the neighborhood's Italianate villas were demolished. Against the odds, the Benedict-Gieling survived and became a boarding house, a use it retained until the early 1960s. During the middle of the twentieth century, many absentee property owners inexpensively remodeled their rental properties in Duboce Triangle by stripping the Victorian ornament and stuccoing over the wood sheathing. Fortunately, very little was done to the subject property, but by the 1960s, prolonged deferred maintenance had led the City to classify it as a primary source of blight in Duboce Triangle, which at that time was a struggling inner city neighborhood. In 1966, John and Imogene "Tex" Gieling bought the property from developers who had planned to replace it with a hotel. The Gielings' painstaking restoration of the property over the next two decades inspired others to restore long-neglected Victorians in Duboce Triangle. Their efforts transformed the severely deteriorated former hippie crash pad into a local neighborhood landmark, replete with a rehabilitated Victorian garden and a contemporary carriage house converted into a secondary dwelling. More than a half-century later, the Benedict-Gieling House at 22 Beaver Street is still Tex Gieling's principal residence.

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Characteristics of the Landmark that justify its designation:

Design/Construction

The Benedict-Gieling House is a rare and well-preserved example of an Italianate villa built during the second half of the nineteenth century. Built barely a generation after the Gold Rush, the Benedict-Gieling House is an intact example of a building type that was popular in the United States from ca. 1845 to ca. 1875. Although locally built of redwood instead of the customary brick, stone, or cast iron used “Back East,” the Benedict-Gieling House embodies many characteristics of the type, including its portico, tower, cross-gable roof, bracketed cornice, fluted door and window trim, and segmental-arched windows with bracketed hoods and impost blocks. In contrast to the much more common Italianate rowhouse which usually has only one ornamented façade, the Benedict-Gieling House has Italianate detailing on three of its four exterior elevations, indicating that it was meant to be appreciated within its landscaped setting unobscured by adjoining buildings. Built in several older Bay Area communities after the Civil War, the Italianate villa is vulnerable to redevelopment because of its large lot size. Although Italianate villas remain somewhat common in parts of Oakland and Alameda, as well as in rural Napa and Sonoma Counties, only about a dozen remain in San Francisco. Good examples include the Hoadley House at 2908 Bush Street (built ca. 1854 – Landmark No. 216), the Casebolt House at 2727 Pierce Street (built 1865 – Landmark No. 51), the Captain Charles Adams House at 300 Pennsylvania Avenue (built 1868), the C.F. Richards House at 301 Pennsylvania Avenue (built 1870), the Crowell House at 400 Pennsylvania Avenue (built 1870), the Ortman-Shumate House at 1901 Scott Street (built 1870 – Landmark No. 98), the Burr House at 1772 Vallejo Street (built 1875 – Landmark No. 31), “La Quinada” at 1876 15th Street (1875), the Wormser-Coleman House at 1834 California Street (1876 – Landmark No. 53), and the Axford House at 1190 Noe Street (built 1877 – Landmark No. 133). The Benedict-Gieling House is also unusual in that it retains its original carriage house and a portion of its Victorian garden, including a mature Canary Island palm on the adjoining parcel to the south, which until 1953 was part of the subject property.

Period of Significance

The period of significance for the Benedict-Gieling House is 1870 to 1906, beginning with the likely year of its original construction and concluding with alterations made in 1906 by the Russell family.

Integrity

The seven aspects of integrity used by the National Register of Historic Places, the California Register of Historical Resources, and Article 10 of the Planning Code are location, design, materials, workmanship, setting, feeling, and association. The following sections analyze the integrity of the Benedict-Gieling House under each of the seven aspects of integrity.

Location:

The Benedict-Gieling House retains the aspect of location because it has never been relocated.

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Design:

The Benedict-Gieling House retains the aspect of design because it has kept its original massing, fenestration pattern, and Italianate ornament. It also retains its original floorplan and interior features, especially in the entry/stair hall, living room, both parlors, and the three bedrooms on the second floor level. The only parts of the house have undergone change include the rear façade, where three small additions were constructed between 1906 and 1976. The most substantial exterior change was the construction of a bathroom addition above the main entrance ca. 1906. This addition, which includes a hipped-roof tower, has gained significance in its own right.

Materials:

The Benedict-Gieling House retains the aspect of materials. Although the house was in poor condition when the Gielings bought it in 1966, they expertly restored it. If a feature was too heavily deteriorated or was missing, the Gielings either replicated it out of new materials or contacted previous owners for assistance in locating the missing detail. Some features, including several windows and some flooring on the first floor level, were too badly deteriorated and/or missing when the Gielings bought the property in 1966, requiring some replacement, but the work was carefully designed and executed to ensure that it matched the remaining historic materials.

Workmanship:

The Benedict-Gieling House retains the aspect of workmanship. Despite the fact that it is primarily made of mass-produced materials readily available from Victorian-era lumber yards and millwork shops, including the redwood siding, windows, doors, and scroll-sawn trim, the Benedict-Gieling House retains several examples of custom-made craftsmanship, including the art glass window on the west façade; the tile, brick, and wood mantels in the living room, parlors, and bedrooms; the wood stair balustrade; and the built-in cabinetry in various rooms. The lath and plaster trim inside is also custom-made by individual artisans.

Setting

The Benedict-Gieling House retains the aspect of setting. Since 1870, Duboce Triangle has been transformed from a suburban enclave of Victorian villas into a densely populated inner city neighborhood, but it remains dominated by Victorian and Edwardian-era housing stock that is harmonious with the Benedict-Gieling House. The Benedict-Gieling House's site has undergone some changes as well, chiefly the sale of the eastern third of the property in 1953. This lot, which included some of the Victorian garden, was eventually redeveloped, but the 120-year-old Canary palm still stands at 20 Beaver Street. The remainder of the subject property remains intact, including the ca. 1870 carriage house at the northwest corner, the driveway along the west side, and the Victorian gardens at the front, back, and east sides of the Benedict-Gieling House.

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Feeling:

The Benedict-Gieling House retains the aspect of feeling. It is one of a small number of surviving Italianate villas built in San Francisco in the decade following the Civil War. Built by Jacob Benedict, a prosperous precious metals refiner, the Benedict-Gieling House represents the riches that came out of the Comstock Lode silver boom, as well as the development of Duboce Triangle as a gracious suburban enclave after the Civil War. More than many properties of the same age, the distinctive Italianate styling and lush Victorian garden of the Benedict-Gieling House evoke the atmosphere of a long-lost San Francisco.

Association:

The Benedict-Gieling House retains the aspect of association because it would be readily recognizable to any prior owner or occupant of the property dating back to its original construction ca. 1870.

In conclusion, the Benedict-Gieling House retains all seven aspects of integrity.

Article 10 Requirements Section 1004 (b)

Boundaries of the Landmark Site

The site proposed for landmark status encompasses the entirety of Assessor Parcel Number 3561/060, a 5,750-square-foot parcel bounded by Beaver Street to the south and four other residential properties to the north, west, and east.

Character-defining Features

A case report for a property proposed for Landmark status under Article 10 of the Planning Code must have an inventory of all character-defining features. This is necessary so that the property owner, Planning staff, and the public know what features and materials (elements) should be preserved to protect the historical and architectural character of the landmark.

Exterior

The character-defining exterior features of the Benedict-Gieling House include its overall form, massing, structural system, fenestration pattern, rustic channel siding cladding materials, and wood architectural ornamentation. Its specific exterior character-defining features include:

- The overall height and massing of the partial three-story building, including its T-shaped plan, cross-gable roof, portico, bay window, and hipped-roof tower;
- The publicly visible portions of the building's exterior—in particular the primary south façade, the west façade facing the driveway, and the east façade from the front of the house to just beyond the bay window;

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- All ornament, including fluted door and window trim, window hoods, portico columns and entablature, bay window trim, and bracketed raking cornices;
- The primary entrance, including the painted wood doors, casings, transom, and paneling;
- Other exterior fenestration on the publically visible parts of the west, south, and east façades;
- Double-hung wood windows and trim;
- Art glass window in stair hall;
- Rustic channel siding on the west, south, and east façades;
- Overall height and massing of the carriage house;
- Exterior wood cladding of the carriage house; and
- Hay hoist on south façade of the carriage house.

At the time of designation, non-character-defining exterior features include all post-1906 alterations, including the following:

- 1915 Garage addition in front of the carriage house;
- 1933 kitchen addition and other associated changes to the north (rear) façade;
- 1976 shed-roofed dormer and rear stair;
- 1976 alterations to carriage house, including fenestration pattern and roof deck.

The character-defining spaces and features of the interior of the Benedict-Gieling House include all intact parts of the house that existed when the house was built ca. 1870, including alterations and repairs made up until 1906:

- Footprint and volume of the spaces identified above, including, on the first floor level: the living room, hall, front parlor, middle parlor, and dining room; and on the second floor, master bedroom, second bedroom, and third bedroom;
- All surviving trim in the spaces identified above, including all lath and plaster wall and ceiling finishes, wood trim, stairs and balustrades, doors, light fixtures, and hardware.

At the time of designation, non-character-defining interior features include all spaces affected by post-1906 alterations or that lack significance, including the remodeled bathrooms, kitchen, attic servants' quarters, and all utilitarian back-of-house storage and utility areas at the rear of the house on the first and second floor levels.

The character-defining features of the site include the footprint of the front garden, driveway, and rear garden, though not any of the specific trees, shrubs, or plants, which were all planted by the current owner. Pending approval by the adjoining property owner, the surviving Canary Island palm at 28 Beaver Street should be included as a character-defining feature of the subject property because it was part of the Benedict-Gieling property until 1953 and because it is a characteristic feature of Italianate villas.

Please refer to the significance diagram as a reference to the character-defining spaces of the Benedict-Gieling property (Figure 56).

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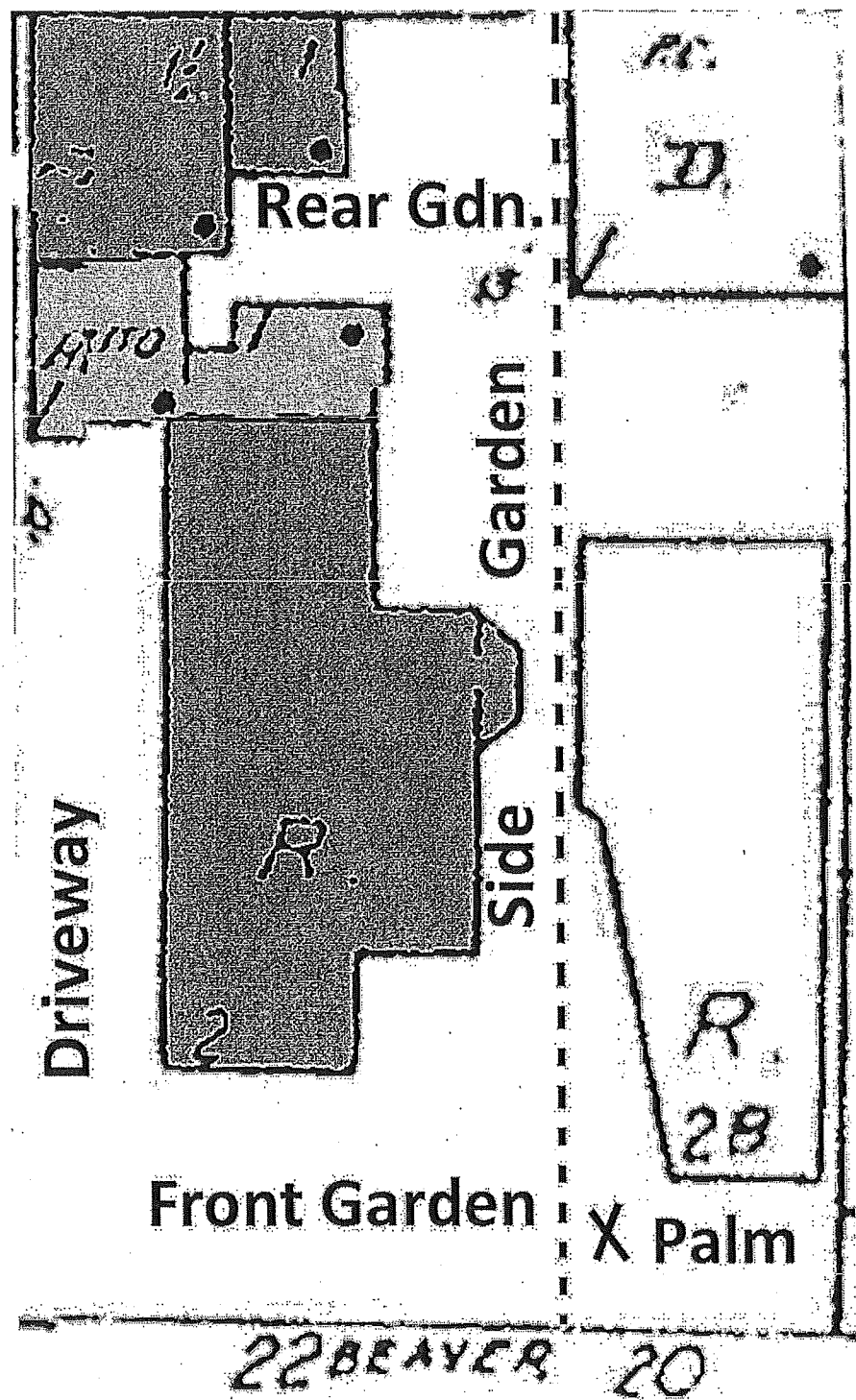


Figure 56. Significance diagram showing character-defining spaces of 22 Beaver Street in red, non-character-defining spaces in blue, and general location of other site features. The dashed line indicates the approximate location of the property line between 22 and 28 Beaver Street.

PROPERTY INFORMATION

Historic Name: Jacob Benedict House

Popular Name: Benedict-Gieling House

Address: 22 Beaver Street

Block and Lot: 3561/060

Owner: Imogene Gieling

Current Use: Two-family dwelling

Zoning: H2 – Hotels

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San Francisco Water Department. Water service applications on file for 22 Beaver Street.

United States Census Records for San Francisco.

United States Army. World War II Draft Cards, 1940-1947.

United States Social Security Administration. Social Security Death Index, 1935-2014.

July 16, 2018

APPENDIX

A. *Building Permit Applications on file for 22 Beaver Street*

No. 60482

APPLICATION

of

Stephen Russell, Owner

for Permit to erect a

1 story frame building

Location 22 Heaven-reat

JAN 25 1916

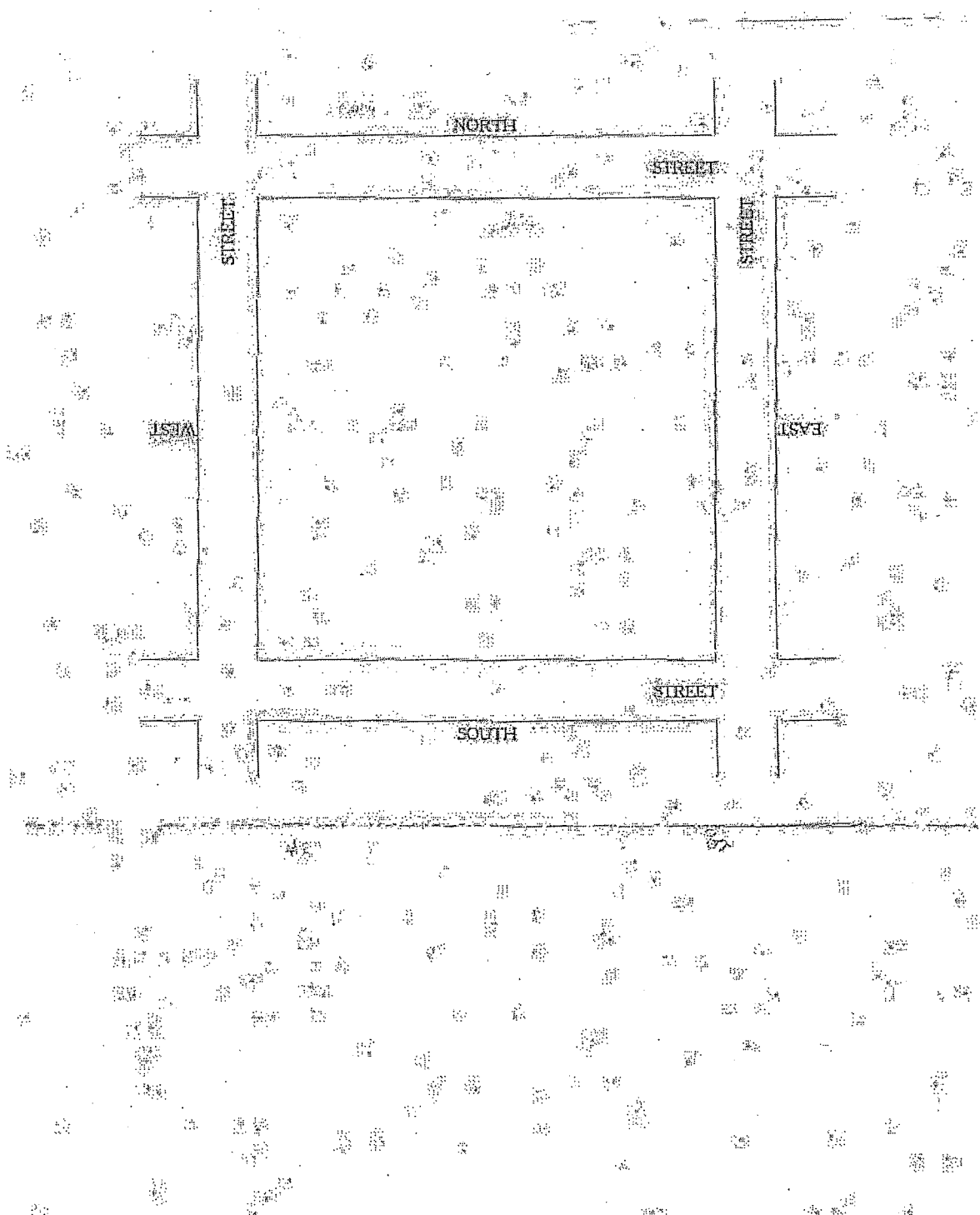
FILED

Approved:

[Signature]
Chief Building Inspector



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SAN FRANCISCO



Will comply with sec. 228 & ord. 1165.

MARK STREET LINE ON PLANS

WRITE IN INK FILE TWO COPIES

Applicant must indicate in ink correctly and distinctly on the back of this sheet, a diagram of the lot with street, alleys, location of existing buildings on the lot, if any, and location and dimensions of proposed buildings. Plans and Specifications must be fastened together.

APPLICATION FOR BUILDING PERMIT
FRAME BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build 1 story frame on the lot situated in rear of 22 Beaver St.

In accordance with the plans and specifications submitted herewith.

The building law shall be complied with in the erection of the building, whether otherwise specified or not.

Estimated cost of building \$ 100 Building to be occupied as Private garage

Families

Size of Lot 75 feet front 75 feet rear 120 feet deep

Size of proposed building 16 feet by 15 feet

Height from Curb to top of Roof beams in center of front 10 feet

Height in clear of Basement or Cellar feet Height in clear of first story feet

Height in clear of second story feet Height in clear of third story feet

Foundation to be of concrete thickness on top 8 inches

Width of footings 12 inches Greatest height of foundation walls 1 feet

Size of studs in basement (underpinning) by inches inches on centers

Size of studs in first story 2 by 4 inches 16 inches on centers

Size of studs in second story by inches inches on centers

Size of studs in third story by inches inches on centers

Wall covering to be of fabric outside and inside

First floor joists by inches inches on centers Longest span between supports feet

Second floor joists by inches inches on centers Longest span between supports feet

Third floor joists by inches inches on centers Longest span between supports feet

Rafters by inches inches on centers Longest span between supports feet

Roof covered with tin

Studs in bearing partitions by inches

Chimneys of

There shall be no encroachments upon the street or sidewalk

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

Architect
Address
Builder
Address

Owner Stephen Russell
Address 22 Beaver
By

(Note the owner's name must be signed by himself or by his Architect or authorized agent.)

BUREAU OF FIRE PREVENTION AND PUBLIC SAFETY

Construct and install on Building to Satisfaction of Bureau of Fire Prevention the Following Fire Protection Equipment and Appliances

- _____
- _____
- _____
- F. D. (Dry) Standpipes _____
- Wet Standpipes _____
- Hose Reels _____
- _____
- Tanks _____
- Downpipes _____
- Automatic Fire Pumps _____
- Automatic Sprinkler System _____
- Water Service Connection _____
- Groundfloor Pipe Casings _____
- Refrigeration _____
- Incinerators _____

APPROVED: *Sgt. B. J. Kennel*
Bureau of Fire Prevention and Public Safety

APPROVED: _____
Fire Marshal

APPROVED: _____
Superintendent Bureau of Building Inspection

APPROVED: *10/18/33*
R. Woodhead
City Planning Commission

APPROVED: _____
Director of Public Health

APPROVED: _____
Department of Electricity

APPROVED: _____
Bureau of Engineering

APPROVED: _____
Art Commission

Report on 10/18/33
W. H. Hatfield
10/18/33

OFFICE OF THE CITY ENGINEER
DEPARTMENT OF BUILDING INSPECTION

BLDG. FORM. **3** No. *4044*
APPLICATION OF

Wm. Russell Owner
FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS OR REPAIRS
TO BUILDING

Location *22 Beaud St.*

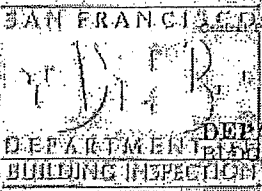
Cost \$ *200*

Filed *OCT 16 1933*

APPROVED: *J. B. ...*
SUPERINTENDENT OF THE
BUREAU OF BUILDING INSPECTION
10/18/33
Superintendent Bureau of Building Inspection

Permit No. *6873*
Issued

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Permit Bureau - P. No. 8

Write in Ink - File Two Copies

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
CENTRAL PERMIT BUREAU
APPLICATION FOR BUILDING PERMIT

3

ALTERATION

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

- (1) Location: 22 Beaver St
(2) For what purpose is present building now used: Residence
(3) For what purpose will building be used hereafter?
(4) Total Cost \$: 200
(5) Description of work to be done:

addition of a room 7'3" x 11'10" leading from dining room to back

- (6) Contractor (DOES) carry Workmen's Compensation Insurance: (DOES NOT)
(7) Supervision of construction by: Owner
Address: 22 Beaver St

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco 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, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

- (8) Architect: None
Certificate No. License No.
State of California City and County of San Francisco
Address:

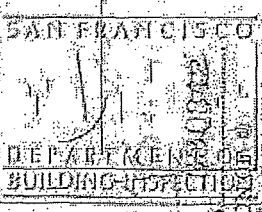
- (9) Engineer: None
Certificate No. License No.
State of California City and County of San Francisco
Address:

- (10) Plans and specifications prepared by Other than Architect or Engineer
Address:

- (11) Contractor: day work
License No. License No.
State of California City and County of San Francisco
Address:

- (12) Owner: Mr. Russell
Address: 22 Beaver St
By: Chas. Sumner
Owner's Authorized Agent

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



REBORN No. 3 APPLICATION

FOR PERMIT TO MAKE ADDITIONS, ALTERATION OR REPAIRS TO BUILDING

Location: 227... Total Cost: \$1500... Filed: MAY 8 1966

APPROVED Dept. Public Works MAY 11 1966

Superintendent, Bureau of Building Inspection Permit No. 29408

- REFER TO: Bureau of Architectural... Fire Department... Police Department... etc.

Approved: 5-11-66 Provided the following conditions are complied with: 1-... 2-... 3-...

Building Inspector, Bureau of Building Inspection I agree to comply with all conditions or provisions of the various Bureau of Departmental codes herein.

Approved: Department of Public Health

Approved: Department of Electricals

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 8'0" to any wire containing more than 750 volts. See Sec. 885, California Penal Code.

Approved: Gene... City Engineer, Bureau of Building Inspection

Not reviewed by the Department of City Planning... City Engineer, Bureau of Building Inspection

Approved: Bureau of Fire Prevention & Public Safety

Approved: City Engineer, Bureau of Building Inspection

Approved: Bureau of Engineering

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SAN FRANCISCO

CENTRAL PERMIT BUREAU

Write in Ink - File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION FORM

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

3

Applications 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: 1730 Broadway
- (2) Total Cost (\$): 1500.00 (3) No. of Stories: 2 (4) Basement or Cellar: No
- (5) Present Use of building: Residential (6) No. of families: 1
- (7) Proposed Use of building: Single family residence (8) No. of families: 1
- (9) Type of construction: Frame (10) Proposed Building Code Classification: 1-2, D, 1, or 1
- (11) Any other building on lot: Yes or no (must be shown on plot plan if answer is yes)
- (12) Does this alteration create an additional story to the building? No
- (13) Does this alteration create a horizontal extension to the building? No
- (14) Does this alteration constitute a change of occupancy? No
- (15) Electrical work to be performed: Yes (16) Plumbing work to be performed: Yes
- (17) Automobile runway to be altered or installed: No
- (18) Sidewalk over sidewalk space to be repaired or altered: No
- (19) Will street space be used during construction? No

(20) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

Demolition of existing building, including
interior and exterior walls, roof, and
foundation. Construction of new
single family residence, including
interior and exterior walls, roof, and
foundation.

- (21) Supervision of construction by: Keith Jensen Address: _____
- (22) General Contractor: John Jensen California License No. _____
Address: _____
- (23) Architect or Engineer: John Jensen California Certificate No. _____
(for design) Address: _____
- (24) Architect or Engineer: _____ California Certificate No. _____
(for construction) Address: _____

(25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or 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.

- (26) Owner: John Jensen (Phone: 766-0115)
Address: 1804 Grand St. For contract by Business
- By: John Jensen Address: Same as above
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 805 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL BUILDING PERMIT IS ISSUED.

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

BLDG FORM 338230
No. 3

APPLICATION OF
W. S. Hilling Lessee
Owner
FOR PERMIT TO MAKE
ADDITIONS, ALTERATION or REPAIRS
TO BUILDING

Location 22 Bunker

Total Cost \$ \$1800.00

Filed MAR 2 1967

APPROVED:
APPROVED
HALF-FEE REQUESTED

Superintendent, Bureau of Building Inspection

Permit No. 13075 30474L

Issued MAR 20 1967

REFER TO:

- Bureau of Engineering
- BBJ Struct. Engineer
- Boiler Inspector
- Art Commission
- Dept. of Public Health
- Dept. of Electricity
- Redevelopment Agency
- Parking Authority

Approved 1-3 1967
Provided the following conditions are complied with:

James D. ...
Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments herein.
[Signature]
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 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

Approved: _____

Zone _____
CPC Setbacks _____

Approved by the Department of City Planning. Issuance of the requested permit does not constitute any indication that use of this site does not conform to the General Plan.

Department of City Planning

Approved: _____

[Signature]
Bureau of Fire Prevention & Public Safety

Approved: _____

Civil Engineer, Bureau of Building Inspection

Approved: _____

Bureau of Engineering

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
 BLDG. FORM

CENTRAL PERMIT BUREAU

3

APPLICATION FOR BUILDING PERMIT
 ADDITIONS, ALTERATIONS OR REPAIRS

December 30 1969

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 25 Beale
- (2) Total Cost (\$) 1800.00 (3) No. of Stories 3 (4) Basement or Cellar No
- (5) Present Use of building Residential (6) No. of families 2 or no
- (7) Proposed Use of building Family Home (8) No. of families 2 or no
- (9) Type of construction Frame (10) Prepared Building Code Classification 3, 4, or 5
- (11) Any other building on lot Yes (must be shown on plot plan if answer is yes.)
- (12) Does this alteration create an additional story to the building? No
- (13) Does this alteration create a horizontal extension to the building? No
- (14) Does this alteration constitute a change of occupancy? Yes
- (15) Electrical work to be performed Yes (16) Plumbing work to be performed Yes
- (17) Automobile runway to be altered or installed No
- (18) Sidewalk over sub-sidewalk space to be repaired or altered No
- (19) Will street space be used during construction? No
- (20) Write in description of all work to be performed under this application:
 (Reference to plans is not sufficient)

To amend application # 330342

- (21) Supervisor of construction by Keith Lewis Address _____
- (22) General Contractor Keith Lewis California License No. _____
 Address _____
- (23) Architect or Engineer John P. Bennett California Certificate No. _____
 (for design) Address _____
- (24) Architect or Engineer _____ California Certificate No. _____
 (for construction) Address _____

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

(26) Owner John S. Martin (Phone MA 1-4540)
 Address 22 Beale St. (Home) 1809 Laguna St.
 By J.P. Bennett Address 25 Beale

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer, or General Contractor
 CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

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

BLDG. INSPECTOR
345202

Approved: _____
Zone R-3
CPO Setbacks _____

Approved: _____
Department of Public Health

JUL 12 1967
Department of City Planning

Approved: _____
Department of Electricity

Approved: _____
Bureau of Fire Prevention & Public Safety

Approved: _____
Beller Inspector

Approved: _____
Civil Engineer, Bureau of Building Inspection

Approved: _____
Redevelopment Agency

Approved: _____
Bureau of Engineering

Approved: _____
Parking Authority

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.

REFER TO

- Bureau of Engineering
- DBI Struct. Engineer
- Boiler Inspector
- Art Commission
- Dept. of Public Health
- Dept. of Electricity
- Redevelopment Agency
- Parking Authority

Approved: _____ 10/67
Provided the following conditions are complied with:

None Building Inspector
responsible for job.

Building Inspector, Bureau of Building Inspection

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

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BLDG. FORM

3 APPLICATION OF

FOR PERMIT TO MAKE
ADDITIONS, ALTERATION or REPAIRS
TO BUILDING

Location 527 Franklin

Total Cost \$ 4,180.00
DEC 10 1967

Issued 7/10 1967

APPROVED

HALF-FEE REQUESTED

Superintendent, Bureau of Building Inspection

1967
Permit No. _____

Issued _____ 1967

CANCELED
DEC 26 1967

OFF COPY
BLDG. INSPECTOR
345202
RECEIVED
DEC 26 1967
CONSTRUCTION DIVISION
CIVIL ENGINEER

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DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION
BLDG. FORM

GENERAL PERMIT BUREAU #485
FORM 10-44

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CITY AND COUNTY OF SAN FRANCISCO

CENTRAL PERMIT BUREAU

3

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

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

- (1) Location 27 Beckett
- (2) Total Cost (\$) 1,800 (3) No. of Stories 3 (4) Basement or Cellar No
- (5) Present Use of building Family home (6) No. of families 2
- (7) Proposed Use of building Family home (8) No. of families 2
- (9) Type of construction frame (10) Proposed Building Code Classification
- (11) Any other building on lot Yes (must be shown on plot plan if answer is yes.)
- (12) Does this alteration create an additional story to the building? No
- (13) Does this alteration create a horizontal extension to the building? No
- (14) Does this alteration constitute a change of occupancy? Yes
- (15) Electrical work to be performed Yes (16) Plumbing work to be performed Yes
- (17) Automobile runway to be altered or installed No
- (18) Sidewalk over sub-sidewalk space to be repaired or altered No
- (19) Will street space be used during construction? No

(20) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)
Partitions and alterations on 2nd floor. Repair of kitchen. Install handrail.

To renew application # 330342

- (21) Supervision of construction by Ruth Lewis Address
- (22) General Contractor Ruth Lewis California License No. Address
- (23) Architect or Engineer Felix Rautler California Certificate No. Address (for design)
- (24) Architect or Engineer Address (for construction) California Certificate No.

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

- (26) Owner John Beckley (Phone 1-21-4570)
Address 27 Beckett For contract by Bureau
- By John Beckley Address 27 Beckett

OWNER'S AUTHORIZED AGENT TO BE OWNER, AUTHORIZED ARCHITECT, ENGINEER OR GENERAL CONTRACTOR.
CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 803 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

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

DEPARTMENT OF PUBLIC WORKS
BUILDING DIVISION

PROPERTY CONSERVATION DIVISION
BLDG. FORM

3 APPLICATION OF

FOR PERMIT TO GRANT
ADDITIONS, ALTERATION or REPAIRS
OF TO BUILDING

Location 22 Beave

Total Cost 300.00

Filed 5/1 1970

APPROVED:

APPROVED
Dept. Public Works

1970

Rafael Rodriguez
SUPERINTENDENT
BUILDING DIVISION

Superintendent, Bureau of Building Inspection

Permit No. 351974

Issued May 3 1970

FACE #7

REFER TO:

Bureau of Engineering
Bldg. Struct. Engineer
Boiler Inspector
Art Commission
Dept. of Public Health
Dept. of Electricity
Redevelopment Agency
Parking Authority

Approved 2-23 1970

Provided the following conditions are complied with:

Approved Subject to requirements listed in Property Conservation report of Condition 3060-7

Any electrical or plumbing work will require appropriate separate permits.

James R. [Signature]
Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments listed herein.

[Signature]
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 6'0" to any wire containing more than 750 volts. See Sec. 386 California Penal Code.

Approved:

Zone
GEO Setbacks

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

Department of City Planning

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

113

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SAN FRANCISCO

CENTRAL PERMIT BUREAU 436

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DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION FORM

CITY AND COUNTY OF SAN FRANCISCO

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

3

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

- (1) Location: 22 Beamer St. S.F.
- (2) Total Cost (\$): 2000 (3) No. of Stories: 2 (4) Basement or Cella: no
- (5) Present Use of building: florid building (6) No. of Families: 1
- (7) Proposed Use of building: same (8) No. of Families: 1
- (9) Type of construction: Retaining wall (10) Proposed Building Code Classification: I
- (11) Any other building on lot: yes (must be shown on plot plan if answer is Yes.)
- (12) Does this alteration create an additional story to the building? no
- (13) Does this alteration create a horizontal extension to the building? no
- (14) Does this alteration constitute a change of occupancy? no
- (15) Electrical work to be performed: no (16) Plumbing work to be performed: no
- (17) Automobile runway to be altered or installed: no
- (18) Sidewalk over sub-sidewalk space to be repaired or altered: no
- (19) Will street space be used during construction? no

(20) Write in description of all work to be performed under this application (Reference to plans is not sufficient)
retaining wall to be built according to S.F. Code

- (21) Supervision of construction by: John H. Kelly Address: 22 Beamer
- (22) General Contractor: _____ California License No. _____
Address: _____
- (23) Architect or Engineer: _____ California Certificate No. _____
(for design) Address: _____
- (24) Architect or Engineer: _____ California Certificate No. _____
(for construction) Address: _____

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

(26) Owner: John H. Kelly (Phone: 421-4570)
Address: 22 Beamer St.
By: John H. Kelly Address: same

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor
CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 308 AND 309, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

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

Center of Health Inspection, 1000 Market St., San Francisco, California
Is no longer responsible for the accuracy of the information furnished.
ADDRESS OF SUBMITTING OFFICE

San Francisco Department of Public Works
 Bureau of Building Inspection

Lot 2, 4th St. 40

Office: 70 Castro
 Telephone: 626-4376

INSPECTION REPORT
 FOR SINGLE AND TWO FAMILY DWELLINGS (Sheet 1 of 2)

ADDRESS: 22 Beaver St. FILE NO. 3561-66-7
 OWNER: John S. & Imogene B. Gieling DATE INSPECTED: 4-20-70
 RESIDES AT: 22 Beaver St. PHONE: 611-4540 Present ZONE: R-3 Former ZONE: 2nd Res.
 AGENT: PARKING: 0, 1, 2, 3, 4 USE: 1, 2, other: 0 Guestrooms: 0

The following items that are checked require correction in accordance with the San Francisco Housing Code and/or other applicable Codes and Ordinances:

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Repair sidewalk | 15. () Provide proper heat |
| 2. () Remove debris and rubbish | 16. () Remove unapproved gas appliance |
| 3. <input checked="" type="checkbox"/> Repair fence; retaining wall | 17. <input checked="" type="checkbox"/> Repair defective plumbing |
| 4. <input checked="" type="checkbox"/> Provide weather-proofing | 18. <input checked="" type="checkbox"/> Remove unapproved cord wiring |
| 5. <input checked="" type="checkbox"/> Repair defective flue, gutter leader | 19. () Remove oversized fuses |
| 6. <input checked="" type="checkbox"/> Repair/replace stairs | 20. () Repair defective wiring |
| 7. <input checked="" type="checkbox"/> Repair handrails <i>Provide</i> | 21. <input checked="" type="checkbox"/> Provide required electrical outlets |
| 8. <input checked="" type="checkbox"/> Replace damaged wood | 22. () Provide ratproofing |
| 9. () Remove second dwelling unit | 23. <input checked="" type="checkbox"/> Provide/repair foundation |
| 10. () Legalize added rooms; unit | 24. <input checked="" type="checkbox"/> Repair walls; floors; ceilings |
| 11. () Legalize accessory kitchen | 25. <input checked="" type="checkbox"/> Repair defective roof |
| 12. () Provide proper egress | 26. () Work was done without permit |
| 13. () Provide proper ceiling height; room area/width | 27. <input checked="" type="checkbox"/> Suggested improvements |
| 14. <input checked="" type="checkbox"/> Provide proper light/ventilation | 28. <input checked="" type="checkbox"/> Other corrections |

Location and extent of items checked above:

1. See attached sidewalk report - also concrete walkways
2. At rear property line. Done
3. Repair or replace sash & paint - Repair broken windows. Done
4. Furnace flue in contact with wood - Extend flue on kitchen roof
5. Rear stairs & railings - secure railing for interior stairs to 2nd floor
6. Front stairs - guard rail is lacking top of rear stairs
7. Under front stairway - also remove trim lumber in contact with ground
8. Enclose under floor area - provide properly screened ventilation for gas meter & hot air furnace.
9. See attached plumbing report
10. See attached electrical report
11. Lower grade or raise foundation along east & west side under stairs
12. Floor surfaces in bathroom & water closet are in state of disrepair as are improperly covered on 1st & 2nd floors - Provide approved waterproof structures, walls & ceiling in upper rear shower room & water closet with a proper non-absorbent finish. (Shower like proper waterproof pan)
13. Repair broken plaster in stairway
14. At rear east side
15. Provide a second means of egress from attic rooms and/or a smoke heat detector at top of stairs - Paint interior of bldg
16. Water heater is in an unapproved location - Replace sash cords throughout

Please contact the inspector who prepared this report if you have any questions concerning the required work and obtain required permits. Building Plumbing Electrical within 30 days

See attached inspection Report 29 Electrical 30 Plumbing

George S. Sargent
 Inspector

(10)

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SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

San Francisco Department of Public Works
Bureau of Building Inspection

Office: M. Castro
Telephone: 626-4376

INSPECTION REPORT
FOR SINGLE AND TWO-FAMILY DWELLINGS (Sheet 2 of 2)

ADDRESS: 22 Beaver St. FILE NO. 3561-60-7
OWNER: John S. Tragen B. Gieling DATE INSPECTED: 4-20-70
RESIDES AT: 22 Beaver St. PHONE: _____ PRESENT ZONE: R-3 FORMER ZONE: R-1 Res.
AGENT: _____ PARKING: 0, 2, 3 USE: 2 OTHER: 0 GUESTROOMS: 0

The following items that are checked require correction in accordance with the San Francisco Housing Code and/or other applicable Codes and Ordinances:

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Repair sidewalk | 15. <input type="checkbox"/> Provide proper float |
| 2. <input type="checkbox"/> Remove debris and rubbish | 16. <input type="checkbox"/> Remove unapproved gas appliance |
| 3. <input checked="" type="checkbox"/> Repair fence retaining wall | 17. <input checked="" type="checkbox"/> Repair defective plumbing |
| 4. <input checked="" type="checkbox"/> Provide weatherproofing | 18. <input checked="" type="checkbox"/> Remove unapproved cord wiring |
| 5. <input checked="" type="checkbox"/> Repair defective flue, butter leader | 19. <input type="checkbox"/> Remove oversized fuses |
| 6. <input checked="" type="checkbox"/> Repair/replace stairs | 20. <input type="checkbox"/> Repair defective wiring |
| 7. <input checked="" type="checkbox"/> Repair handrails | 21. <input checked="" type="checkbox"/> Provide required electrical outlets |
| 8. <input checked="" type="checkbox"/> Replace damaged wood | 22. <input type="checkbox"/> Provide reroofing |
| 9. <input type="checkbox"/> Remove second dwelling unit | 23. <input checked="" type="checkbox"/> Provide/repair foundation |
| 10. <input type="checkbox"/> Legalize added rooms/unit | 24. <input checked="" type="checkbox"/> Repair walls, floors, ceilings |
| 11. <input type="checkbox"/> Legalize accessory kitchen | 25. <input checked="" type="checkbox"/> Repair defective roof |
| 12. <input type="checkbox"/> Provide proper egress | 26. <input type="checkbox"/> Work was done without permit |
| 13. <input type="checkbox"/> Provide proper ceiling height, room area/width | 27. <input checked="" type="checkbox"/> Suggested Improvements |
| 14. <input checked="" type="checkbox"/> Provide proper light/ventilation | 28. <input checked="" type="checkbox"/> Other corrections |

Location and extent of items checked above:

4-5-6-7-8-23-24-25

This pertains to the garage and accessory building located at the rear west side of the property.

The building lacks continuous masonry or concrete foundation or has deteriorated foundation.

Concrete floor in garage area is in a state of disrepair.

Members of walls, floors, ceilings & roof supports are sagging and buckling due to defective materials or deterioration.

Wood stairs have deteriorated to a hazardous condition as well as upper floor.

The roof is in bad condition - weather protection is inadequate.

Due to general dilapidation & lack of maintenance this is an unsafe building. It should be demolished or acceptable drawings submitted for rehabilitation.

Please contact the Inspector who prepared this report if you have any questions concerning the required work and obtain required permits: Building Plumbing Electrical within 30 days.

See attached Inspection Report 29 Electrical 30 Plumbing

[Signature]
Inspector

OFFICE COPY

SAN FRANCISCO

San Francisco Department of Public Works
Bureau of Building Inspection
Property Conservation Division

Office Hours: 8 to 9 AM - 4 to 5 PM

Telephone: 626-4376

DEPARTMENT OF
BUILDING INSPECTION

ELECTRICAL INSPECTION REPORT

Address: 22 BEAVER ST File No: 3561-60-7
Owner: GIELING Electrical Inspector: DURKIN
Date of Inspection: 4-20-70 Building Inspector: SANGUINETTI

The items checked below are those requiring correction in accordance with San Francisco Electrical Code, and/or Housing Code, and are those which were observed during inspection and do not include violations which may be declared as work progresses.

Obtain permit before starting work.

- | | |
|--|---|
| 1. Remove all cord wiring. | 9. Install new approved branch circuits. |
| 2. Replace all substandard wiring. | 10. Install non-removable fuses or breakers. |
| 3. Install approved plug receptacles. | 11. Connect fan in approved manner. |
| 4. Install approved lighting outlets. | 12. Ground outlet boxes and/or other equipment. |
| 5. Install approved lighting fixtures. | 13. Install approved covers. |
| 6. Install approved wall switches. | 14. Other Code violations. |
| 7. Install approved new service equipment. | 15. Suggested improvements. |
| 8. Relocate service. | |

Location and extent of items checked above:

ITEM #1 - FROM UPSTAIRS WORKROOM AND ATTIC
HALLWAY CELLING.

ITEM #4 TO UPSTAIRS SHOWER-TOILET ROOM AND
GARAGE, ONE (1) EACH.

ITEM #5 - SHOWER-TOILET ROOM, UPSTAIRS BED ROOM, WORK
ROOM, PROPERLY CONNECT FLUORESCENT FIXTURES,
GARAGE.

ITEM #6 - TO SHOWER-TOILET ROOM UPSTAIRS, GARAGE.

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San Francisco Department of Public Works
Head of Building Inspection
Property Conservation Division

Office Hours: 8 to 9 A.M. — 4 to 5 P.M.

Office: 369 Hayes St.

Telephone: 532-2675

PLUMBING INSPECTION REPORT

Address: 22 Beacon St. File Report No: 3561-6007

Inspected on: 4/20/70 Plumbing Inspector: A. J. Bell

The following items that are checked require correction in accordance with the San Francisco Plumbing Code and/or the San Francisco Housing Code or other applicable codes and ordinances.

PLUMBING

- 1. Repair/replace defective traps, waste piping, sewer piping, vent piping, roof leader, air inlet cover, plumbing fixtures.
- 2. Provide waste/vent piping/fittings of proper size, material.
- 3. Extend fixture vents to the roof.
- 4. Properly secure, grade, cap waste/sewer pipe lines.
- 5. Properly connect roof leader(s) to sewer.
- 6. Provide sewer trap and fresh air inlet.
- 7. Provide required area drain.
- 8. Provide trap to serve fixture.

WATER

- 9. Repair/replace water piping/fittings found to be defective, undersized, improperly installed/secured.
- 10. Remove cross connection, non-reforming piping and cap at source.
- 11. Install approved water pipe service valve, fittings, air chamber.

GAS

- 12. Remove/replace gas piping/gas fittings found to be defective or improper material, undersize.
- 13. Provide approved gas control valve, traps in gas piping.
- 14. Install gas appliance vent having the required grade to the flue, size, distance from combustible surfaces.
- 15. Install gas appliance vent of approved material, properly secured, extended above roof.
- 16. Remove unapproved gas appliance, piping and cap line at source.
- 17. Other deficiencies.
- 18. Suggested improvements.

Location and extent of items checked above:

- P1 4" cast iron stack and vent - Replace defective cast iron piping.
- P2 Wash basin and floor drain - Replace defective trap.
- P3 Wash 2nd floor - Provide and install a vent to extend above the roof.
- P4 Basin and floor drain - Provide and install a vent to extend above the roof.
- P5 Roof leader #1 - Properly connect all roof leader to the sewer properly.
- P6 Basin - Provide and install an approved vent.
- P7 Toilet 2nd floor - Provide and install a toilet tank cover.

The items of correction listed herein are those which were observed, and does not include violations which may be concealed and become evident when work is begun.

Please contact the inspector who prepared this report if you have any questions concerning the required work. NOTE: Installation and repair is to be done in a workmanlike manner under permit. Permits required: Plumbing Building.

DATE MADE

PLUMBING

1062

San Francisco Department of Public Works
 Bureau of Building Inspection
 Property Conservation Division

Office Hours: 8 to 9 AM - 4 to 5 PM

Office: 369 Hayes St

Telephone: 558-2695

PLUMBING INSPECTION REPORT

Address: 22 Beira St File Report No. 3561260-7
 Inspected on: 4/20/70 Plumbing Inspector: A. Jelop

The following items that are checked require correction in accordance with the San Francisco Plumbing Code and/or the San Francisco Housing Code or other applicable codes and ordinances.

PLUMBING

- 1. Repair/replace defective traps, waste piping, sewer piping, vent piping, roof leader, air inlet cover, plumbing fixtures.
- 2. Provide waste/vent piping/fittings of proper size, material.
- 3. Extend fixture vents to the roof.
- 4. Properly secure, grade, cap waste/sewer pipe lines.
- 5. Properly connect roof leader(s) to sewer.
- 6. Provide sewer trap and fresh air inlet.
- 7. Provide required area drain.
- 8. Provide trap to serve fixture.

WATER

- 9. Repair/replace water piping/fittings found to be defective, undersized, improperly installed/secured.
- 10. Provide proper support for non-conforming piping and cap at source.
- 11. Install approved water pipe service valve, fittings, air chambers.

GAS

- 12. Remove/replace gas piping/gas fittings found to be defective, of improper material, undersize.
- 13. Provide approved gas control valve, drips in gas piping.
- 14. Install gas appliance vent having the required grade to the flue, size, distance from combustible surfaces.
- 15. Install gas appliance vent of approved material, properly secured, extended above roof.
- 16. Remove unapproved gas appliance, piping and cap line at source.
- 17. Other deficiencies.
- 18. Suggested improvements.

Location and extent of items checked above:

R9 Basin pit floor both rooms and 2nd floor
front bathroom - Remove and install hot
water

R17 Gas piping exterior - Remove gas
supply main and cap off at the meter

R17 Refrigerator 5th floor - Remove gas
piping and cap off gas

R17 Basin waste unit with 1 floor -
Remove piping floor leader and cap

R17 Water heater chest - Remove water
heater from chest and relocate to an approved
location and properly install. Also should
install a relief valve.

The items of correction listed herein are those which were observed, and does not include violations which may be concealed and become evident when work is begun.

Please contact the inspector who prepared this report if you have any questions concerning the required work. NOTE: Installation and repair is to be done in a workmanlike manner under permit. Permits required: Plumbing Building

WATER 2/68

PLUMBING

2 of 2

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SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FOR DEPARTMENTAL USE ONLY

APPROVED FOR ISSUANCE

APPROVED Dept. Public Works

NOV 17 1972

Revised copy

DATE FILED: 10-24-72 PERMITS FILED: 410944 PERMIT NO: 31056 ISSUED: 11-17-72

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

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

(1) STREET ADDRESS OF JOB: 29 BEAVER ST. (2) ESTIMATED COST OF JOB: \$8000

DESCRIPTION OF EXISTING BUILDING: 1031 N 15TH ST. 3 STORIES OF OCCUPANCY. 0 (1) FAMILY.

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: 1031 N 15TH ST. 3 STORIES OF OCCUPANCY. 0 (1) FAMILY.

PROPOSED ALTERATION: (1) WALL, CEILING, FLOOR, ROOF, OR OTHER PART OF BUILDING TO BE ALTERED OR ADDED. (2) WALL, CEILING, FLOOR, ROOF, OR OTHER PART OF BUILDING TO BE REMOVED.

GENERAL CONTRACTOR: ALBERT KANIER, 660 MISSION ST. CALIF. LICENSE NO. A1A

CONSTRUCTION LENDER: OWNER, 29 BEAVER ST. PHONE NO. 4540

OWNER: JOHN S. EMMERSON & GENE B. GIELING

WORK TO COMPLY WITH FACE INSPECTION

IMPORTANT NOTICES

No license 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. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED.

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREOF WILL BE COMPLIED WITH... I FURTHER AGREE TO SAVE SAN FRANCISCO AND ITS OFFICERS 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 INCURRED IN THE PERMIT.

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

CONDITIONS AND STIPULATIONS

OFFICE COPY
 SAN FRANCISCO
 DEPARTMENT OF BUILDING INSPECTION

APPROVED: <input type="checkbox"/>	Copy with file # 3561-607 F.H.C.B. Electrical & Plumbing work require a separate permit BUREAU OF BUILDING INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: <input type="checkbox"/>	Not reviewed by the Department of City Planning. Issuance of the requested permit constitutes no indication that use of this property does or does not conform to the City Planning Code. DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: <input type="checkbox"/>	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: <input type="checkbox"/>	CIVIL ENGINEER, BUREAU OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: <input type="checkbox"/>	BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: <input type="checkbox"/>	DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: <input type="checkbox"/>	REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: <input type="checkbox"/>	_____	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: <input type="checkbox"/>	_____	DATE: _____ REASON: _____ NOTIFIED MR. _____

HOLD SECTION 1. NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I AGREE TO COMPLY WITH ALL CONDITIONS OR REGULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED
 ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR REGULATIONS WHICH ARE HEREBY MADE
 A PART OF THIS APPLICATION.
 NUMBER OF ATTACHMENTS: 11

 AGENT FOR OWNER, LESSOR OR AUTHORIZED
 AGENT FOR OWNER OR LESSEE

OFFICIAL COPY



LOCATION

APP. NO.

Imogene & John Gieling 22 Beaver St.

410944

BLOCK NO.

HOUSE NO.

FEE

DATE APPLICATION

3.000

18.00

10-24-72

PERMIT NO.

November 17 19 72

370661

ERECT ALTER-STRUCTURE-TYPE-STORIES-FAMILIES-PLANS-OCCUPANCY

See also 421202

EX-114-OR

ADDRESS

EX-114-OR

ADDRESS

EX-114-OR

ADDRESS

BUILDING RECORDS DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO

OWNER

LOCATION

APP. NO.

Imogene & John Gieling

22 Beaver Street

410944

OFFICE COPY

SAN FRANCISCO
 DATE 11/15/75
 DEPARTMENT OF
 BUILDING INSPECTION

BUILDING INSPECTORS JOB RECORD

WORK COMMENCED *PRIOR*

FOUNDATION FORMS INSPECTED. O.K. TO POUR

LATHING PERMISSION TAG POSTED

FLIES BY _____ NO. _____

EXTERIOR OR STRUCTURAL PLASTERING OK

ALL SPECIAL INSPECTION REPORTS RECEIVED.

FIRE ESCAPE INSTALLED PER APPROVED PLAN.

9-17-75 Inspect revision re "substantiated" *FACE*

11-14-75 Inspect plans from rework *FACE*

11-17-75 Inspected, job card to other *FACE*

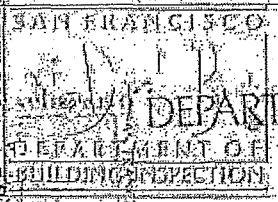
11-22-76 WORK CONTINUED UNDER
APPL # ~~498802~~ 421203

WORK COMPLETED. FINAL CERTIFICATE POSTED.

410944

Reginald P. Selby
 BUILDING INSPECTOR
 14278

OFFICIAL COPY



DEPARTMENT OF CITY PLANNING 100 HARRIS STREET - SAN FRANCISCO, CALIFORNIA 94102

Date of this letter: October 5, 1972

Last Date for Filing Appeal: October 16, 1972

Mr. Albert Lanier
22 Beaver Street
San Francisco, California

Re: V772.43
22 Beaver Street, Lot 60
in Assessor's Block 3561 in an
R-3 (Medium Density Multiple Residential)
district.

Dear Mr. Lanier:

This is to notify you and other interested parties that your application under the City Planning Code for a variance pertaining to the above property and described as follows:

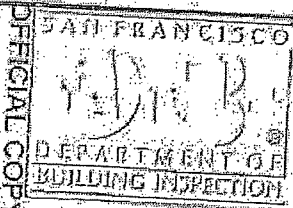
REAR YARD VARIANCE SOUGHT: The proposal is to convert the carriage house at the rear of the lot to a dwelling unit where a 2-foot rear yard presently exists when the City Planning Code requires a 20-foot rear yard when no expansion of the building is involved.

which application was considered by the Zoning Administrator at a public hearing on September 22, 1972, has been decided as follows:

GRANTED, to convert an existing carriage house to a dwelling unit in general conformity with plans on file with this application marked Exhibit "A".

FINDINGS OF FACT

1. The subject lot is a rectangular parcel having a 50-foot frontage on Beaver Street and a depth of 115 feet for a total area of 5,750 square feet.
2. Subject property is located in an R-3 (Low-Medium Density Multiple Residential) district developed primarily with one and two family dwellings.
3. Occupying the subject lot is a two-story, one-family dwelling, and an attached garage and carriage house extending to within two feet of the rear property line.



Mr. Albert Lanier

- 2 -

October 3, 1972

3. The proposal is to convert the carriage house to a dwelling unit. Improvements would include the repair and restoration of the attached garage.
4. Subject lot is a double lot and could be developed with seven dwelling units under R-3 zoning standards of one dwelling unit for each 800 square feet of lot area.
5. The development on the subject property results in a lesser amount of lot coverage than is normal in this area, less than fifty percent, in comparison to the 65% allowed under R-3 zoning standards. An existing driveway on the north side of subject property constitutes a sizable portion of usable open space, having dimensions of 16 feet by 78 feet and area of 1248 square feet. In addition approximately 2000 square feet of area is presently occupied by a flower garden and shrubbery.
6. Said carriage house was formerly a dwelling unit but is presently in disuse and disrepair.
7. The proposal would not increase lot coverage nor extend further into usable open space.
8. There is a pattern of similar second dwelling units occupying carriage houses or other structures in the rear of properties on the same block and in neighboring blocks.
9. The subject building was constructed circa 1882 in Italianate style and has an unusual window treatment in that some are framed in Tudor-like arches with delicate filigree ornaments while others are surmounted by pediments on consoles.
10. Applicant maintains that repair of the existing carriage house is essential to completion of the historical restoration of this property but that the expense of doing so would be a financial hardship unless a rental income could be realized.
11. No opposition to said proposal has been registered with the City Planning Department.



October 5, 1972

CONCLUSIONS BASED UPON THESE FINDINGS

The Charter and Section 305 (c) of the Planning Code specify five requirements that all be met if a variance is to be granted, and the Charter and Code also specify that this variance decision must set forth the findings upon which these requirements are deemed to be, or not to be, met in each case. The five requirements, therefore, are listed below and, on the basis of the findings herein, they are deemed to be, or to be, met in this case as indicated.

Requirement 1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply to other property or uses in the same class of district:

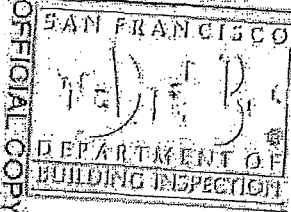
Requirement 1a1. Because subject lot is a double with fifty (50) feet of street frontage; and, because subject building was built circa 1882 and repair of the existing carriage house is essential to complete the historical restoration currently being undertaken; and because the large amount of usable open space on either side of the subject building exceeds the subject property with a far greater amount of open area than in the case with other properties in the R-3 district.

Requirement 1b. That owing to such exceptional circumstances the literal enforcement of provisions of the City Planning Code would result in practical difficulty or hardship not created by or attributable to the applicant or the owner of the property.

Requirement 1c1. Because the literal enforcement of provisions of the City Planning Code would result in denying the applicant a second dwelling unit; and, because the existing zoning permits seven dwelling units; and, because the literal enforcement of the Planning Code would result in making the historic restoration of an old San Francisco home infeasible.

Requirement 1c2. That such variance is necessary for the preservation and enjoyment of the property right of the subject property, possessed by other property owners in the district.

Requirement 1d. Because as shown in the findings of fact because the proposed use would permit a total of seven dwelling units on the subject property because there is a pattern of similar second dwelling units and rear yards of neighboring properties.



Albert Lanier

- 4 -

October 5, 1972

Requirement 4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

REQUIREMENT MET. Because the historic restoration of the subject buildings would constitute a substantial aesthetic improvement and would maintain the architectural character of an earlier era.

Requirement 5. That the granting of such variance will be in harmony with the general purpose and intent of the City Planning Code and will not adversely affect the Master Plan.

REQUIREMENT MET. Because the large amount of open space existing on the subject property is sufficient to meet the intent and purpose of the Planning Code and, because the R-3 zoning standards would permit a much greater density than is proposed and development at this lesser density would not adversely affect the Master Plan.

This decision will become effective if no appeal from this decision has been filed as provided in Section 308.2 of the City Planning Code on or before the last date for filing as noted above.

Sincerely yours,

R. Spencer Steele
Zoning Administrator

Re: 17-C-100

OFFICIAL COPY

FOR DEPARTMENTAL USE ONLY

APPROVED FOR ISSUANCE JUL 12 1973

DEPARTMENT OF BUILDING INSPECTION

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

BIDG. FORM 3
281802

APPLICATIONS SHOULD BE MADE TO THE DEPARTMENT OF PUBLIC WORKS
OF SAN FRANCISCO FOR PERMITS TO BUILD IN ACCORDANCE WITH
THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING
TO THE DESCRIPTION AND FOR THE PURPOSE HERINAFTER SET FORTH

OFFICE COPY

DATE FILED: SEP 05 1973
ADT: 25 1973
PERMIT NO.: 38150
ISSUED: SEP 01 1973

(1) STREET ADDRESS OF JOB: 22 BEAVER ST
(2) ESTIMATED COST OF JOB: \$9000 14500 445

DESCRIPTION OF EXISTING BUILDING

(1A) TYPE OF CONSTR.	(1B) NO. OF STORIES	(1C) NO. OF OCCUPANCY	(1D) NUMBER OF ELEVATORS AND ESCALATORS	(1E) PRESENT USE	(1F) BLDG. CODE OCCUP. CLASS	(1G) NO. OF DWG. UNITS
10 20 30 40 50	1 2 3 4 5	1 2 3 4 5	0 1 2 3 4	RESIDENTIAL DWELLING	I	1 2 3 4 5

DESCRIPTION OF BUILDING AFTER ALTERATION

(1A) TYPE OF CONSTR.	(1B) NO. OF STORIES	(1C) NO. OF OCCUPANCY	(1D) NUMBER OF ELEVATORS AND ESCALATORS	(1E) PROPOSED USE	(1F) BLDG. CODE OCCUP. CLASS	(1G) NO. OF DWG. UNITS
10 20 30 40 50	1 2 3 4 5	1 2 3 4 5	0 1 2 3 4	DWELLING	I	1 2 3 4 5

(10) GENERAL CONTRACTOR: UNSELECTED
 (11) ARCHITECT OR ENGINEER FOR DESIGN: LANIER & SHERRILL, 2260 MISSION ST.
 (12) ARCHITECT OR ENGINEER FOR CONSTRUCTION: SAME
 (13) CONSTRUCTION LENDER LENDER NAME AND BRANCH DESIGNATION: MR. & MRS. JOHN GELLING, 22 BEAVER ST.
 (14) OWNER: MR. & MRS. JOHN GELLING, 22 BEAVER ST.

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

Rehabilitate existing carriage house - install new foundations, slab, roof, re-plumb, re-wire and bring up to code. Install 2nd means of egress from main house. Make all structurally sound and completely re-finish interior of carriage house. Paint exterior completely.

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or in the use of a building without first obtaining a building permit, including such change as is provided in Sections 102.1, 104.1, 104.2, 107, 211, San Francisco Building Code and the San Francisco Planning Code.

No portion of existing structure or foundation used during construction, to be closer than 2' to any work excavation more than 2' below the ground surface.

Permit to Sec. 102.1.1 San Francisco Building Code, the building permit shall be issued on the 15th day after the date of approval of plans and application being kept on hand.

Work done in violation of drawings, specifications, or applicable codes is prohibited. If such work is done, the owner shall be responsible for the cost of correcting the same. If such work is done, the owner shall be responsible for the cost of correcting the same.

ANY VIOLATION OF THE BUILDING CODE OR ANY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED. WHEN REQUIRED, APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (14) OR (22).

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

No handling of flammable materials shall be done in a distance of not less than two feet 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 THEREOF 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 WORKMENS 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 SUCCESSORS AND ASSIGNEES.

John J. Gelling
SIGNATURE OF OWNER OR AUTHORIZED AGENT

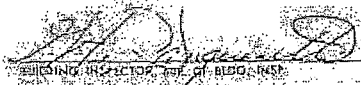
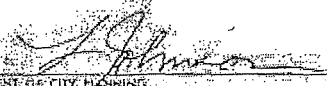


CHECK APPROPRIATE BOX

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

OFFICE COPY

SAN FRANCISCO
DEPARTMENT OF BUILDINGS
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	5-24-73 Comply with F.A.C.E. Report File 34160-7 See App - 910884 Work per corrected plans  BUILDING INSPECTOR, BUR. OF BLDG. INST.	DATE 5-24-73 REASON: Re-windows at rear property line see plans
<input checked="" type="checkbox"/>	APPROVED: R-3 PROJECT IN A CATEGORY C. P. COMM. FOUND TO BE IN CONFORMANCE WITH ENVIRONMENTAL REQUIREMENTS MAY 30 1973  DEPARTMENT OF CITY PLANNING	NOTIFIED MR. John Nicholas
<input checked="" type="checkbox"/>	APPROVED: Comply with approved plans 6/4/73  BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR.
<input checked="" type="checkbox"/>	APPROVED: Comply with approved plans 7/10/73  CIVIL ENGINEER, BUR. OF BLDG. INSPECTION	DATE 7/5/73 REASON: None Structural DETAILS Rnd NOTIFIED MR. Larson
<input type="checkbox"/>	APPROVED:	DATE REASON NOTIFIED MR.
<input type="checkbox"/>	APPROVED:	DATE REASON NOTIFIED MR.
<input type="checkbox"/>	APPROVED:	DATE REASON NOTIFIED MR.
<input type="checkbox"/>	APPROVED:	DATE REASON NOTIFIED MR.
<input type="checkbox"/>	APPROVED:	DATE REASON NOTIFIED MR.

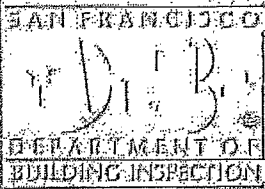
OLD SECTION - NOTE DATES AND NAMES FOR ATTENDANCE NOTIFIED DURING PROCEEDING

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.

NUMBER OF ATTACHMENTS:

SIGNATURE OF OWNER, LESSEE, OR AUTHORIZED AGENT FOR OWNER OR LESSEE

OFFICIAL COPY



OWNER OR LESSEE: **John Gelling** JOB LOCATION: *Mid level* APP. NO.: **421202**
 JOB LOCATION: **22 Beaver St.** BLOCK, LOT: HOUSE NO.:
 OWNER OR LESSEE'S ADDRESS: **same** ESTIMATED COST: **9,000.** DATE APPLICATION: **4/25/73**
 PERMIT NO.: **381513** INSPECTOR: *Abeyaratne*

ERECT/ALTER	BLDG. TYPE	OCCUPANCY		PLANS	NUMBER OF	
		CODE	DESCRIPTION		STORIES	FAM.
Alter	SM	I	Dwg	2	2	1

CONTRACTOR: **Unselected** ADDRESS:
 ARCHITECT: **Laugier & Sherril** ADDRESS: **560 Mission St.**
 ENGINEER: *Plan* ADDRESS:

BUILDING RECORD
 DEPARTMENT OF PUBLIC WORKS
 CITY AND COUNTY OF SAN FRANCISCO

OWNER OR LESSEE: **John Gelling** JOB LOCATION: **22 Beaver St.** APP. NO.: **421202**

OFFICE COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

BUILDING INSPECTORS JOB RECORD

DATE	DESCRIPTION
1 / 1	WORK COMMENCED <i>Basement replaced prior</i>
1 / 1	FOUNDATION FORMS INSPECTED, O.K. TO POUR <i>(See 410944)</i>
1 / 1	LATHING PERMISSION TAG POSTED
1 / 1	FLUES BY _____ NO. _____
1 / 1	EXTERIOR OR STRUCTURAL PLASTERING OK
1 / 1	ALL SPECIAL INSPECTION REPORTS RECEIVED.
1 / 1	FIRE ESCAPE INSTALLED PER APPROVED PLAN.
12 / 20 / 73	<i>Job awaiting funding</i>
1 / 20 / 74	
2 / 6 / 74	<i>Job transferred to R. Williams</i>
4 / 19 / 74	<i>MEET W/OWNERS AND BILL O'NEILL</i>
1 / 1	<i>AT JOB - SOME PROGRESS BEING MADE</i>
4 / 20 / 74	<i>GRANTED 6 MONTH MORATORIUM - B.L.U.</i>
10 / 25 / 75	<i>GRANTED 4 MONTH MORATORIUM - B.L.U.</i>
2 / 14 / 75	<i>JOB CARD TO GEORGE GZABE</i>
1 / 1	
1 / 1	<i>WORK TO CONTINUE ON</i>
1 / 1	<i>APPL 456016</i>
1 / 1	
1 / 1	

~~WORK COMPLETED - FINAL CERTIFICATE POSTED.~~

APPLICATION # 421202

Reginald Delby
BUILDING INSPECTOR 1-12-78

FOR DEPARTMENTAL USE ONLY

SAN FRANCISCO

APPROVED

DEPARTMENT OF BUILDING INSPECTION

SEP 22 1976

FILE NO. 17-21-76

PERMIT NO. 406450

ISSUED SEP 22 1976

RECEIVED

103004

STREET ADDRESS OF JOB

ESTIMATED COST OF JOB

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 HEREWITHE AND ACCORDING TO THE DESCRIPTIONS AND FOR THE PURPOSES HEREINAFTER SET FORTH.

STREET ADDRESS OF JOB
22 Beaver St

ESTIMATED COST OF JOB
\$20,000

DESCRIPTION OF EXISTING BUILDING																																									
TYPE OF CONSTR.	FLOOR AREA	SANITATION	NO. OF UNITS	NO. OF FLOORS	NO. OF ROOMS	NO. OF BATHS	NO. OF GARAGES	NO. OF STAIRS	NO. OF ELEVATORS	NO. OF BALCONIES	NO. OF TERRACES	NO. OF PORCHES	NO. OF DECKS	NO. OF OTHER																											
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1																											
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION																																									
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1																											
101. DOES THIS APPLICATION CREATE ADDITIONAL WORK TO EXISTING?	YES	NO	102. IF NECESSARY, NEW HEIGHT OR GENERAL USE OF EXISTING?	YES	NO	103. BASE FOUNDATION EXISTING WORKED AT EXISTING TO BUILDING?	YES	NO	104. IF YES, STATE WORKING FLOOR AREA	YES	NO	105. WILL SIDEWALK OVER SIX FEET WIDE BE APPLIED TO ALTERNATE?	YES	NO	106. ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW OTHER PLAN.	YES	NO	107. WILL BUILDING BE USED FOR PROPERTY USE?	YES	NO	108. DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES	NO	109. ELECTRICAL WORK TO BE PERFORMED?	YES	NO	110. PLUMBING WORK TO BE PERFORMED?	YES	NO												
111. IF YES, STATE WORKING FLOOR AREA			112. WILL SIDEWALK BE USED DURING CONSTRUCTION?			113. PLUMBING WORK TO BE PERFORMED?						114. GENERAL CONTRACTOR			115. ARCHITECT OR ENGINEER (FOR DESIGN)			116. ARCHITECT OR ENGINEER FOR CONSTRUCTION			117. CONSTRUCTION TENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF UNKNOWN, CONSTRUCTION TENDER, UNDER UNKNOWN)			118. OWNER - LESSOR (CHECK ONE)																	
UNSELECTED			LANTIER & SHERICK			660 MISSION ST.			U73081			SAME			Mrs & Mrs John Gilling			22 BEAVER			621-4540																				

REHABILITATE EXISTING CARRIAGE HOUSE - INSTALL FOUNDATIONS, SLAB, ROOF, RE-PLUMBS, RE WIRE AND BRING UP TO CODE. INSTALL 2ND MEANS OF EGRESS FROM MAIN HOUSE. MAKE ALL STRUCTURALLY SOUND AND COMPLETELY RE-FURNISH INTERIOR OF CARRIAGE HOUSE. PAINT EXTERIOR.

PLAN # 3511-60-1

NOTE: RUTH VARR VARRANAU CONSULTANT 215 RIVINGTON

IMPORTANT NOTICES

No change shall be made in the occupancy of any building or structure without the approval of the Building Department with change of use, per Sec. 104.1, 104.2, 104.3, 104.4, 104.5, 104.6, 104.7, 104.8, 104.9, 104.10, 104.11, 104.12, 104.13, 104.14, 104.15, 104.16, 104.17, 104.18, 104.19, 104.20, 104.21, 104.22, 104.23, 104.24, 104.25, 104.26, 104.27, 104.28, 104.29, 104.30, 104.31, 104.32, 104.33, 104.34, 104.35, 104.36, 104.37, 104.38, 104.39, 104.40, 104.41, 104.42, 104.43, 104.44, 104.45, 104.46, 104.47, 104.48, 104.49, 104.50, 104.51, 104.52, 104.53, 104.54, 104.55, 104.56, 104.57, 104.58, 104.59, 104.60, 104.61, 104.62, 104.63, 104.64, 104.65, 104.66, 104.67, 104.68, 104.69, 104.70, 104.71, 104.72, 104.73, 104.74, 104.75, 104.76, 104.77, 104.78, 104.79, 104.80, 104.81, 104.82, 104.83, 104.84, 104.85, 104.86, 104.87, 104.88, 104.89, 104.90, 104.91, 104.92, 104.93, 104.94, 104.95, 104.96, 104.97, 104.98, 104.99, 104.100.

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 THEREON WILL BE COMPLIED WITH.

I FURTHER CERTIFY THAT IN THE PERFORMANCE OF THE ABOVE WORK I SHALL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR LAWS 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 TO ANY USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUBSIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK HEREIN.

IN THE PERMIT THE EDGEING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PROPERTY, THE APPLICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.

Eugene B. Gilling

SIGNATURE OF OWNER OR AUTHORIZED AGENT

CHECK APPROPRIATE BOX

OWNER ARCHITECT ENGINEER

LESSEE AGENT WITH POWER OF ATTORNEY

CONTRACTOR ATTORNEY IN FACT

PAGE # 1

OFFICE COPY

SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

APPROVED

Approved - Subject to requirements listed in Property Conservation Report of Condition. *Work will require appropriate separate permits.*

John E. Greene
MUNICIPAL ENGINEER, SUP. OF BLDG. INSP.

DATE _____

REASON _____

NOTIFIED MR. _____

APPROVED

Approved in a court with variance V27243
11/23/78

PROJECT IN A TEMPORARY STATE OF CONSTRUCTION
HAS NOT BEEN COMPLETED

Robert J. Vukobratovic
DEPARTMENT OF CITY PLANNING

DATE _____

REASON _____

NOTIFIED MR. _____

APPROVED

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE _____

REASON _____

NOTIFIED MR. _____

APPROVED

Tom Vandorip
CIVIL ENGINEER, SUP. OF BLDG. INSPECTION

DATE 8/23/78

REASON: Plans are approved

NOTIFIED MR. _____

APPROVED

BUREAU OF ENGINEERING

DATE _____

REASON _____

NOTIFIED MR. _____

APPROVED

DEPARTMENT OF PUBLIC HEALTH

DATE _____

REASON _____

NOTIFIED MR. _____

APPROVED

DEVELOPMENT AGENCY

DATE _____

REASON _____

NOTIFIED MR. _____

APPROVED

DATE _____

REASON _____

NOTIFIED MR. _____

APPROVED

DATE _____

REASON _____

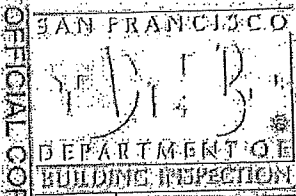
NOTIFIED MR. _____

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION AND HEREBY STATEMENTS OF CONDITIONS OR STIPULATIONS ARE HEREBY ACCEPTED AS PART OF THIS APPLICATION.

NUMBER OF ATTACHEMENTS: 3

John S. Kelly
SIGNATURE OF OWNER, LESSEE, OR APPLICANT
OWNER OR OWNER OF RECORD

HOLD SIGNATURE - NOTE DATES AND NAME OF ALL BUREAUS NOTIFIED DURING PROCESSING



OWNER OR LESSEE: **John Stelling** JOB LOCATION: **22 Beaver St.** APP. NO.: **456016**
 OWNER OR LESSEE'S ADDRESS: _____ BLOCK - LOT: _____ HOUSE NO.: _____

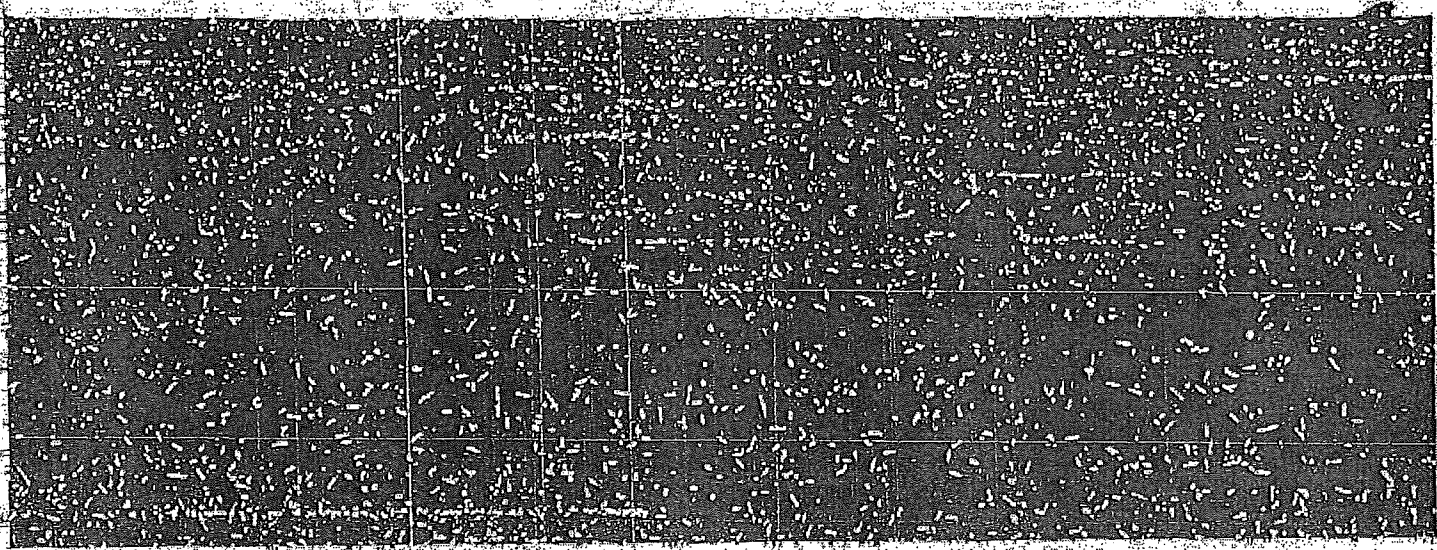
ESTIMATED COST: **15,000** DATE APPLICATION: **7-20-76**
 PERMIT ISSUED: **9-23-76** PERMIT NO.: **606450** INSPECTOR: **J. Groves**

ERECT/ALTER	BLDG. TYPE	OCCUPANCY		PLANS	NUMBER OF	
		CODE	DESCRIPTION		STORIES	TAX
alter	SM	R	carriage house	2	3	2

CONTRACTOR: _____ ADDRESS: _____
 ARCHITECT: _____ ADDRESS: _____
 ENGINEER: _____ ADDRESS: _____

BUILDING RECORD
 DEPARTMENT OF PUBLIC WORKS
 CITY AND COUNTY OF SAN FRANCISCO

OWNER OR LESSEE: **John Stelling** JOB LOCATION: **22 Beaver St.** APP. NO.: **456016**



OFFICE COPY

SAN FRANCISCO

BUILDING INSPECTORS JOB RECORD

DATE

11/22/76

WORK COMMENCED

1/1

FOUNDATION FORMS INSPECTED. O.K. TO POUR

1/1

LATHING PERMISSION TAG POSTED

1/1

FLUES BY _____ NO. _____

1/1

EXTERIOR OR STRUCTURAL PLASTERING OK

1/1

ALL SPECIAL INSPECTION REPORTS RECEIVED.

1/1

FIRE ESCAPE INSTALLED PER APPROVED PLAN.

11/22/76

GRADING FOR FOUNDATIONS

11/23/76

FORMS INSTALLED OK TO POUR

11/24/77

OK TO INSTALL CONCRETE

1/1

JOB-BUILT FURB

4/12/77

ROUGH FRAMEWORK COMPLETE

1/1

10/18/77

WORK CONTINUING ON

1/1

App. # 7709041

1/1

1/1

1/1

1/1

1/1

~~WORK COMPLETED - FINAL CERTIFICATE POSTED.~~

456016

Richard Shelby
BUILDING INSPECTOR

1-42-78

OFFICIAL COPY

FOR ADMINISTRATIVE USE ONLY
DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

700
69

APPROVED
SEP 22 1976

Filed
2022

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 INTENTIONALLY SET FORTH
HEREIN.

ESTIMATED COST OF WORK
\$25,500 \$35,000

DATE FILED 9-21-76
FILED FILE RECORD NO. 103004
PROJECT NO. 406450
ISSUED SEP 22 1976

TYPE OF CONSTRUCTION		1. NO. OF STORIES OF OCCUPANCY	2. NO. OF STORIES OF BASEMENT AND CELLAR	3. OCCUPANCY CLASSIFICATION	4. TYPE OF CONSTRUCTION
10-20-40-40-40		3	0	0	DWELLING
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
1. TYPE OF CONSTRUCTION		2. NO. OF STORIES OF OCCUPANCY	3. NO. OF STORIES OF BASEMENT AND CELLAR	4. OCCUPANCY CLASSIFICATION	5. TYPE OF CONSTRUCTION
10-20-40-40-40		3	0	0	DWELLING
1. DOES THIS ALTERATION CREATE ADDITIONAL EXITS OR ESCAPEWAYS?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	2. DOES THIS ALTERATION CREATE A HORIZONTAL EXITS OR ESCAPEWAYS TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3. WILL THIS ALTERATION CREATE A NEW CROSS FLOORING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
4. WILL THIS ALTERATION REQUIRE A NEW EGRESS ROUTE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	5. WILL THIS ALTERATION REQUIRE A NEW EGRESS ROUTE TO EXISTING EXITS OR ESCAPEWAYS?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	6. WILL THIS ALTERATION REQUIRE A NEW EGRESS ROUTE TO EXISTING EXITS OR ESCAPEWAYS?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
7. DOES THIS ALTERATION REQUIRE A CHANGE IN OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	8. DOES THIS ALTERATION REQUIRE A CHANGE IN OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	9. DOES THIS ALTERATION REQUIRE A CHANGE IN OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
GENERAL CONTRACTOR: UNSELECTED					
ARCHITECT OR DESIGNER FOR DESIGN: LANIER & SHERRILL 660 MISSION ST. C-3031					
ARCHITECT OR DESIGNER FOR CONSTRUCTION: SAME					
OWNER: MR & MRS JOHN GELING 22 BEAVER 6814540					

REHABILITATE EXISTING CARRIAGE HOUSE - INSURE FOUNDATIONS, SLAB, ROOF, RE-PLUMB, RE-WIRE AND BRING UP TO CODE. INSTALL 2ND MEANS OF EGRESS FROM MAIN HOUSE. MAKE ALL STRUCTURALLY SOUND AND COMPLETELY RE-FURNISH INTERIOR OF CARRIAGE HOUSE. PAINT EXTERIOR.

FILE # 3561-60-7

NOTE: RETRY FOR CARRIAGE HOUSE 1965/10/15/76

IMPORTANT NOTICES

It is hereby made known to the contractor of the responsibility and without his assuming a building permit authorizing such change, see Sec. 103, 104, 105, 106, 107, 108, 109, 110, 111, San Francisco Building Code, and Sec. 104, 105, 106, 107, 108, 109, 110, 111, California Building Code.

Permit for the construction of buildings or structures or extending, erecting, repairing, or altering any building or structure, shall be issued only if the applicant has submitted to the Building Department a set of plans and specifications for the proposed work and a fee thereon as provided in the Building Code.

Any application for a building permit shall be accompanied by a set of plans and specifications for the proposed work and a fee thereon as provided in the Building Code.

Any application for a building permit shall be accompanied by a set of plans and specifications for the proposed work and a fee thereon as provided in the Building Code.

Any application for a building permit shall be accompanied by a set of plans and specifications for the proposed work and a fee thereon as provided in the Building Code.

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION SPECIFIED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN 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 WAIVE SAN FRANCISCO AND ITS OFFICIALS AND EMPLOYEES HEREBY FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUBSTRACTION SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK HEREIN OR IN THE FUTURE. THE FOREGOING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PREMISES, THE APPLICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.

John Geling
APPLICANT

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

FACE #7

OFFICE COPY

DEPARTMENT OF CITY PLANNING
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	<p>Approved. Subject to requirements issued in Property Conservation Report of Condition. <i>REVISIONS REQUIRED</i></p> <p>Any electrical or plumbing work will require appropriate separate permits.</p> <p><i>Col. G. Brown 7-10-70</i> BUILDING INSPECTOR, BUREAU OF BLDG. INS.</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>932</p> <p>NOTIFIED MR. _____</p>
<input checked="" type="checkbox"/>	<p>APPROVED:</p> <p>Approved in a card with Virginia V27243</p> <p>PROJECT IN A CATEGORY C. RECORD BOUND</p> <p><i>Robert De Velling</i> DEPARTMENT OF CITY PLANNING</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>JUL 23 1970</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input checked="" type="checkbox"/>	<p>APPROVED:</p> <p><i>John Vandenberg</i> CIVIL ENGINEER, BUREAU OF BLDG. INSPECTION</p>	<p>DATE: <i>Not file</i></p> <p>REASON: <i>Plans not signed</i></p> <p>NOTIFIED MR. <i>Shore</i></p>
<input type="checkbox"/>	<p>APPROVED:</p> <p>BUREAU OF ENGINEERING</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p>DEPARTMENT OF PUBLIC HEALTH</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p>EMPLOYMENT AGENCY</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>

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

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY A PART OF THIS APPLICATION.

John S. Kelly

OFFICIAL COPY

FOR DEPARTMENTAL USE ONLY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

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 BEGIN IN ACCORDANCE WITH
THEY PLANS AND SPECIFICATIONS SUBMITTED HEREWITHE AND ACCORDING
TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

EDGE
FORM
3

APPLICATION NO.
7-105944

DATE 10/18/77
PERMIT NO. 423812
ISSUE DATE 10/18/77

27 Francis St.
F. J. ...

DESCRIPTION OF EXISTING BUILDING
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
(1) TYPE OF CONSTRUCTION
(2) NUMBER OF STORIES OR OCCUPANCY
(3) NUMBER OF ELEVATORS AND LIFTS
(4) TYPE OF USE
(5) FIRE CODE OCCUP CLASS
(6) NO. OF DWELLING UNITS
(7) TYPE OF ALTERATION
(8) TYPE OF USE
(9) TYPE OF USE
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(99) TYPE OF USE
(100) TYPE OF USE

IMPORTANT NOTICES
No change shall be made in the character of the occupancy or the use of any building...
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...
NOTICE TO APPLICANT
In conformity with the provision of Section 3800 of the Labor Code of the State of California...
I certify that the performance of the work for which the permit is issued...
Applicant's Signature: [Signature]
Date: 9/29/77

OFFER COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF BUILDING INSPECTION

APPROVED: *[Signature]*
 4/29/11
 Comp. of Safety Commission
 Sup. Rpt # 3561-607
 Obtain necessary permits for
 Electrical, Plumbing & Mechanical Work
[Signature]
 BUILDING INSPECTOR, BUREAU OF FIRE USE

DATE: _____
 REASON: _____
 NOTIFIED MR. _____

APPROVED: *[Signature]*
 4/29/11
 See Application # 42016
[Signature]
 DEPARTMENT OF CITY PLANNING

DATE: _____
 REASON: _____
 NOTIFIED MR. _____

APPROVED: _____

 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: _____
 REASON: _____
 NOTIFIED MR. _____

APPROVED: *[Signature]*
 4/29/11
 See Application # 42016
[Signature]
 CIVIL ENGINEER, BUREAU OF BUILDING INSPECTION

DATE: _____
 REASON: _____
 NOTIFIED MR. _____

APPROVED: _____

 BUREAU OF ENGINEERING

DATE: _____
 REASON: _____
 NOTIFIED MR. _____

APPROVED: _____

 DEPARTMENT OF PUBLIC HEALTH

DATE: _____
 REASON: _____
 NOTIFIED MR. _____

APPROVED: _____

 REDEVELOPMENT AGENCY

DATE: _____
 REASON: _____
 NOTIFIED MR. _____

APPROVED: _____

 RESIDENTIAL INV. INSPECTOR, DIV. OF APPL. & HOME INSP., S.F.D.

DATE: _____
 REASON: _____
 NOTIFIED MR. _____

APPROVED: _____

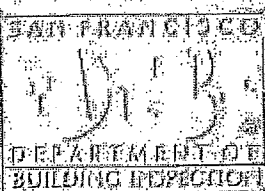
DATE: _____
 REASON: _____
 NOTIFIED MR. _____

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE AGENCIES BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.
 NUMBER OF ATTACHMENTS: 1

[Signature]
 SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOLLOWED BY LEGAL

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

OFFICIAL COPY



OWNER OR LESSEE: J. Gieling JOB LOCATION: 22 Beaver APP. NO.: 7709041

OWNER OR LESSEE'S ADDRESS: BLOCK, LOT: HOUSE NO.:

ESTIMATED COST: 17,500. DATE APPLICATION: 10/18/77

PERMIT ISSUED: 10/18/77 PERMIT NO.: 423812 INSPECTOR: Greene

ERECT/ALTER	BLDG. TYPE	OCCUPANCY		BEAMS	NUMBER OF	
		CODE	DESCRIPTION		STORIES	FAN.
alter	5N	I	dwelling		3	2

CONTRACTOR: ADDRESS:

ARCHITECT: ADDRESS:

ENGINEER: ADDRESS:

BUILDING INSPECTION JOB CARD

BUILDING RECORD
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO

OWNER OR LESSEE: J. Gieling JOB LOCATION: 22 Beaver APP. NO.: 7709041

OFFICIAL COPY

DATE

BUILDING INSPECTORS JOB RECORD

10/18/77

WORK COMMENCED Prior App # 456016

1	1	FOUNDATION FORMS INSPECTED. O.K. TO POUR
1	1	LATHING PERMISSION TAG POSTED
3	1	FLUES BY Atlas Heating & Vent No. 14871
1	1	EXTERIOR OR STRUCTURAL PLASTERING OK
1	1	ALL SPECIAL INSPECTION REPORTS RECEIVED.
1	1	FIRE ESCAPE INSTALLED PER APPROVED PLAN.
11/15/77		Progress Inspected/Owner.
1/12/78		Inspection - Interior Finish.
1/13/78		WALL FURNACE IMPROPERLY INSTALLED
4/20/79		NEW PERMIT ISSUED
1	1	APPLICATION # 7902259
1	1	
1	1	
1	1	
1	1	
1	1	
1	1	
1	1	
1	1	

~~WORK COMPLETED - FINAL CERTIFICATE POSTED.~~

7709041

7709041 *John Green*
BUILDING INSPECTOR

FOR DEPARTMENTAL USE ONLY

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

FILMED
APPROVED
Dept. Public Works
APR 20 1979
Blug by
SUPERVISOR
BENJAMIN
RESIDENT BUILDING OFFICIAL

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 RULES AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING
TO THE DESCRIPTION AND FOR THE PURPOSE HEREAFTER SET FORTH.

22 BEAVER ST

DAD
T6000 78

APPROVED

OK
J.C.

Blug by

4/20/79
4/20/79

4/20/79

DESCRIPTION OF EXISTING BUILDING									
AREA OF COVERED BY PERMIT	NO. OF STORIES	NO. OF PARTS	NO. OF UNITS	NO. OF STORIES	NO. OF PARTS	NO. OF UNITS	NO. OF STORIES	NO. OF PARTS	NO. OF UNITS
1. TYPE OF COVERED BY PERMIT	3	0	0	0	0	0	0	0	0
2. TYPE OF COVERED BY PERMIT	3	0	0	0	0	0	0	0	0
3. TYPE OF COVERED BY PERMIT	3	0	0	0	0	0	0	0	0
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5. TYPE OF COVERED BY PERMIT	3	0	0	0	0	0	0	0	0
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28. TYPE OF COVERED BY PERMIT	3	0	0	0	0	0	0	0	0
29. TYPE OF COVERED BY PERMIT	3	0	0	0	0	0	0	0	0
30. TYPE OF COVERED BY PERMIT	3	0	0	0	0	0	0	0	0

IMPORTANT NOTICES

The laws of the State of California require that the applicant for a building permit shall be responsible for the compliance of the building with the applicable laws and regulations of the State of California, including the building code, the fire code, the health code, and the safety code. The applicant shall also be responsible for the compliance of the building with the applicable laws and regulations of the City and County of San Francisco, including the building code, the fire code, the health code, and the safety code. The applicant shall also be responsible for the compliance of the building with the applicable laws and regulations of any other local jurisdiction having jurisdiction over the building.

The applicant shall also be responsible for the compliance of the building with the applicable laws and regulations of any other local jurisdiction having jurisdiction over the building. The applicant shall also be responsible for the compliance of the building with the applicable laws and regulations of any other local jurisdiction having jurisdiction over the building.

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 BUILDING, FIRE, AND HEALTH CODES WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

In conformity with the provisions of Section 32000 of the Labor Code of the State of California, the applicant shall certify to the City and County of San Francisco, before the issuance of a permit or other approval, that the applicant and any contractor or subcontractor applicable, check one of the following methods of compliance:

- (1) Compliance of Contract or Subcontract signed by the Director of Industrial Hygiene.
- (2) Compliance of Worker's Compensation Insurance issued by the Industrial Hygiene.
- (3) An explicit copy of the certificate of compliance by the Director of Industrial Hygiene.
- (4) The cost of the work to be performed is \$100 or less.
- (5) I certify that the performance of the work for which this Permit is issued, I shall not employ any person in any manner as or by business subject to the workman's compensation laws of California. If for the purposes of this certification, in the event that I shall employ a person or persons using the services of a contractor or subcontractor of California and not to comply herewith with the provisions of Section 32000 of the Labor Code, that the Permit herein applied for shall be deemed voided.
- (6) I certify that the work for which this permit is issued shall be performed in compliance with the provisions of the Building, Fire, and Health Codes of California and shall not be in violation of the California Labor Code and shall not be in violation of the California Labor Code and shall not be in violation of the California Labor Code.

John J. Gieling 4-20-79

OFFICE COPY

CONDITIONS AND STIPULATIONS

DEPARTMENT OF BUILDING INSPECTION

APPROVED: *[Signature]*

Any electrical or plumbing work will require appropriate separate permits.

[Signature]
BUILDING INSPECTOR, DIV. OF BLDG. INSPECTION

APPROVED:

[Signature]
DEPARTMENT OF CITY PLANNING

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

DIV. ENGINEER, BUREAU OF BLDG. INSPECTION

APPROVED:

BUREAU OF ENGINEERING

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

DEVELOPING CONTACT

APPROVED:

REGIONAL ENVIRONMENTAL DIV. OF AIR, & WASTE MGMT. BUREAU

APPROVED:

WORK TO COMPLY WITH ALL CONDITIONS OF PERMITS OF THE VARIOUS AGENCIES OR DEPARTMENTS LISTED ON THIS APPLICATION, AND ATTACHED ORDINANCES OR REGULATIONS OF ANY AGENCY, SHALL BE THE RESPONSIBILITY OF THE APPLICANT.

[Signature]
DIRECTOR OF BUILDING INSPECTION

DATE: _____
REASON: _____

NOTIFIED MR. _____

DATE: _____
REASON: _____

NOTIFIED MR. _____

DATE: _____
REASON: _____

NOTIFIED MR. _____

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NOTIFIED MR. _____

DATE: _____
REASON: _____

NOTIFIED MR. _____

DATE: _____
REASON: _____

NOTIFIED MR. _____

NOTE: DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING.

INSPECTION

BUILDING INSPECTORS JOB RECORD

DATE

4/20/73

WORK COMMENCED *PRIOR SUB # 7709041*

1 1

FOUNDATION FORMS INSPECTED O.K. TO POUR

1 1

LATHING PERMISSION TAG POSTED

1 4

FLUES BY _____ NO. _____

1 1

EXTERIOR OP STRUCTURAL PLASTERING OK

1 4

ALL SPECIAL INSPECTION REPORTS RECEIVED.

1 1

FIRE ESCAPE INSTALLED PER APPROVED PLAN.

12/28/80 ELEC & PLUMBING

1 1

WORK COMPLETED

1 1

1 1

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1 1

1 1

2/17/84

WORK COMPLETED. FINAL CERTIFICATE POSTED.

#7902259

John Moore
BUILDING INSPECTOR



FD-501A

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING INSPECTION

Application Number **790 2259**

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

(NOTE: A SPECIAL PERMIT OF OCCUPANCY is required for buildings with a Class B occupancy.)

Location: **22 BEAVER ST**
(Floor Number (if not at access))
Type of Bldg: **S-N** Stories: **3** Occupancy: **I** (Use Floors for B Occupancy) No. of Apts: **2**
Description of Construction: **COMPLY WITH FLOOR REPORT**
PLU # 3541-60-7

This certificate described construction is completed and conforms to Ordinances of the City and County of San Francisco and Laws of the State of California effective as of the date on which the hereinabove mentioned application for building permit was filed and proposed occupancy is approved in pursuance to Sec. 106C, Article 8, Chapter 1, Part II of the San Francisco Municipal Code.

Approved: **M/A** 19
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

Approved: **K/P** 19
DEPT. OF PUBLIC HEALTH

This certificate posted on: **2-17-1984**

By: **John M. Dean**
BUREAU OF BUILDING INSPECTION
Building Inspector

DEPARTMENT OF PLUMBING INSPECTION

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

Computer Form

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10
NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20
NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30
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NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100

3/8

DEPT. OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

FORM 1 OTHER AGENCIES REVIEW REQUIRED
FORM 2 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 NOTATION THEREON.

OFFICE COPY

PROJECT NO. 5-16-92

DATE OF PERMIT 7/16/93

ADDRESS 77 BEAVER ST. 3541 60

DATE OF EXPIRY 7/16/94

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING		FRAME 2		PRIVATE HOME SFD	
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION		FRAME 2		PRIVATE HOME SFD	
CONTRACTOR NAME: INGEGNE GIELING 22 BEAVER S.F. 421-4548 OWNER					
CONTRACTOR ADDRESS: INGEGNE GIELING 22 BEAVER S.F. 421-4548					
REPAIR & REPLACE EXISTING POSTS AT BRAIL STAKE WITH NEW 3x6 PRESSURE TREATED POSTS TO MATCH EXISTING WHERE EVIDENCE OF POWDER POST BATTLE & DRY ROT IS INDICATED.					
ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY					

IMPORTANT NOTICES

No change shall be made in the character of the occupancy of one without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Planning 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 on building site.

NO CONSTRUCTION SHALL BE OCCUPIED UNTIL THE PERMIT IS ISSUED.

NO CONSTRUCTION SHALL BE OCCUPIED UNTIL THE PERMIT IS ISSUED.

NOTICE TO APPLICANT

NOTICE TO APPLICANT: The requirements by acceptance of this permit, agree to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, damages and costs for bodily injury resulting from operations under the permit, whether or not such claims, damages and costs are caused in whole or in part by the negligence of the City and County of San Francisco, and to secure the database of the City and County of San Francisco of all such claims, damages and costs.

Certificate of Consent to Sell issued by the Director of Industrial Relations.

Certificate of Workmen's Compensation Insurance issued by an admitted insurer.

An exact copy of duplicate of (f) certified by the Director or (g) certified by the insurer.

Insurance coverage to be performed in \$100,000 less.

I certify as the owner for the above and agree that in the performance of the work which this permit authorizes, I shall not employ any person whose name appears on the list of persons who are prohibited from employment in California, and I shall not employ any person whose name appears on the list of persons who are prohibited from employment in California, and I shall not employ any person whose name appears on the list of persons who are prohibited from employment in California.

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, REPAIRS OR ALTERATIONS, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREOF WILL BE COMPLIED WITH.

[Signature]

Applicant's Signature

OFFICE COPY

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

CONDITIONS AND STIPULATIONS

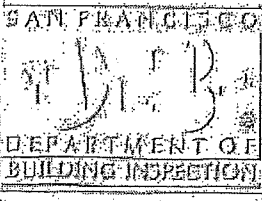
If the image of this document appears less sharp than this notice is, it is due to the quality of the original.

APPROVED:	DATE: _____ REASON: _____
Electrical re-terminating will require appropriate permits. <i>T. H. ...</i> BUILDING INSPECTOR, BUR. OF BLDG. INSP.	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
DEPARTMENT OF CITY PLANNING	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
CIVIL ENGINEER, BUR. OF BLDG. INSPECTION	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
BUREAU OF ENGINEERS	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
REDEVELOPMENT AGENCY	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
HOUSING INSPECTION DIVISION	NOTIFIED MR. _____

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

NOTE: To comply with all applicable laws and regulations of the various bureaus or departments listed on this application, permit holder must obtain all necessary permits and approvals from the respective bureaus or departments listed on this application.

OFFICIAL COPY

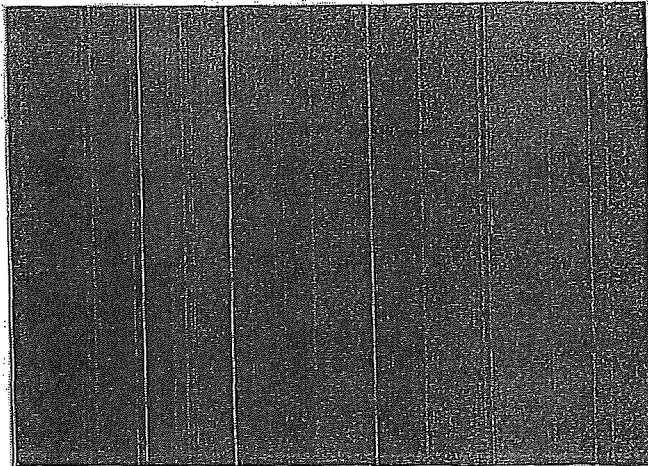


ADDRESS OF JOB		BLOCK/LOT	APPLICATION NO.	
22 BEAVER ST		3561 / 060	9407806	
OWNER NAME		TELEPHONE		
RODNEE GIELING		621-4540		
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.
\$1,000	5/25/94	ISSUED	05/16/94	746013
EXPIRE DATE				
09/16/94				
FORM CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS
8 5	R-3	0	2	1
CONTACT NAME		DISTRICT		
		RID-INSP 12		
STANDARD DESCRIPTION/BLDG. USE		OTHER DESCRIPTION		
1 FAMILY DWELLING		REPAIR AND REPLACE (6) POSTS & T CRAWL SPACE WITH NEW 4X7 PGS		
SPECIAL INSPECTIONS?	FIRE ZONE			
NO				
SPECIAL USE DISTRICT	TITLE			
	NO			
	PENALTY	COMPLIANCE WITH REPORTS		
	NO			
NOTES:				
<p>PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD</p>				

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION



DATE BUILDING INSPECTORS JOB RECORD

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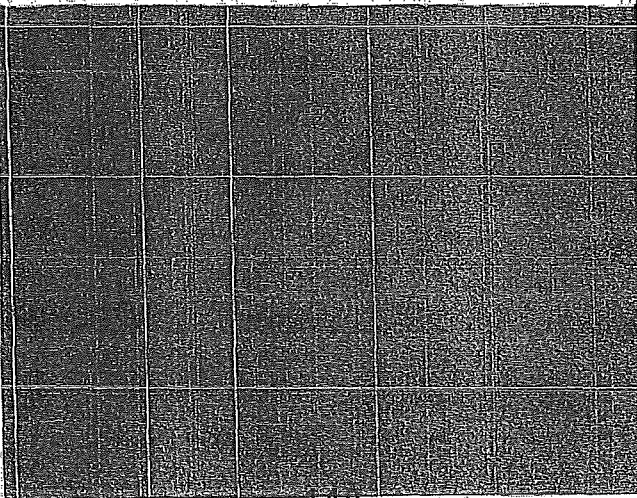
EXPIRE per SFBC Sec. 303 (d)

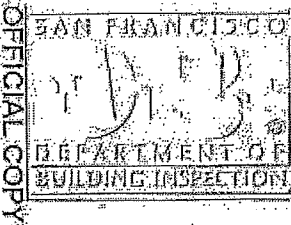
CR 4195 EXPIRE per SFBC Sec. 313 (c)

~~WORK COMPLETED~~ ~~PERMIT~~ ~~PERMITS~~ ~~POSTED~~

APP. NO *9407806*

[Signature]
BUILDING INSPECTOR





APPROVED
Dept. of Building Insp.

FEB - 3 2015

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

BLDG. FORM 318
APPLICATION NUMBER

105000037357

APPROVAL NUMBER

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 B OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

Table with 4 columns: DATE RECEIVED, PERMIT NO., STREET ADDRESS OF JOB, BLOCK & LOT. Includes handwritten values: 2/3/15, 1347952, 22 Beaver St, 3561/D10.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

Table with 6 columns: (1) TYPE OF CONSTRUCTION, (2) NO. OF STORIES OR BASEMENTS AND CELLARS, (3) PRESENT USE, (4) OCCUP CLASS, (5) NO. OF DWELLING UNITS.

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Table with 6 columns: (1) TYPE OF CONSTRUCTION, (2) NO. OF STORIES OR BASEMENTS AND CELLARS, (3) PROPOSED USE-LEGAL USE, (4) OCCUP CLASS, (5) NO. OF DWELLING UNITS.

Table with 6 columns: (1) GENERAL CONTRACTOR, (2) OWNER - LESSEE (CHECK ONE), (3) ADDRESS, (4) PHONE, (5) EXPIRATION DATE.

Describe in detail the nature of all work to be performed under this application. Reference to plans is not sufficient.
Replace existing TUB with walk-in TUB
1-20 amp Breaker / 1-GFI / 2-outlets

ADDITIONAL INFORMATION

Table with 6 columns: (1) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (2) WILL SIDEWALK OVER SUB-SEAWALK SPACE BE REPAIRED OR ALTERED?, (3) ARCHITECT OR ENGINEER (DESIGN LT. CONSTRUCTION), (4) ADDRESS.

IMPORTANT NOTICES

The change shall be made in the character of the occupancy or use without first obtaining a Building Permit...
No portion of building or structure is to be occupied during construction...
Permit to Sell San Francisco Building Code, the building permit shall be posted on the job site...
Check appropriate box: OWNER, CONTRACTOR, ARCHITECT, AGENT, ENGINEER.

NOTICE TO APPLICANT

THE APPLICANT HEREBY CERTIFIES that the person(s) by whom the permit is applied for is/are the owner(s) of the property...
I hereby affirm under penalty of perjury one of the following declarations:
1. I am the owner of the property...
2. I am the duly authorized agent of the owner...
3. I am the duly authorized agent of the owner...
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100. I am the duly authorized agent of the owner...

APPLICANT'S CERTIFICATION

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

Signature: Steve Cypriani
Date: 2/3/15

OFFICE COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: DEPARTMENT OF BUILDING INSPECTION

APPROVED:

REPLACE
F.U.S. 12
C. H. P. 12

Stephen Kwok, DBI

FEB 03 2015

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

DEPARTMENT OF CITY PLANNING

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

BUREAU OF ENGINEERING

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

REDEVELOPMENT AGENCY

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

HOUSING INSPECTION DIVISION

DATE: _____
REASON: _____

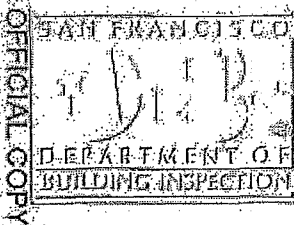
NOTIFIED MR. _____

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT



ADDRESS OF JOB		BLOCK/LOT	APPLICATION NO.			
22	BEAVER ST	3551/060	201502037354			
OWNER NAME			TELEPHONE			
GIELING IMOGENE B REV TR						
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRATION DATE	
\$10,000	02/03/15	ISSUED	02/03/15	201502037354	01/29/16	
FORM	CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
8	5	R-3	0	2	1	17 BID-INSP
CONTACT NAME				TELEPHONE		
SAFE STEP WALK-IN TUBS INC.				7043738545		
DESCRIPTION BLDG. USE		REPLACE (E) TUB WITH WALK-IN TUB, 1-20 AMP BREAKER, 1 GFI, 2 OUTLETS				
2 FAMILY DWELLING						
SPECIAL INSPECTIONS?	NO	FIRE ZONE	NO			
SPECIAL USE DISTRICT		TIDF	NO			
		RENALTY	NO			

COMPLIANCE WITH REPORTS

NOTES:

106

9009-15

PERMIT INSPECTION RECORD
 DEPARTMENT OF BUILDING INSPECTION
 CITY AND COUNTY OF SAN FRANCISCO
 BUILDING INSPECTION JOB CARD



SAN FRANCISCO PLANNING DEPARTMENT

HEARING DATE: November 7, 2018
CASE NUMBER: 2018-008827DES
PROJECT ADDRESS 22 Beaver Street
BLOCK/LOT 3561/060
TO: Historic Preservation Commission
FROM: Shannon Ferguson
Preservation Planner, 415-575-9074
REVIEWED BY: Tim Frye
Historic Preservation Officer, 415-575-6822
RE: Landmark Recommendation Resolution

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

On September 19, 2018, the Historic Preservation Commission (HPC) adopted Resolution No. 979 to initiate Article 10 landmark designation of 22 Beaver Street, known historically as the Benedict-Gieling House (subject property). Under Article 10, initiation and recommendation are two distinct steps of the landmark designation process which require separate hearings and resolutions.

The item before the HPC is consideration of a Resolution to recommend Article 10 landmark designation of the subject property to the Board of Supervisors. Attached is a draft Resolution to recommend approval to the Board of Supervisors the designation of 22 Beaver Street, the Benedict-Gieling House, as a San Francisco landmark under Article 10 of the Planning Code, Section 1004.1.

The Planning Department (Department) recommends adopting this Resolution.

ATTACHMENTS:

Draft Resolution
Resolution 979
Designation Ordinance
Landmark Designation Report



SAN FRANCISCO PLANNING DEPARTMENT

Landmark Designation Case Report

Hearing Date: September 19, 2018
Case No.: 2018-008827DES
Project Address: 22 Beaver Street (Benedict-Gieling House)
Zoning: RH-2-Residential-House, Two Family
Block/Lot: 3561/060
Property Owner: Imogene B. Gieling
22 Beaver Street
San Francisco, CA 94114
Staff Contact: Shannon Ferguson – (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
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PROPERTY DESCRIPTION & SURROUNDING LAND USE AND DEVELOPMENT

Located in the Duboce Triangle neighborhood, 22 Beaver Street (Benedict-Gieling House, subject property) was designed by a now-unknown architect and built ca. 1870. It is a two-and-a-half-story, wood-frame, Italianate villa with a finished attic and brick perimeter foundation. Roughly 'T'-shaped in plan, the dwelling is clad in redwood rustic siding and capped by a cross-gabled roof. A tower constructed c. 1906 is located above the main entrance. The subject property sits within a large landscaped garden setting. Outbuildings include a wood-framed carriage house with gable roof and non-historic garage constructed in 1915.

Originally built on a 75' x 115' lot that was later subdivided in 1953, the Benedict-Gieling House was one of several villas built in Duboce Triangle neighborhood during the last quarter of the nineteenth century and was clearly designed to be viewed "in the round" because, with the exception of the rear elevation, the entire exterior is ornamented. The Benedict-Gieling House became a boarding house after the 1906 Earthquake. The current occupant converted it back into a single-family dwelling in 1966, and it has remained in this use ever since.

The Duboce Triangle is a residential neighborhood consisting of predominantly flats, small apartment buildings, and single-family dwellings developed between 1870 and the First World War. Beaver Street slopes steeply uphill from Noe to Castro Street and is defined on both sides by a variety of residential building types constructed between 1870 and 1992, ranging from one-story cottages to four-story apartment buildings. The most common building type on the block are two-family flats. Several properties, including the Benedict-Gieling House, have smaller cottages and/or other outbuildings in their rear yards. Most of the buildings on Beaver Street were constructed before the 1906 Earthquake, with all later construction occurring on the sites of suburban villas that were demolished, subdivided, and redeveloped after 1906.

PROJECT DESCRIPTION

The case before the Historic Preservation Commission is the consideration of the initiation of community sponsored landmark designation application for 22 Beaver Street (Benedict-Gieling House) as a San Francisco landmark under Article 10 of the Planning Code, Section 1004.1, and recommending the Board of Supervisors approve of such designation.

ENVIRONMENTAL REVIEW STATUS

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

GENERAL PLAN POLICIES

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

- OBJECTIVE 2: Conservation of Resources that provide a sense of nature, continuity with the past, and freedom from overcrowding.
- POLICY 4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

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

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

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

- a. The proposed designation will further Priority Policy No. 7, that landmarks and historic buildings be preserved. Landmark designation of 22 Beaver Street (Benedict-Gieling House) will help to preserve an important historical resource that is architecturally significant as a very early and well-preserved example of an Italianate villa and carriage house in a landscaped garden setting.

BACKGROUND / PREVIOUS ACTIONS

22 Beaver Street (Benedict-Gieling House) is currently listed as an A-Historic Resource building. It was surveyed as part of the 1976 Department of City Planning Survey and is listed on page 257 of the book *Here Today*.

The landmark designation report was prepared by VerPlanck Historic Preservation Consulting on behalf of the property owner, Imogene Gieling. A draft of the report was submitted to the Department on June 14, 2018. Department staff conducted a site visit on July 17, 2018 with consultant Christopher VerPlanck and Planning Commissioner Dennis Richards present at the meeting. A final draft of the report was received by the Department on July 19, 2018.

OTHER ACTIONS REQUIRED

If the Historic Preservation Commission adopts a resolution to initiate designation of the subject property as an Article 10 landmark at its September 19, 2018 hearing and directs staff to finalize the landmark designation report, a second Historic Preservation Commission hearing will be scheduled for the Commission's recommendation of approval of the designation. At the second hearing, if the Historic Preservation Commission recommends approval of the designation, its recommendation will be sent by the Department to the Board of Supervisors. The nomination would then be considered at a future Board of Supervisors hearing for formal Article 10 landmark designation.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

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

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

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

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

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

ARTICLE 10 LANDMARK CRITERIA

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

PUBLIC / NEIGHBORHOOD INPUT

There is no known public or neighborhood opposition to designation of 22 Beaver Street (Benedict-Gieling House) as an Article 10 landmark. The Department received several letters in support of landmark designation and attached here. The Department will provide any public correspondence received after the submittal of this report in the Historic Preservation Commission's correspondence folder.

PROPERTY OWNER INPUT

Property owner Imogene Gieling is supportive of landmark designation.

STAFF ANALYSIS

The case report and following analysis was prepared by Department staff. The Department has determined that the subject property meets the requirements for Article 10 eligibility as an individual landmark. The justification for its inclusion is outlined below under the Significance and Integrity sections of this case report.

The subject property appears to meet two the Historic Preservation Commission's priorities for designation which are:

1. *The designation of underrepresented Landmark property types including landscapes*

The Benedict-Gieling House was originally built on a 75' x 115' lot. The eastern third of the lot was later subdivided in 1953. Despite this, the subject property retains its landscaped garden setting.

2. *The designation of buildings of Modern design*
The subject property is not a Modern style building; rather it is an Italianate style building.
3. *The designation of buildings located in geographically underrepresented areas*
There are three individual landmark buildings located in the Duboce Triangle: The Jose Theater/Name Project Building (2362 Market Street, LM No. 241), Swedish American Hall (2174 Market Street, LM No. 267), and St. Francis Lutheran Church (152 Church Street, LM No. 39). All three buildings are retail or institutional uses. The only other nearby residential landmark is McCormick House (4040-4042 17th Street, LM No. 208) and Duboce Park Historic District.
4. *The designation of properties with strong cultural or ethnic associations.*
The subject property does not appear to have specific cultural or ethnic associations.

SIGNIFICANCE

Significant architecture

The Benedict-Gieling House is architecturally significant as a very early and well-preserved example of an Italianate villa located within a landscaped garden setting. The Benedict-Gieling House embodies many characteristics of the Italianate villa type, including its portico, tower, cross-gable roof, bracketed cornice, fluted door and window trim, and segmental-arched windows with bracketed hoods and impost blocks. In contrast to the much more common Italianate rowhouse which usually has only one ornamented façade, the Benedict-Gieling House has Italianate detailing on three of its four exterior elevations, indicating that it was meant to be appreciated within its landscaped garden setting unobscured by adjoining buildings. Outbuildings include an historic carriage house and non-historic garage.

PERIOD OF SIGNIFICANCE

22 Beaver Street (Benedict-Gieling House) has a period of significance of 1870 to 1906, beginning with the likely year of its original construction and concluding with alterations made in 1906.

INTEGRITY

22 Beaver Street (Benedict-Gieling House) retains a high level of integrity and has undergone few exterior alterations. The only parts of the house have undergone change include the rear façade, where three small additions were constructed between 1906 and 1976. The most substantial exterior change was the construction of a bathroom addition above the main entrance ca. 1906. This addition, which includes a hipped-roof tower, has gained significance in its own right. The carriage house received a one-story kitchen addition. A non-historic garage was constructed in front of the carriage house in 1915. The eastern third of the property was subdivided in 1953, however the landscaped garden setting remains. Despite these alterations, the building clearly retains integrity of location, design, materials, workmanship, setting, and feeling.

CHARACTER-DEFINING FEATURES

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

As described in the Landmark Designation Report, the following is a list of exterior character defining features of the Benedict-Gieling House:

The character-defining exterior features of the Benedict-Gieling House include the overall form, structure, height, massing, materials, and ornamentation of the house, carriage house and landscaped garden setting, specifically:

1. House
 - A. T-shaped plan, partial three-story height, cross-gable roof, hipped-roof tower, portico, and bay window;
 - B. Primary south façade, west façade facing the driveway, and east façade from the front of the house to just beyond the bay window;
 - C. Rustic channel siding on the west, south, and east façades;
 - D. Fluted door and window trim, window hoods, portico columns and entablature, bay window trim, and bracketed raking cornices;
 - E. Primary entrance, including the painted wood doors, casings, transom, and paneling;
 - F. Fenestration on the west, south, and east facades with double-hung wood windows and trim;
 - G. Art glass window on the west façade.
2. Carriage House
 - A. Rectangular plan, one and a half story height, and gable roof;
 - B. Wood cladding;
 - C. Hay hoist on south façade.
3. Landscaped Garden Setting
 - A. Footprint of the driveway, front, side and rear gardens.

INTERIOR LANDMARK DESIGNATION

According to Article 10, Section 1004(c) of the Planning Code, only those interiors that were historically publicly accessible are eligible for listing in Article 10. Article 10, Section 1004(c) of the Planning Code states,

(c) The property included in any such designation shall upon designation be subject to the controls and standards set forth in this Article 10. In addition, the said property shall be subject to the following further controls and standards if imposed by the designating ordinance:

- (1) For a publicly-owned landmark, review of proposed changes to significant interior architectural features.
- (2) For a privately-owned landmark, review of proposed changes requiring a permit to significant interior architectural features in those areas of the landmark that are or historically have been

accessible to members of the public. The designating ordinance must clearly describe each significant interior architectural feature subject to this restriction.

Interiors of private residences are therefore ineligible for protection under Article 10 of the Planning Code. Nonetheless, it is strongly recommended that the interior be preserved under conservation easement and/or future interior alterations are sensitively designed.

BOUNDARIES OF THE LANDMARK SITE

The boundaries of the landmark site encompass all of and are limited to Assessor's Block 3561, Lot 060.

PLANNING DEPARTMENT RECOMMENDATION

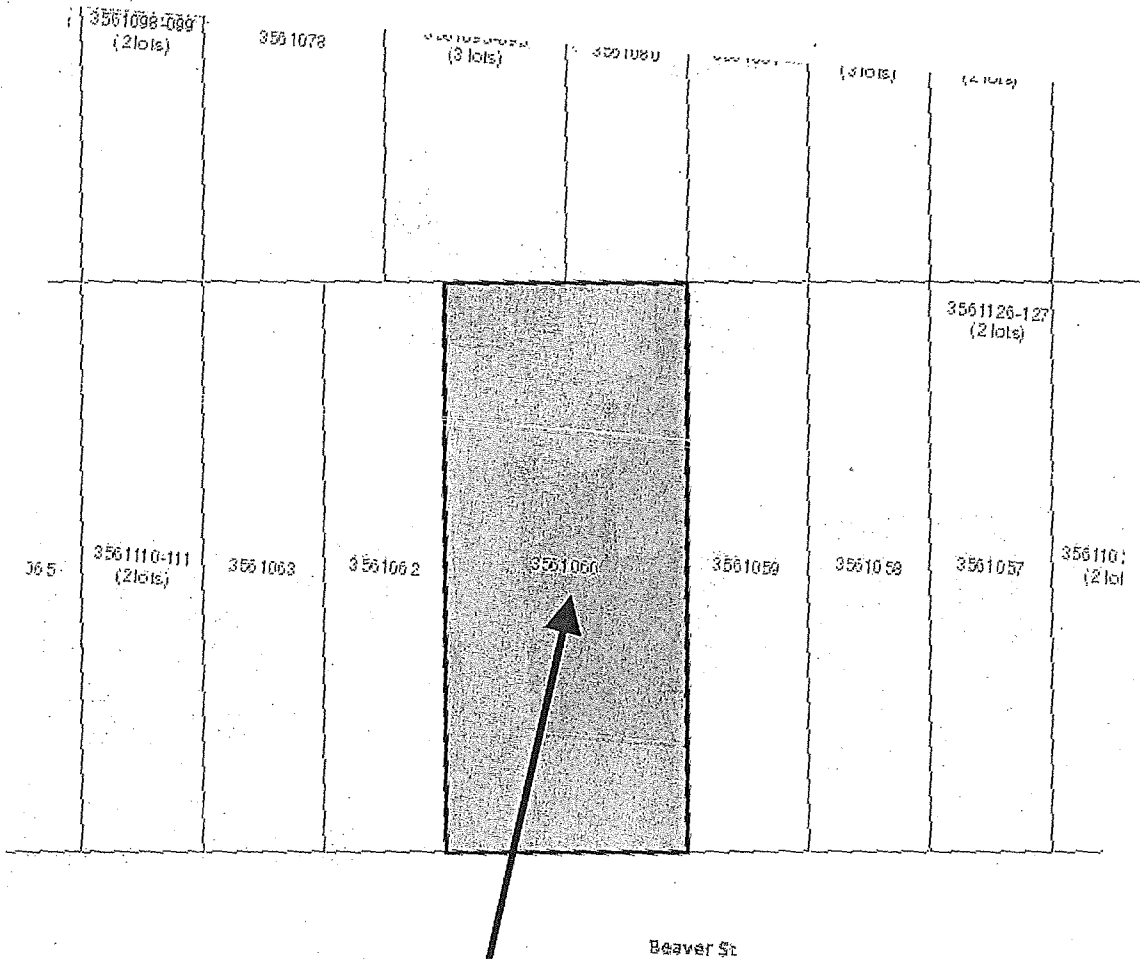
Based on the Department's analysis, 22 Beaver Street (Benedict-Gieling House) is individually eligible for Article 10 Landmark designation as it embodies the distinctive characteristics of a type, period, or method of construction. The subject property is architecturally significant as a very early and distinctive example of an Italianate villa and carriage house located within a landscaped garden setting. Designation of 22 Beaver Street (Benedict-Gieling House) also appears to meet two of four of the Historic Preservation Commission's priorities for designation. Staff recommends approval of the proposed landmark designation of 22 Beaver Street (Benedict-Gieling House).

The Historic Preservation Commission may recommend approval, disapproval, or approval with modifications of the proposed designation of 22 Beaver Street (Benedict-Gieling House) as a San Francisco landmark under Article 10 of the Planning Code to the Board of Supervisors pursuant to Planning Code Section 1004.1. If the Historic Preservation Commission approves the designation, a copy of the motion of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation (Section 1004.4). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days (Section 1004.5).

ATTACHMENTS

- A. Draft Landmark Designation Report
- B. Draft Motion initiating designation

Parcel Map



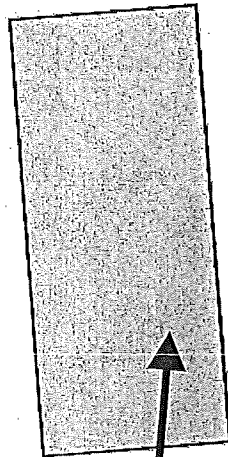
SUBJECT PROPERTY

Beaver St

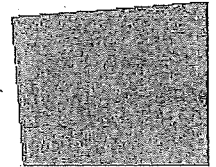


Zoning Map

RH-2



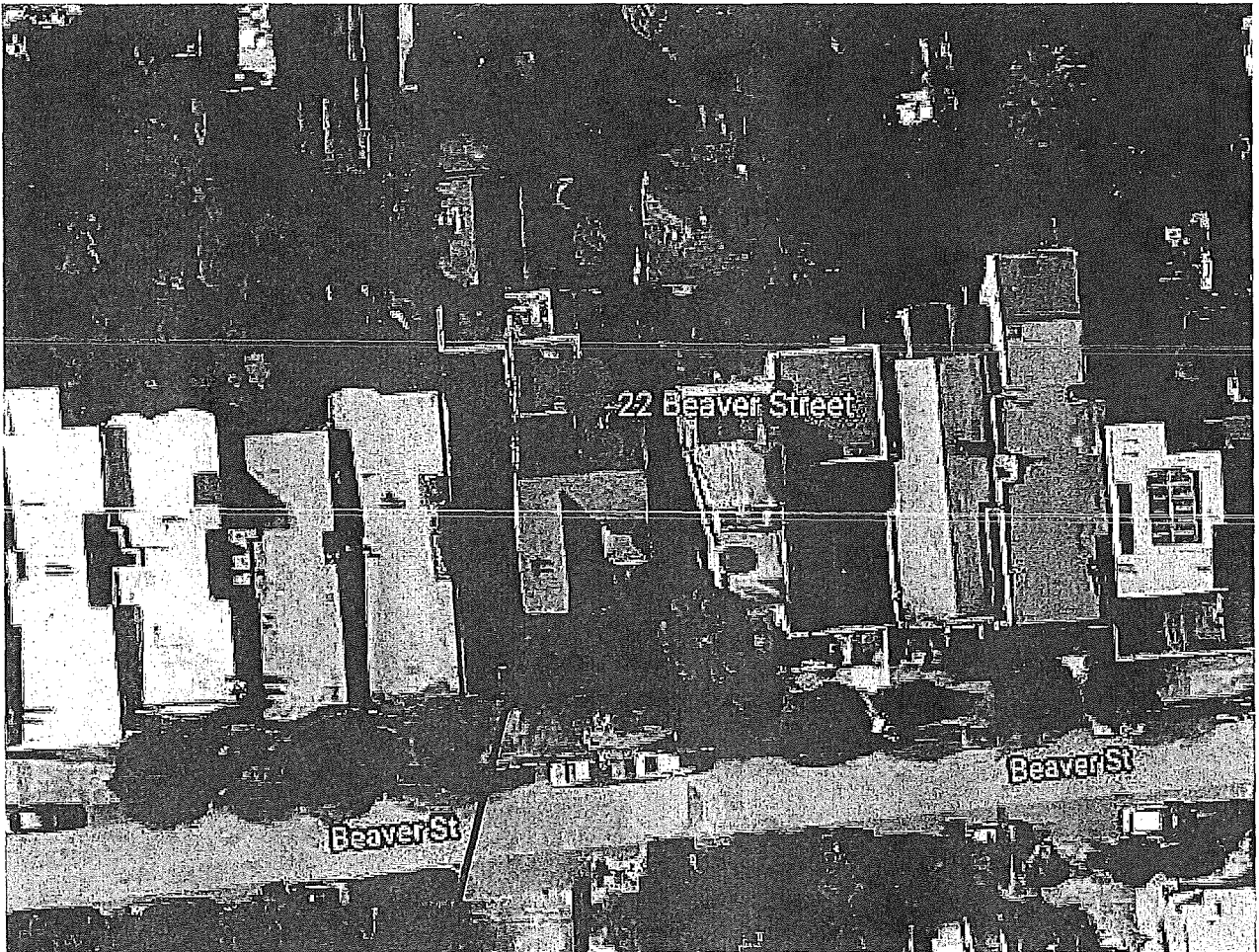
RH-3



SUBJECT PROPERTY



Aerial Photo

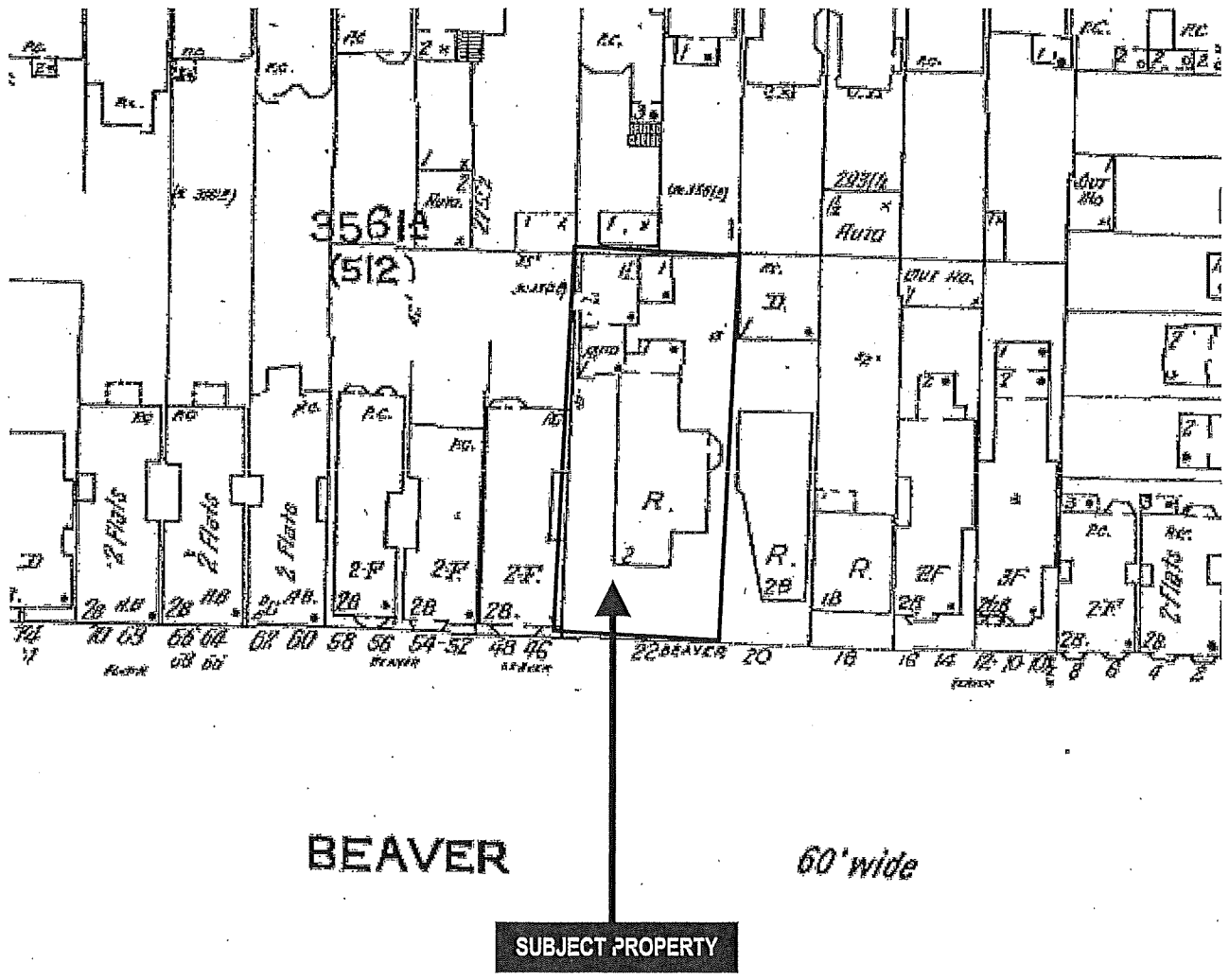


SUBJECT PROPERTY



Article 10 Landmark Designation
2018-008827DES
22 Beaver Street (Benedict-Gieling House)

Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Article 10 Landmark Designation
2018-008827DES
22 Beaver Street (Benedict-Gieling House)

Site Photo



Article 10 Landmark Designation
2018-008827DES
22 Beaver Street (Benedict-Gieling House)



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 979

HEARING DATE: SEPTEMBER 19, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No. 2018-008827DES
Project: 22 Beaver Street (aka Benedict-Gieling House)
Re: Initiate Article 10 Landmark Designation
Staff Contact: Shannon Ferguson (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

RESOLUTION TO INITIATE DESIGNATION OF 22 BEAVER STREET (AKA BENEDICT-GIELING HOUSE), ASSESSOR'S PARCEL BLOCK NO. 3561, LOT NO. 060, AS ARTICLE 10 LANDMARK.

1. WHEREAS, a community-sponsored Landmark Designation Application for Article 10 Landmark Designation for 22 Beaver Street was prepared by VerPlanck Historic Preservation Consulting and submitted to the Planning Department by property owner Imogene Gieling; and
2. WHEREAS, Department Staff Shannon Ferguson, who meets the Secretary of Interior's Professional Qualification Standards, reviewed the Landmark Nomination for 22 Beaver Street for accuracy and conformance with the purposes and standards of Article 10; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of September 19, 2018, reviewed Department staff's analysis of 22 Beaver Street's historical significance per Article 10 as part of the Landmark Designation Case Report dated September 19, 2018; and
4. WHEREAS, the Historic Preservation Commission finds that 22 Beaver Street nomination is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby initiates designation of 22 Beaver Street (aka Benedict-Gieling House), Assessor's Parcel Block No. 3561, Lot No. 060, as a Landmark pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on September 19, 2018.



Jonas P. Ionin
Commission Secretary

AYES: Wolfram, Hyland, Black, Johnck, Matsuda, Pearlman

NAYS: None

ABSENT: Johns

ADOPTED: September 19, 2018

Member, Board of Supervisors
District 8



City and County of San Francisco

RAFAEL MANDELMAN

September 10, 2018

Andrew Wolfram, Commission President
San Francisco Historic Preservation Commission
1650 Mission St., Suite 400
San Francisco, CA 94103

RE: Support for 22 Beaver Street Historic Landmark Designation

Dear President Wolfram:

It is my pleasure to recommend the property of 22 Beaver Street (aka Benedict-Gieling House), Assessor's Block No. 3561 Lot No. 060, for Historic Landmark designation under Article 10, Section 1004 of the Planning Code.

The Benedict-Gieling House was built ca. 1870 and is today one of the oldest homes in the Duboce Triangle neighborhood. The house survived the Great Earthquake and Fire of 1906 and has undergone very minimal renovations to the exterior. We believe that the street, neighborhood, and city of San Francisco would benefit from the preservation of this property as it embodies many characteristics of the Italianate villa type, including its portico, tower, cross-gable roof, bracketed cornice, fluted door, window trim, and segmental-arched windows with bracketed hoods and impost blocks, as well as the Italianate detailing on three of its four exterior elevations that indicate that it was meant to be appreciated within its landscaped garden setting.

With this letter of support, I encourage the Historic Preservation Commission to vote in favor of this nomination.

Sincerely,

A handwritten signature in black ink, appearing to read "Rafael Mandelman".

Rafael Mandelman



SAN FRANCISCO
PLANNING DEPARTMENT

HPC
BOARD OF SUPERVISORS
SAN FRANCISCO
2018 NOV 26 PM 3:27
BY AK

November 20, 2018

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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Re: Transmittal of Planning Department Case Number 2018-008827DES:
22 Beaver Street Landmark Designation (Benedict-Gieling House)
BOS File No: _____ (pending)
Historic Preservation Commission Recommendation: Approval

Dear Ms. Calvillo and Supervisor Mandelman,

On November 7, 2018 the San Francisco Historic Preservation Commission (hereinafter "HPC") conducted a duly noticed public hearing at a regularly scheduled meeting to consider a recommendation for a community sponsored landmark designation for 22 Beaver Street, known historically as the Benedict-Gieling House, to the Board of Supervisors. At the hearing, the HPC voted to approve a resolution to recommend landmark designation pursuant to Article 10 of the Planning Code.

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

Supervisor, we appreciate your sponsorship of this ordinance.

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

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

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

Attachments:

Draft Article 10 Landmark Designation Ordinance

Historic Preservation Commission Resolutions

Planning Department Memo dated November 7, 2018

Planning Department Case Report dated September 19, 2018

~~Article 10 Landmark Designation Report~~

Letters of Support

Benedict-Gieling House

22 Beaver Street

Landmark Designation



SAN FRANCISCO
PLANNING DEPARTMENT

181175

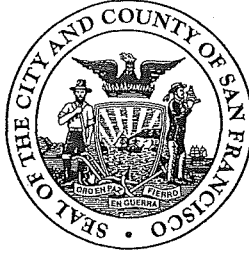
170A

Exterior and Garden Setting



171B

BOARD of SUPERVISORS



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


NOTICE OF PUBLIC HEARING

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

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

- Date:** Monday, January 28, 2019
- Time:** 1:30 p.m.
- Location:** Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA
- Subjects:** File No. 181175. Ordinance amending the Planning Code to designate 22 Beaver Street (Benedict-Gieling House), Assessor's Parcel Block No. 3561, Lot No. 060, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in these matters, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to these matters are available in the Office of the Clerk of the Board. Agenda information relating to these matters will be available for public review on Friday, January 25, 2019.


Angela Calvillo, Clerk of the Board

DATED/MAILED/POSTED: January 18, 2019



SAN FRANCISCO PLANNING DEPARTMENT

2018 NOV 26 PM 3:27

BY AK

November 20, 2018

Ms. Angela Calvillo, Clerk
Honorable Supervisor Rafael Mandelman
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
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Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

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

Attachments:

Draft Article 10 Landmark Designation Ordinance

Historic Preservation Commission Resolutions

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Article 10 Landmark Designation Report

Letters of Support

