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DATE: February 15, 2019

TO: Angela Calvillo, Clerk of the Board

FROM: Lisa Gibson, Environmental Review Officer – (415) 575-9032

RE: Appeal of the Categorical Exemption for 2831-2833 Pierce Street,
Assessor's Block 0537, Lot 001H
Board of Supervisors File No. 181247
Planning Department Case No. 2016-015685ENV

HEARING DATE: February 26, 2019

Attached is a PDF of the Planning Department's appeal response memorandum and attachments to the Board of Supervisors regarding the appeal of the categorical exemption for 2831-2833 Pierce Street. A copy of these materials will be submitted to the Clerk of the Board on Friday, February 15, 2019 for the board file. We have also e-mailed copies of the memorandum to the project sponsor and appellant.

If you have any questions regarding this matter, please contact Stephanie Cisneros at (415) 575-9186 or stephanie.cisneros@sfgov.org.

Thank you.

attachment



SAN FRANCISCO PLANNING DEPARTMENT

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2019 FEB 15 PM 2:16

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AG

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Categorical Exemption Appeal 2831-2833 Pierce Street

DATE: February 15, 2019
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Lisa Gibson, Environmental Review Officer – (415) 575-9032
Stephanie Cisneros – (415) 575-9186
RE: Board of Supervisors File No. 181247;
Planning Case No. 2016-015685ENV
Appeal of Categorical Exemption for 2831-2833 Pierce Street
HEARING DATE: February 26, 2019
ATTACHMENTS: A – Historic Resource Evaluation of 2829-31 Pierce Street for Kent Penwell
by Richard Brandi, dated April 3, 2017
B – Supplemental Information for Historic Resource Determination

PROJECT SPONSOR: Tara Sullivan, Reuben, Junius & Rose, (415) 567-9000
APPELLANTS: Genevieve F. Anderson and Matthew R. Anderson

INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (the board) regarding the Planning Department's (the department) issuance of a categorical exemption under the California Environmental Quality Act (CEQA determination) for the proposed 2831-2833 Pierce Street project.¹

The department, pursuant to Title 14 of the CEQA Guidelines, issued a categorical exemption for the project on May 10, 2018 finding that the proposed project is exempt from the California Environmental Quality Act (CEQA) as a Class 1 categorical exemption.

The decision before the board is whether to uphold the department's determination to issue a categorical exemption and deny the appeal, or to overturn the department's determination to issue a categorical exemption and return the project to the department staff for additional environmental review.

SITE DESCRIPTION AND EXISTING USE

The project site is located on assessor's block 0537, lot 001H, within the Marina neighborhood on the block bounded by Pierce Street to the east, Green Street to south, Scott Street to the west and Union Street to the

¹In some records, the address 2829 Pierce Street is also associated with this assessor's block and lot. However, the subject property will be referred to in this appeal response as 2831-2833 Pierce Street.

north. The project site is zoned RH-3 (Residential- House, Three Family) and is within the 40-X height and bulk district. The property is surrounded primarily with residential buildings consisting of apartment buildings to the northwest, fronting Union and Pierce Streets, and one- to three-unit residential buildings to the southeast and southwest, fronting Pierce, Green and Scott Streets. The project site is not located within a historic district and is not adjacent to any identified historic resources. The project site is an approximately 3,808 square foot rectangular parcel with a depth of 136 feet and width of 28 feet. The 2831-2833 Pierce Street building consists of two dwelling units within an approximately 4,393 square foot, two-story over garage, approximately 31-foot-tall building. The building was constructed in 1949.

PROJECT DESCRIPTION

The proposed project involves interior and exterior alterations to the building and includes a horizontal and vertical addition. The proposed addition would add approximately 3,002 square feet to the existing building, increasing the square footage from 4,393 square feet to 7,395 square feet. The addition would add a fourth floor, resulting in a building with three stories over a garage, and increasing the height from approximately 31 feet to approximately 40 feet in height. The project would expand the square footage of both dwelling units and no additional parking is proposed. The project also consists of façade alterations to include new windows and new façade materials.

BACKGROUND

On November 4, 2016, Rodrigo Santos of Santos & Urrutia, on behalf of property owners Kent and Reagan Penwell, filed a building permit application with the Department of Building Inspection (the building department). This was routed to the planning department (hereinafter department) for review of the then proposed demolition of the existing building, and the new construction of a 4-story, two-unit building.

On April 3, 2017, a Historic Resource Evaluation (HRE) was prepared by Richard Brandi, an historic consultant on the department's qualified historic resources consultant list. An HRE is required for projects that involve the proposed demolition of any building constructed at least 45 years ago where the historic resource status of the property is unknown (i.e., buildings not previously surveyed and not listed on local, state, or federal registers).

On May 05, 2017, an Environmental Evaluation Application, Historic Resource Evaluation, and Supplemental Information for Historic Resource Determination completed by Rodrigo Santos were submitted to the department for the environmental review of the proposed demolition.

On September 13, 2017, the department received information via email from a concerned neighbor that provided additional information about Streamline Moderne architecture and a petition signed by concerned neighbors.

On September 20, 2017, the department prepared a Preservation Team Review Form, which was attached to the categorical exemption document issued for this project, determining that the building was not eligible for listing in the California Register of Historical Resources (California Register) either individually

or as part of a historic district. Therefore, the building was not considered a historic resource pursuant to CEQA.

On September 21, 2017, the department determined that the proposed project was categorically exempt under CEQA Class 1—Existing Facilities (interior and exterior alterations) and Class 3 – New Construction (up to 6 residential units), and that no further environmental review was required.

On April 24, 2018, the department received new plans from the building department. The plans reflected a modified project consisting of an alteration and addition to the existing building instead of demolition and new construction.

On April 27, 2018, the project sponsor changed to the law firm of Rueben, Junius and Rose on behalf of the same property owners (project sponsor). A revised environmental evaluation application and plans dated February 22, 2018 were submitted for environmental review.

On April 30, 2018, the department received notice from the project sponsor to withdraw the original proposal for demolition of the existing building.

On May 10, 2018, the department issued a new categorical exemption, reflecting the new scope of work. This categorical exemption, which superseded the 2017 categorical exemption, documented that the proposed project was categorically exempt under CEQA Class 1—Existing Facilities (interior and exterior alterations).

Between August 3, 2018 and August 22, 2018 four requests for the Planning Commission to exercise discretionary review on the proposed project's entitlement (approval of the building permit) were filed by neighbors. The proposed scope of work for the building permit required neighborhood notification to occupants and owners within a 150 foot radius and the noticing was completed August 6, 2018. These discretionary review applications are available under department record 2018-006138DRP in the San Francisco Property Information Map under Planning Applications.

On December 13, 2018, the four discretionary review requests were heard at the Planning Commission. Information was presented at the hearing that the project sponsor had reached agreement with three of the four discretionary review requestors regarding design modifications to the project. Following public testimony, the Planning Commission voted to grant discretionary review and approved the building permit with modifications and conditions that were proposed through the private agreements. The conditions included the following:

1. The rear pop out shall be eliminated at all levels except below grade garage level;
2. No portion of the building envelope shall extend beyond the building line of the adjacent property at 2823-25-27 Pierce, with the exception of bay windows not exceeding the length and width of the bay windows at 2823-25-27 Pierce Street.

3. The front facade will be lowered to no higher than 2823 Pierce Street's existing front deck railing;
4. The project shall use only transparent material for any portions of the front deck that are taller than 2823 Pierce Street's existing north side (abutting side) front deck railing; and
5. The five (5) windows in the south facing 4th floor light well shall be frosted or otherwise treated or located (e.g., clerestory windows) to preserve privacy for both homes.

In accordance with Chapter 31 of the San Francisco Administrative Code, approval of the building permit by the Planning Commission on December 13, 2018 was considered the approval action for the project.

On December 26, 2018, Genevieve F. Anderson and Matthew R. Anderson (hereinafter appellants) filed an appeal with the Board of Supervisors in opposition to the issuance of the categorical exemption. The appellants did not file a request for discretionary review nor did either speak at the Planning Commission discretionary review hearing on December 13, 2018.

On December 31, 2018, the department determined that the appeal of the CEQA determination was timely filed.

CEQA GUIDELINES

Categorical Exemptions

Section 21084 of the California Public Resources Code requires that the CEQA Guidelines identify a list of classes of projects that have been determined not to have a significant effect on the environment and are exempt from further environmental review.

In response to that mandate, the State Secretary of Resources found that certain classes of projects, which are listed in CEQA Guidelines Sections 15301 through 15333, do not have a significant impact on the environment, and therefore are categorically exempt from the requirement for the preparation of further environmental review. CEQA Guidelines section 15301, or Class 1 - Existing Facilities, consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

In particular, Section 15301(e) specifies:

(e) Additions to existing structures provided that the addition will not result in an increase of more than:

- (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
- (2) 10,000 square feet if:

- (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
- (B) The area in which the project is located is not environmentally sensitive.

The proposed project involves an approximately 3,002 square foot addition to a two-unit residential building, is in an area where public services and facilities are available, and is not located in an environmentally sensitive area. The resulting building would also be a two-unit residential building.

Additionally, CEQA Guidelines section 15300.2 establishes exceptions to the application of a categorical exemption. When any of the below exceptions apply, a project that otherwise fits within a categorical exemption must undergo some form of environmental review.

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The department followed standard procedures to determine if the building was a historical resource and found that it was not eligible for listing in the California Register, and therefore not a historic resource under CEQA.

Other than Historical Resources, none of the other above exceptions apply to the project or the project site.

In determining the significance of environmental effects caused by a project, CEQA State Guidelines Section 15064(f) states that the decision as to whether a project may have one or more significant effects

shall be based on substantial evidence in the record of the lead agency. CEQA State Guidelines 15064(f)(5) offers the following guidance: "Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumption predicated upon facts, and expert opinion supported by facts."

PLANNING DEPARTMENT RESPONSES

The concerns raised in the appeal letter are addressed in the responses below in the order expressed by the appellants.

Response 1: Consistent with CEQA and departmental procedures, the department reviewed the property and properly determined that it is not a historical resource under CEQA.

Section 15064.5 of the CEQA Guidelines sets forth the definition of historical resources, as cited below:

- (1) *A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).*
- (2) *A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.*
- (3) *Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852) including the following:*
 - (A) *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
 - (B) *Is associated with the lives of persons important in our past;*
 - (C) *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
 - (D) *Has yielded, or may be likely to yield, information important in prehistory or history.*

- (4) *The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.*

The subject property is not listed in any local, state, or federal registers of historical properties. A qualified consultant prepared an HRE that determined the building did not meet the criteria for listing on the California Register. In reviewing the consultant-prepared HRE, Supplemental Information for Historic Resource Determination, and additional information submitted to the department, Preservation Staff agreed with the consultant-prepared HRE report and determined that the subject property did not meet the criteria for listing in the California Register. Preservation Staff did not identify any additional information that would result in the department determining the building to be an historical resource. Additionally, the appellants have not provided substantial evidence by a qualified consultant to dispute department's findings.

Response 2: Consistent with CEQA and departmental procedures, the department reviewed the property's eligibility for listing in the California Register under Criterion 3 (Architecture) and properly determined that it is not a historical resource under this criterion.

The department reviewed the property to determine if it would be eligible for listing on the California Register under Criterion 3 (Architecture), thereby qualifying as a historical resource under CEQA. The Department reviewed the Supplemental Information for Historic Resource Determination and HRE submitted and conducted additional research on the Streamline Moderne architectural style's prominence in San Francisco. The information provided in the appellants' appeal letter was also submitted as supplemental information to the Department via email on September 13, 2017 and was taken into consideration as part of the historic preservation review. Based on all information available, the subject building was not determined to be eligible as either an individual resource or as a contributor to an eligible historic district for the following reasons. The building was constructed in 1949 by Marin County-based architect Conrad T. Kett. The building's architectural style is best described as a mix of Streamline Moderne and Mid-Century Modern, as it includes features of both styles.

Although the building has undergone minimal alterations since construction, the original windows have been replaced over the years (1996, 2010, and 2013). While the original footprint of the building remains, the building does not represent a fully expressed example of the Streamline Moderne architectural style. Full expressions of the style exhibit the following features as described in the [San Francisco Modern Architecture and Landscape Design, 1935-1970 Historic Context Statement](#) (*Historic Context Statement*):

- **Primary:** Rounded corners and curved surfaces; curved railings and overhangs; speed lines (bands of horizontal piping, also known as "speed whiskers"); curved glass windows or small porthole windows; horizontal ribbon windows; flat roof with coping at the roofline; smooth stucco or concrete wall surface (often painted white); wraparound windows at the corners; metal

balconettes/railings (often curved); general absence of historically derived ornamentation; and horizontal orientation and asymmetrical façade.²

- **Secondary:** Glass block windows and walls; aluminum, stainless steel, chrome and/or wood used for door and window trim; towers and vertical projections, typically found on commercial or institutional buildings; awning or double-leaf garage door; curvilinear/geometric landscaping and/or hardscape; and dyed concrete paving, typically found with residential buildings.³

While the subject property exhibits some of the identified features, such as horizontal orientation and an asymmetrical façade, smooth stucco, and general absence of historically derived ornamentation, it does not include enough of the described features to be considered a fully realized example of the Streamline Moderne style. Some of the primary features that the building does not exhibit include, but are not limited to, rounded corners and curved surfaces, curved railings and overhangs, curved glass windows or small porthole windows, and metal balconettes and railings (often curved).

The *Historic Context Statement* further discusses the development and implementation of modern architectural styles, including Streamline Moderne, and provides examples of residential, institutional and commercial buildings in San Francisco that are full expressions of the style. Additionally, the building was constructed in 1949, near the end of the Streamline Moderne spectrum, which began in 1930.

Therefore, the building does not appear to be eligible under Criterion 3 for its architecture.

Response 3: Consistent with CEQA and departmental procedures, the department reviewed the property's eligibility for listing in the California Register under Criterion 2 (Persons) and properly determined that it is not a historical resource under this criterion.

The department reviewed the property to determine if it would be eligible for listing on the California Register under Criterion 2 (Persons), thereby qualifying as a historic resource under CEQA. Properties found to be eligible under Criterion 2 have a direct association or associations with the life and significant work of an individual or individuals who have made substantial contributions to local, state or national history. Kett did not live in or work out of the subject property. The subject property was constructed as a two-unit residence and has been maintained as such since its construction. None of its owners or occupants were found to have made significant contributions to local, state or national history such that the property would be eligible for listing in the California Register under Criterion 2 (Persons).

The significance of a property due to its association with an architect or builder is assessed under Criterion 3 rather than Criterion 2. The department reviewed the property to determine if it would be eligible for listing on the California Register under Criterion 3 for its association with architect Conrad T. Kett. Kett was a Marin-based architect who was a member of the *American Institute of Architects* and is listed in the *AIA Historical Directory of American Architects*. However, his designs have not influenced local, state or national trends such that he would be considered a master architect, although he is known for introducing

² Brown, Mary, *San Francisco Modern Architecture and Landscape Design, 1935-1970 Historic Context Statement*, September 30, 2010, page 157-158. Document can be found: <http://ohp.parks.ca.gov/pages/1054/files/sfmod.pdf>

³ *Ibid.*, page 158

the Ranch type house to Marin County. His known work in San Francisco is limited and includes the subject property and the Ocean Park Motel (2690 46th Avenue, extant), the latter of which is considered an example of a full expression of the Streamline Moderne style. The subject property is not an outstanding example of Kett's work.

Response 4: Consistent with CEQA and departmental procedures, the department reviewed the property's eligibility for listing in the California Register under Criterion 1 (Events) and properly determined that it is not a historical resource under this criterion.

The department reviewed the property to determine if it would be eligible for listing on the California Register under Criterion 1 (Events), thereby qualifying as a historic resource under CEQA. The subject property is located within the boundaries of the larger Cow Hollow neighborhood, as defined by the Cow Hollow Association to be "Greenwich Street, Pierce Street, Pacific Avenue, and Lyon Street." However, it is not located within the boundaries of the Cow Hollow First Bay Tradition historic district, which was previously found to be eligible for listing on the California Register. The boundaries of the historic district are roughly Filbert Street to the north, Scott Street to the east, Vallejo Street to the south, and Lyon Street to the west. The district is significant under Criterion 3 (Architecture) for embodying the distinctive characteristics of the first period of large-scale development in Cow Hollow and the distinctive characteristics of the First Bay Tradition style. The period of significance for the district is ca. 1888-1914. The subject property was constructed well after this initial development period of the Cow Hollow neighborhood and in a different architectural style. Therefore, it would not be considered a contributing property to the historic district.⁴

CONCLUSION

The department has determined that the proposed project is categorically exempt from environmental review under CEQA on the basis that: (1) the project meets the definition of one or more of the classes of projects that the Secretary of Resources has found do not have a significant effect on the environment (Class 1), and (2) none of the exceptions specified in CEQA Guidelines section 15300.2 prohibiting the use of a categorical exemption are applicable to the project. No substantial evidence supporting a fair argument that a significant environmental effect may occur as a result of the project has been presented that would warrant preparation of further environmental review. The appellants have not provided any substantial evidence or expert opinion to refute the conclusions of the Department.

For the reasons stated above and in the May 10, 2018 CEQA categorical exemption determination, the CEQA determination complies with the requirements of CEQA, and the project is appropriately exempt from environmental review pursuant to the cited exemption. The department therefore respectfully recommends that the board uphold the CEQA categorical exemption determination and deny the appeal of the CEQA determination.

⁴ While not a qualified historic preservation professional, the Cow Hollow Association submitted an email to the department on February 7, 2019 concurring with the department's findings. The letter is part of Board File No. File No. 181247 for this appeal.

Attachment A

Historic Resource Evaluation of 2829-31 Pierce Street

**Historic Resource Evaluation
2829-31 Pierce Street**



Conducted for:

Kent Penwell
2831 Pierce Street
San Francisco, CA

Prepared by:

Richard Brandi
Architectural Historian
125 Dorchester Way
San Francisco, CA 94127

April 3, 2017

HISTORIC RESOURCE EVALUATION REPORT

1. Introduction

This HRE evaluates the building located at 2829-31 Pierce Street, to determine its individual eligibility for the California Register of Historical Resources and whether it lies within the boundaries of an eligible historic district that has not been previously identified.

Based on archival research, a site visit, and analysis, 2829-31 Pierce Street is not eligible for individual listing on the California Register of Historical Resources. The Planning Department has approved the following boundaries for a historic district analysis: the 2800 block of Pierce, the 2400 block of Union, and the 2400 block of Green Streets. Based on a survey of the area, the building does not appear to lie within a previously unidentified historic district.

This review was conducted by Richard Brandi who holds an M.A. in Historic Preservation from Goucher College, Maryland and a B.A. from U.C. Berkeley. He is listed as a qualified historian by the San Francisco Planning Department and the California Historical Resources Information System. In addition to researching and writing historic context statements, Mr. Brandi conducts historic resource evaluations; architectural surveys; CEQA, NEPA and Section 106 reviews; HABS/HAER documentation; National Register nominations; and project reviews using the Secretary of the Interior's Standards for the Treatment of Historic Properties. Richard has completed two nominations to the National Register of Historic Places, two HABS/HAER documentations, and dozens of HREs. He has also evaluated hundreds of buildings and surveyed thousands of buildings and structures. He has conducted design reviews using the Secretary of the Interior's Standards for the Treatment of Historic Properties in San Francisco, Chico, Pacific Grove, Pebble Beach, and Riverside. With more than 10 years of professional experience in architectural history and historic preservation, Mr. Brandi meets the requirements of a Qualified Professional as set forth by the Secretary of the Interior.

The building at 2829-31 Pierce stands on the west side of Pierce, between Union Street and Green Street (Block 0537 Lot 001H). It is located in a Zoning RM-1 Residential House, and 40-X Height and Bulk District.

Current Historic Status

The building at 2829-31 Pierce Street is not listed on the National Register of Historic Resources or California Register of Historical Resources, has not been rated by the California Historical Resources Information Center, and is not designated under San Francisco Planning Code Articles 10 or 11 as a local landmark or within a historic conservation district. The building is not included in *Splendid Survivors* and was not included in the 1976 citywide survey. It is located approximately one block east and north of the Pacific Heights Historic District.

2. Building and Property Description/Site History

Description

This building is a two-story-over-garage, two-unit flat. The building is rectangular-in-plan and sits on the west side of Pierce Street next to an unnamed alley on the building's north side. The building is built into the hill with three stories in front and two stories at the rear. The south side of the building is attached. The main façade has a recessed entrance on the left with a wood door, an acrylic corrugated fixed window, and brick planter boxes. Two garage doors are located in the center and right side of the ground floor. The second and third stories project slightly beyond the first story and rest on a rectangular wood belt course that is supported by two sets of three metal columns set at an angle. The window assemblies in the left bay run from the second to the third story, project slightly from the façade, and have three, two-part windows on each floor with spandrels of horizontal wood clapboards capped by a shallow rectangular hood wood. The window assemblies in the right bay run from the second to the third story and project slightly from the façade with three windows on each floor with spandrels of horizontal wood clapboards capped by a shallow rectangular hood wood on the primary façade that wraps on the north side of the building. The stucco-clad façade terminates with two vents bracketed with wood above the windows. The cornice has a curved stepped down cornice and a flat roof. The building has elements of the streamlined moderne style.



Main façade.

The north side of the builing has 13 double-hung wood and vinyl windows and a personnel door.



North side.

The rear of the building has two paried windows and two personnel doors covered by a metal awning on the first floor. The second floor has a three-part window and two double-hung windows. Permits indicate that a total of 30 windows have been replaced with either vinyl or wood composite material, amounting to nearly all the windows on the building.



Rear of building.

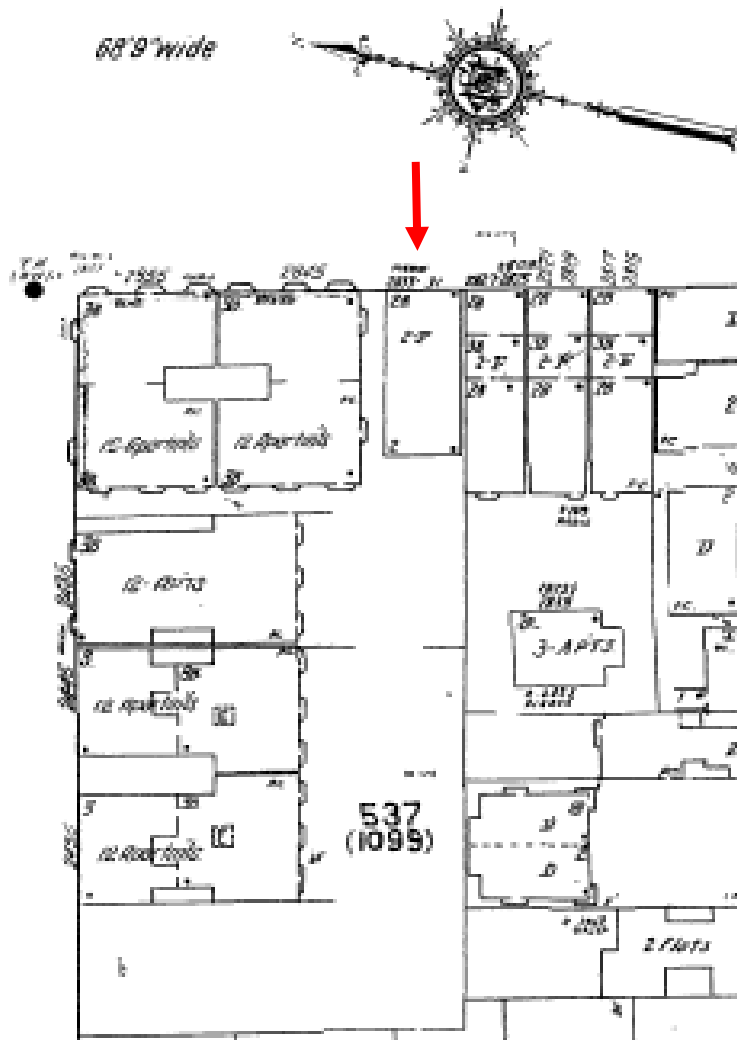
The Department of Building Inspection had located the original building permit dated 1948.

Permit History Table

| Date | Permit application | Name on Permit application listed as owner | Description of Work |
|-------------|---------------------------|---|--|
| 12/3/1948 | 104670 | Mrs. G. Bacigalupi | To erect two story, two-family building for \$22,000; architect Conrad Kett, Sausalito |
| 5/30/1995 | 09507995 | Aktins | Tear off existing roof and install new roof |
| 10/10/1996 | 0961536 | Underwood | Replacement of two vinyl windows on front façade |
| 7/09/2010 | 2010070963 29 | Janice Aktin and Underwood | Replace 12 windows size for size, wood to paint composite, visible from street |
| 2/20/2013 | 2010222005 44 | Janice Aktin and Underwood | Replace 16 windows size for size, not visible from street |

Site History

The site was formerly the site of a large house and grounds belonging to Elizabeth A. Bixler, wife of David Bixler, an early California pioneer attorney with extensive land holdings in the Sacramento Delta. The subject building sits on a portion of lot on the southwest corner of Pierce and Union that measured 148 feet along Pierce Street and 206 feet along Union Street. The 1900 and 1915 Sanborn maps show a large residence that does not appear on the the 1886 Sanborn map. Mrs. Bixley died in 1920. The apartment buildings on the corner of Union and Pierce next to the subject building were built in 1924, and the large house owned by Bixler presumably was demolished sometime between 1920 and 1924.¹ In 1949, the subject building was constructed on what had been the southern edge of Bixley's lot.

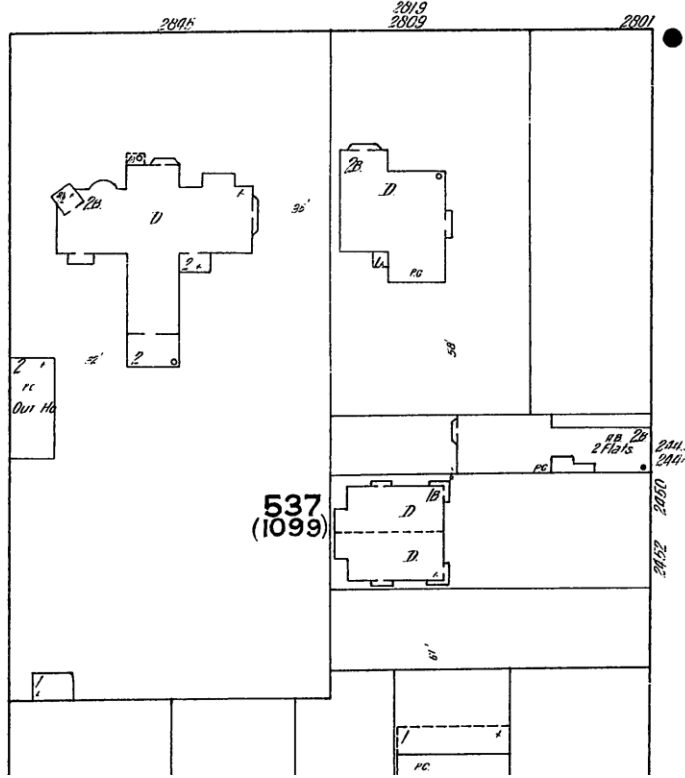


1950 Sanborn. Arrow points to subject house.

68'9" wide

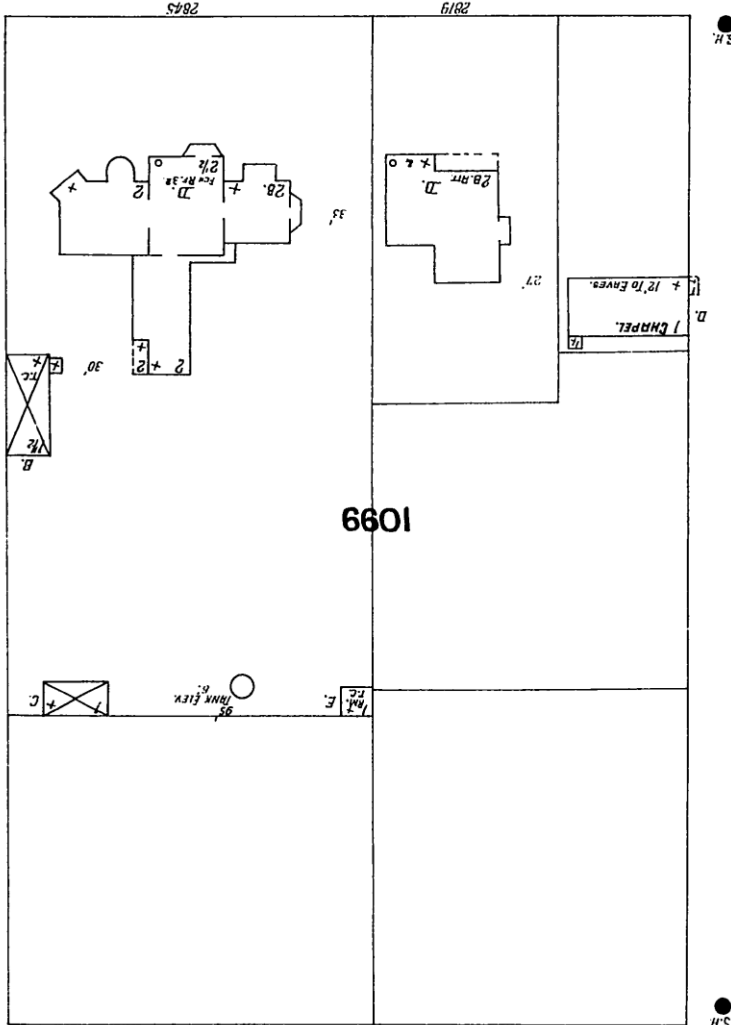


68'9"



1915 Sanborn.

ST.



689
611112
1900 Sanborn.

67

3. Focused Neighborhood Context

The building is located in the Cow Hollow neighborhood. According to Janis M. Horne, author of, *The History of Cow Hollow*:

Although San Francisco was founded by the Spanish in 1776 and later governed by Mexico, it had just become an American possession when the Gold Rush transformed it from a sleepy village to a thriving city. The population of San Francisco grew from 3,000 in 1848, to 25,000 at the end of 1849, to about 90,000 (according to William McElroy) in 1861. Yet the Octagon House was literally “out in the country” when it was built in Cow Hollow in 1861. Cow Hollow was that part of San Francisco which was bounded by large sand dunes to the north (about where Lombard Street is today), Franklin Street to the east, Green or Vallejo Street to the south, and the Presidio to the west. Its primary source of water was Washerwoman’s Lagoon, which was located between today’s Octavia and Gough streets. The area was named after its numerous dairy farms, although it had many vegetable gardens as well. Cow Hollow helped feed the growing city to the south.

The first effort to settle Cow Hollow occurred in 1845, when Presidio Corporal Benito Diaz successfully applied to the Mexican government for a grant of land called Punta de Lobos. The following year, Diaz relocated to Monterey and sold his land to U.S. Consul and real estate speculator Thomas O. Larkin. Larkin and two other Americans tried to develop a new town on the rancho, but their scheme was defeated by the Land Claims Commission, which ruled that Diaz’s original land grant was defective. As late as 1854, only four homes were known to have been built in Cow Hollow. Killey and Smith are believed to have founded the first milk ranch there in 1853, and other dairy farms soon followed, as well as vegetable gardeners. The number of dairy farms doubled in the 1860s, reaching 23 in 1870 and peaking at 38 around 1880. Dairy farms and vegetable gardens were not the only businesses in Cow Hollow. Some laundries and a tannery located near Washerwoman’s Lagoon in the 1850s, and they were followed, in the latter part of the nineteenth century, by breweries, distilleries, a shipyard, an iron works, stables, blacksmith shops, coal yards and a gas works, and other enterprises.

Ironically, only about 15% of all of the dairy farms in San Francisco were located in Cow Hollow, though the area was so named probably because of the density of dairy farms. The cows tended to be crowded into corrals and stables rather than allowed to graze for their feed, and as the density of population increased, the dairy farmers turned to the illegal practice of feeding the cows distillery slops (waste from nearby breweries). Combined, the cows’ crowded, unsanitary living conditions and their type of feed made the dairy farms a potential public health hazard.

In 1889, San Francisco public health officer Dr. James W. Keeney launched a crusade against the dairy farms in Cow Hollow. He encouraged newspaper

reporters to accompany him as he inspected conditions on the crowded farms and warned that milk from the cows caused typhus and tuberculosis. The resulting exposes make fascinating reading. Dr. Keeney also persuaded the San Francisco Board of Health to condemn some of the worst farms. As a result, the number of dairy farms in Cow Hollow declined from 22 in 1889, to 15 in 1890, to ten in 1891, to five in 1892 and three in 1897. The era of the dairy farms was coming to an end.

Other developments were changing the very geography of Cow Hollow. In the 1880s, prison laborers filled in Washerwoman's Lagoon with sand from the nearby dunes. In the 1890s, a private developer used more sand to fill in the tidal lands to the north, creating the Marina district (the area where the Panama Pacific International Exposition would be held). By 1915, the whole area, including Cow Hollow, was called the Marina. Only in second half of the twentieth century did the term Cow Hollow come back into use, to remind us of the days when dairy farms reigned supreme in this part of San Francisco.²



Green Street (the hilly street) at Pierce in 1929. The subject building will be built to the right on Pierce Street out of the camera's view (Source: San Francisco History Center, San Francisco Public Library, AAB-3905).

Potential Historic District Analysis

The Planning Department has approved the following boundaries for a historic district analysis: the 2800 block of Pierce, the 2400 block of Union, and the 2400 block of Green Streets.



Subject house with alley to the right.



End of the alley in mid block.



Looking at alley entrance on Pierce Street. Arrow points to rear of subject house.



West side of Pierce Street looking toward the corner of Union Street. The apartment buildings were built in 1924.



West side of Pierce Street looking toward the corner of Green Street.



East side of Pierce Street at Green.



East side of Pierce Street looking north.



East side of Pierce Street looking north.



East side of Pierce Street looking north at corner of Union Street.



North side of the 2400 block of Union Street.



North side of the 2400 block of Union Street.



North side of the 2400 block of Union Street.



South side of Union Street.



South side of Union Street.



South side of Green Street looking at corner with Pierce Street.



South side of Green Street looking uphill.



South side of Green Street mid block.



South side of Green Street.



**North side of Green Street looking at corner with
Pierce Street.**



North side of Green Street mid block.



North side of Green Street.

The buildings in the area include a wide mix of large 4-story apartments buildings, smaller apartment buildings, flats, and single-family dwellings ranging in styles from Victorian to contemporary. The diverse types of buildings and the wide time span during which the buildings were constructed do not present a concentration of historic resources. Therefore, the area does not have “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development” necessary to be considered an historic district.³

The following HRERs in the vicinity are: 2448 Green, category “C” and 2411 Green Category “A.”

4. Owner History

| Dates | Name Owner(s) | Occupation |
|-----------------------|--|--|
| 3/30/48 to 1955 | Gisella, Rimo, Aldo & George Bacigalupi | Botanist/Assistant cashier |
| 2/20/1955 to 12/31/69 | Gisella and Aldo Bacigalupi | Lending Officer/Botanist/Assistant Cashier/Unknown |
| 12/31/69 to 6/3/1970 | Aldo, Mary, George, Rimo, Bacigalupi | |
| 11/17/93 to 9/28/98 | Marilyn A. Adkins & Janice C. Underwood | Unknown |
| 9/28/98 to 11/05/15 | Adkins Living Trust & Janice C. Anderson Revocable Trust | Unknown |
| 11/05/2015 to Present | Golden Bear HoldingCo.(Eat) LLC | Unknown |

** City Directories end 1982.

Occupants

| Dates | Name Occupant | Occupation |
|--------------|---|--------------------|
| 1951–1971 | Gisella Bacigalupi, 2829 Pierce | Unknown, widowed |
| 1951–1993 | Aldo P.& Mary F. Bacigalupi, 2831 Pierce | Lending Officer |
| 1972 | Richard E. Jones, 2831 Pierce | Unknown |
| 1973–1974 | Richard Gibbons, 2831 Pierce | Co. Representative |
| 1975 | Coleen Ward, 2831 Pierce | Unknown |
| 1976–1982 | Thomas De Bakker, 2831 Pierce | Escrow Officer |

5. Architect/Builder

The designer of the building was Conrad Kett, an architect based in Marin County. According to an obituary in the *Sausalito News*, Number 41, October 9, 1952:

Funeral Services were held at Keaton’s Mortuary yesterday for Conrad Temple Kett, noted architect and ten year resident of Sausalito, who died suddenly Saturday morning. He was 51. Kett, who lived at 75 Crecienta drive, died in his sleep from a sudden heart attack. He had not previously been ill. Born in Chicago, Kelt came to Marin county in 1921 and lived in Mill Valley. He and his family moved into their Sausalito home ten years ago this month. The well known architect studied under private tutors and received his architect’s license in 1931. He specialized in designing homes and introduced the ranch type house to Marin county. He was known to have turned down many commissions to design apartments and larger buildings because he preferred to devote his talents to homes. He was a member of the Sausalito Savings and Loan Board of Directors and a director of the Marin Taxpayers Association. For many years he was a member of the American Institute of Architects. He leaves his wife, Laura, a son Frederick W., who is a freshman student at Stanford University; and a brother Frederick T Kett, a prominent Marin real estate broker.

Kett is known to have designed several other buildings. He designed the Ocean Park Motel in 1937 in a Streamline Modern with a nautical theme:⁴

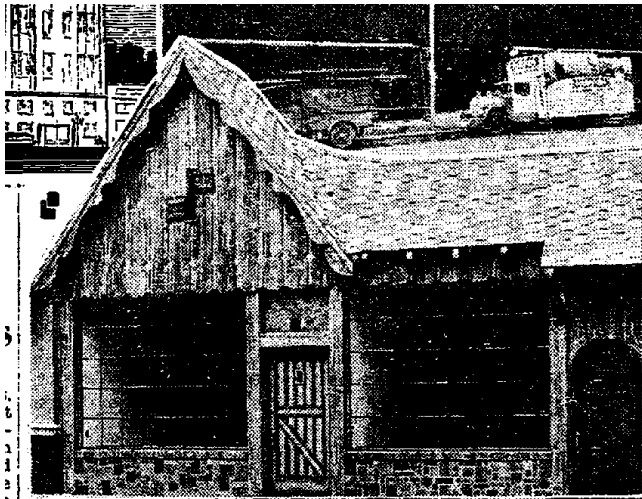


Ocean Park Motel.

Also in 1937, Kett designed 2 three-story houses at Ulloa and Laguna Honda Boulevard.⁵



619 Coloma Street, Sausalito designed and built by Conrad Keet and his brother Federick Kett in 1950.⁶



Picturesque little Carmel shops created by Architect Conrad T. Kett from unsightly old garages. They were transformed for Eugene N. Fritz Jr., owner of the site, located on Pine between Mason and Taylor streets.

Fritz Turns Garages Into Quaint Nob Hill Shops

Conversion of an ugly eyesore in the form of old garages into a quaint old English shop building containing two unique stores has just been completed by Eugene N. Fritz Jr.

The shops, designed by Conrad T. Kett, are located on the north line of Pine street, between Mason and Taylor streets. They provide close-

in quarters of unusual taste which Fritz plans to rent to a florist, beauty establishment or similar concern which would draw trade from the thickly populated high-class Nob Hill apartment area.

REMO

Make Your Home

Kett remodeled garages on Pine Street in 1932.
San Francisco Chronicle, March 26, 1932.

6. Eligibility for the California Register of Historical Resources

The Assessor uses a date of construction of 1949. The construction permit was dated December 1948 but construction presumably took more than one month making the year of construction 1949. This year is also used as the period of significance.

California Register of Historical Resources

The California Register of Historical Resources (CRHR) evaluates a resource's historic significance based on the following four criteria:

Criterion 1 (Event): Resources associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources associated with the lives of persons important to local, California, or national history.

Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or that represent the work of a master or possess high artistic values.

Criterion 4 (Information Potential): Resources that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one of the four criteria, a resource must be more than 50 years old, unless it can be demonstrated that sufficient time has passed to understand the building's historical importance. The age of the building is 68 years, making it potentially eligible for listing.

Under Criterion 1 (Event), the subject building was constructed after much of Cow Hollow was built and is not associated with any noteworthy event.

Under Criterion 2 (Person), the owners and occupants do not appear to be historically significant. Therefore, the building is not associated with the lives of persons important to local, California, or national history.

Under Criterion 3 (Design/Construction). The designer Conrad Kett was an architect based in Sausalito about whom little is known. His few works in San Francisco and his residential work in Marin County do not appear to represent the work of a master. The building at 2829-31 Pierce Street does not embody the distinctive characteristics of a type, period, region, or method of construction.

This report does not address archeology under Criterion 4 (Information Potential).

Based on archival research, a site visit, and analysis, 2829-31 Pierce Street is not eligible for individual listing on the California Register of Historical Resources.

7. Integrity

The evaluation of historic significance is a two-step process. First, the historic significance of the property must be established. If the property appears to possess historic significance, then a determination is made of its physical integrity: that is, its authenticity as evidenced by the survival of characteristics that existed during the resource's period of significance. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Since the building does not possess historic significance, an evaluation of its historic integrity is not needed.

8. Character-defining Features

NA

9. Bibliography of Works Cited and Archives Consulted.

The sources used for the HRE are:

Draft Supplemental Form for Historic Resource Determination, undated.

Online Resources

National Park Service website: "How to Apply the National Register Criteria for Evaluation."

San Francisco Block Books.

San Francisco City Directories.

San Francisco Public Library, San Francisco History Center Photographic Collection.

San Francisco Public Library, Historic Sanborn maps.

San Francisco Planning Department website.

Other Resources

City and County of San Francisco:

Department of Building Inspection

Office of the Assessor-Recorder

Assessor Data Card


| CONSTRUCTION RECORD | | | | NORMAL % CODE | | | | | |
|---------------------|-----|------|------------|---------------|------------|-----|------------|-------|---|
| PERM. NO. | FOR | AMT. | DATE | EFFEC. YEAR | APPR. YEAR | AGE | REMA. LIFE | TABLE | % |
| 178782 | 1/4 | | 11/11/1949 | | | | | | |

REMARKS: 2-2nd FLOOR CONCRETE FRAME - OVER HANG ROOF
6-2nd FLOOR + 2-2nd FLOOR - 2-2nd FLOOR
CONCRETE AND WOOD - CONCRETE BUILT FRAME

CHURN 537-16 2280A VACANT LOT - CONCRETE FRAME RY 6 HIGH

| LAND DATA | | TOPOGRAPHY | |
|-----------------------------|------|------------|------------|
| DEPTH | AREA | SOILING | TOPOGRAPHY |
| 27 FT x 126 FT = 3402 SQ FT | 332 | 17% CL | GRASS |
| | | SOIL | VIEW |

| ADJUSTMENT | | VALUE | SPF. | MFV. |
|------------|-------------------|----------|------|------|
| CURB | 1.25% STD. DEPTH | \$ 43200 | 1193 | 1 |
| SIDEWALK | 1.125% STD. WIDTH | | | |
| UTILITIES | % CODE INCL. | | | |



PHOTO

| MARKET APPROACH | | | | | | | | | |
|-----------------|-------|------|-------|-------------|---------------------|------|---------|---------|---------|
| ADDRESS | BLOCK | LOT | DESC. | SQ. FT. | SALES PRICE - DATE | GRAB | REMARKS | REMARKS | REMARKS |
| 537 | 17 | 1242 | 376 | 11,000 - FC | 1949 | R2 | 117,000 | 2-18 | 219 |
| 7329 FRANKLIN | 504 | 23 | 1042 | 2800 | 92,500 - 7/10/1949 | R2 | 50,000 | 2-18 | 219 |
| 3329 29 October | 530 | 6A | 1242 | 3302 | 125,000 - 1/15/1949 | R2 | 37,800 | 2-18 | 219 |
| 10216 Gump | 566 | 21 | 1242 | 3224 | 165,000 - 1/12/1951 | R2 | 131,571 | 2-18 | 219 |

INCOME ANALYSIS

| GROSS INCOME | | NET INCOME | |
|--------------|-------|------------|--|
| 11,000 | 2,500 | | |
| 8,500 | | | |

ESTIMATED VALUE: 376

AAB 299 F-75 (W/D) CITY & COUNTY OF SAN FRANCISCO
ASSESSORS' OFFICE VALUATION DIVISION

VOL. 4 BLOCK 537 LOT 1 H.K.
ADDRESS 2229-31 PIERRE
CODE CLASS F

| STORIES | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | TOTAL | |
|---------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-------|-----|
| STORIES | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 2+5 |
| STORIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 12 | |

| RESIDENTIAL | | CLASS | | EXTERIOR CONSTRUCTION | | INTERIOR FINISH | | HEATING SYSTEM | |
|-------------|---------|-------------|---------|-----------------------|------|-----------------|------|----------------|-----|
| Roofing | 1 2 3 4 | 1A 1B 2 3 4 | 1 2 3 4 | Asph | Shed | Plaster | Shed | Steam | Gas |
| High | 1 2 3 4 | 1A 1B 2 3 4 | 1 2 3 4 | Asph | Shed | Plaster | Shed | Steam | Gas |
| Apartment | 1 2 3 4 | 1A 1B 2 3 4 | 1 2 3 4 | Asph | Shed | Plaster | Shed | Steam | Gas |
| Material | 1 2 3 4 | 1A 1B 2 3 4 | 1 2 3 4 | Asph | Shed | Plaster | Shed | Steam | Gas |
| Roofing | 1 2 3 4 | 1A 1B 2 3 4 | 1 2 3 4 | Asph | Shed | Plaster | Shed | Steam | Gas |

| COMPUTATIONS | | VALUATION RECORD | |
|------------------|---------------|------------------|---------------|
| APPRaiser & DATE | 1983 7-15-11 | UNIT | UNIT |
| 1st | 1983 18 47075 | 1st | 1983 18 47075 |
| 2nd | 1983 30 47075 | 2nd | 1983 30 47075 |
| Total | 376 9150 | Total | 376 9150 |

¹ *San Francisco Chronicle*, March 28, 1926.

² Janis M. Horne *The History of Cow Hollow*, <http://nscda-ca.org/wp/wp-content/uploads/2013/12/History-of-Cow-Hollow-March-2014.pdf>.

³ National Park Service website, “How to Apply the National Register Criteria for Evaluation,” www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf.

⁴ <http://oceanparkmotel.com/history.html>.

⁵ *San Francisco Chronicle*, November 20, 1937, addresses are not given.

⁶ City of Sausalito Planning Division Memo to Historic Landmarks Board, October 23, 2013

Attachment B

Supplemental Information for Historic Resource Determination

CASE NUMBER:
For Staff Use only

SUPPLEMENTAL INFORMATION FOR Historic Resource Determination

1. Current Owner / Applicant Information

| | |
|---|-------------------------------|
| PROPERTY OWNER'S NAME: KENT AND REAGAN PENWELL | |
| PROPERTY OWNER'S ADDRESS: 2831-2833 PIERCE ST. | TELEPHONE: (415) 235-6151 |
| | EMAIL: kent.penwell@db.com |

| | |
|---|--------------------------------------|
| APPLICANT'S NAME: RODRIGO SANTOS Same as Above <input type="checkbox"/> | |
| APPLICANT'S ADDRESS: 2451 HARRISON ST. | TELEPHONE: (415) 642-7722 |
| | EMAIL: rsantos@santosultultra.com |

| | |
|--|-------------------|
| CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/> | |
| ADDRESS: | TELEPHONE: () |
| | EMAIL: |

2. Location and Classification

| | |
|---|--------------------|
| STREET ADDRESS OF PROJECT: 2829-2831 Pierce Street | ZIP CODE: 94123 |
| CROSS STREETS: Union & Green | |

| | | | | |
|-------------------------------------|-------------------------------|------------------------------------|--------------------------|-------------------------------|
| ASSESSORS BLOCK/LOT: 0537 / 001H | LOT DIMENSIONS: 28' X 136' | LOT AREA (SQ FT): 3,808 sq. ft. | ZONING DISTRICT: RH-3 | HEIGHT/BULK DISTRICT: 40-X |
|-------------------------------------|-------------------------------|------------------------------------|--------------------------|-------------------------------|

| | |
|--|-----------|
| OTHER ADDRESS / HISTORIC ADDRESS: (if applicable) 2831-2833 | ZIP CODE: |
|--|-----------|

3. Property Information

| | |
|-------------------------------|---|
| DATE OF CONSTRUCTION: 1949 | ARCHITECT OR BUILDER: Conrad T. Kett |
|-------------------------------|---|

| | | |
|---|--------------|----------------|
| IS PROPERTY INCLUDED IN A HISTORIC SURVEY? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | SURVEY NAME: | SURVEY RATING: |
|---|--------------|----------------|

DESIGNATED PROPERTY: Article 10 or Article 11 CA Register National Register

4. Permit History Table

Please list out all building permits issued from the date of construction to present. Attach photocopies of each.

| PERMIT: | DATE: | DESCRIPTION OF WORK: |
|---------|------------|--|
| 1. | 12/03/1948 | Original Building Permit |
| 2. | 5/30/1995 | Tear off existing roof and installation of new roof |
| 3. | 10/10/1996 | Replacement of two vinyl windows on front facade |
| 4. | 7/09/2010 | Replace 12 windows size for size, wood to paint composite, visible from street |
| 5. | 2/20/2013 | Replace 16 windows size for size, not visible from street |
| 6. | | |
| 7. | | |
| 8. | | |

Please describe any additional projects or information about a particular project(s) that is not included in this table:

(Attach a separate sheet if more space is needed)

5. Ownership History Table

Please list out all owners of the property from the date of construction to present.

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

Please describe any additional owners or information about a particular owner(s) that is not included in this table:

Please see attached ownership table

(Attach a separate sheet if more space is needed)

CASE NUMBER:
For Staff Use only

6. Occupant History Table

Please list out all occupants/tenants of the property from the date of construction to present.

| OCCUP: | DATES (FROM - TO): | NAME(S): | OCCUPATION |
|--------|--------------------|----------|------------|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |

Please describe any additional occupants or information about a particular occupant(s) that is not included in this table:

Please see attached occupant table

(Attach a separate sheet if more space is needed)

7. Property / Architecture Description

Please provide a detailed narrative describing the existing building and any associated buildings on the property. Be sure to describe the architectural style and include descriptions of the non-visible portions of the building. Attach photographs of the building and property, including the rear facade.

(Attach a separate sheet if more space is needed)

8. Adjacent Properties / Neighborhood Description

Please provide a detailed narrative describing the adjacent buildings and the buildings on the subject block and the block directly across the street from the subject property. Be sure to describe the architectural styles. Attach photographs of all properties.

Please see attached sheet

Lined area for providing a detailed narrative description of adjacent properties and buildings.

(Attach a separate sheet if more space is needed)

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or authorized agent of the owner of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signature of Applicant

Date

Print name, and indicate whether owner, or authorized agent:

Owner / Authorized Agent (circle one)

CASE NUMBER:
 For Staff Use only

Submittal Checklist

The Supplemental Information for Historic Resource Determination must be complete before the Planning Department will accept it and begin review. Please submit this checklist along with the required materials.

| CHECKLIST | REQUIRED MATERIALS | NOTES |
|-------------------------------------|---|-------|
| <input checked="" type="checkbox"/> | Form, with all blanks completed | |
| <input checked="" type="checkbox"/> | Photograph(s) of subject property: Front facade | |
| <input checked="" type="checkbox"/> | Photograph(s) of subject property: Rear facade | |
| <input checked="" type="checkbox"/> | Photograph(s) of subject property: Visible side facades | |
| <input checked="" type="checkbox"/> | Building Permit History (Question 4), with copies of all permits | |
| <input checked="" type="checkbox"/> | Historic Sanborn Fire Insurance Maps | |
| <input checked="" type="checkbox"/> | Ownership History (Question 5) | |
| <input checked="" type="checkbox"/> | Occupant History (Question 6) | |
| <input checked="" type="checkbox"/> | Descriptive narrative of subject building (Question 7) | |
| <input checked="" type="checkbox"/> | Photos of adjacent properties and properties across the street along with a descriptive narrative of adjacent properties and the block (Question 8) | |
| <input type="checkbox"/> | Historic photographs, if applicable | |
| <input type="checkbox"/> | Original building drawings, if applicable | |
| <input type="checkbox"/> | Other: Periodical articles related to the property, for example, articles on an owner or occupant of the building or of the architect; historic drawings of the building; miscellaneous material that will assist the Preservation Planner make the historical resource determination under CEQA. | |

NOTE: Please note that some applications will require additional materials not listed above. The above checklist does not include material needed for CEQA review of other impacts and is solely limited to historic resource analysis. For further information about what must be submitted for CEQA review, please refer to the *Environmental Evaluation Application*.

| | |
|--|-------------|
| For Department Use Only | |
| Application received by Planning Department: | |
| By: _____ | Date: _____ |



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

TEL: **415.558.6378**
FAX: **415.558.6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco, CA 94103-2479

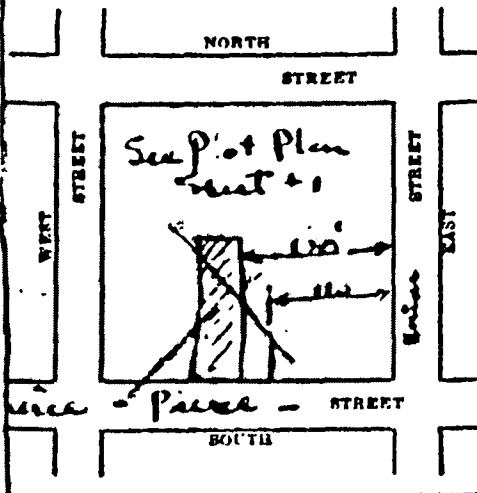
TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

JAN 21 1949
SAN FRANCISCO
DEPARTMENT OF BUILDING

Approved: _____
Zone: 2nd
CPC Setback: None

App. 113082
City & Dist., St. Class
Y. Class, 120' 4' 0"

1. Furnish copy of consent.
 2. No projections of any kind into easement, especially at 1st floor and at roof level. at 3002.
 3. No furnace under stairs or chair-lifting.
- [Signature]*
Eng. Insp.



BDDG. FORM
OFFICE COPY
No. 2 APPLICATION OF

Mrs. G. Bevilacqua Owner

FOR PERMIT TO ERECT
2 2831-33 Pacific
Story Type 5 STRUCTURE

Location: W/L Price St
120' - 5' - W Union St

Total Cost \$ 22,500.00
Filed: DEC-31 1948

Approved: _____

Lot No. _____

Assessor's Block No. _____

Workmen's Compensation Insurance Policy or Certificate on file with Central Permit Bureau

No Workmen's Compensation Insurance Policy or Certificate on file for reason of exclusion checked:

- (a) No one to be employed
- (b) Casual labor only to be employed
- (c) Services or labor to be performed in return for aid or sustenance only, received from any religious, charitable or relief organization

APPROVED
Feb. 11 1949
[Signature]
SUPERVISOR
BUREAU OF BUILDING INSPECTION

Superintendent, Bureau of Building Inspection

Permit No. 104670

Issued: _____ 194

Certificate of Final Completion:

Issued: _____ 194

Install Sprinkler head in and at Top of Garbage chute with Shut-off Valve

[Signature]
12/10/48
Bureau of Fire Prevention & Public Safety

Approved: NO PORTION OF BUILDING OR STRUCTURE, OR SCAFFOLDING USED IN CONSTRUCTION, TO BE CLOSER THAN 60' TO ANY WIRE CONTAINING MORE THAN 750 VOLTS. SEE SEC. 800, CALIF. PENAL CODE.

Approved: _____
[Signature] 7/3/49
Plan Checker, Bureau of Building Inspection

Approved: _____

Bureau of Engineering

Approved: _____

Department of Electricity

Approved: _____

Art Commission

Approved: _____

OFFICIAL COPY



Central Permit Bureau Form No. 434

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BLDG. FORM

CENTRAL PERMIT BUREAU

2

APPLICATION FOR BUILDING PERMIT
TYPE 5 BUILDING

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF
FINAL COMPLETION IS POSTED ON THE BUILDING
FOR NON-HAZARDOUS USE ONLY

Dec 2nd 1948

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 of Lot N. side of Pierce Street
170 Ft. S. of Union St. Street

(2) Number of stories 2 (with) Part
(without) basement.

(3) Total cost \$ 22,500 Height of building 29' No. of families 2

(4) Use of building Residential - 5 (5) Occupancy 1B - Residential
Building Code Classification

(6) Note: Sect. 108, S.F. Bldg. Code. Change in use. No change in use shall be made in the character of occupancy, or use of any building which would put the building to a different use, unless such building is made to comply with the requirements of this code for that use, and unless the Bureau of Building Inspection and the Bureau of Fire Prevention and Public Safety have been notified before such a change has been made.

(7) Note: Sec. 15155, State Housing Act. Any building or structure not erected for use as an apartment house, hotel, or dwelling, which is converted to or altered for such use, shall conform to all the provisions of this part affecting an apartment house, hotel, or dwelling as the case may be.

(8) Size of lot, front 28 ft., rear 28 ft., depth of lot 136'-0 ft.

(9) Ground floor area of building 1850 square ft.

(10) Any other building on lot No (Must be shown on Plot Plan if answer is Yes)
Yes or No

(11) Is building designed for any more stories No How many no
Yes or No

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

(13) PLOT PLANS, FLOOR PLANS, DETAILS AND SPECIFICATIONS MUST BE SUBMITTED WITH APPLICATIONS IN DUPLICATE.

(14) Supervision of construction by [Signature] Address _____

(15) General contractor [Signature] California License No. 22285

Address 736 Clementia St. St.

(16) Architect [Signature] California Certificate No. C-95

Address 75 Crescent Drive Sausalito

(17) Engineer _____ California Certificate No. _____

Address _____

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

(19) Owner Mrs. J. B. [Signature]

Address 70 Architect Phone No. Sans 818 w.

(For contact by Bureau)

By [Signature] Address Sausalito

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

PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF HOTEL OR APARTMENT HOUSE PURSUANT TO SECT. 808, SAN FRANCISCO BUILDING CODE.



APPROVED
MAY 30 1995
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPROVED FOR ISSUANCE
MAY 30 1995
APPLICATION NUMBER: 09507995
APPROVAL NUMBER: 09507995

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

OFFICE COPY

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

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

NUMBER OF PLAN SETS 61896

DATE FILED 5-30-95
PLUMB FEE RECEIPT NO.
STREET ADDRESS OF JOB 2029 PIERCE ST 537 1A
PERMIT NO. 770544
ISSUED 5-30-95
ESTIMATED COST OF JOB 7,650.-
REVISED COST:
BY:
DATE:

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

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING
TYPE OF CONSTR. TYPE OF OCCUPANCY. NO. OF STORIES AND CELLARS. NO. OF BASEMENTS AND CELLARS. PRESENT USE. OCCUP. CLASS. NO. OF DWELLING UNITS.
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
TYPE OF CONSTR. TYPE OF OCCUPANCY. NO. OF STORIES AND CELLARS. NO. OF BASEMENTS AND CELLARS. PROPOSED USE. OCCUP. CLASS. NO. OF DWELLING UNITS.
GENERAL CONTRACTOR: ABC ROOFING, 1610 ARMSTRONG S.F. 822-5003, 4/23/95
OWNER - LESSEE: ATKINS, 2029 PIERCE ST. S.F. 94123, 967-8344
TEAR OFF EXISTING OLD ROOF
4-PLY BUILT-UP ROOF
NEW TAR AND GRAVEL
ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY
CONSTRUCTION LEADER: [Name and Address]

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10), (11), (12), (13), (27) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.
CHECK APPROPRIATE BOX
 OWNER ARCHITECT ENGINEER
 LESSEE AGENT WITH POWER OF ATTORNEY
 CONTRACTOR ATTORNEY IN FACT

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:
() I. Certificate of Consent to Self-insure issued by the Director of Industrial Relations.
(X) II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
() III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
() IV. The cost of the work to be performed is \$100 or less.
() V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
() VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is in effect.

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

Applicant's Signature: [Signature]
Date: 5/30/95

APPROVED
OCT 10 1996

OCT 10 1996

APPROVED FOR ISSUANCE

8
APPLICATION NUMBER
09619536

DATA APPROVAL NUMBER
APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

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

(SE)

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

DATE FILED: 10/10/96
PERMIT NO.: 805958
ISSUED: 10/10/96
ESTIMATED COST OF JOB: \$2,000
STREET ADDRESS OR JOB: 2831 PIERCE ST SE.
BLOCK & LOT: 0537/001H

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

| DESCRIPTION OF EXISTING BUILDING | | | | | | | |
|--|---|--|---|--------------------------------------|---|-------------------------------------|---|
| (1A) TYPE OF CONSTR. | (2A) NO. OF STORES OF OCCUPANCY | (3A) NO. OF UNITS AND CEILING | (4A) FLOOR AREA | (5A) OCCUP. CLASS | (6A) NO. OF DWELLING UNITS | | |
| SN | 3 | NO | 2 UNIT | R3 | 2 | | |
| DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION | | | | | | | |
| (1B) TYPE OF CONSTR. | (2B) NO. OF STORES OF OCCUPANCY | (3B) NO. OF UNITS AND CEILING | (4B) FLOOR AREA | (5B) OCCUP. CLASS | (6B) NO. OF DWELLING UNITS | | |
| SN | 3 | NO | 2 UNIT | R3 | 2 | | |
| (7) IS AUTO SUPPLY TO BE CONSTRUCTED OR ALTERED? | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | (8) WILL STREET SPACE BE USED DURING CONSTRUCTION? | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | (9) ELECTRICAL WORK TO BE PERFORMED? | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | (10) PLUMBING WORK TO BE PERFORMED? | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
| (11) GENERAL CONTRACTOR | | ADDRESS | | CITY, STATE, ZIP | | EXPIRATION DATE | |
| NEW LOOK WINDOWS | | 1656 N STAR OR PETERINA | | SAN FRANCISCO, CA 94132 | | 11/29/96 | |
| (12) OWNER - LESSEE (CHECK OUT ONE) | | ADDRESS | | CITY, STATE, ZIP | | PHONE FOR CONTACT BY BUREAU | |
| + UNDERWOOD | | 2831 PIERCE ST | | SAN FRANCISCO, CA 94132 | | | |
| (14) THIS IS DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) | | | | | | | |
| REPLACEMENT OF 2 WINDOWS VINYL IN FRONT OF building | | | | | | | |

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY

| | | | | | | | |
|--|---|---|---|---|---|---|---|
| (15) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | (16) IF (15) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT | FT. | (17) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENDING TO SIDEWALK? | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | (18) IS-UP- IS YES, STATE NEW GRADE FLOOR AREA | SQ. FT. |
| (19) WILL SIGNAGE OVER SUB-SEPARABLE SPACE BE REPAIRED OR ALTERED? | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | (20) WILL SIGNAGE EXTEND BEYOND PROPERTY LINE? | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | (21) ANY CHANGES TO-UP- BLDG. CAPACITY? IF YES, SHOW ON PLAN PLANS | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | (22) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
| (23) ARCHITECT OR ENGINEER (DESIGN) <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> | | | | CITY, STATE, ZIP | | | |
| (24) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY) IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWNS" | | | | ADDRESS | | | |

IMPORTANT NOTICES

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

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

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

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

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

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

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

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

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

In conformity with the provisions of Section 3200 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

- () I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
- () II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- () III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
- (X) IV. The cost of the work to be performed is \$100 or less.
- () V. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3200 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- () VI. I certify as the owner (or the agent of the owner) that in the performance of the work (or which this permit is issued), I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file with the Central Permit Bureau evidence that workman's compensation insurance is carried.

R. Stowd 10/10/96
Applicant's Signature Date

311

CONDITIONS AND STIPULATIONS

RESIDENTIAL WINDOW PLACEMENT
 (SAME SIZE & LOC. AS PER PLAN)
 PROVIDE MAINTAIN LIGHT & VENTILATION PER BPC SEC.
 1203; EGRESS WINDOW (SEC. 1014) PER BPC SEC. 503.5 & 1008.11; SAFETY GLASS PER BPC SEC. 1008.11
 PROVIDE SMOKE DETECTOR(S) PER BPC SEC. 1008.11 IF VALUATION EXCEEDS \$1000.

DATE: _____
 CONTACT DISTRICT INSPECTOR IMMEDIATELY ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 556-6096). THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED. MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES.

CHECKED BY
 THOMAS LE
 BUREAU OF BUILDING INSPECTION
 DATE: 10-10-96

Thomas Le
 BUILDING INSPECTOR, BUREAU OF BUILDING INSPECTION

APPROVED: PER PLANS AND APPLICATION ONLY
 ZONING: RH-3
 DATE: 10/10/96
Lina D. Paderal
 DEPARTMENT OF CITY PLANNING

APPROVED: N/A
 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:
 CIVIL ENGINEER, BUREAU OF BLDG. INSPECTION

APPROVED:
 BUREAU OF ENGINEERING

APPROVED:
 DEPARTMENT OF PUBLIC HEALTH

APPROVED:
 REDEVELOPMENT AGENCY

APPROVED:
 HOUSING INSPECTION DIVISION

DATE: _____
 REASON: _____
 NOTIFIED MR. _____
 DATE: _____
 REASON: _____
 NOTIFIED MR. _____
 DATE: _____
 REASON: _____
 NOTIFIED MR. _____
 DATE: _____
 REASON: _____
 NOTIFIED MR. _____
 DATE: _____
 REASON: _____
 NOTIFIED MR. _____
 DATE: _____
 REASON: _____
 NOTIFIED MR. _____

HOLO 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 _____

OFFICIAL COPY



2831-33

APPROVED

Dept. of Building Insp.

JUL 09 2010

Vivian L. Day

VIVIAN L. DAY DIRECTOR/CHIEF BUILDING OFFICIAL

APPROVED FOR ISSUANCE

BDDG FORM 318

APPLICATION NUMBER 2010 07091033

APPROVAL NUMBER: 0

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 [] OTHER AGENCIES REVIEW REQUIRED

FORM 8 [X] OVER-THE COUNTER ISSUANCE

NUMBER OF PLAN SETS 4/30/11

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

DO NOT WRITE ABOVE THIS LINE

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

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

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

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

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

Table with columns: (10) IS AUTO RUMMAY TO BE CONSTRUCTED OR ALTERED?, (11) WILL STREET SPACE BE USED FOR CONSTRUCTION?, (12) ELECTRICAL WORK TO BE PERFORMED?, (13) PLUMBING WORK TO BE PERFORMED?

(14) GENERAL CONTRACTOR: Charles Windows, 901 E. Francisco St., San Francisco, CA 94109 - 415-776-8407 - 7/8/10

(15) OWNER - LESSEE (CROSS OUT ONE): Janice Atkins & Underway - 2831 Pierce St. SF. CA. 94123 - (415) 279-9962

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): Replace 12 windows, size for size, wood to paintable wood composite, visible from st. u-value 0-30. Both units have no structural work. replace in kind.

ADDITIONAL INFORMATION

Table with columns: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (18) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?, (19) DOES THIS ALTERATION INCREASE NEW HEIGHT AT CENTER LINE OF FRONT?, (20) IF (19) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT., (21) WILL SIDEWALK OVER BLVD-SIDEWALK SPACE BE REPAIRED OR ALTERED?, (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?, (23) ANY OTHER EXISTING SLODS ON LOT? IF YES, SHOW ON PLOT PLAN., (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?

(25) ARCHITECT OR ENGINEER (DESIGN [] CONSTRUCTION []): N/A

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

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire containing more than 720 volts (See Sec 386, California Penal Code)

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

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

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

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (19) (11) (12) (13) (22) OR (24)

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

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

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

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (2), or (3) designated below or shall increase item (1), or (2), or (3), whichever is applicable. If however item (4) is checked item (1) must be checked as well. Mark the appropriate method of compliance below.

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

- (1) I have and will maintain a certificate of constant to self-insure for worker's compensation, as provided by Section 5700 of the Labor Code, for the performance of the work for which the permit is issued.
(2) I have and will maintain worker's compensation insurance, as required by Section 5700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance policy number and policy number are:
Center: Ernest Martinez, Policy Number: 5004520, 70007400981
(3) The cost of the work to be done is \$100 or less.
(4) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California, that I will comply therewith with the provisions of Section 5825 of the Labor Code, that the permit herein applied for shall be deemed revoked.
(5) I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: [Signature] Date: 7.9.2010

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

Call 415-353-8479, to request stipulations for... This application is approved without the inclusion of detailed plumbing or electrical plans... Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

By TOM C. HUI
TOM C. HUI, DBI
JUL 08 2010

REFER APPROVED TO:

| | | |
|--------------------------|--|--|
| <input type="checkbox"/> | BUILDING INSPECTOR, DEPT. OF BLDG. INSP. | DATE: _____ REASON: _____ |
| <input type="checkbox"/> | APPROVED: Replace 12 windows from Wood to Wood windows CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW DEPARTMENT OF CITY PLANNING <u>7.8.2010</u> | NOTIFIED MR. _____ DATE: _____ REASON: _____ |
| <input type="checkbox"/> | APPROVED: N/A <u>TCH</u> BUREAU OF FIRE PREVENTION & PUBLIC SAFETY | NOTIFIED MR. _____ DATE: _____ REASON: _____ |
| <input type="checkbox"/> | APPROVED: MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION | NOTIFIED MR. _____ DATE: _____ REASON: _____ |
| <input type="checkbox"/> | APPROVED: CIVIL ENGINEER, DEPT. OF BLDG INSPECTION | NOTIFIED MR. _____ DATE: _____ REASON: _____ |
| <input type="checkbox"/> | APPROVED: BUREAU OF ENGINEERING | NOTIFIED MR. _____ DATE: _____ REASON: _____ |
| <input type="checkbox"/> | APPROVED: DEPARTMENT OF PUBLIC HEALTH | NOTIFIED MR. _____ DATE: _____ REASON: _____ |
| <input type="checkbox"/> | APPROVED: REDEVELOPMENT AGENCY | NOTIFIED MR. _____ DATE: _____ REASON: _____ |
| <input type="checkbox"/> | APPROVED: HOUSING INSPECTION DIVISION | NOTIFIED MR. _____ DATE: _____ REASON: _____ |

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT _____

OFFICIAL COPY



APPROVED Dept. of Building Insp.

FEB 20 2013

Tom C. Hui

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

APPROVED FOR ISSUANCE

FEB 20 2013

BLDG. FORM 318

APPLICATION NUMBER 201302200544

APPROVAL NUMBER:

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

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

Table with columns: DATE FILED (2/20/13), PERMIT NO. (1286693), (1) STREET ADDRESS OF JOB (2829 Pierce St), BLOCK & LOT (0537/0014), (2) ESTIMATED COST OF JOB (\$13,172), (3) REVIEW COST (\$13,172), DATE (2/20/13)

INFORMATION TO BE FURNISHED BY ALL APPLICANTS LEGAL DESCRIPTION OF EXISTING BUILDING (2 UNIT), DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION (2 UNIT), (14) GENERAL CONTRACTOR (Marilyn Adkins), (15) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (Replace 16 windows...)

ADDITIONAL INFORMATION (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (18) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?, (19) ARCHITECT OR ENGINEER DESIGN CONSTRUCTION

IMPORTANT NOTICES No change shall be made in the character of the occupancy or use without first obtaining a Building Permit... CHECK APPROPRIATE BOX OWNER ARCHITECT LICENSE AGENT CONTRACTOR ENGINEER

NOTICE TO APPLICANT HOLD HARMLESS CLAUSE The permittee by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit... I HEREBY AFFIRM UNDER PENALTY OF PERJURY ONE OF THE FOLLOWING DECLARATIONS: 1. I have and will maintain a certificate of consent to self-insure for worker's compensation...

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

Signature of Applicant or Agent Date 2/20/13

5.) 2829-2831 Pierce Street Ownership Table

| Owner | Dates | Name | Occupation |
|--------------|-----------------------|--|--|
| 1. | 3/30/48 to 1955 | Gisella,Rimo ,Aldo & George Bacigalupi | Botanist/ Assistant cashier |
| 2. | 2/20/1955 to 12/31/69 | Gisella (2829 Pierce) Aldo (2831 Pierce) | |
| 3. | 12/31/69 to 6/3/1970 | Aldo, Mary, George, Rimo, | Lending Officer/Botanist/Assistant cashier/unknown |
| 4. | 6/3/1970 to 11/17/93 | Aldo & Mary Bacigalupi | Lending officer |
| 5. | 11/17/93 to 9/28/98 | Marilyn A. Adkins & Janice C. Underwood | Unknown |
| 6. | 9/28/98 to 11/05/15 | Adkins Living Trust & Janice C. Anderson Revocable Trust | Unknown |
| 7. | 11/05/2015 to Present | Golden Bear Holding Co. (Eat) LLC. | Unknown |
| 8. | | | |
| 9. | | | |
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| 12. | | | |
| 13. | | | |

6.) Occupant History Table

| | Dates | Name | Occupation |
|-----|---------------------|--|--------------------|
| 1. | 1951-1971 | Gisella Bacigalupi (2829 Pierce) | Unknown (widowed) |
| 2. | 1951-1993 (approx.) | Aldo P. & Mary F. Bacigalupi (2831 Pierce) | Lending officer |
| 3. | 1972 | Richard E. Jones (2831) | Unknown |
| 4. | 1973 -1974 | Richard Gibbons (2831) | Co. Representative |
| 5. | 1975 | Coleen Ward (2831) | Unknown |
| 6. | 1976-1982+ | Thomas De Bakker (2831) | Escrow officer |
| 7. | | | |
| 8. | | | |
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The History of occupancy was taken from the San Francisco Directories that are available in the archives until 1982. The occupancy of 2829-31 Pierce is not known from 1982-2016. It is assumed that Aldo and Mary Bacigalupi resided in 2831 Pierce until approx. the year 1993 when the building was transferred to Marilyn Adkins and Janice Underwood.

7.) Property/ Architecture Description

2829-2831 Pierce is a two flat building over garage on block 0537, lot 001H. The dwelling is on a 136 foot lot with a building foot print that provides a significant rear yard. The original building permit shows the house was built in 1948 and designed by an Architect named Conrad T.Kett. The 1899-1900 and the 1913-1915 historic Sanborn map sets show a large residence with the address 2845 Pierce was once in the approximate location of where the subject property is today.

2829-2831 Pierce is wood framed with a stucco exterior. A small covered entryway leading to both flats is on the southernmost side at ground level. Decorative brickwork lines the entryway and a corrugated acrylic panel to the left of the front door provides natural light to the foyer of the building.

The windows on the front façade are vertically aligned on either side of the front face consisting of 3 paned fixed windows under casement windows. The northernmost group of the east façade window wraps the corner around with 3 paned windows at the front eastern face and an additional three at the northern facing elevation. Throughout the northern facing façade, original window frames and exterior moldings remain with painted wood replacement sashes.

The rear façade has six windows of varying sizes and configurations at the first and second level. 2829-2831 Pierce has a flat roof with a stair penthouse at the service stair leading to the roof. The roofline of the front facing façade has a modest articulation of a modern or deco motif.

There are no historic photos of 2829-2831 Pierce in any of the photo collections available in the S.F. History Center. The collections searched were the San Francisco Assessor's Office Negative Collection, the San Francisco Department of Public Works Albums, the Junior League Index, and the San Francisco History Center Cabinet Card Collection. A search in the San Francisco Chronicle newspaper archives also did not produce any historic photos or press articles.

8.) Adjacent Properties/Neighborhood Description

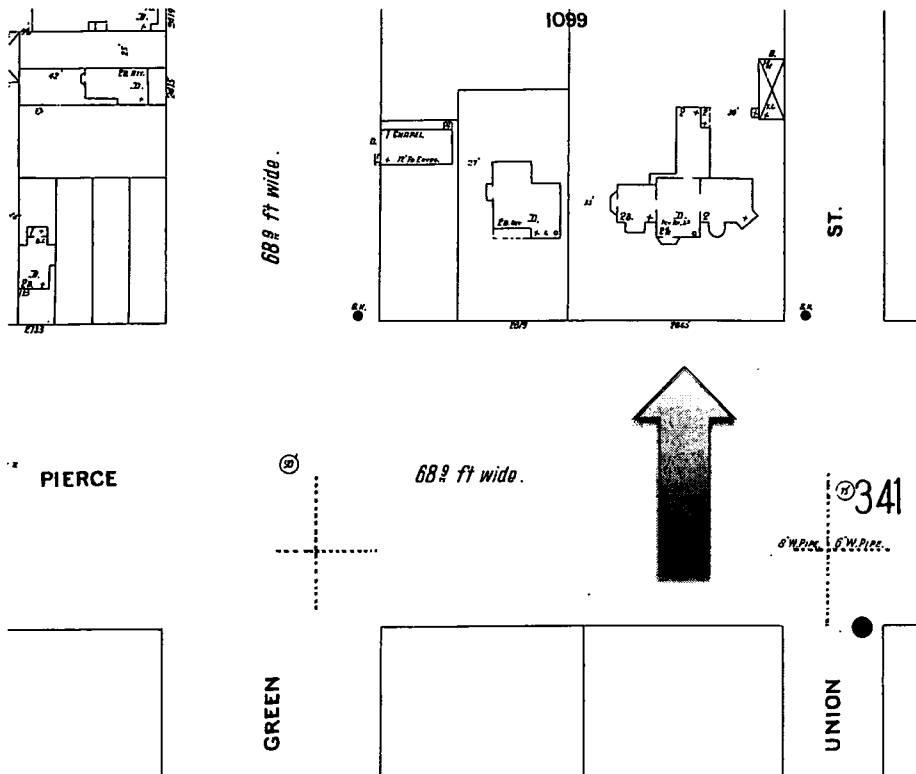
The 2800 block of Pierce Street is a residential block between Union and Green Street. The immediate area is comprised of single-family homes, multi-unit flats and apartment buildings. The time line of development was primarily from the 1920's to the 1940s with

many of the homes having undergone renovations including vertical top-floor additions. The early Sanborn maps of this block illustrate that Block 0537 was the location of several large homes until sometime after 1915 when the block was redeveloped into multi unit flats and higher density apartment buildings.

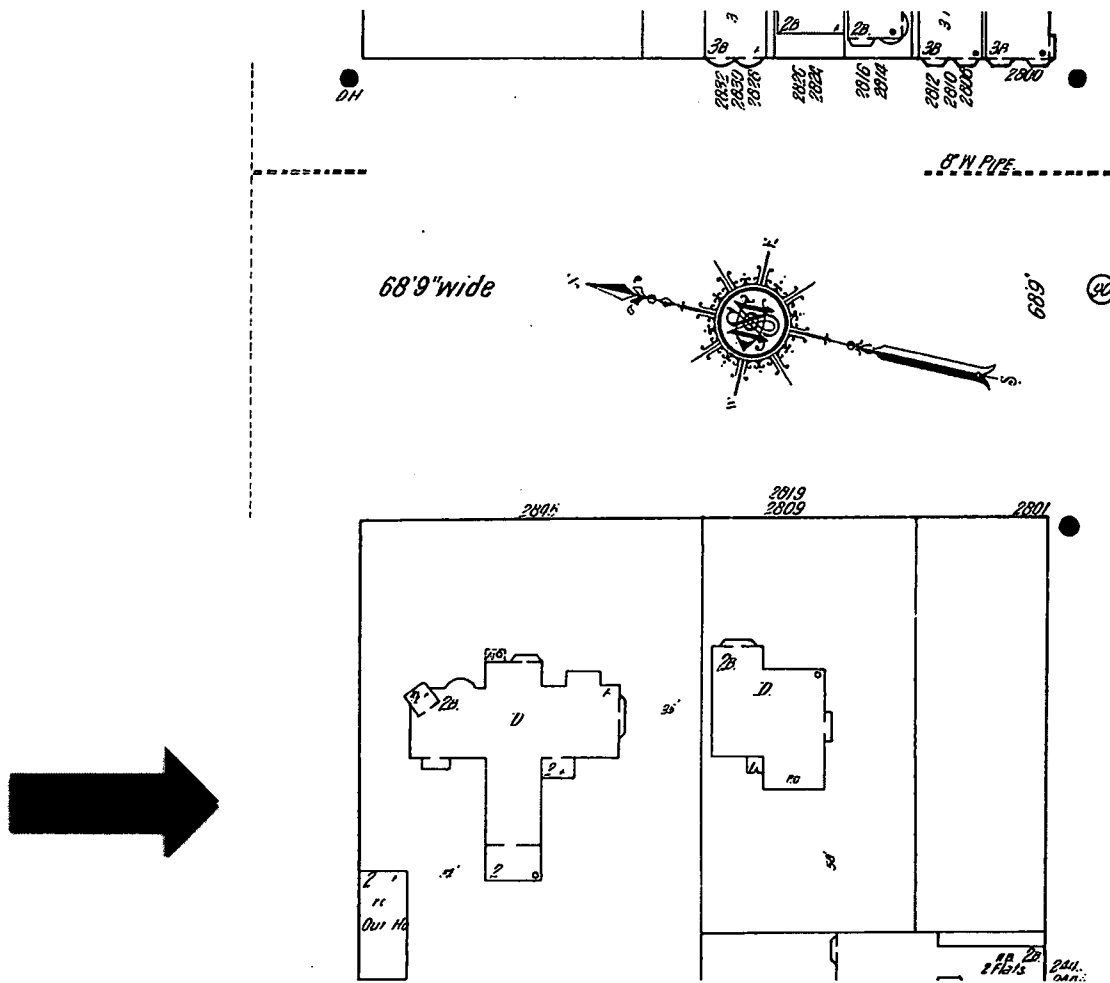
The neighborhood is not a designated historic district and the majority of the properties on this block are a category B under CEQA.

Three homes also on the west side of the block and adjacent to 2829-2831 Pierce have had vertical additions or penthouses added including 2825-2827, 2819-2821 & 2815 Pierce Street.

Although the buildings on the West side of the street are distinctly different styles and fenestration, they are uniform in their massing and exterior façade material with consistent setbacks from the front property lines.

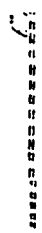


1899-1900 Sanborn Map

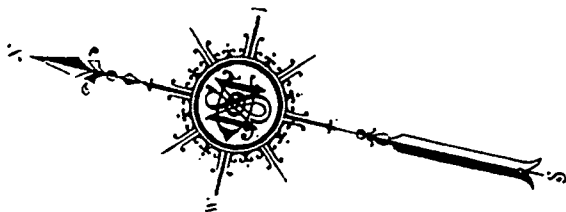


1913-1915 Sanborn Map

21



68'9" wide



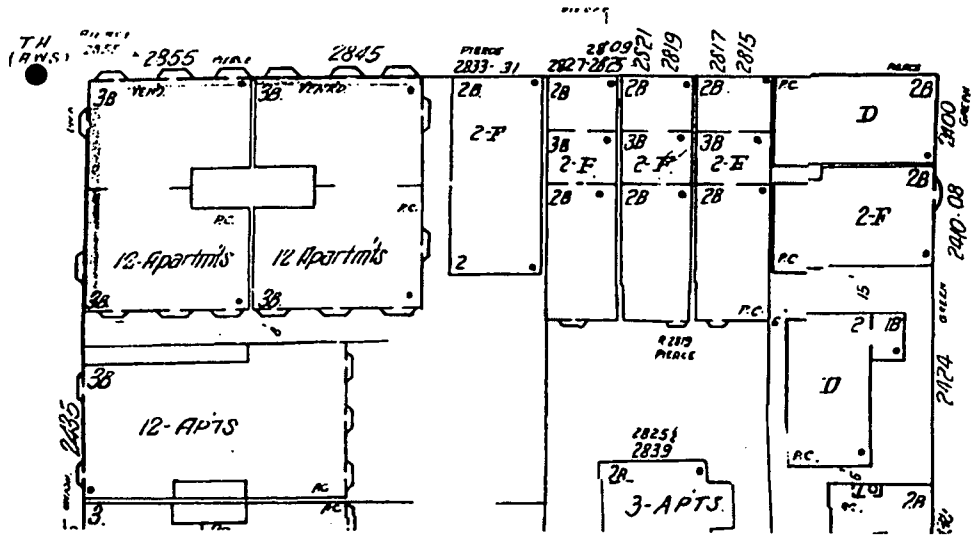
68'9"

22



UNION

GREEN



1913-1950 Sanborn Map

ORDERED INCREASED ^{1"} DATE 11-30-67
~~ORDERED RENEWED~~ ~~DATE~~

Application for Service Installation

Size of Service ~~DISTRIBUTOR~~

RETAPPED

TAP DIRECTIONS

21
~~13~~ Ft. W/E of # line of pt
121
~~170~~ Ft. S of Union line of
Ft. of line of
Ft. of line of
Ft. of line of
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Ft. of line of
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Date Installed.. 5/17/49

Date Meter Set 5/17/49

Size of Meter 8540 954-58T

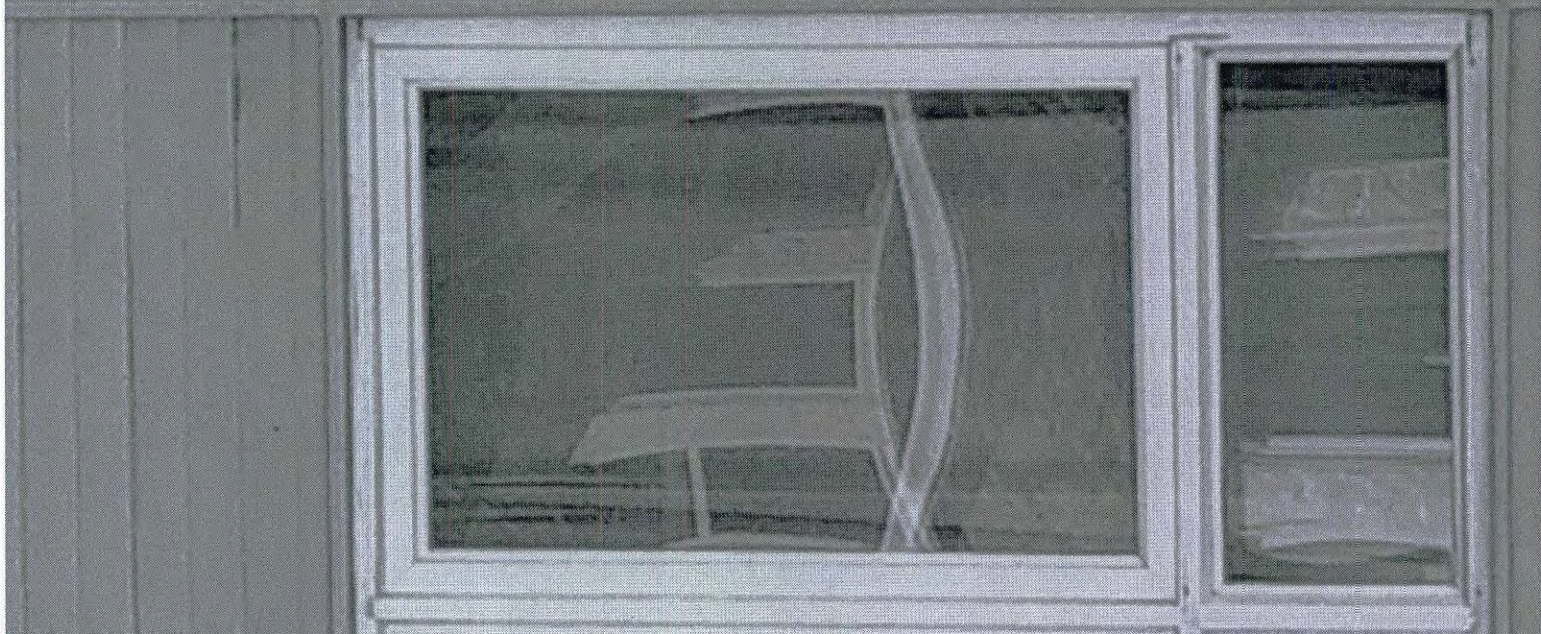
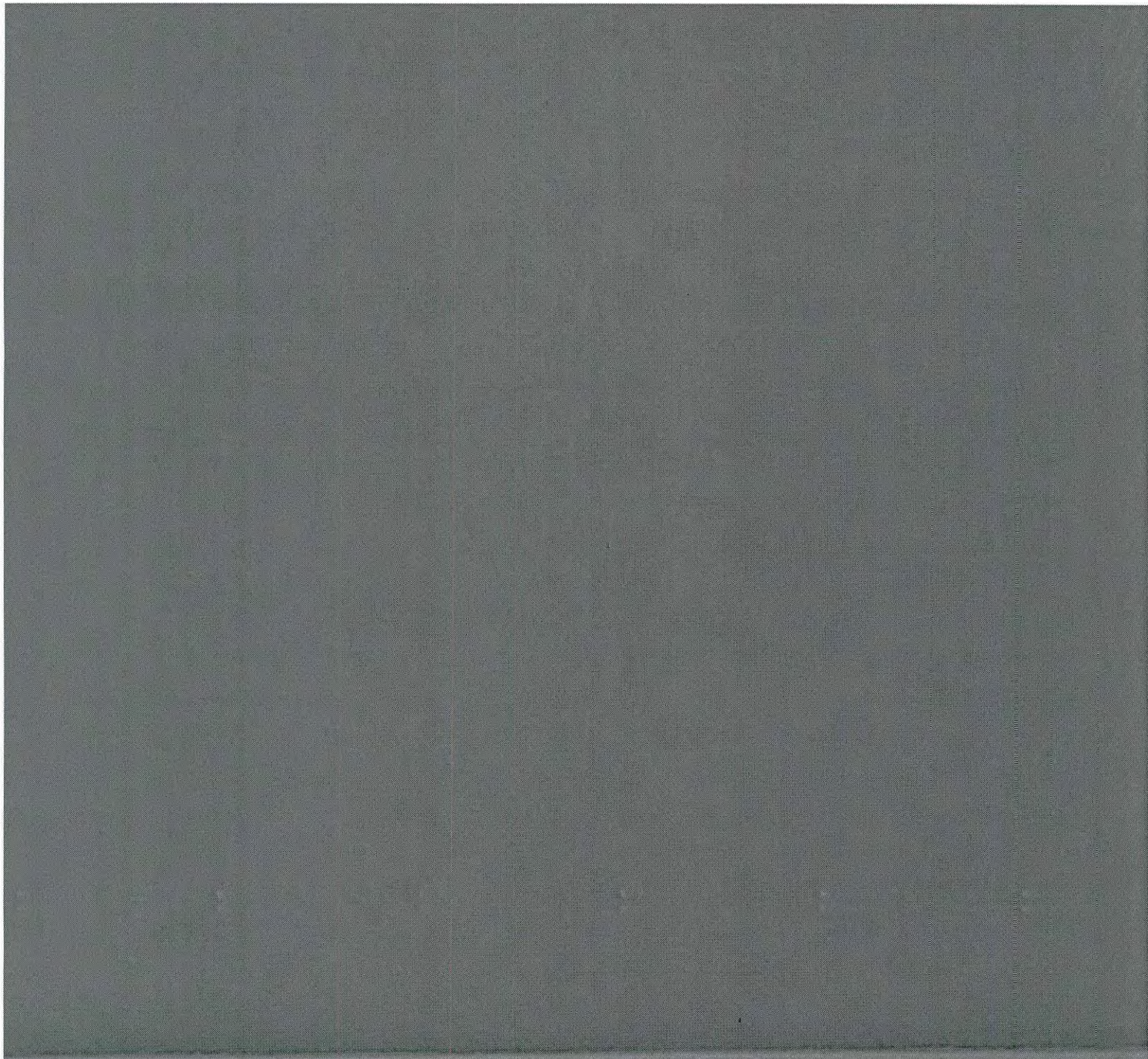
Class of Bldg.. frame

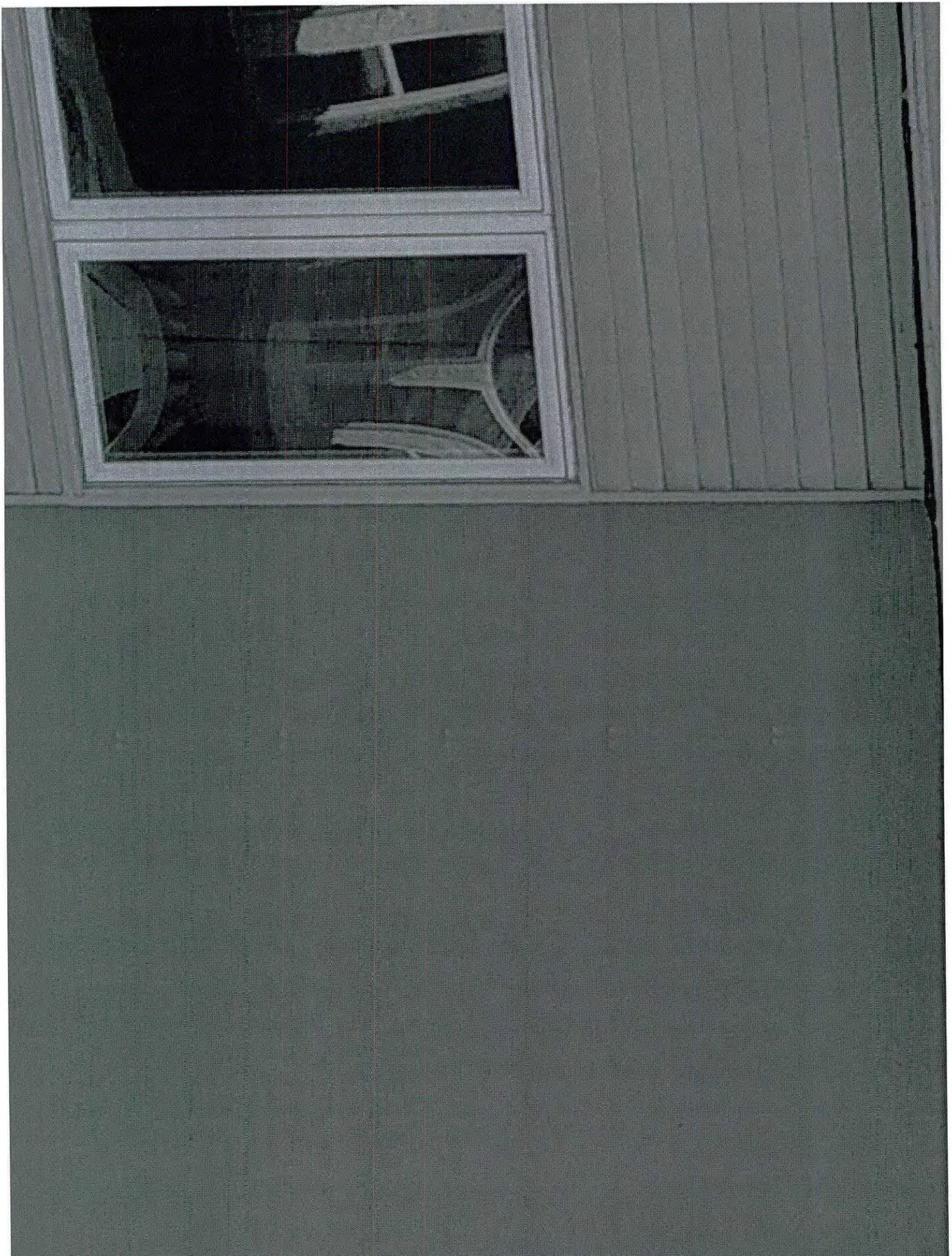
Class of Occupancy 1 fam

Class of Rating Res

Entered on Map Book Signs

MAY 19 1949

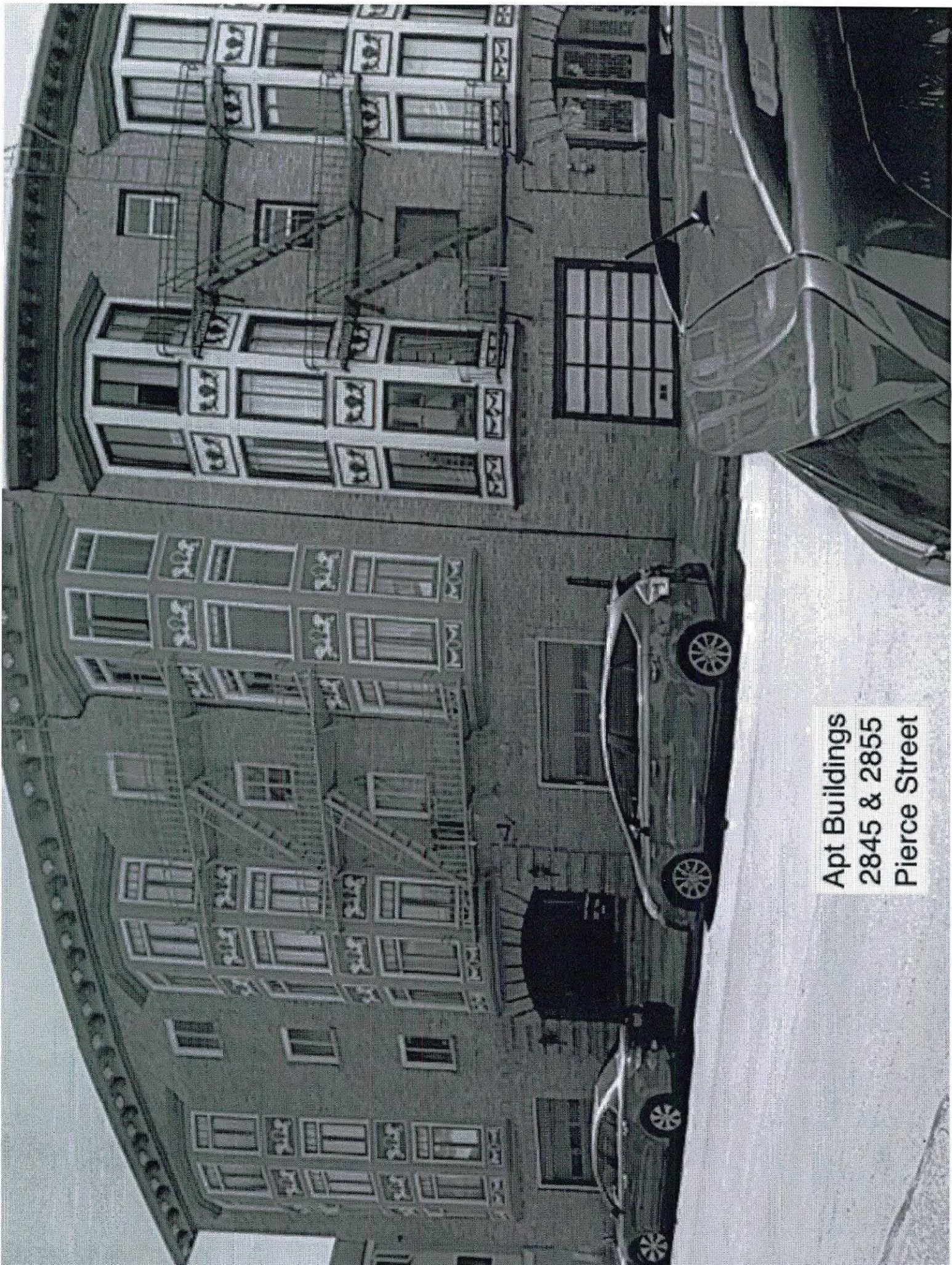












Apt Buildings
2845 & 2855
Pierce Street

Eas
Block





West side of 2800