

Categorical Exemption Appeal 2651-2653 Octavia Street

DATE: July 20, 2020

TO: Angela Calvillo, Clerk of the Board of Supervisors

FROM: Jane Coté-Cook, project sponsor

RE: Planning Record No. 2018-011022APL Appeal of Categorical Exemption for 2651-2653 Octavia Street

HEARING DATE: July 28, 2020

ATTACHMENT(S): A – Proposed Elevation plans for the East and South Facades

B – Neighborhood Character Maintained

C- Light to interior of GG Library, aesthetic outlook of windows

D – Symphysis Shading Impact Analysis

E – 2651-53 Octavia Historical Report

Re: Project Sponsor response to the Appeal of San Francisco Planning Department CEQA Categorical Exemption for 2651-53 Octavia Street, Case No. 2018-011022PRJ (Block 0554 Lot 002)

The owners of 2651-53 Octavia have carefully reviewed the Appellant's appeal regarding the SF Planning's determination of CEQA Categorical Exemption, and have the following responses:

The Appellants would like for you to believe that the planning department has been negligent in giving a Categorical Exemption Determination to the project at 2651-53 Octavia Street. This brief will show that the opposite is true.

The members of the SF Planning department staff have been meticulous during the permit approval process, defending the citizens of San Francisco so that the proposed vertical and horizontal addition will not deter from the architectural integrity of the neighborhood and will have no adverse change in the significance of the Golden Gate Library. The owners and architects worked diligently for more than a year with the SF Planning Department on the overall façade and addition design. They had multiple in person meetings and countless email exchanges with planner Sharon Young and her supervisor Elizabeth Gordon-Jonckheer, and comprehensive input from Shannon Ferguson in Preservation and Luiz Barata from RDAT, after which many design changes were made.

Additionally, as part of the DR hearing, in their conscientious due diligence, David Winslow, Planning Staff Architect, Elizabeth Gordon-Jonckheer, Planning Supervisor, and Shannon Ferguson from Preservation conducted an on-site evaluation of adverse effects that the proposed addition at 2651-53 Octavia would have on the Golden Gate Library. In David Winslow's recorded words at the Discretionary hearing, the difference in the light to the Library, should the addition be built as proposed, would be "de minimis", too trivial or minor to merit consideration.

Neighborhood Impact- See photos in Exhibit B

A brief summary of the architectural considerations are as follows:

- 1) As read in the SF Planning Guidelines, section IV, to keep a building from massing in an unsightly way, and to maintain the character of neighborhoods, the guideline is to set back vertical additions from the façade, thus the visual "stepping" of properties at street level is visually maintained. This technique is effective in maintaining the stepping of houses along the street, and is used commonly through the city. Please refer to photos below in **Exhibit A**, showing 4 houses that utilized this technique within .5-2 blocks of the subject property.
- 2) Being sensitive that 2651-53 Octavia is located next to the Golden Gate Library, the preservation department, Shannon Ferguson, requested that we maintain the east (front) façade of the building. By keeping the false mansard roof and tucking the addition behind the mansard, the vertical addition will be virtually invisible from the street.

- 3) The planning department requested that we change the style and quality of the current windows to enhance the visual impact of the north façade, that which faces the Golden Gate Library, and can be seen from the street.
- 4) The planning department asked that we set back the roof deck 5 feet from the sides of the 4th floor addition, thus making it 20 feet from the front façade and invisible from the street.
- 5) The planning department requested that we use a roof hatch / skylight to access the roof deck, instead of a stair penthouse to further reduce massing. The only penthouse that exists on the proposed plans is necessary for the elevator mechanicals.
- 6) The planning department asked that we minimize the garage prominence. Currently 2651-53 Octavia has 2 garages spanning 19 feet of the front facade. The proposed plan is for one 10 ft garage door, in line with the north windows of the front façade.
- 7) The front entryway is currently unsightly with a black imposing gate. The planning department requested that we design a more prominent front entry, that is more in keeping with other buildings in the neighborhood.
- 8) The Appellants state: The height and flat roof of the proposed addition would be higher than the building upslope. This is not accurate, as the proposed addition will meet the height of its upslope neighbor 2619 Octavia Street.

Light to the Golden Gate Library- see photos in Exhibit C

The Appellants main concern is with the light entering the building through the South windows. They feel that the addition will adversely affect the light for the users of the Golden Gate Library.

The Golden Gate Library was designed to insure its own access to light by providing an 11 ft side set back to allow its southern windows natural light.

South Windows

On the south side of the library, adjacent to the subject property, there are 5 windows that are approximately 3ft x 4 ft. Only three of the windows (#3,4,5) are concerned with any effects of the proposed addition at 2651-53 Octavia.

In the appeal, the appellants include photos of the south windows where they are all are wide open and unobstructed. These photos are disingenuous, as all the windows on the south side of the building have grey shades that are consistently up, covering over half of the light entering through those windows. A natural assumption is that the library may receive too much light, damaging documents, books and resources, and direct sunlight cause issues of glare for the users working on laptops at the tables.

The appellants have provided a schedule of the Golden Gate Library's programming, which is a great benefit to the city and its users. However, these programs are conducted in the children's reading area, which is located on the west side of the building, nowhere near windows 3,4 or 5.

Aesthetic Outlook - The existing outlook on windows 2,3,4,5 is to the neighboring buildings (2651 and 2619 Octavia). Thus, the aesthetic outlook will be unchanged by the addition to 2651-5 Octavia.

North and East Windows

The depth of the library interior is narrow, a mere 25 feet, with six 7ft x 3ft widows and one 4ft x 3ft window along the north and east sides of the building. These enormous, architecturally significant windows are unobstructed by shades, and flood the entire library with natural light.

With regard to the library office spaces, there are skylights on the short one-story building, which provide natural light to those spaces.

Solar Panels – Golden Gate Library – See Shadow study attached and Exhibit D

Solar panels are not protected by state or local law as in doing so would allow them to be de facto impediments to development.

The Appellants state that the solar panels provide 25% of the cost energy savings to the Golden Gate Library each year. However, they failed to include the results of the independent study by Symphysis, which shows that the solar radiation impact of the vertical addition to the GG Library Solar Panels is only **5.8% annually, estimated at \$178 each year.**

Elevator Penthouse

The Appellants states: The elevator penthouse is out of character with neighboring properties. There are many other properties in the area with roof deck access via external staircase, which does not exceed the 40-foot height limit. This Project should be held to the same standard as other recently approved neighborhood projects.

In the proposed plans, the roof deck is accessed by a skylight / hatch with zero increase in height. The only penthouse on the roof is for the mechanicals for the elevator.

Per planning code 260/B/1/B: This code references elevator, stair and mechanical penthouses, skylights and dormer windows. This exemption of a structure that is built over the 40 ft building height is limited to 10 feet. As designed and allowed by the planning codes, our elevator penthouse is well below this limit.

ADU – Accessory Dwelling Unit

The Appellants state: “Significantly increase the size of a private residential property, while not providing any additional housing units, and impacting an adjacent historically significant PUBLIC Building.

To date, there are no California or San Francisco laws or codes which mandate that an ADU must be added if there is an increase in square footage of a property.

Historical Report 2651-53 Octavia – See attached full report

The Historical Resource Evaluation Part I was conducted by independent expert Tim Kelley Consulting, LLC in August 2018. The report was examined by the Planning Department as part of their CEQA determination. In the report, it clearly states that 2651-53 Octavia has no historical significance. The report is attached.

Precedent of 2417 Green Street from the Board of Supervisors

The Appellants state that precedent has already been set by the Board of Supervisors in overturning the Categorical Exemption for 2417 Green Street. The owners of 2651-53 Octavia contend that their project is NOT even remotely similar to 2417 Green Street, for the following reasons:

Window Outlook

Coxhead Building - The existing window outlook is to the open space and with views to the east. The addition of 2417 Green Street will significantly impact the light and air to the historic Coxhead building. In addition, the lightwell proposed by 2417 will be only 5 feet from the Coxhead windows.

Golden Gate Library - The existing window outlook of the Golden Gate library faces neighboring buildings, 2651-53 and 2619 Octavia Streets. The outlook will not be impacted by the subject

property addition. There is a 11 ft side setback provides adequate light to the southern windows of the GG Library.

Foundation Degradation

The owner of 2417 Green Street proposes to excavate 15 ft deep below grade for the garage, potentially undermining the foundation of the Coxhead house.

The Coxhead house and surrounding neighborhoods have been identified as an area where there is an underground spring and the soil is of poor quality and sandy in nature. The proposed plans for 2417 include anchors that attached to the foundation of the Coxhead house, thus threatening to destabilize the brick foundation and do irreparable damage to the historic Coxhead house.

Potentially Contaminated Soils

As seen on the Maher Map, the Department of Public Health finds numerous hazardous underground leaky tanks in the immediate vicinity of 2417 Green Street. Improper excavation of the contaminated substances poses a health hazard for neighbors. Under the CEQA guidelines, a project may not be exempted from CEQA if there are potential hazardous materials present.

Contractor overreach with respect to Permits

The Appellants of the 2417 Green suggests that there is a lack of confidence that the owner and contractor are adhering to planning guidelines and is consistently working outside of the prevue of the issued permits. To date there have been four notices of violation (NOV) for doing such work.

Categorical CEQA Determination

As noted in the CEQA documentation for 2651-53 Octavia, the planning department staff was fully aware of the historical significance of the library, See the Categorical CEQA determination for 2651-53 Octavia, Step 5: **Project involves a known historical resource (CEQA Category A) and conforms entirely to proposed work checklist in Step 4.**

Because of their knowledge of the known historical adjacent asset, the planning department staff spent extraordinary time with every detail of the proposed plans for the 2651-53 Octavia. That diligence included the examination of conducted shadow studies and on-site visits to the Golden Gate Library.

They concluded that the proposed plans meet all the SF Design Guidelines, all California and San Francisco Building Codes, maintain the character of the neighborhood, and have no adverse effects to the treasured Golden Gate Library. Thus, we respectfully request that you move in favor of the Owners of 2651-53 Octavia and uphold the SF Planning Department's Categorical CEQA Exemption determination.

I am available to answer any questions or concerns.

Best Regards,

Jane Coté-Cook

Jane Coté- Cook

Owner

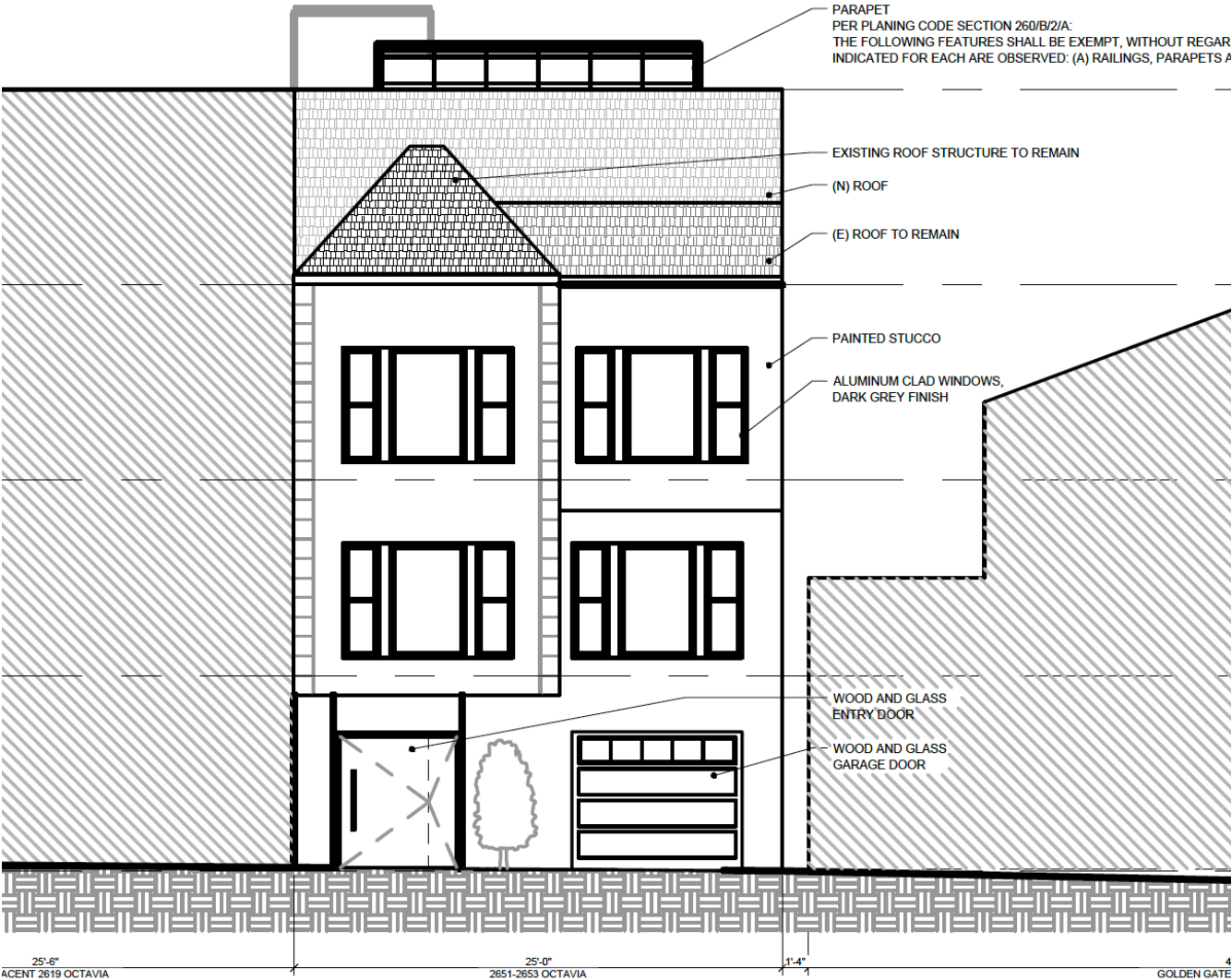
jcotecook@aol.com

Christopher Cook

Christopher Cook

Owner

Exhibit A



PROPOSED EAST ELEVATION

PROPOSED SOUTH ELEVATION

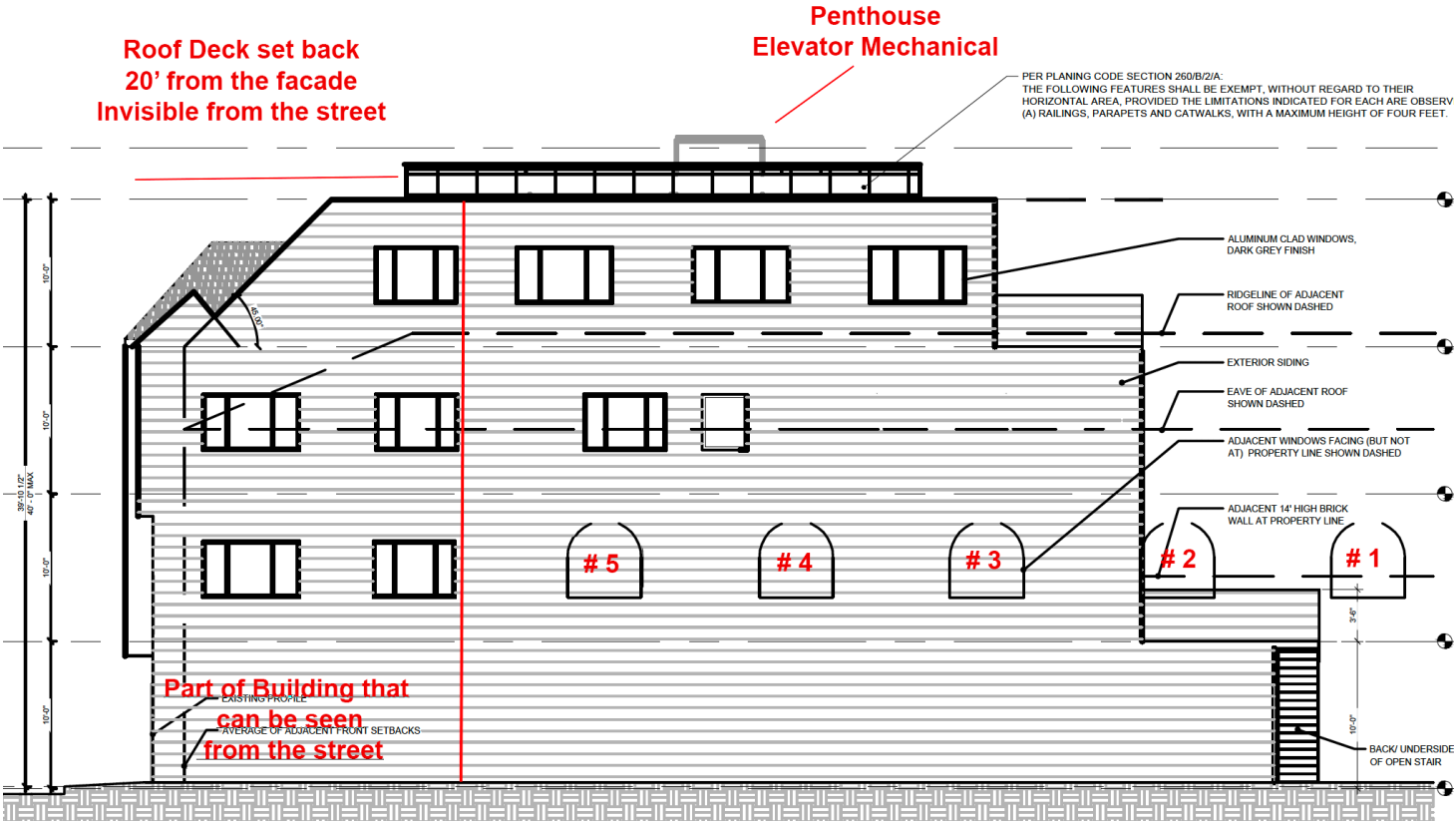


Exhibit B
Neighborhood Character – Maintained

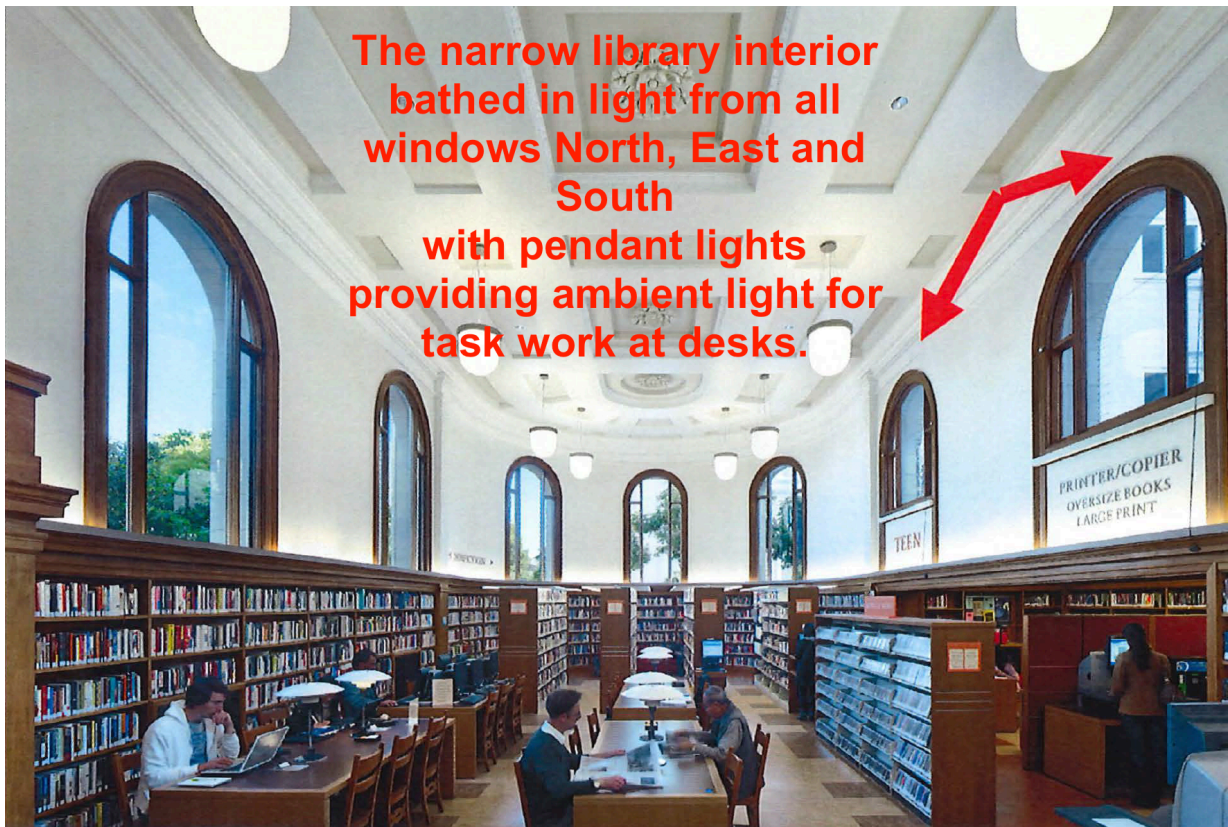
Addition at 2651-53 Octavia is set back 20 feet from the existing front façade – so the character of the stepped roof lines is intact. This is a common strategy used by planning to accommodate vertical additons and can be seen on many houses with additions in Pacific Heights, Cow Hollow, and Marina. Five houses with stepped back additions within .5 – 2 blocks of 2651-53 Octavia



Exhibit C

Light to interior of GG Library, aesthetic outlook of windows

- All five south windows are normally covered with a grey shade over 50% of the window.
- 11 ft side setback between buildings assures natural light to the library.
- No aesthetic change to the outlook of South windows #2 - #5 which view 2651 and 2619 Octavia buildings
- De minimis change in light to the interior of library due to the large windows on North and East sides of the library
- Children's area is located on the west side of the library – nowhere near windows 3-5.
-



Light to Golden Gate Library Windows

Large lightwell between the buildings allows for natural light to the GG Library south windows.

Currently all five windows have dark grey shades over 50% of the area.





Exhibit D

Solar Panels and Shading Study

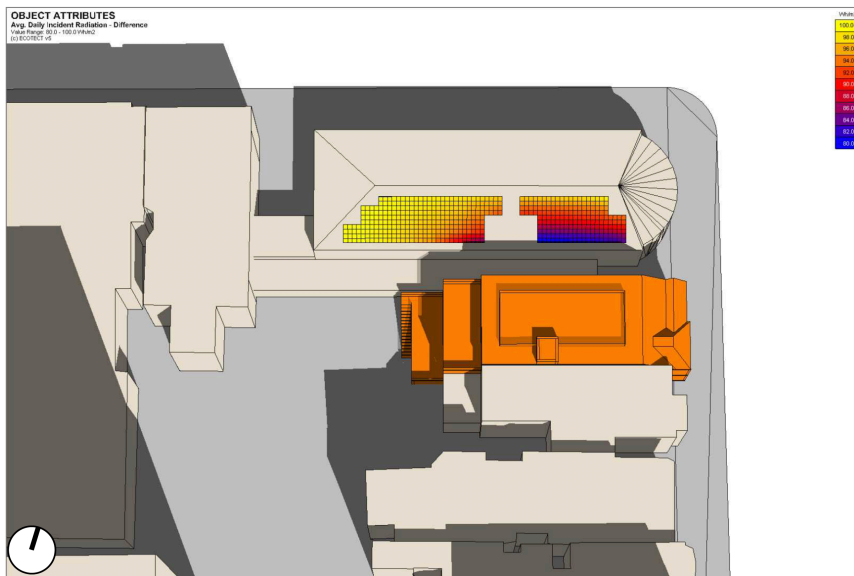
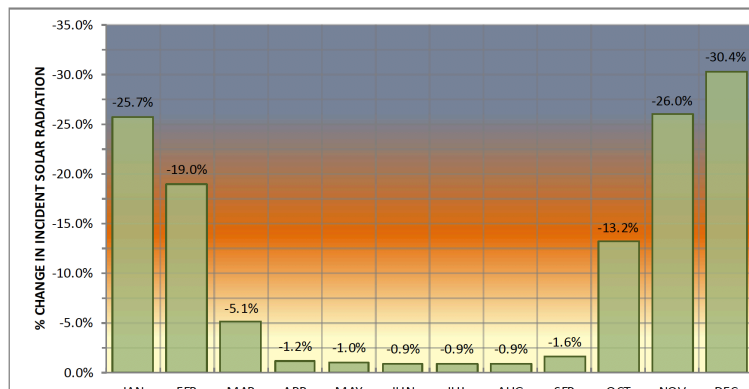


FIGURE 7: PERCENTAGE OF ANNUAL SOLAR RADIATION RECEIVED WITH THE PROPOSED PROJECT COMPARED TO EXISTING CONDITIONS.



Month	% Change in Incident Solar Radiation
JAN	-25.7%
FEB	-19.0%
MAR	-5.1%
APR	-1.2%
MAY	-1.0%
JUN	-0.9%
JUL	-0.9%
AUG	-0.9%
SEP	-1.6%
OCT	-13.2%
NOV	-26.0%
DEC	-30.4%

Exhibit D

Solar Panels and Shading Study

Shading Impact to Golden Gate Library Solar Panels

Golden Gate Library - 1801 Green Street INCIDENT SOLAR RADIATION (Wh/m2/DAY)			
ANALYSIS PERIOD	EXISTING CONDITIONS	PROPOSED CONDITIONS	% Δ
JAN	1,709	1,270	-25.7%
FEB	2,748	2,226	-19.0%
MAR	4,476	4,248	-5.1%
APR	5,683	5,614	-1.2%
MAY	6,212	6,147	-1.0%
JUN	6,792	6,730	-0.9%
JUL	6,765	6,705	-0.9%
AUG	6,323	6,267	-0.9%
SEP	5,755	5,663	-1.6%
OCT	3,571	3,100	-13.2%
NOV	2,316	1,714	-26.0%
DEC	1,667	1,161	-30.4%
YEAR	4,514	4,253	-5.8%

USING SFOG.US 4.6 kWh/M2/DAY BASE RADIATION, 15 kWh system, 28% efficacy

EXISTING CONDITIONS: 20.4% SHADING				PROPOSED CONDITIONS: 29.0% SHADING			
Month	Solar Radiation (kWh / m2 / day)	AC Energy (kWh)	Value (\$)	Solar Radiation (kWh / m2 / day)	AC Energy (kWh)	Value (\$)	
January	3.14	913	82	3.14	813	73	
February	3.98	1,046	94	3.98	932	84	
March	5.53	1,570	141	5.53	1,399	125	
April	6.72	1,851	166	6.72	1,649	148	
May	7.05	1,986	179	7.05	1,769	159	
June	7.39	2,003	180	7.39	1,785	161	
July	6.92	1,919	172	6.92	1,710	154	
August	6.42	1,776	160	6.42	1,582	143	
September	6.26	1,658	149	6.26	1,477	133	
October	5.05	1,413	127	5.05	1,259	113	
November	3.89	1,074	97	3.89	957	86	
December	3.15	916	83	3.15	815	73	
Annual	5.46	18,123	\$1,628	5.46	16,147	\$1,451	\$178

Exhibit D

Historical Report

Please click on the link below and include the Historical Report in the Project Sponsor Response

<https://www.dropbox.com/s/mkmrqykg5droii9/2651-53%20Octavia%20Street%20Part%201%20HRE.pdf?dl=0>

HISTORICAL RESOURCE EVALUATION PART 1

2651-2653 OCTAVIA STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM

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I. INTRODUCTION

Tim Kelley Consulting (TKC) was engaged to conduct a Part 1 Historical Resource Evaluation (HRE) for 2651-2653 Octavia Street, a two-story over basement, wood-frame, two family residence in the Pacific Heights neighborhood constructed in 1949. A scoping discussion with Stephanie Cisneros, Planner, conducted by email on July 24, 2018, established that the subject building would be evaluated for individual eligibility on the California Register, but that no analysis for a potential historic district will be required.

II. SUMMARY

2651-2653 Octavia Street is not individually eligible for listing in the California Register under any Criterion. The surrounding area was not investigated as a potential historic district per the scoping discussion with Planning Department staff.

III. CURRENT HISTORIC STATUS

On July 30, 2018, TKC consulted the San Francisco Planning Department Property Information Map (PIM) to determine whether the property was identified in any recognized register of historical resources. The PIM listed the following Preservation information for the subject property.

HISTORIC EVALUATION:

Parcel: 0554002

Building Name:

Address: 2651 OCTAVIA ST

Planning Dept. Historic Resource Status: B - Unknown / Age Eligible

ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS:

None

ARTICLE 11 PRESERVATION DESIGNATION:

None

NATIONAL REGISTER HISTORIC DISTRICTS:

None

CALIFORNIA REGISTER HISTORIC DISTRICTS:

None

HISTORIC RESOURCE EVALUATION RESPONSES:

Individuals - None

Evaluations for the Purposes of CEQA - These evaluations do not result in the automatic listing or designation of any property within the study area.

Districts - None

HISTORIC SURVEYS:

None

HISTORIC CONTEXT STATEMENTS:

None

MILLS ACT:

Properties with Mills Act approval.

None

LEGACY BUSINESS REGISTRY:

None

ARCHITECTURE:

Unknown

IV. DESCRIPTION

A. Site

2651-2653 Octavia Street sits on the west side of Octavia between Green and Vallejo Streets. The building sits near its front lot line and abuts both neighbors. The street and the parcel slope up to the south. The surrounding buildings largely sit near their front lot lines and abut their neighbors.

On the north side the building abuts a low perimeter wall and an ell of the Golden Gate Valley Branch Library, a Carnegie library. The perimeter wall is finished in glazed terra cotta on the surface facing away from the subject building and is unfinished facing it.

B. Exterior

2651-2653 Octavia Street is a two story over basement rectangular plan two family residence clad in stucco and capped with a flat roof (**Figure 1**). The basement level features two single

car segmented roll up garage doors on the right. On the left is the primary entrance, housed within a tunnel entrance enclosed by a metal security gate. Within the tunnel, there is a paneled wooden door on the right and a quarter turn terrazzo stair rising to the primary entrances, which are not visible (**Figure 2**). A projecting square bay spans both the first and second stories on the left side of the primary façade. Both stories feature identical fenestration; fixed vinyl sash windows flanked by narrow vinyl sash double hung windows. The windows on the right side have metal balconnettes below them. The façade terminates with a pent parapet on the right side and a hip parapet on the left side atop the projecting bay.



Figure 1: 2651-2653 Octavia Street**Figure 2:** Detail, tunnel entrance

V. HISTORIC CONTEXT

A. Neighborhood

Pacific Heights became part of San Francisco in the 1850s after the city annexed the Western Addition, a tract encompassing 500 blocks between Larkin and Divisadero Streets, under the Van Ness Ordinance. This ordinance gave land ownership rights to squatters who had been living in the Western Addition. Between the 1850s and the 1870s, Pacific Heights was sparsely developed with a handful of dairy farms north of California Street and several large weekend retreats for prominent businessmen in the blocks south of California Street. The remainder of the district consisted of sand dunes and chaparral. Until transportation improved, Pacific Heights was effectively separated from San Francisco's business district by Nob and Russian Hills.

In 1873, Pacific Heights was brought within easy commuting distance of downtown with the construction of the Clay Street Railroad from Powell to Van Ness. This line was followed by the California Street Rail Road in 1876 and the Powell Street line in 1887, which ran west on

Washington Street to the Presidio. By the turn of the century, cable cars ran on Pacific, Jackson, Washington, Clay, Sacramento, and California Streets, providing convenient and rapid transportation to and from the financial district. The exceptional scenic views made the area more attractive to San Francisco's wealthy families, which in turn squeezed the working-class people out of the neighborhood.

By the late nineteenth century, transportation and infrastructure were functioning and the blocks adjoining the cable car lines were quickly subdivided and developed by owner-occupants or builder-developers. Of the latter, the Hinkel family was one of the most prolific, as were the Real Estate Associates. More prevalent, however, were the individuals that contracted with builders and architects to construct their own dwellings. These houses typically fell into two categories: ornate three-story mansions on corner lots; and two-story, two-bay dwellings with bay windows in the middle of the block. Most of these extravagant Victorians were demolished within a generation of their construction, due to the rapidly accelerating property values in what by 1900 had become San Francisco's most fashionable neighborhood. The buildings that took the place of the corner Victorians were of two basic kinds: elegant "community" or owner-occupied flats designed by fashionable architects, such as Edward E. Young and C.A. Meussdorfer, and apartment blocks of twenty to sixty units designed by architects such as H.C. Baumann. These buildings were designed in a variety of styles, ranging from Renaissance Revival to Spanish Colonial to the newly introduced Art Deco.

The Stock Market Crash of 1929 and ensuing Depression halted the construction of these imposing apartment buildings. During World War II, an influx of workers dramatically increased the city's population. Many of the surviving Victorians in Pacific Heights were converted into boarding houses to accommodate working people, but when building activity revived in the 1950s, these remaining nineteenth-century residences were rapidly demolished. The new buildings constructed in the 1950s were generally multi-story apartment buildings with balconies and large picture windows. Most were finished with stucco and bore little ornament.

B. Project Site History

The first Sanborn map illustrating the subject block was published in 1893 (**Figure 3**). Although the map is difficult to read, the subject block is partially developed. The subject property is occupied by a non-extant single family residence.

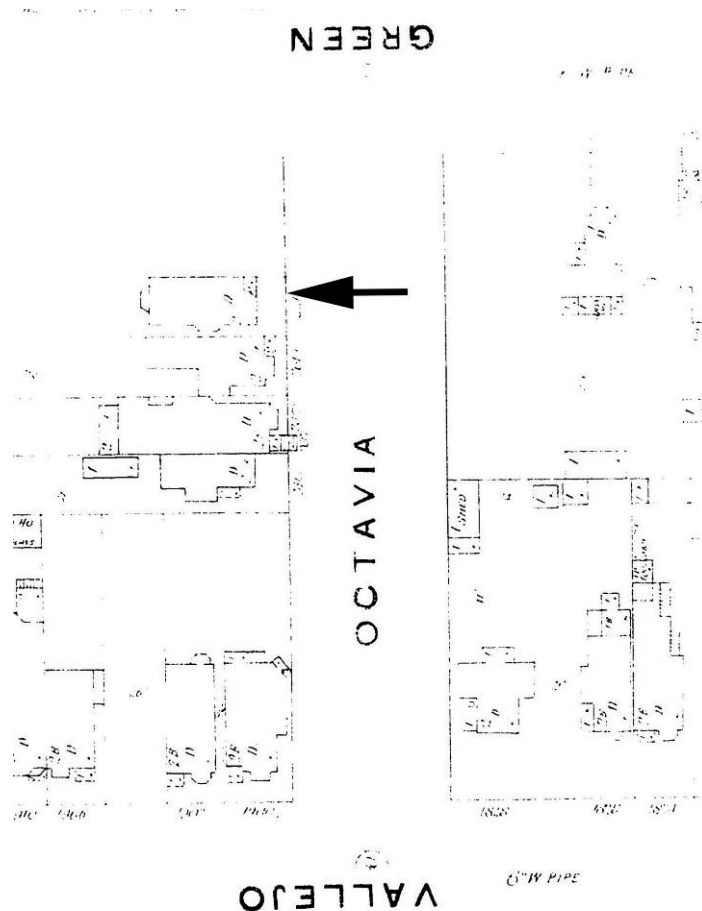


Figure 3: 1893 Sanborn Map showing approximate location of predecessor building noted with arrow.

The 1899 Sanborn Map shows a similar level of density to the previous map (**Figure 4**). The subject lot holds a non-extant two-story single family residence, identified as 2621 Octavia Street.

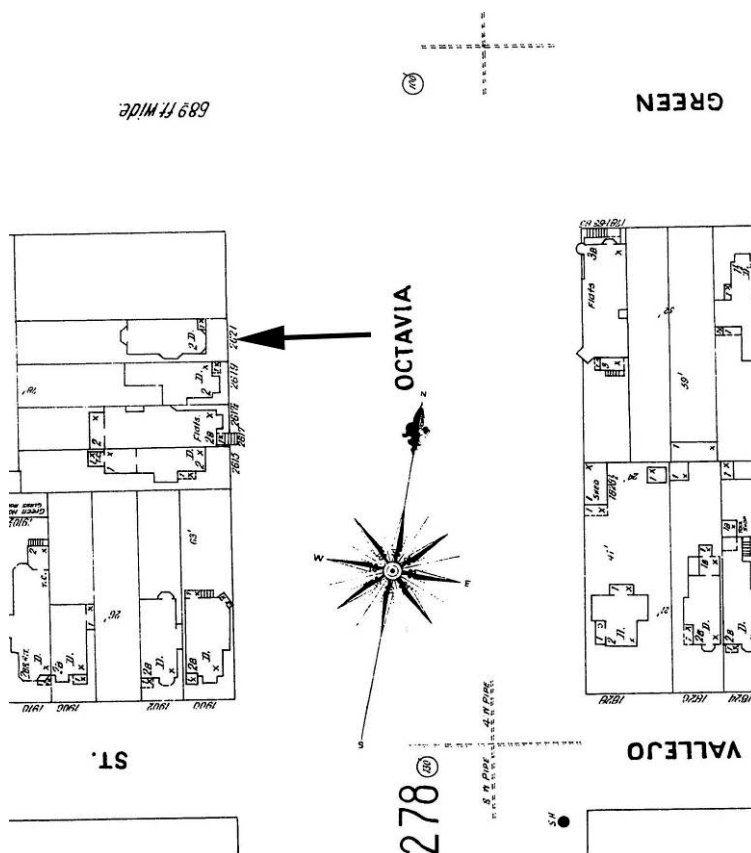


Figure 4: 1899 Sanborn Map showing predecessor building noted with arrow.

The 1905 Sanborn Map illustrates a similar level of development in the area (**Figure 5**). The same non extant predecessor residence, identified as 2621 Octavia Street, is located on the subject parcel.

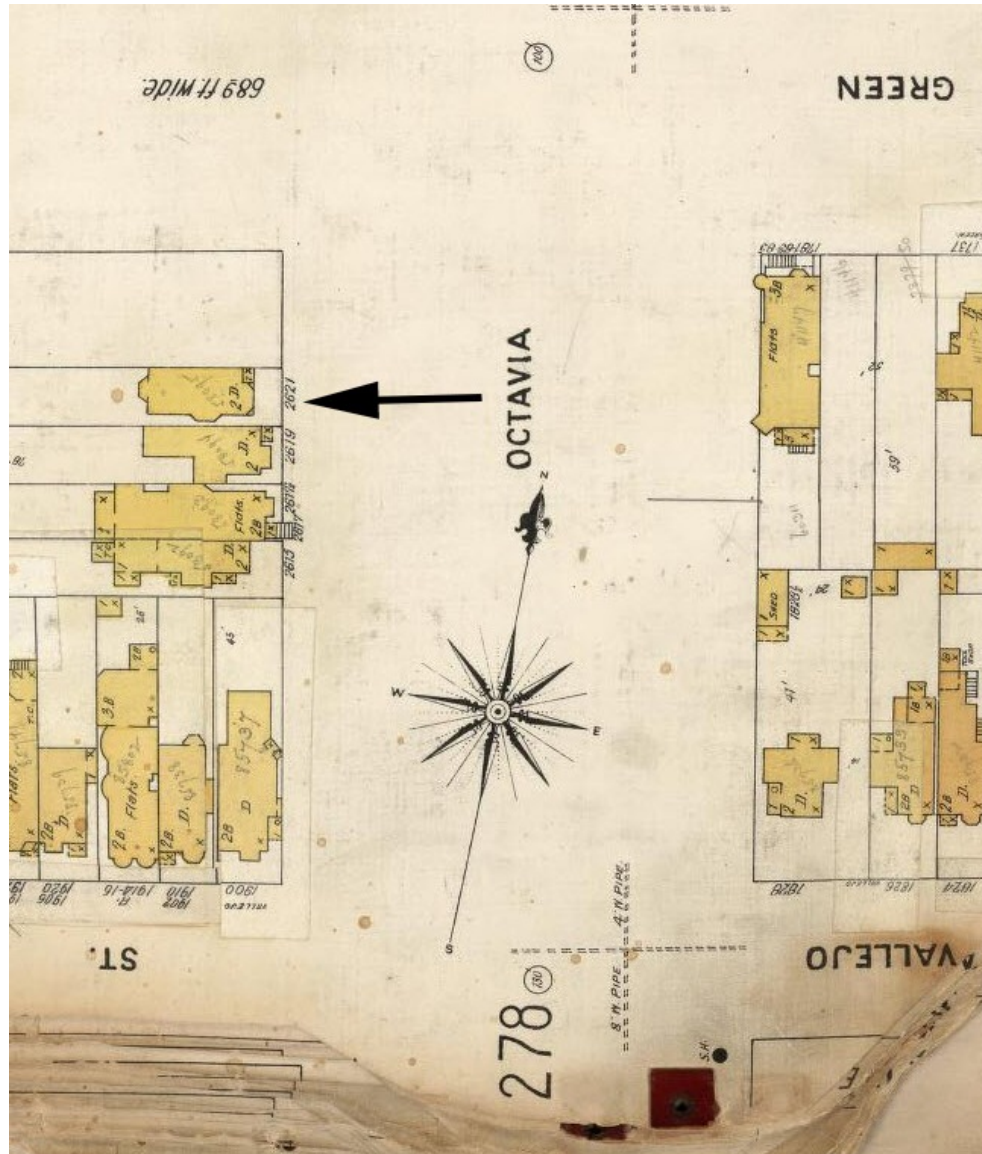


Figure 5: 1905 Sanborn Map showing approximate location of predecessor building noted with arrow

The 1913 Sanborn Map illustrates the same level of development in the area (**Figure 6**). The same non extant single family residence is located on the subject parcel, now with a projecting volume to the rear.

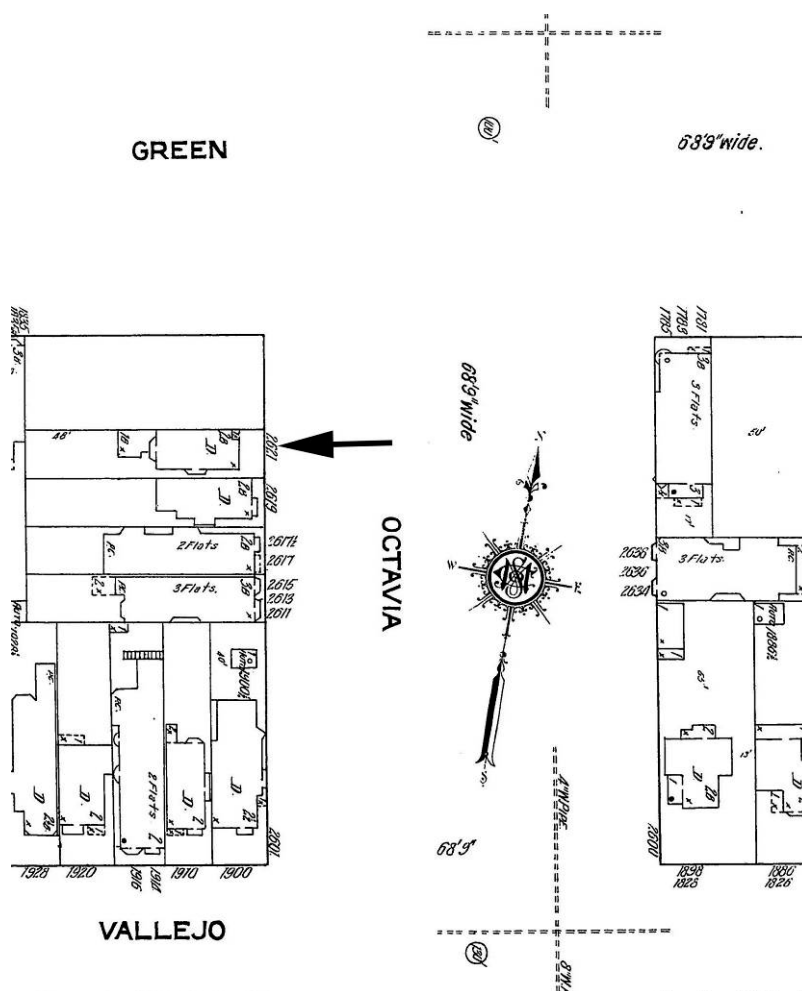


Figure 6: 1913 Sanborn Map showing approximate location of predecessor building noted with arrow

The 1938 Harrison Ryker aerial photograph shows the subject parcel vacant (**Figure 7**). It is unknown when the building previously located on this parcel was demolished. The other notable change to the subject block is the construction of the adjacent Golden Gate Valley Branch Library, a Carnegie library constructed in 1917.

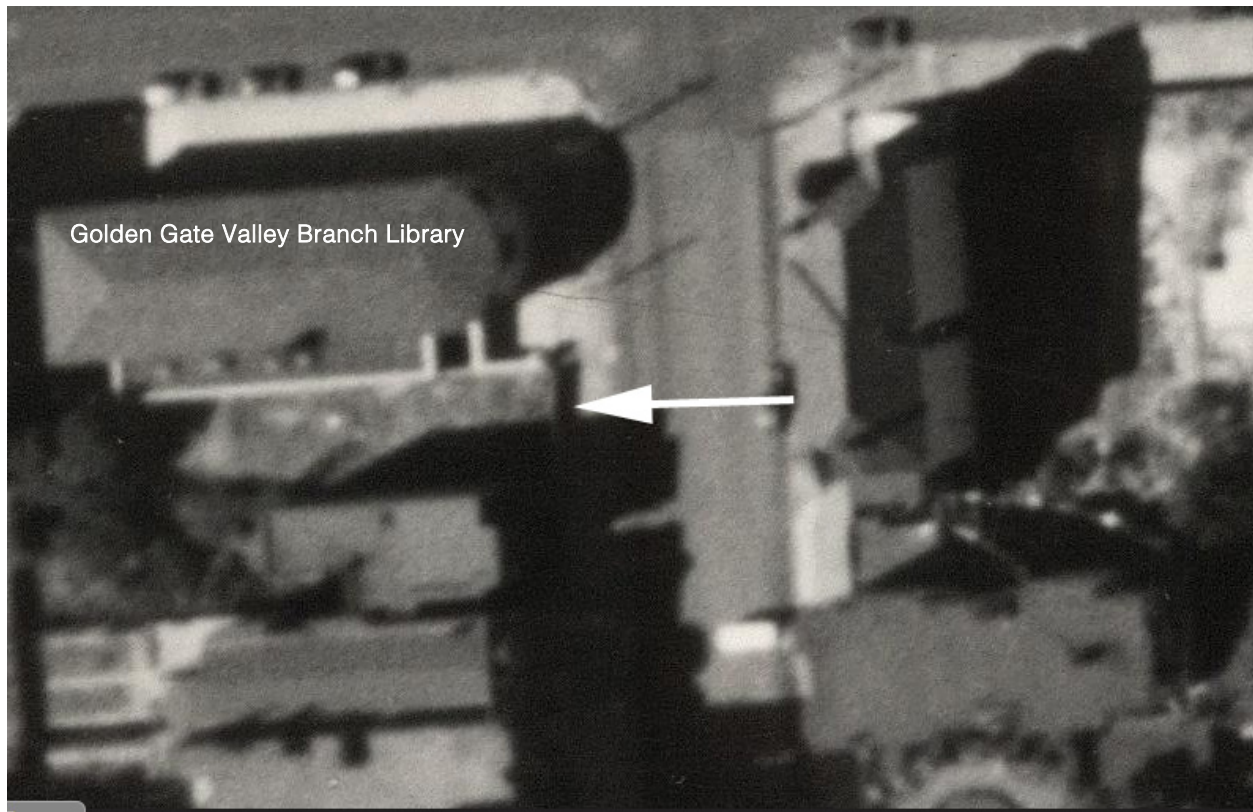


Figure 7: 1938 aerial photograph showing approximate location of subject building noted with arrow
Source: David Rumsey Historical Map Collection.

The 1950 Sanborn Map shows the subject building for the first time (**Figure 8**). It is illustrated as a rectangular plan, two story over basement two flat building with a light well on the north façade.

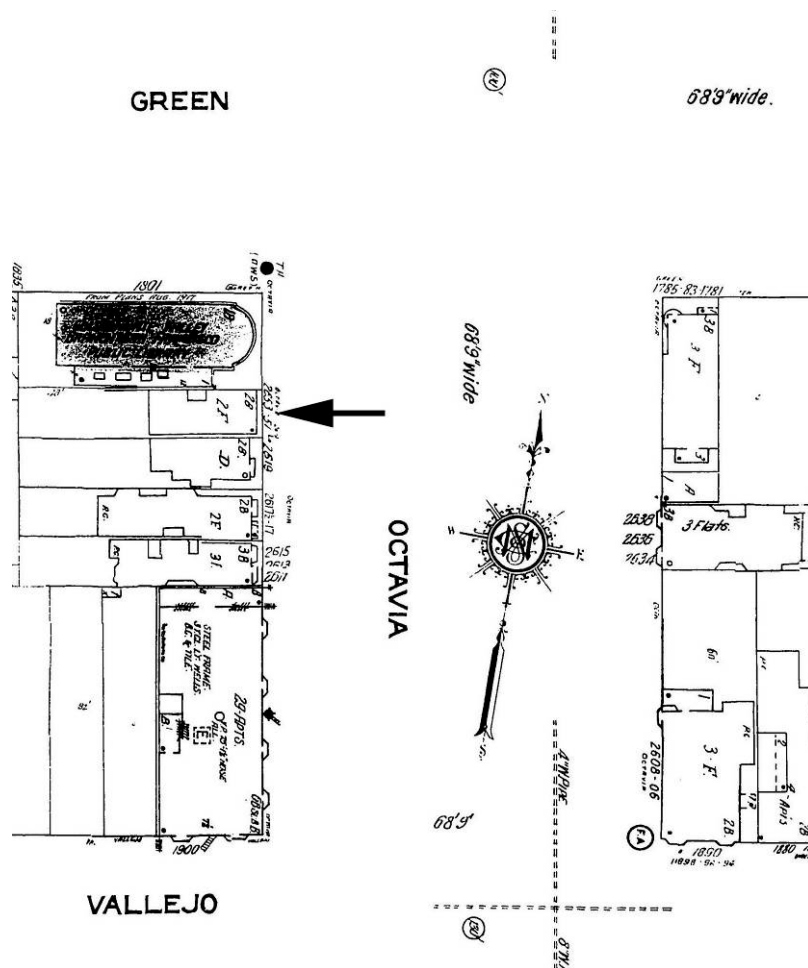


Figure 8: 1950 Sanborn Map showing 2651-53 Octavia Street noted with arrow.

C. Construction Chronology

2651-2653 Octavia Street was constructed in 1949 and designed by Eric Dahlberg & Sons builders as a two-story over basement flat building. The exterior façade has sustained few alterations: modern windows and modern garage doors.

Eric Dahlberg & Sons

The building tradition of the Dahlberg family began in 1892 with Andrew Dahlberg.¹ Eric Dahlberg was the brother of Andrew. They emigrated from Sweden. Eric's sons Clarence and Harvey joined the family business in 1945. They constructed residential buildings throughout

¹ *San Francisco Chronicle*, "A Family of Home Builders," April 10, 1955

San Francisco. After World War II, they constructed homes in Miraloma Park marketed towards veterans.² In 1953, they began developing Ocean Park Manor in Pacifica. Eric Dahlberg died in 1955. Clarence retired in 1971.³ Harvey died in 1986. No known historic resources were located by Eric Dahlberg & Sons. An example of their buildings includes: 100-160 O'Shaughnessy Blvd (1951); 331-333 West Portal Ave (1934); and 207-235 Evelyn Way (1950). (Photos in Appendix)

D. Permit Record

The following permits were located in the Department of Building Inspection files for the subject property:

- Permit #20509, October 28, 1949 – To build two story wood frame flat.
- Permit #1268216, June 29, 2012 – Remove and replace wood clad windows. 14 total.
Visible from street

Copies of the permits are in the Appendix to this report.

E. Architectural Style

2651-2653 Octavia Street can best be described as vernacular with minor elements of Mediterranean Revival. Unlike formal styles of architecture, vernacular architecture is not characterized by stylistic design elements. The Mediterranean Revival elements present include the balconettes, the scored stucco, and the pent roof.

F. Owners and Occupants

The following three tables list all known owners and occupants of 2651-2653 Octavia Street.

Table 1: Owners of 2651-5263 Octavia

Name	Date	Occupation
------	------	------------

² Classified Ad, December 17, 1950, p 16, 33.

³ "A Tradition of Wood Architecture," May 3, 1992.

Alice S. Valleau	10/1/1920 – 5/29/1930	Husband - printer
H. & Claire Campana	5/29/1930 – 9/21/1945	Unknown
Charles and Sophia Savio	9/21/1945 – 3/25/1946	Owner of Villa Marina Market
Joseph and Constance Verhaug	3/25/1946 – 8/17/1948	Owner of Venetian Villa
Dominico and Susie Tognoli	8/14/1948 – 10/14/1949	Clerk
Eric and Anne Dahlberg	10/14/1949 – 7/7/1989	Contractor/Builder
Fred and Inez Boitano	7/7/1989 – 2/28/2006	Sherman Market
Barry, Michelle, Victoria G. and Victoria T. Potthoff	2/28/2006 – 1/19/2011	
Victoria Abendroth and Barry, Victoria T. and Michelle Potthoff	1/19/2011 – 3/1/2018	
Christopher B. Cook and Jane Cote Cook	3/1/2018 - current	

Table 2: Occupants of 2651 Octavia

Date	Name	Occupation
1951-1953	Wallace L. Dodd	Employee of Singer Sewing Machine
1955 - 1959	Sid Arpin	Owner of Sid and Jeannette's Restaurant
1960 - 1968	Paula Shragge	Secretary
1971 - 1982	Reana Hart	retired

Table 3: Occupants of 2653 Octavia

Date	Name	Occupation
1951 - 1982	Fred Boitano	Owner of Sherman Market at 1598 Union

VI. EVALUATION OF HISTORIC STATUS

The subject property was evaluated to determine if it is eligible for listing in the California Register of Historical Resources, either individually or as a contributor to an historic district. The California Register is an authoritative guide to significant architectural, archaeological and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the California Register by local governments, private organizations or citizens. This includes properties identified in historical resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks or listed by city or county ordinance. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed for use by the National Park Service for the National Register. In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

Criterion 1 (Event): Resources that are 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 that are associated with the lives of persons important to local, California, or national history.

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

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

The following section examines the eligibility of the subject property for listing in the California Register under those criteria.

A. Individual Significance

- Criterion 1 (Events)

2651-2653 Octavia Street is not eligible for individual listing in the California Register under Criterion 1. This building is an infill building. Most of the surrounding area was constructed in the early 20th century. This building did not make any significant contribution to the development of the neighborhood. Nor did it make a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California. Thus the property is not eligible for listing in the California Register under Criterion 1.

- Criterion 2 (Persons)

This building is not eligible for individual listing in the California Register under Criterion 2. The building was owned by the builder Eric Dahlberg but he maintained the building as rental investment property. He did not reside at the building at any time. It is not associated with any significant persons in the history of San Francisco or the State of California, as none of the owners or occupants were listed in the San Francisco Biography Collection or newspaper indexes or otherwise indicated to be important to the history of San Francisco or the State of California. Thus the property is not eligible for listing in the California Register under Criterion 2.

- Criterion 3 (Architecture)

This building is not eligible for individual listing in the California Register under Criterion 3. 2651-5263 Octavia Street was constructed by builders Eric Dahlberg & Sons. They are not considered master builders. This building does not embody distinctive characteristics of a type, period, region, or method of construction, represent the work of a master, or possess high artistic values. Thus the property is not eligible for listing in the California Register under any aspect of Criterion 3.

- Criterion 4 (Information Potential)

This criterion ordinarily refers to potential archeological value. A full analysis of archeological value is beyond the scope of this report. The property does not appear historically significant under Criterion 4.

B. District

A property may also become eligible for listing on the California Register as a contributor to a historic district. Guidelines define a district as an area that “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”⁴ To be listed on the California Register, the district itself must be eligible under the criteria already discussed. The documentation of the district must enumerate all properties within it, identifying each as a contributor or non-contributor. The district itself, as well as each of its contributors, then become historical resources.

Based on the scoping discussion of July 24, 2018 with the Planning Department, no district analysis was performed.

C. Integrity

In addition to being determined eligible under at least one of the four California Register criteria, a property deemed to be significant must also retain sufficient historical integrity in order to be considered eligible for listing in the California Register. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, evaluating adverse change. For the purposes of the California Register, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Code of Regulations Title 14, Chapter 11.5). A property is examined for seven variables or aspects that together comprise integrity. These aspects, which are based closely on the National Register, are location, design, setting, materials, workmanship, feeling and association. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* defines these seven characteristics:

- *Location* is the place where the historic property was constructed.

⁴ Office of Historic Preservation, 1995.

- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

Since this building is not individually eligible for listing on the California Register, no period of significance is established and integrity can not be assessed.

VII. CONCLUSION

2651-2653 Octavia Street is not individually eligible for listing in the California Register under any Criterion. The surrounding area was not investigated as a potential historic district per the scoping discussion with Planning Department staff.

VIII. BIBLIOGRAPHY

Published

California Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento, 1995.

Olmsted, Roger and T. H. Watkins. *Here Today: San Francisco's Architectural Heritage*. San Francisco: Junior League of San Francisco Inc., 1968.

San Francisco City Directories.

San Francisco Department of City Planning. "CEQA Review Procedures for Historical Resources." (San Francisco: 2005).

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, rev. ed. 1998.

Public Records

San Francisco Office of the Assessor-Recorder. Deeds, maps, and *Sales Ledgers*.

San Francisco Bureau of Building Inspection, Records Management.

Sanborn Maps, San Francisco California, 1893, 1899, 1905, 1913, 1950,

IX. APPENDIX

WEST SIDE OF OCTAVIA STREET BETWEEN GREEN AND VALLEJO STREETS





EAST SIDE OF OCTAVIA STREET BETWEEN GREEN AND OCTAVIA STREETS

ERIC DAHLBERG & SONS PROJECTS

Above 100-160 O'Shaughnessy Blvd

Left: 331-333 West Portal Avenue

Below: 207-235 Evelyn Way



PERMITS FOR 2651-2653 OCTAVIA STREET:

OFFICIAL COPY

BUILDING FORM

2 APPLICATION OF PERMIT FOR PERMIT TO REPAIR

2 STORY FRAME-BUILDING

Location: *St. John's South of Green St. 1700*

Cost \$: *1000.00*

Filed: *NOV 21 1949*

Approved: *APPROVED*

Superintendent Bureau of Building Inspection

Permit No.: *110813*

Issued: *NOV 21 1949*

Certificate of Final Completion

Applied for: *104*

Issued: *194* No. *104*

STREET

NORTH

EAST

WEST

SOUTH

Basement ceiling 7'10"

Approved: *Nov 11/1949*

Superintendent Bureau of Building Inspection

Approved: *Nov 11/1949*

City Planning Commission

Set Backline: *none*

Approved:

Director of Public Health

Approved:

Department of Electricity

Approved:

Bureau of Engineering

Approved:

Art Commission

Bureau of Fire Prevention and Public Safety

Construct and install on building to satisfaction of Bureau of Fire Prevention the following fire protection equipment and appliances:

F.D. (Dry) Standpipes

Wet Standpipes

Hose Reels

Tanks

Down Pipes

Automatic Fire Pumps

Automatic Sprinkler System

Water Service Connection

Ground Floor Pipe Casings

Refrigeration

Incinerators

APPROVED:

FRANK P. KELLY, Chief

Division of Fire Prevention and Investigation

By: *R. Buyer 11/1949*

OFFICIAL COPY

SAN FRANCISCO
P 181-302M

Write in Ink - File Two Copies

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

BLDG. FORM
2

APPLICATION FOR BUILDING PERMIT
FRAME BUILDING

RECEIVED
OCT 3 1 1949
BUREAU OF BUILDING INSPECTION
CITY AND COUNTY OF SAN FRANCISCO

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... Side of... Street...
50 Feet SOUTH of CHERRY St. No. 2 Block No. 804

(2) Number of Stories... (WITH) Basement...
A TWO FAMILY FRAME DWELLING

(3) Total Cost \$ 16,000.00 17,000

(4) Purpose of Occupancy... No. of rooms... No. of families...
FRAMING 10 5

(5) Size of lot... Ft. Front... Ft. Rear... Ft. Deep...
31'-0" x 124'-7" 25'-0" 25'-0" 124'-7"

(6) Size of proposed building... Any other building on lot at present...
51'-0" x 56'-4" 10

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

(8) Supervision of construction by...
ERIC DAHLBERG & SONS
Address... 533 Victoria Street #12 San Francisco, California

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

(9) Architect...
Certificate No... License No...
State of California City and County of San Francisco
Address...

(10) Engineer...
Certificate No... License No...
State of California City and County of San Francisco
Address...

(11) Plans and specifications prepared by
Other than Architect or Engineer...
Address...

(12) Contractor... ERIC DAHLBERG & SONS (BUILDERS)
License No... License No...
State of California City and County of San Francisco
Address... 533 Victoria Street San Francisco, California

(13) Owner... SAME AS ABOVE
Address...
By... Clarence Dahlberg...
Side Sewer In ☒ Not In ☐ Owner's Authorized Agent.

The Department will call up telephone No. 124-3-1517 if any alterations or changes are necessary on the plans submitted.

CERTIFICATE OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF BUILDING, PURSUANT TO SEC. 9, ORDINANCE 1008 (N.S.)



APPROVED
Dept of Building Insp

JUN 29 2012

Vivian L. Day
VIVIAN L. DAY
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT OF BUILDING INSPECTION

W/N

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

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE COUNTER ISSUANCE

NUMBER OF PLAN SETS

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

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

DO NOT WRITE ABOVE THIS LINE

DATE FILED JUN 29 2012	PLANS FILE RECEIPT NO. 1/2	(1) STREET ADDRESS OF JOB 2651 OCTAVIA	BLOCK & LOT 0354/002
PERMIT NO. 1268216	ISSUED 6-29-12	(2) ESTIMATED COST OF JOB 1500	(3) REVISED COST \$7,500

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(A) TYPE OF CONSTR. V	(B) NO. OF STORIES OF OCCUPANCY 2	(C) NO. OF ADJACENT AND COLLARS -	(D) PRESENT USE SEPT TWO UNITS	(E) OCCUP. CLASS R3	(F) NO. OF DWELLING UNITS 2
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(A) TYPE OF CONSTR. V	(B) NO. OF STORIES OF OCCUPANCY 2	(C) NO. OF ADJACENT AND COLLARS -	(D) PROPOSED LEGAL USE SEPT TWO UNITS	(E) OCCUP. CLASS R3	(F) NO. OF DWELLING UNITS 2
--------------------------	--------------------------------------	--------------------------------------	--	------------------------	--------------------------------

(G) IS ALSO KNOWN TO BE CONSTRUCTED ON ALTERNATE? NO	(H) WILL STREET SPACE BE USED FOR CONSTRUCTION? NO	(I) ELECTRICAL WORK TO BE PERFORMED? NO	(J) PLUMBING WORK TO BE PERFORMED? NO
---	---	--	--

(K) GENERAL CONTRACTOR OWNER	(L) OWNER (CHECK ONE) BARRY POTOFF	(M) ADDRESS 3524 Divisadero St. San Francisco Ca 94132	(N) PHONE FOR CONTACT BY DEPT. 827 8387
---------------------------------	---------------------------------------	---	--

(O) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) visible from the street. REMOVE & REPLACE WOOD CLAD WINDOWS 14 TOTAL (MAX 0.4 Factor 0.4)

ADDITIONAL INFORMATION

(1) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR EXIST TO BUILDING? NO	(2) WILL REMOVAL OR SUB-SEPARATE SPACE BE REPERATED OR ALTERED? NO	(3) ARCHITECT OR ENGINEER DESIGN? CONSTRUCTION	(4) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT	(5) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENDING TO BUILDING? NO	(6) NEW EXISTING OR ON LOT? IF YES SHOW ON PLOT PLAN NO	(7) IF YES, STATE NEW EXISTING OR ON LOT? IF YES SHOW ON PLOT PLAN NO	(8) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO
---	---	---	--	--	--	--	--

(9) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	ADDRESS
--	---------

IMPORTANT NOTICES

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

No portion of building or structure or existing used during construction, to be shown "10" to any side containing more than 750 sq ft. See Sec. 888 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.

Outside lines as shown on drawings accompanying this application are assumed to be correct. If actual ground lines are not the same as shown, related drawings showing correct ground lines, note and file together with construction details of retaining walls and wall footings required must be submitted to this department for approval.

ANY VIOLATION INCURRED HEREIN OR BY CODE MAY BE APPEALED.

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

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (1) (2) (3) (4) (5) (6) (7) (8) (9).

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
☐ CONTRACTOR

APPLICANT'S CERTIFICATION

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

B003-03 (REV. 1/02)

NOTICE TO APPLICANT

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

In conformity with the provisions of Section 2600 of the Labor Code of the State of California, the applicant shall have coverage under (i) or (j) designated below or shall indicate item (ii) or (iv) or (v) whichever is applicable. If however item (iv) is checked item (v) must be checked as well. Mark the appropriate method of compliance below.

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

- I have and will maintain a certificate of accident or health insurance for workers' compensation as required by Section 2700 of the Labor Code for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance as required by Section 2700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance number and policy number are:

Policy Number:

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

- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 2600 of the Labor Code, that the permit herein applied for shall be deemed revoked.

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

[Signature]
Date: June 29 2012

OFFICE COPY

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO APPROVED DEPARTMENT OF BUILDING INSPECTION	Call 415-638-6878, to schedule inspections for building, electrical and / or plumbing. This application is approved without site inspection. Detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work that requires appropriate separate permits, shall require appropriate separate permits.	Michael Gunnell, DBI JUN 29 2012 DEPT. OF BLDG. INSPECTION	DATE _____ REASON _____
RM-2 <input type="checkbox"/> CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW	APPROVED AS per applied & photo to replace all front facade windows in kind Radeh Tach/AST 6/29/12 DEPARTMENT OF CITY PLANNING		NOTIFIED MR _____ DATE _____ REASON _____
<input type="checkbox"/>	APPROVED 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 _____

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 _____

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