

HISTORIC RESOURCES EVALUATION REPORT (PART 1)

**1554 Masonic Avenue
San Francisco, California**

**Prepared for:
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December 2020



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HISTORIC RESOURCE EVALUATION

Part I.

1. Introduction

This Part 1 historic resources evaluation (HRE) report provides a review of the potential historic significance of a single-family residence located at 1554 Masonic Avenue (Assessor's Block 2616, Lot 027), in San Francisco's Haight Ashbury neighborhood to the west of Buena Vista Park.

The building at 1554 Masonic Avenue is within San Francisco's RH-2 Zoning District (Residential House – Two Family) and the 40-X Height and Bulk District. Built in 1910, the subject property is a two-to-three-story single-family residence with approximately 1,540 gross square feet of interior space on a lot that is 3,125 square feet in size, according to the San Francisco Assessor's Office. The proposed project would make a number of exterior and interior alterations to the home. The first level would be excavated to increase the head height, and the second level would receive a minor interior renovation, while the third level would receive an approximately 480 square-foot addition to existing third floor, and an enclosed stair penthouse at the back of the house would provide access to the roof. As some of these changes may alter the external, publicly-visible appearance of a building constructed more than 45 years ago with a historic status rating of 'B' (unknown/age-eligible), it is subject to the San Francisco Planning Department's Historic Preservation review, including preparation of this Part 1 HRE report. This report provides a discussion of the building's current historic status, building descriptions, an historical context of the neighborhood and site, a history of the owners and occupants, an evaluation of its potential historic significance, followed by a list of references.

Brad Brewster, principal and founder of Brewster Historic Preservation Consulting was engaged by the property owner to complete this report. With a master's degree in Preservation Planning and 26 years of architectural and historical research and writing in California, Mr. Brewster meets the Secretary of the Interior's Professional Qualification Standards for architectural history (See **Appendix D**, Preparer's Qualifications).

Current Historic Status

The property's current historic status is described by using six listings or surveys, each of which is described in detail below. The six listings or surveys include: 1) Junior League of San Francisco

Architectural Survey, 1968 (Here Today), 2) Department of City Planning Architectural Quality Survey, 1976, 3) San Francisco Architectural Heritage Survey, 1977-78, 4) California Historical Resource Status Code information, and 6) data from the San Francisco Property Information Map.

Junior League of San Francisco Architectural Survey, 1968 (Here Today)

Here Today: San Francisco's Architectural Heritage (Here Today) is one of San Francisco's first architectural surveys, undertaken by the Junior League of San Francisco and published in book form in 1968. Although the Here Today survey did not assign ratings, it provided brief historical and biographical information about what the authors believed to be significant buildings. The findings of the survey were adopted by the Board of Supervisors on May 11, 1970 (Resolution No. 268-70).

The property at 1554 Masonic Avenue was not addressed in the *Here Today* survey. The nearest property addressed in *Here Today* is a residence located two parcels to the north at 1526 Masonic Avenue. Built in 1910, this Craftsman style home was designed by master architect Bernard Maybeck.

Department of City Planning Architectural Quality Survey, 1976

The 1976 Architectural Quality Survey (DCP 1976 Survey) was a “reconnaissance” or “windshield” survey which looked at the entire City and County of San Francisco to identify and rate what was thought to be the top 10 percent of architecturally significant buildings and structures. Several individual aspects of the selected 10,000 buildings were evaluated on a scale of -2 (detrimental) to +5 (extraordinary), with a summary rating of 0 to 5 assigned to the building as a whole. Buildings rated with a summary rating of 3 or higher in the 1976 Architectural Survey (AS) represent approximately the top two percent of San Francisco's building stock in terms of architectural significance. Summary ratings of 0 or 1 are generally interpreted to mean that the property has some contextual importance.

The property at 1554 Masonic Avenue was not addressed in the *1976 DCP Architectural Quality Survey*, and as such, has no DCP rating. The nearest property with a DCP rating is located two parcels to the north at 1526 Masonic Avenue.

San Francisco Architectural Heritage Surveys, 1977-78

San Francisco Architectural Heritage is the city's oldest not-for-profit organization dedicated to increasing awareness and advocating preservation of San Francisco's unique architectural heritage. Heritage has sponsored or was commissioned by the City to conduct several historical resource inventories in San Francisco, including surveys for area Plans in Downtown, the Van Ness Corridor, Civic Center, Chinatown, the Northeast Waterfront, and South of Market, as well as surveys in the Inner Richmond District, and the Dogpatch neighborhood. The earliest and most influential of these surveys was the Downtown Survey. Completed in 1977-78 for Heritage by Michael Corbett and published in 1979 as *Splendid Survivors*, this survey serves as the intellectual

foundation for much of San Francisco's Downtown Plan. The methodology improved upon earlier surveys inasmuch as it consists of both intensive field work and thorough archival research. A team of outside reviewers analyzed the survey forms and assigned ratings to each of the pre-1945 buildings within the survey area. The ratings include: 'A' (highest importance), 'B' (major importance), 'C' (Contextual Importance), and 'D' (minor or no importance).

Neither the property at 1554 Masonic Avenue nor any others immediately surrounding are addressed in *Splendid Survivors*, and as such it has no San Francisco Architectural Heritage rating.

California Historical Resource Status Code

The California Register of Historical Resources (California Register) is an authoritative guide to significant architectural, archaeological and historic 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 of Historic Places-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 historic resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks or listed by city or county ordinance. A building or structure identified on the Office of Historic Preservation's Directory with a Status Code rating of 1 or 2 (on or determined eligible for the National Register) is considered to be "listed" on the California Register. Properties of local significance that have been designated under a local preservation ordinance (i.e., local landmarks), or that have been identified in a local historical resources survey, may also be eligible for listing in the California Register.

The Office of Historic Preservation's Directory, also known as the Built Environment Resources Directory (BERD), identifies all buildings and structures listed in or eligible for listing in the California Register of Historical Resources, including those listed in San Francisco County. The BERD does not identify the property at 1554 Masonic Avenue, or any other properties immediately surrounding it with Status Code ratings.¹

San Francisco Property Information Map

The San Francisco Property Information Map (SFPIM), maintained by the San Francisco Planning Department, contains a wide variety of information about every property in San Francisco. The Preservation tab of this map indicates that the subject property at 1554 Masonic Avenue is considered a "Category B" property, which indicates that while it is age-eligible, its historic significance is unknown.² The nearest property with an "A" rating (Historic Resource Present) is the Maybeck-designed residence located two parcels to the north at 1526 Masonic Avenue.

¹ Office of Historic Preservation, *Built Environment Resources Directory* (BERD), available at https://ohp.parks.ca.gov/?page_id=30338, Accessed November 25, 2020.

² San Francisco Property Information Map (SFPIM), *1554 Masonic Avenue*, <https://sfplanninggis.org/PIM/>, Accessed December 2, 2020.

The SFPIM indicates that property at 1554 Masonic Avenue is not located in an Article 10 designated historic district or is a designated landmark. The nearest Article 10 designated landmark is the Richard Doolan/Norman Larson Residence (Landmark #253) at 557 Ashbury Street at the northwest corner of Haight and Ashbury Streets. This property is about 0.4 mile northwest from the subject property.³ The nearest National Register-listed property is the former St. Joseph's Hospital at 355 Buena Vista Avenue East, built in 1928. This historic property is about 0.3 mile northeast from the subject property.⁴

2. Building and Property Description

Neighborhood Context

The subject property at 1554 Masonic Avenue is located on the east side of Masonic Avenue, between Java Street on the north, Upper Terrace on the south, and Buena Vista Avenue East on the east in San Francisco's Haight Ashbury neighborhood and one-half block west from the summit of Buena Vista Park, a 589-foot promontory that rises above the southeastern corner of the neighborhood. Masonic Avenue extends approximately 1.5 miles from Pine Street in the Presidio Heights neighborhood on the north to its terminus at Upper Terrace on the south. For the majority of the north-south route, the road is a 4-lane arterial until it narrows to a two-lane road at Waller Street, and begins to rise and bend in a southeasterly direction around the western edge of Buena Vista Park. The subject property is on the southernmost block of Masonic Avenue before it terminates at Upper Terrace. From there, the road becomes Roosevelt Way, which bends around the southern and eastern slopes of the park.

Although it is officially located within San Francisco's Haight Ashbury neighborhood, the subject property is on the far southeastern edge of the neighborhood which terminates at Upper Terrace, and just north of the Corona Heights district within the larger Castro/Eureka Valley neighborhood, which extends for many blocks to the south and east. The subject property is also within the Buena Vista Park subarea of the Haight Ashbury neighborhood which is dominated by the city park of the same name. This area is entirely residential in nature, with rows of two-to-three-story wood framed homes built primarily in the first three decades of the Twentieth Century, many of which have impressive views of the city to the north and west.

Finally, the subject property also overlaps with the old Flint Tract, a nineteenth-century homestead association subdivision, that encompasses portions of both the Haight Ashbury and the Castro/Upper Market and Corona Heights neighborhoods (see discussion of the Flint Tract, below). Laid out in the early 1870s as part of the Flint Tract subdivision, Masonic Avenue in the vicinity of the subject property follows a contour line that wraps around the west side of Buena Vista Park from north to south.

³ San Francisco Historic Landmarks Map, available at <https://sfgov.org/sfplanningarchive/san-francisco-landmarks-map>, Accessed November 25, 2020.

⁴ Historic Sites and Points of Interest in San Francisco, available at <https://noehill.com/sf/landmarks/map.asp>, Accessed November 25, 2020.

The following provides an architectural description of the current elevations, ornamentation, finishes, and alterations of the exterior of the property at 1554 Masonic Avenue; both the residence and garage/studio. Additional information about the interior finishes and features of the residence is provided as well. The property description is based on a pedestrian site survey which occurred on December 3, 2020. **Appendix A** provides photos of the subject property and surrounding properties.

Architectural Description

Completed in 1910, the subject property at 1554 Masonic Avenue consists of a three-story, wood frame, single-family residence with primary hip and secondary flat roof forms clad in asphalt shingles. The front or west elevation is clad in stucco, while the sides and rear are clad in horizontal wood channel siding. The ground floor of the front elevation consists of a wood frame roll-up garage door for a single automobile flanked by brick planters. A wood frame pedestrian-scale hollow core door with a wood lattice wall is located to the left of the garage door, and a set of terrazzo steps with stepped brick sidewalls are located to the right of the garage door leading to a recessed entry on the second floor. The second floor elevation features a curved bay centered over the garage containing three wood frame, double-hung windows with three-over-one and five-over-one panes and wood trim. To the right of the bay is the recessed entry with an arched header. The wood frame front door contains a single pane of frosted, beveled glass, with two sidelights comprised of single panes of frosted glass. The entry walls are stuccoed like the remainder of the front façade, and a large pendant lamp hangs from the ceiling of the entry vestibule. A cornice comprised of decorative wood corbels, moldings, and trim forms an enclosed eave which encircles the very top of the front elevation. Above the cornice lies a hipped roof clad in asphalt shingles.

The rear or east elevation consists of two, two-story, three-part bays with horizontal wood channel siding and wood trim. Fenestration consists of wood frame, double-hung windows, as well as a wide, solid wood rear door leading from the ground floor to the rear yard. A hip roof with enclosed eaves, asphalt cladding, and aluminum gutters can be found on this rear elevation. Also visible from the rear elevation is the third floor rooftop bedroom located in the approximate center of the property, which is generally square in plan with horizontal wood channel siding and a flat roof. No fenestration on this third floor was visible on either the west (front) or east (rear) of the property, but likely exists on the north and south (side) elevations.

The side or north elevation consists of horizontal wood channel siding and wood trim, windows with replacement vinyl sashes found on the second floor. Two square bays located on the second floor overhang a portion of the ground floor level. The underside of these bays form a partial pedestrian tunnel for the narrow service walkway that is located alongside and below the home on this elevation. The south elevation was not visible as it abuts the property immediately to the south.

The subject property exhibits some elements of Classical Revival architecture, exhibited by its rounded bay, decoratively corbelled cornice, and arched entryway. The property is in good condition.

Visible Alterations

Visible alterations to the residence include the roll-up garage door, newer side door and front door with sidelights, and the replacement vinyl frame windows on the north elevation. The front of the building also appears to have been re-stuccoed at some point in the past, and the original quoins which once existed on the corners of the front elevation have been removed.

Site History

The following site history of the subject property was obtained from Sanborn Fire Insurance Company maps, San Francisco Block Books, building permit research at the San Francisco Department of Building Inspection, assessor's data at the San Francisco Assessor-Recorder's office, San Francisco city directories, historic aerial photos, and U.S. Census data provided by Ancestry.com.

Sanborn Maps

Sanborn Fire Insurance Company maps from 1900, 1905, 1913, 1950, and 1995 were reviewed to show how the subject lot and block, as well as the immediately surrounding blocks, developed during the Twentieth Century. See Sanborn Maps, 1900 – 1995, in **Appendix B**, Historic Photos and Maps.

The 1900 Sanborn map show no development on the subject property, and very limited development on the surrounding block. At this time, the subject property consisted of a single lot about 25 feet wide and 125 feet long. Only two dwellings and a water tank existed on the subject block at this time. One of these dwellings at 449 Buena Vista Avenue near the corner of Java Street was the 'Maude B. Booth Home for Children.'

The 1905 Sanborn map shows the same level of development on the earlier, 1900 map, but with a five more single-family, two-story dwellings and two three-story flats between 1522 – 1500 Masonic Avenue. Limited residential development is also shown on the surrounding blocks.

The 1913 Sanborn map is the first map to show the building at 1554 Masonic Avenue, then drawn as a one-story-over-basement, wood frame, single-family dwelling. About two-thirds of the subject block had been developed by this time with other one- and two-story, single-family dwellings, primarily along Buena Vista Avenue. By this time, the Maude B. Booth Home for Children at 449 Buena Vista Avenue had been demolished, and is shown as an empty lot.

The 1950 Sanborn map shows the subject property in the same location as the earlier 1913 map. By this time, the subject block was entirely developed with other one- and two-story, single-family dwellings, three two-story flats, as well as one six-story, 40-unit apartment building at 555 Buena Vista Avenue. By 1950, the property which had once contained the Maude B. Booth Home for Children at 449 Buena Vista Avenue was subdivided and developed into a row of five, two-story flats at the northeast corner of Buena Vista Avenue and Java Street. By this period, the subject block took on the general appearance that it has today.

The 1995 Sanborn map shows the subject property in the same location and configuration as the earlier 1950 map. No physical changes to the subject block between the 1950 map and the 1995 are discernable.

Historic Photographs and Aerial Maps

Only one historic photo of the subject property at 1554 Masonic Avenue could be found in the typical repositories of historical photos in San Francisco.⁵ This photo, provided in **Appendix B**, was taken in 1910 while the adjacent property at 1526 Masonic Avenue was under construction. In this photo, the partial north and west elevations of the newly-built subject property are visible in the background, including the original garage/carriage doors, as well as decorative quoins which once existed on the corners of the front elevation. Other historic photos of the general vicinity of Buena Vista Park taken between 1890 and 1938 are also provided in **Appendix B** to provide additional historical context.

Two historic aerial photographs of San Francisco, taken ten years apart in 1938 and 1948, show the subject lot and block as they appeared during these periods. Both photographs are provided in **Appendix B**. The subject property can be seen in both photographs in the same basic location and configuration as exists today. The only difference between the two photos is that a dwelling at 1550 Masonic Avenue, immediately northwest from the subject property, had been constructed between these two dates.

Building Permit History

A review of buildings permits on file with the San Francisco Department of Building Inspection (SFDBI) revealed 9 available permits for 1554 Masonic Avenue, between 1909 and 2016. These are detailed in **Table 1**, Building Permit Information, on the following page. Copies of the building permits are provided in **Appendix C**.

As shown in **Table 1**, the first available permits for the subject property was in late 1909 which approved the construction of the subject property, then described as a ‘frame cottage with a basement’ for the property’s first owner, Antonio Puccinelli, at a cost of \$2,500. This permit identifies the architect as Righetti & Headman of San Francisco, and the builders as ‘days work,’ (i.e. day labor). Although construction of the home was permitted in late 1909, it was not completed until approximately mid-1910. The second permit approved replacement of the terrazzo steps with new ones for then-owner Hermon Werner in 1955. The third permit approved the installation of two windows in the rear bedroom of then-owner Masamoto Matsushita in 1968. The fourth permit approved in 1988 allowed for an interior remodeling, likely of the kitchen, for then-owner Timothy Meehan. The fifth permit approved in 1998 allowed for a reroofing effort for then-owner Cynthia Silverstein. The greatest number of changes occurred in 2016 when four

⁵ The historical photo archives reviewed included digital photograph collection at the San Francisco Public Library (sfpl.org), the SFMTA Photography Department and Archive (sfmta.photoshelter.org), those made available at OpenSFhistory.org, a division of the Western Neighborhoods Project, and the Assessor-Recorder’s Office negative collection available at the History Room of San Francisco Public Library (also at sfpl.org). This latter repository identifies no historic photos of the property in its database.

permits or revisions to existing permits for then-owner Anna Frick allowed for kitchen and bathroom remodelings, window replacement, as well as structural improvements.

**TABLE 1
BUILDING PERMIT INFORMATION**

Date	Permit No.	Description/Cost
12/20/1909	26950	Erect a frame cottage with basement for owner Puccinelli/\$2,500
9/14/1955	178841	Remove old terrazzo steps and install new terrazzo steps and handrail with rat proofing under steps for owner Werner/\$500
8/26/1968	323858	Install two windows on north side of dwelling upper bedroom for owner Matsushita/\$250
2/22/1988	586956	Remove lath & plaster, re-rock, new cabinets, appliances, and moldings for owner Meehan/\$12,000
5/4/1998	848860	Reroofing for owner Silverstein/\$8,380
4/11/2016	1388453	Renovate existing bathroom for owner Frick/\$15,700
7/21/2016	1398770	Revision to permit 2016-04-114405: Remodel kitchen and bathroom for owner Frick/\$26,000
9/3/1916	1403413	Revision to permit 2016-0725-3292: Additional structural specifications and drawings for ceiling structure for owner Frick/\$1
11/7/2016	1408917	Replace 7 windows; 2 in bathroom; 2 in living room & 3 in kitchen not visible from street for owner Frick/\$2,800

SOURCE: San Francisco Department of Building Inspection, Block 2616, Lot 027

3. Focused Neighborhood Context

The following historic context for the Corbett Heights neighborhood has been adapted and summarized from the *Corbett Heights, San Francisco (Western Part of Eureka Valley) Historic Context Statement*, prepared by Michael R. Corbett in May, 2017, as well as from an HRE completed for 220 States Street prepared by Christopher VerPlanck in October, 2016.

Early History

The area that is now Corona Heights was a hilly, rocky area covered by native grasses and chaparral for the majority of human history. During the Mexican Period in the early nineteenth century, the area was within the larger Rancho San Miguel, as well as San Francisco's vast "Outside Lands," a name given to the as-yet unoccupied lands that the Mexican government had granted to the Pueblo of Yerba Buena in 1835, when California was still part of Mexico. The American annexation of California in 1848 and the ensuing Gold Rush of 1849 led to the phenomenon of squatters taking up residence on the Outside Lands, which after 1855 consisted of all areas to the west of the Charter Line at Divisadero and Castro Streets. Between 1855 and 1867, San Francisco's leaders sought a way to resolve the squatter issue by developing a plan for the orderly subdivision, sale, and development of the Outside Lands.

It was not until the area was subdivided for residential purposes by early land owners and homestead associations beginning in the 1860s did the area begin to take on the built form that it has today. Early subdivisions in the area included the William McKee Subdivision of 1864, the Pioche & Robinson Subdivision of 1867, Market Street Homestead Association of 1868, the Flint Tract Homestead Association of 1870, and the Park Lane Tract of 1885.

Establishment of the Flint Tract

The subject property was located within the Flint Tract Homestead Association, which was established by George Flint, and adopted by the Board of Directors of the Flint Tract Homestead Association on October 20th 1870. As early as the 1860s, land speculators such as Flint began showing interest in the hilly land surrounding Buena Vista Park, then called ‘City Park,’ primarily because land near parks tended to be more valuable and also because of the hill’s panoramic views over the fast-growing city (see history of Buena Vista Park, below).

The first map of the Flint Tract was published in 1873 by surveyor William P. Humphreys, a copy of which is provided in **Appendix B**. The Flint Tract was a relatively small, rocky area of land with States Street on the south, Duboce Street on the north, Castro Street on the east, and the intersection of Masonic Avenue and Frederick Street on the west. The area also encompassed the southern half of today’s Buena Vista Park, and all of what is now known as Corona Heights Park, then a rocky outcropping simply called ‘Rock Hill.’ Most of the streets on the 1873 map were eventually graded and built, though most have different names today, including Epstein Street, which is now Masonic Avenue; Congress Street which is now Upper Terrace; St. Mary’s Street, which is now Piedmont Street, and Park Avenue, which is now Buena Vista Avenue East, etc. Albany Street, which is shown ringing the top of the Corona Heights, was never constructed.

Even though the San Francisco Board of Supervisors had established official street grades in the Flint Tract as early as 1874, the streets remained ungraded and unpaved well into the early twentieth century. Though several street car lines were within a short walk of the subdivision, most people preferred to buy in areas closer to Haight Street and along the Golden Gate Park Panhandle, where they would not have to hike uphill on steep, dirt tracks.

The neighborhood did not become a viable place for large-scale residential development until the installation of necessary infrastructure such as roads, sidewalks, water and sewer lines, as well as the extension of the extension of the Haight Street streetcar line to Golden Gate Park, all of which began to occur in the latter decades of the 1800s. Still largely undeveloped during this period, most buildings in this era consisted of small one-story cottages or two-story dwellings. There were very few dwellings and cottages before 1892. Sanborn Maps from as late as 1899 show fewer than 50 houses in the Flint Tract, with most located just off Castro Street, which was only a short walk uphill from Market Street. Most of the houses in the tract had stables, outhouses, and other outbuildings typical of rural areas.

Post-1906 Earthquake and Fire Neighborhood Development

As a result of the 1906 Earthquake and Fire, the issuance of building permits was suspended until a revised building went into effect two and one-half months later. When building resumed, the neighborhood continued to grow, gaining residences and population due to the suddenly extreme shortage of housing in San Francisco. In the area outside of the Fire Limits, such as the Haight Ashbury neighborhood and areas on the periphery of Buena Vista Park, it was permissible to build in materials that were not considered fireproof. Thus, areas outside the Fire Limits were largely built of wood because wood was cheaper. It also had seismic safety advantages in small buildings like residences. A secondary effect of these requirements was that individuals were by far the most common builders outside the Fire Limits, whereas the more expensive structures required inside the Fire Limits were often built by real estate development companies, investors, and institutions.

Immediately following the 1906 Earthquake and Fire, there was a building boom in the surrounding neighborhoods, in part providing housing in what seemed like a relatively safe area for displaced people. In the ten years following the natural disaster, the number of principal buildings in neighborhood doubled. By 1918, more than two-thirds of the lots in the Flint Tract were built upon, and nearly all of it was in the form of single-family dwellings.

The 1920s was a boom time generally in San Francisco and throughout California. Dozens of new buildings were added to the Haight Ashbury neighborhood including the periphery of Buena Vista Park in this period. However, because so much building had occurred before World War I, building in the neighborhood in the 1920s was scattered and did not substantially change the look and feel of the area.

After the 1920s residential building boom and until the 1940s, there was a series of periods of construction that resulted in filling many of the most easily buildable sites. By 1945, most of these parcels were built upon, and the neighborhood had become a part of the continuously built-up city of San Francisco that stretched from downtown and the bay to Twin Peaks. In this period, the neighborhood as it is recognized today largely came into existence.

Buena Vista Park

Buena Vista Park was known as ‘City Park’ in 1867 when San Francisco's Committee on Outside Lands reserved the 36-acre, 589 foot-high slope as the first plot in the city park system. They paid squatters nearly \$90,000 to relinquish claims to the hilltop. After dedication as Buena Vista Park in 1894, John McLaren, who was the Superintendent of Golden Gate Park for 53 years, supervised the forestation of its hills, adding eucalyptus, cypress, pine, Australian tea trees, and small redwoods to the few grove existing native live oaks and toyon trees. San Francisco school children planted seedlings on Arbor Day during Mayor Adolph Sutro's reign from 1894 through

1898. The summit became a view spot for visitors and residents and, in 1906, people gathered there for five days to watch the fires from the earthquake.⁶

Around 1910, park neighbors organized an improvement club to renovate the park and the build roads around it. New staircases, paths, and tennis courts were dedicated in 1913. In 1933, the Works Progress Administration built footpaths, and constructed a retaining wall and drainage ditches, some of which used slabs of broken marble recycled from Lone Mountain cemeteries. In some places, inscriptions from the headstones can still be read.⁷

In 1950, Supervisor Chester MacPhee's proposal to sell parts of the Park because it was "unused, unsightly and required a policeman there at all times" was mercifully tabled indefinitely by the Board of Supervisors. The Haight Ashbury's counter-cultural "Summer of Love" invaded the park in 1967. Transients built camps in the deep brush that shielded drug trafficking and casual public sex. Without maintenance funds, the park continued a downward slide until 1978, when the Open Space Acquisition and Park Renovation Fund allocated \$200,000 for Buena Vista Park renovation largely for creation of a path system to aid erosion control. Major improvements by the Recreation and Parks Department in cooperation with the Buena Vista Neighborhood Association (BVNA) occurred in the 1980s. Using a grant of \$2,000,000, the summit was changed from a parking lot to a grassy area and viewpoint, a playground was rebuilt, a tennis court resurfaced and re-fenced, and the irrigation system expanded.⁸

4. Owner/Occupant History

Owner History

According to a review of sales ledgers available at the San Francisco Assessor-Recorder Office, and San Francisco Block Books, the property at 1554 Masonic Avenue has been owned by 12 couples or individuals over its 110-year lifespan. **Table 2** on the following page identifies the property owners by year as well as their occupations where known. Additional information about the lives of the owners and occupants were obtained from US Census records published between 1900 and 1940, made available on Ancestry.com, San Francisco city directories, and other online sources.

As shown in **Table 2**, the Antonio and Pearl Puccinelli owned the subject property from 1909 until 1938. Antonio had his own grocery store and Pearl was a homemaker, and the couple raised three children in the home (see Puccinelli Family Biography, below). In 1938, the home was sold to Ethel N. Lansburg, who was the wife of San Francisco attorney S. Laz Lansburg. The couple lived in Pacific Heights at the time, and kept the subject property unoccupied for the short duration of their ownership (see Occupant History, below). Lansburg only owned the home for one year before selling it to John J. and Opal Dunlea in 1940. John was a manager and a salesman

⁶ Buena Vista History, available at https://www.foundsf.org/index.php?title=Buena_Vista_History, Accessed November 25, 2020.

⁷ Ibid.

⁸ Ibid.

of North Star Laundry, which was owned by his father of the same name. This couple only lived in the house for one year, and moved back to the Dunlea family home on Lapidge Street in the Inner Mission neighborhood by 1942. The home remained unoccupied for the next several years until it was sold to Hermon W. & Marjorie E. Werner in 1947. Hermon was a clerk at the US Post Office and Marjorie was a homemaker. In 1957, the home was sold to Masamoto and Toshiko Matsushita. Masamoto cleaned houses and Toshiko was a homemaker. The Matsushita couple lived in the house for 20 years before selling it to Ben and Diane Fong-Torres in 1977. Ben Fong-Torres was a writer and senior editor of *Rolling Stone* magazine, and had a long career as a music journalist, author, and television and radio personality (see biography of Ben Fong-Torres, below). The Fong-Torres couple owned the home until 1985, when they sold it to Timothy M. and Ronnie L. Meehan, whose occupations are unknown. In 1991, the home was sold to Clifford A. and Harriet L. Barbanell. Clifford was the owner and founder of Barbanell Associates, an employee benefits consulting firm in San Francisco, while Harriet's occupation is unknown. The couple owned the home until 2005 when they transferred it to their daughter, Cynthia Barbanell Silverstein, who was occupied as an attorney. She lived there with her husband, Lloyd Silverstein, who worked as an optometrist, until 2015, when the home was sold to Anna C. Frick, who was occupied as an physician. In 2018, Frick sold the home to Rajaie Batniji and Hala Borno, who were both occupied as physicians. In 2019, the home was sold to the current owners, Sarah Grossman-Swenson and Robert Studley, who are both occupied as attorneys.

TABLE 2
BUILDING OWNERS BY YEAR

Date	Granted to	Occupation
1909-1938	Antonio G. & Pearl V. Puccinelli	Grocer & Homemaker
1938-1939	Ethel N. Lansburgh	Wife of S. Laz Lansburgh, attorney
1939-1947	John J. & Opal Dunlea	Manager & Salesman, North Star Laundry & Homemaker
1947-1957	Hermon W. & Marjorie E. Werner	Post Office clerk & Homemaker
1957-1977	Masamoto & Toshiko Matsushita	House cleaner & Homemaker
1977-1985	Benjamin & Diane Fong-Torres	Writer/Editor, <i>Rolling Stone</i> magazine (Ben) Unknown (Diane)
1985-1991	Timothy M. & Ronnie L. Meehan	Unknown/no occupations listed
1991-2005	Clifford A. & Harriet L. Barbanell	Barbanell Associates, employee benefits consulting firm (Clifford) Unknown (Harriet)
2005-2015	Cynthia Barbanell Silverstein	Attorney
2015-2018	Anna C. Frick	Physician
2018-2019	Rajaie Batniji, Hala Borno & Zeitoun Trust	Physicians
2019-Present	Sarah Grossman-Swenson & Robert Studley	Attorneys

SOURCE: San Francisco Sales Ledgers, 1914-2020, Assessor/Recorder, Block 2616/Lot 027, and San Francisco Block Book, 1909.

Puccinelli Family Biography

The first owner-occupants of the subject property were Antonio and Pearl Puccinelli. Antonio Giovanni Puccinelli was born in Luca, Italy, in 1876, immigrated to the United States in 1897, and by 1904, he was living in San Francisco with his wife Pearl V. Anderson (1884-1970), who was born in Washington State. Antonio owned and operated Ghianda & Puccinelli Bros., a grocery store and fruit market, located at 971 Hayes Street in the Hayes Valley/Western Addition neighborhood. The couple had three children all of whom were born in California between 1904 and 1916. In 1909, Antonio Puccinelli commissioned the San Francisco architecture firm of Righetti & Headman to design a family home for them on a newly purchased lot in the rapidly-developing Haight Ashbury/Buena Vista Park neighborhood at 1554 Masonic Avenue. Construction was completed by mid-1910, and from this year until 1938, the Puccinelli family resided in the home. Antonio continued to work as a grocer during this time, and Pearl was a homemaker raising their three children. After 28 years of owning and occupying the property, the couple sold it in 1938 and moved to Ashbury Terrace in San Francisco, and later to the City of Belmont in San Mateo County. Antonio died in 1955 at the age of 78 in Belmont. After the death of Antonio, Pearl moved to Santa Rosa, Sonoma County, and died in 1970 at the age of 85. The couple is buried in the Italian Cemetery in Colma, San Mateo County.⁹

Ben Fong-Torres Biography

Ben and Diane Fong-Torres owned and occupied the subject property from 1977 to 1985. Ben Fong-Torres was born in 1945 in Alameda, California, and was raised in Oakland's Chinatown. He graduated from San Francisco State University in 1966 with a Radio-Television-Film degree, and in 1968, he became a writer and a senior editor of *Rolling Stone* magazine one year after the magazine's inception. Fong-Torres worked for the magazine until 1981, writing numerous interviews of musical entertainment figures and helped the magazine to gain a wide readership. Fong-Torres met and married Diane Sweet in the mid-1970s. Also during this period, Fong-Torres was a rock music DJ for San Francisco radio stations KSAN-FM. Later he wrote several books about the music entertainment business and contributed numerous articles to many other mainstream entertainment magazines. Fong-Torres was portrayed in the 2000 film *Almost Famous*, and was inducted into the San Francisco State Alumni Hall of Fame in 2004. Since 1997, Fong-Torres has also co-anchored the San Francisco Chinese New Year's Parade on KTVU (Fox) in San Francisco.¹⁰

Occupant History

The history of occupation of the subject property was obtained from San Francisco phone directories published between 1910 to 1982, combined with data from Haines Criss-Cross directories of San Francisco published from 1983 to 2019. Residential information was supplemented by the 1910-1940 US Census. **Table 3** on the following page identifies the residential occupants at 1554 Masonic Avenue by year, as well as their occupations where known.

⁹ Puccinelli Family Tree, available at Ancestry.com, Accessed November 23, 2020.

¹⁰ Ben Fong-Torres, Biography, available at <http://benfongtorres.com/biography/> Accessed November 23, 2020.

As shown in **Table 3**, the property at 1554 Masonic Avenue was occupied by a variety of families, couples, and individuals, and had long periods of time where the home was not permanently occupied, especially in the late-1930s and early 1940s. San Francisco phone directory listings for this address begin in 1910. From this year until 1938, the home was occupied by Antonio and Pearl Puccinelli and their three children. The home was presumed unoccupied between 1938 and 1939, as there are no listings in the city directories for these dates. The home was occupied from 1940 to 1941 by owners John J. and Opal Dunlea. As described above, John J. was a manager and a salesman of North Star Laundry. This couple only lived in the house for one year, and between 1942 and 1946, the home was presumed unoccupied yet again, as there are no listings for the property in city directories for these dates.¹¹ By 1947, the home was occupied by new owners, Hermon W. & Marjorie E. Werner. As described above, Hermon worked for the US Post Office as a clerk, and Marjorie was a homemaker. This couple lived in the home for ten years until it was sold to the next owners, Masamoto and Toshiko Matsushita, in 1957. The couple lived in the house for 20 years while Masamoto was occupied as a house cleaner and Toshiko was a homemaker.

TABLE 3
BUILDING OCCUPANTS BY YEAR

Date	Name	Occupation
1910-1938	Antonio and Pearl Puccinelli & 3 children	Grocer & Homemaker
1938-1939	No listings/presumed unoccupied	N/A
1940-1941	John J. & Opal Dunlea	Manager & Salesman, North Star Laundry
1942-1946	No listings/presumed unoccupied	N/A
1947-1957	Hermon W. & Marjorie E. Werner	Post Office clerk & Homemaker
1957-1977	Masamoto & Toshiko Matsushita	House cleaner & Homemaker
1977-1985	Benjamin & Diane Fong-Torres	Writer/Editor, <i>Rolling Stone</i> magazine (Ben) Unknown (Diane)
1985-1991	Timothy M. & Ronnie L. Meehan	Unknown/no occupations listed
1991-2005	Clifford A. & Harriet L. Barbanell	Barbanell Associates, employee benefits consulting firm (Clifford) Unknown (Harriet)
2005-2015	Lloyd and Cynthia Barbanell Silverstein	Optometrist & Attorney
2015-2018	Anna C. Frick	Physician
2018-2019	Rajaie Batniji, Hala Borno & Zeitoun Trust	Physicians
2019-Present	Sarah Grossman-Swenson & Robert Studley	Attorneys

SOURCE: San Francisco phone directories, 1910-1982, and 1910, 1920, 1930, and 1940 US Census (ancestry.com).

¹¹ It was not uncommon for properties in San Francisco to remain unoccupied during the depression years of the 1930s or the war years of the 1940s.

Between 1977 and 1985, the home was occupied by owners Ben and Diane Fong-Torres.¹² As described above, Ben Fong-Torres was a well-known journalist and television and radio personality, and is most associated with *Rolling Stone* magazine. Between 1985 and 1991, the home was occupied by owners Timothy M. and Ronnie L. Meehan, whose occupations are unknown. Between 1991 and 2005, the home was occupied by owners Clifford A. and Harriet L. Barbanell. As described above, Clifford was the owner and founder of Barbanell Associates, an employee benefits consulting firm in San Francisco, while Harriet's occupation is unknown. Between 2005 and 2015, the home was occupied by Cynthia Barbanell Silverstein, who was the daughter of Clifford and Harriet Barbanell, and her husband, Lloyd Silverstein. As described above, Cynthia worked as an attorney and Lloyd as an optometrist. Between 2015 and 2018, the home was occupied by owner Anna C. Frick, who worked as an attorney. Between 2018 and 2019, the home was occupied by owners Rajaie Batniji and Hala Borno, who were occupied as physicians. From 2019 to the present, the home has been occupied by owners Sarah Grossman-Swenson & Robert Studley, who are both attorneys.

5. Architect/Builder/Landscape Architect

The architect of the subject property, as specified on the original building permit, was Righetti & Headmen. This architecture firm was founded in San Francisco by Perseo Righetti (1871 – 1928) and August Headman (1883 – 1925). The firm was active for only five years between 1909 and 1914, working in the busy construction environment of post-earthquake San Francisco. By 1912, the firm was operating out of the Phelan Building on Market Street. The firm designed the Native Sons of the Golden West, Building #2, located at 414 Mason Street (1912), and the Calvert Hotel Apartments at 637 Bush Street (1913) in the Lower Nob Hill neighborhood. Righetti & Headman also designed a handful of duplexes and single-family homes at 2230-32 Green Street (1910), 1827-31 Jones Street (1911), and 80 West Clay Park (1912).¹³ Similar to many architects and architectural firms that were drawn to San Francisco from across the country in the rush to rebuild structures lost in the disaster, as well as design new homes and businesses in more outlying areas during the post-earthquake period, this firm also ceased to exist after the commissions dried up in the 1910s. Little additional information is known about the work or lives of these two architects beyond what is provided above.

6. California Register Significance Evaluation

Evaluation of 1554 Masonic Avenue

Criterion A/1 (Events)

There is no information found as a result of this HRE or located in the San Francisco Planning Department's background files to indicate that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history or the

¹² Given his high-profile status and a desire to protect his privacy, Fong-Torres resided in the home under the assumed name, *Ben Lenders*, between 1977 and 1981.

¹³ Righetti and Headman, Architects, <http://pcad.lib.washington.edu/firm/4331/> Accessed December 10, 2020.

Between 1977 and 1985, the home was occupied by owners Ben and Diane Fong-Torres.¹² As described above, Ben Fong-Torres was a well-known journalist and television and radio personality, and is most associated with *Rolling Stone* magazine. Between 1985 and 1991, the home was occupied by owners Timothy M. and Ronnie L. Meehan, whose occupations are unknown. Between 1991 and 2005, the home was occupied by owners Clifford A. and Harriet L. Barbanell. As described above, Clifford was the owner and founder of Barbanell Associates, an employee benefits consulting firm in San Francisco, while Harriet's occupation is unknown. Between 2005 and 2015, the home was occupied by Cynthia Barbanell Silverstein, who was the daughter of Clifford and Harriet Barbanell, and her husband, Lloyd Silverstein. As described above, Cynthia worked as an attorney and Lloyd as an optometrist. Between 2015 and 2018, the home was occupied by owner Anna C. Frick, who worked as a physician. Between 2018 and 2019, the home was occupied by owners Rajaie Batniji and Hala Borno, who were occupied as physicians. From 2019 to the present, the home has been occupied by owners Sarah Grossman-Swenson & Robert Studley, who are both attorneys.

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6. California Register Significance Evaluation

Evaluation of 1554 Masonic Avenue

Criterion A/1 (Events)

There is no information found as a result of this HRE or located in the San Francisco Planning Department's background files to indicate that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history or the

¹² Given his high-profile status and a desire to protect his privacy, Fong-Torres resided in the home under the assumed name, *Ben Lenders*, between 1977 and 1981.

¹³ Righetti and Headman, Architects, <http://pcad.lib.washington.edu/firm/4331/> Accessed December 10, 2020.

cultural heritage of California or the United States. Completed in 1910, the subject property was built a few years after the 1906 Earthquake in a location that prior to this time comprised mostly undeveloped hillsides, and was likely relatively inexpensive land available for new construction. Following the 1906 Earthquake, thousands of homeless San Franciscans fanned out across the city to build new homes. Many formerly rural or outlying parts of the city, including Haight Ashbury/Buena Vista Park, Corona Heights, and Castro/Eureka Valley neighborhoods urbanized during this period.

Although it is associated with the period of neighborhood building from 1906 to 1918, the construction of the subject property in 1910 does not appear to be a singular or important event within this context of neighborhood development, or within the context of post-1906 reconstruction, specifically. The construction of the property appears to be more typical of residential construction in the post-1906 Earthquake era in more outlying parts of San Francisco, rather than one which would be individually significant for these associations. For these reasons, the subject property at 1554 Masonic Avenue does not appear eligible for listing under Criterion A/1.

Criterion B/2 (Persons)

There is no information found as a result of this HRE or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with significant persons identified in the owner/occupant history. The property was initially owned and occupied by the Puccinelli family, headed by Antonio Puccinelli, who was occupied as a grocer. The most well-known owner-occupant of the home was Ben Fong-Torres, who lived in the home with his wife, Diane, between 1977 and 1985. Fong-Torres was a writer and senior editor of *Rolling Stone* magazine, and had a long career as a music journalist, author, and television and radio personality. Although Fong-Torres would be considered a locally important person, his ownership and occupation of the home was relatively brief, and the home itself is not directly associated with the work for which he is most well-known. There is no additional information to suggest that any of the other tenants or owner-occupants would be considered locally important persons. For these reasons, the building does not appear eligible for listing under Criterion B/2.

Criterion 3 (Architecture)

The residence at 1554 Masonic Avenue appears to be individually significant for its architecture, as expressed by intact stylistic features, forms, or construction methods. The front elevation of the home exhibits some elements of the Classical Revival style of architecture, with its rounded bay, decoratively corbelled cornice, and arched entryway. While exhibiting some elements of this style, it would not be considered the *embodiment* of Classical Revival architecture, but rather, a more moderate and constrained example of the style applied to a relatively small 'cottage' built on a narrow (25-foot-wide) urban lot in the then-outlying Haight Ashbury/Buena Vista Park neighborhood.

The home was designed by the San Francisco architecture firm of Righetti & Headman, a relatively short-lived firm that designed a handful of apartment houses in the Lower Nob Hill, as well as a few

single-family homes in the immediate post-quake era. Similar to many architects and architectural firms drawn to San Francisco from across the country in the rush to rebuild structures lost in the disaster, as well as design new homes in more outlying areas during the post-earthquake period, this firm also ceased to exist after the commissions dried up in the 1910s. The firm of Righetti & Headman was not especially prolific in their designs nor is there a great deal of information about their lives and careers that would suggest either of them would be considered ‘master architects.’ For these reasons, the residence at 1554 Masonic Avenue does not appear to be individually eligible for listing in the California Register of Historical Resources under Criterion 3.

Criterion D/4 (Information Potential)

Criterion 4 refers to a property’s information and research potential in terms of its historic or prehistoric archeological values. A review of archeological value is beyond the scope of this report.

7. Conclusion

Although the property at 1554 Masonic Avenue meets the minimum age threshold for potential eligibility, it does not appear to be individually eligible for listing in the California Register of Historical Resources because it does not meet any of the criteria required for a finding of individual historic significance. As such, this building would not meet the definition of a ‘historic resource’ for CEQA purposes on an individual level.

8. References

- Ben Fong-Torres, Biography, available at <http://benfongtorres.com/biography/> Accessed November 23, 2020.
- California Block Book and Map Co., *Mery’s Block Book of San Francisco*, 1909.
- City and County of San Francisco, *Department of City Planning Architectural Quality Survey*, 1976.
- Corbett, Michael, *Corbett Heights, San Francisco (Western Part of Eureka Valley) Historic Context Statement*, Prepared Corbett Heights Neighbors, May, 2017.
- Buena Vista History, available at https://www.foundsf.org/index.php?title=Buena_Vista_History, Accessed November 25, 2020.
- David Rumsey Map Collection, *Harrison Ryker, San Francisco Aerial Map, 1938 and 1948*, available online at www.davidrumsey.com, Accessed November 25, 2020.
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Office of Historic Preservation, *Built Environment Resources Directory* (BERD), available at https://ohp.parks.ca.gov/?page_id=30338, Accessed November 25, 2020.

OpenSFHistory, *Historical Images of San Francisco, a Program of the Western Neighborhoods Project*, <http://opensfhistory.org>, Accessed December 2, 2020.

Righetti and Headman, Architects, <http://pcad.lib.washington.edu/firm/4331/> Accessed December 10, 2020.

San Francisco City Directories, 1554 Masonic Avenue, 1910 – 1982.

San Francisco Department of Building Inspection, Building Permits for Block 2616/Lot 027.

San Francisco Historic Landmarks Map, available at <https://sfgov.org/sfplanningarchive/san-francisco-landmarks-map>, Accessed November 25, 2020.

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San Francisco Property Information Map (SFPIM), *1554 Masonic Avenue*, <https://sfplanninggis.org/PIM/>, Accessed December 2, 2020

San Francisco Public Library, San Francisco Historical Photograph Collection, available online at <https://sfpl.org/?pg=0200000301>, Accessed December 3, 2020.

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U.S. Census, San Francisco (Puccinelli family), 1910, 1920, and 1930. Provided by Ancestry.com.

VerPlanck, Christopher, *Historic Resource Evaluation Part 1, 220 States Street, San Francisco, CA*, October, 2016

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APPENDIX A

Photos of the Project Site and Vicinity



Front (west) elevation looking east



Detail of entry stairs, front (west) elevation looking east



Detail of second floor bay and cornice, front (west) elevation looking east



Rear (east) elevation looking west



Detail view of side passageway adjacent to north elevation looking east



Context view looking northeast. Subject property on right.



Context view looking southeast. Subject property on right. 1526 Masonic Avenue on left



Context view looking southeast. Subject property on left.



Context view looking west at properties directly across Masonic Avenue from subject property.



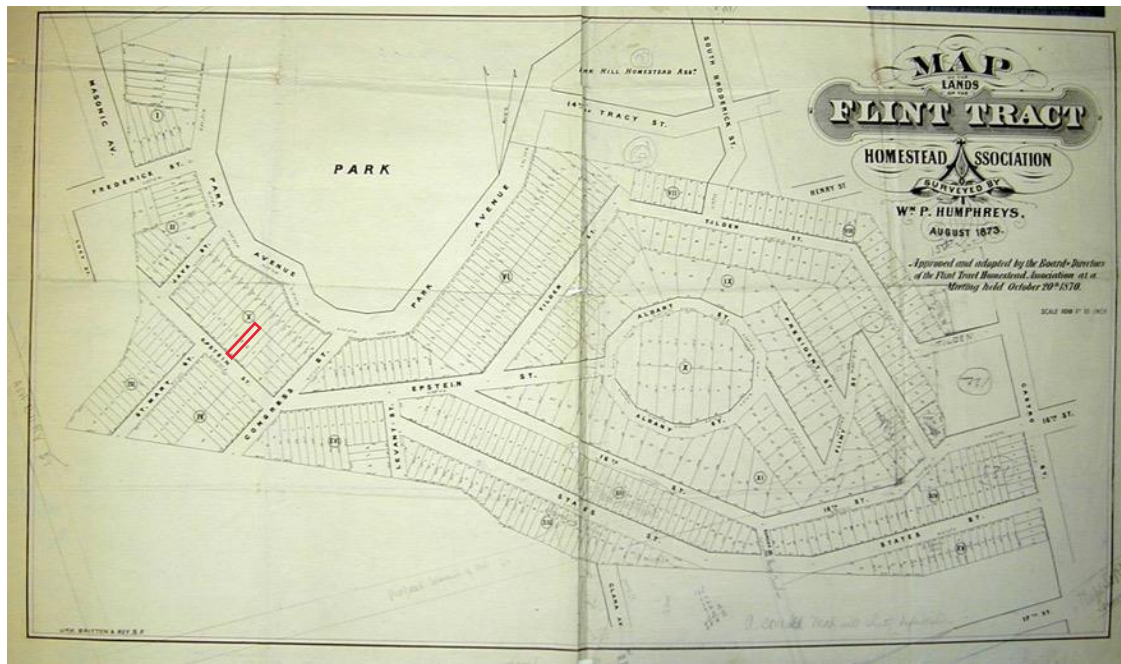
Context view looking south up Masonic Avenue. Subject property out of frame.



Context view looking north down Masonic Avenue. Subject property out of frame.

APPENDIX B

Historic Photos and Maps



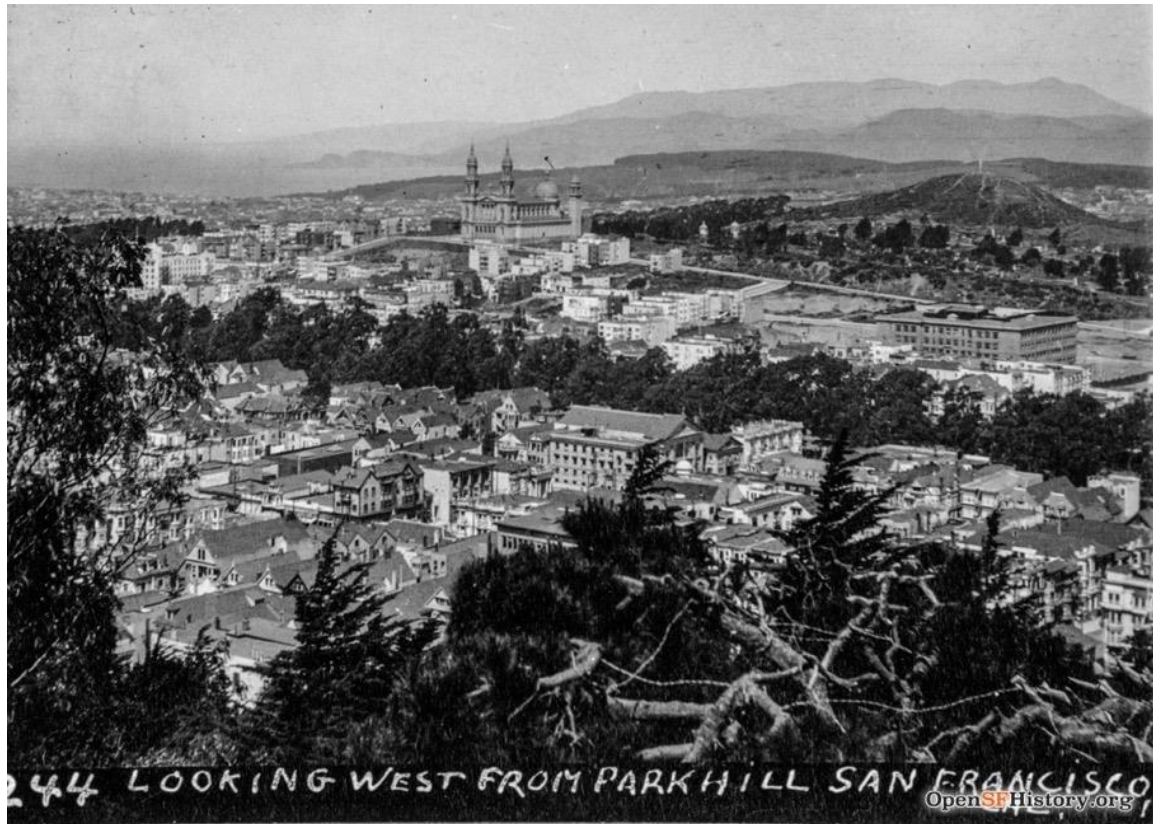
Flint Tract Homestead Association, *Flint Tract Map*, by William P, Humphreys, 1873. Subject property highlighted. Source: San Francisco Public Library



View North from Buena Vista Park c.1890. Source: OpenSFHistory.org



1526 Masonic Avenue under construction, 1910. Subject property on right.
Source: OpenSFHistory.org



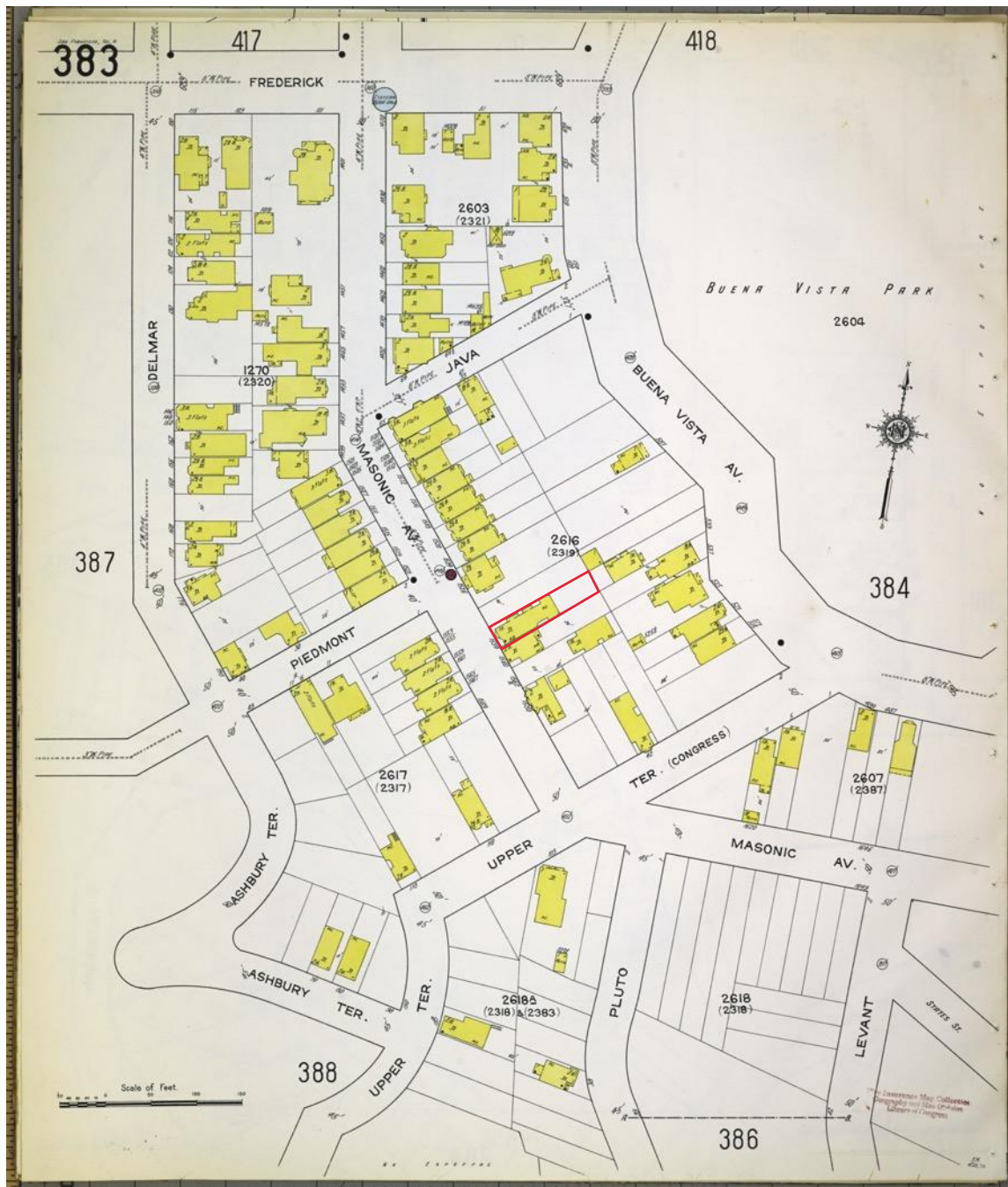
Looking west from Park Hill (Buena Vista Park), c.1915. Source: OpenSFHistory.org



Masonic Avenue near Frederick Street, 1938. Source: OpenSFHistory.org



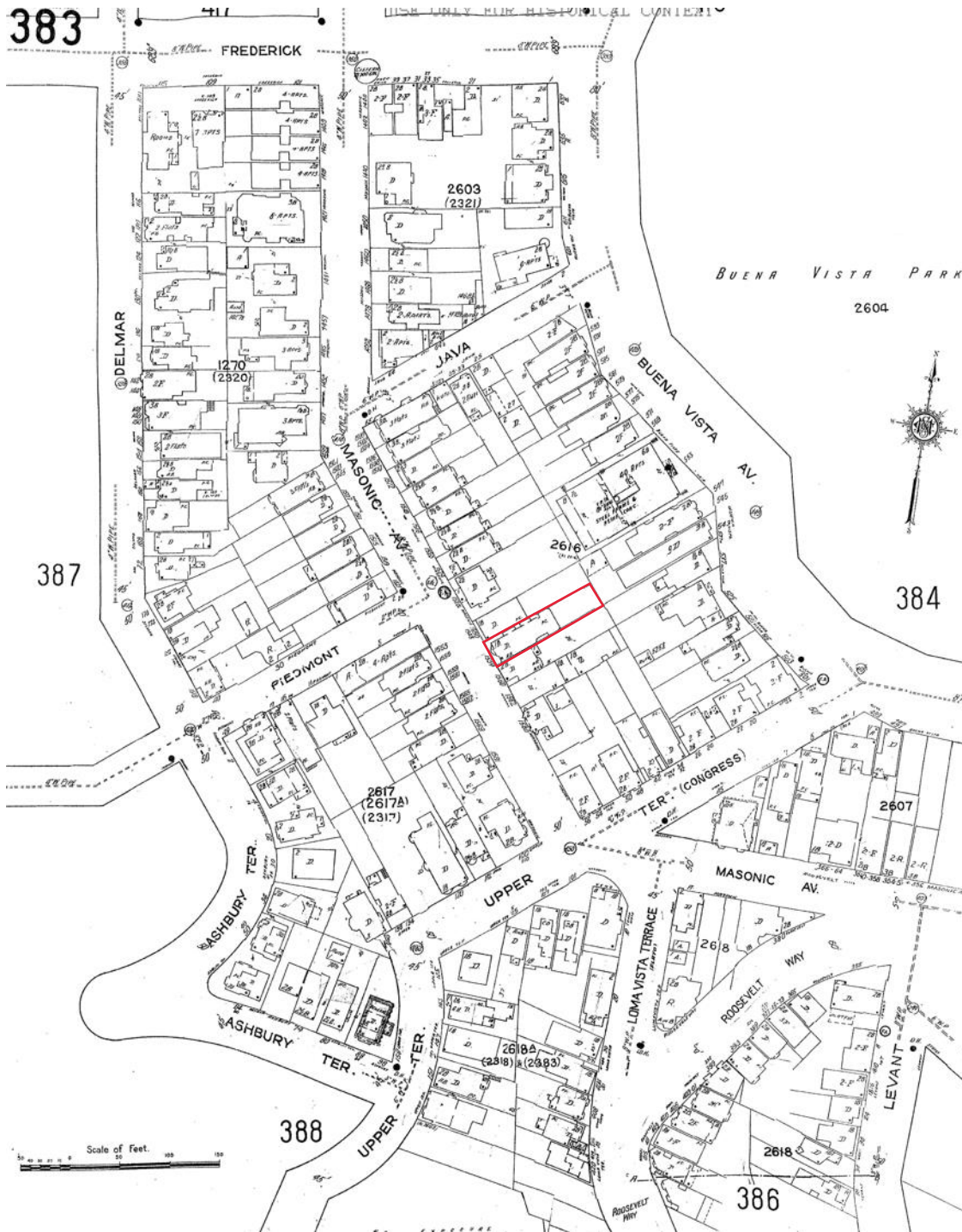
Sanborn Fire Insurance Company Map, 1905. Subject property highlighted.



Sanborn Fire Insurance Company Map, 1913. Subject property highlighted.



Sanborn Fire Insurance Company Map, 1950. Subject property highlighted.



Sanborn Fire Insurance Company Map, 1995. Subject property highlighted.



Harrison Ryker Aerial Map of San Francisco, 1938. Subject property highlighted.
Source: David Rumsey Map Collection



Harrison Ryker Aerial Map of San Francisco, 1948. Subject property highlighted.
Source: David Rumsey Map Collection

APPENDIX C

Building Permits

2616

No. 26950

APPLICATION
OF

J. Guerinello Owner
1554 Masonic
For Permit to Erect

at over story & basement
frame bldg

Location East Side, Masonic
Ave. 175 N. S. Congress St.
Filed Jan. 26 1909 NOV 2 - 1908

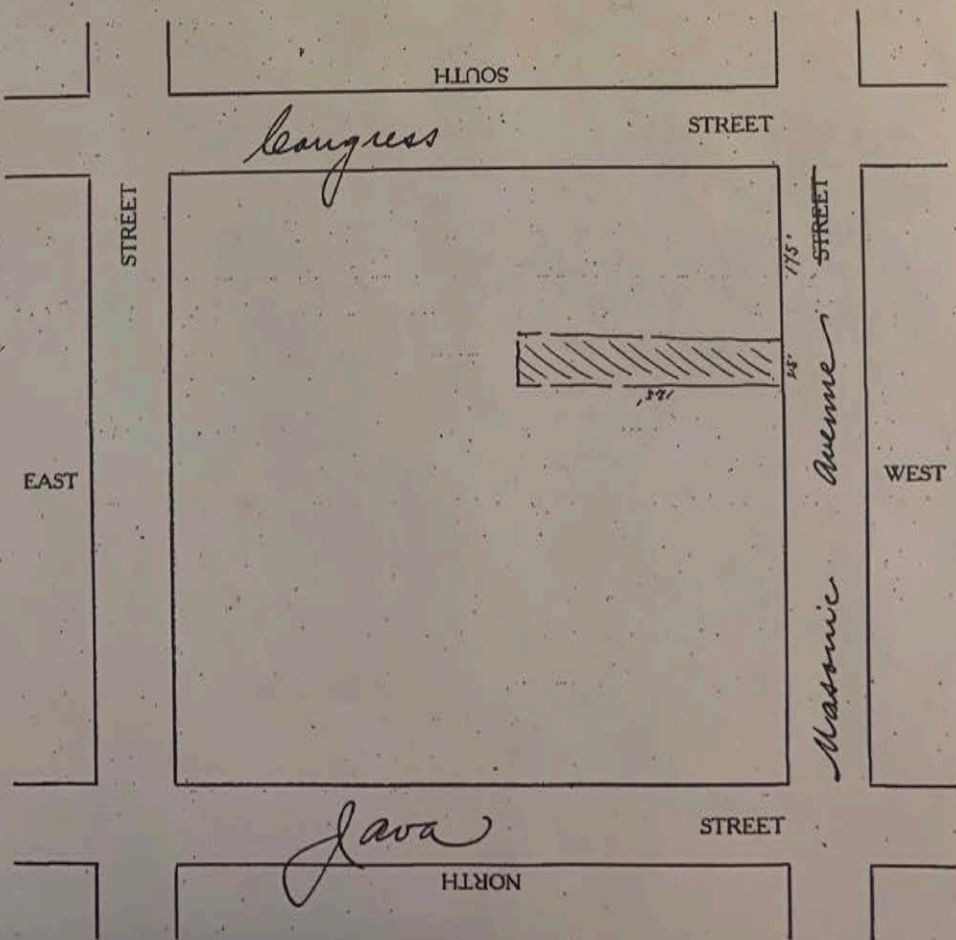
DEC 20 1908

Approved:

Chief Building Inspector



OFFICIAL COPY



SAN FRANCISCO

Dept of Public Works F No 66

DEPARTMENT OF
BUILDING INSPECTION

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

APPLICATION FOR BUILDING PERMIT

FRAME BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build a frame cottage, with basement on the lot situated on the East Side of
Tramway Avenue, 175' front of Congress St
in accordance with the plans and specifications submitted herewith.

All provisions of the building law shall be complied with in the erection of said building, whether specified herein or

not. Estimated cost of building \$ 2500 Building to be occupied as dwelling by No. one families

Size of Lot 25' feet front 25' feet rear 125' feet deep.

Size of proposed building 25' ft. by 74' ft. Extreme height of building 22' ft.

Height in clear of cellar 4'0" Height in clear of first story 10'

Height in clear of second story _____ Height in clear of third story _____

Height in clear of fourth story _____ Height in clear of fifth story _____

Foundation to be of, material concrete, thickness, 13" inches

Size footings 18" inches. Greatest height of foundation 4'

Size of studs in basement 2" by 6" inches 16 inches on centers.

Size of studs in first story 3 by 4 inches 16 inches on centers.

Size of studs in second story _____ by _____ inches _____ inches on centers.

Size of studs in third story _____ by _____ inches _____ inches on centers.

Size of studs in fourth story _____ by _____ inches _____ inches on centers.

Size of studs in fifth story _____ by _____ inches _____ inches on centers.

Wall covering to be of redwood

First floor joists 2 by 10 inches 16 inches on centers. Longest span between supports 16 ft.

Second floor joists _____ by _____ inches _____ inches on centers. Longest span between supports _____ ft.

Third floor joists _____ by _____ inches _____ inches on centers. Longest span between supports _____ ft.

Fourth floor joists _____ by _____ inches _____ inches on centers. Longest span between supports _____ ft.

Fifth floor joists _____ by _____ inches _____ inches on centers. Longest span between supports _____ ft.

Rafters 2 by 6 inches 32 inches on centers. Longest span between supports 12 ft.

Roof covered with shingles Steep or Flat? steep

Studs in bearing partitions 3 by 4 inches 16 inches on centers.

Bearing partitions
must be same as
outside ones.

Chimneys of pl. flues lined with _____ plastered _____

Any gas grates? yes Any patent flues? yes Is the building to be heated, and how? no

Any opening to basement in sidewalk? no Any elevator, freight-passageway or dumb? no

There are to be two stairways 3x4 ft. wide located front and back porch

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.

Name of Architect Riggett & Headman

Address 116 T. Phelps Alley

Name of Builder Day's Work

Address _____

S. Puccinelli

Owner

Address 413 Fillmore St.

By Riggett & Headman

(Note—The owner's name must be signed by himself or by his Architect or authorized Agent.)



Approved: 2nd P.
 Zone _____
 CPC Setback _____
 SEP 16 1955
Ruscher Department of City Planning

Approved: _____
 Department of Public Health
 Approved: _____
 Electrical Inspector
 Approved: _____
 Art Commission
 Approved: _____
 Boiler Inspector
 Approved: _____
 Bureau of Engineering
 Structural Engineer, Bureau of Building Inspection

REFER TO:

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

Approved: Sept 19 1955

BLDG. FORM

3

APPLICATION OF

Mr. Werner Owner

FOR PERMIT TO MAKE
 ADDITIONS, ALTERATIONS or REPAIRS
 TO BUILDING

Location 1554 Masonic Avenue

Total Cost \$ \$500.00
SEP 14 1955
 Filed _____ 195

Approved:

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

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

Owner's Authorized Agent

Superintendent Bureau of Building Inspection

Permit No. 1

Issued 1955 195

SAN FRANCISCO

CENTRAL PERMIT BUREAU 1433

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTOR

ALDG. FORM

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CENTRAL PERMIT BUREAU

1955 SEP 16 PM 3:11

SEP 15 4 40 PM 1955

September 13, 1955 19

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

- (1) Location 1554 Masonic Avenue
- (2) Total Cost \$ 500.00 (3) No. of stories 1 (4) Basement yes
Yes or No
- (5) Present use of building dwelling (6) No. of families 1
- (7) Proposed use of building dwelling (8) No. of families 1
- (9) Type of construction Wood & Stucco (10) Building Code Occupancy Classification
1, 2, 3, 4, or 5
- (11) Any other building on lot no (Must be shown on plot plan if answer is Yes.)
Yes or No
- (12) Does this alteration create an additional floor of occupancy no
Yes or No
- (13) Does this alteration create an additional story to the building no
Yes or No
- (14) Electrical work to be performed no Plumbing work to be performed no
Yes or No Yes or No
- (15) Ground floor area of building 1500 sq. ft. (16) Height of building 35 ft.
- (17) Describe Work to be done (in addition to reference to drawings & specifications)
- Remove old Terrazzo steps and install new Terrazzo steps
- and handrail with ratproofing under steps.

(18) No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

(19) Supervision of construction by E. Filippi Address 36 Wood Street

(20) General contractor American Terrazzo California License No. 121136-C29

Address

(21) Architect _____ California Certificate No. _____

Address

(22) Engineer _____ California Certificate No. _____

Address

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

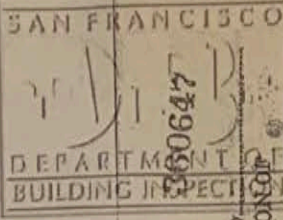
(24) Owner Mr. Werner (Phone 6)

(For Contact by Bureau)

Address 1554 Masonic

By

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



No. **3** BLDG. FORM

APPLICATION OF

TOHIO KETSUSEIY2. **Y24852** Owner

FOR PERMIT TO MAKE
ADDITIONS, ALTERATION or REPAIRS
TO BUILDING

Location 1554 Masonic
San Francisco, Calif.

Total Cost \$ 250.00

AUG 19 1968

Filed August 16 19 68

APPROVED
AUG 16 1968

Alfred H. L. L.
SUPERVISOR
BUILDING INSPECTION

Superintendent Bureau of Building Inspection

Permit No. **3073 323585**

Issued **AUG 26 1968** 19

REFER TO:

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

Approved *E. J. L.* 19

Provided the following conditions are complied with approval of this application and issuance of permit applies to special construction in accordance of the building.

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

Approved:

BM Zone **OPC Setbacks**

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

Department of City Planning

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTION

DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

BIDG. FORM

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

3

August 16 19 68

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

- (1) Location 1554 Masonic, San Francisco, California
- (2) Total Cost (\$) 250.00 (3) No. of Stories 2 (4) Basement or Cellar Yes
yes or no
- (5) Present Use of building Dwelling (6) No. of families 1
yes or no
- (7) Proposed Use of building Dwelling (8) No. of families 1
yes or no
- (9) Type of construction 5N (10) 1B-2
1, 2, 3, 4, or 5 Proposed Building Code Classification
- (11) Any other building on lot No (must be shown on plot plan if answer is yes.)
yes or no
- (12) Does this alteration create an additional story to the building? No
yes or no
- (13) Does this alteration create a horizontal extension to the building? No
yes or no
- (14) Does this alteration constitute a change of occupancy No
yes or no
- (15) Electrical work to be performed No (16) Plumbing work to be performed No
yes or no yes or no
- (17) Automobile runway to be altered or installed No
yes or no
- (18) Sidewalk over sub-sidewalk space to be repaired or altered No
yes or no
- (19) Will street space be used during construction? No
yes or no
- (20) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

INSTALL ALUMINUM WINDOWS IN EXISTING FRAMES. NO STRUCTURAL
CHANGE OR CHANGES IN WINDOW FRAMES. NO CHANGES IN REQUIRED
WINDOW AREA. WINDOWS DOES NOT PROVIDE ACCESS TO FIRE ESCAPE.
ALL WINDOWS ARE 24" ABOVE FLOOR OR HAVE PROTECTIVE RAIL.

Install Two (2) Windows on North Side of
Dwelling in upper bedroom.

- (21) Supervision of construction by _____ Address _____
- (22) General Contractor SUNSET HOME IMPROVEMENT California License No. _____
Address 1549 Noriega St., San Francisco, California 94124
- (23) Architect or Engineer _____ California Certificate No. _____
(for design)
Address _____
- (24) Architect or Engineer _____ California Certificate No. _____
(for construction)
Address _____
- (25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.
- (26) Owner Toshiko Matsushita (Phone 621-6417)
Address 1554 Masonic, San Francisco, California
418 Bayshore Blvd.
San Francisco, California

By _____ Address San Francisco, California

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.
CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE
OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 803
AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

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

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

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

APPROVED
Dept. of Public Works
FEB 22 1988

PERMIT NO. 583956
ISSUED 2-22-88

CONTACT DISTRICT INSPECTOR NAMED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 558-6006). THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

K. Long

FEB 22 1988
APPROVED FOR ISSUANCE

FILE NO. 318

APPLICATION NUMBER 08802121

ISSA APPROVAL REQUIRED

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

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

NUMBER OF PLAN SETS 6/15/88

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

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

DATE FILED 2-22-88	PLUMB PER RECEIPT NO. 583956	(1) STREET ADDRESS OF JOB 1554 Mason St.	BLOCK & LOT
PERMIT NO. 583956	ISSUED 2-22-88	(2) ESTIMATED COST OF JOB 12,000.00	(3) REVISED COST

INFORMATION TO BE FURNISHED BY ALL APPLICANTS							
DESCRIPTION OF EXISTING BUILDING							
(1A) TYPE OF CONSTR. S.N.	(2A) NO. OF STORIES OF OCCUPANCY 2	(3A) NO. OF BASEMENTS AND CELLARS 1	(4A) PRESENT USE Single Residence	(5A) OCCUP. CLASS R-3	(6A) NO. OF DWELLING UNITS 1		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(1B) TYPE OF CONSTR. S.N.	(2B) NO. OF STORIES OF OCCUPANCY 2	(3B) NO. OF BASEMENTS AND CELLARS 1	(4B) PROPOSED USE (LEGAL USE) Single Residence	(5B) OCCUP. CLASS R-3	(6B) NO. OF DWELLING UNITS 1		
(10) IS AUTO DRIVEWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR Olson Brothers Remodeling		ADDRESS 436 S. Van Ness St.		PHONE 450475		EXPIRATION DATE 1-1-90	
(15) OWNER - LESSOR (CROSS OUT ONE) MR. & MRS. M. E. HAN		ADDRESS 1554 Mason St.		PHONE (FOR CONTACT BY BUREAU)			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) Remove light & plaster, install new cabinets, appliances and moldings. (NO STRUCTURAL OR DESIGN CHANGES)							

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY							
(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FE.	(19) DOES THIS ALTERATION CREATE DECK OR PORCH, EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	SQ. FT.
(21) WILL SIDEWALK OVER RUN-SEWAGE SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON LOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION)		NAME NONE		ADDRESS		CALIF. CERTIFICATE NO.	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")		NAME NONE		ADDRESS			

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 345, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

CHECK APPROPRIATE BOX

- ☐ OWNER ☐ ARCHITECT ☐ ENGINEER
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY
☒ CONTRACTOR ☐ ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

- () I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
- (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. This 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 forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- () VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a competent person who complies with the workman's compensation laws of California, who has on file, or prior to the commencement of any work on file with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Applicant's Signature

Date

22-88

REROOFING

APPROVED
May 04 1998
DIRECTOR
BUILDING INSPECTION

REQUESTS FOR REQUIRED REROOFING INSPECTION MAY BE MADE
DAY OR NIGHT BY CALLING THE BUREAU

SEPARATE PERMIT REQUIRED FOR REROOFING WITH LIQUID APPLIED PETROLEUM
GAS (L.P.G.) WITH T.A.S. GOLDEN GATE AVE. RM 527, PHONE 561
3900 EXT 510, AND CONTACT BUILDING DEPARTMENT FOR STREET USE PERMITS.

APPROVED FOR ISSUANCE
MAY 04 1998
3/8
09807912
APPLICATION 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 WC 10-1-98

**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS**

OFFICE COPY

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

DATE FILED <u>5.4.98</u>	PLUMBING PERMIT NO. <u>848860</u>	(1) STREET ADDRESS OF JOB <u>1554 Masonic Av</u>	BLOCK & LOT <u>2616 27</u>
PERMIT NO. <u>848860</u>	ISSUED <u>5-4-98</u>	(2A) ESTIMATED COST OF JOB <u>8,380.00</u>	(2B) REVISED COST: BY: _____ DATE: _____

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING

(6A) TYPE OF CONSTR. <u>re-roof</u>	(6B) NO. OF STORIES OF OCCUPANCY <u>1</u>	(6C) NO. OF BASEMENTS AND CELLARS <u>0</u>	(7A) PRESENT USE <u>residential</u>	(8A) OCCUP. CLASS <u>R 3</u>	(9A) NO. OF DWELLING UNITS <u>1</u>
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. <u>re-roof</u>	(5) NO. OF STORIES OF OCCUPANCY <u>1</u>	(6) NO. OF BASEMENTS AND CELLARS <u>0</u>	(7) PROPOSED USE (LEGAL USE) <u>Same</u>	(8) OCCUP. CLASS <u>R 3</u>	(9) NO. OF DWELLING UNITS <u>1</u>
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(10) IS AUTO BUNKER TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
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(14) GENERAL CONTRACTOR: Wedge Roofing, Inc. ADDRESS: 5 Casa Grande Rd., Petaluma, CA 94954 PHONE: 707-763-5475 CALIF. LIC. NO.: 416737 EXPIRATION DATE: 1/31/2000

(15) OWNER - LESSEE (CROSS OUT ONE): Cynthia Silverstein ADDRESS: 1554 Masonic San Francisco, CA 94117 ZIP: 94117 PHONE (FOR CONTACT BY BUREAU): 415-392-4422

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
Remove existing roof down to sheathing boards. Install fiberglass shingles.

Class A fire rated. install #15 1/2 felt over sheathing

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

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

(25) ARCHITECT OR ENGINEER (DESIGN) ☐ CONSTRUCTION ☐ ADDRESS: _____

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

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT ☐ ENGINEER
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY
☒ CONTRACTOR ☐ ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

() I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.

(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 forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.

() VI. I certify as the owner (or the agent of the owner) that in the performance of the work (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.

5-4-98
Ralph Wedge, Pres. RW/8/98
Applicant's Signature Date

APPROVED
Dept. of Building Insp.

APR 11 2016

Tom C. Hui
TOM C. HUI, S.E.
DIRECTORBLDG. 3/8
FORM
APPROVED FOR ISSUANCE
4/11/2016APPLICATION NUMBER
201604114405
APPROVAL NUMBERAPPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSFORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

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

DATE FILED 4/11/2016	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 1554 Masonic Ave.	BLOCK & LOT Block: 2616 Lot: 27
PERMIT NO. 13PP453	ISSUED 4-11-2016	(2A) ESTIMATED COST OF JOB \$15,700	(2B) REVISED COST BY: JH \$15,700 DATE 4/11/16

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(6A) TYPE OF CONSTR. V	(6B) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS	(7A) PRESENT USE Residential	(8A) OCCUP. CLASS R3	(9A) NO. OF DWELLING UNITS 1
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. V	(5) NO. OF STORIES OF OCCUPANCY 2	(6) NO. OF BASEMENTS AND CELLARS	(7) PROPOSED USE (LEGAL USE) Residential	(8) OCCUP. CLASS R3	(9) NO. OF DWELLING UNITS 1
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(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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(14) GENERAL CONTRACTOR Owner/Builder	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
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(15) OWNER - LESSEE (CROSS OUT ONE) Anna Frick	ADDRESS 1554 Masonic Ave.	ZIP 94117	PHONE (FOR CONTACT BY DEPT.) 415-317-3895
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(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

This project is a renovation of an existing bathroom at 1554 Marconic Ave.
The work to be performed includes: demolition of an interior non structural partition wall, relocation of plumbing, new fixtures and finishes.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	SQ. FT.	
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON LOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION)	ADDRESS Martin Kellogg 3577 22nd Street		CALIF. CERTIFICATE NO. 35171				
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")			ADDRESS				

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction is to be closer than 8' to any wire containing more than 750 volts. See Sec 206, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WORKING ON PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WORKING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (14) (11) (12) (13) (23) OR (24).

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

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

CHECK APPROPRIATE BOX

☐ OWNER
☐ LESSEE
☐ CONTRACTOR

☒ ARCHITECT
☐ AGENT
☐ ENGINEER

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.

NOTICE TO APPLICANT

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

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (II), (IV), or (V), whichever is applicable. If however item (V) is checked, item (IV) must be checked as well. Mark the appropriate method of compliance below.

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

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

() II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier
Policy Number

() III. The cost of the work to be done is \$100 or less.

() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply herewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

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

Signature of Applicant or Agent

4/11/2016
Date

JUL 26 2016

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

APPROVED FOR ISSUANCE

JUL 26 2016

BLDG. FORM 3/8

APPLICATION NUMBER 2016-0725-329

OSHA APPROVAL REC'D

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

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

2 NUMBER OF PLAN SETS

10/16

DO NOT WRITE ABOVE THIS LINE

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

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

DATE FILED July 25/16	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 1554 Masonic	BLOCK & LOT 2616/027
PERMIT NO. 1398770	ISSUED July 26/16	(2A) ESTIMATED COST OF JOB 26,000	(2B) REVISED COST 26,000
		BY Tom	DATE 7/25/16

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING				(8A) OCCUP. CLASS R3	(8B) NO. OF DWELLING UNITS 1
(4A) TYPE OF CONSTR. V	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE Residential		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(4) TYPE OF CONSTR. V	(5) NO. OF STORIES OF OCCUPANCY 2	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) Residential	(8) OCCUP. CLASS R3	(9) NO. OF DWELLING UNITS 1
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
(14) GENERAL CONTRACTOR DuGarry Construction Inc. 211 Arroyo Drive Pacifica		ADDRESS 211 Arroyo Drive Pacifica		PHONE 4157026055	EXPIRATION DATE 10/31/16
(15) OWNER - LESSEE (CROSS OUT ONE) Anna Fricks.		ADDRESS 1554 Masonic		PHONE (FOR CONTACT BY DEPT.) 415.317 3895	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)					
Revision to Permit 2016-04-11 4405: Remodel Kitchen + Bathroom.					
ADDITIONAL INFORMATION					
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.		
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
(25) ARCHITECT, OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/>)			ADDRESS		
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")			ADDRESS		

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 385, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX

☐ OWNER
☐ LESSEE
☒ CONTRACTOR

☐ ARCHITECT
☐ AGENT
☐ ENGINEER

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.

NOTICE TO APPLICANT

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

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (1) or (2) designated below, or shall indicate item (3), (4), or (5), whichever is applicable. If however item (4) is checked, item (5) must be checked as well. Mark the appropriate method of compliance below.

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

(1) I have and will maintain a certificate of coverage to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(2) I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier
Policy Number

(3) The cost of the work to be done is \$100 or less.

(4) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

(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
Date 7/25/16

OFFICE COPY



APPROVED
Dept. of Building Insp.

SEP 13 2016

Tom C. Hui

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

APPROVED FOR ISSUANCE

BLDG. 3/8
FORM

APPLICATION NUMBER

APPROVAL NUMBER

OSHA APPROVAL REQ'D ☐

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

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

2

NUMBER OF PLAN SETS

10/16

▼ DO NOT WRITE ABOVE THIS LINE ▼

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

DATE FILED 9/7/2016	FILED FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 1554 Masonic Ave	BLOCK & LOT 2616 & 27
PERMIT NO. 1403413	ISSUED 9-13-16	(2A) ESTIMATED COST OF JOB \$1	(2B) REVISED COST \$1.00 + BC 140
BY: <i>[Signature]</i> DATE: 9/9/16			
INFORMATION TO BE FURNISHED BY ALL APPLICANTS			
LEGAL DESCRIPTION OF EXISTING BUILDING			
(4A) TYPE OF CONSTR. 4	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS	(7A) PRESENT USE Residential
(8A) OCCUP. CLASS R3	(9A) NO. OF DWELLING UNITS 1		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR. 4	(5) NO. OF STORIES OF OCCUPANCY 2	(6) NO. OF BASEMENTS AND CELLARS	(7) PROPOSED USE (LEGAL USE) Residential
(8) OCCUP. CLASS R3	(9) NO. OF DWELLING UNITS 1		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
(14) GENERAL CONTRACTOR <i>DuLany Construction</i> ADDRESS <i>211 Arroyo Drive</i> ZIP <i>94044</i> PHONE <i>415-702-6055</i> CALIF. LIC. NO. <i>B979582</i> EXPIRATION DATE (15) OWNER - LESSEE (CROSS OUT ONE) ADDRESS <i>Anna Frick 1554 Masonic Ave</i> PHONE (FOR CONTACT BY DEPT.) <i>415.317.3895</i>			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)			
Revision to application # 2016-0725-3292 additional structural specifications and drawings for ceiling structure			
ADDITIONAL INFORMATION			
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/>)		ADDRESS CALIF. CERTIFICATE NO.	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")		ADDRESS	

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any lot containing more than 750 volts. See Sec 305, California Penal Code.

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

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

ANY VIOLATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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 (14) (11) (12) (13) (22) OR (24).

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

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

CHECK APPROPRIATE BOX

☐ OWNER
☐ LESSEE
☒ CONTRACTOR

☐ ARCHITECT
☐ AGENT
☐ ENGINEER

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.

NOTICE TO APPLICANT

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In conformity with the provisions of Section 2800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (i) or (ii) designated below, or shall indicate them (iii), (iv), or (v), whichever is applicable. If however item (v) is checked, item (iv) must be checked as well. Mark the appropriate method of compliance below.

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

- () I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- () II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number(s) are: *Security Nat'l Ind.*
- Carrier *Security Nat'l Ind.*
Policy Number *SWC 1090920*
- () III. The cost of the work to be done is \$1000 or less.
- () IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- () V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

Date

OFFICE COPY



APPROVED

Dept. of Building Insp.

NOV 07 2016

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

APPROVED FOR ISSUANCE

BLDG. FORM 318

APPLICATION NUMBER
20161107-0253OSHA APPROVAL REQ'D ☐
APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE-COUNTER ISSUANCENUMBER OF PLAN SETS *14/17*

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

DATE FILED <i>Nov 07/16</i>	PLUMBING PERMIT NO. <i>1408917</i>	(1) STREET ADDRESS OF JOB <i>1554 Masonic</i>	BLOCK & LOT <i>2616/027</i>
ISSUED <i>11/7/16</i>	(2A) ESTIMATED COST OF JOB <i>28000</i>	(2B) REVISED COST <i>28000</i>	DATE <i>Nov 07/16</i>

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING				
(4A) TYPE OF CONSTR. <i>5</i>	(5A) NO. OF STORIES OF OCCUPANCY <i>2</i>	(6A) NO. OF BASEMENTS AND CELLARS <i>1</i>	(7A) PRESENT USE <i>Single Family</i>	(8A) OCCUP. CLASS <i>R3</i>
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION				
(4) TYPE OF CONSTR. <i>5</i>	(5) NO. OF STORIES OF OCCUPANCY <i>2</i>	(6) NO. OF BASEMENTS AND CELLARS <i>1</i>	(7) PROPOSED USE (LEGAL USE) <i>Single Family</i>	(8) OCCUP. CLASS <i>R3</i>
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?
(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(14) GENERAL CONTRACTOR <i>DuGarry Const</i>	ADDRESS <i>211 Arroyo Drive</i>	ZIP <i>94044</i>
(15) OWNER - LESSOR (CROSS OUT ONE) <i>Anita Fricks</i>	ADDRESS <i>1554 Masonic</i>	ZIP <i>94044</i>	PHONE <i>415 707 6055</i>	CALIF. LIC. NO. <i>979582</i>
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)			EXPIRATION DATE <i>10/31/18</i>	

Replace 7 windows 2 of them in Bath-room
2 of them living Room + 3 in kitchen
Not visible from street

ADDITIONAL INFORMATION

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

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire conveying more than 750 volts. See Sec 380, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WORK OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WORK 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 bracketing materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

- ☐ OWNER
☐ LESSOR
☐ CONTRACTOR
- ☐ ARCHITECT
☐ AGENT
☐ ENGINEER

APPLICANT'S CERTIFICATION

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- () II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
- Carrier _____
Policy Number _____
- () III. The cost of the work to be done is \$100 or less.
- () IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California, and fail to comply herewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- () V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

Date

OFFICE COPY

APPENDIX D

Preparer's Qualifications

W. Brad Brewster

141 Pierce Street
San Francisco, CA 94117
(415) 519-0254
email: brad.brewster@brewsterpreservation.com

SUMMARY OF PROFESSIONAL EXPERIENCE

Brewster Historic Preservation, San Francisco, CA
Principal and Founder

January 2017 - Present

- Consulting architectural historian and preservation planner, preparing historic architectural evaluations and multi-property surveys under CEQA and NEPA/Section 106 for public and private clients in the Bay Area.

Environmental Science Associates (ESA), San Francisco, CA
Senior Architectural Historian, Manager

September 2004- August 2016

- ESA's Senior Architectural Historian and Manager within the Bay Area Cultural Resources Group
- Specializing in historic architectural resource surveys and evaluations under CEQA and NEPA/Section 106
- HABS/HAER documentation specialist
- Significant marketing goals and management responsibilities

Carey & Co. Inc., Architects, San Francisco, CA
Senior Project Manager, Preservation Planning

February 2003 – September 2004

- Senior Project Manager for historic preservation products under CEQA and NEPA
- Specializing in historic building surveys and evaluations, as well as cultural resource sections under CEQA and NEPA/Section 106
- Experience with implementing mitigation measures, such as historic documentation (HABS/HAER) and public interpretation efforts
- Experience managing architects, architectural historians and materials conservators
- Significant marketing responsibilities

EIP Associates, San Francisco, CA
Senior Project Manager, Environmental Planning

March 2001 - February 2003

- Senior Project Manager for environmental review documents under CEQA and NEPA
- Specializing in EIRs for large and complex urban in-fill projects in San Francisco and the Bay Area
- Experienced in managing large project teams with numerous subconsultants and accelerated schedules
- Specific expertise in historic-architectural resources
- Extensive marketing experience, including managing and writing proposals, attending interviews

EDAW, Inc. San Francisco, CA and Seattle, WA
Project Manager, Environmental Planning

July 1996 – January 2001

- Managed numerous EIRs under CEQA for various municipalities and private developers, as well as EISs under NEPA for various federal agencies (DoD, BLM, FERC, etc.)
- Specializing in historic architectural resource surveys and management/treatment plans, Section 106 review
- Directly involved with proposal writing and other major marketing efforts

W. Brad Brewster

The Bentley Company, Moffett Field, CA
Environmental Planner

March 1993 – June 1994

- Contract Planner for NASA Ames Research Center (now NASA Research Park) at the former Moffett Naval Air Station
- Co-author of the *Moffett Field Comprehensive Use Plan* to guide NASA development at Moffett Field

Brady and Associates (now LSA), Berkeley, CA
Environmental Planner

July 1992 – March 1993

- Contributed significantly to numerous Initial Studies and EIRs for California cities and counties
- Wrote various general plan elements for California communities

EDUCATION

1994- 1996	Master of Urban Design and Planning, with Certificates in Urban Design and Historic Preservation, University of Washington, Seattle, WA
1987-1992	Bachelor of Science in City and Regional Planning California Polytechnic State University, San Luis Obispo, CA

AFFILIATIONS

California Preservation Foundation (CPF)
National Trust for Historic Preservation (NTHP)
Society of Architectural Historians (SAH)